

WATERMARK AWARDS 2009: CALL FOR ENTRIES, SEE PAGE 110

WM. S. MARVIN HALL OF FAME

HOUSING'S MASTERS OF
DESIGN

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Builder

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OCTOBER 2008

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PARKER FLATS AT GAGE SCHOOL

WASHINGTON, D.C.

THIS 1904 BUILDING AND ITS 1907 ADDITION sat abandoned and derelict for 35 years until Bonstra/Haresign Architects transformed both volumes into urban-style condos.

Located in the LeDroit Park neighborhood of Washington, the Gage School is a Georgian Revival building that's one of 28 historic D.C. public schools from this era, notes architect David T. Haresign. It displays the city's typical school layout of a four-square classroom plan.

With approval from the Historic Preservation Review Board—this is Washington after all—the architects partially

replaced the wood framing and replaced or restored the standing seam and slate roofs, cornice, stair, wood windows and doors, and graffiti-tagged masonry. The firm's effort was as much about new design as it was about restoration, so it also widened the connection between the two wings, added new dormers, and replaced the mechanical exhaust cupola.

The result is a project featuring 92 loft-style units with 14-foot ceilings, 12-foot historically accurate windows, and hybrid contemporary-meets-classic interiors.—*N. F. Maynard*

Grand

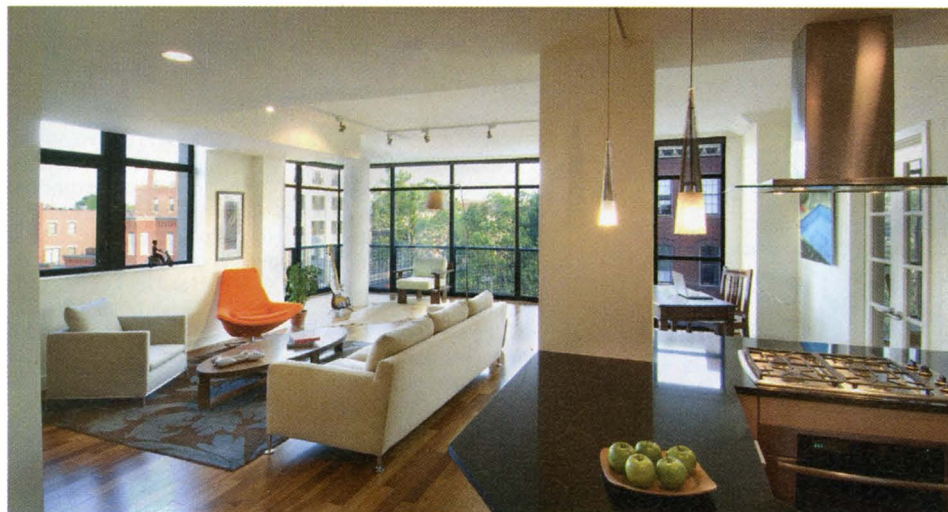
CATEGORY: Adaptive reuse
ENTRANT/ARCHITECT/LAND PLANNER/
INTERIOR DESIGNER: Bonstra/
Haresign Architects, Washington
BUILDER: James G. Davis Construc-
tion Corp., Rockville, Md.
DEVELOPER: Monument Realty (Urban
Realty Advisors), Washington
LANDSCAPE ARCHITECT: Slater &
Associates, Columbia, Md.

PHOTOS: ANICE HONCHLANDER

Q14 CONDOMINIUMS

Q14 CONDOMINIUMS HAS A DECIDEDLY modern mien, but it fits the scale and proportions of the commercial buildings on one adjacent street and the traditional row houses on another. Located along the rapidly changing 14th Street corridor in the nation's capital, the building consists of

two interlocking forms that pinwheel around a taller volume. Multilevel bays allow floor-to-ceiling glass, which brings maximum light to the open-plan, modern interiors. Each unit also offers much-appreciated private balconies with mahogany and steel trellises for shading.—N.F.M.



Merit

CATEGORY: Infill project involving a single housing type
ENTRANT/ARCHITECT/INTERIOR DESIGNER: Bonstra/Haresign ARCHITECTS, Washington
BUILDER: Monarc Construction, Falls Church, Va.
DEVELOPER: CRES, Washington

GILBERT COURT AT THE GREENE

THIS 135-UNIT BUILDING IS THE CROWN JEWEL in a larger plan to bring urban living to a rapidly growing county outside Dayton, Ohio. The building blends residential and retail space (on the first level) in a design that incorporates a concrete podium topped with wood-frame construction. With an eye toward flexibility, the architects inserted internal mechanical shafts through the residential units to allow for future restaurant locations within the retail spaces. Private themed courtyards on the ground floor offer outdoor spaces.—N.F.M. (see page 114)



Merit

CATEGORY: Mixed-use community
ENTRANT/DESIGN ARCHITECT: Torti Gallas and Partners, Silver Spring, Md.
ARCHITECT OF RECORD: Meacham and Apel Architects, Dublin, Ohio
BUILDER: Messer Construction Co., Dayton, Ohio
DEVELOPER: Steiner and Associates, Columbus, Ohio