

# 10th and V Streets Condominium

2105 10th Street, NW

Bonstra Haresign Architects PC

On the northeast corner of 10th and V Streets, a historic Gothic Revival style church will be restored and, with the planned new building adjacent to it, become a multi-family residence of 44 units.

The First African New Church, built in 1896 by Washington DC architect Paul Johann Pelz, will undergo a major renovation. Its masonry façade will be cleaned and repointed, the rear wall will be rebuilt, and windows will be returned to their original locations. Sections of the deteriorated floors, stairs, and roof will be replaced as needed, and new roof windows will allow light into the upper rooms. Restoration work will replace the slate roof, complete with copper trim and detailing. After the refurbishment is complete, the church will contain multiple residential units, including a penthouse with a private entrance.

The new structure will be built along the south face of the existing church. The planned construction reestablishes the church as an important part of the 10th Street frontage, as originally intended. Using the masonry height of the church tower as reference, the new six-story structure turns the corner and extends along V Street, its careful articulation of bays and setbacks complementing the proportions of the neighboring building. Bill Bonstra, AIA, Principal in Charge, notes, "We feel the current design relates strongly to the existing landmark church in terms of massing, materials, scale, and proportion; it does not rely on mimicry of the existing historic building, but is clearly a building that is sensitive to its surroundings and contributes to the urban fabric as 'a product of our time.'"

One-level underground parking is planned with the possibility of an additional level should subsurface conditions permit. Excavation below the church itself will be avoided or kept to a minimum due to its deteriorated state.

The project represents a true mingling of old and new, preservation and construction. Bonstra explains, "Our inclusive approach to working within the historic review and zoning process allowed us to obtain favorable support by listening and implementing suggestions by neighborhood and other groups." The two structures—the historic church and the modern condominiums—will complement each other, celebrating the evolution of design and of the neighborhood itself. — *Tabitha Kenlon*

## Look Familiar?

This church at 10th and V appeared before in *ARCHITECTUREDC* as the centerpiece of a different condominium project planned by Division 1 Architects. The Spring 2002 *Architecture Ahead* feature showed a futuristic, machine-like addition to the restored church.

What happened? The architects were co-developing the site with another developer, and the two parties couldn't agree. They sold the site, and Division 1 used their proceeds to buy two other nearby properties, which they are developing now. (One of these projects, the W Street Residence, was featured in last year's *Architecture Ahead* issue and nears completion.)

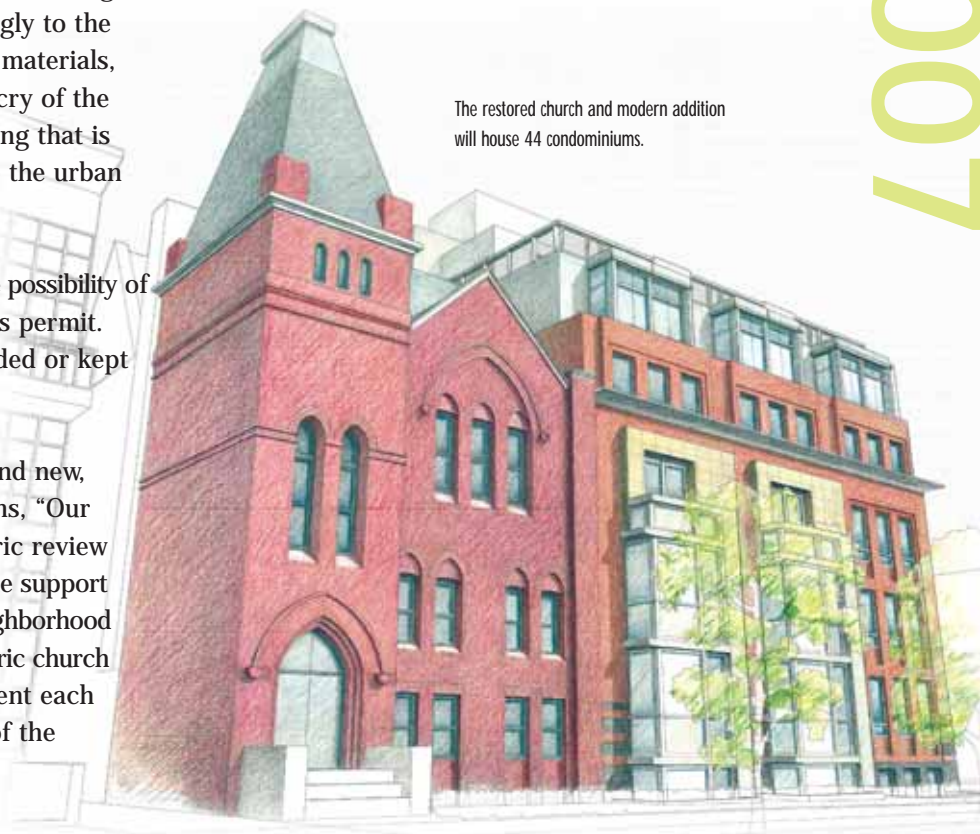
This isn't the first time that a project we've featured in our annual *Architecture Ahead* issue has changed, stalled, or been scrapped all together after publication. In some instances, a project's debut in *Architecture Ahead* may end up being its only public appearance—the sole opportunity for the architects to share the product of many hours of work and much creative energy.

So our *Architecture Ahead* issues come with a disclaimer: the road ahead may take unexpected turns.

-Editor



The restored church and modern addition will house 44 condominiums.



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