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EXECUTIVE SUMMARY

The Architectural Research Institute (ARI) was founded in 1987 through an intercity collaboration between the District of Columbia Department of Housing and Community Development (DHCD) Homestead Preservation Program and the University of the District of Columbia. The collaboration between ARI and DHCD was, and still is, to provide comprehensive architectural services to allow for the reclamation of the city’s vacant, boarded and run down housing, in order to rehabilitate the properties so that they might be offered to low- and middle-income residents of the District of Columbia, thus giving these residents the opportunity of becoming homeowners.

Mr. Clarence W. Pearson, FAIA has been the director since the inception of ARI and is still providing leadership and vision for the future.

Although ARI’s primary client for the past twenty plus years has been the former Homestead Program, which is now PADD (Property Acquisition Disposition Division), the institute’s student’s also provide design and architecture services to other governmental agencies including the Department of Public and Assisted Housing and the District of Columbia Public Schools. Technical services are also provided to nonprofit organizations which have included Manna, the People’s Involvement Corporation and East of the river corporation (a complete list is enclosed).

Since its inception, ARI has provided architectural services on the renovation and rehabilitation of more than 514 homes and apartments at a cost of more than $70,000,000. As a result, these properties are once again part of the tax base for the city. Thousands of lives have been positively impacted by the services of ARI through its contract with DCHD and the PADD Program.

ARI, in partnership with the Architecture Program faculty, provides a means for students to become involved in critical design and construction issues confronting the city. In keeping with that tradition of land grant college’s services to its community, all of the teaching and research is within the framework of providing directions and solutions to problems, including low and moderate income housing, shelter for the homeless, homesteading opportunities, community and institutional facilities and many of the other physical components of neighborhood economic revitalization strategies. This provides students in the Architecture Program with the unique opportunity to incorporate exposure to actual community projects during their education and to have hands on experience in a wide cross section of activities associated with the practice of architecture such as: field documentation, specification writing, interaction with other professionals, and client contact through project administration.
## MOU Grants with The Architectural Research Institute

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<td>$149,644.00</td>
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**Total** | $2,197,303.00 | $10,979,396.00
The University of the District of Columbia, as the nation’s only Urban Land Grant University, has the opportunity to promote this land grant designation within the city through its joint ventures with other local government agencies. ARI has contributed its architectural services to projects in all wards of the city. These projects include all areas of the built environment within the District of Columbia and it enables the city to become a “working model” in which students of the university are able to confront (and find solutions too) the many issues that impact our urban environment.
ARI, which is the clinical arm of the architecture program at the University of the District of Columbia, provides services that include:

- analyzing existing buildings to determine the feasibility of rehabilitation
- documenting the condition of the existing structures
- preparing schematic designs
- preparing construction documents
- obtaining construction building permits
- reviewing construction proposals
- weekly monitoring of construction process until final completion.

Training sessions are provided to the residents of the District of Columbia who are participants in the PADD Program.

The following are a few examples of completed projects and current projects under construction.
# Property Acquisition and Disposition Program

## Projects Performed by A.R.I. During 2010-2011

<table>
<thead>
<tr>
<th>Ward 1 Address</th>
<th>Ward 5 Address</th>
<th>Ward 6 Address</th>
<th>Ward 7 Address</th>
<th>Ward 8 Address</th>
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<td>Ward 6 Address</td>
<td>Ward 7 Address</td>
<td>Ward 8 Address</td>
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<td>2321 High Street SE</td>
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<td>501 Rhode Island Ave. NW</td>
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<td>1868 Corcoran Street NE</td>
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<td>1108 Good Hope Road SE</td>
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</tbody>
</table>
234 V Street, NE
TWO STORY ROW HOUSE WITH BASEMENT

BEFORE

AFTER

510 NEWTON PLACE, NW
TWO STORY ROW HOUSE WITH BASEMENT

BEFORE

AFTER
1940 Capital Street, NE
TWO STORY ROW HOUSE WITH BASEMENT

BEFORE

AFTER

1948 Capital Street, NE
TWO STORY ROW HOUSE WITH BASEMENT

BEFORE

AFTER
514 3rd Street, NE
Two Story Row House with Basement

BEFORE

AFTER

INTERIOR

917 T Street, NW
Two Story Row House with Basement

BEFORE

AFTER

INTERIOR
1444 Fairmont Street, STREET, NW
THREE STORY ROW HOUSE WITH BASEMENT

BEFORE

AFTER

1819 H Street, STREET, NE
FOUR UNIT APARTMENT BUILDING

BEFORE

AFTER
3620 ROCK CREEK CHURCH ROAD, NW
3-STORY ROW HOUSE WITH BASEMENT

BEFORE

AFTER

FIRST PLATINUM LEED RESIDENTIAL HOUSE IN D.C.

COMPUTER GENERATED RENDERING OF THE HOME
1833 KENDALL STREET, NE
TWO STORY SINGLE FAMILY DWELLING

BEFORE

AFTER

1828 KENDALL STREET, NE
TWO STORY SINGLE FAMILY DWELLING

BEFORE

AFTER
1835 CAPITOL AVENUE, NE
TWO STORY DWELLING UNIT

1845, 1847, 1849 KENDALL STREET, NE
THREE STORY DWELLING UNIT

1868 CORCORAN STREET, NE
TWO STORY DWELLING UNIT
SINGLE-FAMILY REHABILITATION PROGRAM

Rehabilitation Program
ARI provided scopes of work, construction costs estimates and construction documents for the Single Family Residential Rehabilitation Program (SFRRP). The program provides loans and grants with a possible maximum usage of up to $75,000 to upgrade home repairs to minimum building property standards. The funds assist households finance home repairs that will address DC building code violations, threats to health and safety, roof repairs or replacement, and installation or retrofitting of accessible plumbing fixtures and appliances to assist with means of egress through house.

Roof Repair Program
This Program is part of the SFRRP and provides grant of up to $15,000 to replace the roof. This grant pays for exterior roofing and gutter work only.

Handicap Accessibility Improvement Program (HAIP)
This Program is part of the SFRRP and provides a grant of up to $30,000 for improvements needed to remove physical barriers within a home for persons with mobility or other physical impairments.

The following are a few examples of completed projects.
# Single-Family Rehabilitation Program

## Projects Performed by A.R.I. During 2011-2012

<table>
<thead>
<tr>
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<th>Ward 6 Address</th>
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<td>1345 Perry Place NW</td>
<td>515 Kentucky Ave SE</td>
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<td>3320 New Hampshire Ave NW</td>
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<tr>
<td>1475 Park Rd NW</td>
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</table>

<table>
<thead>
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<th>Ward 7 Address</th>
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<tbody>
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<td>4007 5th Street NW</td>
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<td>4126 13th Street NW</td>
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<tr>
<td>1928 6th Street NW</td>
<td>2920 W Street SE</td>
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<table>
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<th>Ward 5 Address</th>
<th>Ward 8 Address</th>
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<td>3905 22nd Street NE</td>
<td>2413 18th Street SE</td>
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<tr>
<td>1947 H Street NE</td>
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<td>1205 Kearny Street NE</td>
<td>1313 Richie Place SE</td>
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<td>29 Todd Place NE</td>
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<td>2114 4th Street NE</td>
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</tr>
<tr>
<td>1915 Bennet Place NE</td>
<td>2319 High Street SE</td>
</tr>
</tbody>
</table>
5414 7th STREET, N.W.

5414 7th Street is a single-family dwelling, 2 story brick row-house with basement. The structure consisting of the following: 3 bedrooms, 1 bathroom, living room and dining room. Single Family is responsible for the upgrade of this habitat with renovation of the basement area including new interior and exterior doors and new windows.

3043 N STREET, S.E.

3043 N Street is a split-level detached single family dwelling. The property will undergo an exterior site alteration to include the repair of a new retaining wall and installation of a new 5” reinforced concrete slab patio at the rear.

2303 16th STREET, S.E.

14 Gallatin Street is a single-family dwelling, 2 story brick row-house with a basement. Single Family is responsible for the alteration of the rear yard to alleviate excess storm water runoff entering into the house by installing a catch basin, french drain and drywell. The work also included a total kitchen rehabilitation and electrical upgrades which included a new panel 150 amp panel box and hard-wired smoke detectors.
COMMUNITY OUTREACH
AND PARTNERSHIP DEVELOPMENT

ARI has provided technical services to many community organizations that needed a helping hand in getting started on their dreams for making a positive impact on their surrounding neighborhoods. The staff of ARI has also participated in programs that teach students in the city’s public school system. One current project is working with the students at Woodrow Wilson Senior High School. ARI has also provided technical services to the University of the District of Columbia on an ongoing basis for many years. The following are a few examples of completed projects.
1701 38th Street is a single-family dwelling, 2 story brick row-house with basement. The structure consists of the following: 3 bedrooms, 2 bathroom, living room and dining room. Single Family is responsible for the upgrade of this habitat with the installation of ADA compliant bathroom appliances, removal of existing rear fence and basement windows. Each violation will be replaced with new in the same location with proper architectural standards and code compliance.

1402 Montello Avenue is a single-family dwelling, 2 story brick row-house with basement. The structure consists of the following: 3 bedrooms, 2 bathroom, living room and dining room. Single Family is responsible for the upgrade of this habitat with electrical upgrade (to include smoke detectors), plumbing upgrade, the installation of wall and base kitchen cabinets (interior), new powder room, drywall repairs, interior and exterior doors.

1701 38th STREET, S.E.

1402 MONTELLO AVENUE, N.E.
**SOLAR DECATHLON**

Purpose of the Solar Decathlon:
• Educates student participants and the public about the many cost-saving opportunities presented by clean-energy products
• Demonstrates to the public the opportunities presented by cost-effective houses that combine energy-efficient construction and appliances with renewable energy systems that are available today
• Provides participating students with unique training that prepares them to enter our nation’s clean-energy workforce.

**GAULT PLACE**

The Solar Decathlon Project is now being developed in the District and monitored by the ARI.

**EMPOWER HOUSE**

Empower House is designed to accommodate the future lifestyle goals of a Habitat for Humanity family with an annual income of about $50,000. Hence the design of a well insulated structure that uses natural sunlight and air flow to help maintain comfortable interior temp. throughout the year. Benefits include savings of 85% - 90% on energy bills compared to the average homes, improved air quality, high quality construction, and added home value.
In preparation for the Smithsonian Folklife Festival program, Campus and Community Public and Land-grant Universities and the USDA at 150, a team of U.S. Department of Agriculture staff and volunteers, along with volunteers from the University of the District of Columbia and the Folklife Festival technical crew, are building a People’s Garden that includes a shed with a living roof. Join us for the Festival, June 27–July 1 and July 4–8! Meanwhile, visit the USDA Headquarters People’s Garden across the street on the corner of 12th Street and Jefferson Drive SW.
Members of the ARI team conducted a four (4) day (3 hour per day) training seminar on Blueprint Reading as part of a two (2) week pre-apprenticeship program offered by the Washington DC Department of Transportation (DDOT), the DC Department of Employment Services (DOES), and the American Road and Transportation Builders Associations (ARTBA) to assist minorities and disadvantaged workers in the heavy and highway construction industry. The first session was held on November 11, 2010, and continued through November 19th, at the DOES office located at 609 H Street, NE. ARI worked directly with Bradley Sant, Vice President, of Safety and Education at ARTBA, and staff engineer Omar Lopez. Each class contained the top 28 enrolled students of the program. The classes contained lectures, group discussions, and on-hand training on how to read blueprints, with a primary focus on the architectural, civil, and road trades. Sessions range from reading architectural & engineering scales to understanding the construction documents arrangement. The success of the seminars has encouraged an annual invite to future Highway Construction and Roadway Safety programs.
The Historic St. Paul Community Church, was built in 1893 on a site founded by freed slaves. Known as Sugarland Forest, the site in Poolesville, Maryland was a thriving, self-sufficient black community with the church as its pulse. The Community Hall served as a multi-purpose supplemental structure, however it has since been demolished. The project represents the efforts of the patriarchs’ descendants to replace the Community Hall and continue documenting and preserving their history.
The Architectural Research Institute has been awarded several contracts to provide the University of the District of Columbia with architectural and technical support on a variety of campus projects for the academic year 2010-2011. The University has provided the ARI with an opportunity to assist the university by providing a number of different services. Clarence W. Pearson, FAIA and staff members of ARI, have worked with campus services in all aspects of project activities including meetings with contractors, architects and OPM regarding a variety of projects. The following represent examples of proposed projects and current projects under construction.
The renovation and retrofitting of the UDC coffee shop, building 41, level A, including facility improvements. UDC students will come to the coffee shop to gather, socialize, hear news of the day, and discuss ideas. This area will create a new atmosphere ideal for conversation. Students will come to the coffee shop to connect with other students, have some social stimulation, and get new food for thought. All of these things are valuable for students’ wellness.
A partial model of the university site was made to be used for students in the studio classes. Students in the last studio class could use this partial model to place their buildings and communicate their design ideas.
This new facility will provide the opportunity for research collaboration, a working demonstration site and renewed focus to expand the opportunities and use of the Muirkirk Research Farm.
UNIVERSITY GRAPHICS AND POSTER REPRODUCTION
AFFILIATED
NON-PROFIT ORGANIZATIONS

• Anacostia Economic Development Corporation
• Arch Training Center Inc.
• The Brandywine Street Association
• Manna
• Marshall Heights CDC
• MI CASA
• Peoples Involvement Corporation (PIC)
• Darnell Childs
• Habitat for Humanity
• Monseñor Oscar A Romero Cooperative/CARECEN
• Sergeant Memorial Presbyterian Church
• Cardozo Community Cooperative Association
• Brookstowne Community Development
AFFILIATED
DC CONTRACTORS

- 1335 R ST, LLC
- 1444 Fairmont Partners, LLC
- 1713 New Jersey Avenue, LLC
- 475 Florida Ave, LLC
- 4924 Nash Street, LLC
- Ahmet Baspehlivan Abdullah Yildirim
- Betty & Associates PLLC
- Builders & Brokers
- C2 Development, LLC
- Cardozo comm. Coop/Manna
- Castle Development Consys, Inc
- DC General Construction
- DC Habitat For Humanity
- DC Students Construction Trades Foundation
- Designed Services, Inc
- Dilargachew EDC
- Empower House (Solar Decathlon)
- John M. Hagar Kahssaye Tekle
- Keystone Plus Construction Corp
- Lawai Abulganiyu
- Manna, Inc. Mi Casa Inc
- Michael John Michelle Robinson
- MissionFirst Development
- Mt. Vernon Estates LLC Collins Development
- Negesti Tekle
- Neighborhood Development Company
- Paramount Development LLC
- Reza Fathi Sharbari
- Sakkar Siyamak Sadeghi
- United General Contractors