



## Delegated Action of the Executive Director

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<b>PROJECT</b> <b>Army Family Housing Renovation Program at Fort McNair - Phase 1 (Group 5)</b> Fort McNair B Street and 4th Avenue, SW Washington, DC	<b>NCPC FILE NUMBER</b> 8166
<b>SUBMITTED BY</b> United States Department of Defense Department of the Army	<b>NCPC MAP FILE NUMBER</b> 24.50(00.00)45200
	<b>ACTION TAKEN</b> Approve final site and building plans
	<b>REVIEW AUTHORITY</b> Approval Per 40 U.S.C. § 8722(b)(1) and (d)

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The U.S. Army Joint Base Myer Henderson Hall (JBM-HH) has submitted final plans relating to the JBM-HH Army Family Housing (AFH) Renovation Program. Housing located in both Fort Myer in Arlington County, VA and Fort McNair in Washington, DC is included in this program. Joint Base Myer Henderson Hall has jurisdiction over both installations. For the purposes of the Program, the buildings are organized stylistically into groups. The current proposal for final review includes a portion of the housing in Quarters 23, 24, 25, 26, and 27 (Group 5) at Fort McNair. The rest of the Phase 1 program, Quarters 1, 2, 3, 4, 5, and 6 (Group 1) at Fort McNair and Quarters 426, 427, 428, and 431 (Group 18) at Fort Myer, will be submitted for review by the Commission in the future.

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. The project 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.

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. Within Fort McNair, the housing structures are generally located along north-south internal avenues and aligned with the quadrangle. Groups 1 and 5 were designed in the Colonial Revival style: Group 1 as single-family residences and Group 5 as duplex residences. The buildings were designed by McKim, Mead, & White and constructed between 1903 and 1905, with Quarters 27 (Group 5) completed in 1908.

This project was reviewed by the Coordinating Committee at its September 9, 2020 meeting. The committee forwarded the final design to the Commission with the statement that the proposal has been coordinated with all participating agencies except the District Department of Energy and the Environment (DOEE) which requested further review and coordination with the Army. Upon further discussion, the Army stated it will continue coordination with the DOEE. 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.



*Figure 1: Quarters 26*

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 Army submitted a categorical exclusion for the National Environmental Policy Act (NEPA) compliance and has submitted a no adverse effect determination for its National Historic Preservation Act responsibilities. The District of Columbia State Historic Preservation Office concurred with this determination. NCPC will also use categorical exclusion, 601.10 (6) “Approval of Federal and District government agency proposals for new construction, building expansion, or improvements to existing facilities...” for its NEPA responsibilities. NCPC has designated the Army as lead federal agency for the purposes of NHPA, and concurs with the no effect determination pursuant to Section 106.

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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 final site and building plans for the Phase 1, Group 5 of the Army Family Housing Renovation Program at Fort McNair located in Washington, DC.



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Marcel Acosta  
Executive Director

9/25/20

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Date