

# Maple View Flats Restoration

## 2234 & 2238 MLK AVE SE

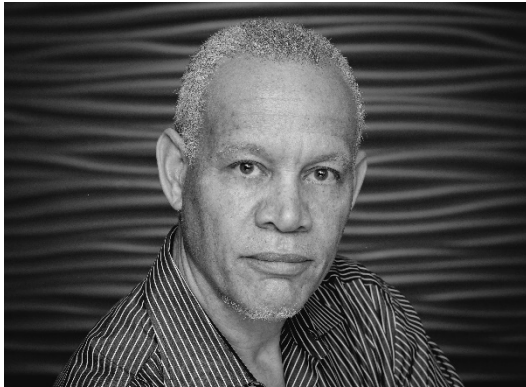


**R. McGhee & Associates**  
2031 Florida Ave NW  
3rd Floor  
Washington, DC 20009

**DC Dept. of Housing and Community Development**  
1800 Martin Luther King Ave SE  
Washington, DC 20020



**Community Presentation | January 25, 2017**



**Name: Ronnie McGhee, AIA, LEED, AP**

Mr. McGhee has over 30 years of professional practice in architecture including fifteen years as partner-in-charge of R. McGhee & Associates specializing in architecture, urban design, historic preservation, and adaptive reuse.

He has worked on numerous DC Landmark and US Park Service (USPS), National Register Listed properties, served on the DC Historic Preservation Review Board for six years and he is listed with both the DC Historic Preservation Review Branch and US Park Service as a Historic Architect.

Experience includes over 160 projects in the DC area including recent projects include schools, such as Hearst Elementary and Peabody Early Childhood Education Center, libraries, such as Tenley Library and Anacostia Library, and historic projects, such as Deal Middle School and the Links Foundation Headquarters, which is the first African American organization to achieve LEED Gold.

Mr. McGhee is a Howard University graduate in Architecture and completed three years in Anthropology at Northwestern University

# Design Narrative

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## Renovation of Historic Houses - Preliminary Scope of Work Proposed Restoration/Rehabilitation Work

### 2238

- Remove stucco and determine condition of original wood siding
- Repair or replace wood siding
- Remove existing front porch, and rebuild replica of original porch or in a compatible style (including custom millwork as needed)
- Replace all windows
- Repair/replace interior and exterior doors
- Replace roof
- Interior rehabilitation, retaining original trim and decorative woodwork as possible
- Rear addition to be added, using compatible materials
- All new plumbing, electrical, and mechanical systems
- New drywall
- New kitchen and baths
- Landscaping

### 2234

- Repair/replace exterior wood siding
- Rebuild front porch (including custom millwork as needed)
- Replace all windows
- Repair/replace interior and exterior doors
- Replace standing seam metal roof
- Interior rehab, retaining as much original wood trim and decorative woodwork as possible
- Rear addition to be added, using compatible materials
- All new plumbing, electrical, and mechanical systems
- New drywall
- New kitchen and baths
- Landscaping, to include a buffer between the house and the firehouse parking lot

# Design Narrative

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## **New Construction on (receiving) DGS Lot**

- Additional single family semi-detached homes to be compatible with the existing character of the Anacostia Historic District
  - 2 semi-detached houses + 1 detached house
  - 8' side yards
  - Same setback as adjacent houses
- DHCD will consult the newly created CHASE Pattern Book, Stakeholders and HPO in designing the houses

## **DHCD Capacity to Execute the Plan**

- DHCD has an existing working relationship, through two Memorandums of Understanding, with the DC Housing Authority for property maintenance and demolition/stabilization work.
- DHCD has issued a task order to DCHA, under our Demolition and Stabilization MOU, to initiate the permitting process for demolishing the temporary building on the DGS site and for DHCD to secure pre-development architectural services to further refine the site plan.
- DHCD/DCHA will execute a new MOU specifically for the renovation work proposed.
- DHCD has hired Preservation Architect, Ronnie McGhee, AIA, of R.McGhee & Associates.

## **DHCD Timeline**

- Demolition completed
- MOU for rehabilitation of historic houses in place by the time houses are relocated
- Rehabilitation work takes place concurrently with new construction on Big K site
- (Future) New houses will either be constructed by DHCD through DCHA or a Solicitation for Offers will be issued
- Estimated time frame: 12 – 18 months

## **Sequence of Work**

- a. Demolition/Raze of the existing temporary building at the W Street site and of the adjacent parking lot;
- b. Lots at the 1328 W Street site will be subdivided to accommodate the (2) relocated houses and the (3) new construction houses; DGS will transfer the lot to DHCD for development;
- c. Sites will undergo HAZMAT Phase One review and Geoarcheology Analysis (completed) and normal required DDOE/DCRA design review;
- d. RMc will work with DC HPO to provide a finalized conceptual design for the (3) new construction houses as approved for the site;
- e. RMc will oversee the exterior restoration and will design the interiors of the relocated houses to meet DCHD and HPO requirements for the site;

# Design Narrative

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- f. Stabilized houses will be moved by Chapman Development by a licensed, experienced house mover to the foundations designed by RMc. RMc will provide Construction Administration for the installation of the two relocated houses with a General Contractor selected by DHCD and DCHA;
2. Site design includes an alley configured to avoid new curb cuts in the historic district; Alley configured to accommodate a required minimum 32 foot separation from the firehouse driveway. Alley allows access to off-street parking and trash pickup consistent with the traditional urban design of the neighborhood.
3. Subdivision configuration allows the 3 new construction houses to have lot sizes and orientation consistent with the pattern book.
4. Relocated historic houses retain their relationship to the community and site, their integrity of lot size and scale in the proposed locations; The former 2234 MLK house, with its more extant character defining features will be sited on the side with a small hill similar to its original location and setting with wide side yards. The setback will align with the front façade of the rectory of the adjacent church.
5. The former 2238 MLK is more similar to the houses on V Street, hence its location there. Its setbacks and site orientation match the houses on W Street.
6. Relocated houses will be restored to their full stature as exhibited during their period of significance of the Anacostia Historic District;
7. Relocated houses will exist in a residential setting and begin life anew as single family residences – an approach consistent with the Secretary of Interior Standards;
8. 2234 House Restoration Activities Include:
  - Repair/replace exterior wood siding
  - Rebuild front porch (including custom millwork as needed)
  - Replace all windows
  - Repair/replace interior and exterior doors
  - Replace standing seam metal roof
  - Interior rehab, retaining as much original wood trim and decorative woodwork as possible
  - Rear addition to be added, using compatible materials
  - All new plumbing, electrical, and mechanical systems
  - New drywall
  - New kitchen and baths
  - Landscaping, to include a buffer between the house and the firehouse parking lot

# Design Narrative

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9. 2238 House Restoration activities include:

- Remove stucco and determine condition of original wood siding
- Repair or replace wood siding
- Remove existing front porch, and rebuild replica of original porch or in a compatible style (including custom millwork as needed)
- Replace all windows
- Repair/replace interior and exterior doors
- Replace roof
- Interior rehabilitation, retaining original trim and decorative woodwork as possible
- Rear addition to be added, using compatible materials
- All new plumbing, electrical, and mechanical systems
- New drywall
- New kitchen and baths
- Landscaping

10. New Construction Houses will infill and stabilize a block with fabric consistent with the period instead of potential non-historic “intrusions” or long term vacant lots. The three new houses will be designed and developed from the approved CHASE Neighborhood Pattern Book in coordination with the HPO. All houses will reflect the character defining features: porches, roof design, materiality, trim, fenestration, color and detail, that make up the houses in the AHD and indicted in the Pattern Book. Our design here indicates preliminary versions of the house concept designs to be developed.

**R. McGhee, AIA, LEED, AP, Principal, R. McGhee & Associates**

**1-25-17**



# EXISTING PHOTOS – 2234 MLK Ave SE

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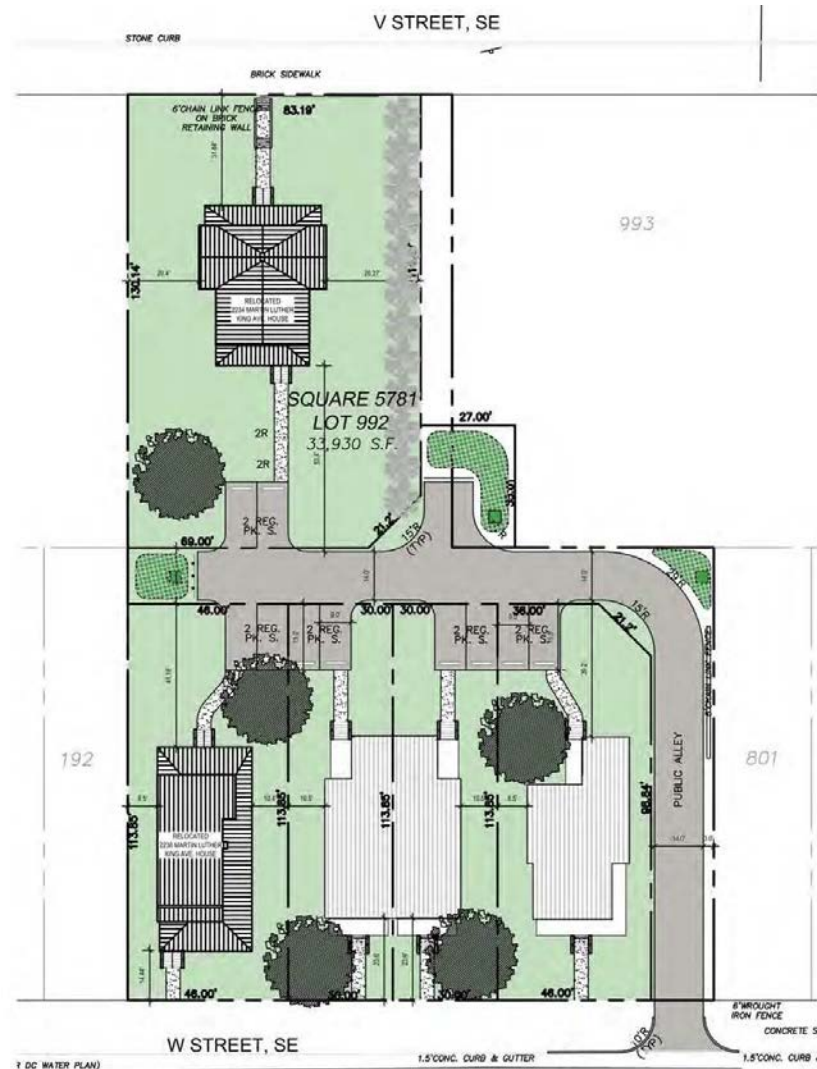
# EXISTING PHOTOS – 2238 MLK Ave SE

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# SITE PLAN –2234 & 2238 MLK Ave SE



# ELEVATIONS – 2234 MLK Ave SE – North Elevation



# ELEVATIONS – 2234 MLK Ave SE – South Elevation

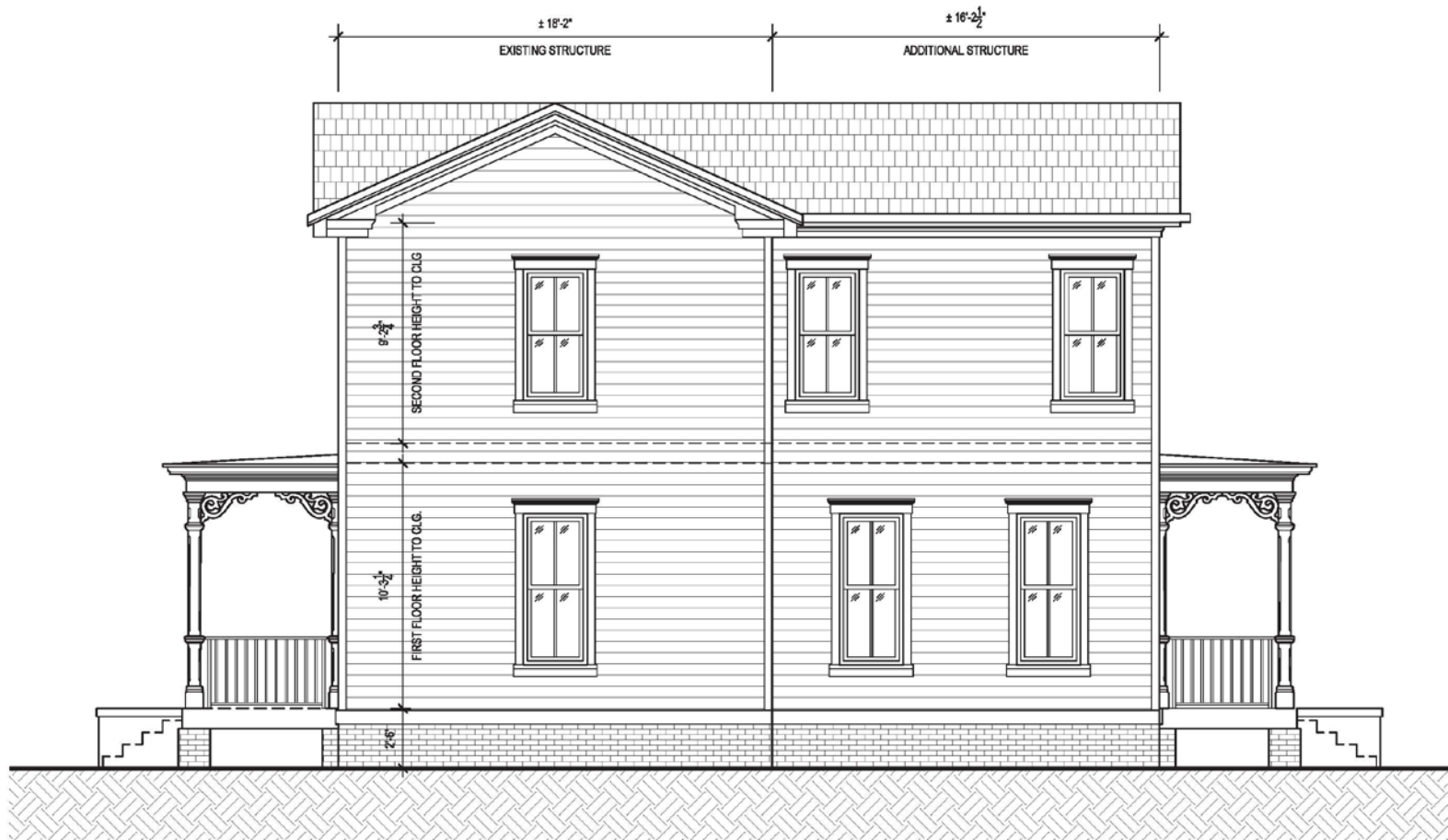


# ELEVATIONS – 2234 MLK Ave SE – East Elevation





# ELEVATIONS – 2234 MLK Ave SE – West Elevation

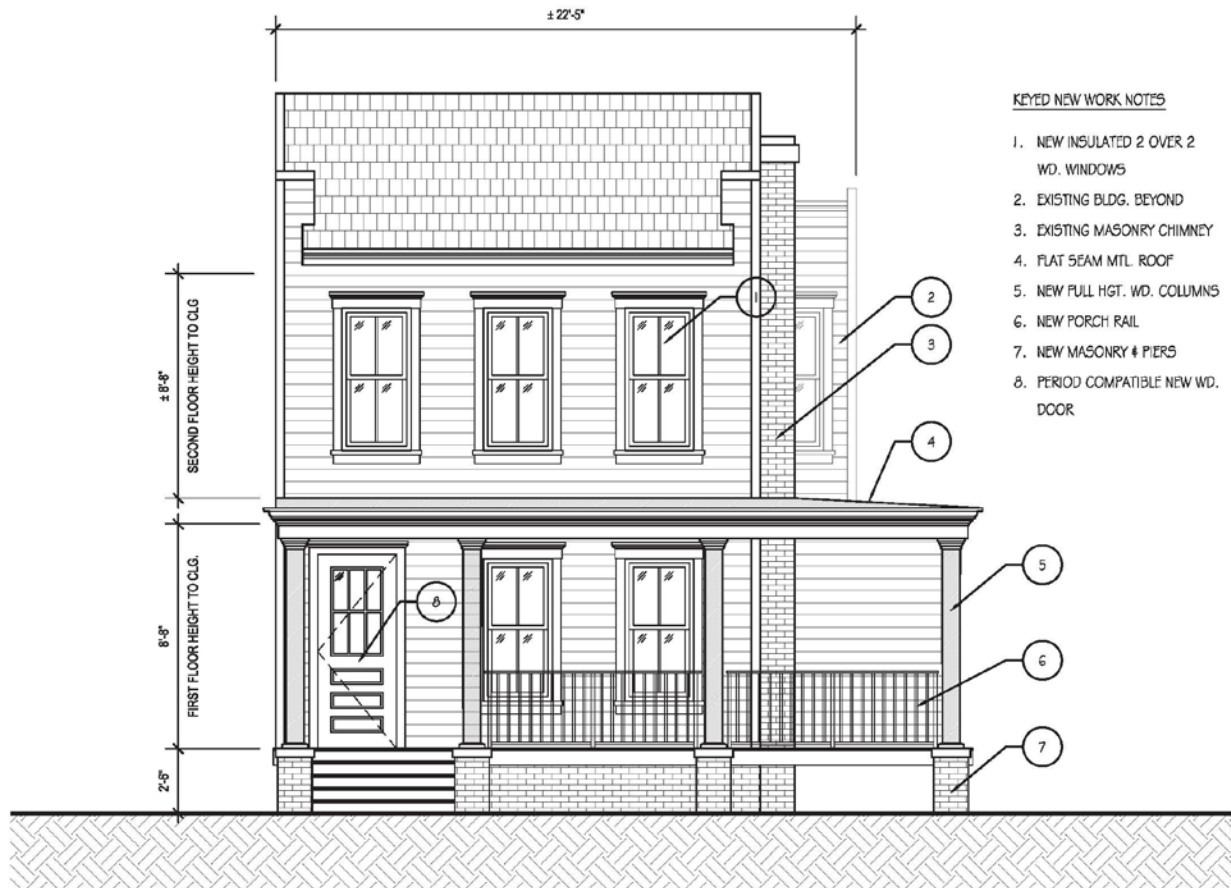


# ELEVATIONS – 2238 MLK Ave SE – North Elevation

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# ELEVATIONS – 2238 MLK Ave SE – South Elevation



# ELEVATIONS – 2238 MLK Ave SE – East Elevation

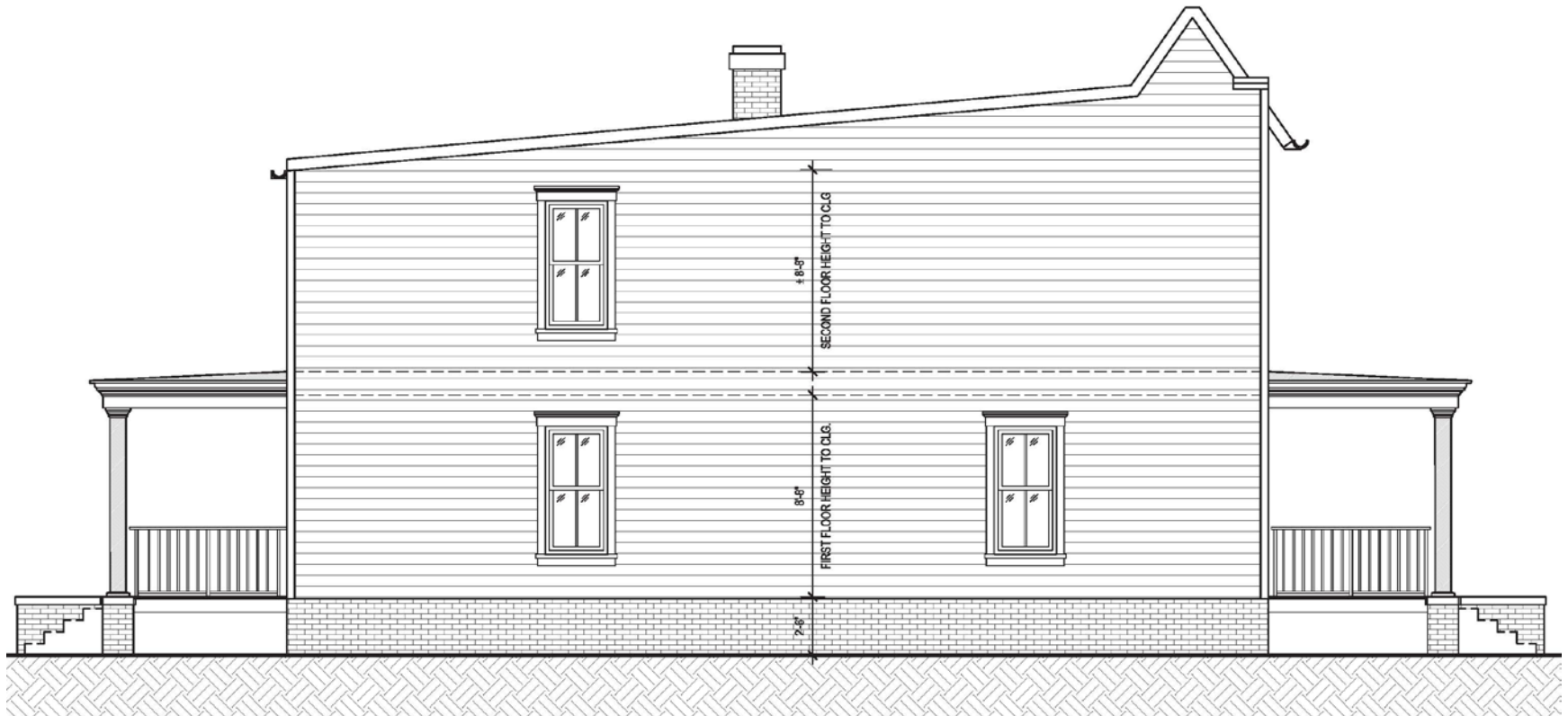
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# ELEVATIONS – 2238 MLK Ave SE – West Elevation

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# AREAS

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## Big-K Project – Building Areas

### **2234 Martin Luther King Junior Avenue:**

- Existing :        2 X 663 sq. ft. = 1326 sq. ft.
- Proposed :       2 X 1097 sq. ft. = 2194 sq. ft.

**New Site Lot Size at 1319 V St SE: 11,865 sq. ft.**

### **2238 Martin Luther King Junior Avenue:**

- Existing :        2 X 838 sq. ft. = 1676 sq. ft.
- Proposed :       893 sq. ft. + 838 sq. ft. = 1731 sq. ft.

**New Site Lot Size at 1328 W St SE: 21,840 sq. ft.**

# Building and Site Information

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**Building #1 at 1319 V St SE  
(Formerly 2234 Martin Luther King Jr Ave SE)  
Lot Number 0996 Square 5781  
Lot Size at 1319 V St SE: 11,865 sq. ft.**

**Building #2 at 1328 W St SE  
(Formerly 2238 Martin Luther King Jr Ave SE)  
Lot Number 0997 Square 5781  
Lot Size at 1328 W St SE: 21,840 sq. ft.**

# SCHEDULE



ARCHITECTURE ■ INTERIOR DESIGN ■ HISTORIC PRESERVATION

## Maple View Flats Schedule Revised 1-24-15

<u>PROPOSED PRELIMINARY SCHEDULE FOR MAPLE VIEW FLATS</u>		<u>PROPOSED DATE</u>
Archeology Site Work Complete	Completed 08/31/2015; Report to SPO-DCRA	
ANC/Public Coordination		Completed 11/03/2015
Public Space Approval		Completed 03/24/2016
Subdivision 2-Lot		Completed 06/30/2016
HPRB Filing Date	Completed 10/23/2015 (Final Plans Due: November 9)	
HPRB Hearing Date		Completed 11/19/2015
Foundation Permit Set Completed		Completed 07/12/2016
Final Construction DOCS Set + Addition		01/30/2017
Foundation Permit Received		Completed 01/12/2017
Chapman/Move GC Building Stabilization		Winter 2016/2017
Raze Permit Issued		Completed 04/22/2016
Building Permit Issued		April/May (date TBD) 2017
Bid Restoration Contract		01/30/2017
Begin House Restoration		May 2017 (Date TBD)
Complete House Restoration		Summer/Fall 2017