

**ARMED FORCES RETIREMENT HOME
SCOTT BUILDING RENOVATIONS**
Rock Creek Church Road, NW and Upshur Street, NW
Washington, D.C.

Delegated Action of the Executive Director

September 28, 2006

Pursuant to delegations of authority adopted by the Commission on October 3, 1996, I approve the preliminary and final site and building plans for additions to accommodate life safety improvements and new patient space at the Scott Building, with renovations to three residential floors at the east wing for Memory Support, Transitional Care and Assisted Living, as depicted on NCPC Map File No. 12.10(38.00)-42108.

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The Armed Forces Retirement Home has submitted site and building plans for renovation of three floors of the existing Scott Building to provide upgraded medical assistance environments for long-term care. The conversion would involve the development of a dementia unit, transitional care unit, and assisted living unit on each of the three floors starting at the ground entrance level that will be used exclusively for the care of residents who have various forms of memory impairment. The submitted site is in accordance with the Commission-approved master plan for the U.S. Soldiers' Home, District of Columbia, dated July 1970, and also maintains consistency with the draft master plan reviewed by the Commission in February 2006.

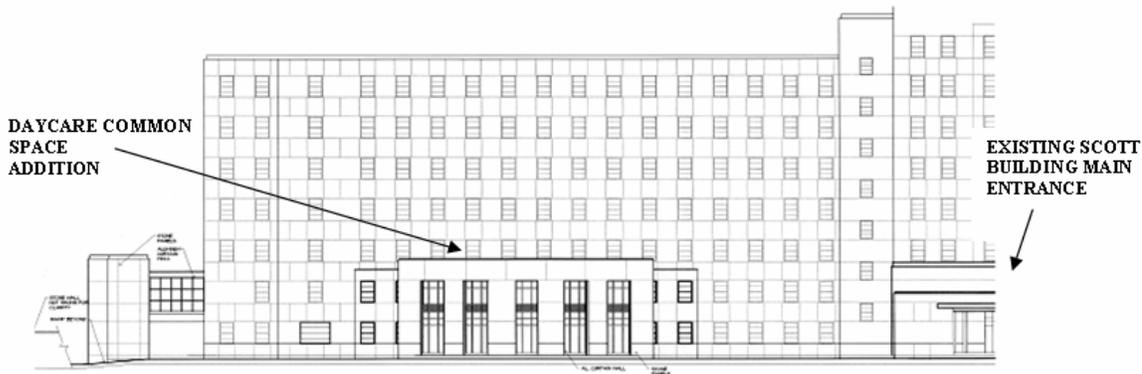
The project essentially involves alteration of interior space components; however, new life-safety egress stairs are required at the south and east facades of the wing, and a new patient daycare area and secondary service entrance are proposed. In total, approximately 30,000 gross square feet of additional building space is planned for approximately 58 to 90 existing patients, including daytime-visit residents. Much of the current floor space of the Scott Building is vacant.

The Coordinating Committee reviewed this item at its meeting on September 13, 2006, and forwarded the proposal to the Commission with the statement that the project has been coordinated with all agencies participating. The DC SHPO's review of the project in September 2004 found no adverse effect from the proposed small additions to the historic buildings and viewsheds of the National Historic Landmark and National Monument. At its meeting on July 27, 2006, the Commission of Fine Arts reviewed and approved the concept for the proposed alterations and additions to the Scott Building. The Commission members supported the proposed design of the

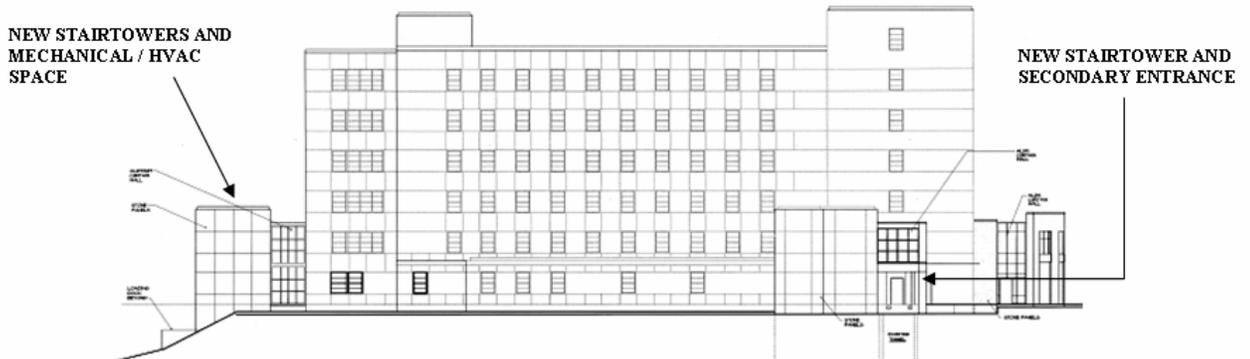
façade as it was revised from an earlier CFA review. The new north wall expansion of 1,300 square feet is composed of matching limestone veneer and tall glass window frames.

The project is less than 50,000 square feet in building space area, and would have no adverse impact on land uses or environmental resources of the site. In conformance with NCPC submission requirements the Armed Forces Retirement Home completed an environmental assessment and Finding of No Significant Impact for the project in August 2006. NCPC staff had analyzed, in conformance with the requirements of NEPA, the prepared environmental assessment. Staff has determined that the EA evaluation is valid for the final site and building plans for the Scott Building Renovation, and has determined the project adheres to the NCPC Categorical Exclusion requirements under §8(C)(21) of the agency’s Environmental and Historic Preservation Policies and Procedures.

Patricia E. Gallagher, AICP
Executive Director



PROPOSED NORTH ELEVATION OF SCOTT BUILDING WITH EAST WING RENOVATION



PROPOSED EAST ELEVATION OF SCOTT BUILDING WITH EAST WING RENOVATION