



**COLLINS & KRONSTADT  
O'NEILL AND PARTNERS, LLP**

**AIA ARCHITECTS**

1111 SPRING STREET, SUITE 301, SILVER SPRING, MD 20910  
301-587-8642 • 301-589-7285 (FAX) • CK.AIA@VERIZON.NET

**PARTNERS**

STEPHEN D. O'NEILL AIA  
DAVID W. DRAPER AIA

**SENIOR ASSOCIATE**

HERBERT C. MENEGUS PA

**RESUME**

**STEPHEN DOUGLAS O'NEILL, AIA**

**PARTNER**

Collins & Kronstadt, O'Neill and Partners, LLP  
1111 Spring Street, Suite 301  
Silver Spring, Maryland 20910  
Joined firm in 1985, Consultant to firm 1990 to 2011, Partner since 2012

**PROFESSIONAL LICENSES, AWARDS, AFFILIATIONS AND EDUCATION**

State of Maryland; Registered Architect License, 1984  
State of Virginia; Registered Architect License, 1987  
District of Columbia; Registered Architect License, 1998  
State of New York; Registered Architect License, 2005  
State of Delaware; Registered Architect License, 2011

Excellence in Historic Design & Construction, District of Columbia Preservation League,  
2012

Member American Institute of Architects, AIA, PV/AIA, MS/AIA  
Member National Council of Architectural Registration Boards, NCARB Certified

Master of Architecture, 1984, University of Maryland  
Bachelor of Architecture, 1982, University of Maryland

Bethesda-Chevy Chase Chamber of Commerce  
Greater Silver Spring Chamber of Commerce

## **EMPLOYMENT HISTORY**

COLLINS & KRONSTADT - LEAHY, HOGAN, COLLINS, DRAPER, L.L.P., Silver Spring, Maryland

7/12 to Present

Partner. Award-winning New Construction; designing and managing low- and high-rise multifamily housing, mixed-use developments, office buildings. Business management and development, historic adaptive reuse & design.

O'NEILL & ASSOCIATES ARCHITECTS, LLC, AIA, Silver Spring, Maryland

6/89 to 6/12

Firm Owner, Award-winning Design & Construction. Fannie Mae residential and commercial inspections nationwide. Commercial space planning & design, custom single-family homes, additions, religious buildings, computer-generated drawings, virtual three-dimensional reality walk-thrus, fly-bys, and illustrations.

COLLINS & KRONSTADT ARCHITECTS, Silver Spring, Maryland

11/85 to 6/89

Project Architect – Award-winning New Construction; designing and managing high-rise multifamily housing, office buildings, complex structures inspections and elderly housing projects.

CHK ARCHITECTS, Silver Spring, Maryland and Arlington, Virginia

5/82 to 11/85

Senior Designer - Award-winning assistant project architect in the design of high- and low-rise single- and multifamily housing, office buildings, and other developments.

## **PARTNER PROFILE**

Mr. O'Neill is NCARB Certified. The principal is a licensed Member of the American Institute of Architects and holds current multiple State Architect licenses to practice in New York, Maryland, Virginia, Delaware, and the District of Columbia.

Mr. O'Neill, Principal and Firm Owner, graduated with honors from the University of Maryland Graduate School with a Master of Architecture degree. Upon graduation he was employed by several award-winning architecture firms where he was responsible for the design of thousands of single-family and multifamily residences on the east coast, some of which were awarded Finest in Family Living awards and Excellence in Historic Preservation. His work focused upon the design of shopping centers, office buildings, and high-rise luxury condominiums containing tens of thousands of dwelling units. One highlight of his design work in the late 1980s turned his experience to the design of schools and churches in the

Washington area.

In 1989, Mr. O'Neill began the Architectural practice which grew to become O'Neill and Associates Architects. Utilizing state-of-the-art technology, recent projects include custom houses and additions, schools and houses of worship, Historical Restoration, commercial buildings along with office buildings, restaurants and retail suite design. In addition to the design work, O'Neill and Associates also provide due diligence inspection services nationwide to commercial lenders and borrowers involved in HOW, Fannie Mae and federal financing. ADA compliance is integral to our design. The national and local inspection experience enhances a vast exposure of the built environment to the practice. Coupled with over 30 years of practical hands-on experience, it reinforces the firm's goal of providing Architectural unique spaces and structures through state-of-the-art 3-Dimensional Computer Technology coupled with quality design and construction.

The year 2012 brought new opportunity to the firm with its merger with former employer Collins & Kronstadt Architects. Mr. O'Neill brought not only his deep experience in most building types to a familiar firm specializing in Commercial Architecture, including Low- and High-Rise Multi-Family Housing, Mixed-Use Developments, Office Buildings, Commercial Space Planning & Design, but enriched the firm with his experience in Custom Single-Family Homes and Additions, along with a history of Religious, Historic and Educational Designs. Through the use of state-of-the-art computer-generated design and modeling, Collins & Kronstadt, O'Neill and Partners will continue to lead the industry in holistic custom Architectural Design, tailored to the Client, well into the future.

## **REPRESENTATIVE HIGH-RISE EXPERIENCE**

THE RENAISSANCE, Tysons Corner, Virginia

330 luxury apartments with social and recreational amenities; 12 stories; concrete flat-plate structure.

BALLSTON PLACE, PHASE I, Arlington, Virginia

10 stories, 139 units, concrete post-tensioned structure over a 2-level parking garage.

THE CHRISTOPHER, Bethesda, Maryland

13 stories over 3 levels of parking garage. Designed under Optional CBD zoning method.

THE WISCONSIN, Rockville, Maryland

203 luxury units, 18 stories attached to a 3-level underground parking structure, with adjacent sports center.

## **REPRESENTATIVE HISTORIC DESIGN EXPERIENCE**

MT. PLEASANT MANOR, Washington, D.C. - 2011

Adaptive reuse of an historic mansion and carriage house into 12 condominiums.

RESIDENCES AT ST. MONICA'S, Washington, D.C. - 2010

Award-winning adaptive reuse and preservation of an existing church into 11 condominiums.

MOUNT VERNON MANOR, Washington, D.C. - 2009

Adaptive reuse converting a 3-story row house into 10 condominiums.

THE NINES, Washington, D.C. - 2008

Mixed use, adaptive reuse, retail and residential conversion of an existing row house.

SENATORE RESIDENCE, Derwood, Maryland - 2010

Addition and interior remodeling and renewal of a 1900 single-family house on the National Historic Register.

HISTORIC BALLSTON PARK, Arlington, Virginia - 1989

Rehabilitation of 512 apartment units within Villages 8, 9, 10, 11, and 12.

RACHEL CARSON HOUSE, Silver Spring, Maryland - 1998

Renovation and modernization of the author's home.