



Delegated Action of the Executive Director

PROJECT Seaton Elementary School Modernization 1503 10th Street, NW Washington, DC	NCPC FILE NUMBER 8792
SUBMITTED BY District of Columbia Department of General Services	NCPC MAP FILE NUMBER 31.20(38.00)46239
	ACTION TAKEN Approve preliminary site and building plans
	REVIEW AUTHORITY Approval Per 40 U.S.C. § 8722(b)(1) and (e)

The District Department of General Services (DGS) submitted preliminary site and building plans for the modernization and expansion of the Seaton Elementary School (ES). Located in the Shaw Historic District in Ward 2, the site is bound by Rhode Island Avenue and Q Street to the north, P Street to the south, and Shiloh Way and 10th Street to the east and west, respectively. The Carter G. Woodson Park and Carter G. Woodson Home, a National Historic Landmark, are adjacent to the site, which are administered by the National Park Service (NPS). The Carter G. Woodson Home is separated from the school by Shiloh Way, which is primarily used for service access, and will not be impacted by the proposed modernization project.

The existing 66,624 square foot school was constructed in 1969 and designed by Albert Cassell, serving 377 students grades pre-K through 5. The current structure features a utilitarian and repetitive three-winged design composed of buff-colored brick veneer, laid in stretcher bond. According to the District Department of General Services, a renovation increasing the size by 9,131 square feet is required for the school to meet space standards established by District of Columbia Public Schools (DCPS). DCPS projects enrollment at Seaton ES will increase to 434 in school year 2028-2029 and the proposed renovation will allow for maximum student occupancy of 510 to account for future growth.

The modernization proposes an expanded entryway, improved pedestrian circulation, a new dedicated student dining addition to the rear, a classroom addition along 10th Street, and landscape improvements with shade, outdoor play areas, learning spaces and biophilic stormwater systems. The modernization also includes a recladding the structure inspired by the turn-of-the-century schools in the neighborhood, featuring brick masonry, cast stone, and metal paneling.



Figure 1: Front Façade Rendering

The project is required to be net zero to comply with DC Building Code. Due to the compatibility of this goal with the existing envelope, the modernization proposal includes removing most non-structural walls and roof treatments. Additionally, the octagonal pre-K wing is to be removed in full and replaced with a new student dining addition. The recessed entry is to be removed and replaced with a welcome center and entry that projects outward, without extending beyond the existing cafeteria / gymnasium (east wing). New construction will receive new sheathing and insulation to meet contemporary standards, increase student and staff capacity by over one third, and improve circulation along with communal spaces.

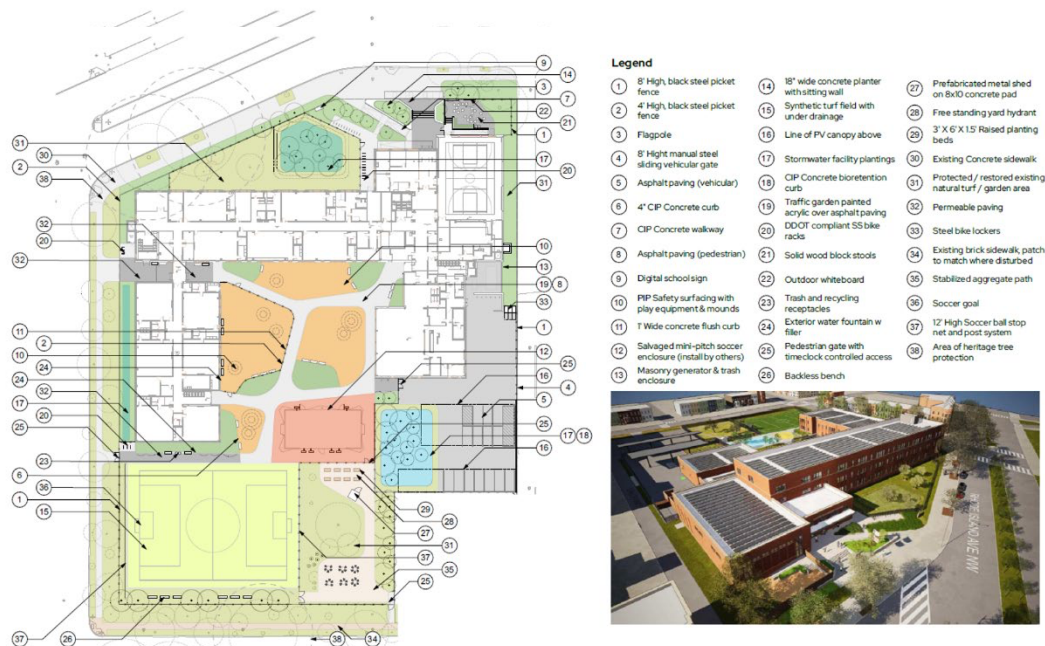


Figure 2: Proposed Site Plan & Rendering

The project was presented to the Coordinating Committee on June 17, 2026, with all participating agencies coordinating. Those agencies included the Commission of Fine Arts (CFA), NCPC staff, the National Park Service (NPS), District of Columbia Office of Planning (DCOP), District of Columbia Office of Energy and the Environment (DOEE), District of Columbia Department of Transportation (DDOT), Washington Metropolitan Area Transit Authority (WMATA), and the DC State Historic Office (SHPO), which is coordinating on this project subject to completion of the Section 106 process. Staff also notes the applicant intends to coordinate with NPS concerning proposed wall art on the external, east-facing side of the proposed gymnasium that will be located immediately adjacent to the Carter G. Woodson House.

As a District project located in the Central Area, NCPC has approval authority for this project. Therefore, NCPC has independent review responsibilities under Section 106 of the National Historic Preservation Act (NHPA) and National Environmental Policy Act (NEPA). NCPC initiated consultation with the DC SHPO on June 17, 2026, with a determination that there would be no adverse effects to historic properties. In addition, as the proposed site will be redeveloped with a use, building location, and footprint very similar to the existing conditions, any impacts are likely to be negligible. Therefore, in accordance with NCPC's NEPA regulations, categorical exclusion (6) applies, which includes the approval of federal and District government proposals for new construction, building expansion or improvements to existing facilities.

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Pursuant to delegations of authority adopted by the Commission on March 6, 2025, and per 40 U.S.C. § 8722(b)(1) and (e), I approve the preliminary site and building plans for the Seaton Elementary School Modernization located at 1503 10th Street, NW in Washington, DC.



Marcel Acosta
Executive Director

July 1, 2026

Date