



Delegated Action of the Executive Director

PROJECT Marine Barracks Washington Building 8 Renovation and Modernization Marine Barracks Washington 8th and I Streets, SE Washington, DC	NCPC FILE NUMBER 8160
SUBMITTED BY Naval Facilities Engineering Command Washington	NCPC MAP FILE NUMBER 41.00(38.00)45105
	ACTION TAKEN Approve preliminary and final site and building plans
	REVIEW AUTHORITY Approval Per 40 U.S.C. § 8722(b)(1) and (d)

Naval Facilities Engineering Command (NAVFAC) has submitted an application for preliminary and final review of site and building plans for the renovation and modernization of Building 8 at the Marine Barracks Washington. The structure was built between 1902 and 1906 as a Bachelor Enlisted Quarters. In the 1950s, it was converted from an open bay barracks to its current configuration for the administrative use as the Command Post. Building 8 still provides mission support as the Installation's administrative headquarters. Other support functions include public works, training, and support. The building has not been renovated for over a half a century. The approach is to retain the original structure and historical features of the building, and demolish the non-historic interior walls, ceilings, finishes, and infrastructure systems.

The majority of the project consists of internal and structural work. The project will replace all plumbing systems and fixtures, as well as all heating, ventilation, and air conditioning (HVAC) systems. This includes disconnecting from the heating and cooling plant in Building 20, and installation of an independent high-efficiency HVAC system within the basement. Proposed improvements also include: infill of a currently excavated portion of the basement; renovation of historic stairways to meet safety code requirements; repairs to the second floor breezeway enclosure to Building 9; addition of an at-grade, Americans with Disabilities Act (ADA)-compliant access to Building 8 from the west side and a central elevator, making all four stories of the facility accessible; upgrades to infrastructure (mechanical, electrical, plumbing, fire protection, communications, security, etc.) to address deterioration and to implement anti-terrorism and force protection measures, meet progressive collapse resistance requirements, improve energy and water use efficiency; and construct a new office interior space with new partition walls, doors, windows and glazing, and ceiling and floor finishes. Other improvements include the installation of fire detection and suppression systems, replacement of electric power and lighting distribution lines and equipment, and upgrades to communication, security, and alarm systems.

All windows will be replaced. Other work consists of the construction of architectural improvements includes a window system at all window openings, including openings where brick masonry infill is removed. The windows will be operable and insulated, with low-e glazing. The frames and sash configuration shall match original frames and sashes as shown in historic

photographs. The glazing will include laminated glass on the interior pane and tempered glass on the exterior pane at all windows and shall match the color of original windows as available in the wood windows at the third floor.

External site repairs include repair of the asphalt paved parking area adjacent to the parade ground and refurbishment of existing planter box areas adjacent to the parking area for bio-retention purposes. The bio-retention areas will include approved plantings in a 3” mulch layer with 24” soil media, set on top of a 12-inch-thick gravel layer. A network of 4” perforated under drains will conduct water from the bio-retention areas to adjacent existing stormwater manholes. A new 8” fire line will also be connected to an existing 12” city water supply line near the intersection of I Street and 9th Street to service the building. Erosion and sediment control BMPs will be utilized during construction, and all work shall be performed in accordance with all applicable federal, state, and local laws and ordinances.

As the oldest Post in the Marine Corps, the MBW Main Post site is a National Historic Landmark (NHL) and is a listed resource on the National Register of Historic Places for its significance in American history, architecture, archaeology, engineering, and culture, and is subject to requirements for proper maintenance and preservation. The renovations and improvements to be completed under this project constitute an adverse effect to a historic property under Section 106 of the National Historic Preservation Act (NHPA). The Area of Potential Effect (APE) also includes a portion of the Capitol Hill Historic District, a historic district listed on the NRHP. In March 2020, the United States Marine Corps (USMC) entered into a Memorandum of Agreement (MOA) with the DCSHPO and NCPC regarding the renovations to Building 8. NAVFAC has indicated that the NEPA requirement for this project was covered by a Categorical Exclusion (CATEX 34), which applied to “Demolition, disposal, or improvements involving buildings or structures when done in accordance with applicable regulations, including those regulations applying to removal of asbestos, PCBs, and other hazardous materials.” NCPC has an independent obligation to comply with NEPA, and is applying its own CATEX consistent with §601.12 (a)(2) of the agency’s environmental policies and procedures, finding the project meets the criteria for a CATEX #3 related to the installation or restoration of minor site building elements, including windows and doors. Before applying the Categorical Exclusion, staff determined that no extraordinary circumstances were applicable.

The Coordinating Committee reviewed the proposal at its April 15, 2020 meeting. Without objection, the Committee forwarded the proposed comments on preliminary and final site development plans to the Commission with the statement that the proposal has been coordinated with all participating agencies. The participating agencies were NCPC; the National Park Service; the US General Services Administration; the Washington Metropolitan Area Transit Authority; the District of Columbia Office of Planning; the District of Columbia State Historic Preservation Officer, and the District Department of Energy and Environment.

The Commission of Fine Arts approved the concept for the project on its consent calendar at its April 16, 2020 meeting.



Figure 1 Building 8 at Marine Barracks Washington.

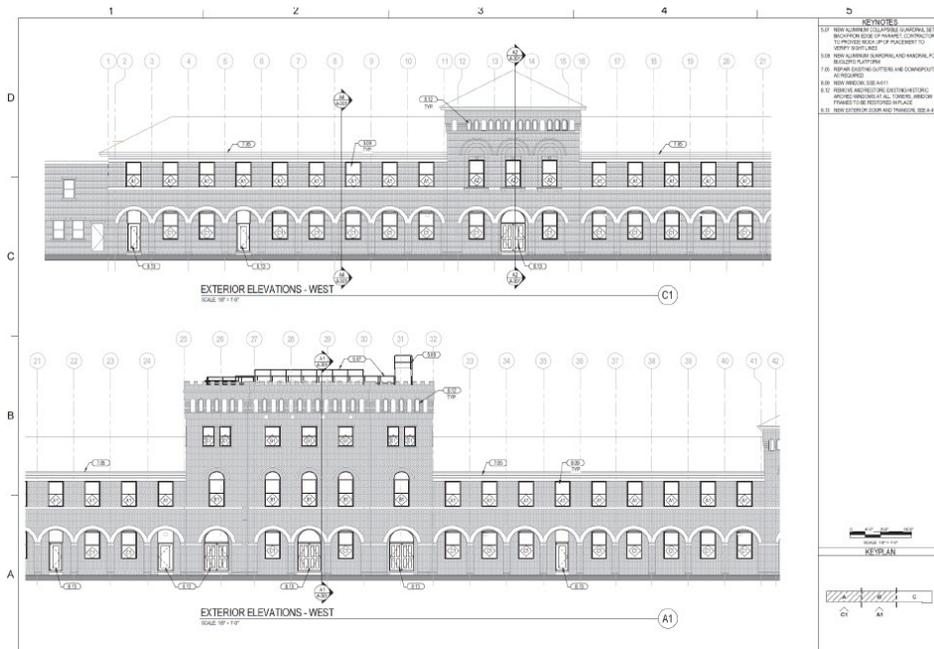


Figure 2: Drawings of Building 8 at Marine Barracks Washington for window replacement

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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 preliminary and final site development plans for the renovation and modernization of Marine Barracks Washington Building 8 at 8th and I Streets, SE, in Washington, D.C.



Marcel Acosta
Executive Director



Date