

# THE HISTORIC WILEY H. BATES HIGH SCHOOL SENIOR HOUSING REDEVELOPMENT PROJECT

PROJECT TEAM:

 **COMMUNITY PRESERVATION AND  
DEVELOPMENT CORPORATION**

**NORTHERN REAL ESTATE, L.L.C.**

**WIENCEK + ASSOCIATES ARCHITECTS + PLANNERS, PC**

**MCDONALD WILLIAMS BANKS ARCHITECTS**

**HAMEL BUILDERS, INC.**

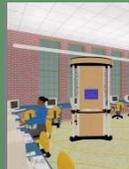
**EDGEWOOD MANAGEMENT**

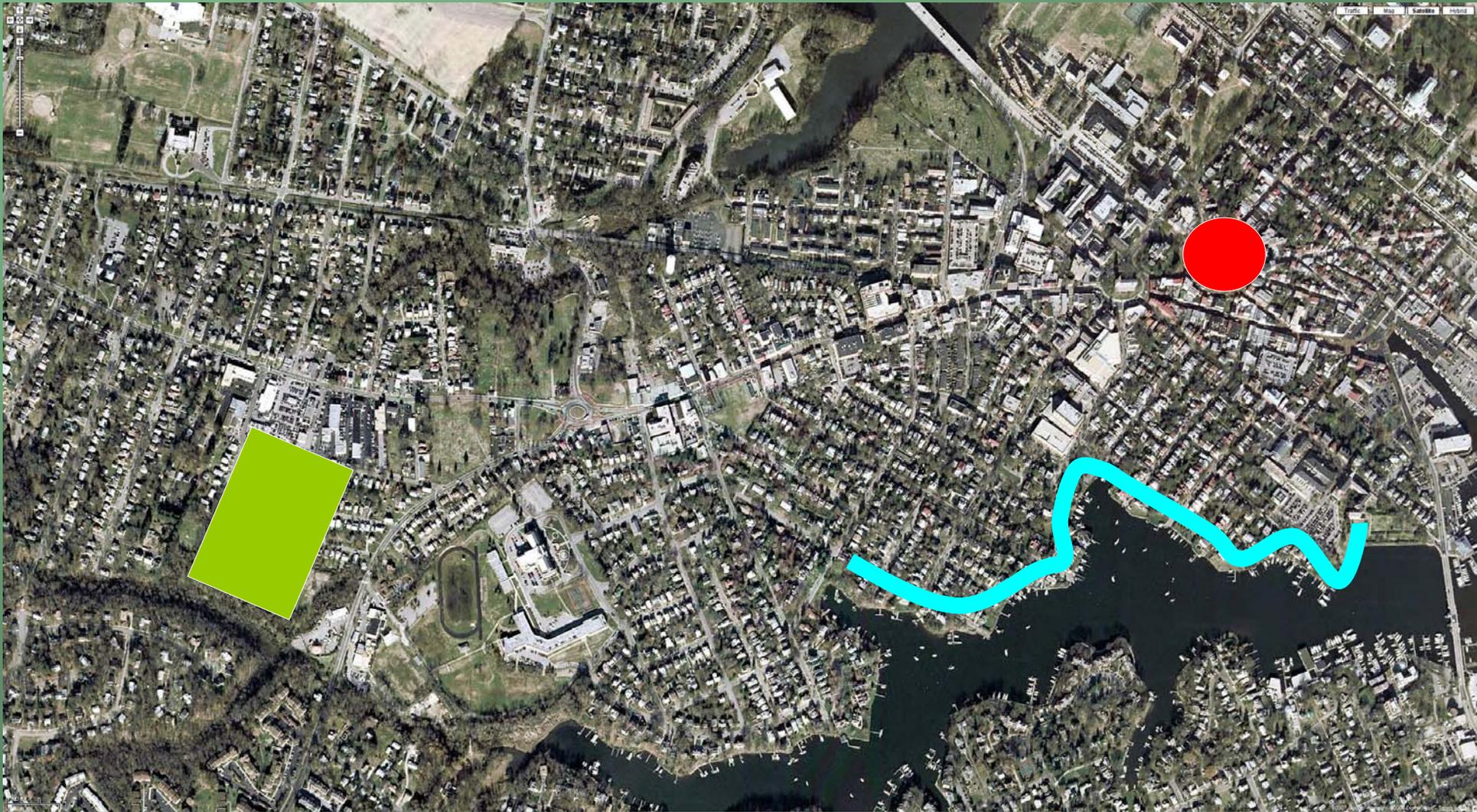
**JER HUDSON HOUSING CAPITAL, LLC**

IN PARTNERSHIP WITH:

**JOHN HOPKINS UNIVERSITY SCHOOL OF NURSING**

**GEROTECH**







New Use for Old Schools: Affordable Housing Options



NEW PARKING LAYOUT  
(SEE DETAIL PLAN)

NEW COURTYARD LAYOUT  
(SEE DETAIL PLAN)

NEW MASONRY RETAINING WALL

NEW STAIRS

SOUTH VILLA AVENUE

SMITHVILLE STREET

PROPOSED SENIOR HOUSING

HISTORIC WILEY H. BATES HIGH SCHOOL

FUTURE SENIORS CENTER

FUTURE BOYS AND GIRLS CLUB

NEW 6' HIGH DECORATIVE STEEL PICKET FENCE WITH ACCESS CONTROLLED ROLLING GATE AT PARKING ENTRY







COURTYARD DETAIL

NEW RAMPS TO MUSEUM AND COURTYARD



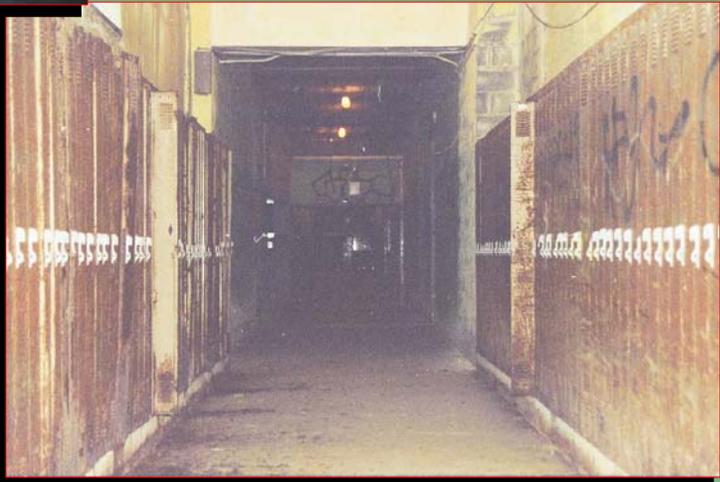
NEW RAMPS TO COURTYARD

PROPOSED MUSEUM

HISTORIC STAIRS TO BE RESTORED

NEW WILEY H. BATES MEMORIAL

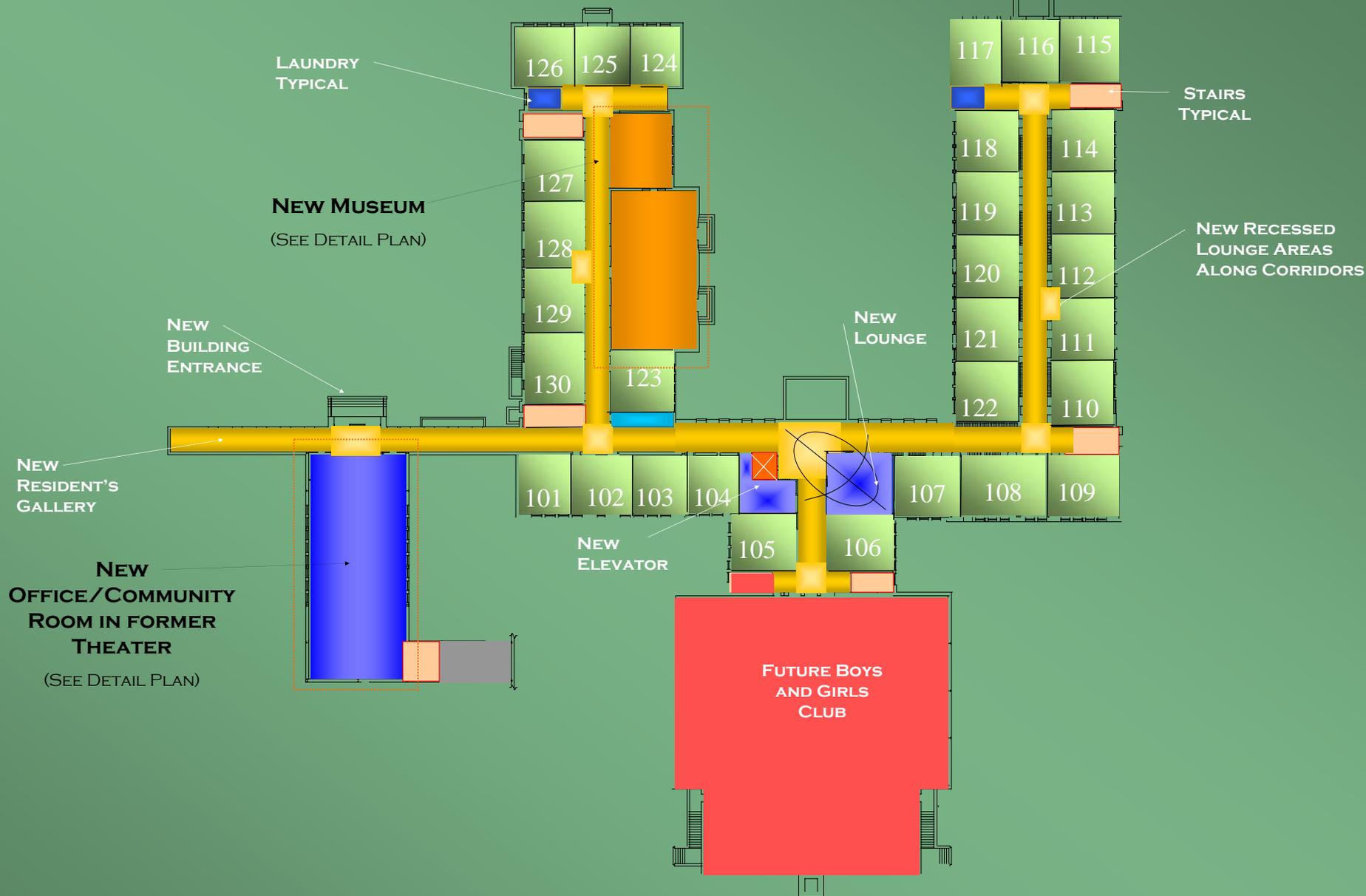
NEW SITE FURNITURE



TERRACE PLAN



## FIRST FLOOR PLAN



# New Use for Old Schools: Affordable Housing Options

## SECOND FLOOR PLAN

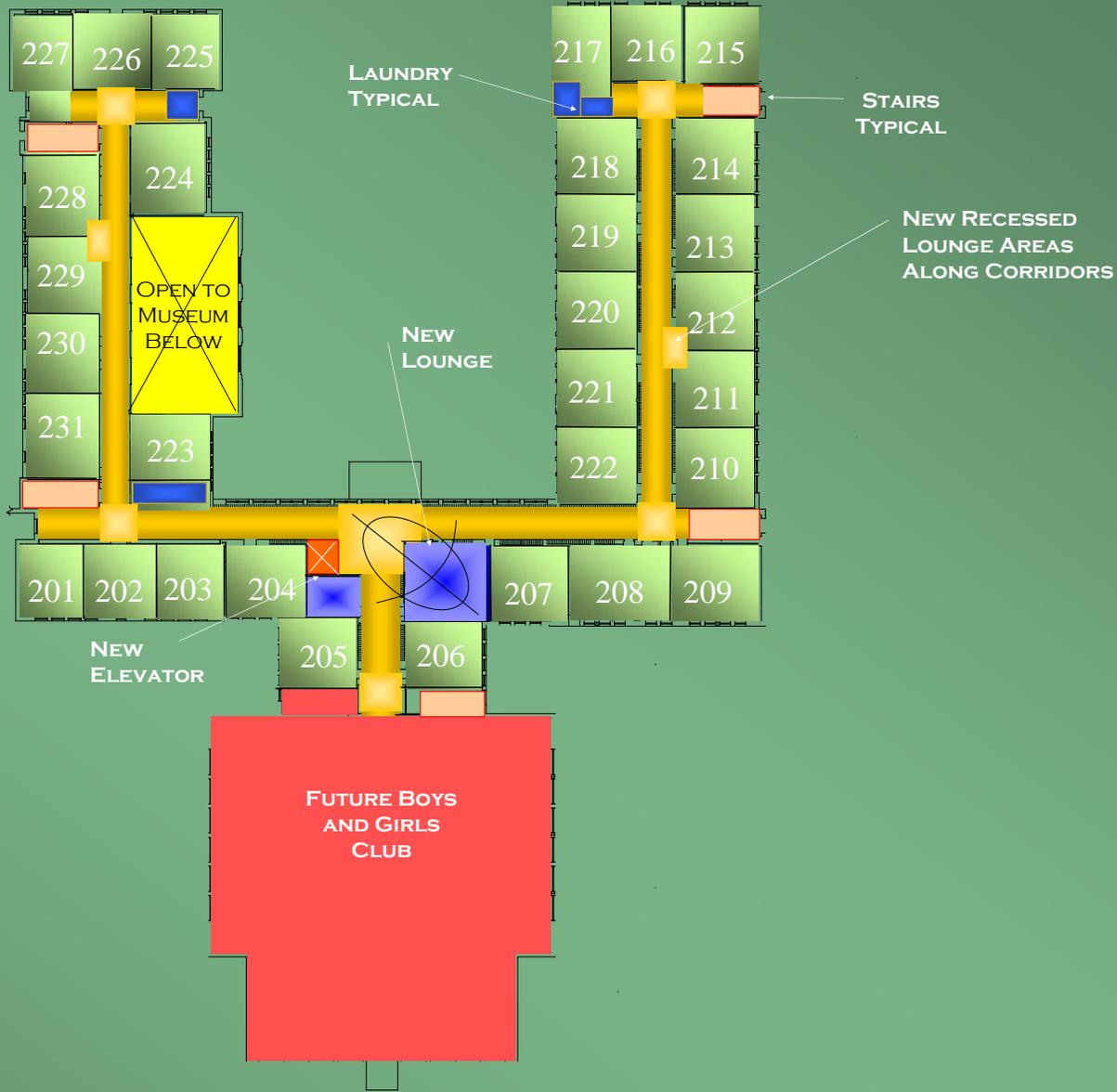
REPLICATED WINDOWS AND DOORS ON THE HISTORIC AWARD WINNING CHEVY CHASE SCHOOL



INTERESTING USES OF COLOR AND CONTEXTUAL ELEMENTS ARE IMPORTANT



A CONTEXTUAL ENTRY DESK WILL ENLIVEN THE ENTRY



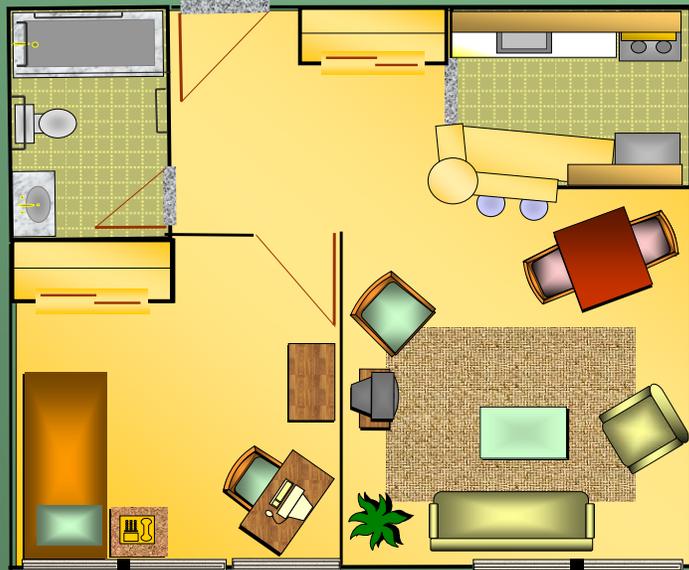
TYPICAL UNIT PLANS

70 ONE BEDROOM APARTMENTS

ALL APARTMENT UNITS  
AT BETWEEN 530 AND  
660 SQUARE FEET



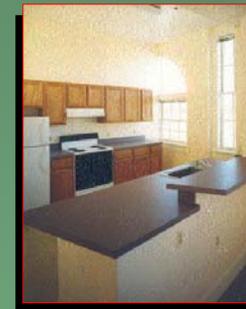
UNIT T04



UNIT 208



UNIT 109

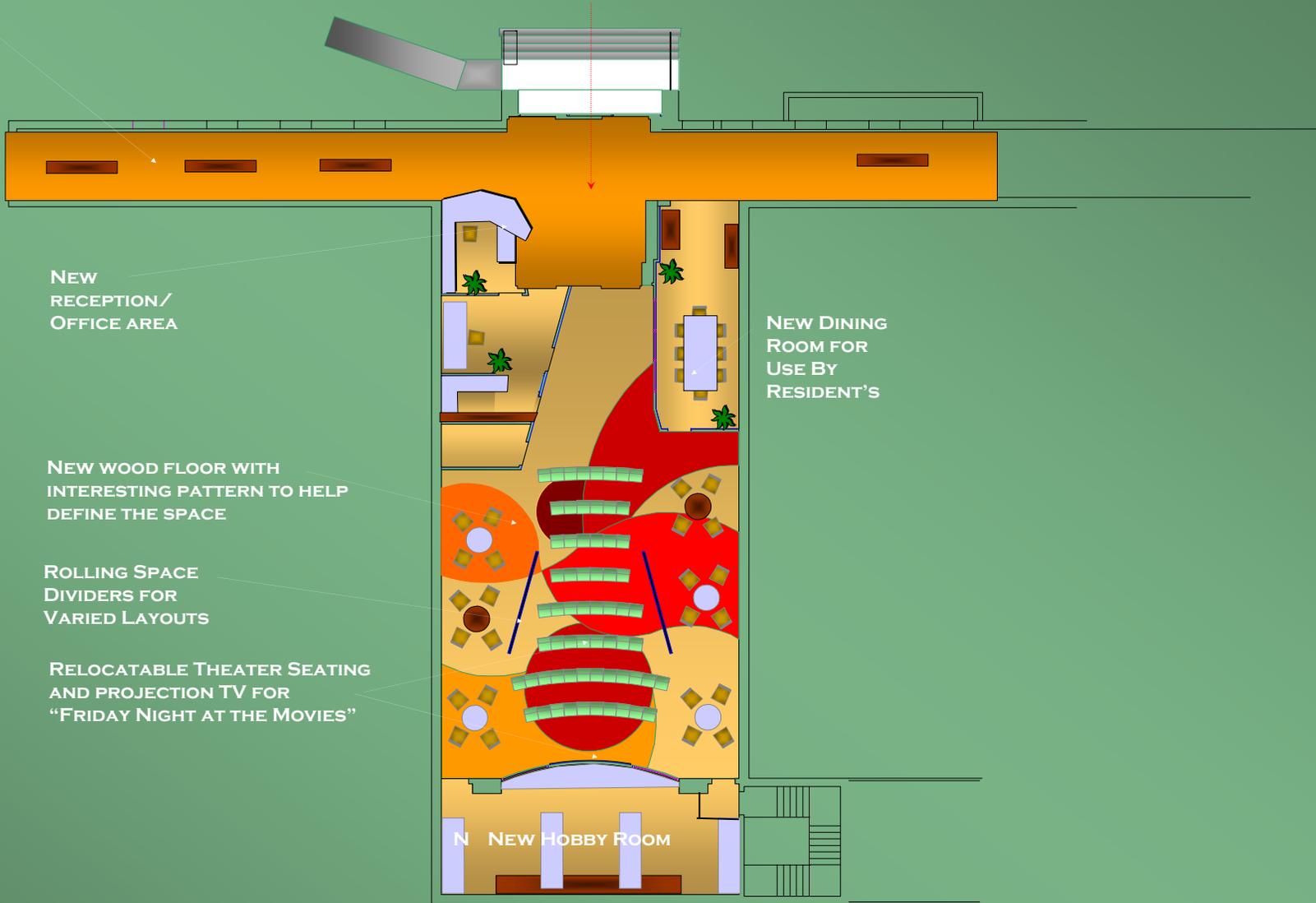


OPEN KITCHENS EXPAND  
THE UNITS



THE OLD THEATER AREA –A OFFICE/COMMUNITY SPACE

NEW GALLERY FOR DISPLAY OF RESIDENT'S ARTS AND ACCOMPLISHMENTS



NEW RECEPTION/ OFFICE AREA

NEW DINING ROOM FOR USE BY RESIDENT'S

NEW WOOD FLOOR WITH INTERESTING PATTERN TO HELP DEFINE THE SPACE

ROLLING SPACE DIVIDERS FOR VARIED LAYOUTS

RELOCATABLE THEATER SEATING AND PROJECTION TV FOR "FRIDAY NIGHT AT THE MOVIES"

N NEW HOBBY ROOM

COLORS EXAGGERATED FOR PRESENTATION CLARITY



THE OLD LIBRARY AREA –THE WILEY H. BATES MUSEUM



VIEWS OF INTERACTIVE KIOSKS IN THE NEW COMPUTER RESEARCH CENTER



VIEW OF POTENTIAL MUSEUM DISPLAYS, NOTE OVERLOOK FROM RESIDENTIAL CORRIDOR ABOVE



VIEWS OF LIBRARY AND SEATING AREA

COMPUTER STATIONS AVAILABLE FOR RESEARCH AND USE BY THE RESIDENTS

NEW RESTROOM

NEW WARMING KITCHEN

INTERACTIVE KIOSKS TO EXPLORE THE HISTORY OF WILEY H. BATES, THE COMMUNITY AND THE SCHOOL

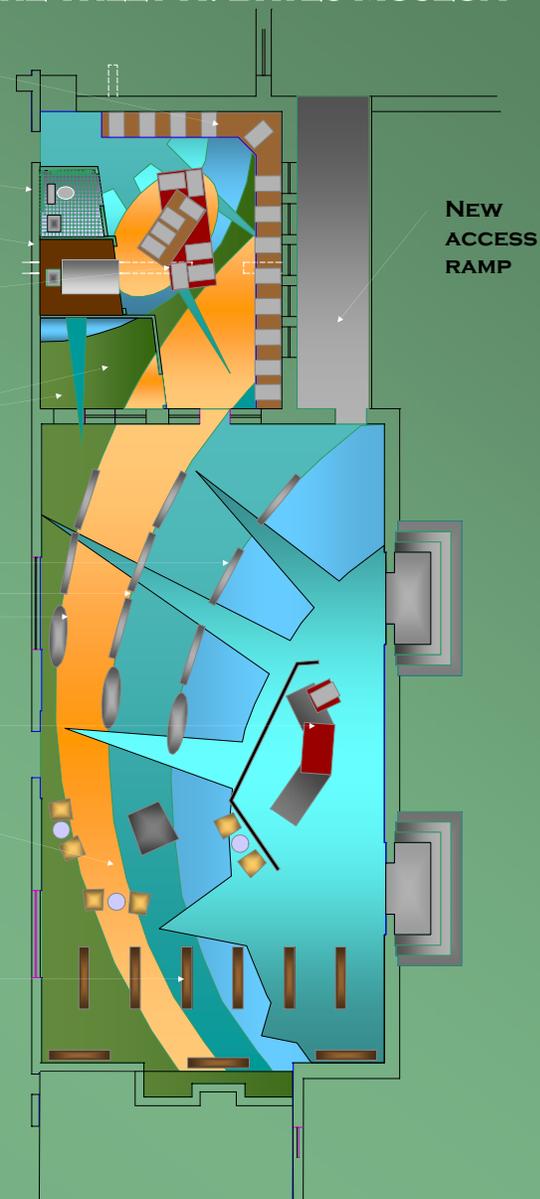
MUSEUM OFFICE AND STORAGE

STATIC DISPLAYS CHRONICLING THE HISTORY OF WILEY H. BATES, THE COMMUNITY, AND THE SCHOOL

RECEPTION DESK STAFFED BY VOLUNTEER RESIDENTS

SEATING/LOUNGE AREAS WITH STUDY CAROLS FOR RESEARCH AND USE BY THE RESIDENTS

THE WILEY H. BATES RESEARCH LIBRARY WILL BE A VALUABLE RESOURCE IN THE COMMUNITY



COLORS EXAGGERATED FOR PRESENTATION CLARITY

**THE RESTORATION OF THE CORRIDORS**

**SOUND ABSORPTIVE PANELS WILL HELP TO REDUCE NOISE IN CORRIDORS**

**GOOD LIGHTING NECESSARY FOR SENIORS PROVIDED BY A NUMBER OF UNOBTRUSIVE INDIRECT LIGHT SOURCES AS WELL AS CONTEXTUAL DIRECT LIGHTING**

**RESTORED/REPLICATED LOCKERS MAINTAIN CHARACTER OF THE SCHOOL**



**MOVABLE DISPLAYS SERVE RESIDENTS AS WELL AS ACTING AS FOCAL POINTS FOR WALKING HISTORY OF THE SCHOOL**

**REPLICATED ORIGINAL DOORS AND TRANSOMS SERVE AS APARTMENT ENTRANCES**

**LOCKERS MAY BE REMOVED AT STRATEGIC LOCATIONS ON EACH WING TO PROVIDE INFORMAL LOUNGE AREAS FOR THE RESIDENTS**

**TERRAZZO FLOORING WILL BE RESTORED**



## CHALLENGES OF A SPLIT BUILDING

### □ INTEGRATION OF SYSTEMS

- UTILITIES - WATER, SEWER, ELECTRICAL SERVICES
- SYSTEMS - FIRE ALARM, SPRINKLER, ACCESS CONTROL
- HVAC - ECONOMIES IN LARGER SINGLE SYSTEM
- ELEVATOR - ECONOMIES IN SHARED ELEVATOR THROUGH ACCESS CONTROL

### □ INTEGRATION OF ELEMENTS

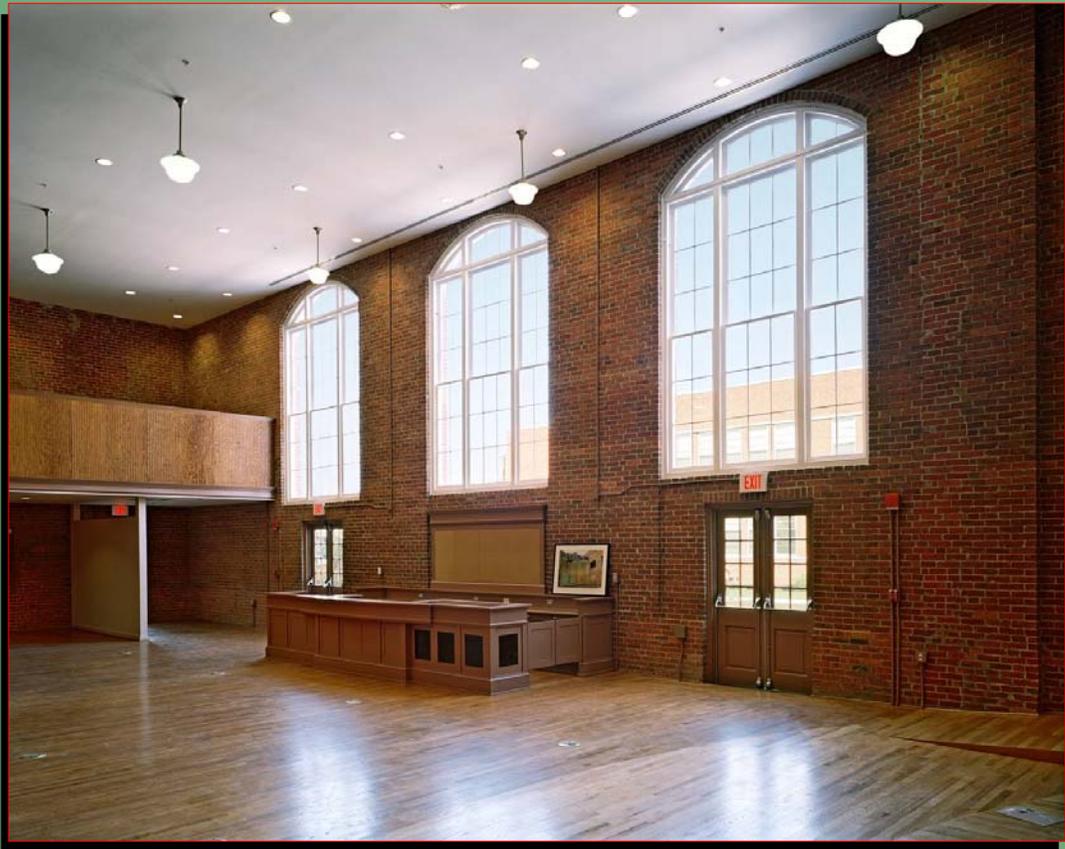
- HISTORIC — WINDOW AND DOOR DETAILS, COPINGS, SIGNAGE
- SITE — LIGHTING, FENCING, SIGNAGE, LANDSCAPING

### □ INTEGRATION DURING CONSTRUCTION

- HISTORIC — ENSURE COMPLIANCE AND APPROVAL FOR ALL THREE ELEMENTS

New Use for Old Schools: Affordable Housing Options







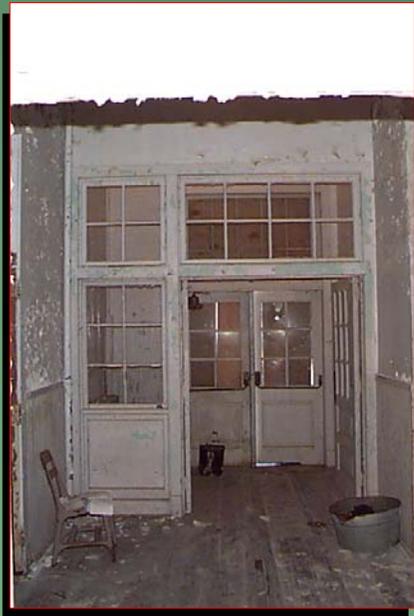
**THE HISTORIC  
EAST NEW MARKET HIGH SCHOOL  
SENIOR HOUSING  
REDEVELOPMENT PROJECT**







New Use for Old Schools: Affordable Housing Options







# THE HISTORIC OLD CONGRESS HEIGHTS SCHOOL REDEVELOPMENT PROJECT



