



Executive Director's Recommendation

Commission Meeting: May 7, 2020

PROJECT Army Family Housing Renovation Program at Fort McNair and Fort Myer-Phase 1 Fort McNair and Joint Base Myer-Henderson Hall Washington, DC and Arlington, VA	NCPC FILE NUMBER 8166 NCPC MAP FILE NUMBER 00:00(00.00)45110
SUBMITTED BY United States Department of Defense Department of the Army	APPLICANT'S REQUEST Approval of preliminary site and building plans
REVIEW AUTHORITY Federal Projects in the District and Federal Projects in the Environs per 40 U.S.C. § 8722(b)(1) and (d) and 40 U.S.C. § 8722(b)(1)	PROPOSED ACTION Approve preliminary site and building plans
	ACTION ITEM TYPE Consent Calendar

PROJECT SUMMARY

The U.S. Army at Joint Base Myer-Henderson Hall (JBM-HH) has submitted preliminary plans regarding the JBM-HH Army Family Housing (AFH) Renovation Program. The program includes housing located at Fort Myer in Arlington County, Virginia and Fort McNair in Washington, DC. JBM-HH has jurisdiction over both installations. For the purposes of the Program, the buildings are organized stylistically into groups. This proposal includes an undertaking for Quarters 1, 2, 3, 4, 5, and 6 (Group 1) and Quarters 23, 24, 25, 26, and 27 (Group 5) at Fort McNair, and Quarters 426, 427, 428, and 431 (Group 18) at Fort Myer.

JBM-HH contains 85 family housing units within 53 buildings built between 1896 and 1935, located at the two housing areas. JBM-HH intends to update the facilities to a standard that meets occupant and mission needs, accessibility standards, and life safety requirements, in a manner that is consistent with the historic character of the areas. These efforts will include upgrades to the mechanical, electrical, and plumbing services. Over the years, the units have deteriorated due to age and lack of proper maintenance. In addition, repair work has resulted in the loss of historic character-defining features, inadequate floor plans, excessive square footage, and a lack of energy efficiency. Under the current phase, exterior changes to the structures are limited.

KEY INFORMATION

- The multi-phased, Family Housing Renovation Program consists of 85 unit located within 53 buildings on Fort McNair and Fort Myer.
- The project includes the renovation of the housing units to a standard that meets occupant and mission needs, accessibility standards, and life safety requirements, in a manner that

is consistent with the historic character of the areas. These efforts primarily consist of interior upgrades to the mechanical, electrical, and plumbing services. This phase of the program will have limited external impacts.

- The Army organized the family housing units included in this program into 18 distinct groups based on their architectural style.
- The program consists of 5-6 separate phases over the next 5 years. These phases will be submitted for review in the future.
- Phase 1 consists of housing from 3 different groups: Group 1, Group 5 and Group 18.
- Groups 1 and 5 housing, located at Fort McNair, was designed by McKim, Mead, and White and constructed between 1903-08.
- Group 18 housing, located at Fort Myer, was designed by the U.S Army Quartermaster Corps and constructed in 1932.

RECOMMENDATION

The Commission:

Approves the preliminary site and building plans for housing in Groups 1, 5 and 18 as part of the Army Family Housing Renovation Program at Fort McNair and Fort Myer - Phase 1, located in Washington, DC and Arlington, Virginia, respectively.

Notes this is a phased multi-year, multi-unit family housing renovation program to renovate 85 units within 53 buildings on Fort McNair and Fort Myer.

Notes there will be additional phases for this program, and these will be submitted to the Commission for review in the future.

PROJECT REVIEW TIMELINE

Previous actions	None
Remaining actions (anticipated)	– Summer/fall – final building plans

PROJECT ANALYSIS

Executive Summary

The proposed project is a wide-ranging, multi-year, phased program to renovate existing family housing at both Fort McNair and Fort Myer. 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 is to renovate and modernize existing historic buildings to extend the life of the housing. As this phase of the program will have limited exterior impacts, staff recommends that the Commission **approve the preliminary site and building plans for housing in Groups 1, 5 and 18 as part of the Army Family Housing Renovation Program at Fort McNair and Fort Myer - Phase 1, located in Washington, DC and Arlington, Virginia, respectively.**

Analysis

The 108-acre Fort McNair is located in southwest Washington, DC, and is bound by P Street SW to the north, 2nd Street SW to the east, the Anacostia River to the south, and the Washington Channel to the west. The site houses the National Defense University (NDU), the Center for Military History, the Joint Force Headquarters—National Capital Region/Military District of Washington (JFH-NCR/MDW) and residential buildings. Within Fort McNair, the housing structures are generally located along north-south internal avenues and aligned with the quadrangle. Groups 1 (single-family) and 5 (duplexes) were designed in the Colonial Revival style. Group 1 consists of Quarters 1, 2, 3, 4, 5, and 6 and Group 5 consists of Quarters 23, 24, 25, 26, and 27. The buildings were designed by McKim, Mead, & White and constructed between 1903 and 1905, with Quarters 27 (Group 5) completed in 1908.

Fort Myer, which is the northern portion of JBM-HH in Arlington, Virginia, supports not only the base's mission, but also the members and retirees of the Army in the National Capital Region. Fort Myer contains clusters of development devoted to post administration and support, medical services, education, officers' housing, community/recreational facilities, troop housing, and ceremonial support, including parade ground. Group 18 quarters were all designed in the Colonial Revival style as duplex residences by the U.S. Army Quartermaster Corps (using standardized plans) and constructed in 1932. The Group 18 buildings, which include Quarters 426, 427, 428 and 431, are located on the east side of Sheridan Avenue. A revision to the NRHP historic district/NHL that includes all the quarters along the east side of Sheridan Avenue (including Quarters 426, 427, 428, and 431) was recommended in 2014 but the revision was never submitted. The quarters are all located outside the boundaries of the National Register of Historic Places (NRHP)-listed Fort Myer Historic District and the Fort Myer National Historic Landmark (NHL). Despite this, the Army will treat them as if they were within a historic district. Over the years, the Group 18 quarters have undergone differing levels of interior and exterior alteration and renovation.

The proposal currently before the Commission is Phase 1 of the overall program, primarily consisting of interior renovations and no expansion of the existing building footprints. Limited exterior renovations are proposed which include the repair and replacement of brickwork, existing windows, doors, and porches, and new landscaping. As these are historic buildings, the interior renovations will be separated into historic zones that will dictate the type of renovations that will be conducted. These zones will be determined on an individual building basis, based on a survey done for each house. The Commission does not review interior renovation for projects, so the review only includes the exterior components. Regarding these components, staff is supportive to this work as there will be minimal changes to the exterior of the buildings themselves.

The project will rehabilitate the structures in a way that is sensitive to the historic character of these locations while meeting current building requirements and standards for usability of the structures. JBM-HH has categorized the buildings as 18 distinct types of family housing units that share overall stylistic and design characteristics across Fort McNair and Fort Myer. The program is divided into multiple design and construction years, in phases, to maintain critical occupancy within JBM-HH's housing population. As designs are established for each group, they will then be applied to the rehabilitation and construction of each unit of this type in successive program years.

CONFORMANCE TO EXISTING PLANS, POLICIES AND RELATED GUIDANCE

Comprehensive Plan for the National Capital

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 is to renovate and modernize existing historic buildings to extend their use as housing. Reusing these existing historic buildings is also supported by the policies contained within the Comprehensive Plan.

National Historic Preservation Act

Pursuant to the National Historic Preservation Act, the Army has initiated Section 106 consultation with the DC State Historic Preservation Office and the Virginia Department of Historic Resources and in a letter dated March 5, 2018. The consulting parties have been meeting several times over the past 2 years and have determined that this project will be require a Programmatic Agreement (PA) since there will be adverse impacts to historic resources. Currently, the Army has drafted and circulated a first version of the PA and the consulting parties have provided comments on it and a second version is being prepared. The PA will need to be executed before the project is submitted for final review.

National Environmental Policy Act

Pursuant to the National Environmental Policy Act, the Army has described it will pursue a record of environmental consideration as it believes it can be determined that this project will be categorically excluded. While the Commission does not have a NEPA responsibility for the portion of the project at Fort Myer which is located in Arlington, VA, the Commission does have a NEPA responsibility for the buildings located in Fort McNair which is located in Washington, DC. As most of the program is for interior renovations with limited exterior work, staff believes that it may be able to use one of its categorical exclusions for its NEPA responsibility.

CONSULTATION

Coordinating Committee

Since the Fort McNair portion of this project is in Washington, DC it was reviewed by the Coordinating Committee at its April 15, 2020 meeting. The committee forwarded the preliminary design to the Commission with the statement that the proposal has been coordinated with all participating agencies. Participating agencies include the National Park Service, General Services Administration, Washington Metropolitan Area Transit Authority, the District of Columbia State Historic Preservation Officer, the District Department of Transportation, and the District Department of Energy and the Environment.

U.S. Commission of Fine Arts

The Commission included this project on its April 16, 2020 consent agenda and approved comment on the concept design for the buildings in Phase 1 on Fort McNair.

ONLINE REFERENCE

The following supporting documents for this project are available online at www.ncpc.gov:

- Submission Package

Prepared by Carlton Hart
04/30/2020

POWERPOINT (ATTACHED)

Army Family Housing Renovation Program at Fort McNair and Fort Myer: Phase I

Fort McNair in Washington, DC and Fort Myer in Arlington County, VA

Approval of Preliminary Site and Building Plans

Department of the Army

Project Summary

Commission Meeting Date: May 7, 2020

NCPC Review Authority: 40 U.S.C. § 8722(b)(1)

Applicant Request: Approval of Preliminary Site Development Plans

Session: Consent

NCPC Review Officer: Carlton Hart

NCPC File Number: 8166

Project Summary:

The U.S. Army Joint Base Myer Henderson Hall (JBM-HH) has submitted preliminary plans relating to the JBM-HH Army Family Housing (AFH) Renovation Program. Included in this program is housing located in both Fort Myer in Arlington County, VA and Fort McNair in Washington, DC. Joint Base Myer Henderson Hall has jurisdiction over both installations. For the purposes of the Program, the buildings are organized stylistically into groups. This proposal includes an undertaking for Quarters 1, 2, 3, 4, 5, and 6 (Group 1) and Quarters 23, 24, 25, 26, and 27 (Group 5) at Fort McNair, and Quarters 426, 427, 428, and 431 (Group 18) at Fort Myer, all of which are proposed to undergo interior renovation and exterior repair to bring these houses back into good repair.

JBM-HH contains 53 family housing units built between 1896 and 1935, located at two housing areas: Fort Myer and Fort McNair. JBM-HH intends to update the facilities to a standard that meets occupant and mission needs, accessibility standards, and life safety requirements, in a manner that is consistent with the historic character of the areas. These efforts will include upgrades to the mechanical, electrical, and plumbing services. Over the years the units at both areas have deteriorated due to age and lack of proper maintenance. In addition, repair work has resulted in the loss of historic character-defining features, inadequate floor plans, excessive square footage, and lack of energy efficiencies.

Project Summary

The changes to housing units at Fort Myer and Fort McNair attempt to rehabilitate the structures in a way that is sensitive to the historic character of these locations while meeting current building requirements and standards for usability of the structures. As part of this, JBM-HH has categorized the buildings as 18 distinct types of family housing units that share overall stylistic and design characteristics across Fort McNair and Fort Myer. The Program is divided into multiple design and construction years, in phases, to maintain critical occupancy within JBM-HH's housing population. As designs are established for group, they will then be applied to the rehabilitation and construction of each unit of this type in successive program years. Recently, all the Army Family Housing (AFH) at JBMHH was identified to undergo thorough repair and renovation that preserves the historic aspects of the AFH and their settings, improves energy efficiency, complies with state and federal building, fire, and safety codes, meets environmental and sustainability criteria, and meets the current UFC4-771-02A Army Family Housing Supplement Draft 2013 for a period of 25 years.

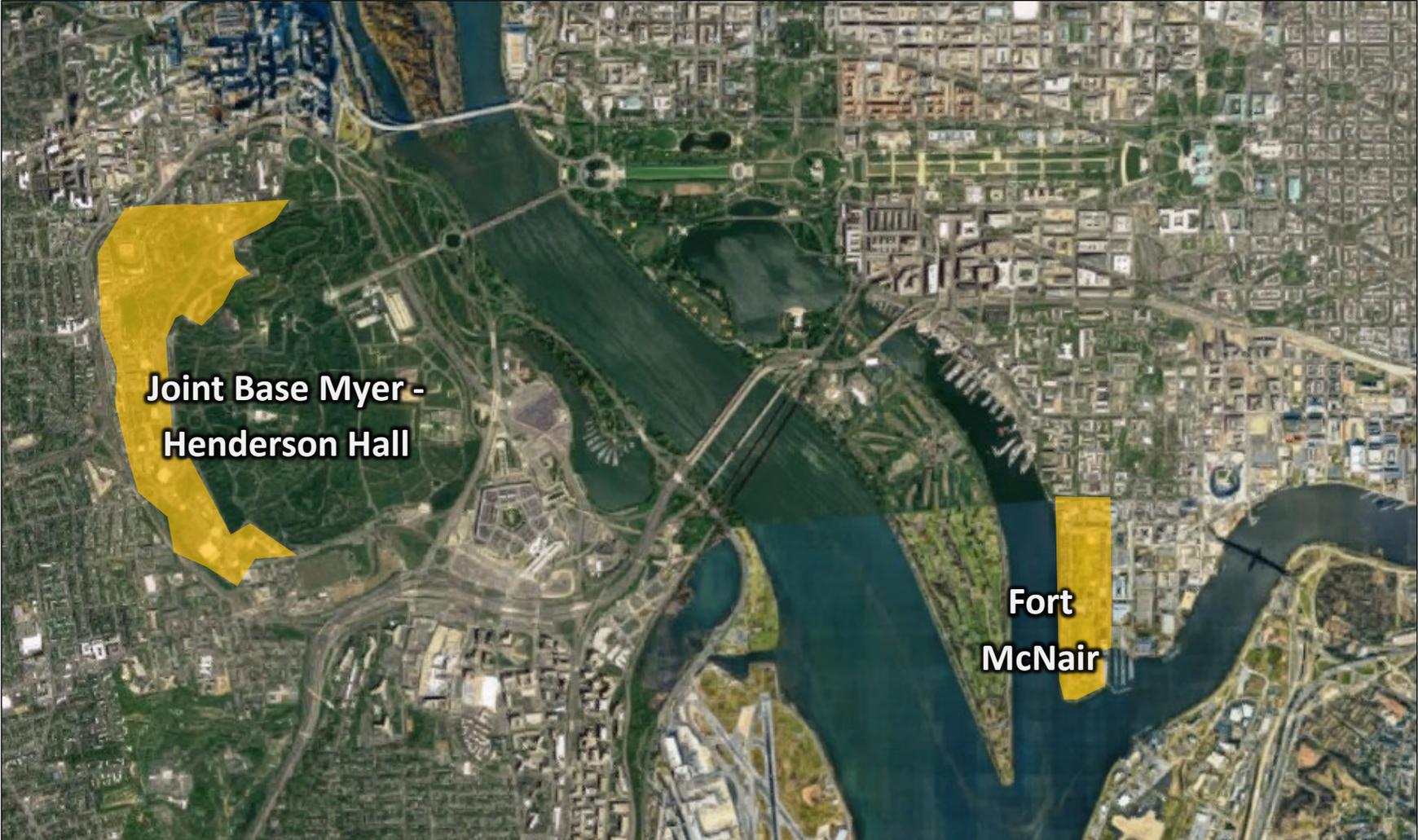
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Fort Myer, which is the northern portion of JBMHH, supports not only JBM-HH's mission, but also the members and retirees of the Army in the NCR. Fort Myer contains clusters of development devoted to post administration and support, medical services, education, officers' housing, community/recreational facilities, troop housing, and ceremonial support, including parade ground.

Project Summary

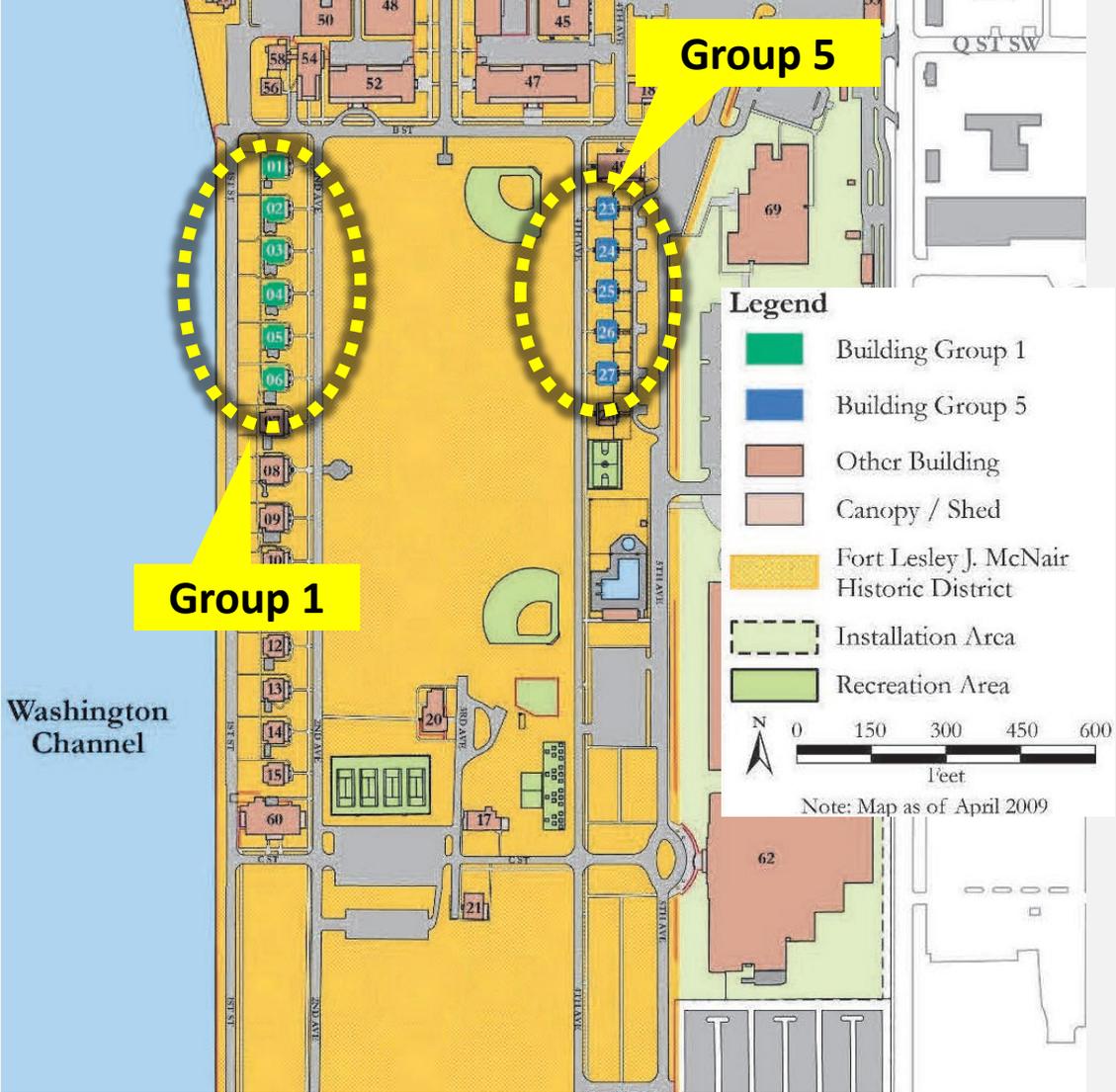
Group 18 quarters were all designed in the Colonial Revival style as duplex residences by the U.S. Army Quartermaster Corps (using standardized plans) and constructed in 1932. The Group 18 quarters, which include 426, 427, and 428, are located on the east side of Sheridan Avenue and the west side of Morgan Avenue. A boundary increase and revision to the NRHP historic district/NHL that includes all the quarters along the east side of Sheridan Avenue (including Quarters 426, 427, 428, and 431) was recommended in 2014 but the revision was never submitted. They are all located outside the boundaries of the National Register of Historic Places (NRHP)-listed Fort Myer Historic District and the Fort Myer National Historic Landmark (NHL). Over the years, the Group 18 quarters have undergone differing levels of interior and exterior alteration and renovation.

Site Location



Location Map

Fort McNair – Groups 1 and 5



Fort McNair – Group 1 Typical Residence



Quarters 2



Various Quarters with views toward Washington Channel

Fort McNair – Group 1 Typical Residence



Quarters 2

Characteristics – Group 1

- Designed by McKim, Mead and White and constructed between 1903 and 1905
- Located within the NRHP-eligible, Fort Lesley J. McNair Historic District
- Colonial Revival style residences
 - Group 1 as single family
 - Group 5 as a duplex
- 2.5 story rectangular masonry building
- Flemish-bond, red-brick exteriors
- Hip roofs with slate tiles and front and rear gabled and arched dormers
- Interior chimneys
- Front porches supported by Tuscan columns
- Rear porches were originally screened have been enclosed to create additional living space

Fort McNair – Group 1 Typical Residence



Quarters 2

Proposed Work – Group 1

- Historic Significance Zones (describes types describe overall treatments and approaches
- Working on Programmatic Assessment for Section 106 describes zones and addresses the work being proposed.
- Exterior renovations/work
 - Exterior walls will be internally modified by adding insulation
 - Replace all windows and doors
 - Metal porch/step railings reviewed and repaired/replaced, where necessary
 - Demolition and reconstruction of existing rear porches on Quarters 4 and 6
 - Remediation of masonry
 - Replace landscaping
- Interior renovations
 - Upgrading the mechanical, electrical, and plumbing systems
 - Interior finishes as identified in historic significance zones and individual scopes of work

Fort McNair – Group 5 Typical Residence



Quarters 26



Quarters 23

Fort McNair – Group 5 Typical Residence



Quarters 26

Characteristics – Group 5

- Designed by McKim, Mead and White and constructed between 1903 and 1905
- Located within the NRHP-eligible, Fort Lesley J. McNair Historic District
- Colonial Revival style residences
 - Group 1 is a single family
 - Group 5 is a duplex
- 2.5 story rectangular masonry building
- Flemish-bond, red-brick exteriors
- Gabled roofs with slate tiles, parapet gable walls
- Integrated exterior chimneys
- Roofs have front and rear gabled and arched dormers
- Full width single story front and two-story rear porches with flat roofs
- Front porches supported by single story Tuscan columns with wood balustrades
- Two-story rear porches were originally screened have been enclosed to create additional living space

Fort McNair – Group 5 Typical Residence

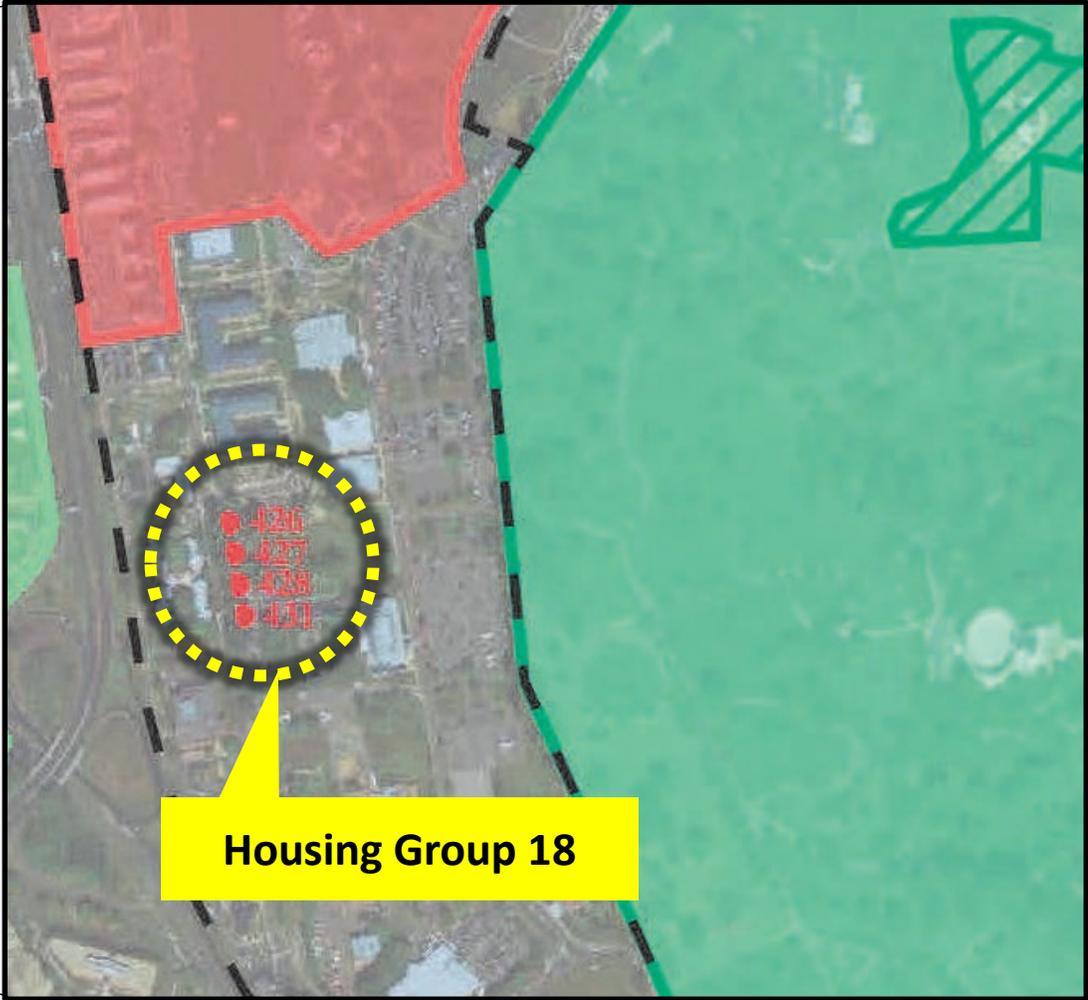
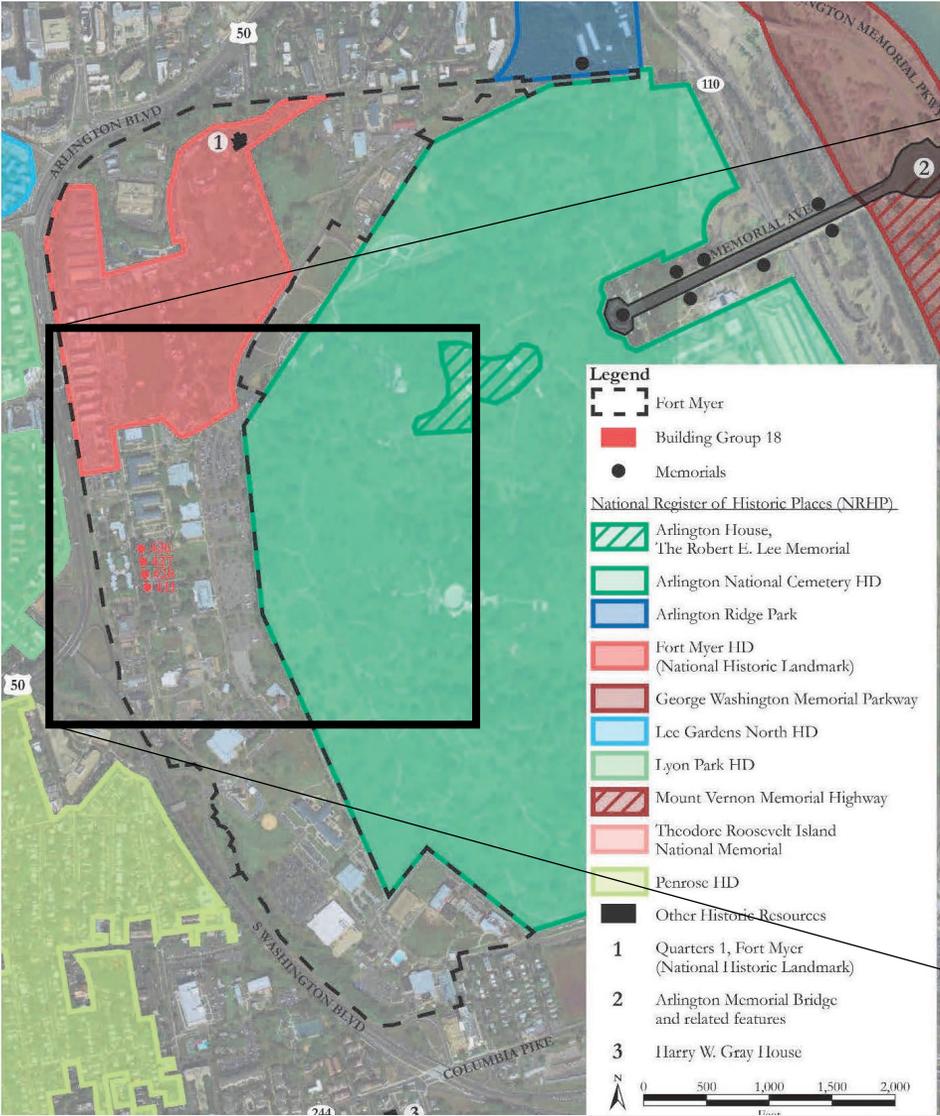


Quarters 26

Proposed Work - Group 5

- Historic Significance Zones (describes types describe overall treatments and approaches
- Working on Programmatic Assessment for Section 106 describes zones and addresses the work being proposed.
- Exterior renovations/work
 - Exterior walls will be internally modified by adding insulation
 - Replace all windows
 - Remediation of exterior masonry
 - Replacement of front porch, slab, steps, columns, and railings
 - Replacement of vinyl rear porch cladding
 - New landscaping
- Interior renovations
 - Upgrading the mechanical, electrical, and plumbing systems
 - Interior finishes as identified in historic significance zones and individual scopes of work

Joint Base Myer Henderson Hall – Housing Group 18



Fort Myer – Group 18 Typical Residence



Quarters 426



Quarters 431

Fort Myer – Group 18 Typical Residence



Quarters 426

Characteristics – Group 18

- Colonial Revival style duplex residences built in 1932
 - US Army quartermaster designed
 - Located outside the NRHP listed Fort Myer Historic District however are within a revised district boundary but that revision was never submitted
- Common bond red brick exteriors
- Gabled or hipped roofs with slate tiles
- Interior chimneys on the end
- Front vestibules with standing seam metal roofs
 - Colonial style details: entablature, pilasters, and fanlight transoms.
- Projecting sunrooms on each side have 2nd story additions from a post-1986 reno program
- Partial-width, single story rear porches have been enclosed to create additional living space accommodating larger kitchens and unheated rear porches

Fort Myer – Group 18 Typical Residence



Quarters 426

Proposed Work - Group 18

- Historic Significance Zones (describes types describe overall treatments and approaches
- Working on Programmatic Assessment for Section 106 describes zones and addresses the work being proposed.
- Exterior renovations/work
 - Exterior walls will be internally modified by adding insulation
 - Replace all windows
 - Remediation of exterior masonry
 - Replacement of front porch, slab, steps, columns, and railings
 - Replacement of vinyl rear porch cladding
 - New landscaping
- Interior renovations
 - Upgrading the mechanical, electrical, and plumbing systems
 - Interior finishes as identified in historic significance zones and individual scopes of work