

ADAPTIVE REUSE

CUNNINGHAM | QUILL ARCHITECTS

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Whether we defer to context and history, or break the mold, our goal is to create and enhance place. For over 27 years, Cunningham | Quill has been a leader in adaptive reuse and historic preservation. A careful and creative approach is taken with the sensitive nature of pre-existing structures. Our commitment to enrich the local built environment is reflected by our successful record with federal, city, county, and neighborhood review boards across the District of Columbia, Maryland, Virginia, and the region. From converting an abandoned former asylum into affordable housing to transforming a dilapidated dairy plant into a thriving mixed-use building, we treasure the juxtaposition of old and new in designing buildings that will stand the test of time.

RESIDENCES AT ST. ELIZABETHS EAST WASHINGTON, DC RESIDENTIAL

The National Historic Landmark St. Elizabeths Hospital was the nation's first purpose-built mental-health institution, offering 19th-century patients fresh air, sunlight, and access to natural landscapes as a form of healing treatment. Built between 1933 and 1943, there are seven interconnected buildings in the renovated Continuous Treatment complex at St. Elizabeths. The panopticon design, a common prison layout, confined the services and living needs of patients, segregating them to ensure easy surveillance. When tasked with the redesign of this infamous property to affordable housing, Cunningham | Quill aimed to foster a sense of community. The new design opens to the surrounding neighborhood; site amenities, lobbies, entrances, and front lawns unite separate buildings through shared spaces located strategically in connecting corridors, between buildings and four exterior courtyards. The 252 unit complex includes new entrances, a clubroom, fitness-yoga spaces, business course and a community room. Former screened patient porches were renovated into new residential units, or community porches. This project achieved Enterprise Green Communities Certification.

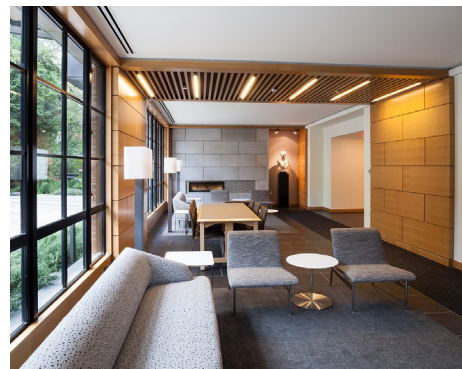
PHOTOGRAPHY BY ALLEN RUSS



DUMBARTON OAKS FELLOWSHIP HOUSE HARVARD UNIVERSITY INSTITUTIONAL & HIGHER EDUCATION

The Harvard University Fellowship House at Dumbarton Oaks is a former 1950s commercial building in Georgetown, DC, turned 25 dwelling units for fellows and their families. To meet the client's programmatic requirements and to address the residential scale, three-story additions on the west and north elevations were inserted at an angle to the existing footprint, orthogonal to the residential street. Traditional flat-seam copper paneling was used on the smaller-scaled residential bays and rooftop to ease the addition gently into its historic context. To support fellowship life, education, and health, the design team included additional space in a rooftop addition for seminars, symposia, lectures, and exhibitions in addition to dwelling units. Crisply detailed warm finishes serve as a calm and orderly backdrop for daily fellowship interaction throughout the public spaces. A green roof deck addition provides an outdoor amenity while blurring the boundaries of interior and exterior space. This building achieved LEED Gold Certification.

PHOTO BY ROBERT CREAMER & DONNA CHIARELLI



DUMBARTON OAKS LA QUERCIA
HARVARD UNIVERSITY
INSTITUTIONAL & HIGHER EDUCATION

Originally constructed in 1922 in historic Georgetown, DC, La Quercia is an off-campus student housing and academic building for Harvard University's Dumbarton Oaks fellows. Cunningham | Quill worked closely with University stakeholders to assess and document existing conditions, determine program and site opportunities, establish a construction budget and project schedule, and complete the design and construction administration of the renovation. The result is a sustainable and energy-efficient building with 15 new fully-furnished apartments, a communal lounge, and study space. The site was expanded via two new, private courtyards, which serve as additional social and study space for residents. Sustainable design measures included the installation of PV solar panels, a VRF mechanical system, energy-efficient windows, and an Energy Recovery Ventilator to achieve LEED Gold certification.

PHOTOGRAPHY BY ANICE HOACHLANDER



DUMBARTON OAKS READING ROOM HARVARD UNIVERSITY INSTITUTIONAL & HIGHER EDUCATION

The Harvard University Library Reading Room was originally built as a Cool House in 1925 by architect McKim, Mead, and White, to support private estate gardening activities on the Dumbarton Oaks campus in Georgetown, DC. Cunningham | Quill led the historic restoration and renovation, transforming the original building into a modern academic reading and research space. The design team executed numerous modernization measures and deferred-maintenance improvements including complete life safety and accessibility upgrades, new MEP and fire protection systems integration, all new architectural finishes, new custom white oak study carrels and reading tables with integrated lighting and AV/ IT solutions. Steps were taken to restore the building's original luster including repointing the existing brick masonry exterior walls, reglazing and sealing large terrace glass windows, and treating the windows with anti-glare and UV-protection film.

PHOTOGRAPHY BY ALLEN RUSS



TUCKER HALL
COLLEGE OF WILLIAM & MARY
INSTITUTIONAL & HIGHER EDUCATION

Adjacent to the original Wren Building on the campus of the College of William & Mary, Tucker Hall is the second oldest building on the historic Sunken Garden. Since its construction in 1908, multiple alterations resulted in misaligned floors, poor circulation, and an overall lack of unification that persisted until its most recent renovation. Home to the college's English department, Cunningham | Quill reconceived the building's organization to accommodate eight classrooms and administrative space. To integrate disparate parts of the building, incorporate natural light, and celebrate its best features, the design team preserved and updated an existing stair hall, reopened a previously closed cupola, and created a tiered commons to facilitate student and faculty interaction. Multiple breakout spaces offer students small areas to study or congregate after class. A new auditorium reconnects to the main entry hall lobby. The building achieved LEED Gold Certification.

PHOTOGRAPHY BY CHRIS CUNNINGHAM



R.I.S.E. DEMONSTRATION CENTER

WASHINGTON, DC
INSTITUTIONAL

The R.I.S.E. Demonstration Center is the adaptive reuse of a historic chapel on the St. Elizabeths East Campus to an innovation hub and community gathering space. Recognizing that the chapel was a landmark for the local community, the design team preserved the historic exterior while dramatically altering its deteriorated interior and function. A new west entry, exterior walkways, and public space transform the chapel from an isolated visual landmark into an accessible community space. A circulation spine bisects the ground floor from east to west, and divides the original chapel into two large flexible-use spaces. The interior design incorporates simple geometric motifs and bold colors. The distinctive vault of the main chapel space was retained but transformed with a theatrical grid to provide lighting and acoustical control for the room. From initial concept to grand opening in less than six months, the revitalization of the Demonstration Center shows how a design-build partnership can overcome the challenges of a short time frame. The building achieved LEED Gold Certification.

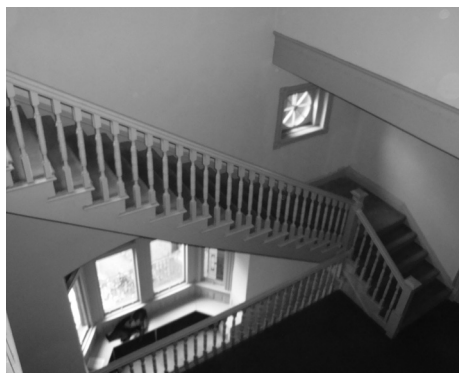
PHOTO BY BOB NAROD



URBAN ALLIANCE FOUNDATION
WASHINGTON, DC
INSTITUTIONAL

Located in the Dupont Circle neighborhood of Washington, DC, the Samuel M. Bryan House was originally constructed in 1885 for the president of the Chesapeake & Potomac Telephone Company. The house has served as a private residence, church, and school. Cunningham | Quill was tasked by its current owners, the Urban Alliance Foundation, to convert the building into offices. The design team provided a complete interior rehabilitation and exterior restoration of this 12,000 square-foot historic structure as well as a new 2-story addition with alterations to the rear façade. The existing Q Street entrance now provides an at-grade entry that is both welcoming and ADA-compliant. The new addition permits light into the center of the building's grand spaces. The interior was upgraded to meet current life-safety code requirements, improve plumbing, lighting, and heating, and replace the existing stairs and elevator.

PHOTOGRAPHY BY MICHAEL MORAN



DAIRY MARKET & OFFICE CHARLOTTESVILLE, VA MIXED USE

Located in the 10th & Page neighborhood of Charlottesville, VA, the adaptive reuse of the Monticello Dairy is a revival of a beloved community landmark. Tracing its roots back to 1912, the Monticello Ice Cream Company began as a one-room ice cream business that grew into a renowned regional dairy; it supported generations of local farmers while providing Charlottesville residents with milk, butter, ice cream, and other products for over 70 years. An iconic community gathering space, today the re-imagined Dairy Market includes a food hall, as well as a contemporary copper clad and zinc class-A office building rear and rooftop addition. The project functions as an inclusive community resource that champions local small business entrepreneurs. The building achieved LEED Silver Certification.

PHOTOGRAPHY BY ALAN KARCHMER



THE MATHER BUILDING
WASHINGTON, DC
MIXED USE

Located in the Chinatown neighborhood of downtown Washington, DC, and constructed in 1918 for RKO Studios, the Mather Building held academic and studio space for Federal City College before falling into disrepair and abandonment in 1989. Cunningham | Quill won a competition to lead the restoration effort for this 78,000 square-foot building on G Street, NW. The project was the first conversion of a downtown office building into housing in the history of the District of Columbia. The design strategy highlights the building's connection to the neighborhood's past, with a meticulous restoration of the original terracotta façade. To accommodate the site's location within an Arts District Overlay, the design team developed a mixed-use program consisting of visual and performing arts space, offices for local cultural organizations, for-sale affordable housing for artists as well as market-rate condominiums.

PHOTO BY PAUL BURK & MAXWELL MACKENZIE



HOUSE OF LEBANON

WASHINGTON, DC
MIXED USE

Originally known as the O Street Vocational School, the former Margaret Murray Washington Public School was built in 1912 to provide “domestic science and art for girls.” This adaptive reuse project in the historic Shaw neighborhood of Washington, DC transformed the former school into 82 affordable apartments for independent seniors and a community center to serve the surrounding neighborhood. The design team restored the original school structure and substantially modified the mass and skin of the 1971 gymnasium addition to introduce a residential scale. The original courtyard, created with the 1938 addition to the school, was restored, becoming the main residential entry to the House of Lebanon. This building achieved Green Communities Certification.

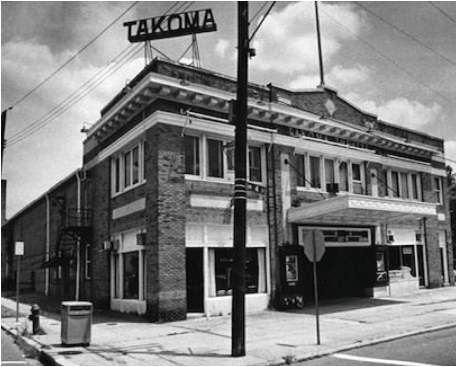
PHOTOGRAPHY BY ANICE HOACHLANDER



TAKOMA THEATER
WASHINGTON, DC
MIXED USE

The Takoma Theater was constructed in 1923 as an amenity for residents of the Takoma Park neighborhood. Designed in a Greek Revival style by the noted theater architect John Jacob Zink, the original masonry and steel-trussed structure has remained a centerpiece of the neighborhood, serving as a working movie theater until 1980. After two decades of independent ownership and unsuccessful schemes for redevelopment, Cunningham | Quill was retained to restore and adaptively reuse the theater for office and retail use. While the project was in the demolition phase, the design team discovered and preserved a large steel skeleton structure wrapped in masonry with unusual cross-bracing along the entire east and west facades. Once inside, the steel bracing and trusses are exposed over the second-floor office and meeting rooms, highlighted by a series of new large skylights that run down the center of the original vaulted ceiling.

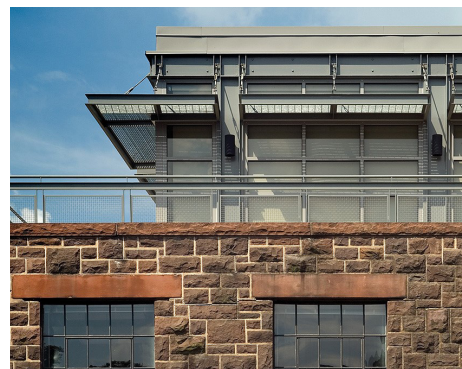
PHOTO BY JEFFERY SAUERS



CATON'S WALK WASHINGTON, DC MIXED USE

Since its construction in 1929, Caton's Walk reflects the development of Georgetown along the historic C&O Canal and Cady's Alley. Cunningham | Quill oversaw the historic preservation, renovation, and adaptive reuse of this former warehouse storage facility and automobile garage into a mix of retail, office, and residential spaces. A new third-floor residential steel and glass addition provides two luxury live/work units with private terraces and views of the canal. The building remains part of the area's industrial fabric with its mixture of materials: brownstone, fieldstone, and brick. A restored and enlarged Caton's Walk now anchors the corner of Cady's Alley, a pedestrian retail alley, and 33rd Street.

PHOTOGRAPHY BY PAUL BURK

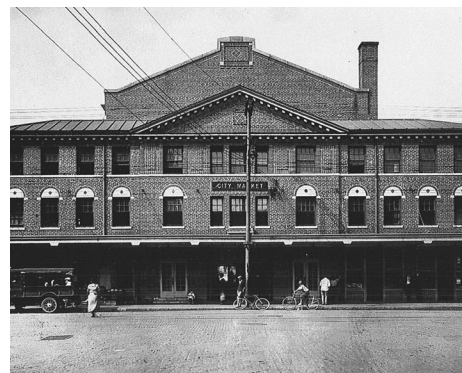


ROANOKE CITY MARKET

ROANOKE, VA
MIXED USE

Originally built in 1922, The Roanoke City Market is a three-story brick structure designed in the Georgian Revival style. The physical appearance of the market changed little in the two decades preceding World War II, when it served as a wholesale produce trading center. As meat and produce trades changed, the market was converted to an international food court in 1985. Decades later, Cunningham | Quill was hired by the City of Roanoke to assess the building and develop concepts that meet modern needs. The team's primary vision was improving transparency from the inside to the outside of the market, and allowing interior vendors/restaurants to have access to the exterior street for longer hours. The center of the market was opened to allow a visual connection to the active retail space inside. The existing third floor assembly hall was renovated and adaptively reused as a community space that serves civic functions as well as special private events. This building achieved LEED Certification.

PHOTOGRAPHY BY HAZELGROVE AGENCY



MOTHER & CHILD
WASHINGTON, DC
RESIDENTIAL

Located in the National Historic District of Georgetown, DC, this three-story house was built in 1893. From 1893 to 1961, a number of additions were made to accommodate modern amenities. Extensive changes to the exterior included the demolition of the front porch and reorientation of the main entrance to the side elevation in 1961. Guided by historical records from 1948, Cunningham | Quill decided to remove the rear additions made in 1961 and restore the original character of the home while adding a glass-walled garden addition to the rear. While modern in form and detail, the 25-foot cube addition is contextual in material and form to the existing house and neighborhood. The new design also returns the porch and main entry to the front of the house, restoring the formal sequence of rooms to a central hall, large living room, and a grand staircase. The original widow's walk was rebuilt to provide sweeping views of the Potomac River and Washington Monument. Once overgrown and lacking in street presence, the property now engages the front street while the garden pavilion addition extends the home's living space into the terraced gardens beyond.

PHOTOGRAPHY BY MAXWELL MACKENZIE



WORMLEY ROW
WASHINGTON, DC
RESIDENTIAL

Located in the heart of historic Georgetown, DC, the Wormley School for the Colored was founded in 1885 and operated until 1994. At that time, Georgetown University acquired the property and began an unsuccessful 8-year campaign to redevelop the site. Cunningham | Quill was hired in 2005 by a new owner to spearhead the renovation and adaptive reuse of the historic school into a residential building with six new row homes on the adjacent school yard. Because the property is located within a national historic district, careful attention was paid to the proportion of windows, bays, and masonry detailing. By using contemporary techniques, materials, and labor, the design team was able to knit the new houses into the architectural fabric of its detailed, late-Victorian neighbors.



THE MAPLES
WASHINGTON, DC
RESIDENTIAL

The Maples, located in the Capitol Hill Historic District, was built as a private residence for William Mayne Duncanson in 1795. The home operated as an army hospital during the War of 1812 before being purchased by Francis Scott Key in 1815. The property retained its original character until the late 1930s when it was acquired by the Friendship House Association, a small private primary school. The subsequent conversion and expansion altered the character and the use of The Maples until its new owners purchased the property. Cunningham | Quill was tasked with restoring The Maples' historic character and transforming the site to support a mix of multi-family housing and condominiums. New rowhouses create a visual frame to the historic building. The Maples is a National Historic Landmark.

PHOTOGRAPHY BY PAUL BURK



AWARDS

The Washington DC Chapter of the American Institute of Architects

Pro-Bono Publico Award (Old Town North Master Plan)

Award of Excellence in Architecture (Sugarloaf Mountain Vineyard)

Award of Excellence in Urban Design & Master Planning (Charlottesville SIA)

Award of Excellence for Extraordinary Achievement in Architecture (Quarry House)

Award of Excellence in Architecture (Redwood Pavilion)

Award of Merit in Historic Resources (Mother & Child)

Award of Merit in Historic Resources (Caton's Walk)

Award of Merit in Historic Resources (Mather Building)

Award of Merit in Historic Preservation (Roanoke Market)

Award of Merit in Residential Architecture (Sync)

Award of Merit in Residential Architecture (Garden Addition)

Award of Merit in Architecture (The Treehouse)

Award of Merit in Urban Design & Master Planning (Mt. Rainier)

Chapter Award with Special Citation for Equitable Communitites (St. Elizabeths East)

Washingtonian Catalyst Award (Mather Building)

Washingtonian Unbuilt Award (Takoma Walk)

Washingtonian Unbuilt Award (The Water Tower)

Washingtonian Residential Design Award (St. Elizabeths East)

Washingtonian Residential Design Award for Interior Architecture (R.I.S.E. Demonstration Center)

Award of Excellence in Historic Preservation (R.I.S.E. Demonstration Center)

Washingtonian Award for Distinctive Residential Architecture (Mother & Child)

Washingtonian Award for Distinctive Residential Architecture (Davis Place)

Washingtonian Award for Distinctive Residential Architecture (The Treehouse)

Washingtonian Award for Distinctive Residential Architecture (Quarry House)

Washingtonian Award for Distinctive Residential Architecture (Art Loft)

The Virginia & Northern Virginia Chapters of the American Institute of Architects

Merit Award for Historic Preservation (Residences at St. Elizabeths East)

Award of Excellence in Contextual Design (Charlottesville SIA)

Award of Merit (Charlottesville SIA)

Award of Excellence in Historic Preservation (Mother & Child)

Honorable Mention for Commerical Architecture (Capital Yacht Club)

Honorable Mention for Architecture (Safeway Alexandria)

Merit Award of Excellence in Historic Preservation (Roanoke City Market)

Award of Excellence in Historic Preservation (Caton's Walk)

Award of Excellence in Historic Architecture (Caton's Walk)

Award of Excellence in Architecture (Sugarloaf Mountain Vineyard)

Citation for Historic Architecture (Dairy Market)

Honor Award for Contextual Design (Dairy Market)

Merit Award for Conceptual/Unbuilt Design (Charlottesville SIA)

Merit Award for Conceptual/Unbuilt Design (Takoma Walk)

Merit Award for Historic Architecture (Tucker Hall)

Merit Award for Historic Preservation (Tucker Hall)

Merit Award for Historic Architecture (Mother & Child)

Merit Award for Historic Architecture (St. Elizabeths East)

Merit Award for Architecture (10th & G)

Merit Award for Institutional Architecture (Dumbarton Oaks Fellowship House)

Merit Award for Institutional Architecture (Herndon Senior Center)

Merit Award for Commercial Architecture (The Hyde)

Jurors Citation for Commercial Architecture (10th & G)

Merit Award for Commercial Architecture (House of Lebanon)

Merit Award for Commercial Architecture (Sugarloaf Mountain Vineyard)

Merit Award for Commercial Architecture (Davis Place)

The Maryland & Potomac Valley Chapters of the American Institute of Architects

Citation for Residential Architecture (The Terrell)

Award of Excellence for Residential Architecture (Mother & Child)

Award of Excellence for Residential Architecture (Mather Building)

Award of Excellence for Residential Architecture (Quarry House)

Award of Excellence for Residential Architecture (Garden Addition)

Award of Excellence for Institutional Architecture (Herndon Senior Center)

Award of Excellence for Urban Design & Master Planning (Mt. Rainier)

Honor Award for Residential Architecture (Mother & Child)

Honor Award for Residential Architecture (The Alta)

Honor Award for Residential Architecture (Davis Place)

Honor Award for Commercial Architecture (Sugarloaf Mountain Vineyard)

Honor Award for Historic Preservation (Caton's Walk)

Honor Award for Master Planning (Takoma Walk)

Honor Award for Conceptual/Unbuilt Design (Huntfield Master Plan)

Merit Award for Commercial Architecture (10th & G)

Merit Award for Mixed-Use Architecture (10th & G)

Merit Award for Mixed-Use Architecture (Caton's Walk)

Merit Award for Institutional Architecture (Dumbarton Oaks Fellowship House)

Merit Award for Institutional Architecture (Tucker Hall)

Merit Award for Institutional Architecture (Tucker Hall)

Merit Award for Residential Architecture (House of Lebanon)

Merit Award for Residential Architecture (Quarry House)

Merit Award for Residential Architecture (The TreeHouse)

Merit Award for Residential Architecture (Cathedral Heights Residence)

Merit Award for Residential Architecture (The Alta)

Merit Award for Residential Architecture (Sync)

Honor Award for Urban Design & Master Planning (Branch Avenue)

Citation for Urban Design & Master Planning (Branch Avenue)

Citation for a Built Master Planning Project (Mt. Rainier)

Citation for Commercial Architecture (Sugarloaf Mountain Vineyard)

Citation for Residential Architecture (The Terrell)

Citation for Residential Architecture (The Treehouse)

Citation for Residential Architecture (Smokey Joey House)

Citation for Interior Architecture (R.I.S.E. Demonstration Center)

The Charlotte Chapter of the American Institute of Architects

Merit Award for Adaptive Reuse/Preservation (Dairy Market)

The New York City Chapter of the American Institute of Architects

Award in Urban Design & Master Planning (Capital Yacht Club)

Other Local and Regional Awards

DC Preservation League Award for Excellence in Preservation (Residences at St. Elizabeths East)

FEATURED PROJECTS

The Residences at St. Elizabeths East: Flaherty & Collins & Anacostia Economic Development Corporation (Owner); GCS Sigal (Contractor)

Harvard University Fellowship House at Dumbarton Oaks: Trustees for Harvard University (Owner); Whiting-Turner Contracting Company (Contractor)

Harvard University La Quercia at Dumbarton Oaks: Trustees for Harvard University (Owner); Consigli Construction (Contractor)

CLIENTS

Altus Realty Group

Anacostia Economic Development Corporation

City of Roanoke

Dan Heininger

District of Columbia Department of General Services

Encore Development

Flaherty & Collins

Harvard University Board of Trustees

Washingtonian Residential Design Award (Residences at St. Elizabeths East)

Fairfax County Exceptional Design Merit Award (Divine House)

Fairfax County Exceptional Design Merit Award (Charity Works GreenHouse)

Washington Spaces Magazine, Best of Architectural Spaces (Smokey Joe House)

Washington Spaces Magazine, Best of Remodeling (Rock Creek Overlook)

Washington Spaces Magazine, Best of Remodeling (Honeywell Renovation)

Harvard University Library Reading Room at Dumbarton Oaks: Trustees for Harvard University (Owner); Whiting-Turner Contracting Company (Contractor)

Tucker Hall: College of William & Mary (Owner); Donley's Inc. (Contractor)

R.I.S.E. Demonstration Center: District of Columbia Department of General Services (Owner); GCS Sigal (Contractor)

Urban Alliance Foundation: Jeff & Mary Zients (Owner); Monarc Construction (Contractor)

CONTRACTORS

Jeff & Mary Zients

Mission First Housing Group

PN Hoffman

RB Properties, Inc.

Rock Creek Property Group

Stony Point Development Group

The College of William & Mary

Washington Spaces Magazine, Best of Bath (Secret Suite)

Washington Spaces Magazine, Best of Kitchen (Maple Addition)

Washington Spaces Magazine, Kitchen and Bath of the Year (Illuminated Kitchen)

National Awards

2022 Faith & Form Design Award for Religious Architecture, New Facilities (The Episcopal Church of the Resurrection)

Builder's Choice & Custom Home Design Award (The Treehouse)

ARCHITECT Magazine Top 50 Firms, 2011

Dairy Market & Office: Stony Point Development (Owner); Hourigan (Contractor)

The Mather Building: PN Hoffman (Owner); Gilford Construction Corp. (Contractor)

House of Lebanon: Mission First Housing (Owner), Hamel Builders, Inc. (Contractor)

Takoma Theater: Rock Creek Property Group (Owner); Eichberg Construction (Contractor)

Caton's Walk: RB Properties, Inc. (Owner & Contractor)

CONTRACTORS

Consigli Construction Co., Inc.

Donley's Inc.

Eichberg Construction

Encore Development

GCS Sigal

Gilford Construction Corp.

Hamel Builders, Inc.

Horizon Builders Inc.

Hourigan Construction Corp.

MB Contractors

Honorable Mention Remodeling Magazine Design Award for Renovation (Garden Addition)

Custom Home Magazine Design Awards, Renovation, Grand Award (Smokey Joe House)

Remodeling Magazine Design Awards, Renovation, Best of the Year (Smokey Joe House)

Remodeling Magazine Design Awards, Kitchen Renovation, Grand Award (Illuminated Kitchen)

Remodeling Magazine's Renaissance Awards, Grand Award (Granite Kitchen Addition)

Roanoke Market: City of Roanoke (Owner); MB Contractors (Contractor)

Mother & Child: Dan Heininger (Owner); Horizon Builders (Contractor)

Wormley Row: Encore Development (Owner & Contractor)

The Maples: Altus Realty (Owner), Moseley Construction Group (Contractor)

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