

## Lovejoy School Condominiums



Originally, Lovejoy School was one of the earliest schools for African-Americans established during the Reconstruction in Washington, DC's Capitol Hill. Over the years, it was rebuilt by noted architect Robert Stead, expanded, and then closed. In 2000, Winter Properties, an Atlanta developer saw the potential of the school building, despite lead paint and asbestos issues. Completed in 2004, the lofts retain original architectural features, including original restored old chalk boards in the living rooms of some units. The owner of this top floor apartment located in the former attic worked with designer Tracy Morris to bring more cohesion to a space defined in part by the original structural beams.

The long hallway showcases the property's distressed concrete floors. Original to the building, the concrete floors during build-out were "washed" with two to three different colors. A layer of polyurethane adds protection and shine. The area is covered with a soft cowhide rug lending natural warmth. Courtesy of Angie Seckinger Photography





The towering original rafters define the second, more formal living space. Their positioning defines a cozy space while allowing natural light to flood the area. Furnishings and accessories are kept to a minimum with modern linen, and chrome set a modern tone. Courtesy of Angie Seckinger Photography



From the strong lines of the chandelier suspended by a rope strap to the horizontal punch of the runner, graphic statements reinforce an entryway defined by the line of original beams. Courtesy of Angie Seckinger Photography



The use of white paint softens the industrial feel of the concrete floors. Courtesy of Angie Seckinger Photography



The beam structure in the kitchen defines the cabinet area while asserting the building's historic provenance. A horizontal glass and stone subway tile backsplash provides accent and expands the space. Courtesy of Angie Seckinger Photography



The appealing curve of the spiral staircase replaces a ladder, attached to the wall, which originally gave access to the sleep loft. Courtesy of Angie Seckinger Photography



The master bedroom is positioned in the second story loft with the bed, flanked by twin side tables, nestled between beams. Soft white bedding and white walls are juxtaposed with steel cables and railings. The cables replaced original wood railings. Courtesy of Angie Seckinger Photography