

# DISTRICT ROW DEVELOPMENT

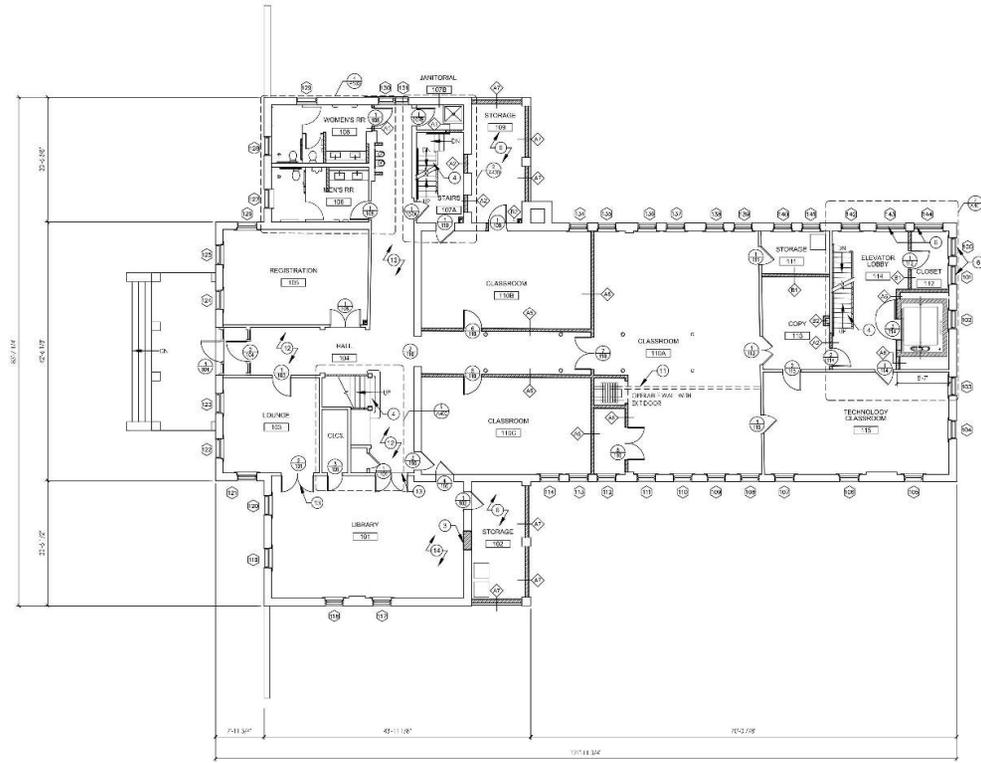
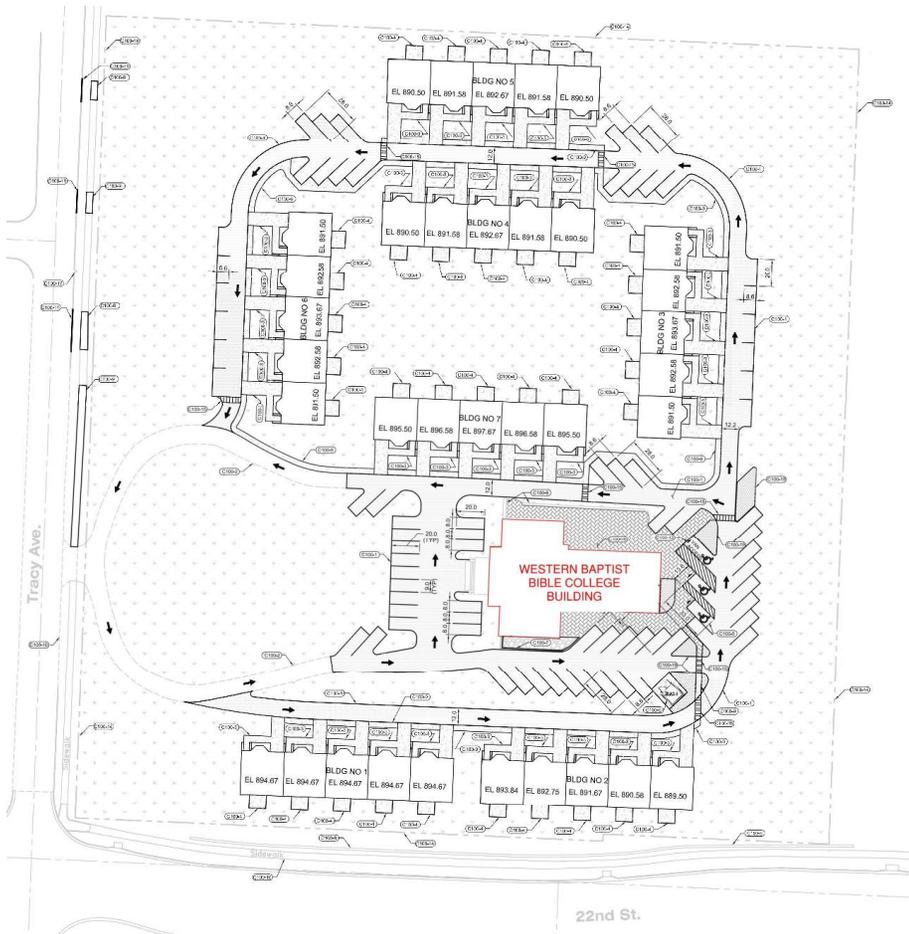
## HISTORIC WESTERN BAPTIST BIBLE COLLEGE REHABILITATION

2119 TRACY AVE.

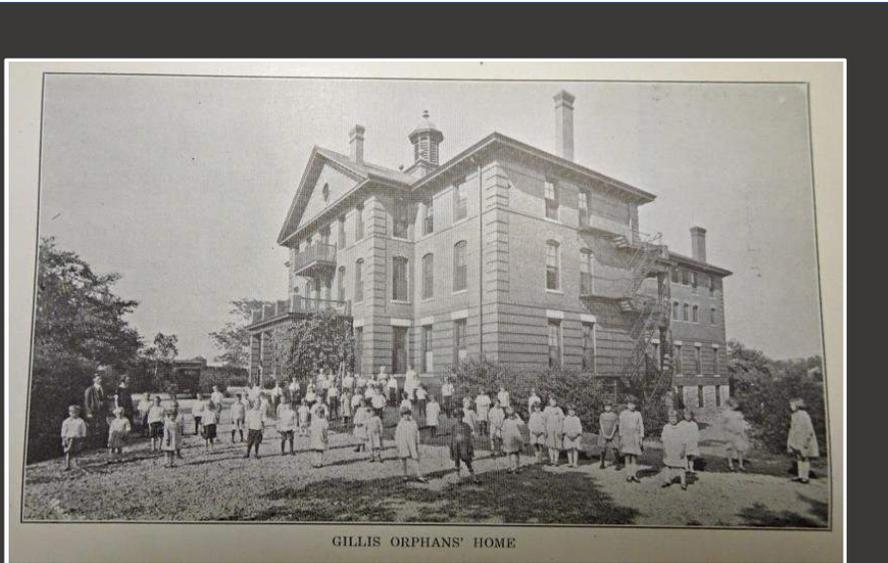


MARCH 19, 2024

  
**STRATA**  
ARCHITECTURE + PRESERVATION



# PLANS



## HISTORY

- c. 1900 - Construction Designed for the Gillis Orphans Home
- 1929 - Western Baptist Bible College Purchases Property
- 2017 – Listed in the National Register of Historic Places
- 2018 – Certificate of Appropriateness for Rehabilitation and New Development (Preservation Commission)
- Approved for State and Federal Historic Rehabilitation Tax Credits
- Development Team has approval from the Fairness in Construction Board



## FACTS

- 27,000 square feet
- 3 stories and walk-out basement
- Home of Western Baptist Bible College (WBBC)
- Rehabilitation will also include leasable office space for small businesses, WBBC Museum, and Community Room
- Building retains significant historic features and building fabric



## PHASE I - STABILIZATION

Exterior Repairs = Prevent Water & Pest Infiltration to Halt Deterioration

- Secure Entry Points
- Provide Security & Safety Lighting
- Clean Vegetation
- Seal Windows
- Repair Site Fencing
- Temporary Building Shoring (Exterior and Interior)
- Selective Demolition & Salvaging of Collapsed NE Porch
- Stabilize Exterior Walls and Floor Diaphragm
- Structural Masonry Repairs
- Haz Mat Abatement
- Temporary Exterior Repairs
- Repair Roof Structure and Decking
- Install New Composition Roof



