

Historic Preservation Plan



The “Big K” Site and Historic Anacostia

DHCD's Mission

- To create and preserve opportunities for affordable housing and economic development and to revitalize underserved communities in the District of Columbia.

- The “Big K” site was purchased in July 2010, with the intent of rehabilitating the properties and revitalizing this prominent site rather than seeing the historic buildings continue to be demolished by neglect.

What has been done so far:

- Termite abatement completed in all buildings on the entire site - November 2011;
- New roof coating on 2238 MLK - November 2011;
- Removal of some trees and vines in the rear of the entire site - November 2011;
- Clean-up of interior of 2252 MLK - November 2011; and
- Optira laser-scan drawings of 2228 and 2234 MLK - September 2011.

HISTORIC PRESERVATION PLAN

2252 MLK

- In relatively good condition and is also well secured.
- No further stabilization required .



2228 MLK

- DHCD has requested a raze permit.
- Imminent danger of collapse.



2228 MLK, cont'd

- DHCD will complete documentation of the building's historic features
 - rough measurements of the building's exterior
 - additional photos of significant architectural features
 - measurements and documentation of features
 - remove, catalogue, and store any significant architectural features that can be salvaged



2228 MLK, cont'd

- Future development on the site will require:
 - (1) integration of the salvaged materials into the new building,
 - (2) use of the salvaged materials to help replicate specific features, or
 - (3) development of a historically-compatible design.

2234 MLK

- A building permit was issued on December 19, 2011 for the stabilization work.



2234, cont'd

Scope of work :

- Temporary shoring and bracing, both interior and exterior;
- Mold remediation;
- Remove trash and other hazardous materials;
- Remove nests/pests;
- Remove collapsing rear addition and associated roof area
- Waterproof rear brick walls. Install drainage system;
- Re-pointing;
- Cover entire roof with shrink-wrap material;
- Remove bricks from one collapsed chimney; cover and secure second intact chimney;
- Remove front porch and associated porch structural members; label, document, and store in the Big K building, for future restoration (to be required as part of site development); OR stabilize the porch in place;
- Cover existing exterior doors and windows with new plywood;
- Cover holes in exterior siding, as needed, with plywood; and
- Remove or limb-up holly tree at rear of property.



2238 MLK

- Roof has been re-coated and bracing has been installed on the front porch



2238, cont'd

Additional stabilization work proposed for this property includes:

- Remove rear porch, and patch roof and walls, as needed, where portions of building have been exposed;
- Protect existing porch columns;
- Shrink-wrap front porch roof; and
- Remove all debris from basement entrances, and fully secure property.



Stabilization and Disposition Timeline

| | |
|--|-----------------------|
| <u>2234 MLK</u> | |
| Finalize scope of work | January 17, 2012 |
| Solicitation for contractors issued | February 15, 2012 |
| Contractor selected | March 15, 2012 |
| Construction start | March 20, 2012 |
| Construction completion | April 20, 2012 |
| <u>2228 MLK</u> | |
| Raze request approved (pending HPRB approval) | February 1, 2012 |
| Develop scope of work | February 1, 2012 |
| Permit obtained | March 1, 2012 |
| Solicitation for contractors issued | February 15, 2012 |
| Contractor selected | March 15, 2012 |
| Demolition completion | April 20, 2012 |
| <u>2238 MLK</u> | |
| Develop scope of work | February 1, 2012 |
| Permit obtained | March 1, 2012 |
| Solicitation for contractors issued | February 15, 2012 |
| Contractor selected | March 15, 2012 |
| Construction completion | April 20, 2012 |
| <u>Tentative Property Disposition for Entire Site</u> | |
| Solicitation for Offers issued | February / March 2012 |
| Offers received / SFO Closing | April / May 2012 |
| Developer selected | May / June 2012 |
| Property disposition Agreement Executed | June / July 2012 |

Properties currently owned by DHCD in the Anacostia Historic District

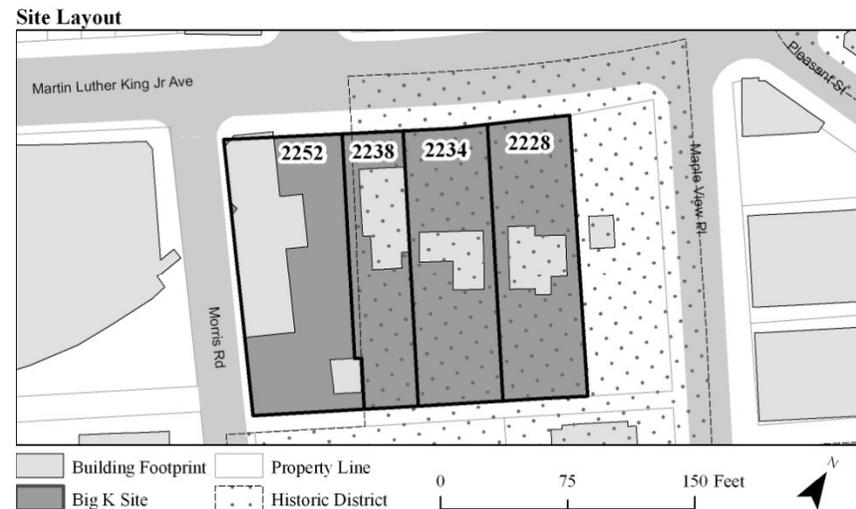
| <u>Address</u> | <u>Property Type</u> | <u>Status</u> |
|---|--|--|
| 1648 U Street | Vacant single-family building | Turnkey program, permitting underway |
| 1201 Good Hope Road, | Vacant lot | Available for disposition/site assembly underway; new public art site |
| 1203 Good Hope Road, | Vacant commercial building | Available for disposition/site assembly underway |
| 1700–1720 W Street | Vacant multi-family buildings | Property Disposition Agreement executed/extended through Jan. 31, 2012 |
| 1615 V Street | Vacant lot | Available for disposition |
| 1326 Valley Place | Vacant single-family building | Available for disposition |
| 2252, 2238, 2234, 2228 Martin Luther King Avenue | Multiple vacant commercial and single-family buildings | Undergoing stabilization; pending Winter 2012 disposition |

A more comprehensive approach...

FUTURE STRATEGY FOR HISTORIC ANACOSTIA

Ideas under consideration:

- Incorporate 2252 MLK (the former liquor store) into the Anacostia Historic District or simply treat as if it were designated;



- Adapt elements of the Turnkey program to Anacostia's Historic District so that the emphasis is on exterior improvements and repairs.
 - More appealing to potential homebuyers;
 - Remove blight from the historic district;
 - Interior improvements would be left up to the new homeowner;
 - DHCD could provide some additional technical assistance to the homeowner, using the University of the District of Columbia's Architectural Research Institute program ("ARI"), as it does currently with the Turnkey properties.
 - ARI could assist homeowners with drawing up interior rehab plans that meet the owners' budget restraints and monitoring the construction progress;
 - May also be possible to couple this approach with DHCD financing, such as the HPAP program or financing through the D.C. Housing Finance Agency;
 - The program would become a "signature" program for Historic Anacostia, to address the creation of homeownership opportunities, as well as addressing the blight in the historic district.

- Work with the Office of Planning to consolidate and coordinate various development plans and transportation investments in Anacostia's residential and commercial historic district.
 - Link and build off of existing land use and transportation plans
 - An updated plan could help inform DHCD's acquisition strategy.

- Develop a more strategic approach to acquiring properties in the historic district, which would include a pre-acquisition analysis to determine the scope of work to stabilize a building or increase its “curb appeal”.
 - Know, in advance, the challenges DHCD may face when acquiring a property in poor condition in the historic district.

- Work closely with the Historic Preservation Office to develop a “pattern” book for development of vacant lots.
 - The pattern book would suggest basic architectural styles that are representative of Anacostia’s Historic District. Developers of vacant lots would be required to build based on the pattern book options.
 - This would ensure that DHCD-owned property is compatible with the historic district, while still providing opportunities for affordable housing.

- Work collaboratively with the Historic Preservation Office and the Office of Planning to reinstate the Historic Homeowner Grant Program.
 - If funding becomes available again, the program could be possibly be folded in with or coordinated with DHCD's efforts in the Anacostia Historic District

- DHCD will incorporate language into the Disposition Agreement for commercial properties that will require that any proposed plans must include a preservation plan.

Next Steps

- Presentation of Preservation Plan to HPRB on 1/26/12

You may provide written comments up to February 17, 2012 at 12 noon to:

Denise Johnson

E-mail: Denisel.johnson@dc.gov

Or by mail:

D.C. Department of Housing and Community Development
Property Acquisition/Disposition Division
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Washington, D.C. 20020