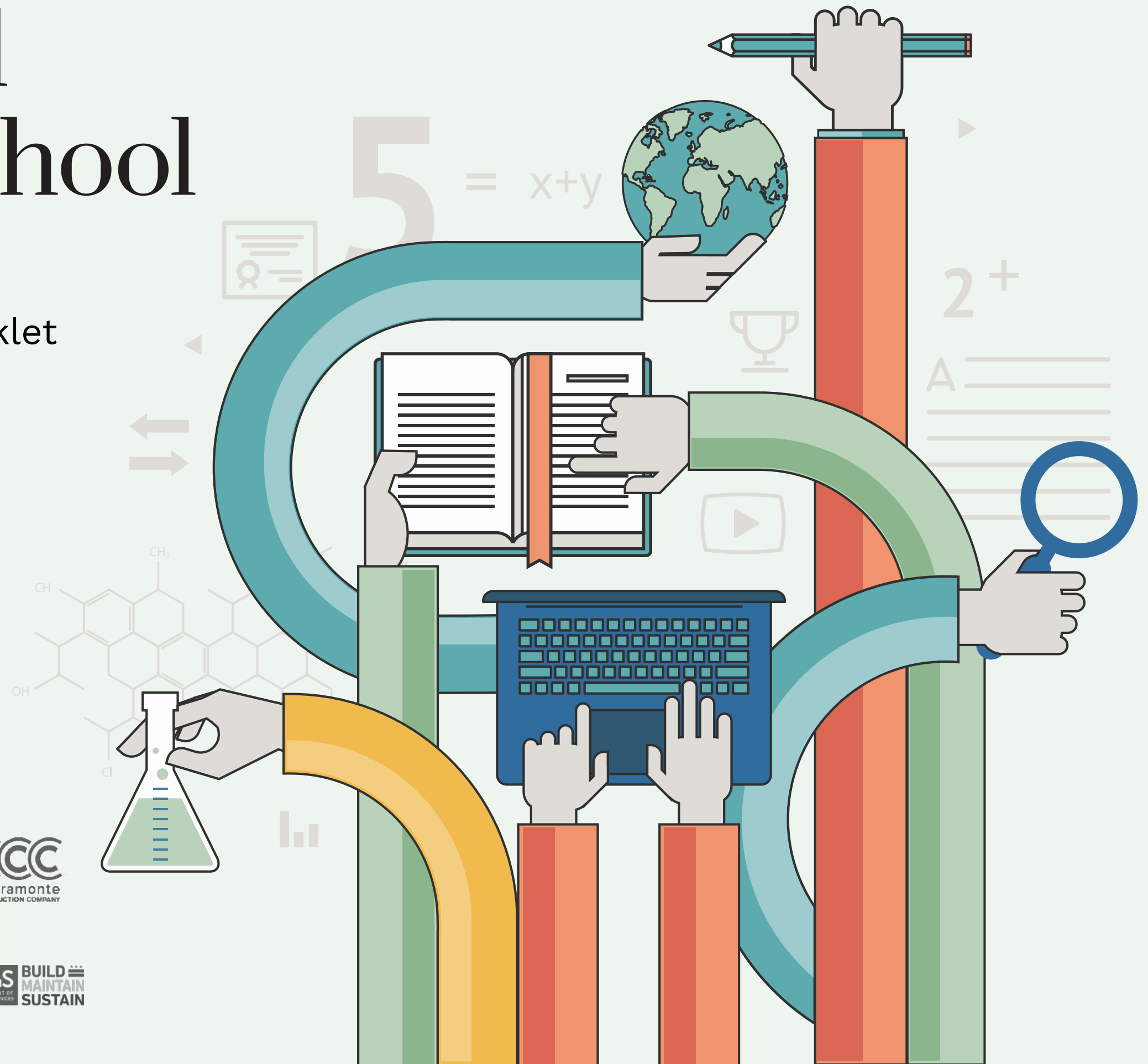


# Alice Deal Middle School

Commission of Fine  
Arts-Concept Design Booklet

RFP # DCAM-22-CS-RFP-0010  
July 06, 2023



**MOYA**  
DESIGN PARTNERS



**CCC**  
chiaromonte  
CONSTRUCTION COMPANY



 DISTRICT OF COLUMBIA  
PUBLIC SCHOOLS

**DGS** BUILD  
DEPARTMENT OF MAINTAIN  
GENERAL SERVICES SUSTAIN

# Design Build Team



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## ARCHITECT OF RECORD

**Moya Design Partners**

13098 19th St. NW  
Washington, DC 20036

## STRUCTURAL

**Yun Associates**

1050 Connecticut Ave NW, Suite 500  
Washington DC 20036

## LANDSCAPE

**Sage Studio Design**

3340 Northampton St NW  
Washington, DC 20015

## ENVELOPE

**Simpson Gumpertz & Heger**

1625 Eye Street NW, Suite 900  
Washington, DC 20006

## LEED

**Eco Impact**

8022 Providence Road, Suite 500-203  
Charlotte, NC

## ASSOCIATE ARCHITECT

**Ashley McGraw Architects**

1140 3rd Street, N.E  
Washington, DC 20002

## CIVIL

**AMT**

10 G Street NE, Suite 430  
Washington, DC 20002

## CODE

**Jensen Hegues**

3610 Commerce Drive, Suite 817  
Baltimore, MD 21227

## HISTORIC RESOURCES

**EHT Tracerics**

3340 Northampton St NW  
Washington, DC 20015

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# 01

# Introduction



# Introduction

## 1. Background

Alice Deal Middle School is located in Ward 3 of Washington, DC. The site is surrounded by Fort Reno Park to the south and west, residential neighborhoods to the north and National Park Service Land and residential houses to the east. The campus has been built up over the years, beginning with the Historic Reno School constructed in 1903 and the Alice Deal Middle School constructed in the early 1930's. East and West wings were soon added to Alice Deal Middle School. A gallery, gymnasium and dining addition was constructed in 2008 followed by the Reno Classroom Addition in 2012.

The campus plan diagram now consists of the historic buildings facing the public streets of Fort Dr NW and Howard St NW, and the additions situated to the north of the existing buildings, designed around a centralized courtyard with a playing field to the north. The courtyard and playing field are an integral part of the school and adjacent community. The outdoor space is used by the school for recess, gym class and outdoor gatherings and by the community for recreational sports.

As the surrounding area continued to grow the school's population also expanded, requiring 11 temporary classroom trailers to be added on campus in 2019, with an additional 4 classroom trailers being added in 2021.

After reviewing the population data from the DC Office of Planning, the DCPS student enrollment team expects Alice Deal's additional enrollment to be 297 students for the 2024/2025 school year. DCPS has decided to build a permanent structure to accommodate the additional

enrollment that is currently using the temporary classroom trailers. The design includes twelve core classrooms and science labs for the students, along with a student dining area, diverse support spaces, and offices.

## 2. Scope & Program

The addition is designed for 297 students. The program will include 12 classrooms, 2 science labs, and associated support spaces required in a classroom addition as well as added dining space. Please refer to the program requirements for further information.

## 3. Design Considerations

The Deal Middle School Classroom Addition is not just about assessing needs and developing a design to accomplish the program, it's about appreciating the vital link between the school and preserving its history.

Designing schools in the high-density urban core presents unique challenges and opportunities; for example, the design team is taking into consideration that the Reno School Historical Building (1903) and the Alice Deal Middle School Building (1930s) are one of the oldest surviving schools in the area. It is essential to respect the existing elements of the buildings around the new addition.

Moreover, the design team will consider all DGS FM Building Standards, such as Sustainability/High-Performance Best Practices, Building Automation Systems (BAS), and the Smart Roof Design Guide. The main goal is to design a building that, at a minimum, achieves LEED Gold level certification and meets the requirements of the recently adopted International Green

Construction Code and DOEE stormwater management requirements.

In addition to creating an exciting, urban, civic-minded, learner-centered, and energy-efficient educational facility with recreation and open play spaces that serve the students of DCPS, the character of the school renovation will be informed by the following:

- Conditions of the existing buildings and site limitations
- Responding to the site context; ensuring the design coexists with the existing historical buildings and previous additions.
- Solar orientation and the understanding of how natural daylighting will impact the user experience of exterior areas
- Program (educational specification) requirements
- DC Construction Code, ADA accessibility, and fire and life safety systems

## 5. Design Solution

The design team completed extensive research to understand the existing building, historical landmark requirements, program (EdSpec) requirements, site limitations and potentials, and community/stakeholder needs. Additionally, finding solutions that embrace pedagogy and sustainable design has been a top priority for the team.

Some of our primary design objectives are:

- To create a new addition, respecting the historic elements of the buildings around and previous additions, while weaving in new design needs
- To celebrate sustainability via energy use reduction and crea-

ting a LEED Gold-certified building

- To integrate accessible ADA entryways into the building and throughout the interior environment
- To create an exciting, civic, urban, learner-centered educational facility – indoors and outdoors – with recreation and open spaces that serve the students of DCPS
- To create a learner-focused environment
- To design a school that responds to user needs and pre-teen's curiosity with flexibility for future modes of teaching and learning.

By providing experiences based on their interests, students are more likely to be engaged at school. Teaching environments need to be flexible, highly adaptable and accommodating.

The following Goals / Principles of Design will be presented:

- Design an addition that meets the functional program requirements of the EdSpec
- Integrate the new classroom addition appropriately within the context of Alice Deal Middle School
- Enhance the connection between the building and the site - including the athletic field
- Site the building with appropriate solar orientation and integrate interior and exterior spaces
- Refresh the existing courtyard which is utilized in multiple ways by the school community.

## 5. Package Sections

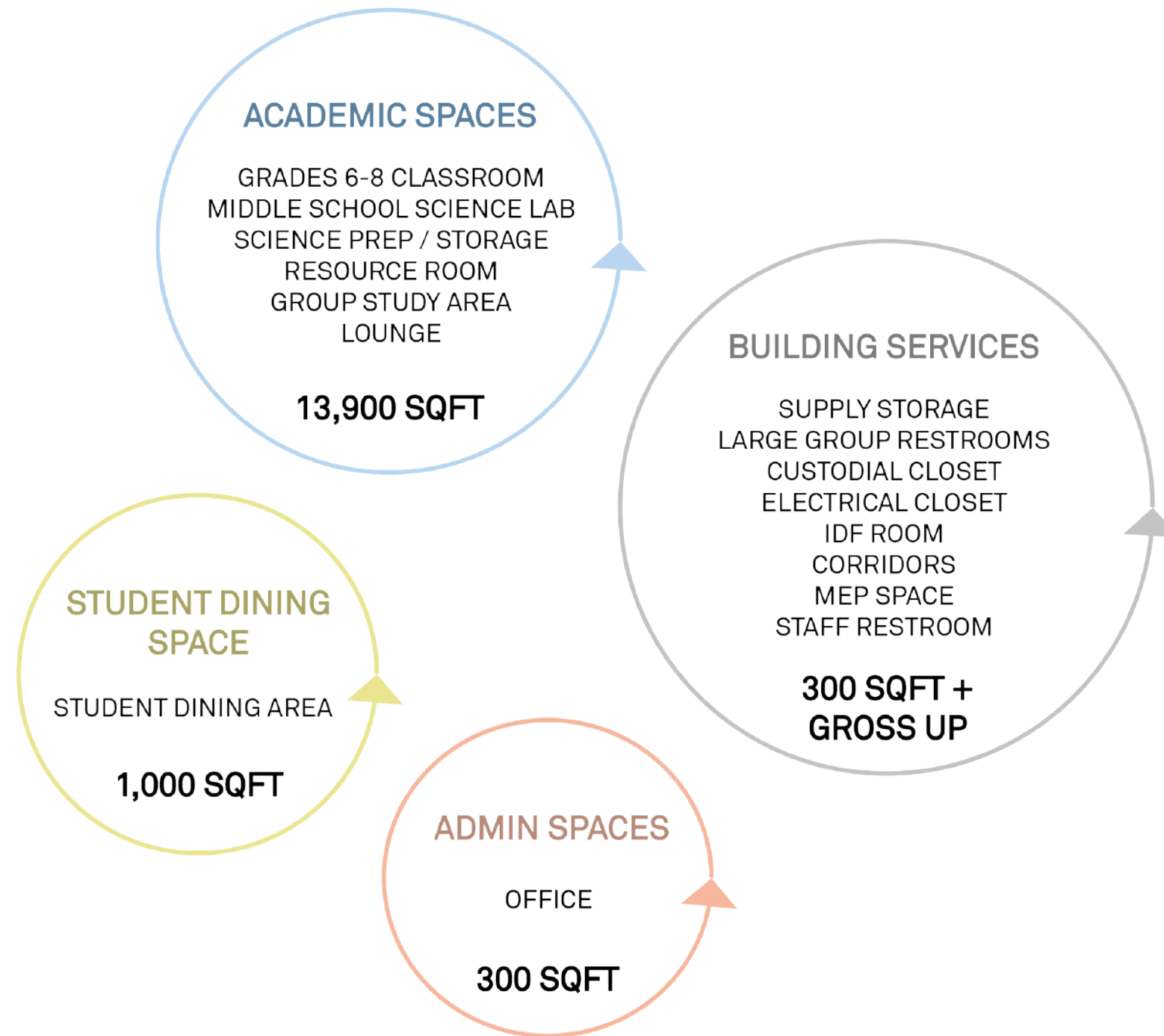
This package is broken up into 4 key sections:

1. Introduction provides a summary of the project background and scope.

2. History looks at the complete masterplan and history of the building.
3. Existing conditions zooms in to focus on the courtyard portion of the campus, as this is where the addition will be located and the existing conditions in this area require particular attention in order to create a unified campus design.
4. Concept Design takes this analysis a step further by analyzing the existing conditions and drawing direct connections to the proposed design.
5. An Appendix is also included as a support document, providing additional historical information about the existing building.

# Program

**Building Total: 22,300 Sqft**



# 022

## History



# Historic Architectural Description

## 1. Construction Chronology

- 1903 - The Reno School constructed along Howard Street by architect by Snowden Ashford
- 1926 - Negotiations began for the purchase of land for a new junior high school
- 1930 - The site for the junior high purchased for \$88,500 by the DC School Board
- 1931- Construction completed for the Alice Deal Junior High School
- 1935 - Construction completed of a three-story brick addition to the east of Alice Deal Junior High by builders Birchett & Atkins
- 1936-1937 - Construction completed for the three-story addition to the west side of Alice Deal Junior High by builders Lacchi construction.
- 1961-1962 - One-story wing added to the north of the west wing
- 1968 - Two stories added to the 1961 addition by architect Donald Johnson
- 2006-2008 - An addition to the north side of the school constructed, designed by Quinn Evans Architects.
- 2014 - An addition and connector was added to the rear of the school by architecture firm Mcghee & Associates, and the Reno School was renovated.

## 2. Summary

Located at 3815 Fort Drive, NW, Alice Deal Middle School was constructed in 1931 as one of the District of Columbia's first junior high schools. The school building is positioned in the

southern half of Square 1759 in the northwest quadrant of the District of Columbia, and was built on the same site as an extent elementary school, the Jesse Reno Elementary school. Although originally separate structures, the two schools were eventually joined by a two-story addition in 2010. The adjoined buildings are bound to the south by Ford Dr, NW, to the east by Howard St, NW, to the north by Fessenden St, NW, and to the west by Belt Rd, NW. Fort Reno Park land buffers the schools to the east, west, and south.

## 3. Architectural Description

Alice Deal Middle School is a three-story, red brick laid in common bond building. The building is executed in a Colonial Revival design typical of schools buildings designed by municipal architect Albert L. Harris in the 1920s and 1930s. Sited on a gently slope moving from west to east, the school is surrounded by Fort Reno Park. The small front lawn extends to the south of the building, and features a paved path which leads to the central granite staircase

The building itself is a mass of connected additions. The south facade of the building retains its historic appearance, with limestone detailing, a visible stone foundation, and a two-story recessed center portico with four limestone columns. The front entrance features wood paneled double doors topped with a pediment and flanked by two fluted wooden pilasters. There are two smaller side doors on their side of the main entrance. This facade is seventeen bays wide and the second and third floors are visually divided by a stone entablature. First and second

floor windows are paired, six-over-six sash windows with six-light transoms, all divided by a center mullion. The third floor and the second floor of the recessed portico feature eight-over-eight double hung windows with four-lite transoms. Windows have brick jack arches with limestone keystones. Although originally all windows were wood, they were placed in 1999 with aluminum

pane windows to match the historic window profile. A three-tiered cupola with multi-pane arched sites on top of the hipped roof.

On either side of this main core, there are two 1930s wings, connected by recessed three-story hyphen corridors. Both wings and hyphens match the original design and fenestration, and wings are accessed via north and south entrances with pediments and pilasters. Five bays wide and ten bays deep, the wings are largely rectangular in floor plan, although the narrow hyphens create a T-shape.

A series of one- and two-story, twenty-first century buildings are hidden behind the historic building block. The buildings constructed by Quinn Evans Architects have blocky rectangular structures, clad in red brick veneer with flat roofs. These additions are differentiated from the historic school by a lighter brick appearance, lack of ornamentation, and contemporary four-pane fixed windows.

Parts of the north elevation and some courtyard elevations of the original building are visible on the rear of the buildings, and mirror the overall design and fenestration of other elevations. One notable exception is the lack of keystones on the north half of the 1930s original building. The north half of the

building was designed to be lower than the south half, features and flat roof, and is marginally less ornamental than the north elevation of the main building or the elevations of the 1930s wings.

The Reno School, located on the far northeast corner of the building complex along Howard Drive, retains much of its original appearance.

The square one-story building was designed in a vernacular manner, with the Renaissance Style details. It is set on a raised basement clad in red brick laid in common bond, and the first floor has tan pebble-dash stucco exterior walls. Measuring seven by seven bays, the building also has a hipped roof with broad, overhanging eaves with modillions. The north, east, and south facades all have entrances with pediments, and the east facade has a portico with fluted columns and a flat top with a

railing. A plain, stucco-clad frieze extends around the building. The roof is clad with asphalt shingles. The six-over-six sash windows on the first floor and the three-over-three sash windows on the raised basement are topped with jack arches.

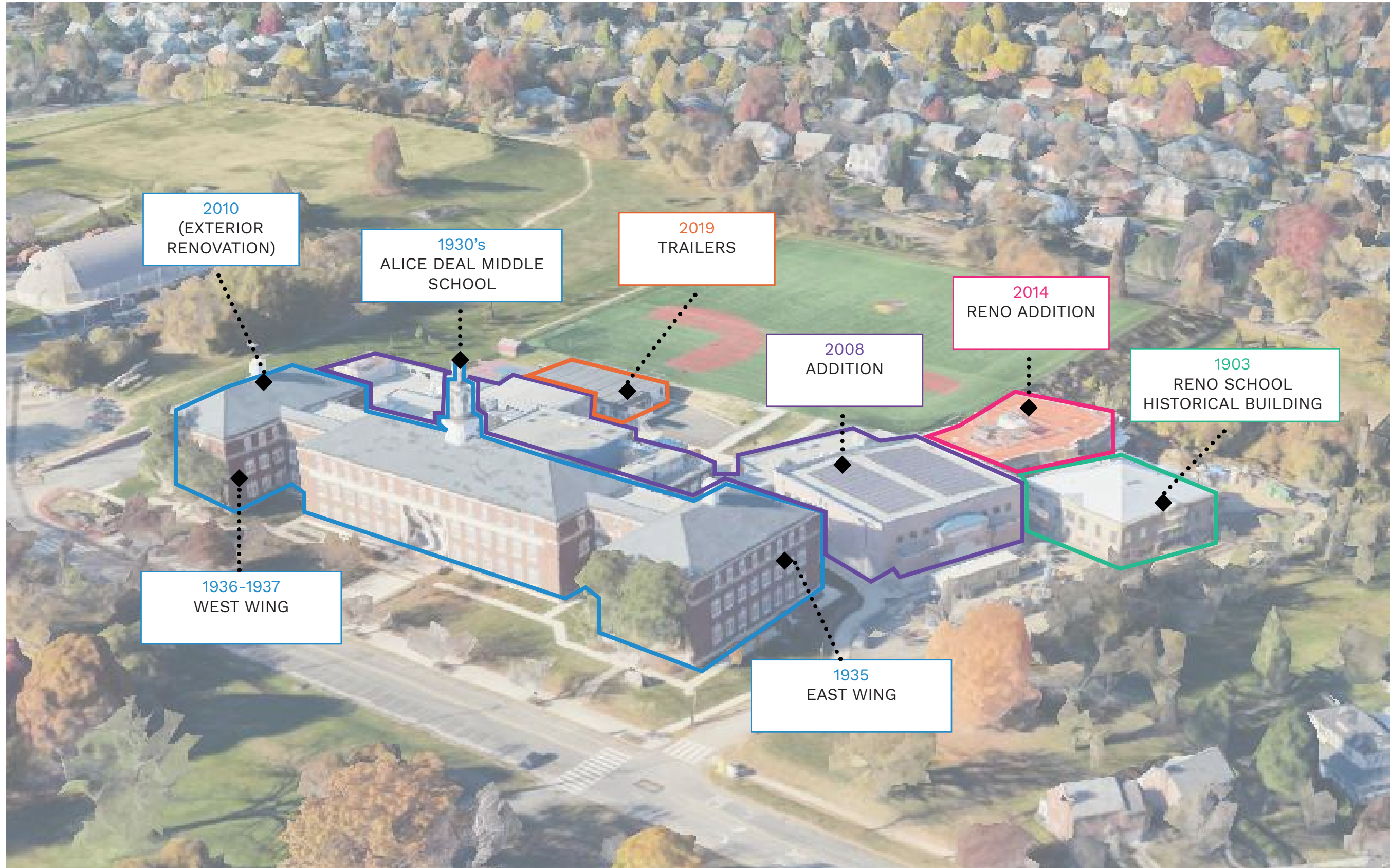
The two-story connector building that attaches the Alice Deal School to the Reno School has a flat roof, and matches the coloring of the Reno School with a red brick raised basement and tan brick walls. This a differentiates itself from historic buildings with brick veneer, lack of ornamentation, and contemporary fixed windows.

(Please review Appendix B for the Original Building Plans, which are not directly connected to the New Addition")





# Construction Over the Years



# Existing Site Plan

Alice Deal Middle School is an existing 3-story structure that is part of a larger campus, which totals 430,000 SF in area. The school is located in Northwest DC, Ward 3, zone district R-1-B, in the neighborhood cluster of Friendship Heights, American University Park, and Tenleytown. Bounded by Fort Dr NW, Howard St, and Fessenden St NW, the school is close to historical landmarks such as Civil War Fort Sites-Fort Reno, School, Jesse and Reno. A portion of the site is part of the Fort Circle Parks Historic District, owned by the federal government. The Advisory Neighborhood Commission is 3E. The Single Member District is 3E04.

The school is less than 0.1 miles from a bus stop at Nebraska Ave NW, and approx. 0.55 miles from a Subway station. The building is approximately 73' 10" from the Ground Level to the top of the central roof.

The existing site of Alice Deal Middle School is made up of several buildings as noted on the previous pages.

The main building of Alice Deal Middle School has its pick-up/drop-off and pedestrian access located on Fort Dr. NW Street, while the collection of trash, recycling, and loading takes place on the west side of the building. Adjacent to the school on the north side is a multi-sport field that borders Fessenden St NW. Access to parking is available from both Howard St NW and Fort Dr NW. Additionally, there is an exterior-covered walkway that connects the south wing of the school building to temporary classroom trailers.

The site currently has a drainage pattern that is comprised of the following conditions:

The existing field is graded with the centerline of the soccer field being the ridge line. The northern side of the field drains toward the north's drainage network and the southern side of the field drains toward the south's drainage network

The building elevation is 3'-4' lower than that of the center field elevation, which means there is no direct surface drainage toward the north part of the site from the existing building.

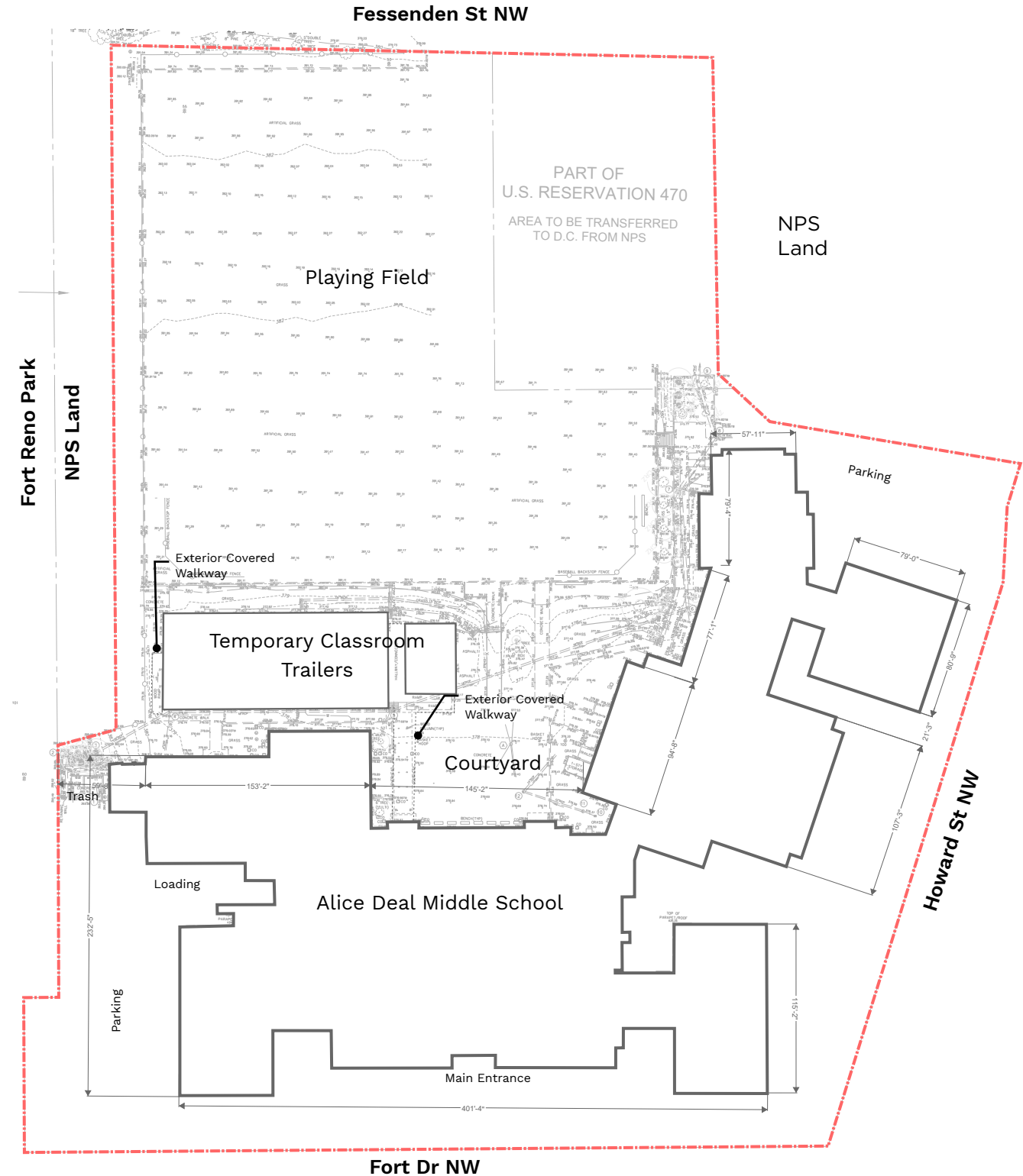
The Alice Deal Middle School has several finished floor elevations which drain in different directions of the site.

The area of the new building addition is about 3' - 4' lower than the centerline of the existing soccer field.

The lowest elevation of the paved parking/trash pick-up area is about 5' higher than the elevation of the area where the new building addition is to be constructed.

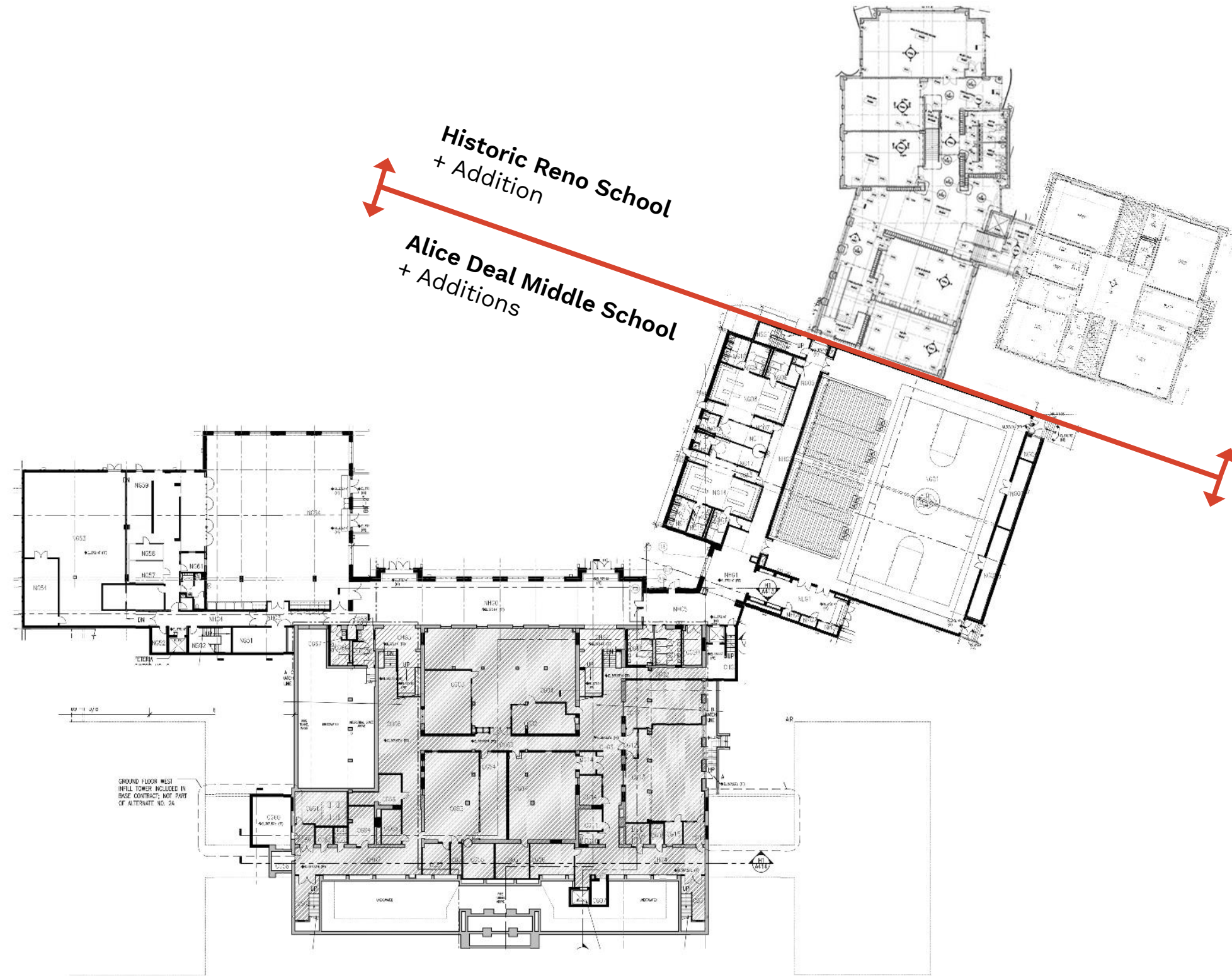
The adjacent Reno School building addition was constructed with an FFE of 317.2 which is about 2' lower than the FFE of the Alice Deal School's rear entry elevation.

The existing drainage approach consists of roof leaders and surface inlets. They connect to an underground system that carries the runoff via a 24" dia. piped network that runs along the eastern edge of the soccer field and discharges into the Fessenden Street, NW public storm system.

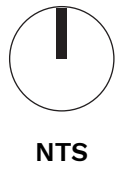


# Existing Plans Collage

Ground Level

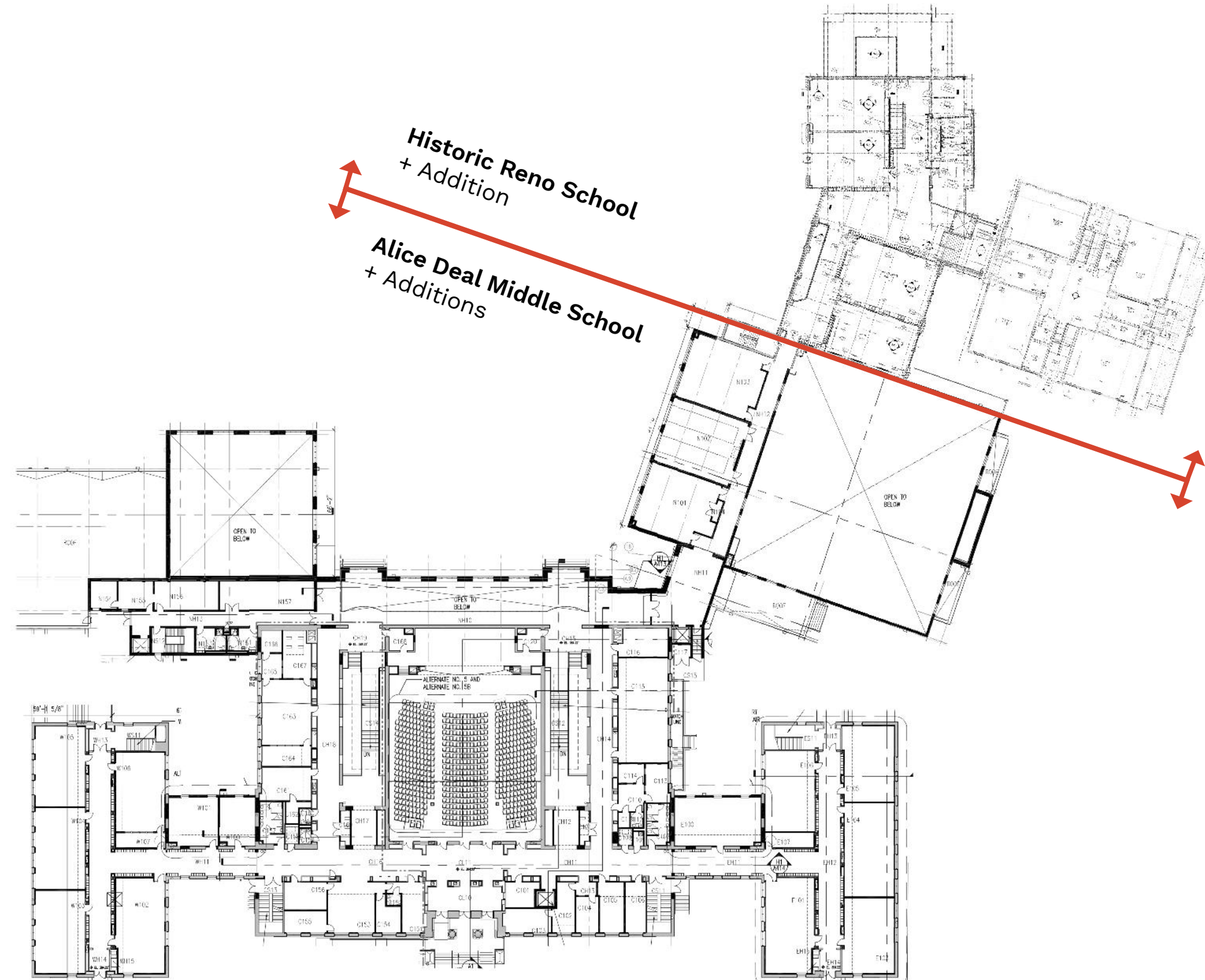


Drawings taken from the Alice Deal Addition, Reno Addition and Reno School, refer to Appendix B for all existing plans and elevations

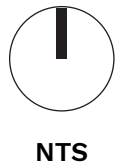


# Existing Plans Collage

First Level

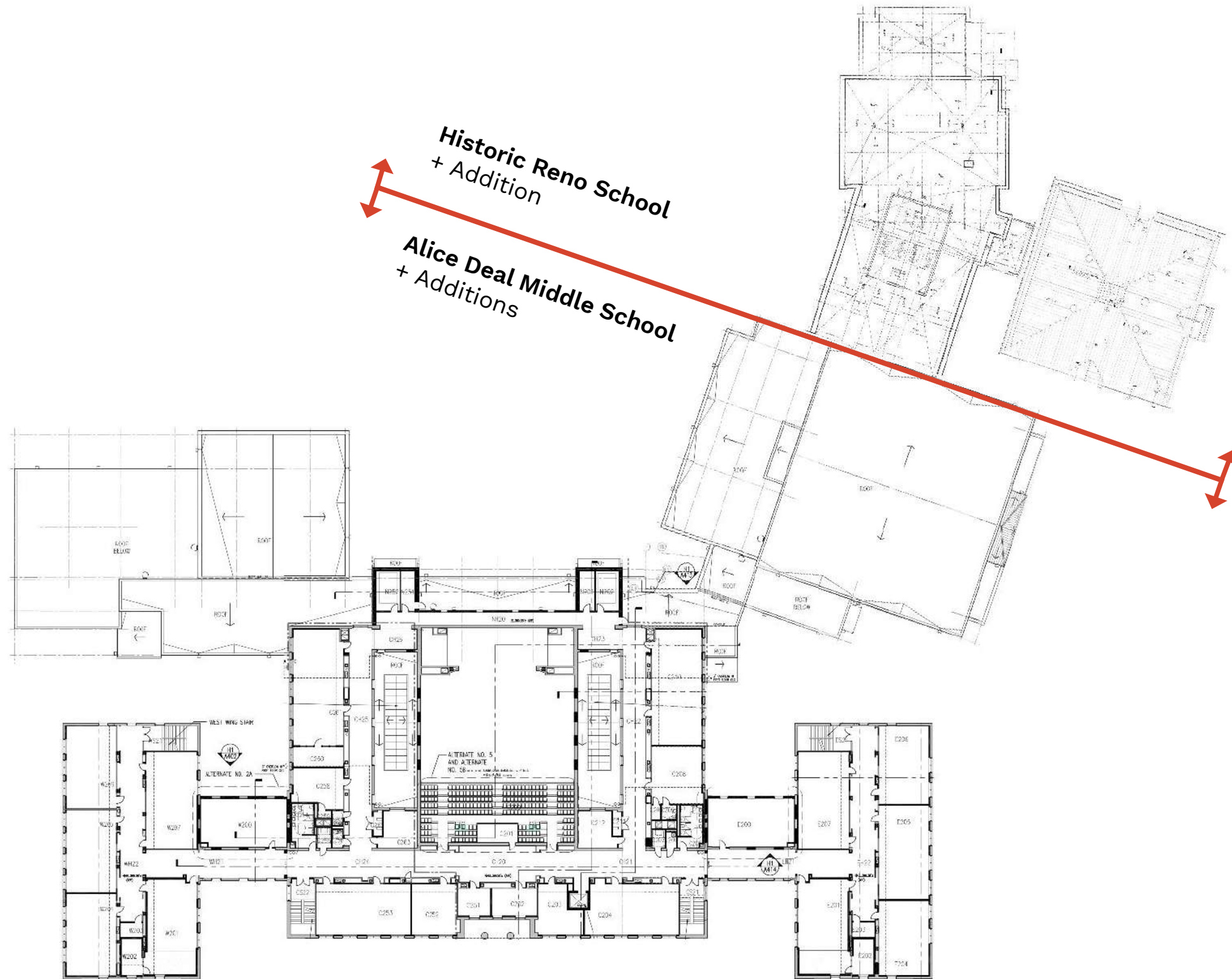


Drawings taken from the Alice Deal Addition, Reno Addition and Reno School, refer to Appendix B for all existing plans and elevations

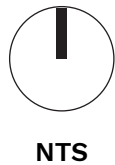


# Existing Plans Collage

Second Level

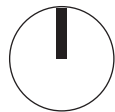
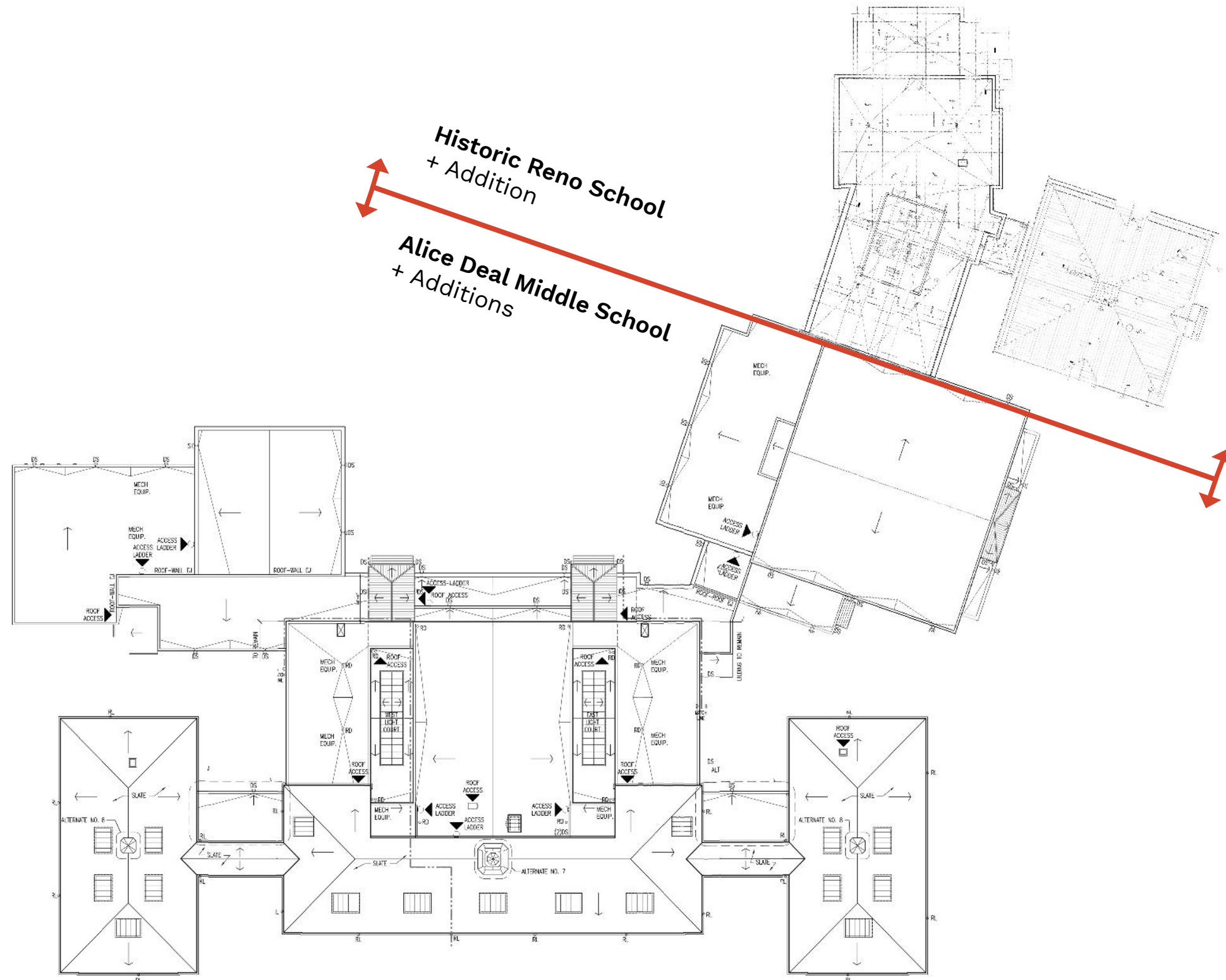


Drawings taken from the Alice Deal Addition, Reno Addition and Reno School, refer to Appendix B for all existing plans and elevations



# Existing Plans Collage

Roof Level



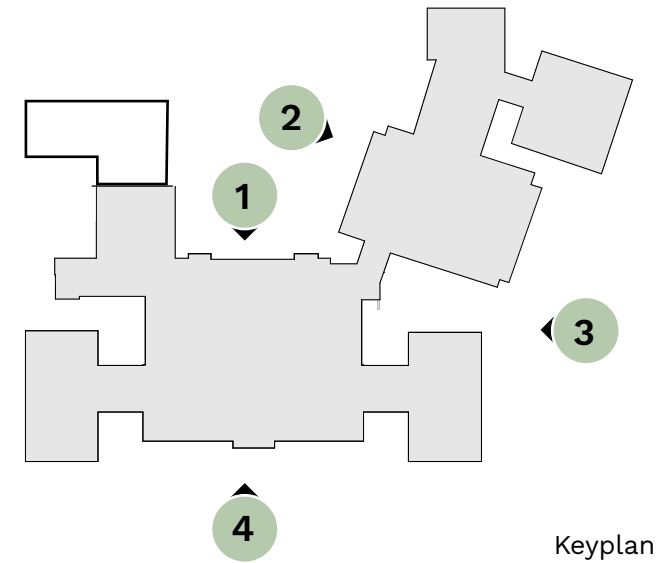
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Drawings taken from the Alice Deal Addition, Reno Addition and Reno School, refer to Appendix B for all existing plans and elevations

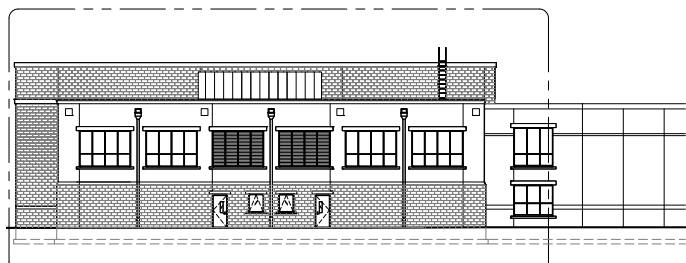
# Existing Elevations



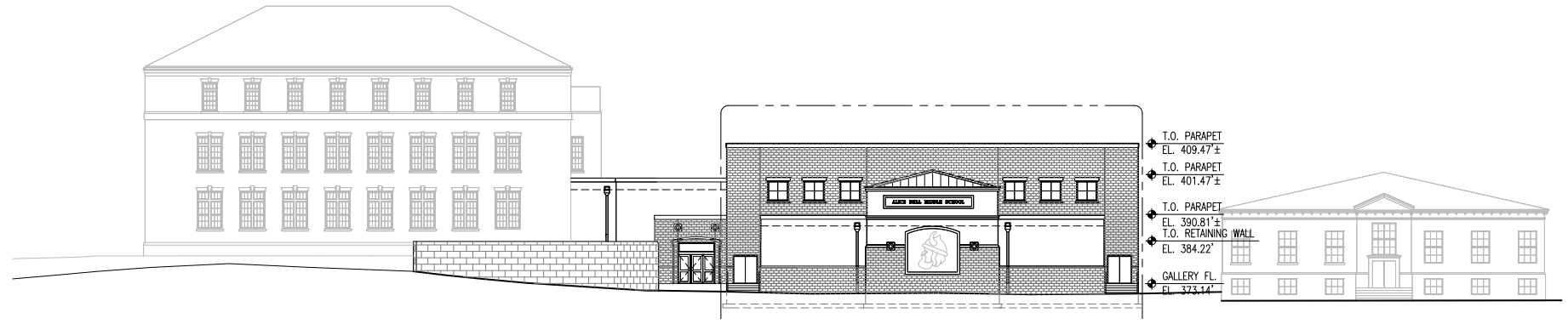
1 North Elevation



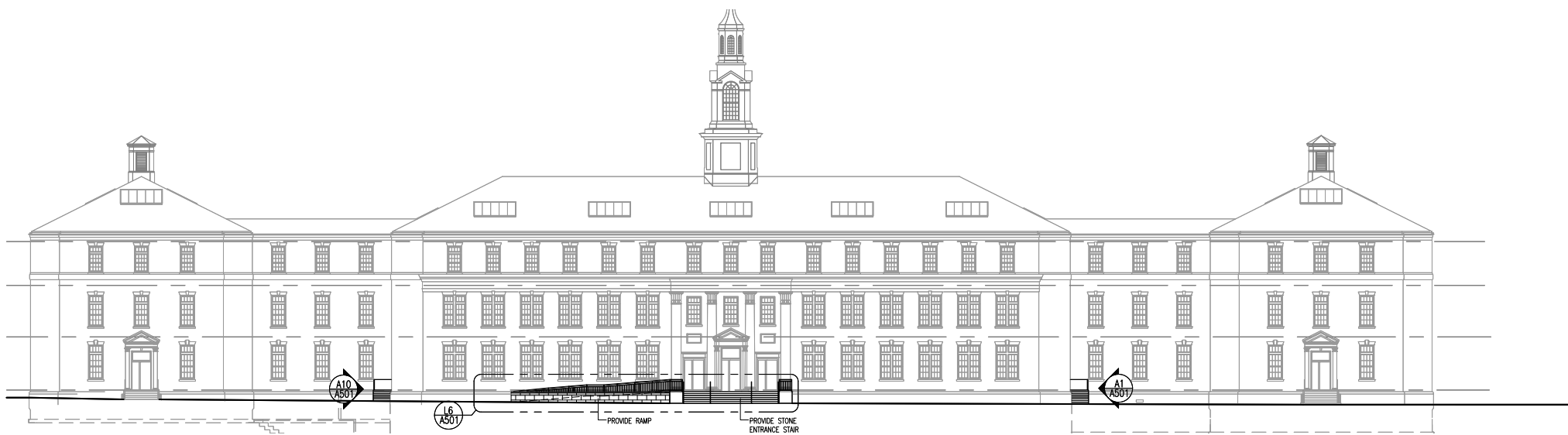
Keyplan



2 North-West Elevation



3 East Elevation



4 South Elevation

Drawings taken from the Alice Deal Addition, refer to Appendix B for all existing plans and elevations

NTS

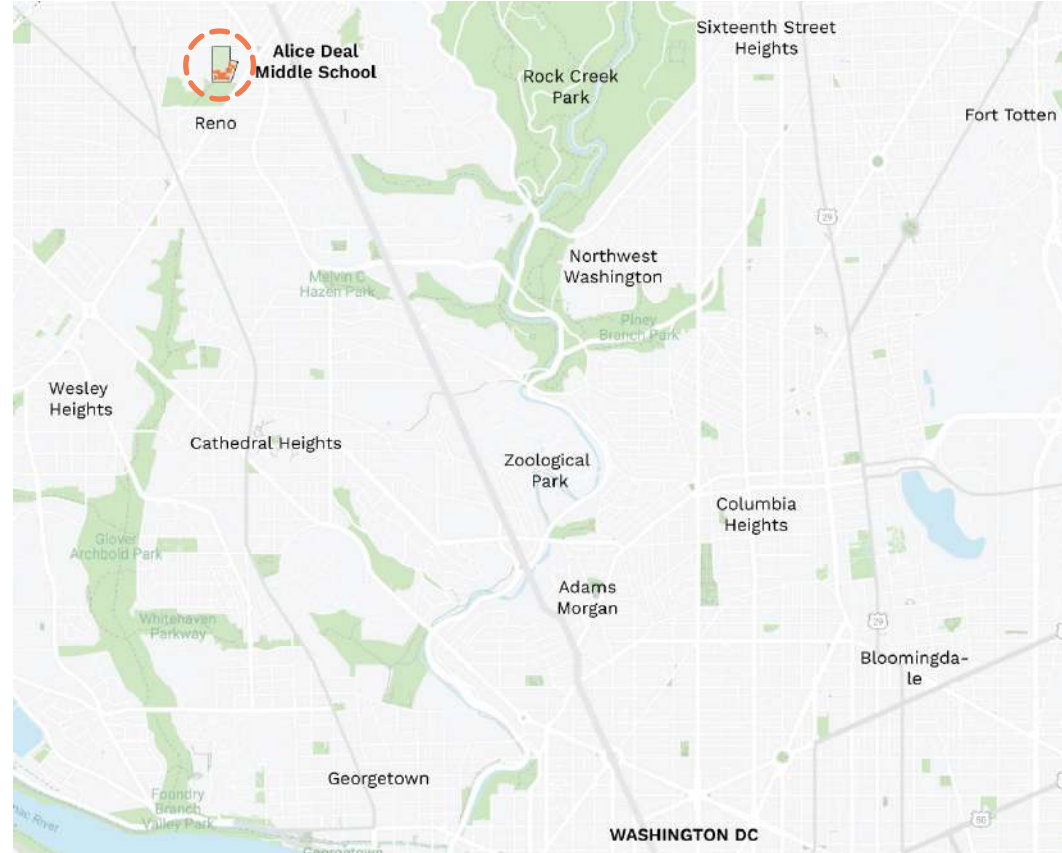
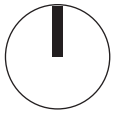
# 03

## Existing Conditions





# Site Context Maps



VICINITY WITHIN WASHINGTON, D.C.



VICINITY MAP



SITE ANALYSIS

# Existing Massing - Exterior



1



2



3

# Existing Massing - Courtyard



1



2

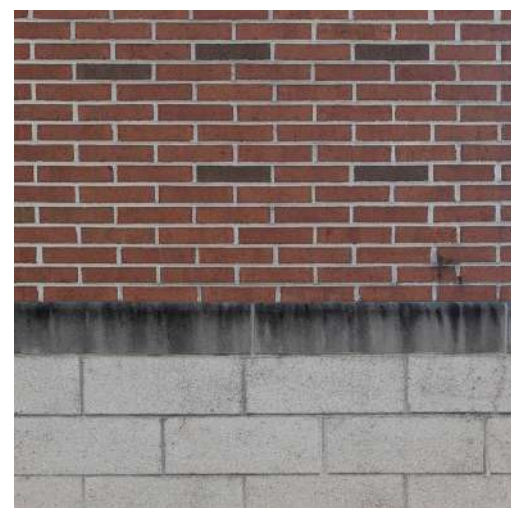
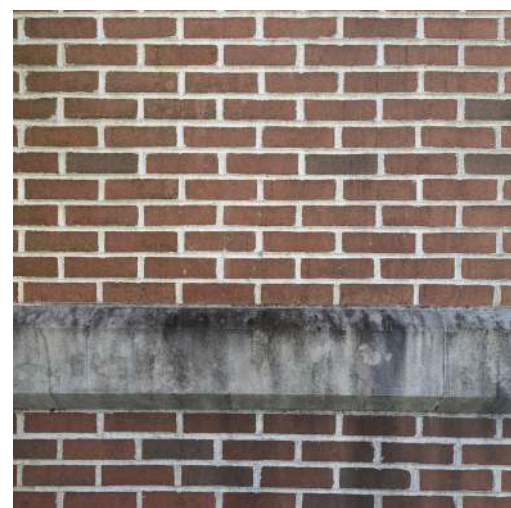
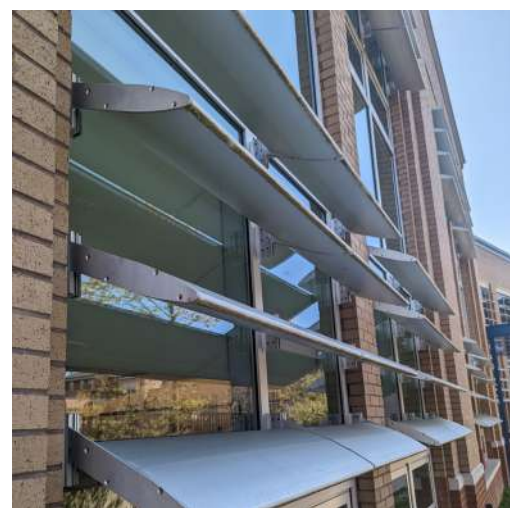


3



4

# Existing Massing - Materials



1

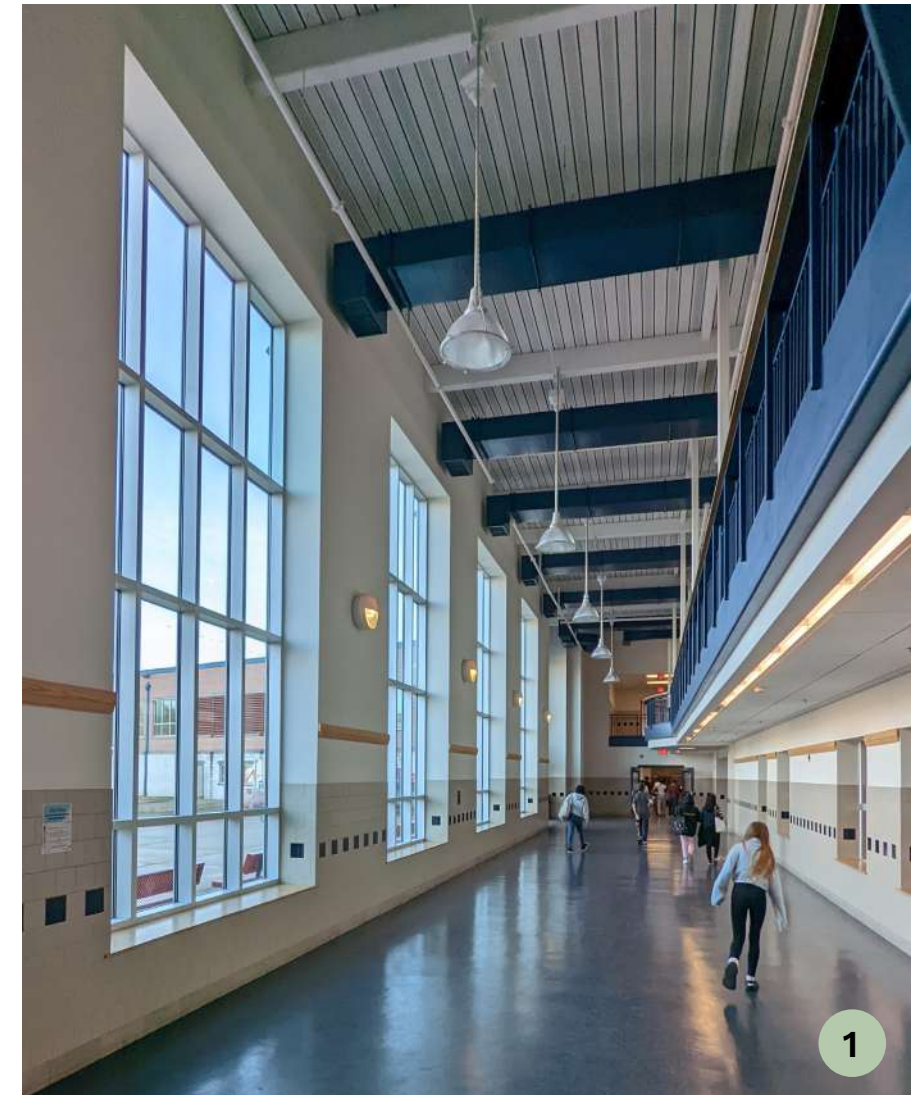
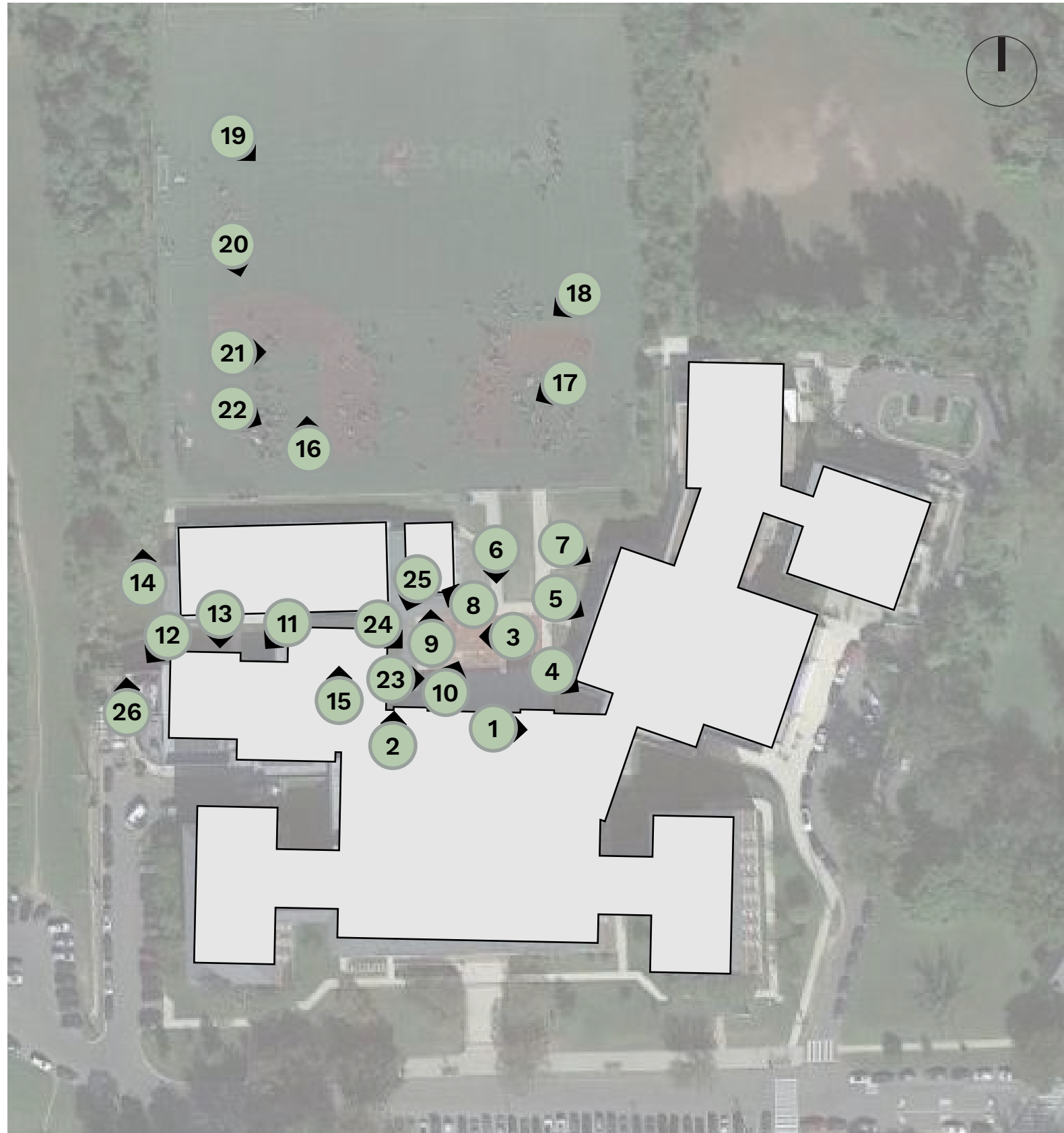
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# Existing Conditions





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7



8



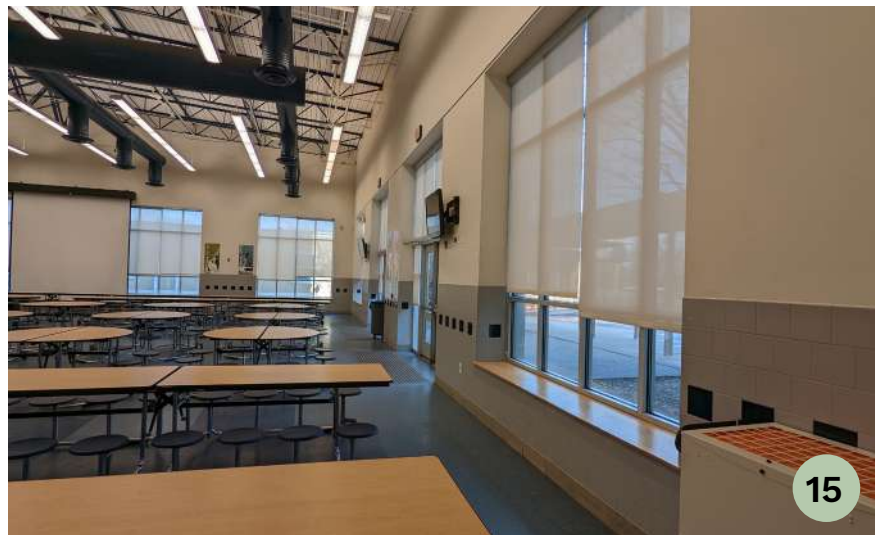
9



10



11



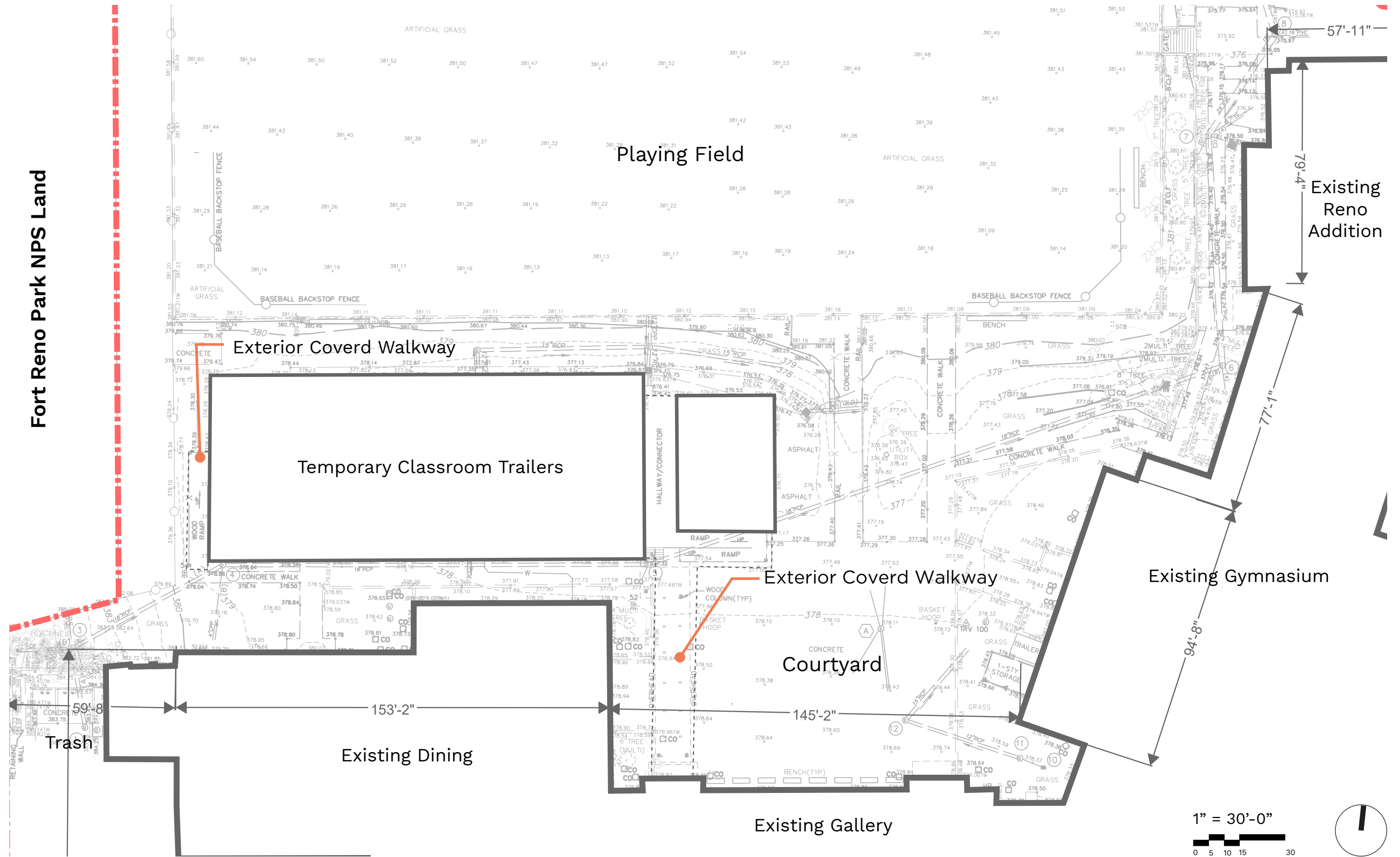




# Existing Site Plan - Courtyard

Alice Deal Middle School

Fort Reno Park NPS Land



# Existing Elevations - Courtyard



Reno - West

Reno - NorthWest

Gym - West

Gallery - North

Dining - East

Dining - North

NTS



Reno - West



Reno - NorthWest

Gym - West



Gallery - North



Dining - East

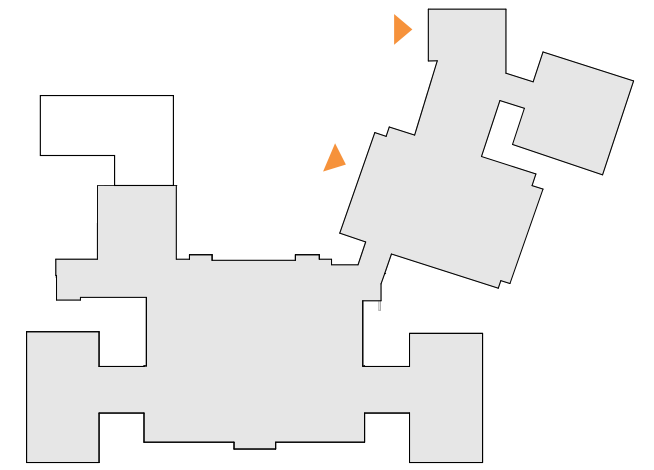


Dining - North



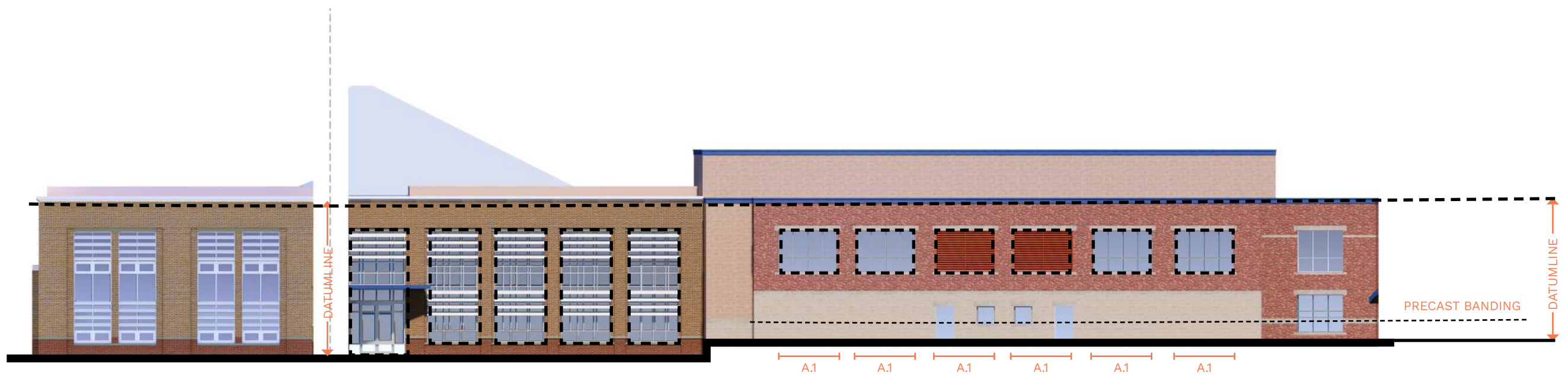
NOTE: REFER TO APPENDIX C FOR ENLARGED COURTYARD ELEVATIONS

# Existing Elevations - Analysis



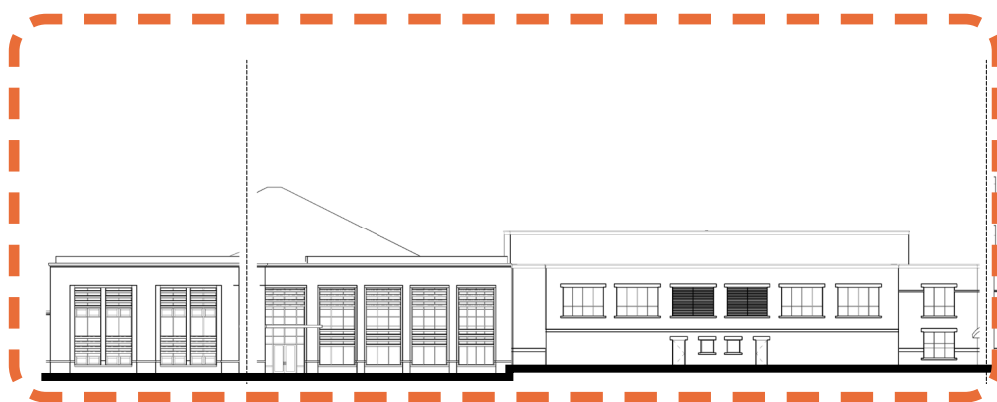
Keyplan

Alice Deal Middle School

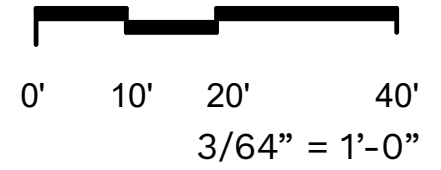


RENO ADDITION - WEST

GYMNASIUM ADDITION - WEST



KEY ELEVATION



NTS

01

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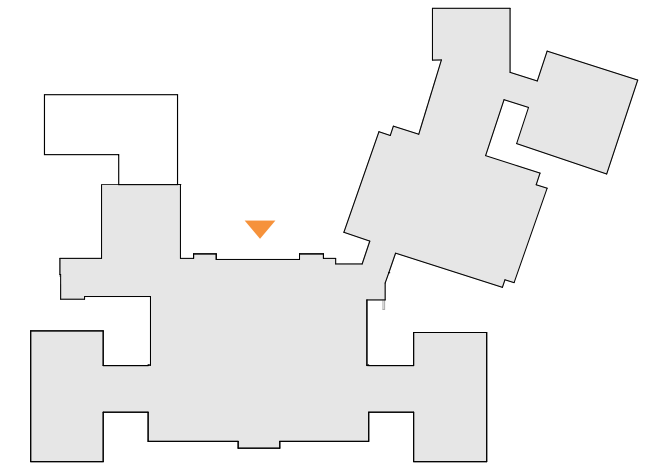
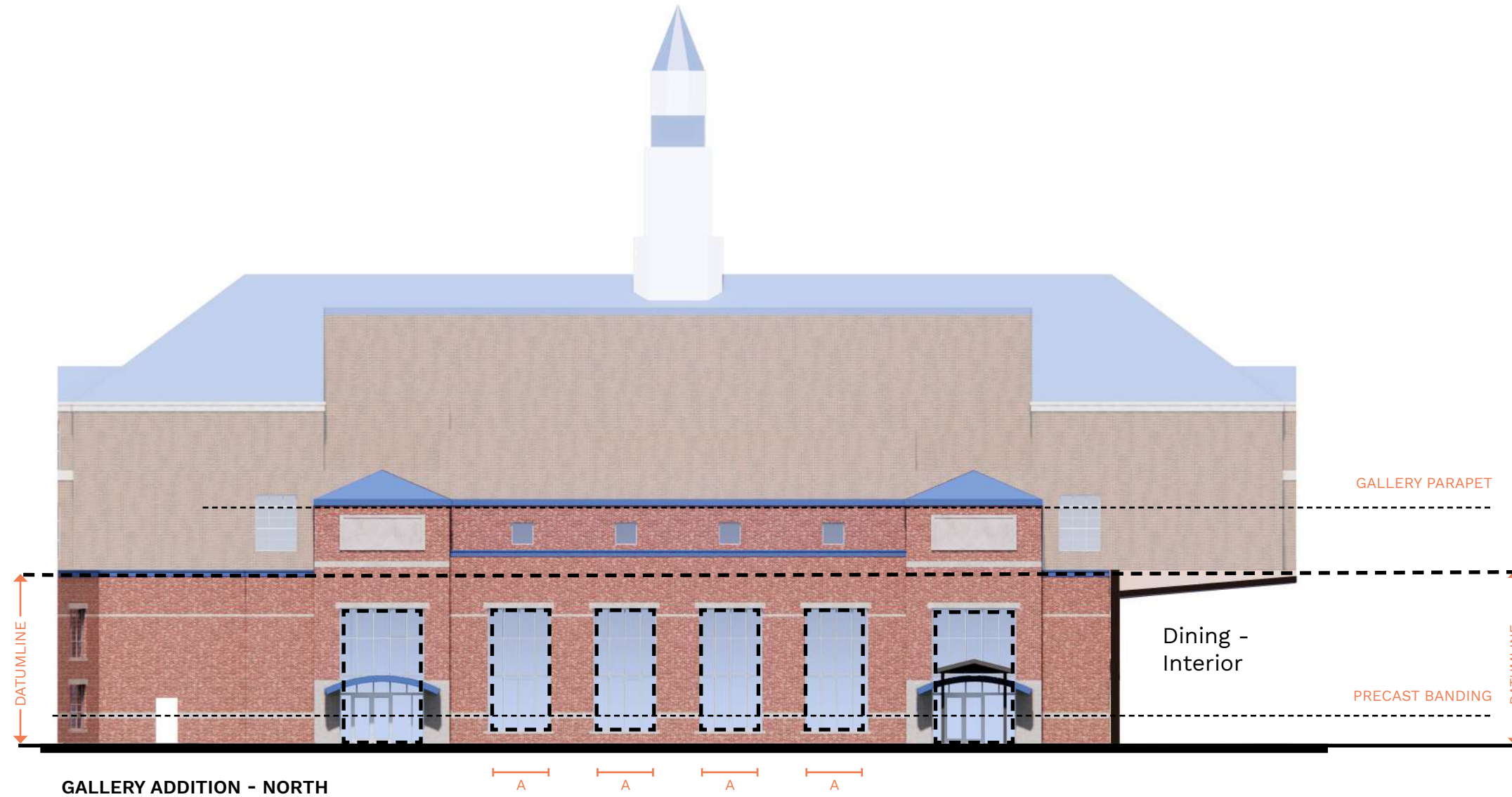
EXISTING CONDITIONS

04

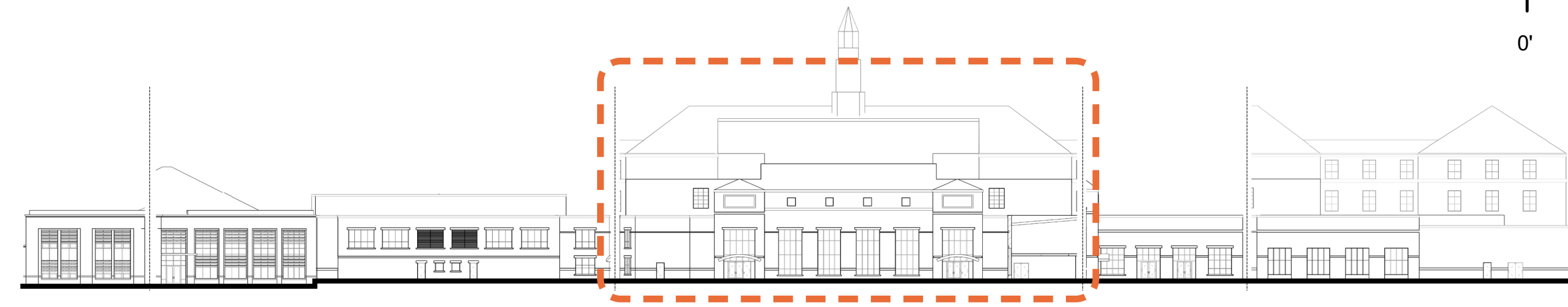
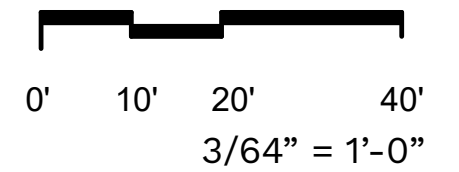
CONCEPT DESIGN

# Existing Elevations - Analysis

Alice Deal Middle School



Keyplan



KEY ELEVATION

NTS

01

INTRODUCTION

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HISTORY

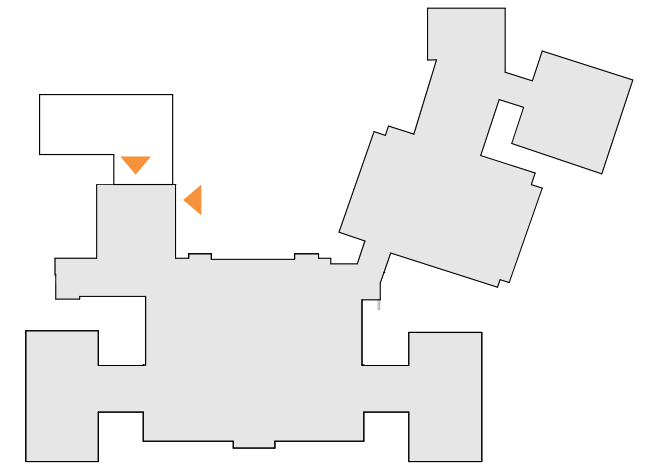
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EXISTING CONDITIONS

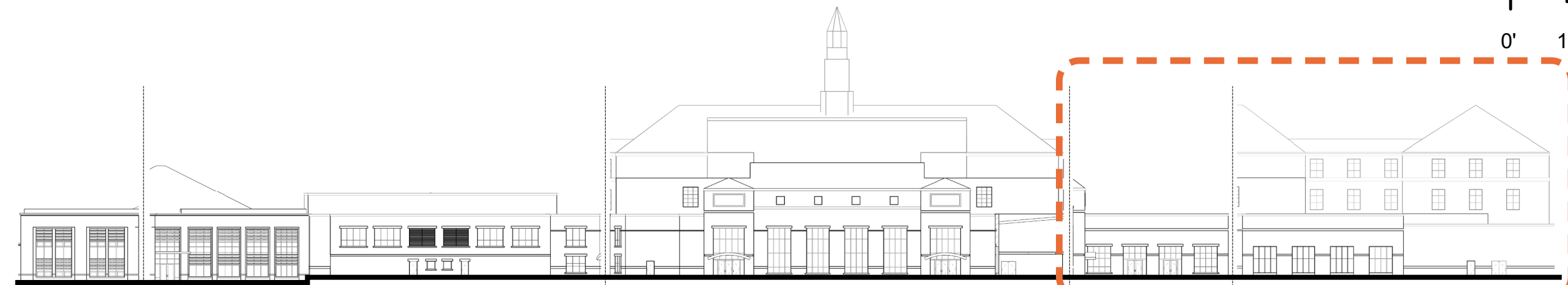
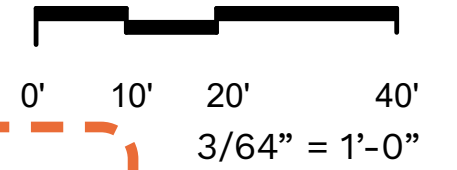
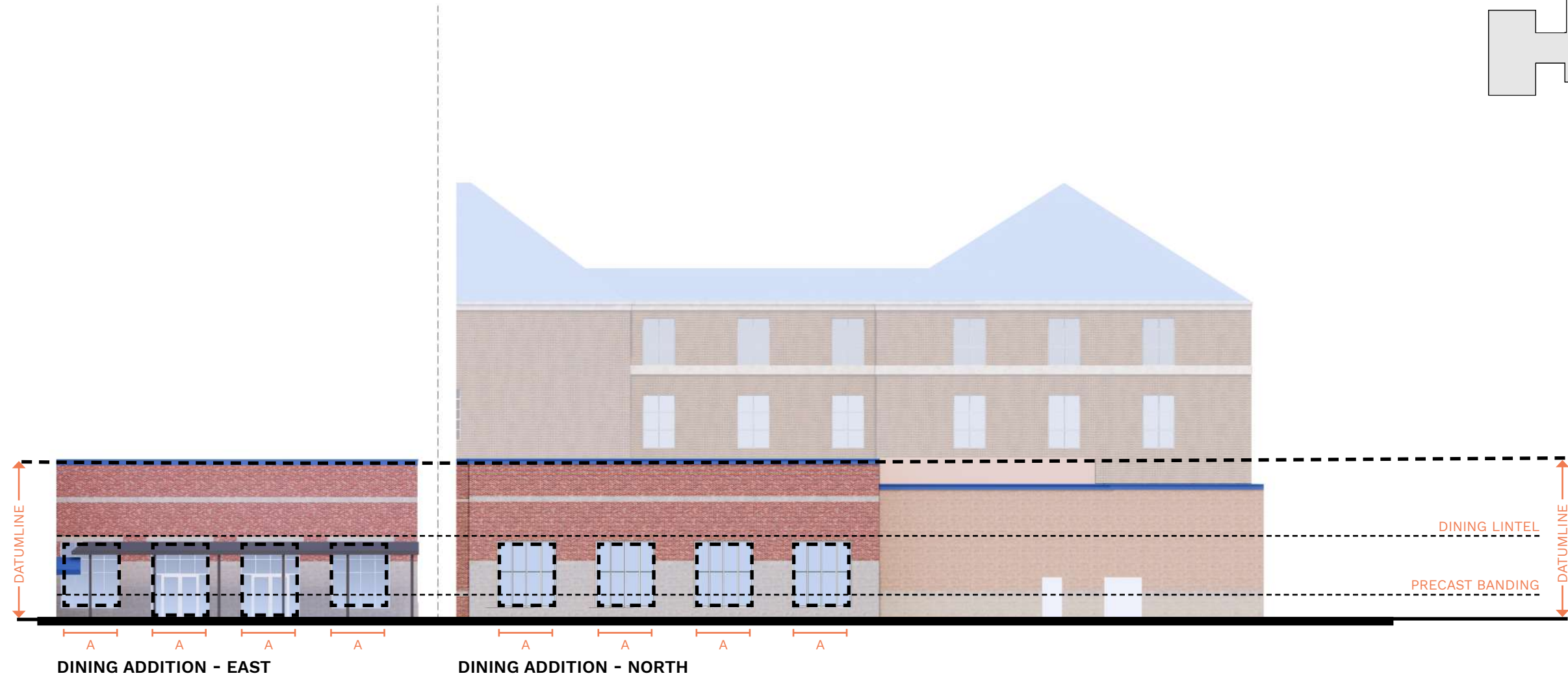
04

CONCEPT DESIGN

# Existing Elevations - Analysis



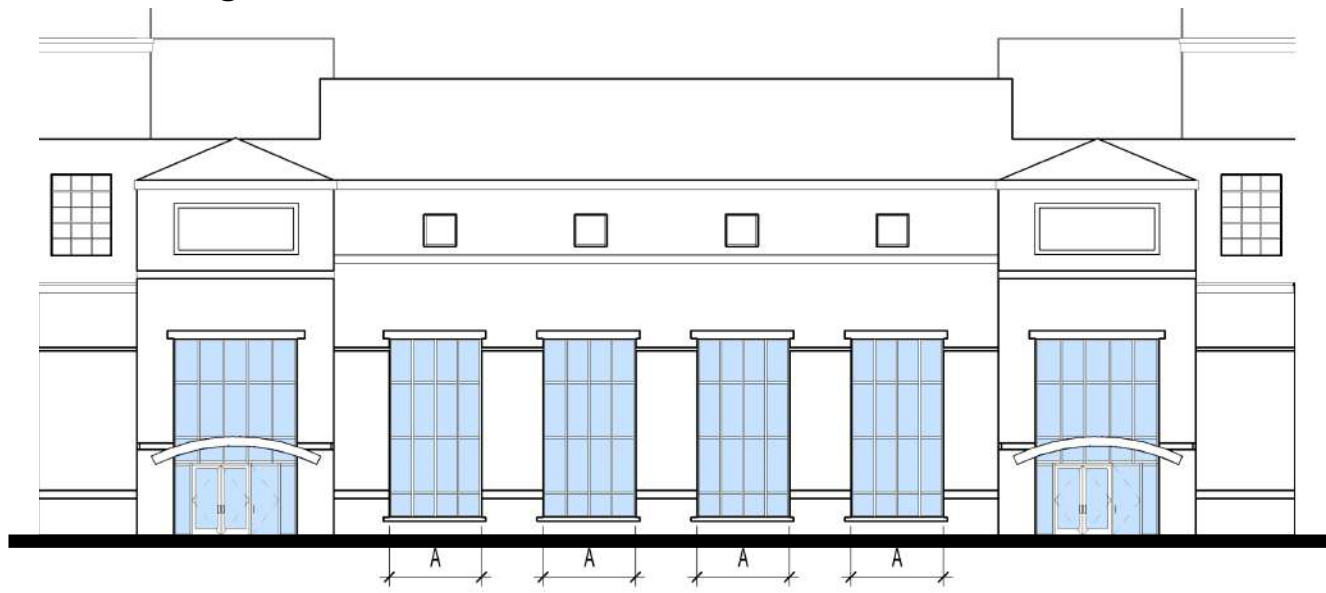
Keyplan



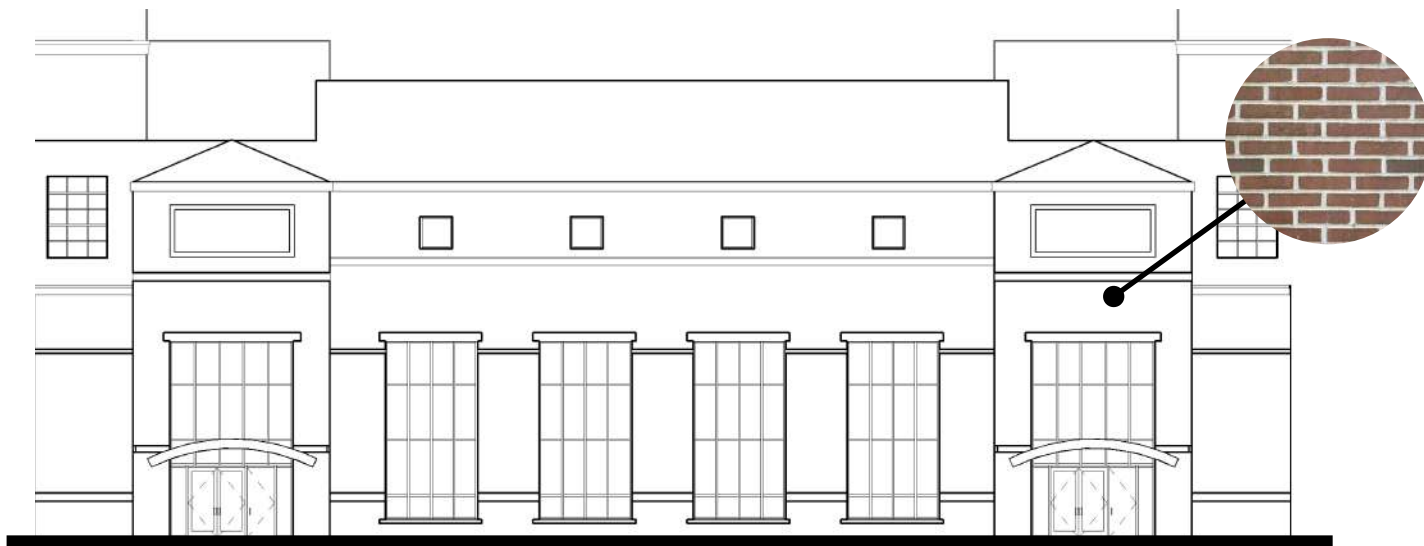
KEY ELEVATION

NTS

# Key Features



WINDOW RHYTHM AND SPACING



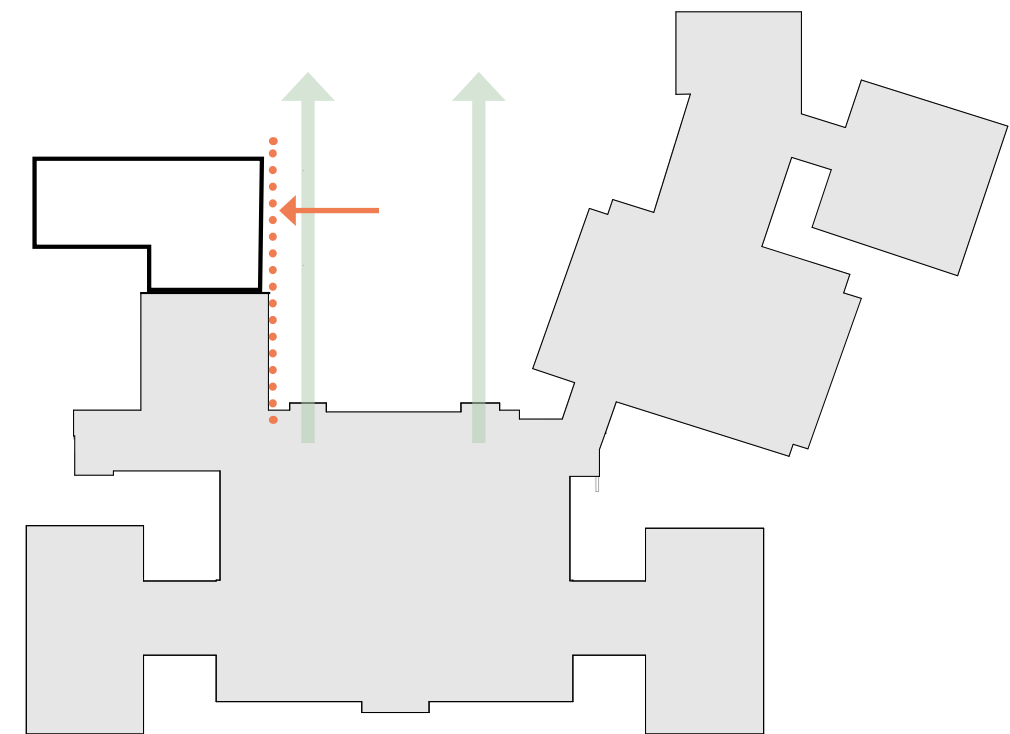
BRICK COLOR



DOUBLE HEIGHT WINDOWS



DATUM LINE



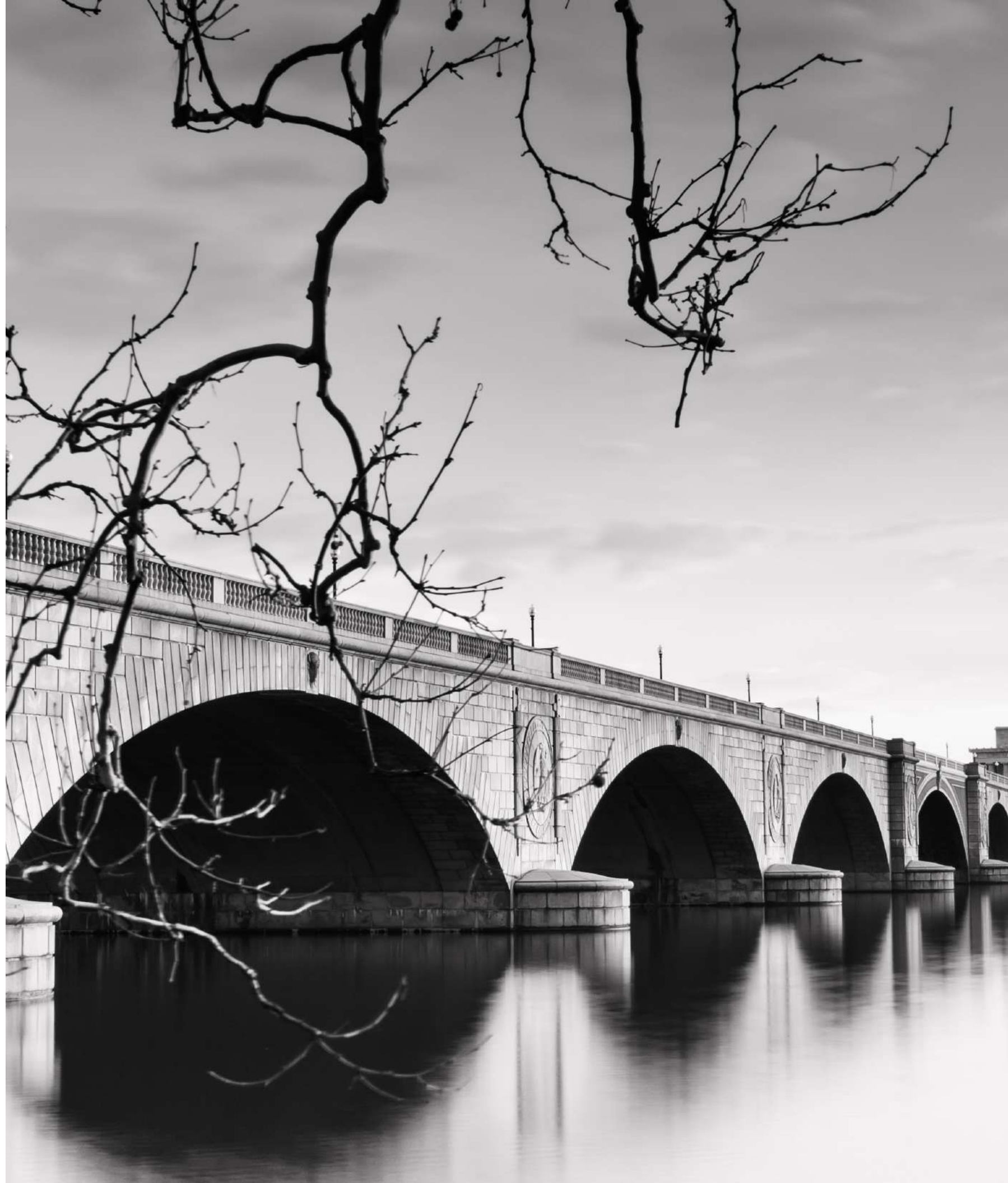
MANTAINING OPEN COURTYARD



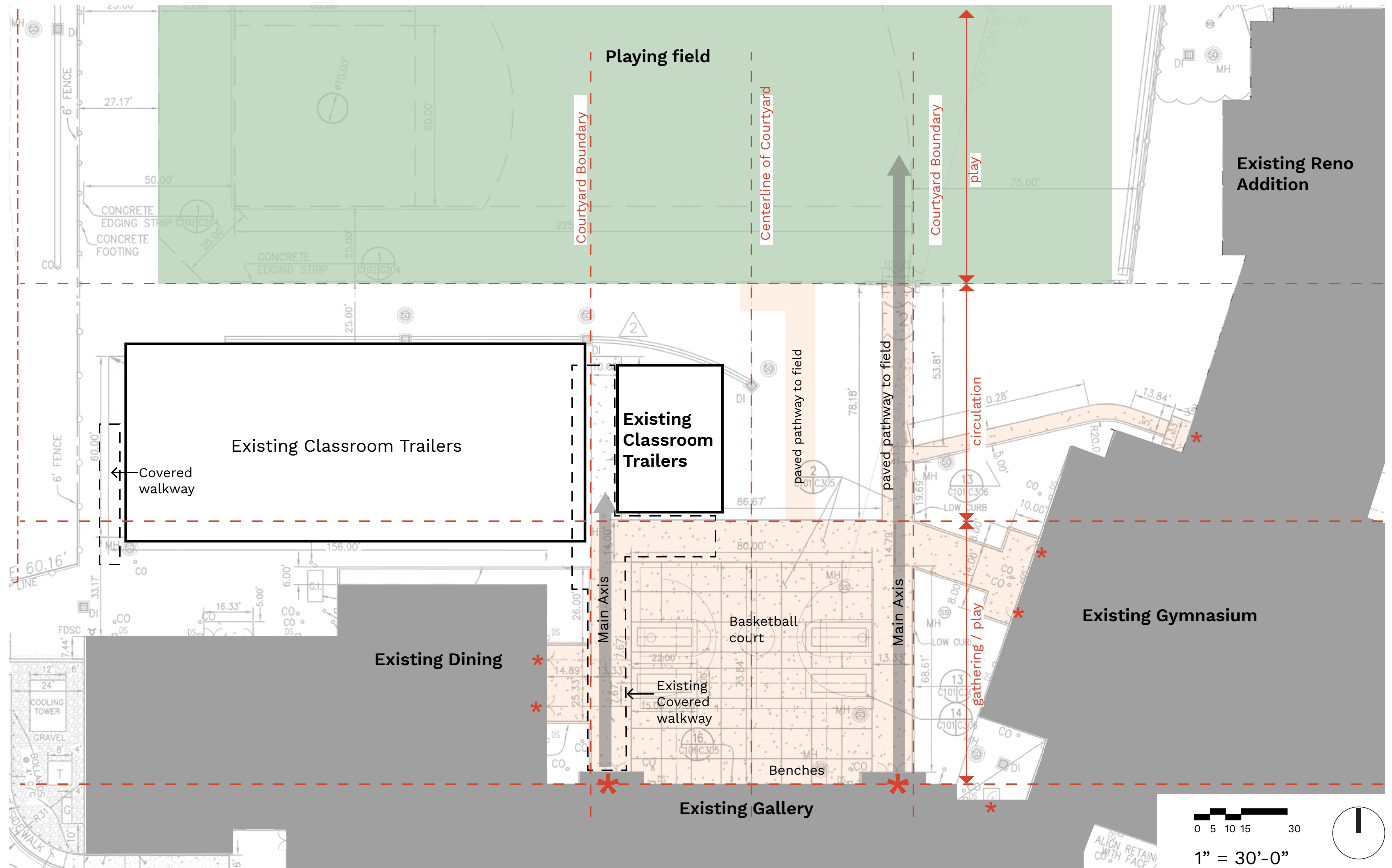
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# 04

## Concept Design

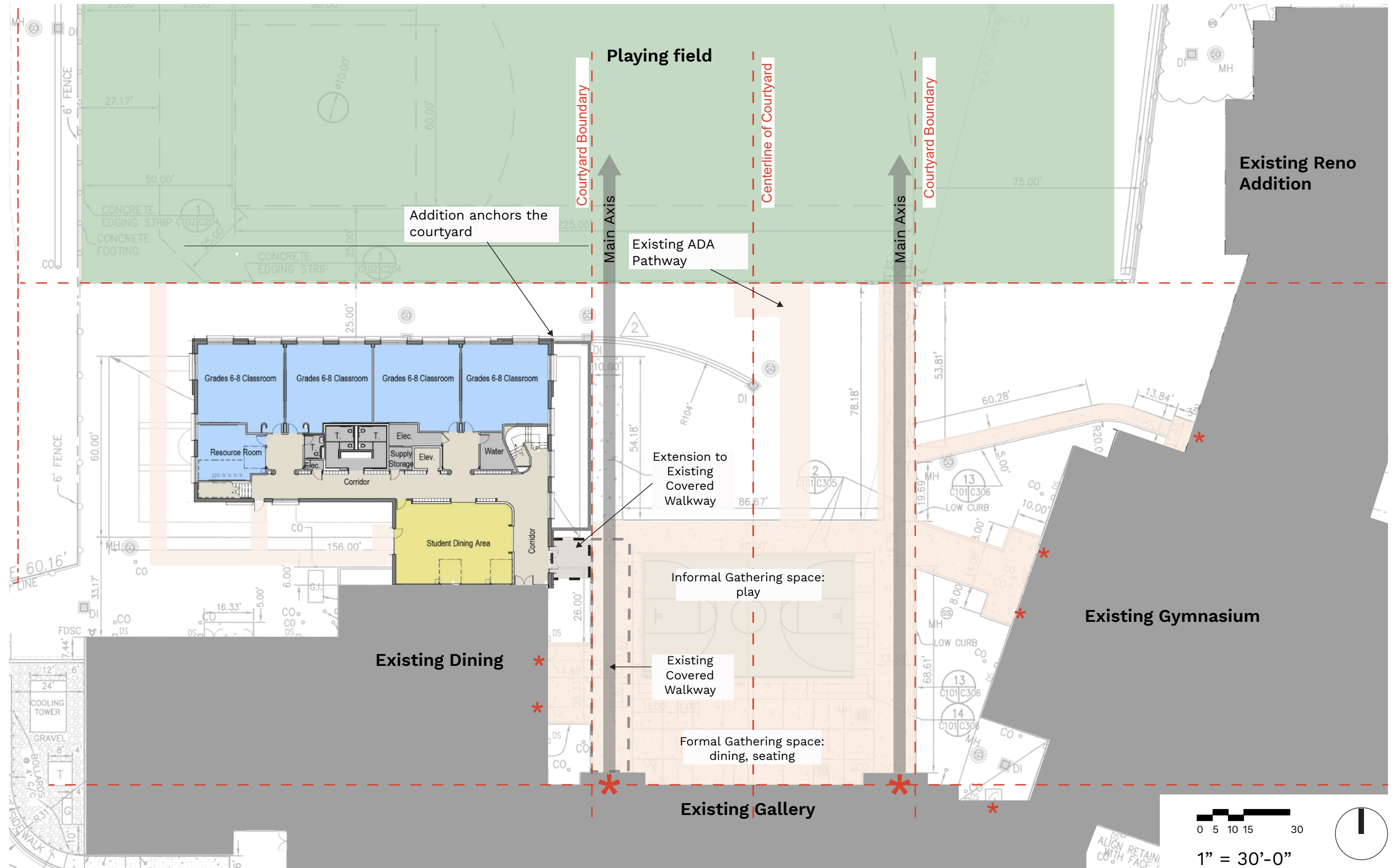


# Existing Plan Diagram

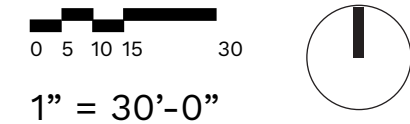
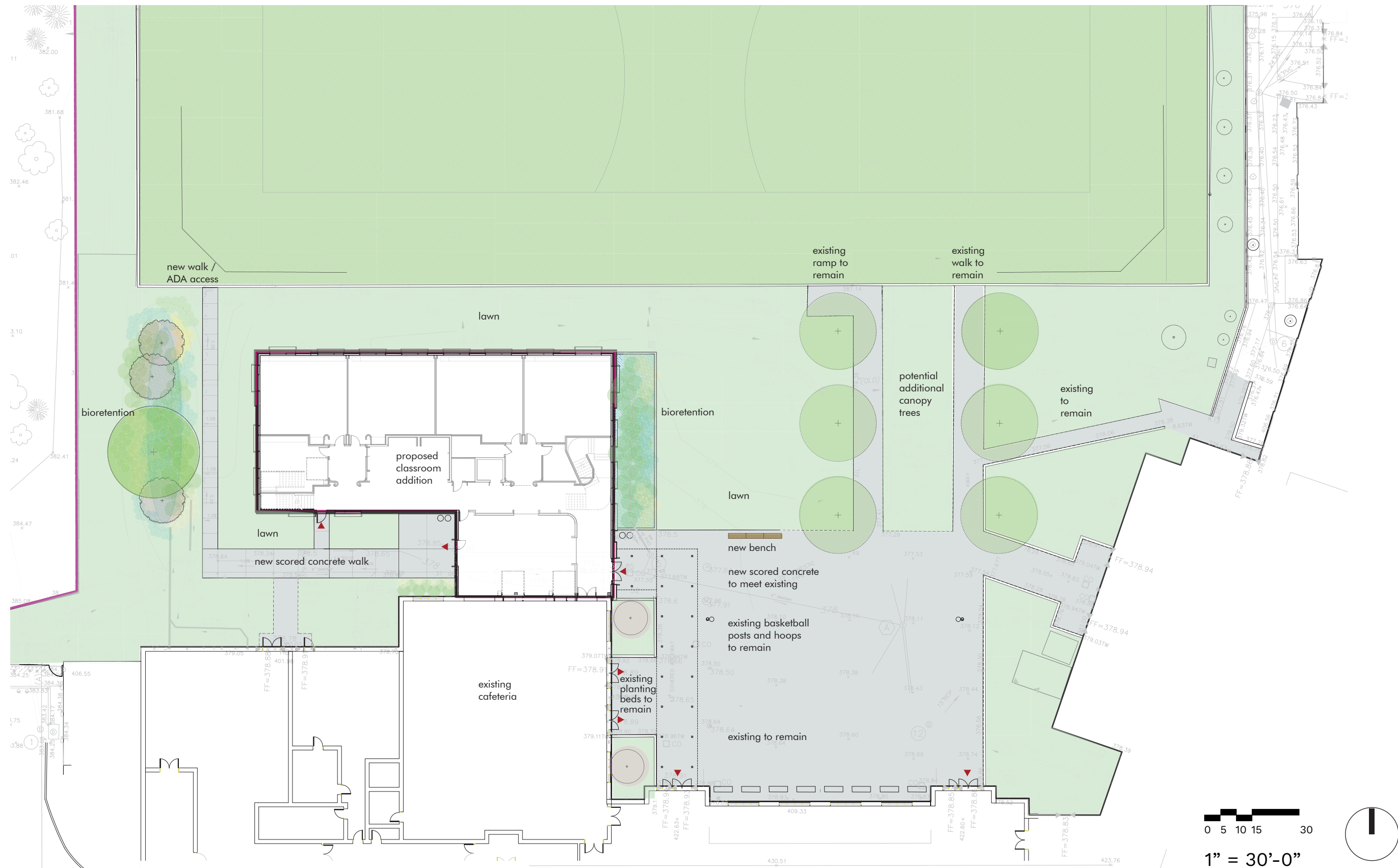




# Proposed Plan Diagram



# Proposed Landscape Plan



# Previous Design (presented to CFA on 6/15/23)



VIEW FROM FIELD LOOKING AT NE CORNER

Key Comments from the Commission:

- Advised simplifying or eliminating the form of the glazed corner bay
- Refine the articulation of the large, undivided windows at the top floor
- Reduce or eliminate the use of metal panels



VIEW FROM FIELD LOOKING AT NORTH ELEVATION

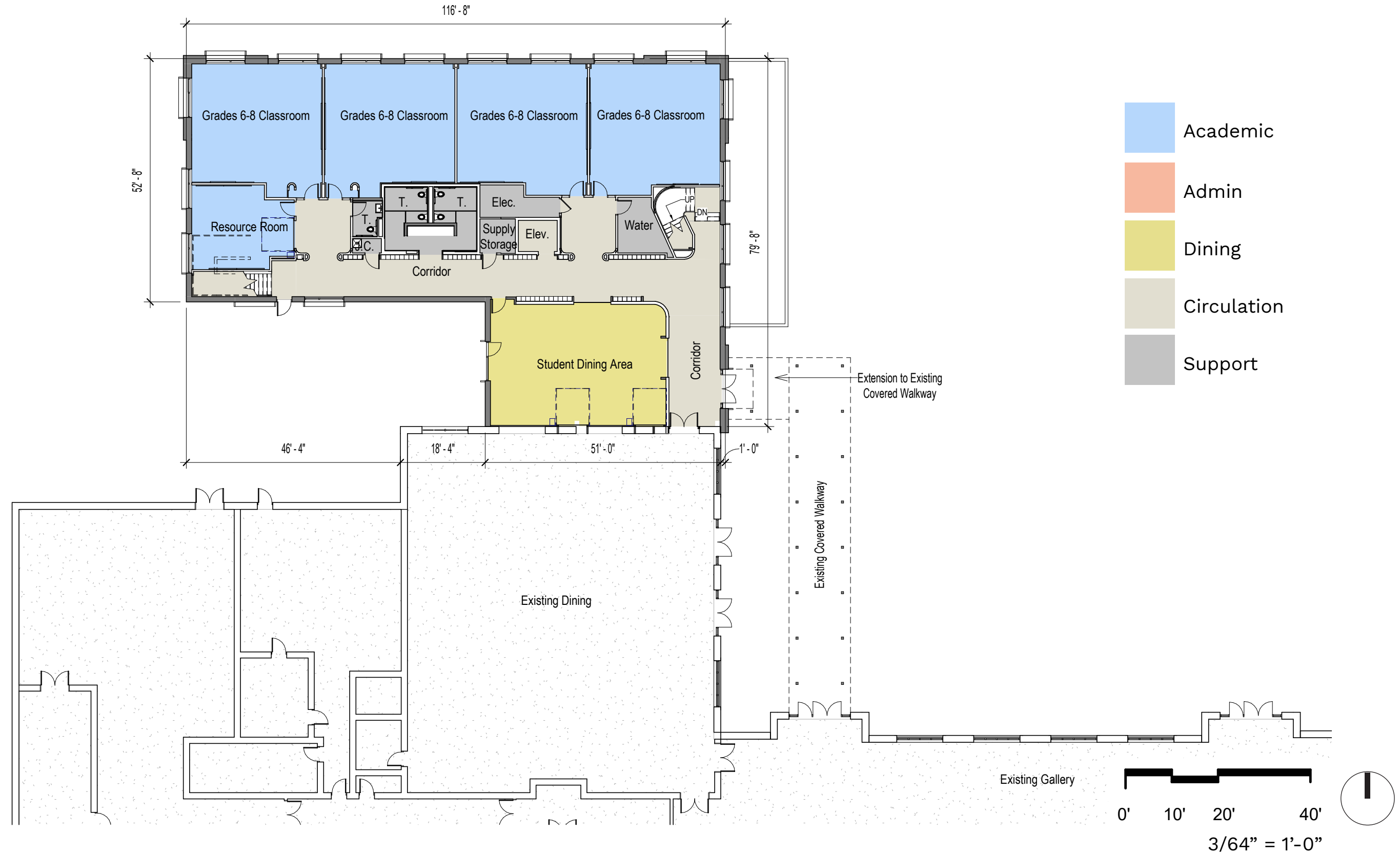
# Revised Design

View from Field looking at North-East Corner



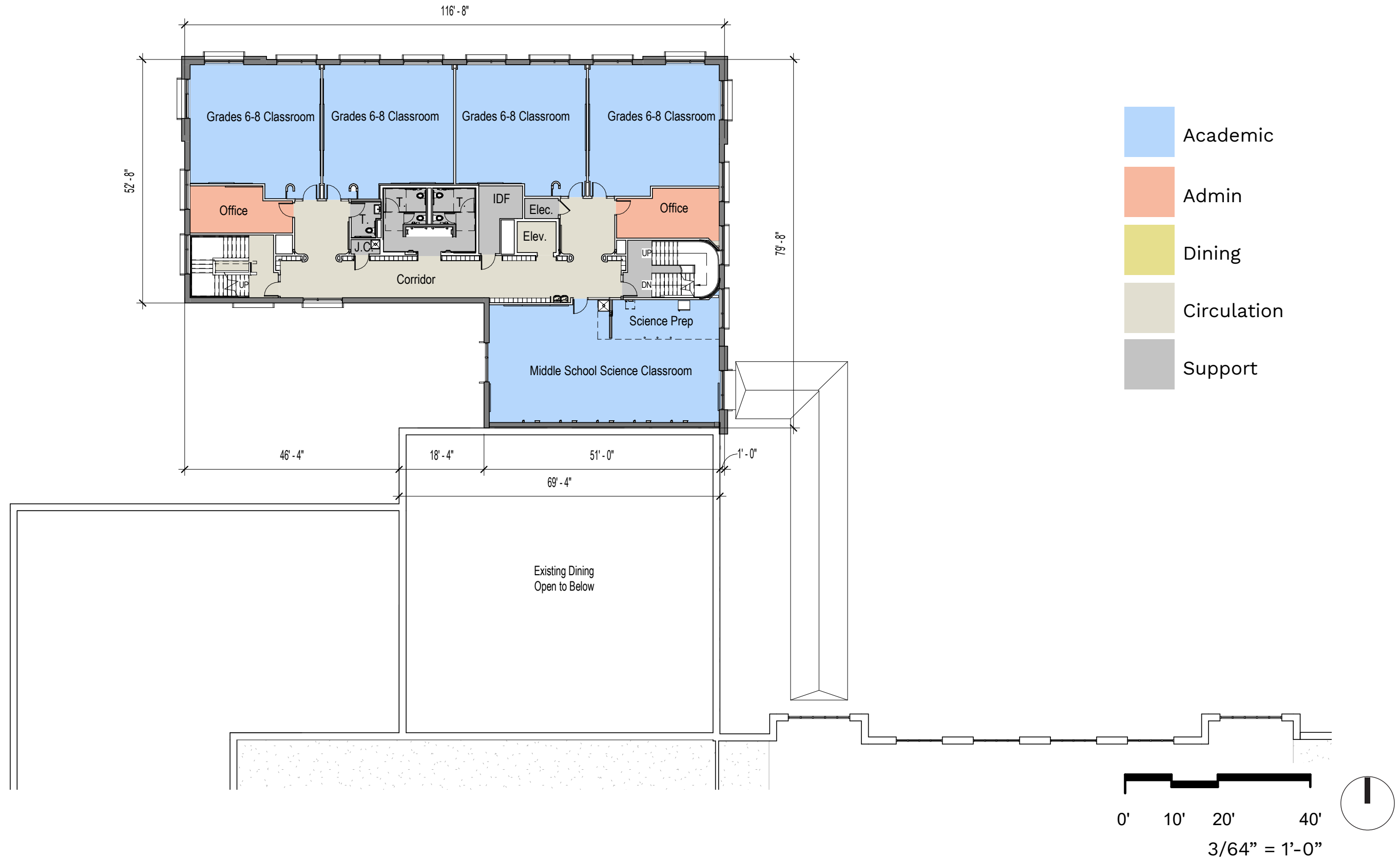
# Concept Floor Plans

## Ground Level



# Concept Floor Plans

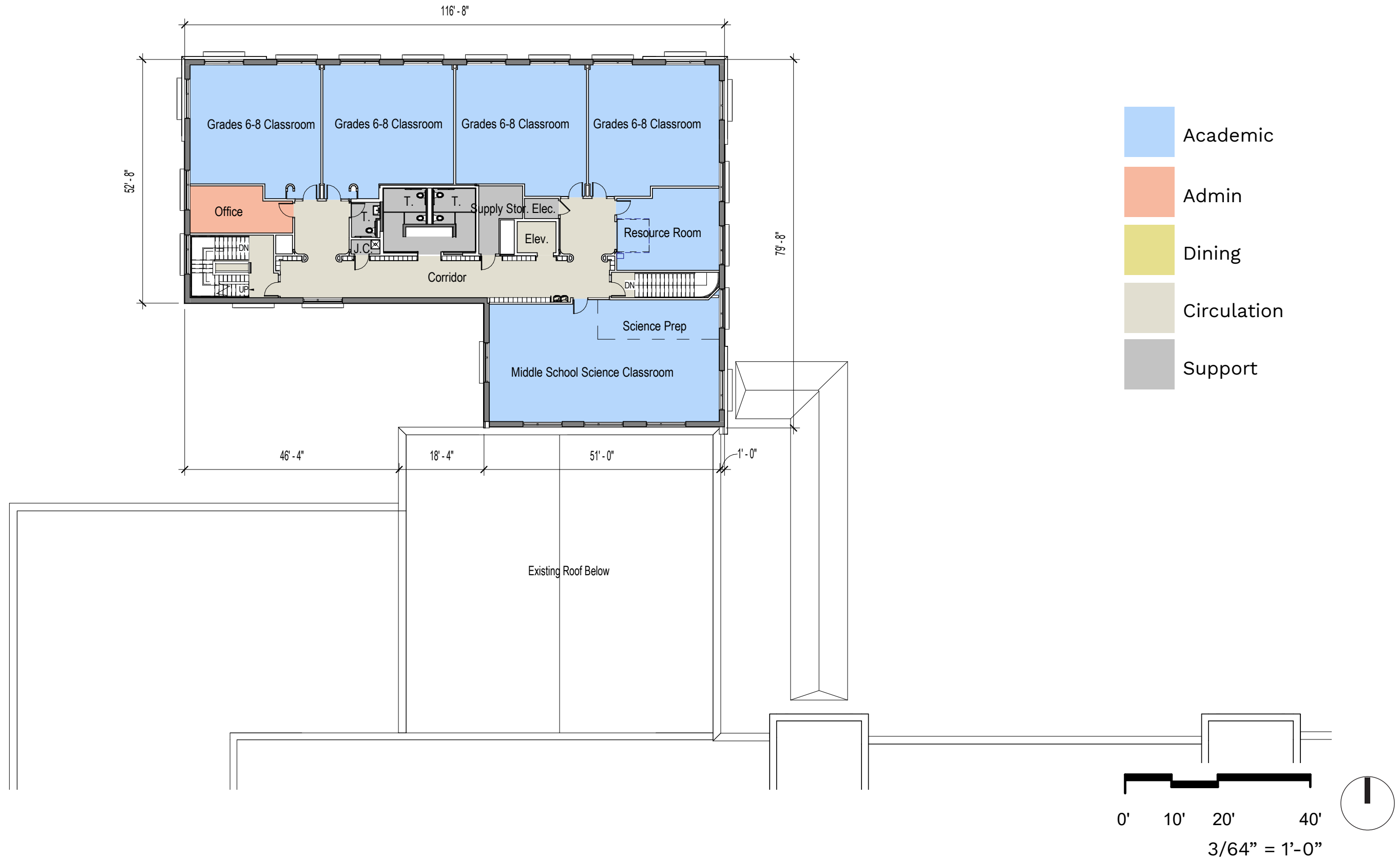
## First Level



# Concept Floor Plans

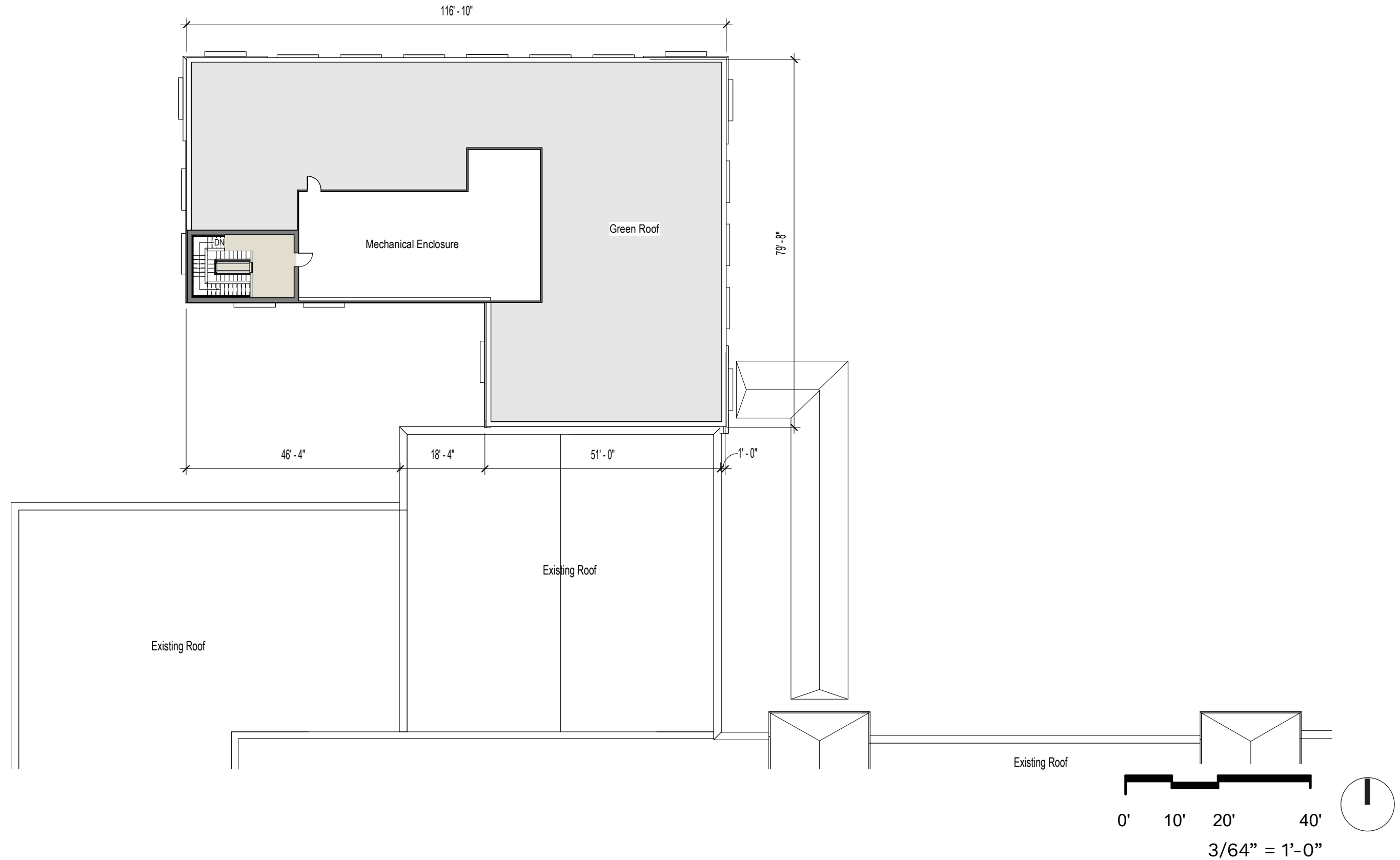
## Second Level

Alice Deal Middle School



# Concept Floor Plans

## Roof Plan








# Proposed Elevations

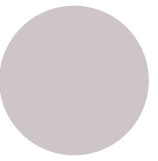
## East


### MATERIALS:

- 

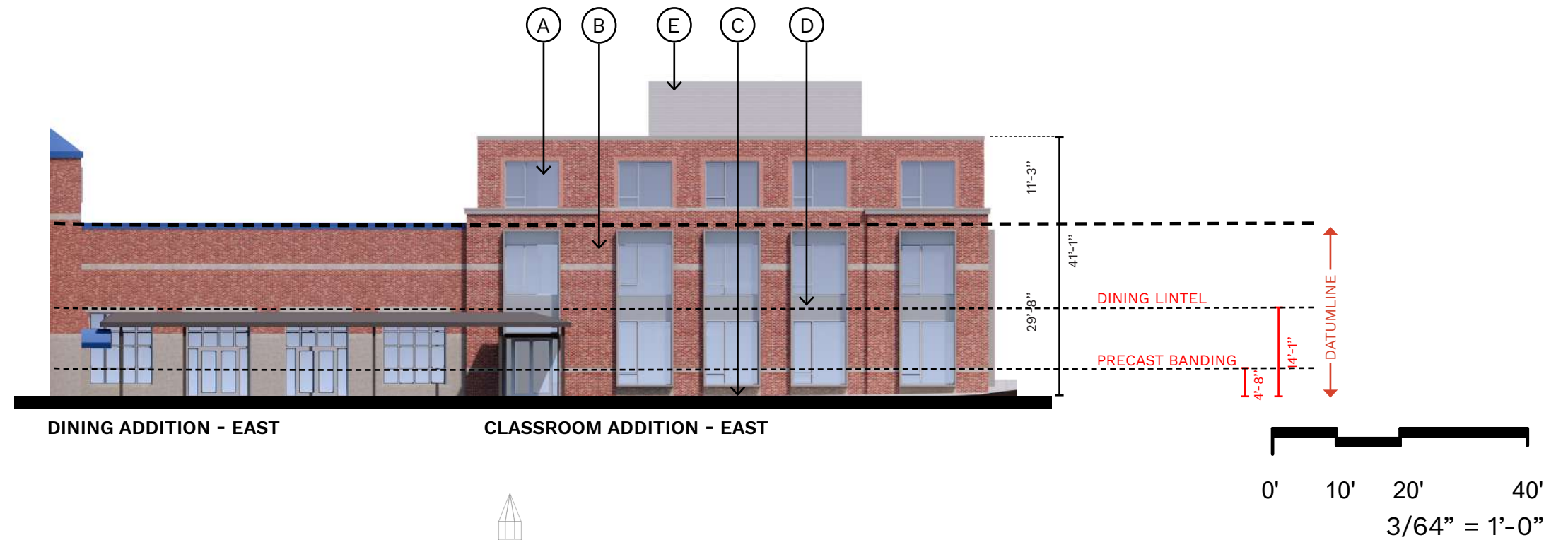
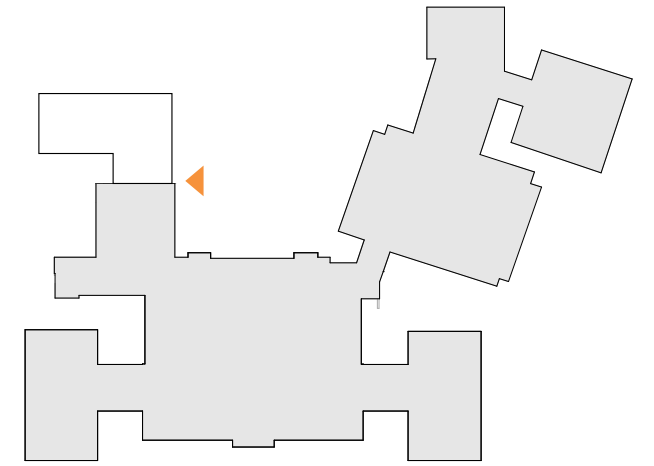
A. GLASS
- 

B. BRICK TO MATCH EXISTING
- 

C. BRICK TO MATCH EXISTING
- 

D. METAL PANEL INFILL
- 


E. METAL LOUVERS AT MECHANICAL ENCLOSURE





# Proposed Elevations

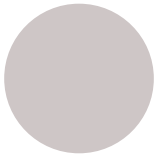
## North


**MATERIALS:**

- 

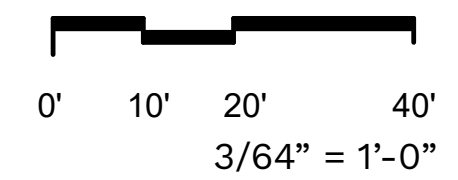
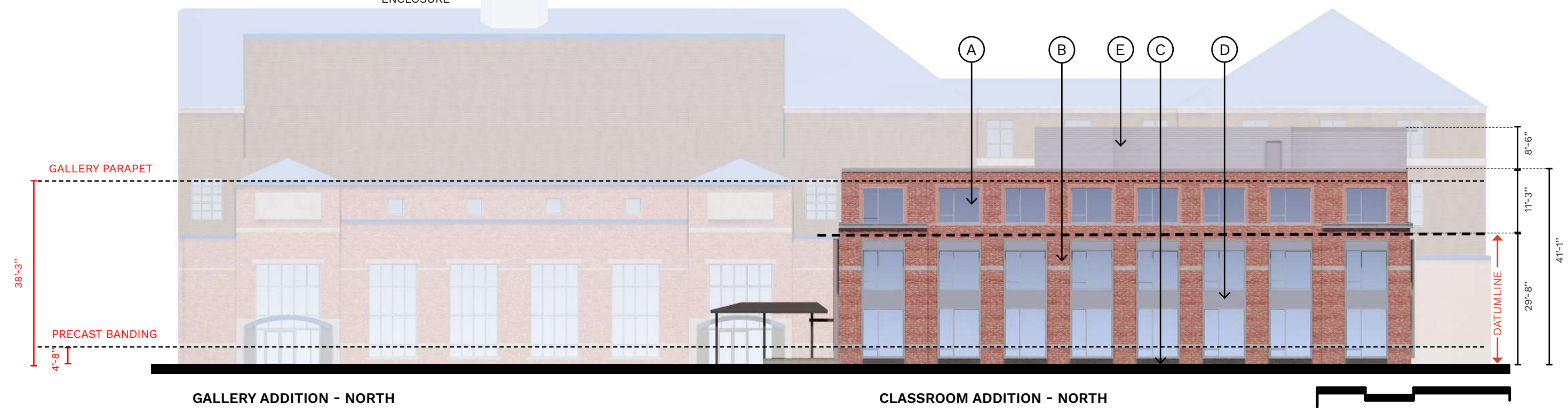
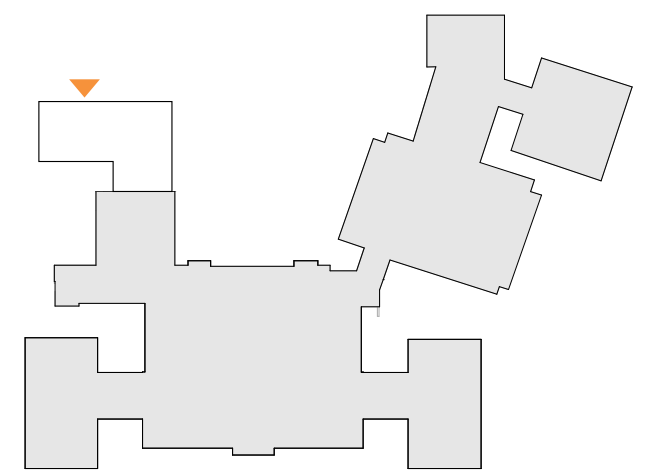
**A. GLASS**
- 

**B. BRICK TO MATCH EXISTING**
- 

**C. BRICK TO MATCH EXISTING**
- 

**D. METAL PANEL INFILL**
- 

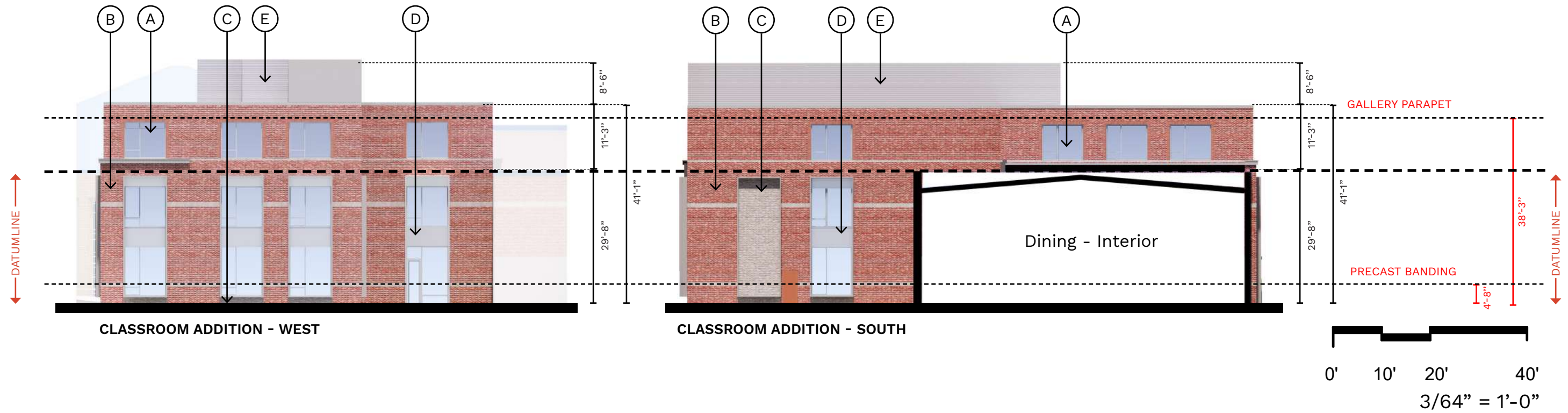
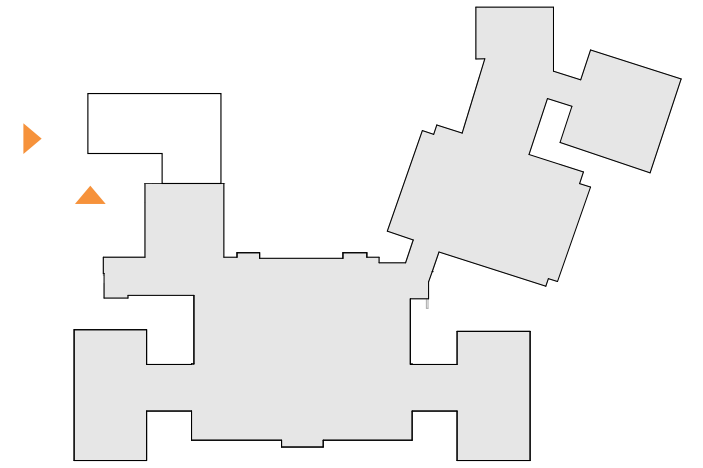
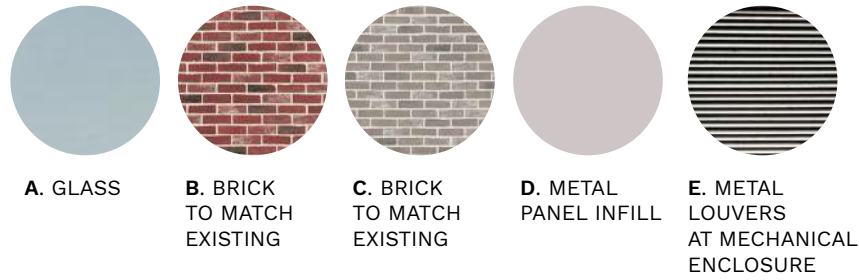
**E. METAL LOUVERS AT MECHANICAL ENCLOSURE**



# Proposed Elevations

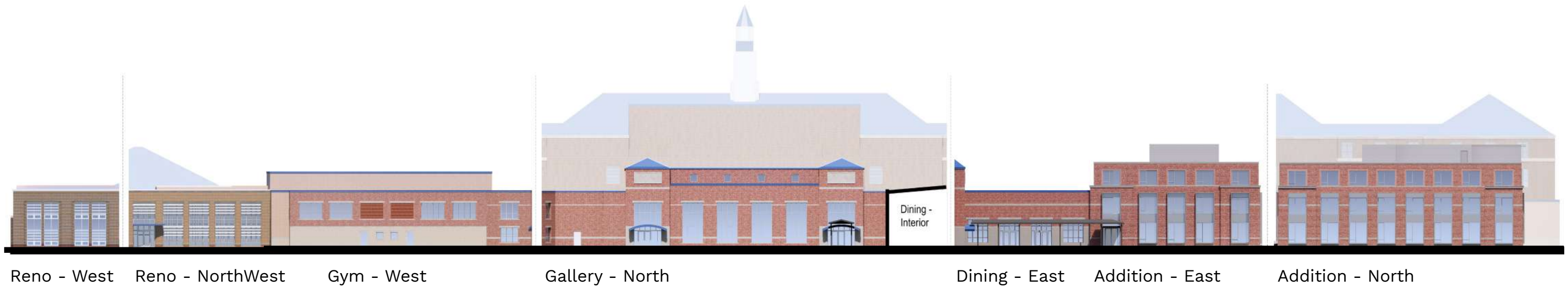
## West and South

### MATERIALS:



# Overall Courtyard Elevations

Alice Deal Middle School



Reno - West

Reno - NorthWest

Gym - West

Gallery - North

Dining - East

Addition - East

Addition - North

NTS

01

INTRODUCTION

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HISTORY

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EXISTING  
CONDITIONS

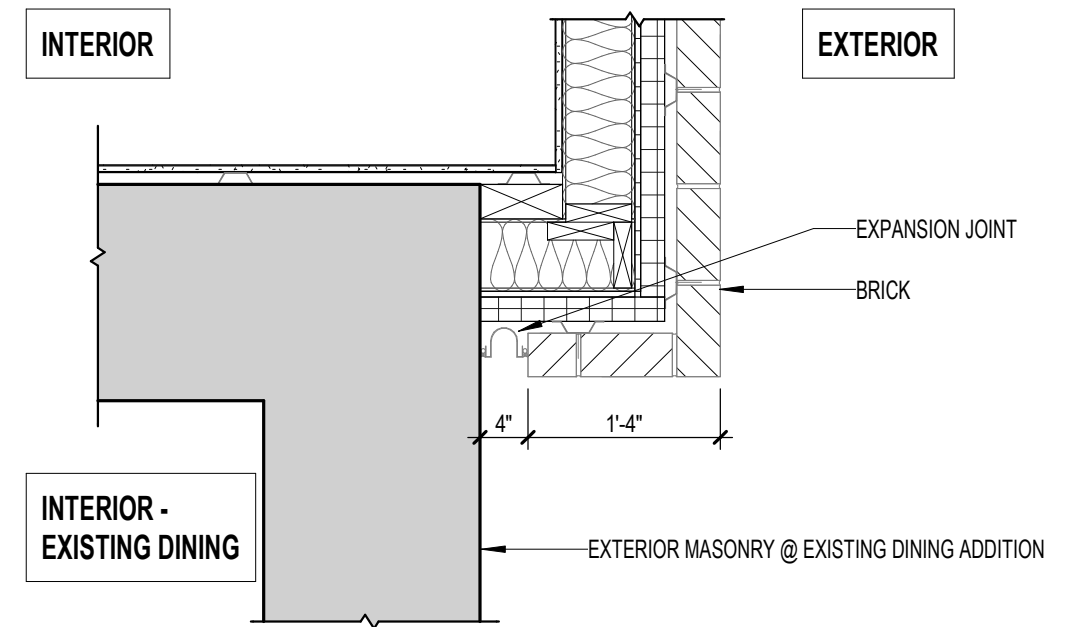
04

CONCEPT  
DESIGN

# Detail at Connection to Existing



DETAIL 1



DETAIL 1 - PLAN DETAIL AT EXISTING / ADDITION CONNECTION  
3/4" = 1'-0"

# Proposed Views

View from Field looking at North-East Corner



Photo of Existing Condition

# Proposed Views

View from Field looking at North Elevation



# Proposed Views

View from Field looking at North-East Corner





# Proposed Views

View from Field looking at North Elevation



THANK YOU!



MOYA  
DESIGN PARTNERS

