



Delegated Action of the Executive Director

PROJECT Building 48 Renovation and Annex Demolition Fort McNair 4th A Street, SW Washington, DC	NCPC FILE NUMBER 8167
SUBMITTED BY United States Department of Defense United States Army Corps of Engineers	NCPC MAP FILE NUMBER 24.50(38.00)45146
	ACTION TAKEN Approved final site and building plans
	REVIEW AUTHORITY Approval Per 40 U.S.C. § 8722(b)(1) and (d)

The Department of the Army, Corps of Engineers, has submitted final site and building plans for the renovation of Building 48, part of the National Register Eligible plan of Fort Lesley J. McNair. The Commission approved the preliminary design in May 2020 and the project has not changed substantially since that review.

Building 48 was designed by McKim, Meade, and White and constructed in 1905 in the Beaux Arts style. It is one of a two building pair on either side of 3rd Street, SW. The project will provide a full renovation of the building interior as well as remove a later addition and an intermediate floor constructed in the 1940s and 1950s. Building 80, a guard shack constructed in 2011, will also be removed. The current fenestration pattern will be preserved with new windows and restored where infill or louvers have deviated from that pattern. No work will be done on the slate roof other than repairing copper flashing. A green setback will be preserved on the eastern side and a new setback will be introduced on the opposite side, created as a result of the removal of the non-historic addition. Landscaping and entry treatment of the east side will mirror that of Building 39, which is located across 3rd Avenue, SW. LEED Silver certification is required, and the project is registered in Version 4. Design and construction will adhere to the Design and Treatment Guidelines: Joint Base Fort Myer-Henderson Hall & Fort McNair Installation Design Guide and The Secretary's Standards for the Treatment of Historic Properties and Standards for Rehabilitation.

Staff finds that the project is consistent with the installation master plan and the relevant policies contained within the Federal Environment, Workplace, and Historic Preservation Elements of the Comprehensive Plan for the National Capital. The proposal will help restore historic properties and the use is consistent with the installation mission which includes education and office uses. Building reuse is also supported by the policies contained within the Comprehensive Plan.

Pursuant to the National Environmental Policy Act, the Army submitted a record of environmental consideration and determined that this project is categorically excluded (CATEX) under 32 CFR 652.29 (c). The CATEX allows for adverse impacts to environmentally sensitive resources to qualify for a categorical exclusion if the impact is resolved through another environmental process, such as the National Historic Preservation Act (NHPA). Pursuant to the NHPA, the Army initiated

Section 106 consultation with the DC State Historic Preservation Office (DC SHPO). In a letter dated February 24, 2020, the DC SHPO issued a no adverse effect determination that was conditioned on the Army continuing to coordinate on details of the design related to brick repointing, and window and door replacements. NCPC also has an independent NEPA and Section 106 responsibility for this project. NCPC staff determined that this project does not have any extraordinary circumstances and meets the categorical exclusion in Section D 601.12 (a)(6) of the NCPC NEPA regulations which relate to “...the approval of federal and District government agency proposals for new construction, building expansion, or improvements to existing facilities.” NCPC also concurs with the DC SHPO no adverse effect determination regarding its Section 106 responsibilities.

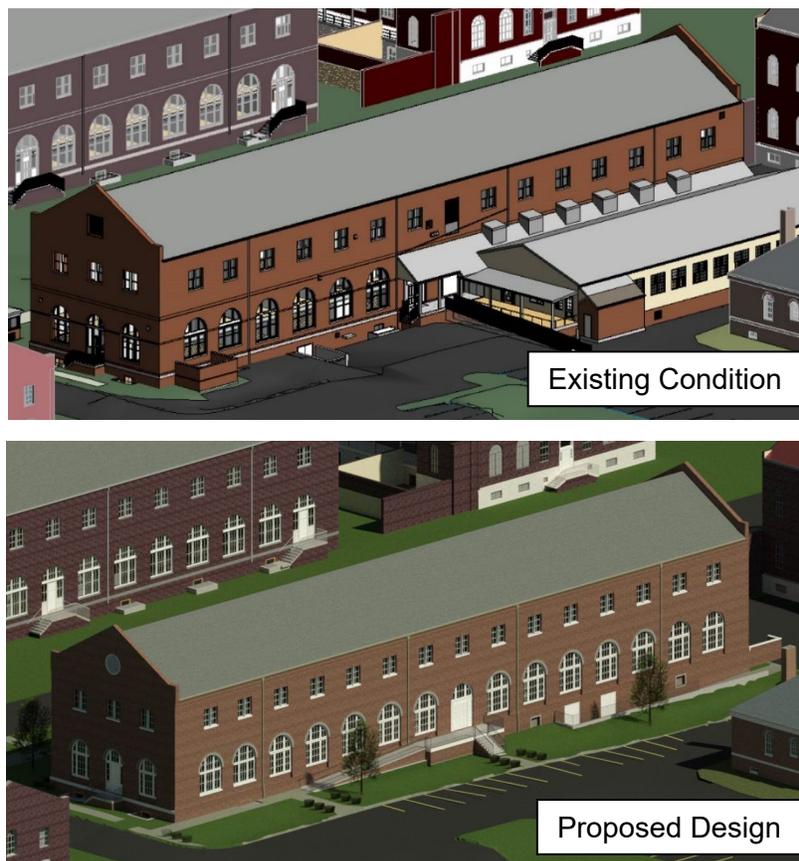


Figure 1 Building 48 - Existing and Proposed, view from northwest

At its June 17, 2020 virtual meeting, the Coordinating Committee forwarded the final design to the Commission with the statement that the proposal has been coordinated with all participating agencies. Following DOEE questions, the applicant has had discussions with DOEE regarding the need for a stormwater management plan. Participating agencies include the National Park Service, General Services Administration, District Department of Transportation, Washington Metropolitan Area Transit Authority, the District of Columbia State Historic Preservation Officer, and the District Department of Energy and the Environment.

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Pursuant to delegations of authority adopted by the Commission on October 3, 1996 and per 40 U.S.C. § 8722(b)(1) and (d), I approve the final site and building plans for the renovation of Building 48 and demolition of the Building 48 annex at Fort McNair on 3rd Street, SW, in Washington, DC.



Marcel Acosta
Executive Director



Date