

WASHINGTON NAVY YARD
REHABILITATION OF BUILDING 123, WINCH HOUSE
Washington, D.C.

Delegated Action of the Executive Director

December 1, 2006

Pursuant to delegations of authority adopted by the Commission on October 3, 1996, I approve preliminary and final site and building plans for the rehabilitation of the Winch House, Building 123, at the Washington Navy Yard, as shown on NCPC Map File No. 41.11(38.00)42112.

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The U.S. Department of the Navy has submitted preliminary and final site and building plans for the interior and exterior rehabilitation of the Winch House, Building 123, at the Washington Navy Yard. The building will be rehabilitated as a coffee shop.

The building was constructed in 1904, with small additions in 1922 and 1927. The Winch House houses machinery (still extant) that would haul small vessels out of the water onto a railway. That use stopped in the 1960s at the end of industrial operations at the Navy Yard. The building has been used for storage since then. The small brick structure has a metal roof and a later wood wall and door on the east façade. The hauling machinery in the largest of the three rooms is intact and will be retained as a static exhibit to convey the original industrial purpose of the building. A portion of the exterior wood wall will be replaced with plate glass and the metal roof will be replaced. The large, industrial multi-pane metal window on the south (waterfront) façade will be restored; the sash windows on the other facades will be replaced with high quality aluminum-clad window sash approved by the D.C. State Historic Preservation Office.

Staff has reviewed the proposed action under the National Environmental Policy Act and determined that it adheres to the NCPC Categorical Exclusion requirements under §8(C)(21) of the agency's Environmental and Historic Preservation Policies and Procedures. The Navy determined that the property met its requirements under section 5.f (23) of its procedures for a categorical exclusion. The Navy concluded its Section 106 consultation with the D.C. State Historic Preservation Office, with a determination of No Adverse Effect, with which staff concurs. The rehabilitation work will conform to the Secretary of the Interior's

Standards. The Coordinating Committee reviewed the proposal at its meeting on November 15, 2006 and forwarded the proposal to the Commission with the statement that the project had been coordinated with all agencies participating.

Patricia E. Gallagher, AICP
Executive Director