



Executive Director's Recommendation

Commission Meeting: May 4, 2017

PROJECT Building 58 Modifications and Addition Joint Base Myer – Henderson Hall, Fort McNair Southwest, Washington, DC	NCPC FILE NUMBER 7870
	NCPC MAP FILE NUMBER 24.50(38.00)44530
SUBMITTED BY United States Department of Defense Department of the Army	APPLICANT'S REQUEST Approval of comments on concept design
REVIEW AUTHORITY Federal Projects in the District per 40 U.S.C. § 8722(b)(1) and (d)	PROPOSED ACTION Approve comments on concept design
	ACTION ITEM TYPE Consent Calendar

PROJECT SUMMARY

The United States Department of the Army has submitted a concept design for construction of a new fire rated stair and elevator addition at the rear of Building 58 at the Fort McNair portion of Joint Base Myer – Henderson Hall (JBM-HH). The site is located in the northwestern portion of the installation, to the north of the parade grounds, officer's quarters and approximately 165 feet east of the Washington Channel, which lies between the Potomac and Anacostia Rivers. Building 58 is surrounded by First Avenue to the west; a mechanical yard and Building 56 to the south; Building 54 to the east; and a surface parking lot to the north. The proposed addition is located between the existing Buildings 58 and 54 to the east. Currently, Building 58 serves as a medical clinic and lacks universal access for patients, staff or visitors. The purpose of the project is to provide adequate building egress and accessibility in compliance with the *American with Disabilities Act (ADA)* and *Architectural Barriers Act Accessibility Guidelines*.

Building 58 is a 9,054 square-foot structure, consisting of three stories plus basement level. The existing building facade includes a stone foundation, supporting brick load bearing walls, and a slate clad mansard roof with dormers. The building abuts an existing brick access way structure, consisting of a single story plus basement level and connecting Building 58 and Building 54 to the east. The project entails complete demolition of the existing access way to accommodate the new tower addition; and miscellaneous work such as interior renovation; replacement of existing doors to meet ADA standards; replacement of roof areas, and minor site improvements.

The proposed cladding materials for the addition include brick, curtain wall, and standing seam metal panels on the upper floor in keeping with the historic fabric of Building 58, yet with a contemporary approach. The proposed site improvements include grading and constructing two entry plazas with permeable pavers. The project includes a grade level plaza, located adjacent to the exterior elevator door and canopy, furnished with benches and an monumental element

constructed from salvaged brick from building demolition; and a first floor plaza between Buildings 54 and 58 adjacent to the elevator lobby. In addition, the project entails repairing areas of affected construction at Building 54 and 58; providing a new mechanical yard with masonry screen walls, retaining walls, an areaway and adjusting utility connections. Other improvements include restriping two parking stalls at the existing parking lot to provide handicap accessible parking; dedicating an existing parking stall as a fuel-efficient / low emitting vehicle area; and removing and replacing a pedestrian ramp on the east side of Building 58. Lastly, the project includes replacement of mechanical, electrical and plumbing (MEP) and retrofit of new life safety systems. The site design aims to promote an efficient layout and limit disturbance of the existing parking facilities. The project includes *Leadership in Environmental Design* (LEED) strategies.

KEY INFORMATION

- Joint Base Myer-Henderson Hall (JBM-HH) is comprised of two installations: a combined Fort Myer and Henderson Hall, located in Arlington, VA immediately west of Arlington National Cemetery, and Fort Leslie J. McNair (Fort McNair), located at Buzzards Point, in the southwest tip of Washington, DC at the confluence of Anacostia and Potomac Rivers. Fort McNair falls under the command of JBM-HH.
- Fort McNair is an approximately 107-acre peninsula located south of P Street, SW, and includes educational, residential and mission support facilities. It is the location of the National Defense University, the preeminent joint institution for education, research, and outreach in national and international security, and home to the Joint Forces Headquarters—National Capital Region/Military District of Washington (JFHQ-NCR/MDW). Fort McNair also houses community/recreational facilities, officers' housing, a parade ground, a bank, a shoppette, and medical services.
- Building 58 was constructed in 1884 following the Second Empire style and is a contributing resource to the Fort McNair Historic District, a district determined eligible for the National Register of Historic Places in 1978 and listed on the DC Inventory of Historic Sites in 1964.
- Building 58 was originally constructed as the west wing for the Washington Barracks Hospital (Building 54) but was converted to a dispensary in 1911. The interior of Building 58 was modified previously to function as a modern clinic. The building has been fully operational since its construction.
- The total project area is approximately 9,840 square feet and the limits of disturbance is 3,195 square feet.

RECOMMENDATION

The Commission provides the following comments:

Supports the proposed placement and massing of the new addition at the rear (east façade) of Building 58 and **notes** that the applicant has explored multiple locations throughout the design consultation process.

Requests the following pedestrian eye level simulations to analyze the impacts on historic viewsheds from within and outside of the installation caused by the proposed addition:

- Views from across the Washington Channel looking east toward Building 58;
- Views from the parade grounds and closer views from B Street looking north toward Building 58.

Requests the following information prior to preliminary review:

- Provide additional design details for the proposed entry plazas, exterior paving and site benches.
- Consider shade and views in relationship with the proposed benches at the grade level entry plaza.
- Integrate interpretive signage to highlight the proposed memorial element to be constructed from salvaged brick from the building demolition.

Recommends the applicant continue to work closely with NCPC, the US Commission of Fine Arts, and the District of Columbia State Historic Preservation Office to improve the design, and ensure that the proposed exterior material palette and design details are sympathetic to the context.

Encourages the applicant to consult with the District Department of Energy and Environment (DOEE) to ensure that the project complies with local stormwater management regulations, and **reminds** the applicant that a stormwater management plan, prepared in accordance with the Commission submission guidelines, is required for final plan submissions.

PROJECT REVIEW TIMELINE

Previous actions	May 1, 2014 Joint Base Myer – Henderson Hall Draft Master Plan (NCPC File No. MP302)
Remaining actions (anticipated)	– Preliminary and Final Approval of Site and Building Plans

PROJECT ANALYSIS

Executive Summary

The rehabilitation of Buildings 58 and construction of the new stair and elevator addition will improve universal accessibility and the building condition. The new addition is compatible with the qualities and character of the historic building and its setting. The project is consistent with policies in the Federal Elements of the Comprehensive Plan for the National Capital. In particular, the project meets the goals and objectives of the Federal Workplace and Historic Preservation elements. The proposed new construction, repairs and site improvements are consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties. Based on the project's consistency with the Secretary of the Interior's Standards for the Treatment of Historic

Properties, staff recommends the Commission comments favorably on the concept design for the Building 58 modifications and addition at Fort McNair.

Analysis

Staff's focus in analyzing the project was historic preservation, design and environmental considerations. Given the location of Building 58 in close proximity to the Potomac and Anacostia Rivers and its relationship to the Fort McNair campus, it is important to retain the property's historic character, protect the setting, greenspaces, and key viewsheds from the Washington Channel and the parade grounds. Architecturally, Buildings 58 reflect the Second Empire style and relates to Building 54, which is located directly to the east. Building 54 has similar construction and configuration and was built at the same time as Building 58. Therefore, maintaining the visual and spatial relationships of the historic district was an important consideration in designing the addition.

The project entails repairing the historic building in order to provide an efficient layout, and constructing a new stair and tower addition to provide universal access and building egress. Although the use of Building 58 has changed over time from hospital, dispensary, and most recently to clinic, it continues to house medical related functions. Therefore, this historic property will continue to be used for its original purpose. The use is appropriate to its context and is consistent with the property's significance and character. By using contemporary materials like metal panels and glass, the addition will act as a physical record of its time. The addition responds to the distinctive features and finishes of Building 58, but will be differentiated from the historic building. The proposed addition will be compatible with the massing, scale and architectural features of the context.

Throughout the design consultation process with NCPC, DCSHPO, and CFA, the applicant has explored different façade treatment and massing options, including metal panels, fiber cement panels, brick, louvers, and faux windows. The latest design incorporates the feedback provided from the review agencies.

Given Fort McNair's significant role in defining the national capital and its image, and Building 58's visibility from the water and parade grounds. Staff recommend that the Commission **request the following pedestrian eye level simulations to analyze the impacts on historic viewsheds from within and outside of the installation caused by the proposed addition:**

- **Views from across the Washington Channel looking east toward Building 58;**
- **Views from the parade grounds, and B Street looking north toward Building 58.**

Demolition

The work includes demolition of affected construction to accommodate the proposed design modifications, including but not limited to the removal of interior wall partitions; MEP components; the basement and first floor connector (hyphen) structure; and the removal and replacement of Building 58 slate at mansard and roof areas.

The existing brick masonry hyphen connecting Buildings 58 and 54 will be completely removed to allow utility routing and construction of the addition. The surfaces affected by the hyphen removal will be repaired to match adjacent surfaces. The contractor will salvage the existing brick from the hyphen to the greatest extent and installed at damaged areas on Building 54 west façade. The existing stone foundation walls of the hyphen will be removed to install new concrete foundation walls. The existing wood areaway to the south of the hyphen will be removed below grade and covered with fill to slope away from Building 54 and the addition. The existing exterior steel ladder on the front (west) elevation will be removed and surfaces affected will be patched to match the existing brick color.

The existing stair/elevator will require new openings through the existing exterior walls on all four stories. The existing stoop and associated stairs and ramp at the north entry of the building connector would be removed to accommodate the addition. After installation of the addition, ye ramp will be rebuilt.

Building 58 Rehabilitation and New Addition

A new utility tunnel will be provided with a concrete cap at the first floor level. The project includes appropriate water proofing so that water does not infiltrate the tunnel. Any exposed foundation will receive stone veneer to match the existing foundation.

The existing brick masonry walls will remain. The existing brick will be cleaned with low-to-moderate pressure washing, and by spot cleaning with techniques appropriate for historic brick. New sealant will be installed at failing exterior building joints and settlement cracks. The project scope also entails repointing cracked, loose and missing mortar and replacing broken bricks, and cleaning, calking and repainting the existing wood trim. The existing basement stone foundation walls are showing signs of moisture infiltration. The project scope includes exterior excavation to install an integrated composite waterproofing system, along with drainage fill, filter fabric and foundation drain tiles. The existing stone walls will be cleaned and repointed at failing joints.

The project includes a four-story stand-alone addition to accommodate an elevator, metal pan stairs and an accessible parking lot entrance to Building 58. The building addition exterior wall will be constructed of reinforced concrete masonry unit (CMU) with brick veneer. The basement level consists of a concrete structure with dark stone veneer and provides an exterior elevator door for building access. The existing exterior doors will be replaced with glazed hollow metal doors to match the existing.

Building 58 is located above street level. The exterior grade elevation do not allow direct access into the building. Currently, access from the north parking lot into the hyphen (Buildings 54 and 58 connector) is not an ADA compliant entrance. The addition will provide and accessible entrance via the elevator to meet ADA requirements. The exterior elevator door will be sheltered from weather by a canopy. The existing stoop at Building 54 will remain; new concrete steps and stoop extension will be provided along with handrails.

The roof consist of a mansard slate and a low-sloped hipped standing seam metal structure. The existing mansard slate and metal roof will be removed to expose the existing roof framing and

inspected for water damage. Once any deteriorated framing and necessary sheathing is replaced, the roof will be reinstalled, and slate tiles and sheathing will be replaced. The building addition roof will be independent from the existing building roof.

The proposed tower addition materials are compatible with the historic building 58. The north and south facades of the tower incorporate contemporary vertical aluminum and glass curtain wall systems at the transition between the existing Building 58 brick and mansard components and the new tower addition to differentiate the new intervention from the historic building. The new tower addition includes a dark brick at the base, a similar color brick to match the existing Building 58 masonry at the middle, and vertical metal standing seam roof at the top. Similarly, the east façade, that faces the adjacent Building 54, includes dark brick at the base, similar brick to match the existing Building 58 masonry color in the middle, louvers, and vertical metal standing seam at the roof. The articulation of the building façade aims to reduce the building height. The rooflines depicted in the building elevations are as low as possible to allow for the internal components of the elevator.

Lastly, the project includes new exterior paving, stairs and canopy, as well as miscellaneous patch and repair work of affected construction at Buildings 54 and 58.

CONFORMANCE TO EXISTING PLANS, POLICIES AND RELATED GUIDANCE

Comprehensive Plan for the National Capital

As noted above, Buildings 58 modifications and addition is consistent with the policies in the Federal Elements of the Comprehensive Plan for the National Capital. In particular, the project meets the objectives of the Historic Preservation and Workplace Elements. The policies included in the Historic Preservation Element promote the adaptive reuse of historic properties; encourage additions to be compatible with the qualities and character of historic buildings and their settings, in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. The project is also consistent with policies in the Federal Workplace Element, which encourages the government to rehabilitate existing facilities before constructing new facilities and also locating offices within the District of Columbia. It also encourage agencies to use historic properties, and minimize development of natural spaces by selecting disturbed land, or by reusing existing buildings or sites. It promotes making primary pedestrian entrances at federal workplaces readily ADA accessible and including publicly accessible amenities such as public art, including memorials, at plazas at the street level where possible when rehabilitating federally owned facilities.

National Historic Preservation Act

Building 58 is located in the Fort McNair Historic District, in Washington, DC. The district was listed on the DC Inventory of Historic Sites in 1964 and determined eligible for the National Register of Historic Places (NRHP) in 1978. The period of significance for the Fort McNair Historic District is 1791 - 1944. Building 58 was constructed in 1884 following the Second Empire

architectural style and is a contributing resource to the Fort McNair Historic District. Building 58 is individually eligible for the NRHP under Criterion A for association with the history of military medicine from 1894-1909; NRHP Criterion B for its association with Dr. Walter Reed, a significant person in the history of military medicine, as it was the primary location for his research on the causes of yellow fever from 1894-1902; NRHP Criterion C for its architectural design values as a distinctive example of Second Empire architectural style of the Victorian era built in 1894.

The character-defining features include the mansard roof with dormers, red brick masonry, cut stone lintels, decorative coursing and stonework at the foundation. The following historically significant elements will remain on the first floor: the existing fireplace mantle, wood stairs, wood flooring around the stairs, and two archways.

The Department of the Army and NCPC each have an independent responsibility to fulfill the requirements of Section 106 of the National Historic Preservation Act (NHPA). The Department of the Army initiated the Section 106 consultation process with the District of Columbia State Historic Preservation Office (DCSHPO) and NCPC by letter dated July 20, 2016. The applicant, in consultation with the DCSHPO and NCPC, determined that the undertaking would cause adverse effects on historic resources. The SHPO indicated that although the revisions to the location and massing of the new addition have minimized the adverse effects, the project still has minor adverse effects, due to the visual effects on the adjoining buildings and required demolition.

Currently, the applicant is preparing a draft Memorandum of Agreement (MOA) among the U.S. Army Joint Base Myer-Henderson Hall (JBM-HH), the DCSHPO and NCPC. NCPC has elected to designate JBM-HH as the lead federal agency to satisfy its collective responsibilities under Section 106. The executed MOA will be submitted at final review stage. At this time, the draft MOA proposes the following mitigation measures:

- JBM-HH will develop and distribute a history brochure to staff about Fort McNair that highlights important historic events and architecture to encourage preservation.
- JBM-HH will submit building material samples for approval to DC SHPO, NCPC, and CFA, including but not limited to brick (wall and foundation) and mortar samples or a mock-up of a materials panel on site for inspection.

National Environmental Policy Act

The Department of the Army and NCPC each have an independent responsibility to fulfill the requirements of the National Environmental Policy Act (NEPA). The Department of the Army is preparing an Environmental Assessment (EA) for the project. NCPC will be a cooperating agency in the NEPA process and work with the Army to ensure that the environmental analysis complies with NCPC's *Environmental and Historic Preservation Policies and Procedures* and NEPA requirements.

Stormwater Management

The Federal Environment Element of the Comprehensive plan includes policies that encourage federal agencies to develop stormwater management plans and use technical guidance provided by EPA, in addition to working with local jurisdictions, to meet both federal and local stormwater requirements.

Federal Regulations: Section 438 of the Energy Independence and Security Act (EISA)

The Technical Guidance on Implementing the Stormwater Runoff Requirements for Federal Projects under Section 438 of the Energy Independence and Security Act (EISA) provided by EPA, requires “the sponsor of any development or redevelopment project involving a federal facility with a footprint that exceeds 5,000 square feet to use site planning, design, construction, and maintenance strategies for the property to maintain or restore, to the maximum extent technically feasible, the predevelopment hydrology of the property with regard to the temperature, rate, volume, and duration of flow.”

Footprint definition: Section 438 applies to a federal facility “with a footprint that exceeds 5,000 square feet.” For the purposes of this guidance, any project involving a federal facility that disturbs 5,000 square feet or more of ground area is covered by this guidance. Existing facilities that have an overall footprint of 5,000 square feet or greater that disturb less than 5,000 square feet of land area as part of any single development or redevelopment project are not subject to Section 438 requirements. Consistent with the purpose of Section 438 to preserve or restore pre-development hydrology, the term “footprint” includes all land areas that are disturbed as part of the project.

According to the applicant, the overall footprint area of the existing Building 58 and new addition is 2,563 square feet and the limits of disturbance is 3,195 square feet. Since the limits of disturbance is less than 5,000 square feet of land area, the project is not subject to Section 438 requirements.

Local Regulations: Department of Energy and Environment (DOEE)

According to the district stormwater regulations, there are two types of projects that trigger stormwater management requirements:

1. Major land disturbance activity
Activity that disturbs, or is part of a common plan of development that disturbs, 5,000 square feet or greater of land area.
2. Major substantial improvement activity
Renovation of or addition to a structure that exceeds both the cost and size thresholds:
 - Cost of renovation project greater than or equal to 50 percent of pre-project assessed value of structure.
 - and combined footprint of structure(s) and project area exceeds land disturbance area greater than or equal to 5,000 SF.

According to the submission materials, the estimated project cost is \$4,994,683. The pre-project assessed value of Building 58 is not indicated in the project narrative. As mentioned above, the overall footprint area of the existing building and new addition is 2,563 square feet, and the limits

of disturbance is 3,195 square feet. The combined footprint and land disturbance area equals to 5,758 square feet, which is slightly over the 5,000 square feet threshold. Therefore, the project might qualify as a major substantial improvement activity based on DOEE's definition of major substantial improvement activity (refer to project type two above).

In addition, Fort McNair is located within the boundaries of the Anacostia Waterfront Development Zone (AWDZ), which has more stringent stormwater requirements. According to the local regulations, "an AWDZ site that undergoes a major land-disturbing activity shall achieve treatment of the rainfall from the ninety-fifth (95th) percentile rainfall event for the District of Columbia, measured for a twenty-four (24)-hour rainfall event with a seventy-two (72)-hour antecedent dry period (1.7 inch rainfall event)."

Therefore, the project might trigger local stormwater management requirements included in the DOEE *2013 Stormwater Management Rule and Guidebook*. As such, staff recommends that the Commission **encourage the applicant to consult with the District Department of Energy and Environment (DOEE) to ensure that the project complies with local stormwater management regulations, and reminds the applicant that a stormwater management plan, prepared in accordance with the Commission submission guidelines, is required for final plan submissions.**

Floodplain Management

According to the submission package, the project complies with Executive Order (EO) 11988 - Flood Plain Management, as amended by EO 13690 - Establishing a Federal Flood Risk Management Standard. Building 58 is situated approximately 165 feet east of the Washington Channel, between the Potomac and Anacostia Rivers. Building 58 lies within the 500-year flood zone, according to the FEMA Flood Insurance Rate Map (FIRM). The Base Flood Elevation (BFE) shown on the FIRM in the area of Building 58 is 11.0. The existing first floor elevation of Building 58 is 20.1, which is 9.1 feet above the Base Flood Elevation. The basement floor elevation is 10.35, which is 0.65 feet below the BFE, however, the lowest entry point into the building will be at the exterior door to the elevator of the proposed addition at an elevation of 13.0, which is two feet above the BFE. The project includes flood proofing of the foundation of existing Building 58. No significant site improvements or grading are proposed which would affect Flood Plain Management approaches.

Executive Order 11988 assigns responsibility to federal agencies regarding floodplain management and gives direction for when an action is located in a floodplain. The agency is to design or modify its action in order to minimize potential harm to or within the floodplain, consistent with regulations issued in accord with the EO; and prepare and circulate a notice containing an explanation of why the action is proposed to be located in the floodplain. The addition to existing Building 58 is proposed to be located within the 500-year flood zone because the existing building currently lies within the zone. The applicant has designed the addition such that the lowest opening or Low Sill Elevation is two feet above the BFE which minimizes the potential harm to the practicable extent.

Relevant Federal Facility Master Plan

The last Commission action on the Fort Myer master plan was in May 2014. NCPC provided comments on the *Draft Real Property Master Plan Joint Base Myer – Henderson Hall*, (NCPC File No. MP302) which was an integrated document comprised of five components:

1. The real property master plan digest, guides the entire scope of the plan;
2. The long-range component, a broad-based analysis of the entire installation projected over a period of 20 years;
3. The capital investment strategy, contains the holistic set of actions needed to implement the Real Property Vision;
4. The short-range component, provides a list of projects planned over the next five to seven years; and
5. The installation design guide, prescribes the urban design character of the installation.

Some of the recommended strategies in the Fort McNair master plan included converting the adjacent Building 54 into an administrative facility. Other nearby improvements included modernizing Building 52 to maintain as General Instruction Building and General Purpose Administrative Facilities. However, the master plan did not include any improvements for Building 58.

CONSULTATION

Coordinating Committee

The Coordinating Committee reviewed the proposal at its April 12, 2017 meeting. Without objection, the Committee forwarded the concept design to the Commission with the statement that the proposal has been coordinated with all participating agencies. The participating agencies were: NCPC; the Department of Transportation; the State Historic Preservation Office, the Department of Energy and Environment; the General Services Administration; and the Washington Metropolitan Area Transit Authority.

DOEE noted that records show that there were Underground Storage Tanks (UST) under Building 58. The applicant indicated that Fort McNair historically had 28 tanks on the base, but only four were currently in use at the Shoppette/Gas Station site (Building 43). There are no active petroleum UST at the project site and the project team has not observed any evidence of UST. In addition, according to the JMB-HH Environmental Management Office there are no known hazardous materials at this site.

U.S. Commission of Fine Arts

The applicant has been conducting consultation meetings with CFA, NCPC, and DC SHPO representatives. The project will be formally submitted to CFA for review at its May 18, 2017 meeting.

ONLINE REFERENCE

The following supporting documents for this project are available online:

- Submission Package

Prepared by Vivian Lee
04/26/2017

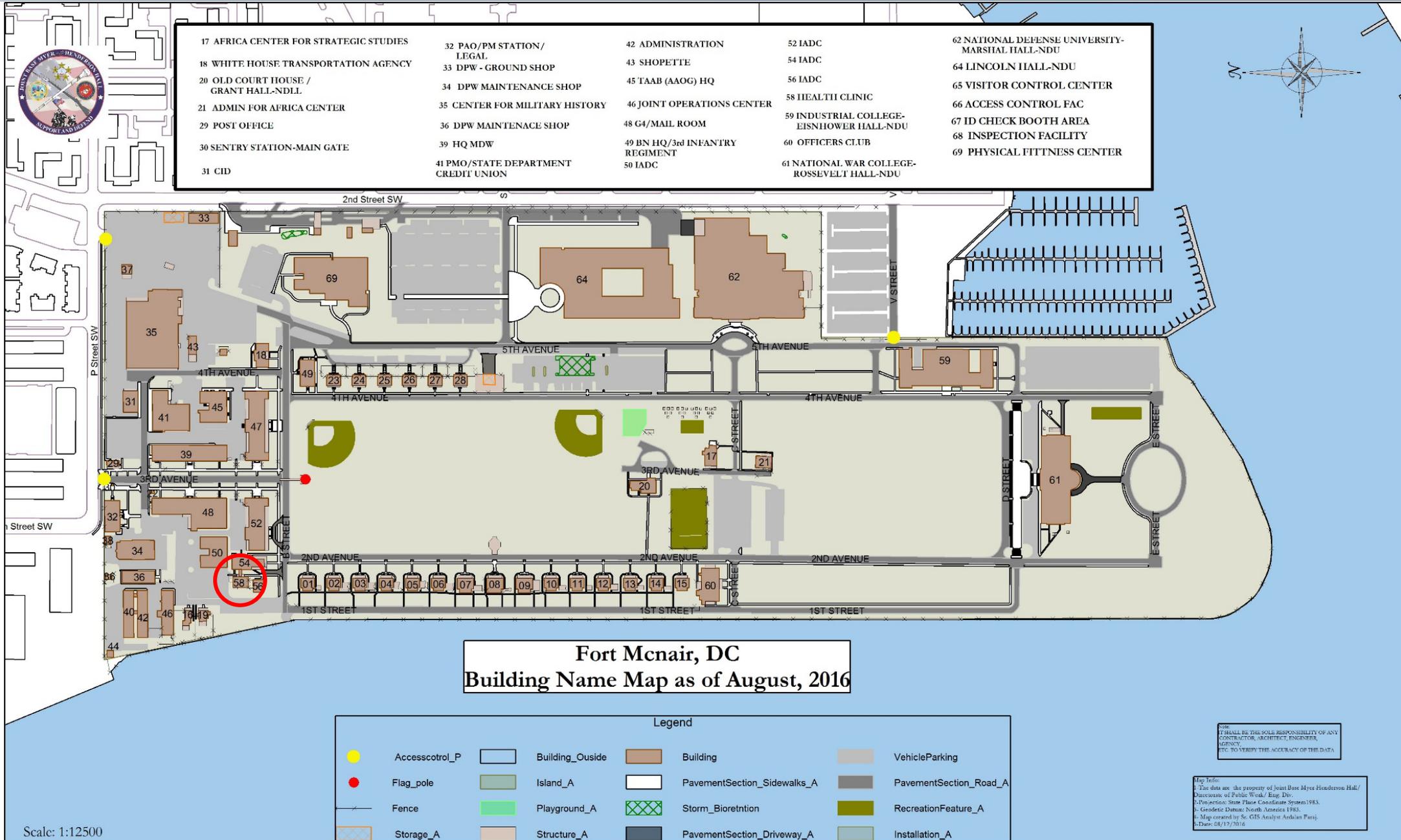
POWERPOINT (ATTACHED)

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

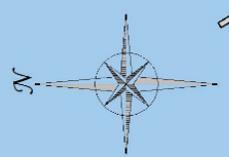
Washington, DC

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

Comments on Concept Design



17 AFRICA CENTER FOR STRATEGIC STUDIES	32 PAO/PM STATION/ LEGAL	42 ADMINISTRATION	52 IADC	62 NATIONAL DEFENSE UNIVERSITY- MARSHAL HALL-NDU
18 WHITE HOUSE TRANSPORTATION AGENCY	33 DPW - GROUND SHOP	43 SHOPETTE	54 IADC	64 LINCOLN HALL-NDU
20 OLD COURT HOUSE / GRANT HALL-NDLL	34 DPW MAINTENANCE SHOP	45 TAAB (AAOG) HQ	56 IADC	65 VISITOR CONTROL CENTER
21 ADMIN FOR AFRICA CENTER	35 CENTER FOR MILITARY HISTORY	46 JOINT OPERATIONS CENTER	58 HEALTH CLINIC	66 ACCESS CONTROL FAC
29 POST OFFICE	36 DPW MAINTENACE SHOP	48 G4/MAIL ROOM	59 INDUSTRIAL COLLEGE- EISENHOWER HALL-NDU	67 ID CHECK BOOTH AREA
30 SENTRY STATION-MAIN GATE	39 HQ MDW	49 BN HQ/3rd INFANTRY REGIMENT	60 OFFICERS CLUB	68 INSPECTION FACILITY
31 CID	41 PMO/STATE DEPARTMENT CREDIT UNION	50 IADC	61 NATIONAL WAR COLLEGE- ROSSEVELT HALL-NDU	69 PHYSICAL FITNESS CENTER





Aerial of Fort Lesley J. McNair



Enlarged Aerial of Building 58



Building 58 is located at the northwest portion of Fort McNair

Existing Birds eye view looking south toward Building 58



Building 58



Building 58



Building 58





Building 58 west (front) elevation



Building 58 west and south elevations



Building 58 west and north elevations

Building 58 south elevation showing hyphen connecting 58 with Building 54 (right) which was the old hospital but now is used as a college building (IADC). The south elevation is the side most visible from the parade grounds

Building 56

Building 58

Building 54



Building 58

Hyphen/Connector

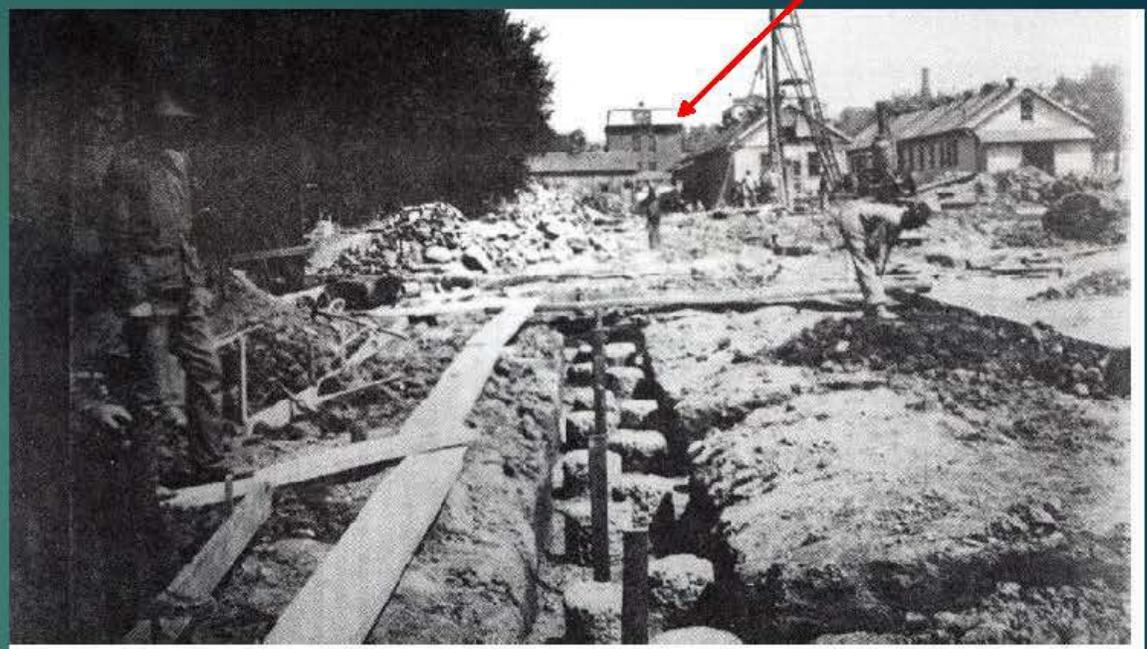
Building 54



View on Site (South)



View on Site (South/East)

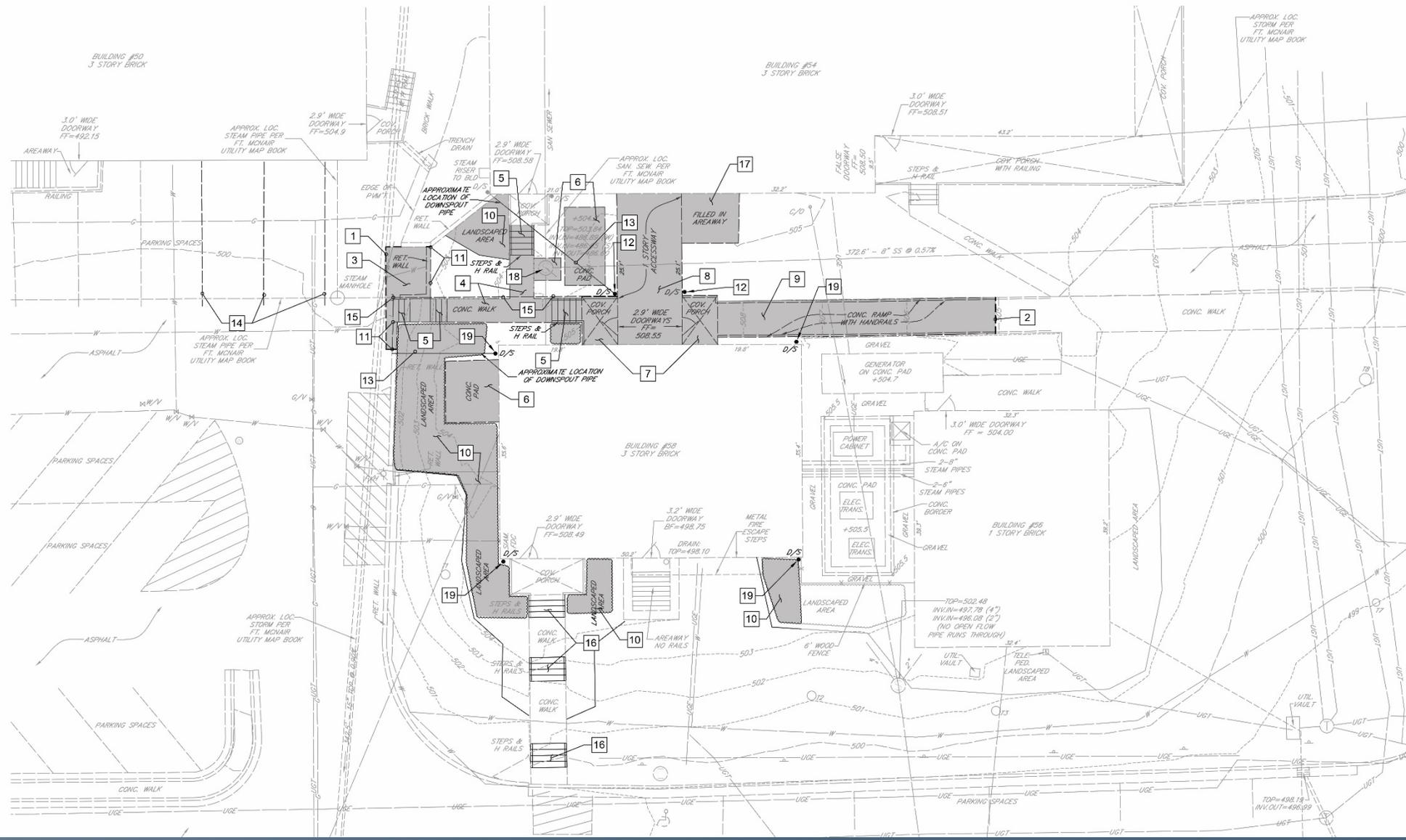


View of construction of foundations for Officer's quarters along west side of 2nd Avenue SW, looking north, ca. 1903-1905 (McClellan 1993:86).

1903-05 Photo of Building 58

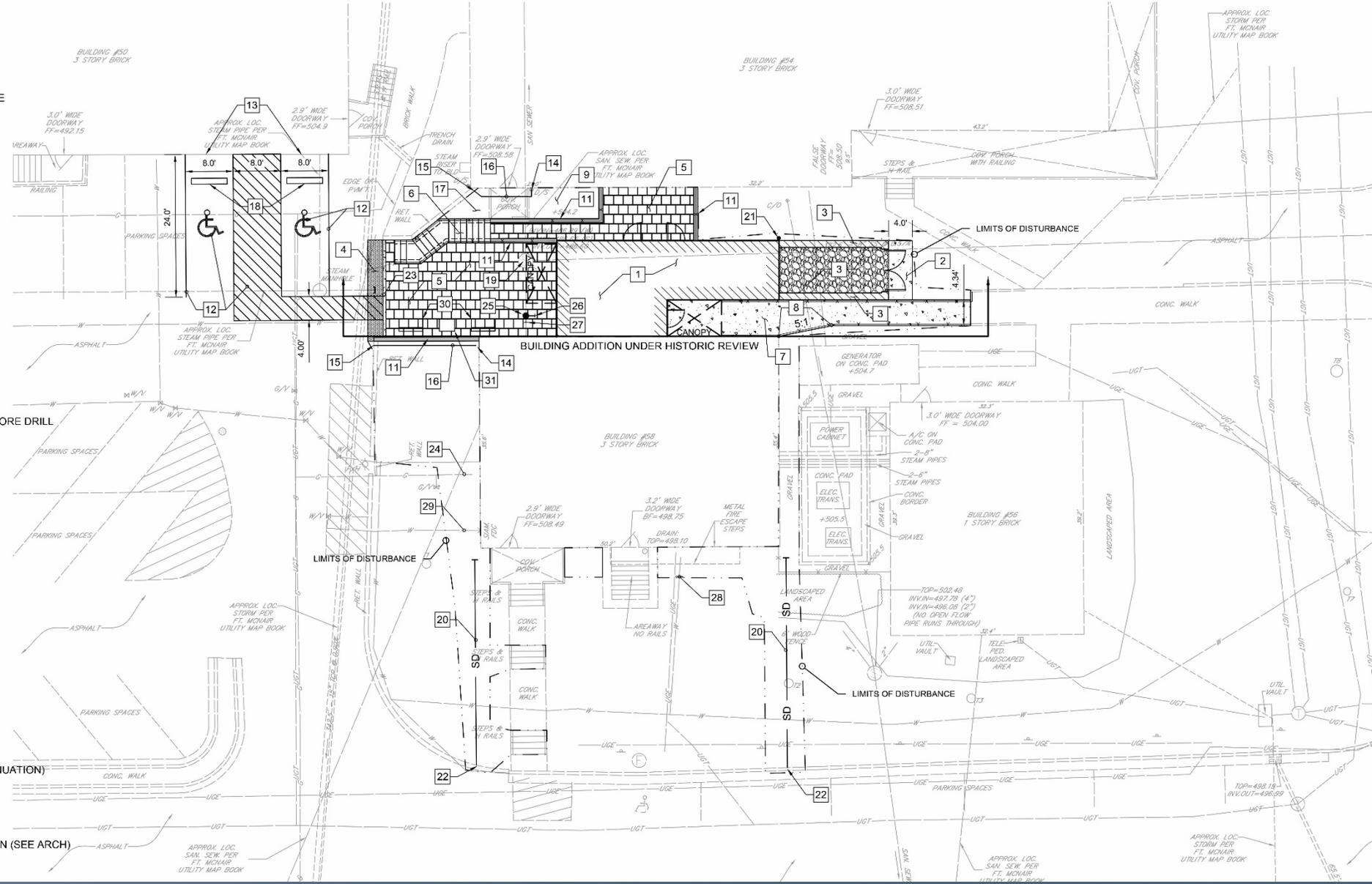


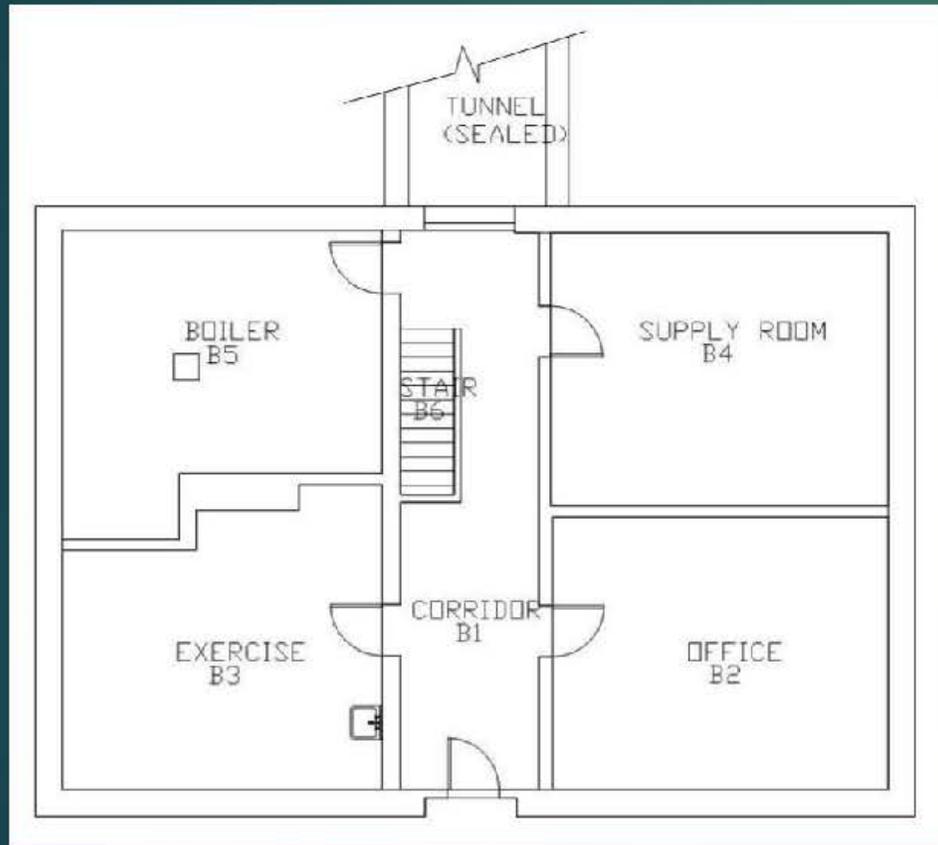
- KEYED NOTES:**
- 1 SAWCUT EXISTING ASPHALT PAVEMENT FULL DEPTH
 - 2 SAWCUT EXISTING CONCRETE RAMP FULL DEPTH TO NEAREST JOINT
 - 3 REMOVE EXISTING ASPHALT PAVEMENT
 - 4 REMOVE EXISTING CONCRETE WALK
 - 5 REMOVE EXISTING HANDRAILS AND / OR STAIRS
 - 6 REMOVE EXISTING CONCRETE PAD
 - 7 REMOVE EXISTING COVERED CONCRETE PORCH
 - 8 REMOVE EXISTING 1 STORY ACCESSWAY INCLUDING BASEMENT LEVEL
 - 9 REMOVE PORTION OF EXISTING CONCRETE SIDEWALK AND HANDRAILS
 - 10 REMOVE EXISTING LANDSCAPE AREA / SHRUBBERY
 - 11 SAWCUT & REMOVE PORTION OF EXISTING RETAINING WALL, APPROXIMATELY 4.5' OF WEST WALL & 12' OF EAST WALL.
 - 12 REMOVE EXISTING DOWNSPOUT
 - 13 REMOVE EXISTING PVC DRAIN PIPE
 - 14 REMOVE EXISTING PAVEMENT STRIPING
 - 15 CAP & ABANDON / REMOVE EXISTING STEAM LINE
 - 16 REMOVE AND REPAIR DAMAGED STAIRS
 - 17 REMOVE EXISTING FILLED AREAWAY
 - 18 PROTECT EXISTING MANHOLE DURING DEMO ACTIVITIES
 - 19 REMOVE AND REPLACE EXISTING DOWNSPOUT (SEE ARCH)



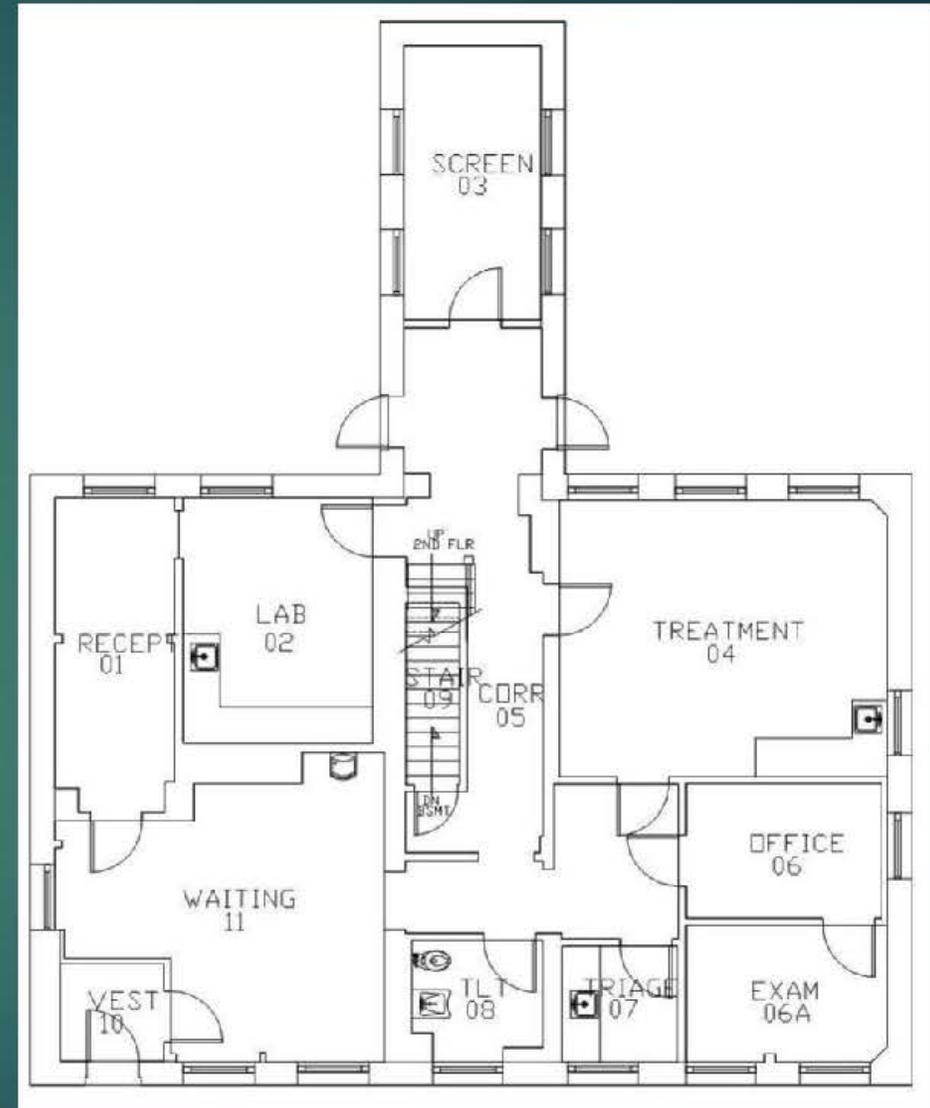
KEYED NOTES:

- 1 NEW BUILDING ADDITION
- 2 NEW CONCRETE PAD (DETAIL 4/C1501)
- 3 NEW MECHANICAL CHILLER YARD WITH MASONRY SCREEN WALL & GRAVEL BASE
- 4 NEW ASPHALT PAVEMENT REPLACEMENT (DETAIL 1/C1501)
- 5 NEW PERMEABLE PAVERS (EP HENRY ECO PAVERS, OR APPROVED EQUAL) (PEWTER BLEND COLOR WITH AGED FINISH) (DETAIL 1/C1502)
- 6 NEW STAIRS WITH HANDRAILS (SEE STRUCTURAL)
- 7 NEW CONCRETE SIDEWALK WITH HANDRAILS
- 8 TRANSITION NEW SIDEWALK IN APPROX. 9'
- 9 NEW AREAWAY / WINDOW WELL
- 10 NEW LOW EMITTING FUEL EFFICIENT PARKING SIGN (DETAIL 2/C1501)
- 11 NEW CONCRETE RETAINING WALL (SEE STRUCTURAL)
- 12 NEW 4" WIDE PAVEMENT STRIPING, BLUE
- 13 MOUNT HANDICAP PARKING SIGN ON BUILDING (DETAIL 6/C1501)
- 14 CONNECT EXISTING DOWNSPOUT TO 6" PVC COLLECTOR PIPE (DETAIL 3/C1501)
- 15 CONNECT 6" COLLECTOR PIPE TO EXISTING PIPE RUNNING THROUGH WALL. IF EXISTING PIPE IS LESS THAN 6" IN DIAMETER, REMOVE THE EXISTING PIPE & CORE DRILL HOLE SO THAT THE NEW 6" COLLECTOR PIPE WILL FIT.
- 16 NEW 6" PVC STORM PIPE
- 17 NEW LANDSCAPE AREA
- 18 NEW CONCRETE WHEEL STOP (DETAIL 5/C1501)
- 19 ADJUST SANITARY SEWER TOP TO GRADE (DETAIL 7/C1501) APPROX NEW TOP ELEV. = 501.17
- 20 NEW FOUNDATION DRAIN (SEE PLUMBING FOR CONTINUATION)
- 21 NEW DOWNSPOUT DISCHARGING TO CONCRETE SPLASH BLOCK
- 22 DAYLIGHT FOUNDATION DRAIN THROUGH EXISTING CURB
- 23 NEW CONCRETE EDGE RESTRAINT FOR PERMEABLE PAVERS (DETAIL 1/C1502)
- 24 EXISTING 1" GAS @ 2 LBS. (SEE PLUMBING FOR CONTINUATION)
- 25 NEW SANITARY CLEANOUT ON EXISTING LATERAL TO BE USED IN PLACE
- 26 NEW 2" PIT DRAIN CONNECTION (SEE PLUMBING FOR CONTINUATION)
- 27 NEW 4" SANITARY LATERAL CONNECTION (SEE PLUMBING FOR CONTINUATION)
- 28 CONNECTION TO EXISTING 2 1/2" COLD WATER LINE (SEE PLUMBING FOR CONTINUATION)
- 29 EXISTING 6" FIRE PROTECTION SERVICE LINE (SEE FS201 FOR CONTINUATION)
- 30 NEW BENCH - VICTOR STANLEY C-140 (OR APPROVED EQUAL)
- 31 MONUMENT CONSTRUCTED FROM SALVAGED BRICK FROM BUILDING DEMOLITION (SEE ARCH)

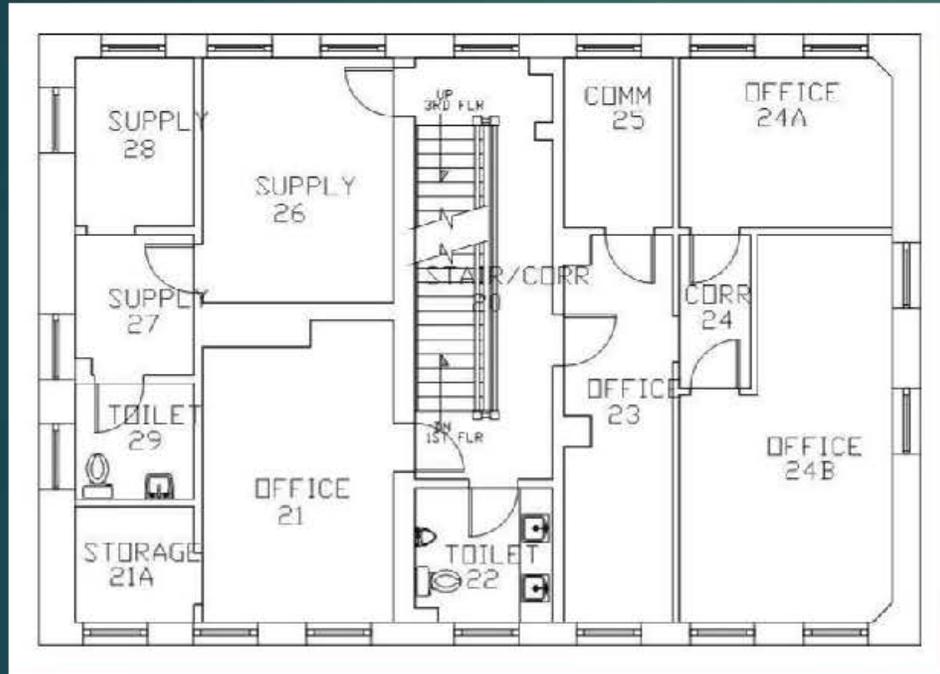




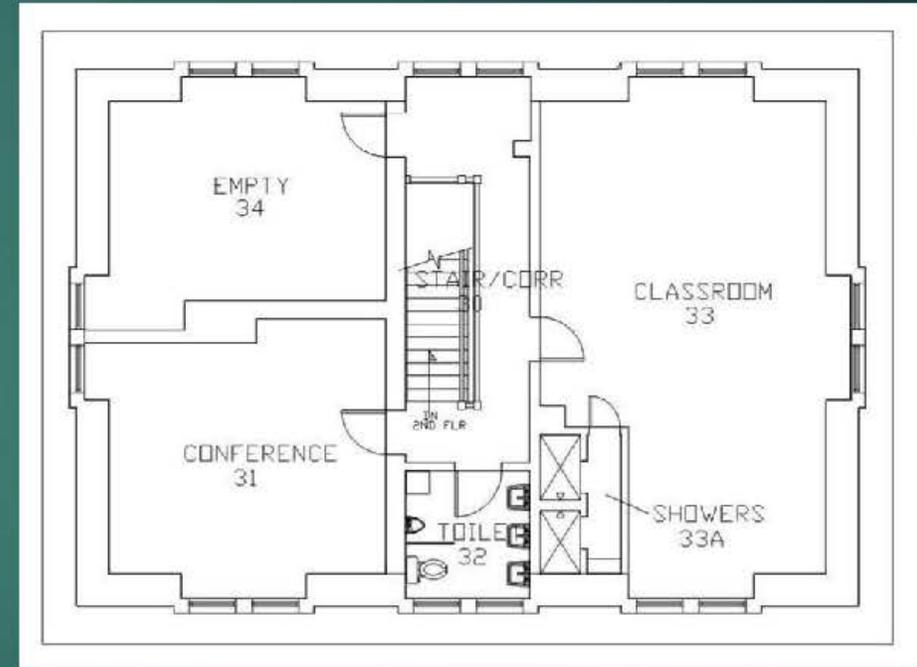
Existing Basement Layout



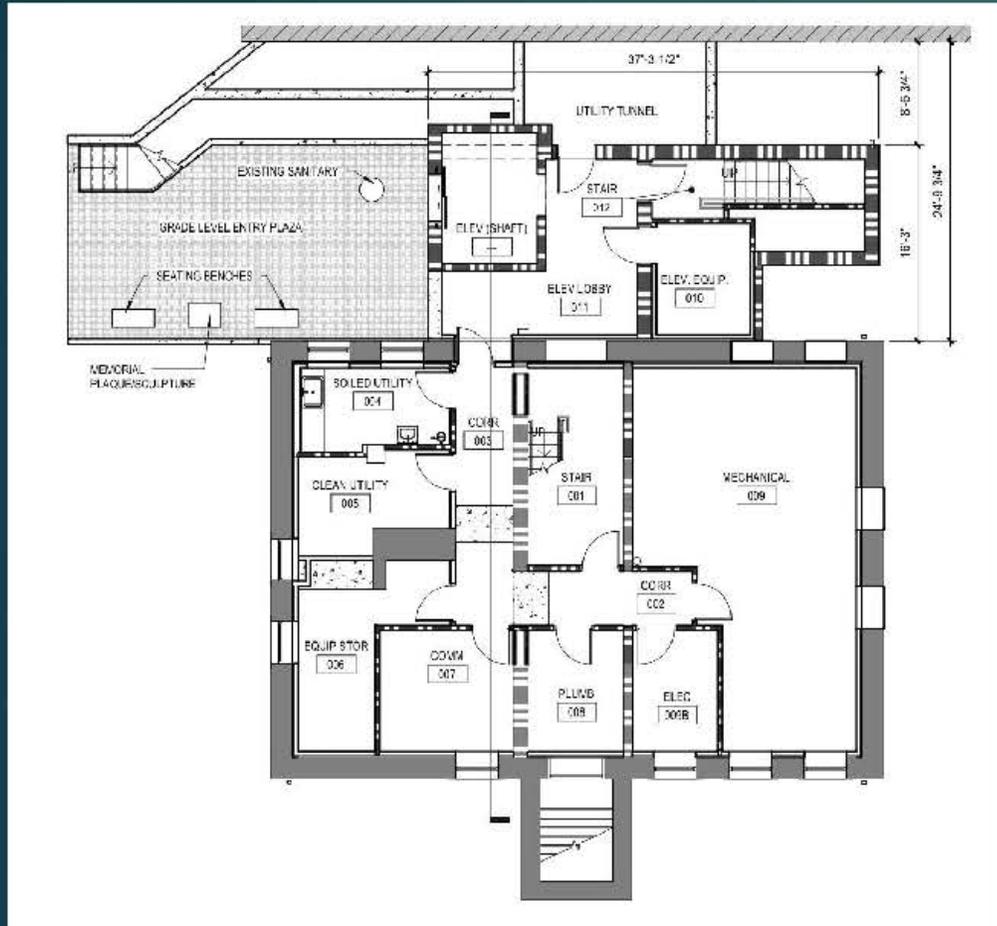
Existing First Floor Layout



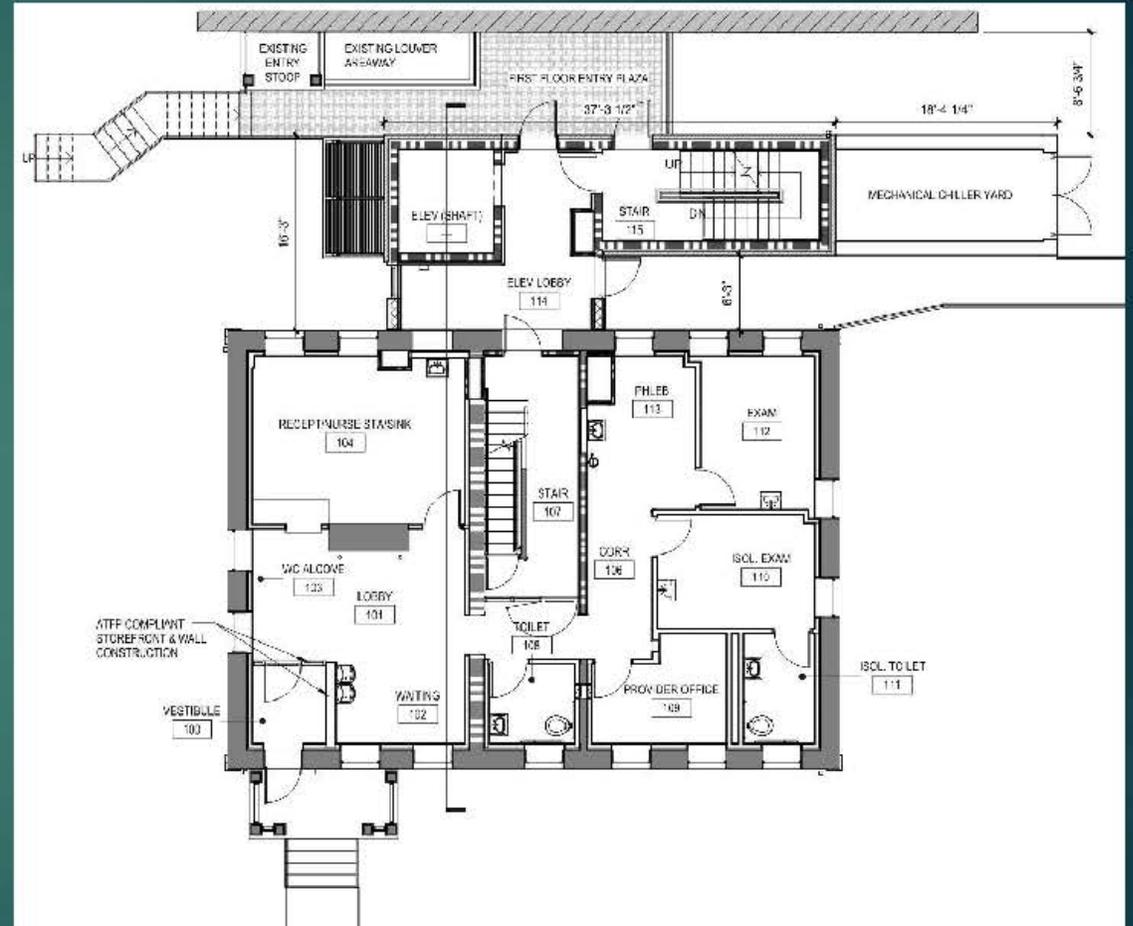
Existing Second Floor Layout



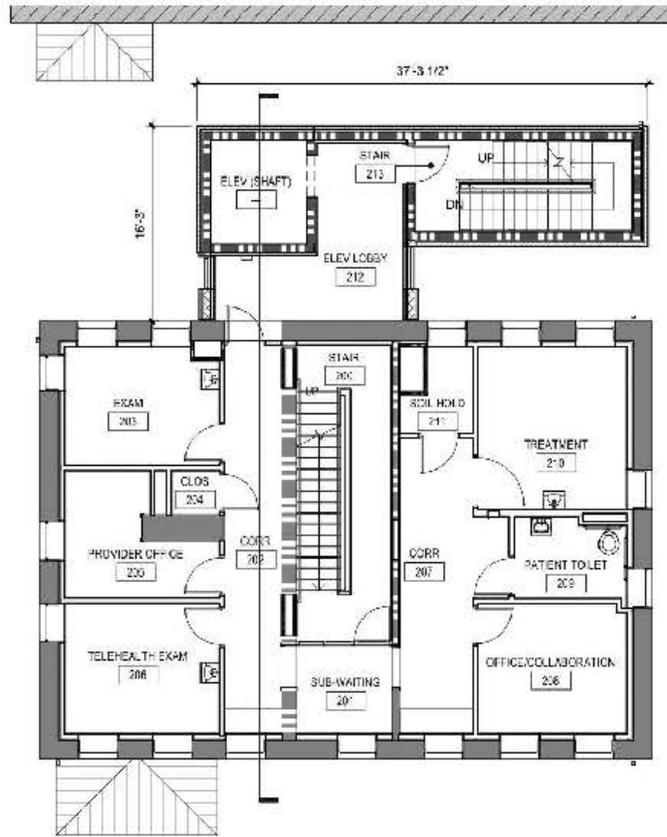
Existing Third Floor Layout



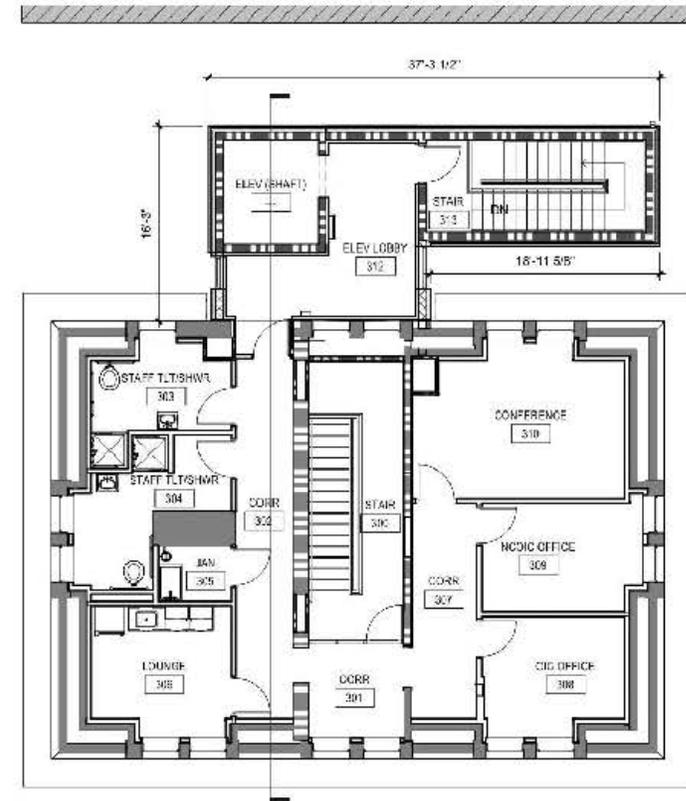
Renewal Basement Layout



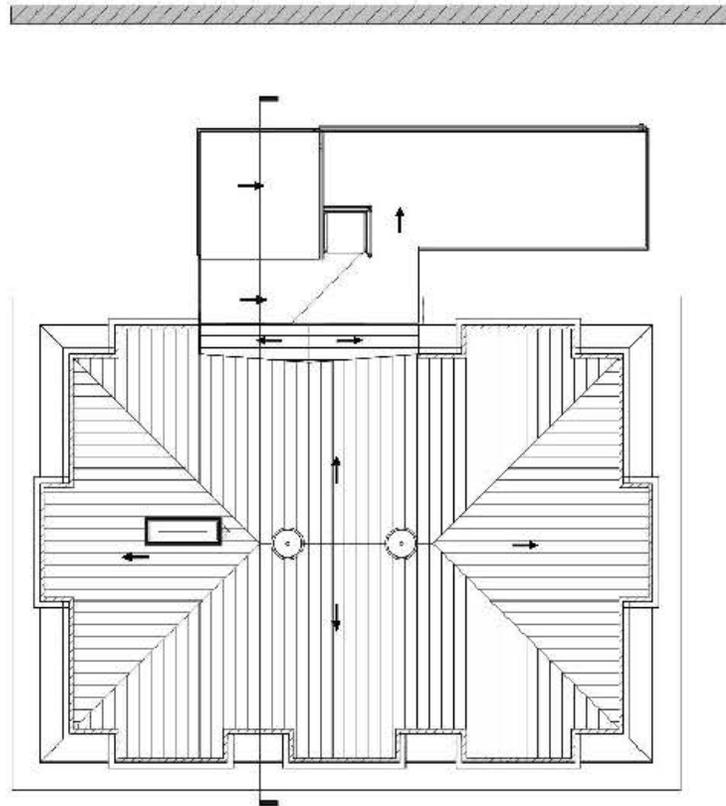
Renewal First Floor Layout



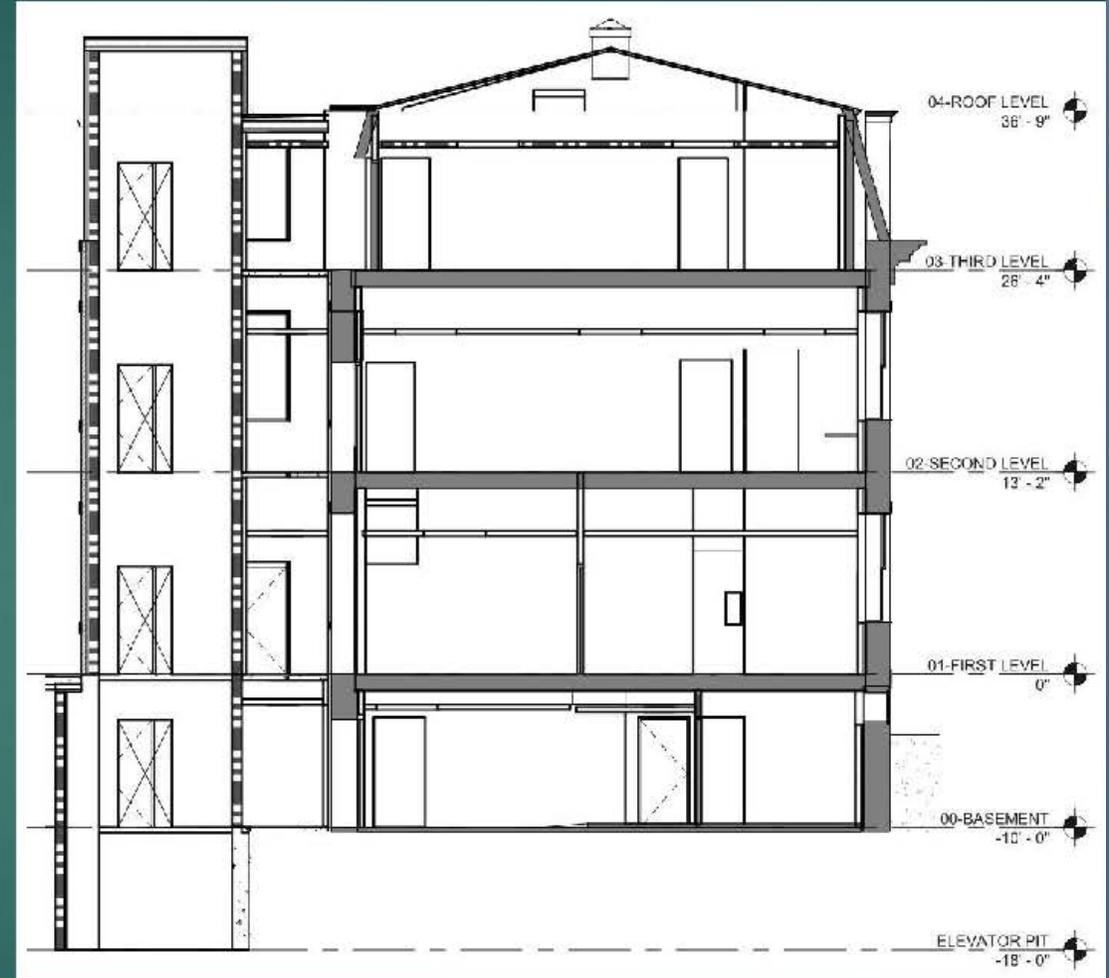
Renewal Second Floor Layout



Renewal Third Floor Layout



Renewal Roof Layout



Building Section



1 HISTORIC-NORTH ELEVATION
1/8" = 1'-0"

Fort McNair - Clinic Renewal - Building 58




MARCH 24, 2017



1 HISTORIC-EAST ELEVATION
1/8" = 1'-0"



① HISTORIC-SOUTH ELEVATION
1/8" = 1'-0"



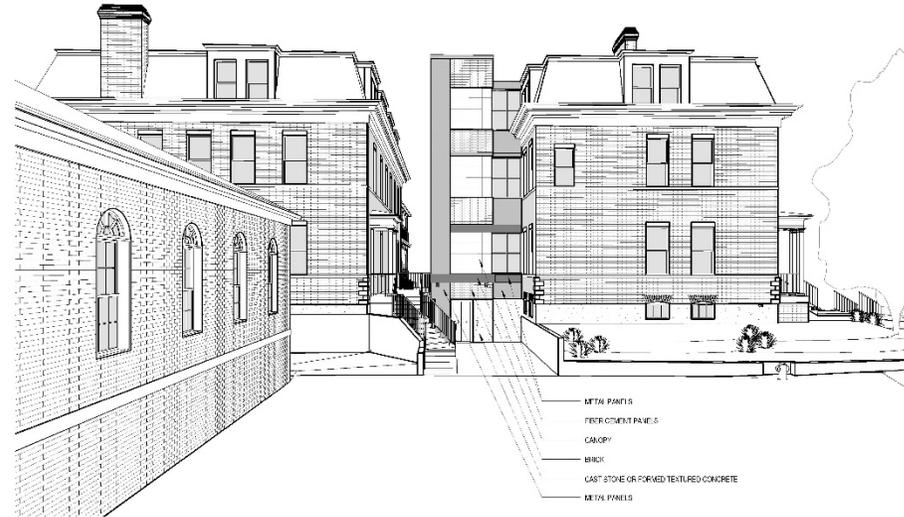
TOTAL CLINIC RENEWAL BUILDING #58

DESIGN OPTION 1 - FRONT

11/08/2016

Ross & Baruzzini

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TOTAL CLINIC RENEWAL BUILDING #58

DESIGN OPTION 2 - FRONT

11/08/2016

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TOTAL CLINIC RENEWAL BUILDING #58

DESIGN OPTION 3 - FRONT

11/08/2016

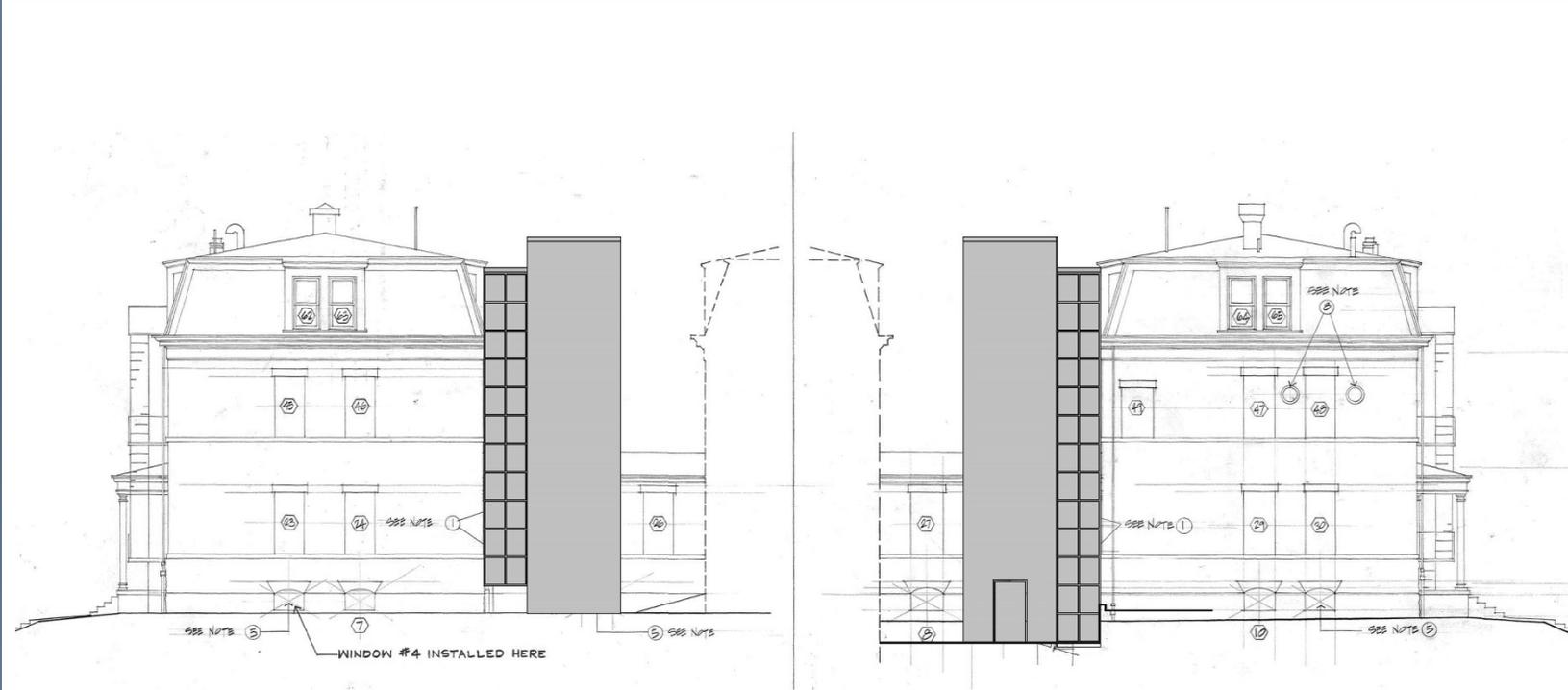
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TOTAL CLINIC RENEWAL BUILDING #58

DESIGN OPTION 4



South Elevation
Scale: 3/32" = 1'-0"

North Elevation
Scale: 3/32" = 1'-0"

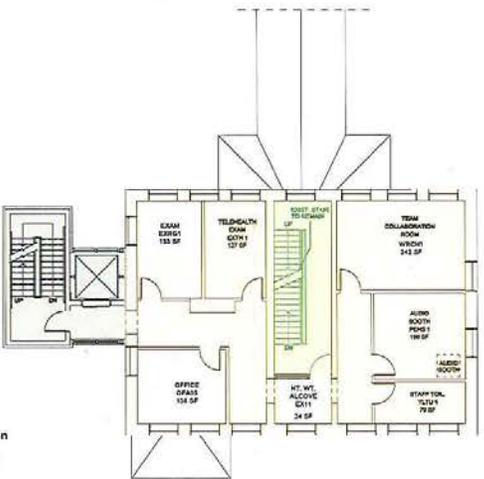
PROPOSED ELEVATION STUDY

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July 26, 2016





**Test Fit
Second Floor Plan**

- Medium Renovation
- Heavy Renovation
- New Addition

Medical Clinic, Fort McNair, Washington DC Attachment B - Drawings

BUILDING STRONG

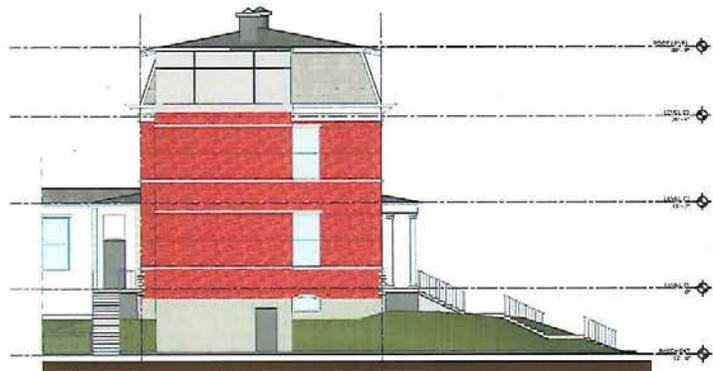


Conceptual Front View with Addition 2

Medical Clinic, Fort McNair, Washington DC Attachment B - Drawings

BUILDING STRONG

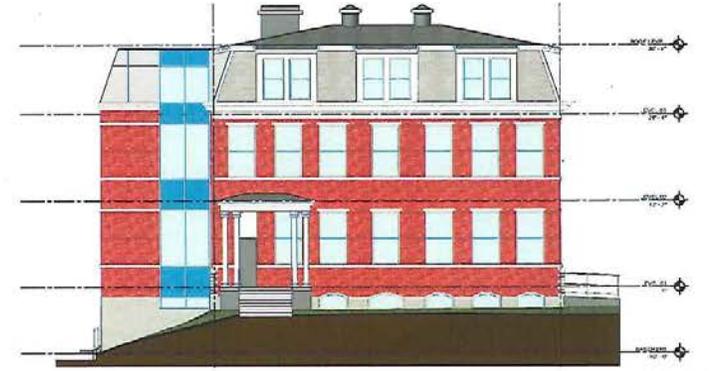
Addition location at north side of Building 58



Conceptual North Elevation

Medical Clinic, Fort McNair, Washington DC Attachment B - Drawings

BUILDING STRONG



Conceptual West Elevation

Medical Clinic, Fort McNair, Washington DC Attachment B - Drawings

BUILDING STRONG



Fort McNair - Clinic Renewal - Building 58



November 13, 2015

