National Capital Planning Commission

NCPC File #: 7870
Building 58 Modifications and Addition, Fort Lesley J. McNair

Washington, DC

U.S. Department of Defense, Department of the Army

Comments on Concept Design

Project Information

Commission meeting date: May 4, 2017

NCPC review authority: Federal Projects in the District 40 U.S.C. § 8722(b)(1) and (d)

Applicant request: Approval of comments on concept design

Delegated / consent / open / executive session: Consent

NCPC Review Officer: Lee

NCPC File number: 7870

Project summary:

The Department of the Army has submitted a concept design for the proposed modifications to Building 58, located at Fort McNair in Southwest, Washington, DC. Building 58, located in the northwest corner of the installation, currently accommodates medical clinic functions. It was built in 1884 in the Second Empire architectural style. It occupies a footprint of approximately 9,054 square feet, and consist of a three-story structure with a rectangular footprint, with contiguous basement and brick load bearing walls on partially visible stone foundations. The 3rd floor is a slate clad mansard facade with dormers and sloping slate roof. Fenestration is a rectangular double hung sash configuration, within rectangular punched openings in the masonry portion of the wall and within the wood clad wood framed dormers at the 3rd floor mansard. The building abuts a basement and 1st floor hyphen (connector) that extends to the adjacent Building 54, a structure of similar construction and configuration that was built at the same time. The existing Building 58 occupies a footprint of approximately area. The building qualifies for historic registration and has been fully operational since its construction.

The proposal includes construction of a new elevator/stair tower addition to the Building 58. The goal of the project is to meet current building codes related to egress. The original building is located above street level and does not currently provide code compliant ADA access for patient, staff or visitors. The basement in the facility includes the mechanical room, exercise room and supply/storage rooms. The first floor of the facility houses the lab, waiting/reception, treatment room, office with exam room and a screening room with audio booth. Existing functional program spaces on the second floor are mostly made up of offices, toilet, supply, and communications room. Existing functional program spaces on the third floor provide space for a conference room, toilet, showers and large classroom. There is no internal access to upper floors for those that are incapable of walking up stairs.

The proposed project will entail demolition of the existing single story and basement level of the "hyphen" connecting Building 58 and Building 54. The site work will consist of:

- grading and site preparation at the entry level
- providing additional decorative pavers at the first floor level plaza between Buildings 54 and 58 with ADA compliant slope to the exterior elevator door.

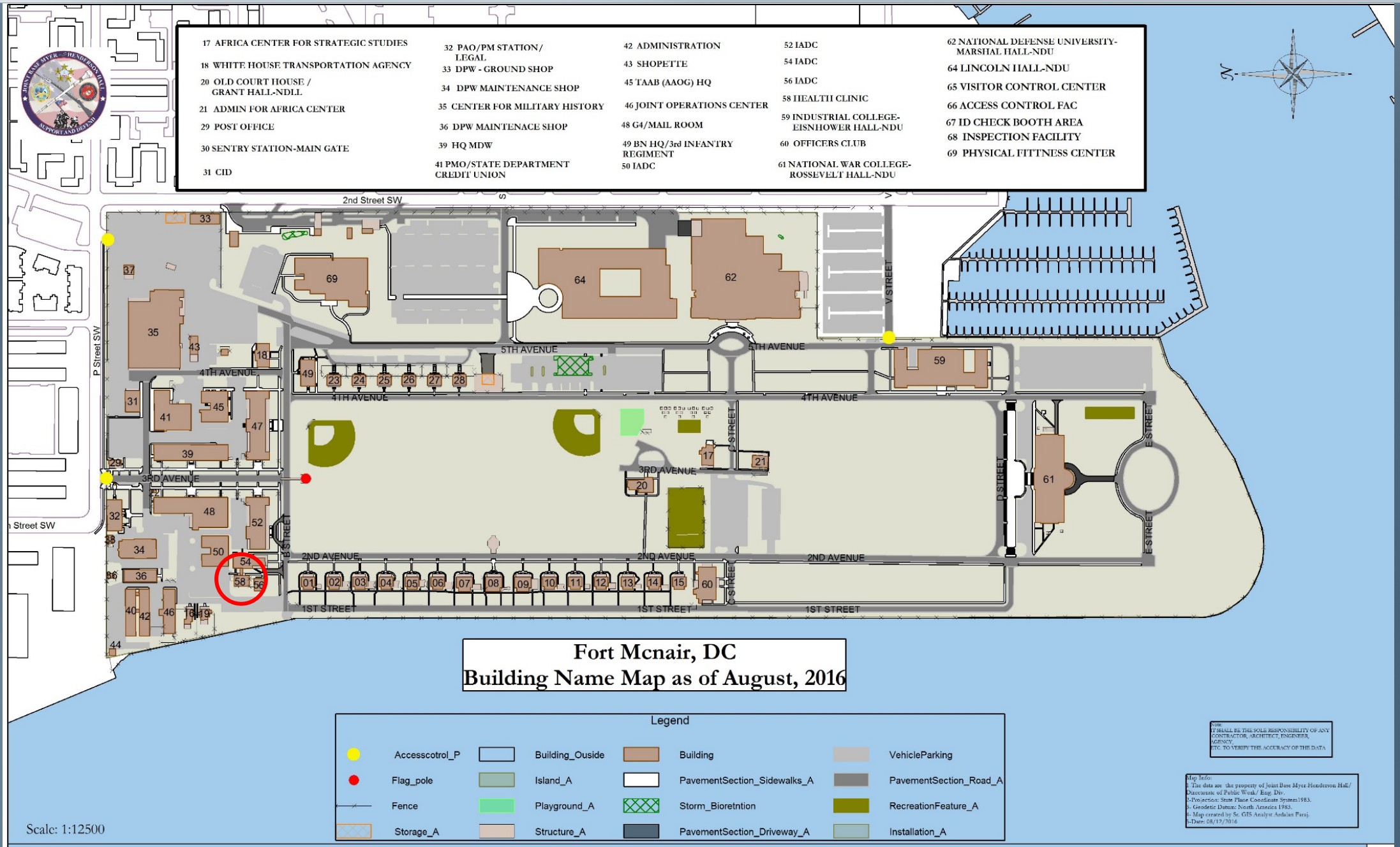
Project Information

Project summary:

- removing the existing concrete steps at Building 54.
- constructing new concrete stairs on the north of Building 54 stoop down to the existing paved parking lot.
- constructing retaining walls in the area of the two plazas to deal with the grade differential between Buildings 54 and 58.
- constructing an areaway around the existing exhaust louver at the façade of Building 54 in order to keep the louver operational.
- restriping of a portion of the existing parking lot to provide handicap accessible parking.
- providing a new mechanical yard adjacent to the elevator/stair tower addition.
- connecting to an existing pedestrian ramp on the south side of the new addition.

The project affects an area of approximately 11,075 SF of enclosed space and includes an approximately 180 SF area of brick clad screen-walled exterior mechanical space. A new 3 story plus basement stair and elevator addition is proposed to connect to the East facade of the existing Building 58. The addition is designed as a fire rated masonry stair and elevator enclosure with 3 partially visible stories of brick cladding and a 3rd floor facade of standing seam metal panel cladding. The North and South facades of the tower incorporate a vertical aluminum and glass curtain wall storefront at the juncture/interface with existing Building 58 brick and dormered mansard above. The project includes new areas of adjacent exterior paving, stairs and canopy, as well as miscellaneous patch and repair areas of affected construction at Buildings 54 and 58. The existing West entry to Building 54 is proposed to be reconfigured to accommodate the new elevator and stair tower. The project includes new wall construction; repair and replacement of mechanical, electrical and plumbing systems (MEP); as well as retrofit of new life safety systems, including alarm and fire suppression systems. The work includes demolition of affected construction to accommodate the proposed design modifications, including but not limited to the removal of affected non-load bearing interior wall construction; MEP components; the Basement and 1 ST floor connector (hyphen) structure; and the removal and replacement of Building 58 slate at mansard and roof areas. The project is fully funded with an estimated cost of $4,994,683.00.

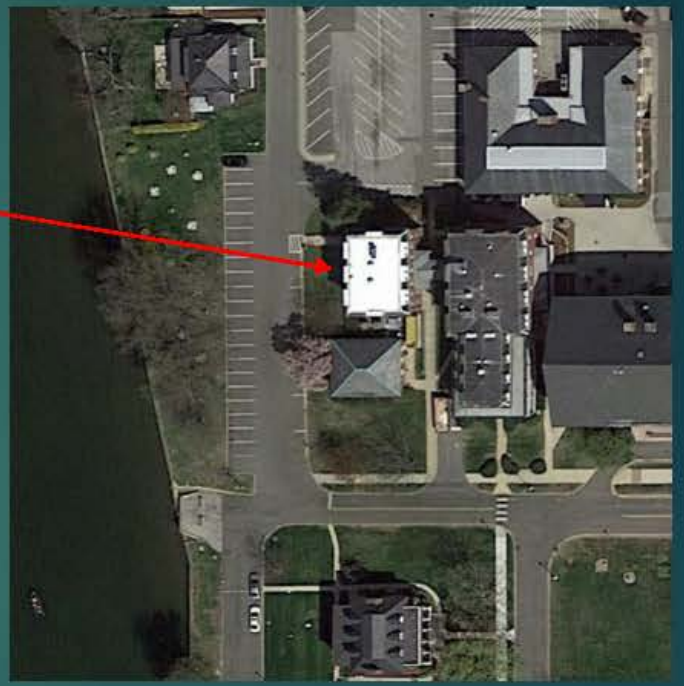
Overall Site Map



Site Location



Aerial of Fort Lesley J. McNair



Enlarged Aerial of Building 58

Views from across the Potomac





Views From Across the Potomac

Existing Conditions



Views From Across the Potomac



View on Site (North/West)

Existing Conditions



View on Site (West)



View on Site (South/West)

Existing Conditions



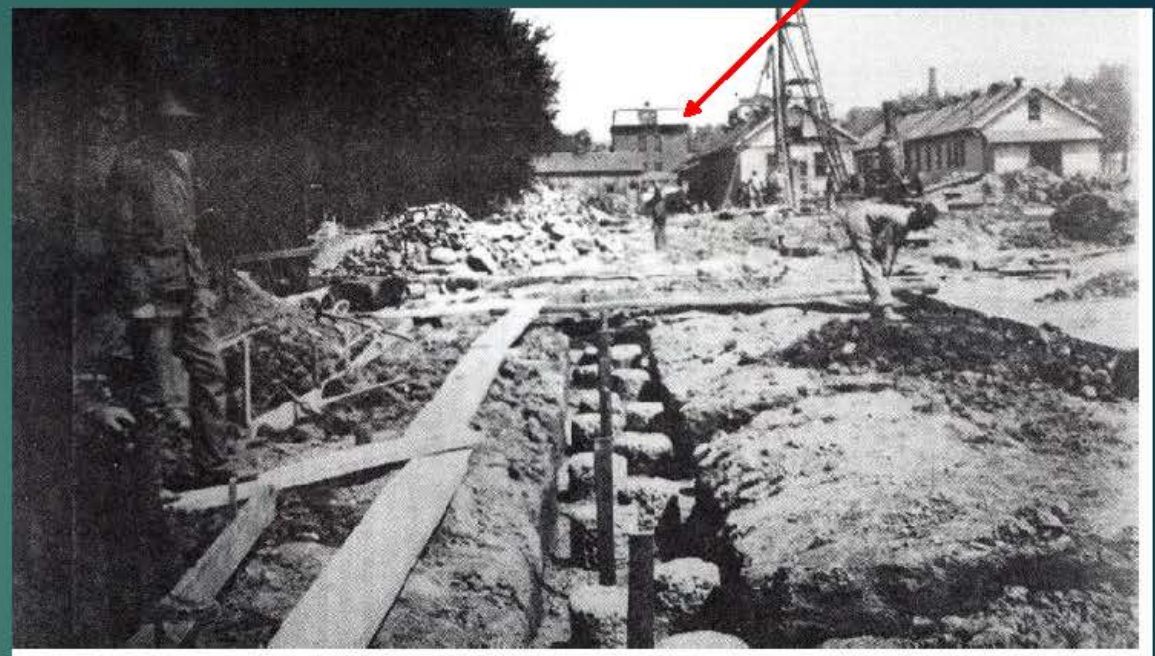


View on Site (South)

Existing Conditions



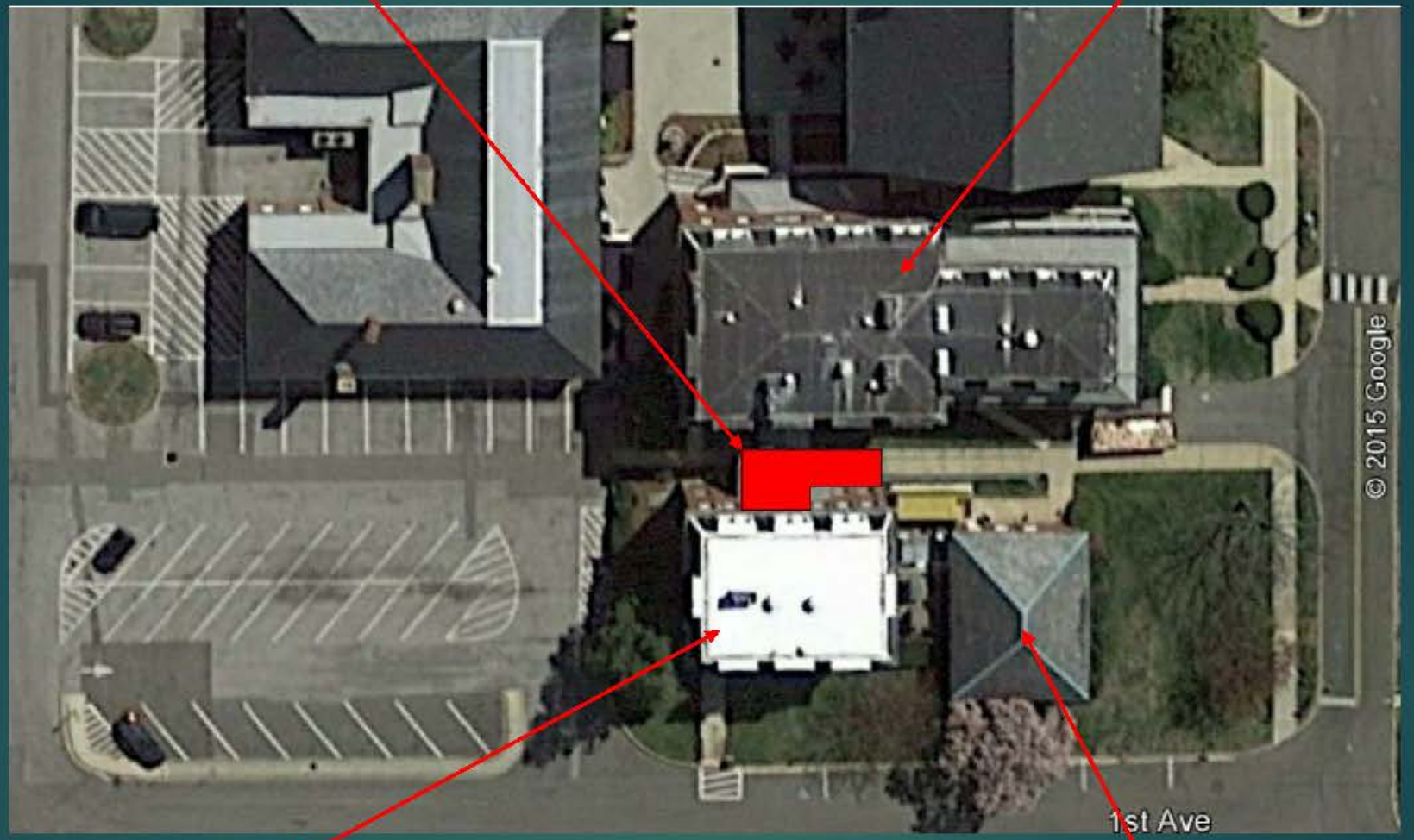
View on Site (South/East)



View of construction of foundations for Officer's quarters along west side of 2nd Avenue SW, looking north, ca. 1903-1905 (McClellan 1993:86).

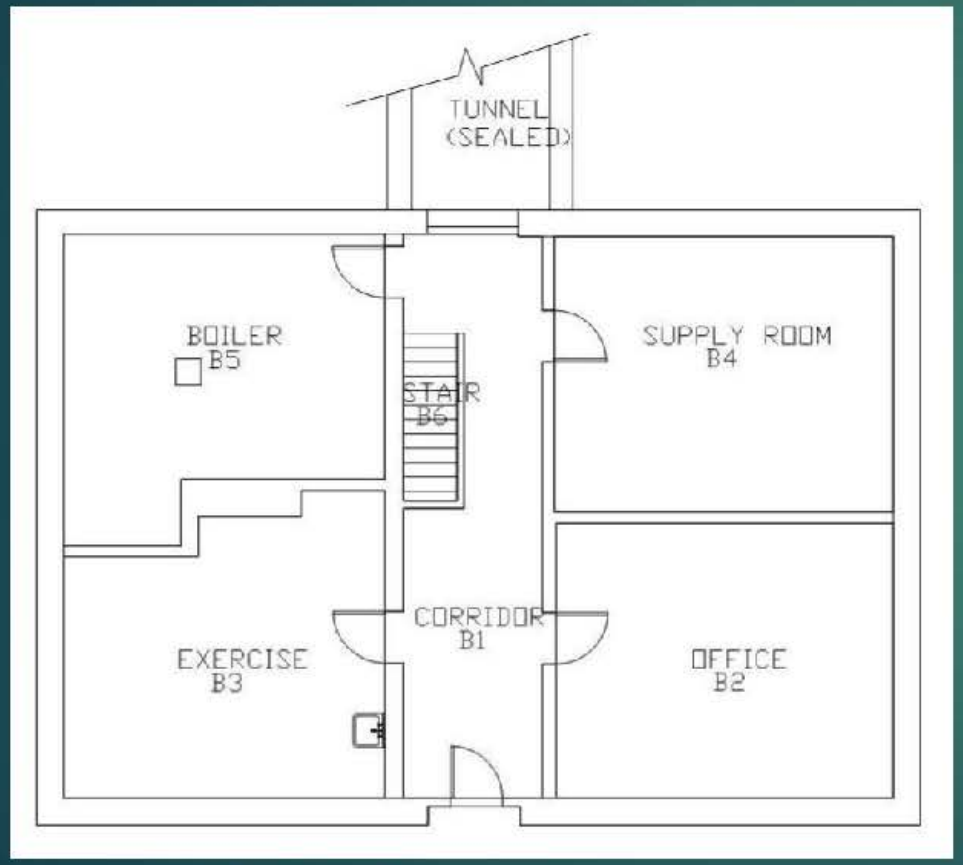
1903-05 Photo of Building 58

Proposed Addition Location

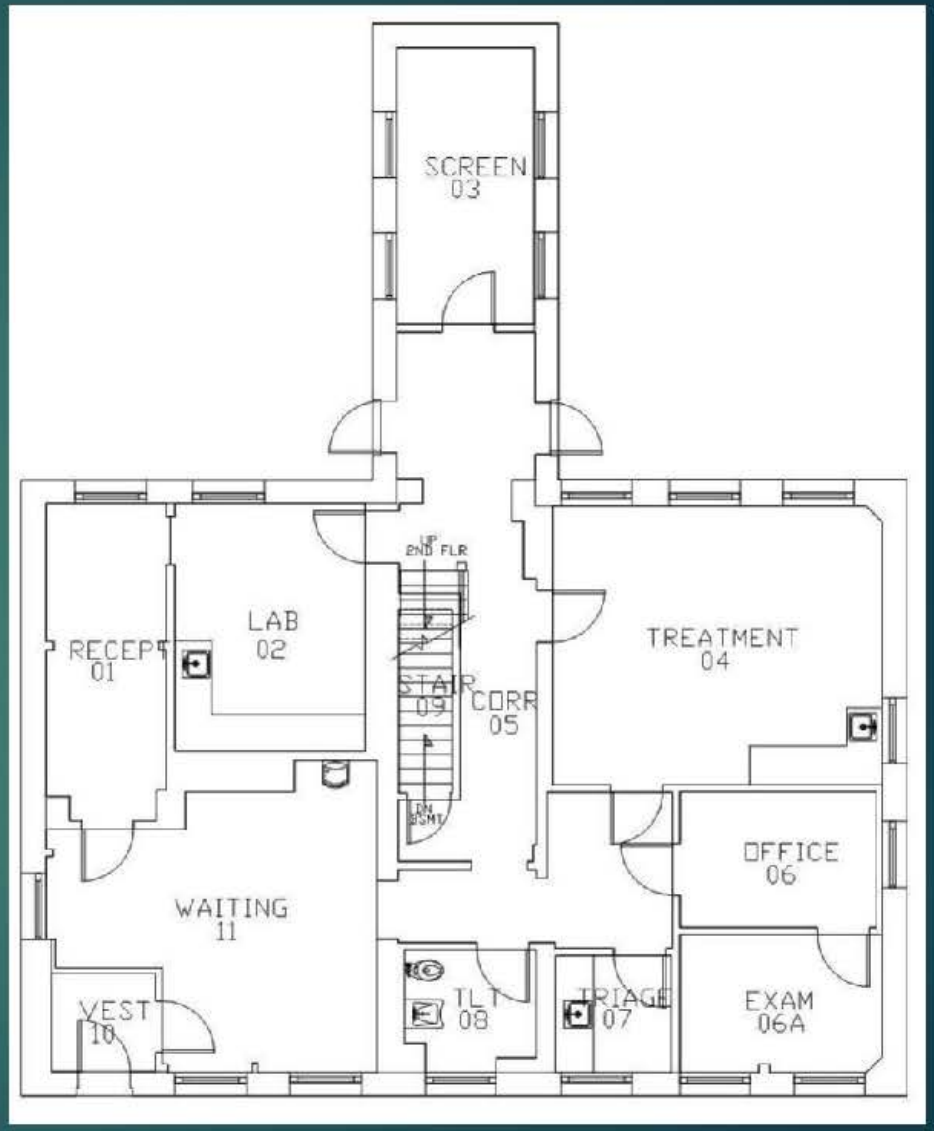


Proposed Addition Location

Existing Floor Plans

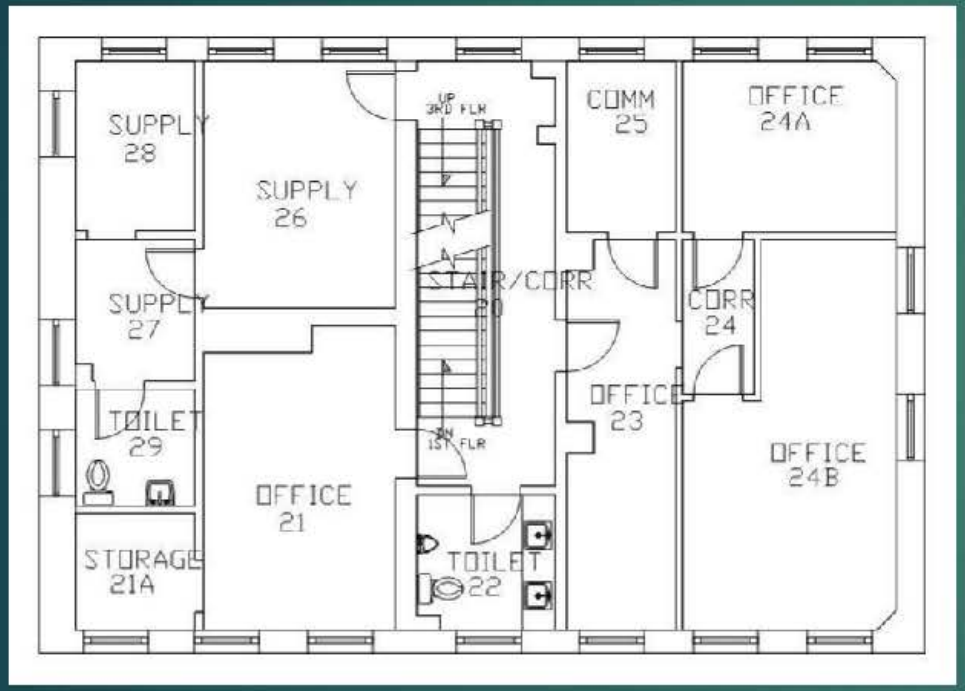


Existing Basement Layout

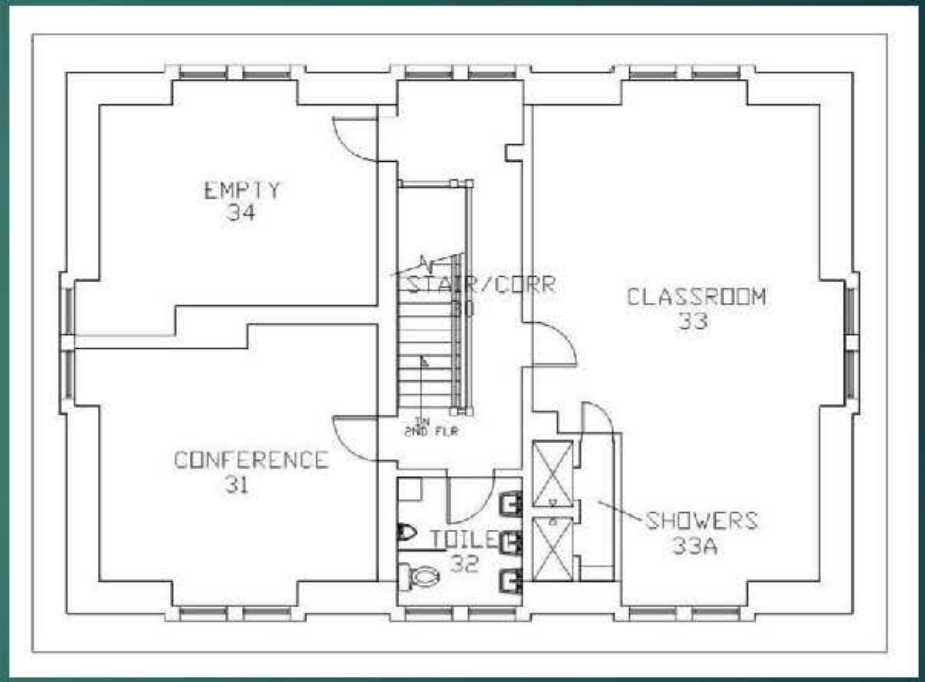


Existing First Floor Layout

Existing Floor Plans

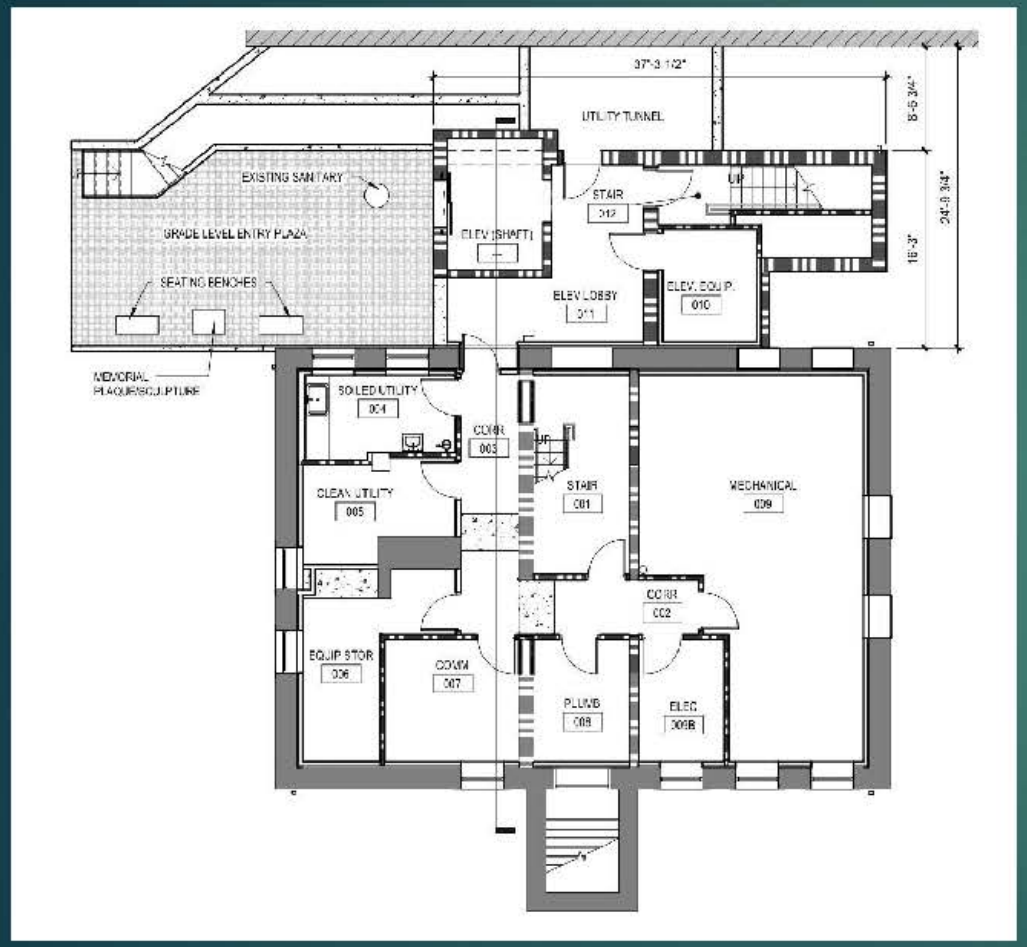


Existing Second Floor Layout

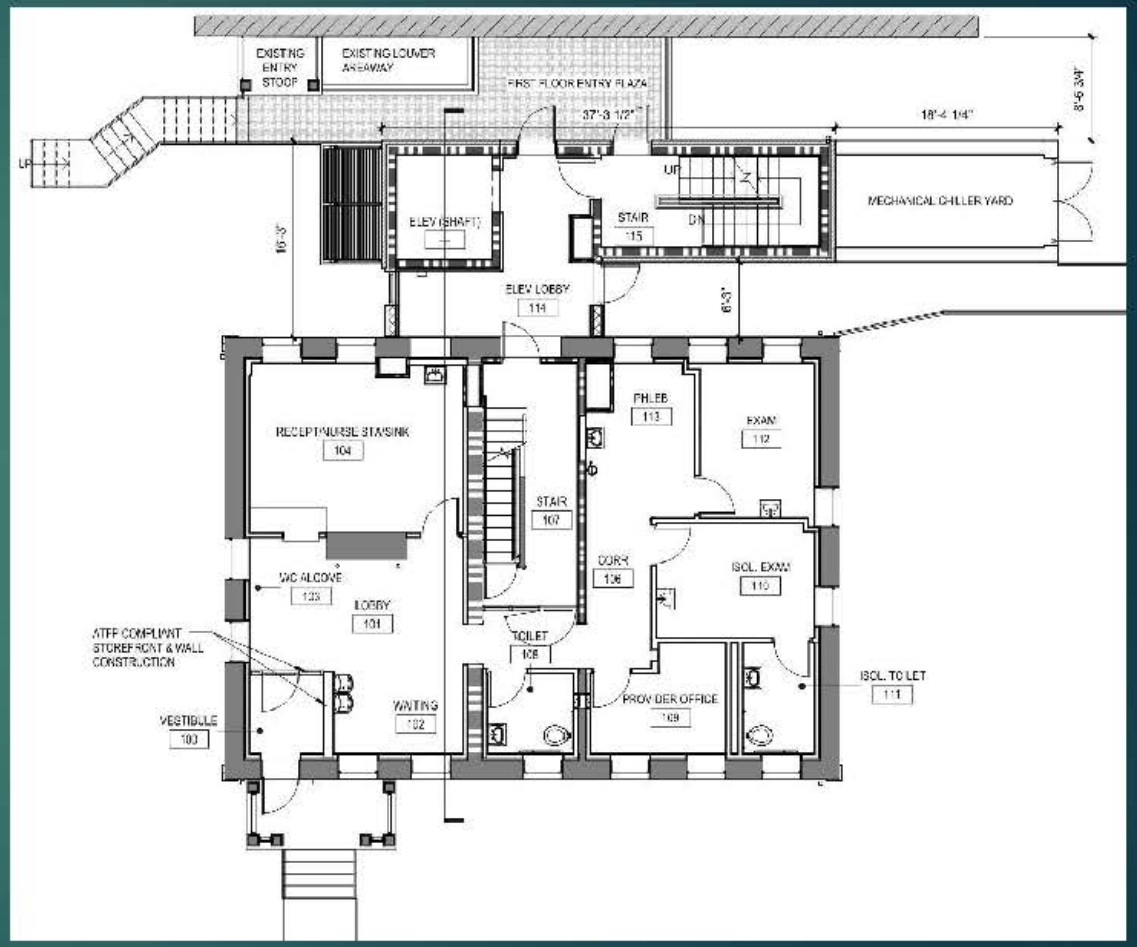


Existing Third Floor Layout

Proposed Floor Plans

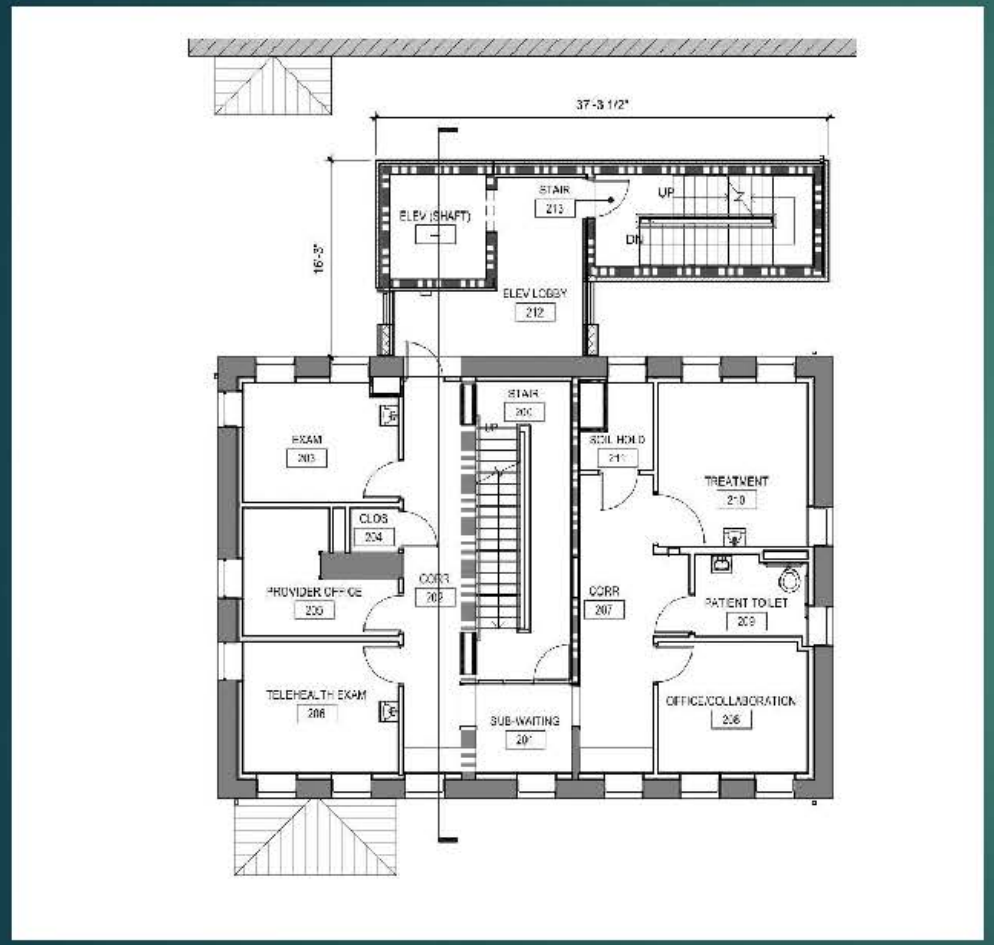


Renewal Basement Layout

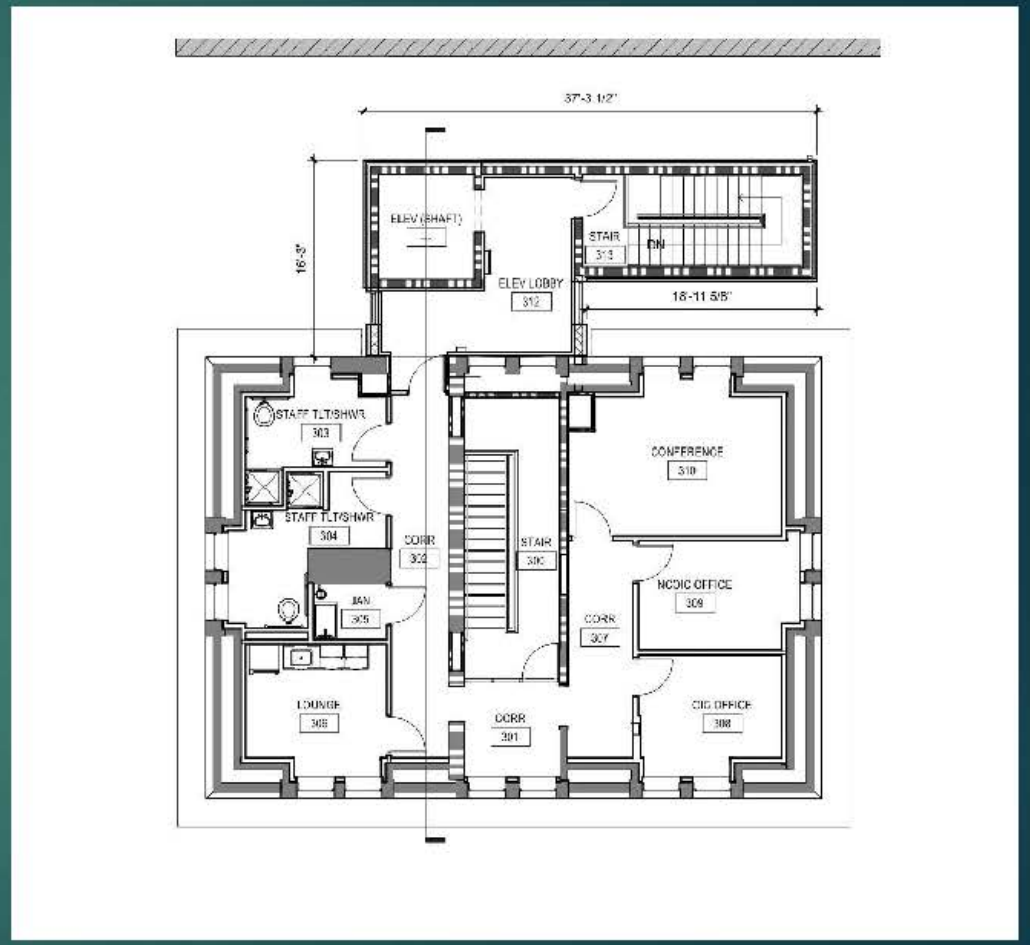


Renewal First Floor Layout

Proposed Floor Plans

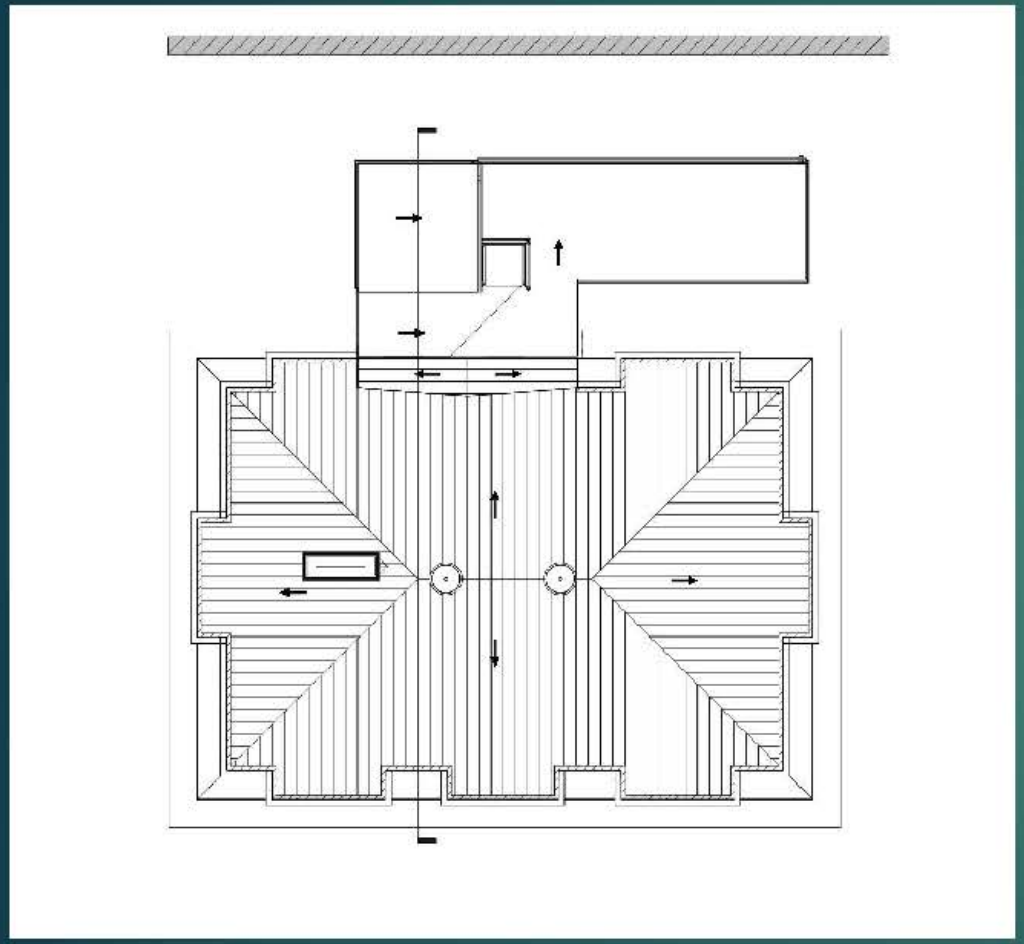


Renewal Second Floor Layout

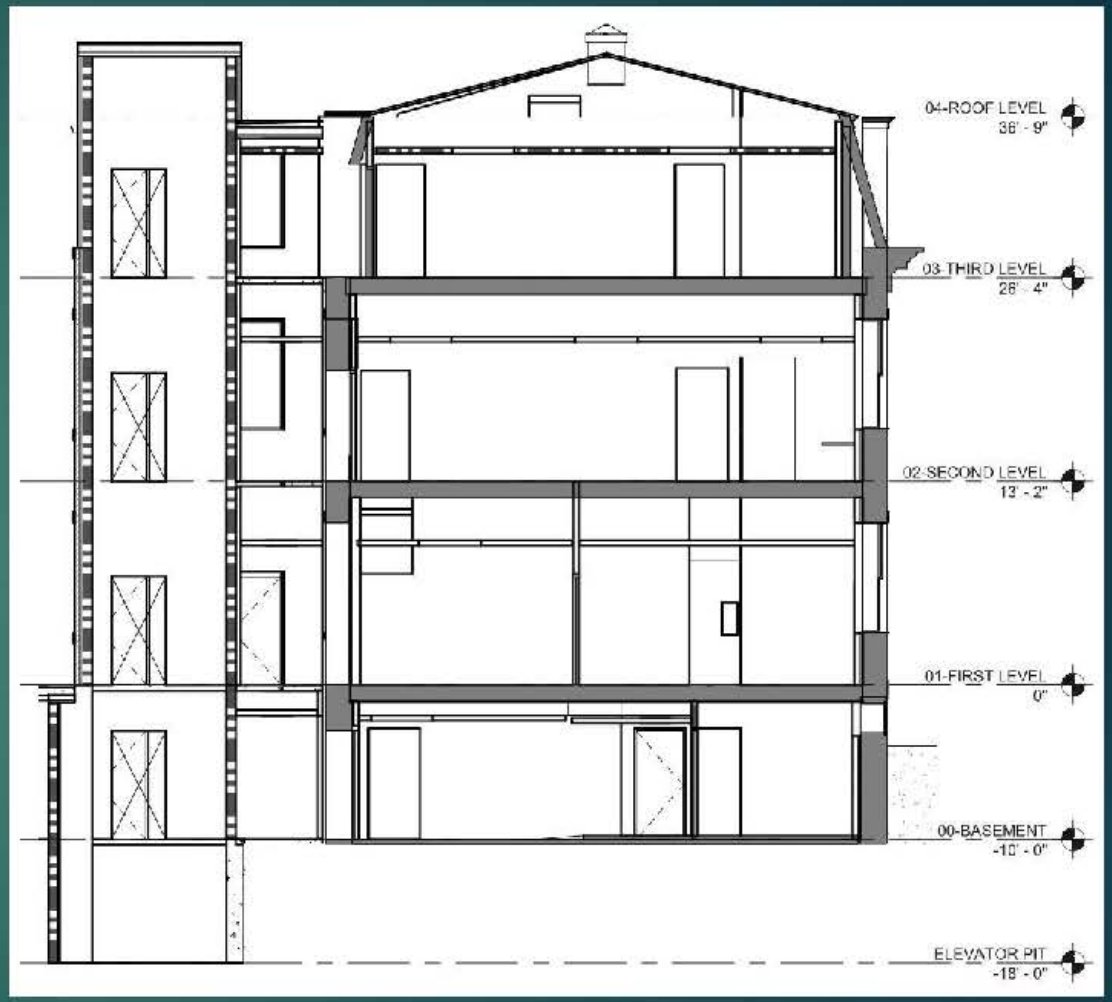


Renewal Third Floor Layout

Proposed Floor Plans



Renewal Roof Layout



Building Section

Proposed Floor Plans



1 HISTORIC-NORTH ELEVATION

1/8" = 1'-0"

Fort McNair - Clinic Renewal - Building 58

SKJV Synergy-Kirlin Joint Venture

MARCH 24, 2017

Ross&Baruzzini

Proposed Floor Plans



1 HISTORIC-EAST ELEVATION

1/8" = 1'-0"

Fort McNair - Clinic Renewal - Building 58

SKJV Synergy-Kiewit Joint Venture

MARCH 24, 2017

Ross&Baruzzini

Proposed Floor Plans



1 HISTORIC-SOUTH ELEVATION

1/8" = 1'-0"

Fort McNair - Clinic Renewal - Building 58

SKJV Synergy-Kiewit Joint Venture

MARCH 24, 2017

Ross&Baruzzini