
2011 RUDY BRUNER AWARD PROJECT DATA



PROJECT DATA

Please answer questions in space provided. Answers to all questions should be typed or written directly on the forms. If the forms are not used and answers are typed on a separate page, each answer must be preceded by the question to which it responds, and the length of each answer should be limited to the area provided on the original form.

NOTE: This sheet and a selected image will be sent to the Committee in advance.

Project Name Congo Street Initiative Location Dallas, TX
Owner Congo Street Residents
Project Use(s) Residential
Project Size Residential street Total Development Cost \$600,000
Annual Operating Budget (if appropriate) _____
Date Initiated April 2008 Percent Completed by December 1, 2010 70%
Project Completion Date (if appropriate) Fall 2011
Attach, if you wish, a list of relevant project dates _____

Application submitted by:

Name Brent Brown Title Executive Director
Organization buildingcommunityWORKSHOP (bcWORKSHOP)
Address 2814 Main Street, Suite 102 City/State/Zip Dallas, TX 75226
Telephone (214) 252-2900 Fax (214) 594-7019
E-mail brent@bcworkshop.org Weekend Contact Number (for notification): 214.213.7887

Perspective Sheets:

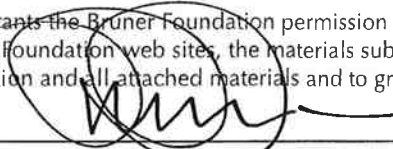
Organization	Name	Telephone/e-mail
Public Agencies	<u>City of Dallas - Miguel Serrano, Inspections Manager - miguel.serrano@dallascityhall.com</u>	
Architect/Designer	<u>bcWORKSHOP - Benje Feehan, Project Manager - benje@bcworkshop.org</u>	
Developer	<u>bcWORKSHOP - Benje Feehan - benje@bcworkshop.org</u>	
Professional Consultant	<u>Beaudette Construction Services - Joseph Beaudette - joe@beaucs.com</u>	
Community Group	<u>Congo Street - Ella Mae Garrett, Resident - 214.554.6116</u> <u>Congo Street - Christine Garrett, Resident - 214.554.6116</u>	
Other	<u>Student Volunteer - Sarah Hamzeh - shamzeh@gmail.com</u>	

Please indicate how you learned of the *Rudy Bruner Award for Urban Excellence*. (Check all that apply).

- Direct Mailing Magazine Announcement Previous Selection Committee member Other (please specify)
 Professional Organization Previous RBA entrant Online Notice
 Bruner/Loeb Forum

The undersigned grants the Bruner Foundation permission to use, reproduce, or make available for reproduction or use by others, and to post on the Bruner Foundation web sites, the materials submitted. The applicant warrants that the applicant has full power and authority to submit the application and all attached materials and to grant these rights and permissions.

Signature



Date

12.10.2010

2011
RUDY BRUNER AWARD
PROJECT
AT-A-GLANCE



PROJECT AT-A-GLANCE

Please answer questions in space provided. Answers to all questions should be typed or written directly on the forms. If the forms are not used and answers are typed on a separate page, each answer must be preceded by the question to which it responds, and the length of each answer should be limited to the area provided on the original form.

NOTE: This sheet and a selected image will be sent to the Committee in advance.

Project Name _____

Address _____

City/State/ZIP _____

1. Give a brief overview of the project.

2. Why does the project merit the *Rudy Bruner Award for Urban Excellence*? (You may wish to consider such factors as: effect on the urban environment; innovative or unique approaches to any aspect of project development; new and creative approaches to urban issues; design quality.)

2011 RUDY BRUNER AWARD PROJECT DESCRIPTION



PROJECT DESCRIPTION

Please answer questions in space provided. Answers to all questions should be typed or written directly on the forms. If the forms are not used and answers are typed on a separate page, each answer must be preceded by the question to which it responds, and the length of each answer should be limited to the area provided on the original form.

1. Describe the underlying values and goals of the project. What, if any, significant trade-offs were required to implement the project?

2. Briefly describe the project's urban context. How has the project impacted the local community? Who does the project serve? How many people are served by the project?

2011 RUDY BRUNER AWARD AWARD USE



AWARD USE

Please answer questions in space provided. Answers to all questions should be typed or written directly on the forms. If the forms are not used and answers are typed on a separate page, each answer must be preceded by the question to which it responds, and the length of each answer should be limited to the area provided.

Please separate this page from the rest of the application. Award Use should be submitted in a sealed envelope along with the application materials. It will not be used in judging entries or be seen by members of the Selection Committee.

Please describe how *Award* monies will be used to benefit the project. (The *Award* check will be made out to the Applicant unless otherwise specified.)

** This statement should be signed by the applicant. Photocopies or facsimile copies of the statement with original signature is acceptable. Award Use statement should be submitted in a sealed envelope along with the application materials.

Name and Title

Date

Congo Street Initiative Important Dates

Rudy Bruner Award - Project Data Attachment

Completion Dates

Holding House [4537 Congo St]	September 2008
Frankie Boulden's Home [4529 Congo St]	February 2008
Vernessia Garrett's Home [4523 Congo St]	May 2009
Pat & Earnest Garrett's Home [4525 Congo St]	September 2009
Fred Bowie's Home [4539 Congo St]	March 2009
Ella Garrett's Home [4533 Congo St]	September 2010

Congo Street Initiative

(Home renovations & Green Street)

November 2011



CITY OF DALLAS

SUBJECT Perspective on Congo St.

I observed the Congo St. Project from the start of formation of its first dwelling to the conclusion of it's the last residence. This economically disadvantaged area of the City was physically and spiritually transformed through the collaborate efforts of many involved. The persona of this very small community evolved with every nail and stick of lumber that was erected. The sad skepticism on every face that first day I went was redesigned to warm smiles of trust and gratefulness. The community as a whole was brought together through this project and the efforts put forth by bcWORKSHOP.

It was interesting to watch the modernization of this community. The old dilapidated structures were salvaged as the material permitted and were reclaimed for the use of the new dwelling. Engineering project design was considered in the use of lumber to eliminate waste. Reclaimed materials from other sites were incorporated into each project to reduce the carbon footprint. The evolution of each project was diverse in design with the common scheme of energy conservation and homeowner comfort. The innovative use of ordinary materials that spanned beyond typical construction made me rethink of the use and the applications possible with a limited budget. Throughout the construction process, there was a constant idea of energy conservation that emanated from the application of resources in every aspect of construction. Watching as green building practices were encompassing every facet of construction from its design only made every visit more the alluring.

The re-development of this small community made huge changes to the way I think about reconstruction and the use of common materials towards energy conservation, green building and the thought of reducing the construction carbon footprint that is left behind.

Sincerely;

Miguel Serrano, Inspections Manager
Housing Repair Program
City of Dallas
1500 Marilla St,
Dallas, TX 75201
214.670.4776
miguel.serrano@dallascityhall.com

My experience with bcWORKSHOP began when I was a student at the University of Texas at Arlington's School of Architecture. I had several classmates that took Brent Brown's design-build studio and each one talked so highly of the program, peaking my interest to enroll in the class. After going through an interview process, I was finally allowed to take the class the following semester, but I was still a little unaware of the impact of this studio. I decided to dedicate my winter break to volunteer and gain some bearing on what to expect the following semester.

I had never been to East Dallas before that first day I decided to go to work on Congo Street. The first time I stepped on that street, the only visible improvements on the street were the Holding House and the half-completed Frankie's House. In the beginning, I remember thinking to myself that maybe I had made a mistake coming out and working alongside strangers on a decaying residential street. Those feelings quickly disappeared as I came out more everyday and became acquainted with the residents of Congo Street. That's when I realized just how unique this project was because it brought me in to work with the Garrett's who quickly became my second family.

During my time volunteering over winter break, I was in charge of organizing volunteers and working on the construction of Frankie's House. As a student the following semester, I was more submersed into the entire process starting from client consultations and ending in construction. Brent afforded us the opportunity to learn about architecture in the professional setting which is something that is so rarely achieved while students are still in school. I still apply everything I learned in bcWORKSHOP to my professional life now, and that includes the notion that architecture and design are not just for those that can afford it – contrary to the popular belief held among many design professionals.

After spending the semester working on several smaller projects, we were afforded the opportunity to design a house on the street. That following summer, I was hired to help build the home by bcWORKSHOP in association with the AmeriCorps VISTA program. At this point, I was fully immersed in the design-build process, learning everything from design schematics, building code, permitting, and the construction of our design. The program made my design work stronger because it gave me the understanding of how things are put together and what can actually be built as opposed to designing without any knowledge of the process.

Working bcWORKSHOP has inspired me to get more involved in creating social change in my community. I am in the process of creating my own non-profit that is an after school program dedicated to teaching elementary-age children about architecture and design. bcWORKSHOP has been invaluable to the development as both a source of advice and networking. The connections and the friendships I have formed through my time there will undoubtedly last and be an advantage in my professional and personal life.

Sincerely,

Sarah Hamzeh

bcWORKSHOP and Congo Street

Working as a consultant to several non-profit, affordable housing builders, I knew of the Congo Street project before the first dirt flew. As a person who has been in the construction business for over 40 years, and who has participated at every level, from laborer to project manager, there were several aspects of the project as it developed that were, if not totally unique, at least seldom found.

The first and most obvious was the physical aspect of the site before any construction was begun. A block of old, small residences, separated by a street hardly wider than an alley, it was unlike anything I had seen in the City of Dallas, even in the lower income neighborhood of which it is a part. At the same time, there was an obvious sense of neighborhood in the residents of the street, especially those who owned their own homes. The challenge was how to preserve the scale and intimacy of the street while at the same time providing an affordable, low maintenance product for the residents.

That points to a second aspect of the Congo Street project that was apparent. The existing residents of the street were considered from the start as the clients. They were consulted about design; they were provided a way to stay on the block (the concept of the transitional house) while renovation or rebuilding of their habitat was accomplished. This idea of early and continuous inclusion of the residents of a neighborhood in issues dealing with a planned project, such as the design, seems to be a hallmark of bcWORKSHOP's methodology that I have observed on several of their projects (Dolphin Heights as another example). This effort to include neighborhood participation extended to the labor force used in constructing the projects, as residents, and men and women who were the children of residents, participated in everything from feeding workers to doing the actual construction work.

Perhaps the most striking aspect of the bcWORKSHOP effort on Congo Street was their devotion to having as little impact on the environment as possible. Some examples I personally observed included: Demo'd materials from a structure that was being rebuilt had nails pulled, materials were stacked and were later used for the construction of new structures, including exterior siding and framing materials. Demo'd materials that could not be reused were "mulched" and spread on the site for ground cover. These are but two examples of many in a concerted effort to deal with environmental sustainability issues while assuring that the project provided a comfortable and low maintenance habitat for the inhabitants.

Finally, I really enjoyed the spirit of the bcWORKSHOP effort. Because of its inclusion, along with core staff, of recent architectural graduates/Americorp

interns in both the building and design process, it was constantly able to project the atmosphere of "why not" when confronting the issues that are inevitable to the construction process. This came across most strikingly in the design of several of the projects, but as well in the method in which those designs were constructed. It was not enough to say "this is the way it is always done" when a better, more environmentally friendly alternative was put forward. The energy of both the core and intern group at bcWORKSHOP was dedicated to providing solutions that, if not proven by long experience, set examples of what is possible for future projects.

All in all, I see the Congo Street project as a major inner-city success story. The street does not look exactly the same; some of the new designs are far from the main stream on any block. At the same time, the atmosphere has been preserved, largely due to the concerted effort to keep the same residents on the street and to include them in the process. The result is, they are living in thoroughly modern, green, easy to maintain, environmentally friendly, energy efficient structures. You would have to classify that as a success by anybody's standards.

A handwritten signature in cursive script, appearing to read "April Bennett". The signature is written in dark ink and is positioned below the main body of text.

THE MEADOWS FOUNDATION

WILSON HISTORIC DISTRICT

3003 Swiss Avenue
Dallas, Texas 75204-6049
www.mfi.org

Bruce H. Esterline
Vice President for Grants

214-826-9431
FAX 214-827-7042
Toll Free 800-826-9431

December 9, 2010

The Congo Street Initiative was not selected for support by the Meadows Foundation solely for its intentions to revitalize a small community. We view it as an innovative effort to enrich the quality of life for a multigenerational community through a highly interactive partnership with the residents in a neighborhood that had been neglected for decades. We believe that the direct and ongoing involvement of Congo Street residents in such an undertaking is critical in demonstrating a sustainable model for developing affordable housing in the future.

The Meadows Foundation has been active in supporting affordable housing in Dallas for many years. But we saw in the Congo Project a way to reframe the meaning of affordable housing. The project demonstrated that affordable homes do not need to be restrained with few design choices and lack features that poorly reflect consideration for the environment. As demonstrated through the new Congo Street homes, the perpetual need for affordable housing throughout our city and nation has the ability to be alleviated with a more desirable and evolved solution.

Another unique feature was the simple solution of bringing a Holding House into a neighborhood which introduces a piece missing in many new development projects as a method to maintain the social structure of a community undergoing stabilization or revitalization.

Finally, we were very impressed with their efforts to create housing that incorporated environmental sustainability while still assuring low maintenance costs for residents.

As a funder, the Congo Street project has introduced and informed us to the importance of incorporating key components to ensure successful community development outcomes. We now have a model against which we can evaluate other affordable housing projects. Our involvement in this project has made us better grantmakers.



I spent two and a half years on Congo working as project manager on behalf of the bcWORKSHOP. From its inception the project focused on respect, humility, and a conscious intention to understand the lives of our clients. I feel honored to have shared this time with the residents of Congo St. It has enriched my life by extending my sphere of understanding.

I look at design as a tool to say something, an opportunity to tell a story or to help somebody else tell theirs. I was blessed to be part of the initial group that established relationships with the residence and the trust required to see a project like this through. I recall my first visit to the street and remember the feeling of walking down the narrow corridor of small homes and open porches. The people who lived there seemed cautiously inviting while the overwhelming sense of ownership and community was energized and inspiring.

Our first community meeting took place on Congo in Ms Ella's side yard. It became the foundation for the extensive dialogue that insured every voice was heard. We discussed how together we could address the structural deficiencies of the houses while maintaining the sense of home and community that was so essential to those who lived on the street.

Pushing the notion of design, environmentally and socially responsible practices went hand in hand with homeowner relationships and our desire to engage residents in the process. At the end of the day, we were guests, and from my vantage point, the initiative is about people. There were frequent and casual conversations about life, stories of the old days, and what kind of mischief the kids had been up to at school. These are moments I will remember.

The first home on the street we addressed was Frankie Boulden's. In our initial design meetings, Frankie and her daughter Erica shared with us memories they held dearly. Frankie opened up to share that this was the only home she had ever known as she continued on with her stories of life and death. She recalled the night she bought her new born daughter home from the hospital and cried as she told me the story of her ailing mother passing in the small home. It was important to Frankie that the home remained. As the new house came together, elements of the former home were bought back in. The old doors to the bedrooms were hung back into new jambs, the floors returned, and the ceiling fans Frankie's mother had purchased weeks before she passed were set back in place. Frankie now lives in a LEED platinum rendition of the tired house she had always known as home. This experience solidified our reason for working on Congo and became the benchmark for the level of understanding we knew we needed to make our decisions as we moved forward.

We engaged a multitude of partners on the project and I can remember at times as though I was the unsanctioned delegate representing the residents. I recall moments in time where I had to speak to groups of volunteers, students, and other partner groups about respect, restraint, and servitude. I didn't take this lightly as I knew the trust that had been bestowed had taken time to develop and was not often given to somebody outside of the family. If the project was meant to empower the residents and solidify them a meaningful place in our city, then that attitude had to exist on a daily basis.

The project has become a lot of different things to many different people. It has spawned larger projects and has national recognition. It crossed over and blurred too many lines to count; lines that have separated designers from clients, idea from implementation, black from white, and thoughtfulness from neglect. I will be forever grateful for the hospitality shown to me and my family by a community of wonderful lives on Congo st.

Respectfully,

A handwritten signature in black ink, appearing to read "Benje Feehan". The signature is fluid and cursive, with a prominent initial "B" and "F".

benje feehan

What something is unknown it
is then discovered to be the
most beautiful to a preexistent
situation. A game which
could not be known as a
blatant not even at the end
out. Now discovered to be
and has become a beautiful
game. About thirty four
years this game has become
a statistic. A MATHEMATICAL
WONDER THE RESIDENTS OF COUGO
THAT blessed them with
beautiful souls and life changing
values. BREWET BROWN,
BRYAN FEHNER, JOHN ALLEN,
VINCE GARRETT, and many
volunteers and supporters
has made a beautiful
life story of this beautiful
place / COUGO. THE FIRST
house built in Cougo called
the Soldier's Home was made
to hold six residents while
there house were being
relocated / rebuilt which changed



the lives of Frankie and Eric
Boulton, Patricia and Ernest
Quincy Williams and her
six children, Fred Bowie, and
the writer of this fantastic
story Ella M. Garrett. "Our
houses has made the street
a beautiful and remarkable
bunch's story." Thanks to
the sponsors and caring
workers who has pulled
through to bring smiles to
our faces and happiness and
joy to our hearts. We have
all complete and the families
are filled with emotions.
Thanks to all of the
employers, helpers, and volunteers
to come through to the families
in need of a brand new
start. Life has been a dream
come true for Congo St. Residents.

Congo's New Life

Once a street is built
The life of it begin to change
But the street name Congo
Has it's own hall of fame
Not many student

For as long as I've known.

It's a street of family
And a place to call home.

It's quite small like an
alley or a creek, but it's
like any other with houses
And a few trees. The houses
were in bad condition

they sunk when it rained.

Thanks to BC workshop six
of them have changed. God
blessed six houses that
can now be called homes.

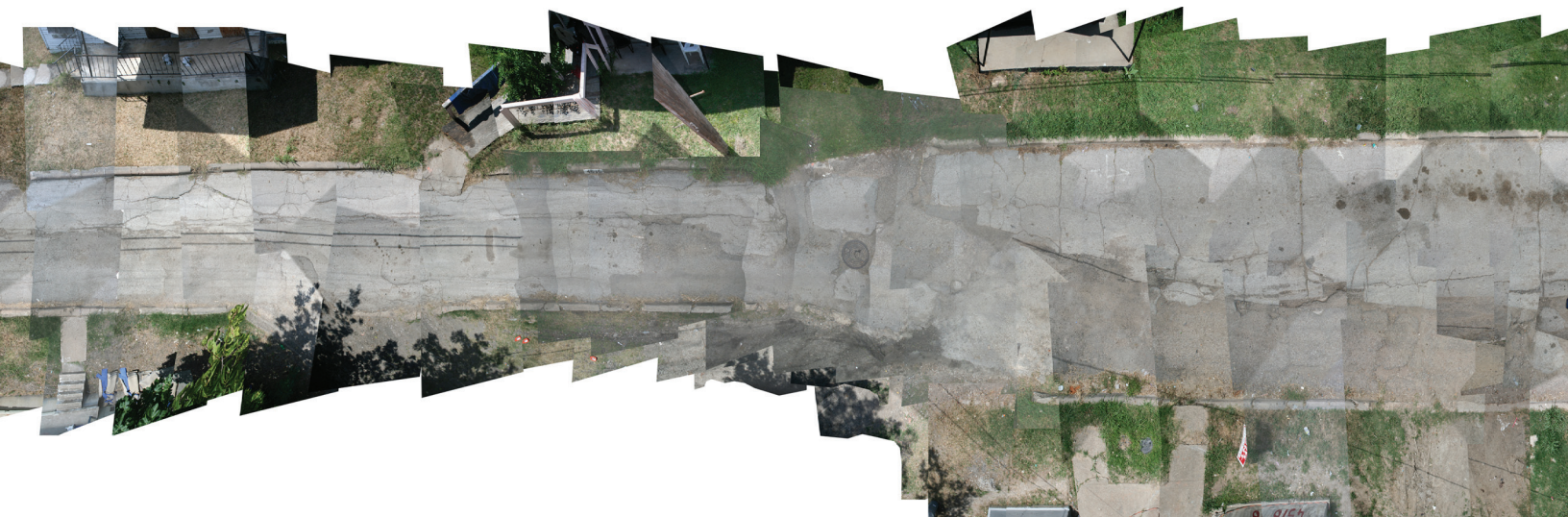
We now have a new family
that we can call own. Congo
has a new life and structure to.

BC workshop we all love and
thank you.

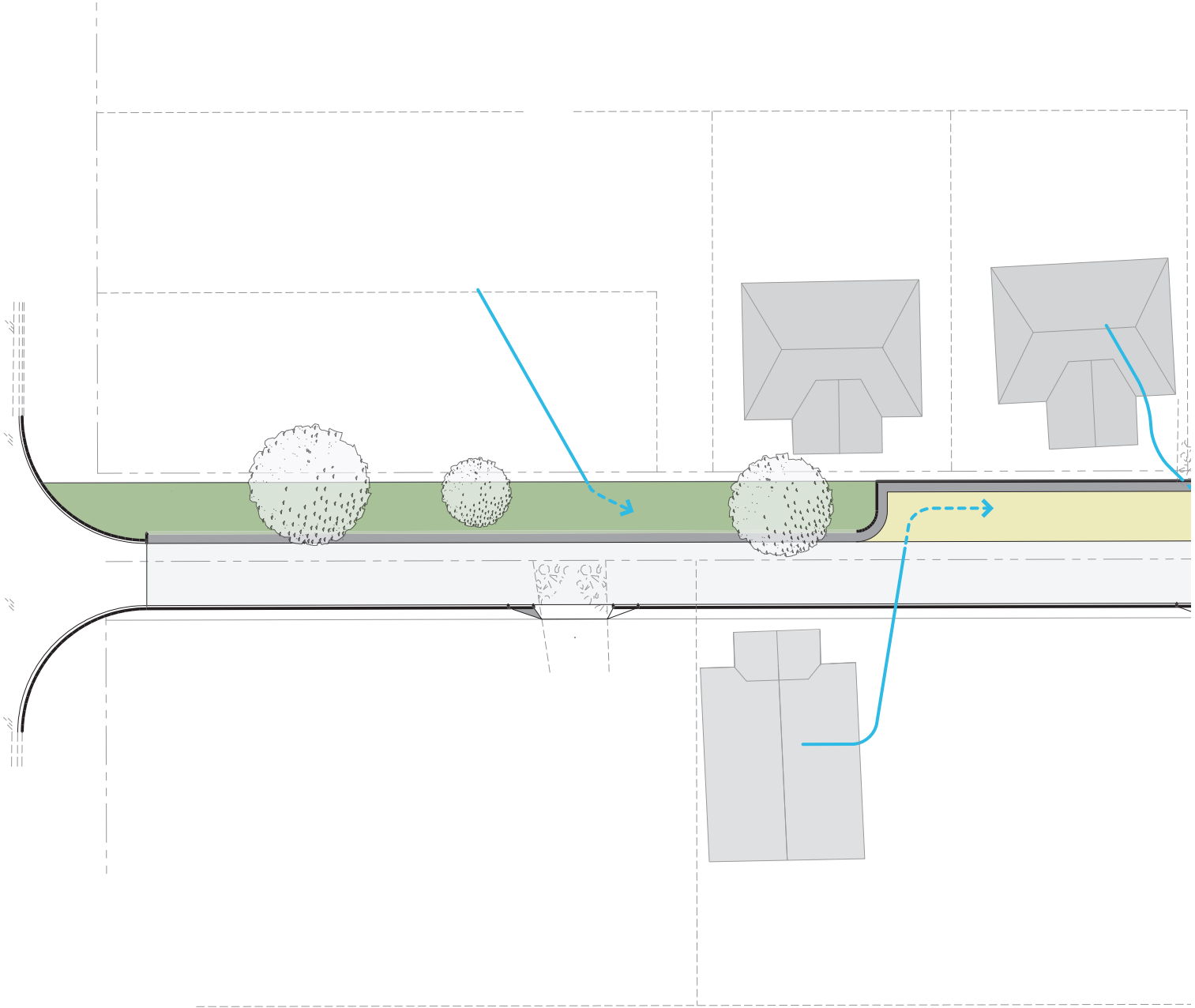
Christine Garrett

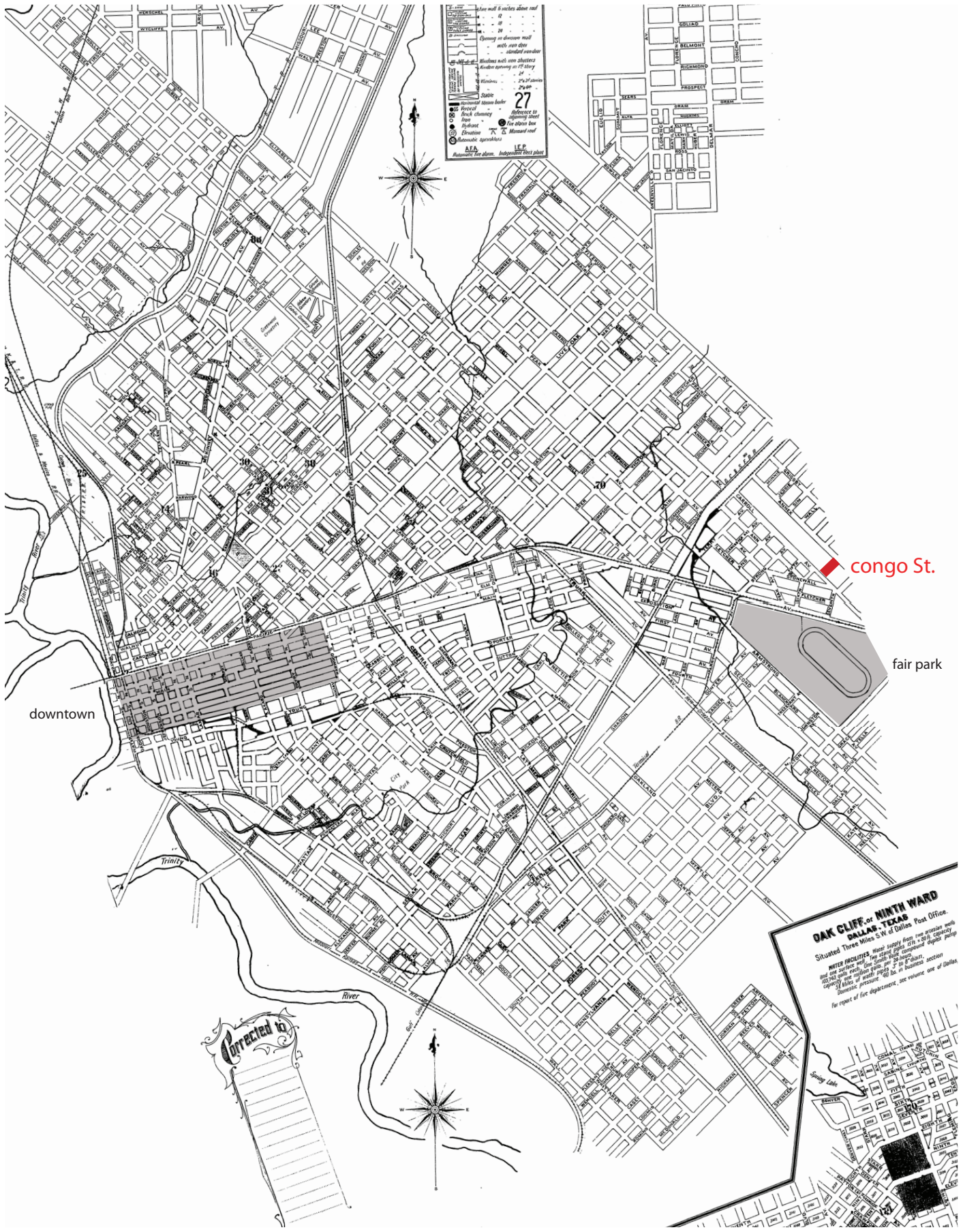
By

congo street initiative

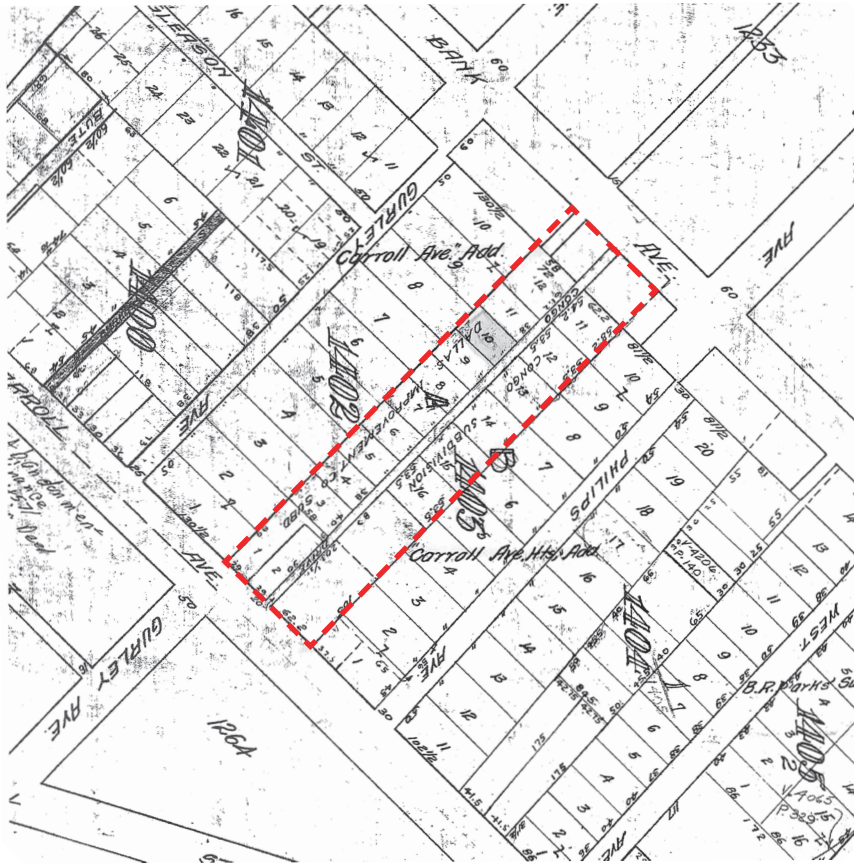


a bold idea...

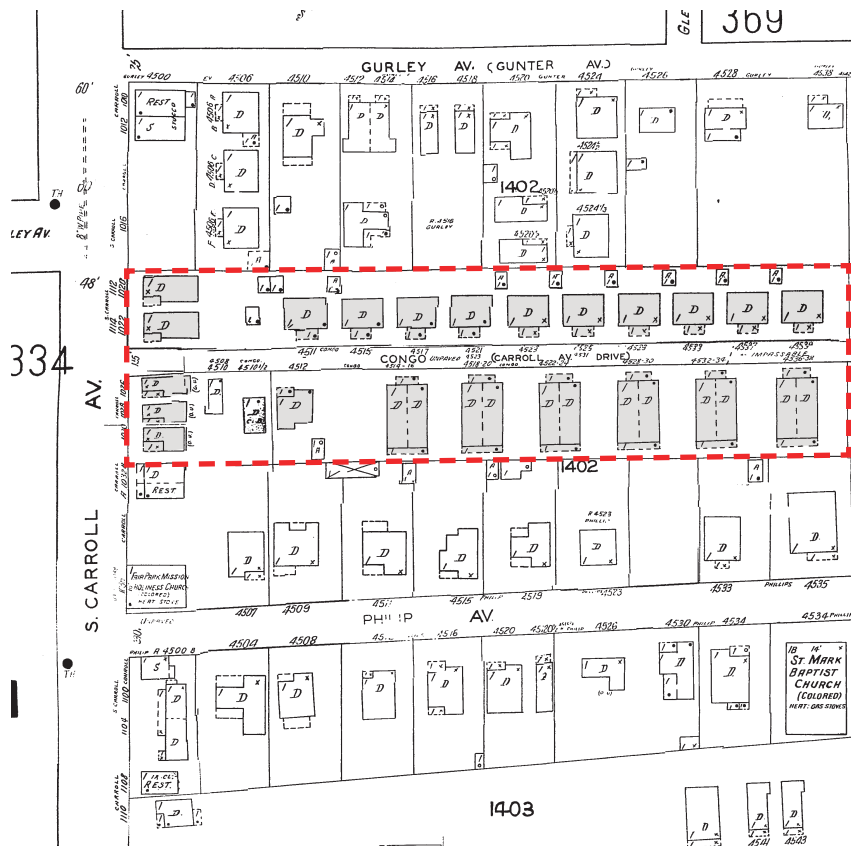




Line with 1/2 inches above roof	Standard
Line with 1/4 inches above roof	Standard
Line with 1/8 inches above roof	Standard
Line with 1/16 inches above roof	Standard
Line with 1/32 inches above roof	Standard
Line with 1/64 inches above roof	Standard
Line with 1/128 inches above roof	Standard
Line with 1/256 inches above roof	Standard
Line with 1/512 inches above roof	Standard
Line with 1/1024 inches above roof	Standard
Line with 1/2048 inches above roof	Standard
Line with 1/4096 inches above roof	Standard
Line with 1/8192 inches above roof	Standard
Line with 1/16384 inches above roof	Standard
Line with 1/32768 inches above roof	Standard
Line with 1/65536 inches above roof	Standard
Line with 1/131072 inches above roof	Standard
Line with 1/262144 inches above roof	Standard
Line with 1/524288 inches above roof	Standard
Line with 1/1048576 inches above roof	Standard
Line with 1/2097152 inches above roof	Standard
Line with 1/4194304 inches above roof	Standard
Line with 1/8388608 inches above roof	Standard
Line with 1/16777216 inches above roof	Standard
Line with 1/33554432 inches above roof	Standard
Line with 1/67108864 inches above roof	Standard
Line with 1/134217728 inches above roof	Standard
Line with 1/268435456 inches above roof	Standard
Line with 1/536870912 inches above roof	Standard
Line with 1/1073741824 inches above roof	Standard
Line with 1/2147483648 inches above roof	Standard
Line with 1/4294967296 inches above roof	Standard
Line with 1/8589934592 inches above roof	Standard
Line with 1/17179869184 inches above roof	Standard
Line with 1/34359738368 inches above roof	Standard
Line with 1/68719476736 inches above roof	Standard
Line with 1/137438953472 inches above roof	Standard
Line with 1/274877906944 inches above roof	Standard
Line with 1/549755813888 inches above roof	Standard
Line with 1/1099511627776 inches above roof	Standard
Line with 1/2199023255552 inches above roof	Standard
Line with 1/4398046511104 inches above roof	Standard
Line with 1/8796093022208 inches above roof	Standard
Line with 1/17592186044416 inches above roof	Standard
Line with 1/35184372088832 inches above roof	Standard
Line with 1/70368744177664 inches above roof	Standard
Line with 1/140737488355328 inches above roof	Standard
Line with 1/281474976710656 inches above roof	Standard
Line with 1/562949953421312 inches above roof	Standard
Line with 1/1125899906842624 inches above roof	Standard
Line with 1/2251799813685248 inches above roof	Standard
Line with 1/4503599627370496 inches above roof	Standard
Line with 1/9007199254740992 inches above roof	Standard
Line with 1/18014398509481984 inches above roof	Standard
Line with 1/36028797018963968 inches above roof	Standard
Line with 1/72057594037927936 inches above roof	Standard
Line with 1/144115188075855872 inches above roof	Standard
Line with 1/288230376151711744 inches above roof	Standard
Line with 1/576460752303423488 inches above roof	Standard
Line with 1/1152921504606846976 inches above roof	Standard
Line with 1/2305843009213693952 inches above roof	Standard
Line with 1/4611686018427387904 inches above roof	Standard
Line with 1/9223372036854775808 inches above roof	Standard
Line with 1/18446744073709551616 inches above roof	Standard
Line with 1/36893488147419103232 inches above roof	Standard
Line with 1/73786976294838206464 inches above roof	Standard
Line with 1/147573952589676412928 inches above roof	Standard
Line with 1/295147905179352825856 inches above roof	Standard
Line with 1/5902958103587056517056 inches above roof	Standard
Line with 1/11805916207174113034112 inches above roof	Standard
Line with 1/23611832414348226068224 inches above roof	Standard
Line with 1/47223664828696452136448 inches above roof	Standard
Line with 1/94447329657392904272896 inches above roof	Standard
Line with 1/188894659314785808545792 inches above roof	Standard
Line with 1/377789318629571617091584 inches above roof	Standard
Line with 1/755578637259143234183168 inches above roof	Standard
Line with 1/1511157274518286468366336 inches above roof	Standard
Line with 1/3022314549036572936732672 inches above roof	Standard
Line with 1/6044629098073145873465344 inches above roof	Standard
Line with 1/12089258196146291746930688 inches above roof	Standard
Line with 1/24178516392292583493861376 inches above roof	Standard
Line with 1/48357032784585166987722752 inches above roof	Standard
Line with 1/96714065569170333975445504 inches above roof	Standard
Line with 1/193428131138340667950891008 inches above roof	Standard
Line with 1/386856262276681335901782016 inches above roof	Standard
Line with 1/773712524553362671803564032 inches above roof	Standard
Line with 1/1547425049106725343607128064 inches above roof	Standard
Line with 1/3094850098213450687214256128 inches above roof	Standard
Line with 1/6189700196426901374428512256 inches above roof	Standard
Line with 1/12379400392853802748857024512 inches above roof	Standard
Line with 1/24758800785707605497714049024 inches above roof	Standard
Line with 1/49517601571415210995428098048 inches above roof	Standard
Line with 1/99035203142830421990856196096 inches above roof	Standard
Line with 1/198070406285660843981712392192 inches above roof	Standard
Line with 1/396140812571321687963424784384 inches above roof	Standard
Line with 1/792281625142643375926849568768 inches above roof	Standard
Line with 1/1584563250285286751853699137536 inches above roof	Standard
Line with 1/3169126500570573503707398275072 inches above roof	Standard
Line with 1/6338253001141147007414796550144 inches above roof	Standard
Line with 1/12676506002282294014829593100288 inches above roof	Standard
Line with 1/25353012004564588029659186200576 inches above roof	Standard
Line with 1/50706024009129176059318372401152 inches above roof	Standard
Line with 1/101412048018258352118636744802304 inches above roof	Standard
Line with 1/202824096036516704237273489604608 inches above roof	Standard
Line with 1/405648192073033408474546979209216 inches above roof	Standard
Line with 1/811296384146066816949093958418432 inches above roof	Standard
Line with 1/162259276829213363389818791683664 inches above roof	Standard
Line with 1/324518553658426726779637583367328 inches above roof	Standard
Line with 1/649037107316853453559275166734656 inches above roof	Standard
Line with 1/129807421463370690711855033347312 inches above roof	Standard
Line with 1/259614842926741381423710066694624 inches above roof	Standard
Line with 1/519229685853482762847420133389248 inches above roof	Standard
Line with 1/103845937170696552569484026677856 inches above roof	Standard
Line with 1/207691874341393105138968053355712 inches above roof	Standard
Line with 1/415383748682786210277936106711424 inches above roof	Standard
Line with 1/830767497365572420555872213422848 inches above roof	Standard
Line with 1/1661534994731144841111744426845696 inches above roof	Standard
Line with 1/3323069989462289682223488853691392 inches above roof	Standard
Line with 1/6646139978924579364446977707382784 inches above roof	Standard
Line with 1/13292279957849158728893955414765568 inches above roof	Standard
Line with 1/26584559915698317457787910829531136 inches above roof	Standard
Line with 1/53169119831396634915575821659062272 inches above roof	Standard
Line with 1/10633823966279326983115164319124544 inches above roof	Standard
Line with 1/21267647932558653966230328638249088 inches above roof	Standard
Line with 1/42535295865117307932460657276498176 inches above roof	Standard
Line with 1/85070591730234615864921314552996352 inches above roof	Standard
Line with 1/170141183460469231729842629105992704 inches above roof	Standard
Line with 1/340282366920938463459685258211985408 inches above roof	Standard
Line with 1/680564733841876926919370516423970816 inches above roof	Standard
Line with 1/1361129467683753853838741032847941632 inches above roof	Standard
Line with 1/2722258935367507707677482065695883264 inches above roof	Standard
Line with 1/5444517870735015415354964131391766528 inches above roof	Standard
Line with 1/10889035741470030830709928262783533056 inches above roof	Standard
Line with 1/21778071482940061661419856525567066112 inches above roof	Standard
Line with 1/43556142965880123322839713051134132224 inches above roof	Standard
Line with 1/87112285931760246645679426102268264448 inches above roof	Standard
Line with 1/174224571823520493291358852204536528896 inches above roof	Standard
Line with 1/348449143647040986582717704409073057792 inches above roof	Standard
Line with 1/696898287294081973165435408818146115584 inches above roof	Standard
Line with 1/1393796574588163946330870817636322231168 inches above roof	Standard
Line with 1/2787593149176327892661741635272644462336 inches above roof	Standard
Line with 1/5575186298352655785323483270545288924672 inches above roof	Standard
Line with 1/11150372596705311570646966541090577849344 inches above roof	Standard
Line with 1/223007451934106231412939330821811559888 inches above roof	Standard
Line with 1/4460149038682124628258786616362311917776 inches above roof	Standard
Line with 1/8920298077364249256517573232724623835552 inches above roof	Standard
Line with 1/1784059615472849851303514646548924767104 inches above roof	Standard
Line with 1/3568119230945699702607029293097849534208 inches above roof	Standard
Line with 1/7136238461891399405214058586195699068416 inches above roof	Standard
Line with 1/14272476923782798810428117172391398136832 inches above roof	Standard
Line with 1/28544953847565597620856234344782796273664 inches above roof	Standard
Line with 1/57089907695131195241712468689565592547328 inches above roof	Standard
Line with 1/114179815390262390483424937379131185944656 inches above roof	Standard
Line with 1/228359630780524780966849874758262371889312 inches above roof	Standard
Line with 1/456719261561049561933699749516524743778624 inches above roof	Standard
Line with 1/913438523122099123867399499033049487557248 inches above roof	Standard
Line with 1/1826877046244198247334798996060989751114496 inches above roof	Standard
Line with 1/3653754092488396494669597992121979502228992 inches above roof	Standard
Line with 1/7307508184976792989339195984243959004457984 inches above roof	Standard
Line with 1/14615016369953585978678391968487918008915968 inches above roof	Standard
Line with 1/29230032739907171957356783936975836017831936 inches above roof	Standard
Line with 1/58460065479814343914713567873951672035663872 inches above roof	Standard
Line with 1/116920130959628687829427135747903344071327744 inches above roof	Standard
Line with 1/233840261919257375658854271495806688142655488 inches above roof	Standard
Line with 1/467680523838514751317708542991613376285310976 inches above roof	Standard
Line with 1/935361047677029502635417085983226752570621952 inches above roof	Standard
Line with 1/1870722095354059005270834171966453505141243904 inches above roof	Standard
Line with 1/3741444190708118010541668343932907010282487808 inches above roof	Standard
Line with 1/7482888381416236021083336687865814020564975616 inches above roof	Standard
Line with 1/1496577676283247204216667377573162804112995232 inches above roof	Standard
Line with 1/2993155352566494408433334755146325608225990464 inches above roof	Standard
Line with 1/5986310705132988816866669510292651216451980928 inches above roof	Standard
Line with 1/11972621410265977633733338020585302432903961856 inches above roof	Standard
Line with 1/23945242820531955267466676041170604865807923712 inches above roof	Standard
Line with 1/47890485641063910534933352082341209731615847424 inches above roof	Standard
Line with 1/95780971282127821069866704164682419463231694848 inches above roof	Standard
Line with 1/191561942564255642139733408329364838926463399696 inches above roof	Standard
Line with 1/383123885128511284279466816658729677852926799392 inches above roof	Standard
Line with 1/766247770257022568558933633317459355705853598784 inches above roof	Standard
Line with 1/153249554051404513711786726663491871541171197568 inches above roof	Standard
Line with 1/306499108102809027423573453326983743082342395136 inches above roof	Standard
Line with 1/612998216205618054847146906653967486164684790272 inches above roof	Standard
Line with 1/1225996432411236109694293813307934972329369580544 inches above roof	Standard
Line with 1/2451992864822472213788587626615869944658739161088 inches above roof	Standard
Line with 1/4903985729644944427577175253231739889317478322176 inches above roof	Standard
Line with 1/9807971459289888855154350506463479778634956644352 inches above roof	Standard
Line with 1/19615942918579777710308701012926959557269913288704 inches above roof	Standard
Line with 1/39231885837159555420617402025853919114539826577408 inches above roof	Standard
Line with 1/78463771674319110841234804051707838229079653154816 inches above roof	Standard
Line with 1/156927543348638221682469608103415676458159306309632 inches above roof	Standard
Line with 1/313855086697276443364939216206831352912318612619264 inches above roof	Standard
Line with 1/627710173394552886729878432413662705824637225238528 inches above roof	Standard
Line with 1/1255420346789105773459756864827325411649274450477056 inches above roof	Standard
Line with 1/2510840693578211546919513729654650823298548900954112 inches above roof	Standard
Line with 1/5021681387156423093839027459309301646597097801908224 inches above roof	Standard
Line with 1/10043362774312846187678054918618032931194195603816448 inches above roof	Standard
Line with 1/20086725548625692375356109837236065862388391207632896 inches above roof	Standard
Line with 1/40173451097251384750712219674472131724776782415265792 inches above roof	Standard
Line with 1/80346902194502769501424439348944263449553564830531584 inches above roof	Standard
Line with 1/160693804389005539002848878697888526899107297661063168 inches above roof	Standard
Line with 1/321387608778011078005697757395777053798214595322126336 inches above roof	Standard
Line with 1/642775217556022156011395514791554107596429190644252672 inches above roof	Standard
Line with 1/1285550435112044312022791029583108215112858181288505344 inches above roof	Standard
Line with 1/25711008702240886240455820591662164222257163625771008 inches above roof	Standard
Line with 1/51422017404481772480911641183323284444514272451542016 inches above roof	Standard
Line with 1/10284403480896354496182328236664656888902854893084032 inches above roof	Standard
Line with 1/20568806961792708992364656473329313777805709786168064 inches above roof	Standard
Line with 1/41137613923585417984729312946658627555611419572336128 inches above roof	Standard
Line with 1/82275227847170835969458625893317255111222839144672512 inches above roof	Standard
Line with 1/1645504556943416713789172517	



A 1913 plat, revised in 1942



1924 Sanborn Map, revised in 1952



4537 congo st







4529 congo st







4523 congo st







4525 congo st







4539 congo st







4533 congo st







Vernessia's Home



Pat & Ernest's Home



Frankie's Home



Mrs. Ella's Home

The Holding House

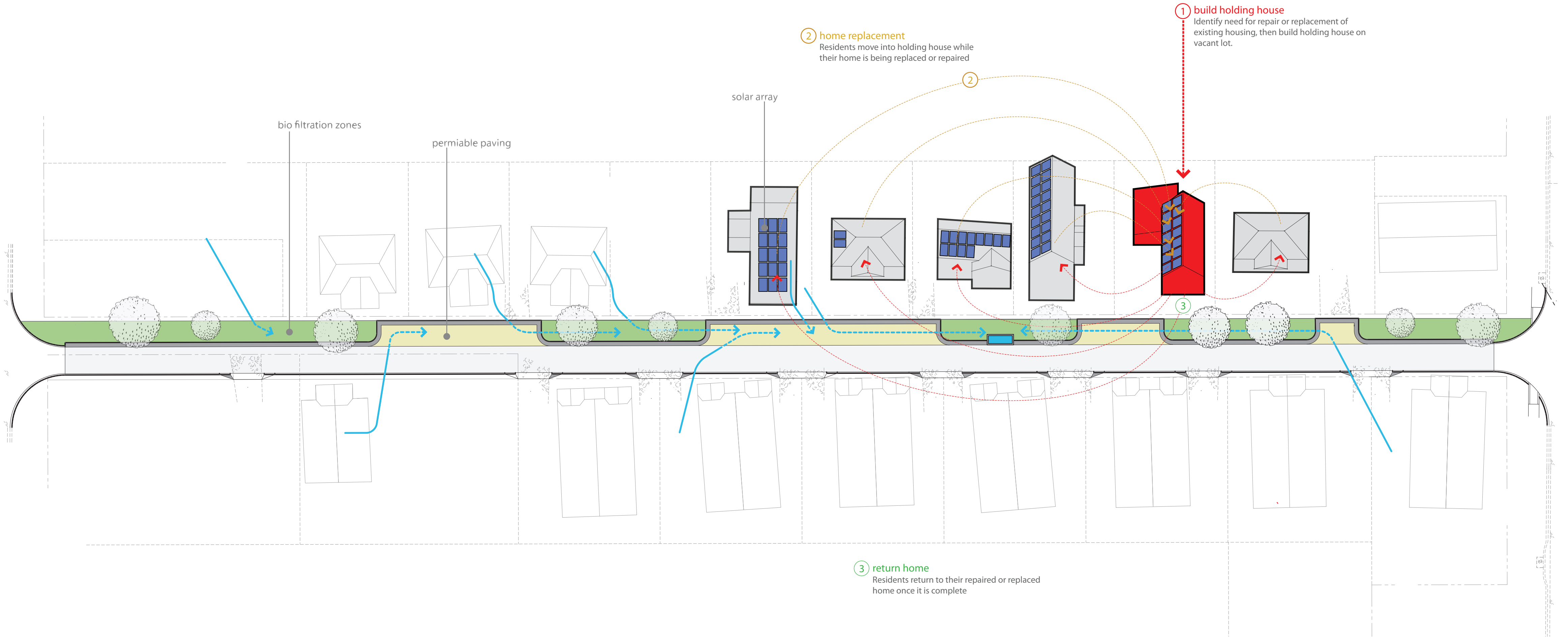


Fred's Home



congo street green initiative





1 build holding house
Identify need for repair or replacement of existing housing, then build holding house on vacant lot.

2 home replacement
Residents move into holding house while their home is being replaced or repaired

3 return home
Residents return to their repaired or replaced home once it is complete