

Fort McNair Building 60 Renovation

100 C Street, SW, Washington DC

Approval of Preliminary Site and Building Plans

United States Department of Defense
Department of the Army

Project Summary

Commission Meeting Date: April 1, 2021

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

Applicant Request: Approval of Preliminary Building Plans

Session: Delegated Action

NCPC Review Officer: Matthew Flis

NCPC File Number: 8252

Project Summary:

The Department of Defense, Department of the Army, has submitted preliminary site and building plans for the renovation of Building 60 at Fort McNair in Washington, DC. This project will renovate and repurpose the Officer's Club, Building 60, on the United States Army post, Fort McNair in Washington, DC. The renovation will transition the historic building from an event space to a state of the art training facility for the Inter American Defense College (IADC). The scope of this project is to create a General Instruction Building and Supporting Facilities for the Army to meet their facilitative needs and the need for a design with a 50-year life expectancy. The intent of this project is to refresh and modernize the building by giving it all new interior finishes, improve the interior office spaces and create a conducive learning and working environment for both soldiers and civilians. This overhaul will include new mechanical systems, new fire alarm systems, and new electrical systems as well as new architectural finishes and building envelope upgrades. The new interior system will feature new classrooms, offices, and multifunctional conferencing and meetings spaces.

Building 60 was designed by McKim, Mead & White and completed in 1905. It originally functioned as an Officers' Mess for the Army War College and Engineers School and later served as an Officers' Club.

Project Summary

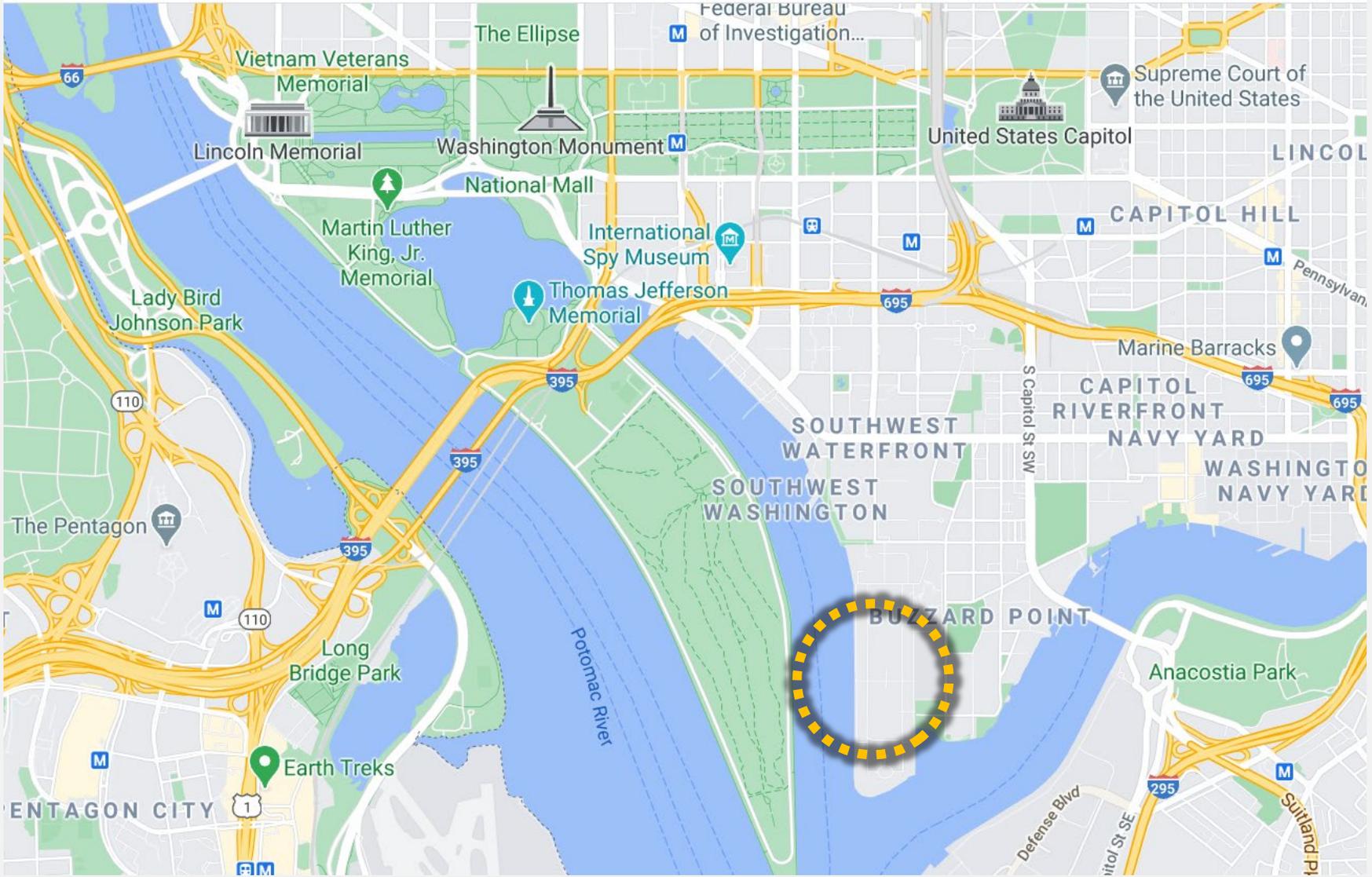
The primary exterior improvements include:

- The non-historic aluminum and glass front door will be replaced with a new door designed to replicate the original, if adequate documentation exists, or be a period appropriate design. The existing historic door surround will remain in place.
- The existing fire stair (non-historic) along the north façade of the building will be demolished and a new steel fire stair will be built in its place. It will be a metal pan stair with steel stringers to match the existing and will utilize an existing opening. A first-floor window beneath the stair will be retained and repaired, but will be infilled on the interior with a fire rated partition to meet safety requirements.
- The one-story shed addition (non-historic) west of the first-floor entrance on north façade will be demolished and a new structure of similar dimensions built in its place. It will be clad with fiber cement siding. The design will comply with the standards set forth in the JBM-HH Design and Treatment Guidelines (March 2017).
- The existing ramp and canopy attached to north façade will be removed, and a new ADA-compliant ramp with an aluminum handrail will be constructed in its place. The new ramp will comply with JBM-HH design standards.
- The historic slate roof will be retained. Current plans call for the replacement of up to 25% of the total roof tiles and 15% of the total roof sheathing. The existing slate will be salvaged and reused whenever possible, and new tiles will match the existing. A roof assessment will confirm the repair recommendations and will also confirm the proposed treatment of the sheet metal flashing.

Proposed landscape changes include:

- Restore the lawn from the sidewalk to the building face and remove all the existing non-historic plant material on site, except for the elm tree in the southeast lawn panel. This approach is modeled on the character of the original landscape and will address security concerns by restoring clear site lines to and from the building.
- Existing original concrete stairs and walks will be patched and repaired.

Site Location



Location Map

Project Overview and Location

EXECUTIVE SUMMARY

INTRODUCTION

This Presentation is an initial concept review submission to the U.S. Commission of Fine Arts for renovations of and additions to Building 60 at Fort McNair. Included in this document is the Letter requesting review of this submission.

PROJECT SETTING

Building 60 is one of 51 contributing resources within the National Register-eligible Fort Meyer Historic District. It faces Fort McNair's most significant building, Army War College - Roosevelt Hall (Building 61), which stands at the end of Greenleaf Point.

PROJECT DESCRIPTION

This project will renovate and repurpose the Officer's Club, Building 60, on the United States Army post, Fort McNair in Washington, DC. The renovation will transition the historic building from an event space to a state of the art training facility for the Inter American Defense College (IADC), while respecting the historic spaces and features of the original McKim, Mead and White design.

OVERALL DESIGN OBJECTIVES

The scope of this project is to create a General Instruction Building and Supporting Facilities for the Army to meet their facilitative needs and the need for a design with a 50-year life expectancy. The newly renovated state of the art facility at Ft McNair in Washington, DC will be used by the IADC for educational and instructional as well as for any associated official and administrative needs. The Intent of this project is to refresh and modernize the building by giving it all new interior finishes, improve the interior office spaces and create a conducive learning and working environment for both soldiers and civilians. This overhaul will include new mechanical systems, new fire alarm systems, and new electrical systems as well as new architectural finishes and building envelope upgrades. The new interior system will feature new classrooms, offices, and multifunctional conferencing and meetings spaces. With these new renovations B60 will be able to excel in all areas and function with increased utilization and operate as a venue that will serve both professional and social needs and speak to the future and diversity of the IADC.

VICINITY MAP



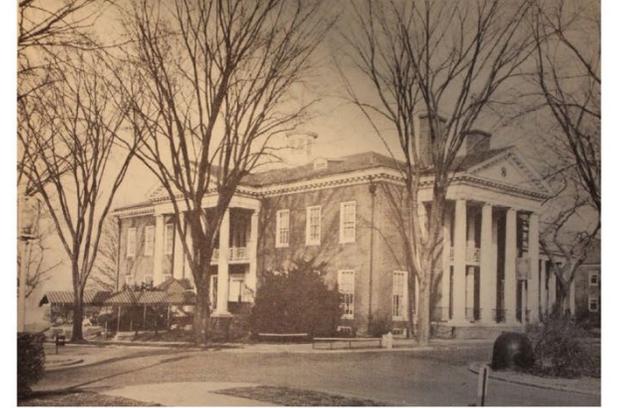
LEGEND

- FORT MCNAIR HISTORIC DISTRICT BOUNDARY/APE
- BUILDING 60
- SHIPSTEAD LUCE BOUNDARY
- BUZZARDS POINT ACT

Historic Images



1907



1945



1965

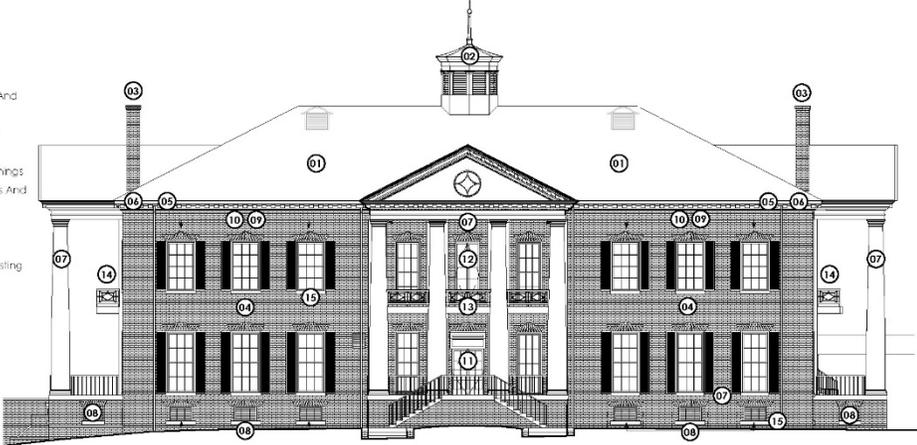


1993

Existing Exterior and Details

EXTERIOR CHARACTER-DEFINING FEATURES

- 01 Slate Roof
- 02 Cupola
- 03 Brick Interior Chimneys
- 04 Flemish-Bond Brick Façade
- 05 Copper Box Gutters And Downspouts
- 06 Cornice
- 07 Form And Style Of Porticos
- 08 Remaining Original Basement-Level Windows And Frames
- 09 Window Openings And Wood Window Frames (Replaced 1975)
- 10 Brick Flat Arches Over Window And Door Openings
- 11 South, West, And East First-Floor Door Openings And Wood Door Frames
- 12 Second-Floor Door And Door Frame On South Façade
- 13 Form And Style Of South Elevation Balcony (Existing Railing Dates To 1975)
- 14 Form And Style Of East And West Balconettes (Existing Railings Date To 1975)
- 15 Limestone Window Sills



SCALE: N15

EXISTING CONDITIONS - SOUTH ELEVATION



02 - CUPOLA



03 - BRICK INTERIOR CHIMNEYS



06 - CORNICE



04 - FLEMISH-BOND BRICK FAÇADE



05 - COPPER BOX GUTTERS



08 - ORIGINAL BASEMENT WINDOWS & FRAMES



11 - SOUTH FIRST-FLOOR OPENING & WOOD DOOR FRAMES

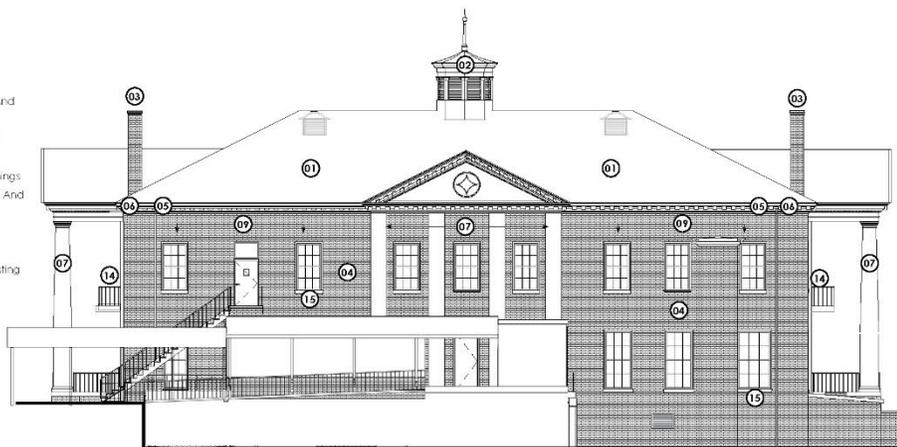


12 - SOUTH SECOND-FLOOR OPENING & WOOD DOOR FRAME

Existing Exterior and Details

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SCALE: N15

EXISTING CONDITIONS - NORTH ELEVATION



07 - FORM AND STYLE OF PORTICOS



01 - SLATE ROOF



10 - WINDOW BRICK FLAT ARCH



09 - WINDOW OPENINGS & WOOD FRAMES



15 - LIMESTONE WINDOW SILLS

Interior Details



04 - MAIN HALL, WAINSCOTING AND ARCH



03 - SOUTH HALL, PARTITION AND DOORS



09 - MAIN STAIRCASE, STRINGER DETAIL



05 - ZUBER & CIE WALL COVERING IN MAIN HALL



06 - MCNAIR ROOM, ARCH



08 - PERSHING ROOM, ORIGINAL FIREPLACE & MANTEL
FT. MCNAIR - BUILDING 60 RENOVATION

Project Elevations – South/West

ARCHITECTURE

BASIS OF DESIGN

The US Army Corps of Engineers is planning the design, renovation, and construction of a restored General Instruction building which will be a new addition to the IADC. This renovation will require restoration and preservation of the existing neo-Georgian architecture of the existing buildings interior and exterior with targeted and distinct modern overhauls and features while preserving a majority of the historic rooms and enclosures. The building will come equipped with contemporary instruction facilities, innovation and collaboration spaces, functional assembly space, new amenities, offices, and services spaces to cater to the building's needs. This renovation will also be accompanied by utility upgrades that include mechanical systems, fire protection systems, plumbing systems, and electrical upgrades.

EXTERIOR

The aim for the exterior portion of the new work is to maintain and preserve the buildings character defining features and appearance while also making necessary repairs, waterproofing and changes in accordance with the scope. A new fire stair will be added to the north side of the building in place of the existing one. A replacement door will refit the existing entrance on the south side of the building opening into vest 100. All existing windows are to be repaired and sealed along with all existing exterior doors unless noted in the project drawings.



NEW WORK - SOUTH ELEVATION

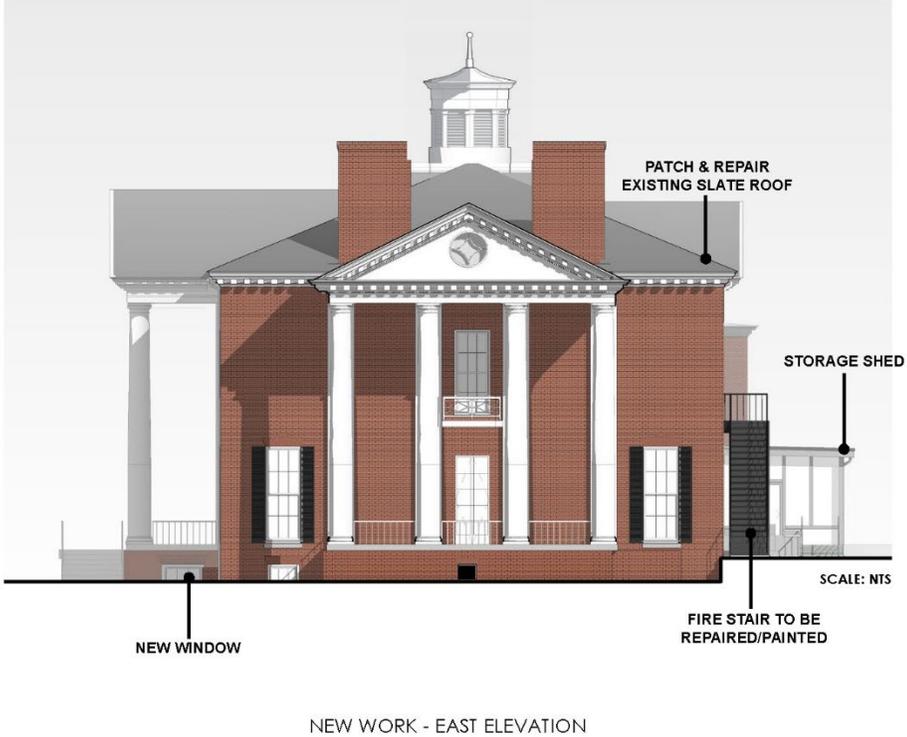
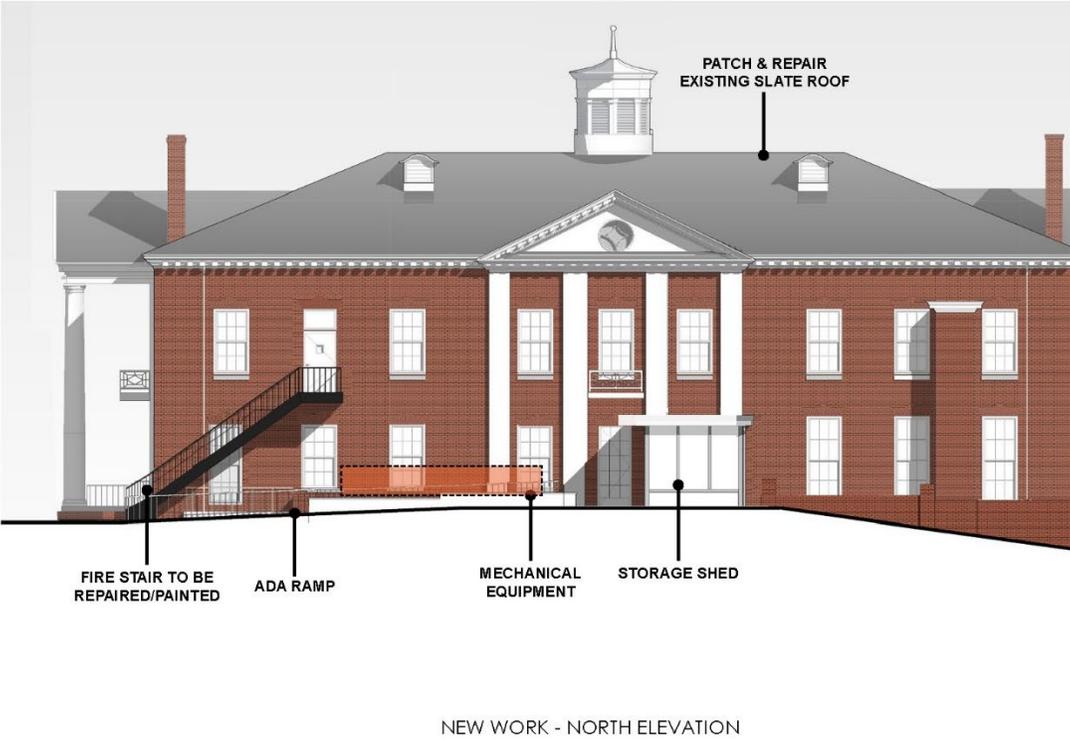


NEW WORK - WEST ELEVATION

EXTERIOR DOORS

Exterior non-historic doors will be replaced with multi-life and shall meet all necessary requirements for security. Hardware that is not being replaced will be restored as previously noted. All new door hardware shall comply with ANSI/BHMA A-156 and be in accordance with the UFC. All locksets shall be coordinated with the facility grand master keying system. Construction cores shall be used during the renovation of the facility and all final keys and cores will be turned over to the government for installation. Security hardware will be coordinated with the user's requirements for access control in compliance with UFC requirements.

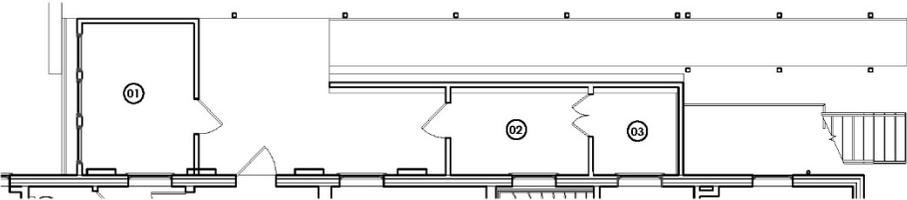
Project Elevations – North/East



Replacement Shed

STORAGE SHED

There are three one-story shed additions on the north façade of Building 60 that are non-historic, in dilapidated condition, and pose a potential risk of water infiltration to the historic structure. The project will remove two of the sheds, reversing alterations made in the past that had an adverse effect on the building. The third non-historic shed, located west of the north door, will be razed and a new structure of similar dimensions built in its place. The design will feature board-and-batten style, fiber cement siding and comply with the standards set forth in the JBM-HH Design and Treatment Guidelines. Due to its size and location, the shed will be minimally visible from principle rights of way, the parade grounds, and adjacent historic housing. Taken together, these changes will greatly improve the experience of entering/exiting the building from the north door and enhance views of the building from within the historic district.



EXISTING CONDITION PLAN - STORAGE SHED



NEW WORK PLAN - STORAGE SHED



1 - STORAGE SHED ENTRY AND REAR/ADA ENTRY



1 - STORAGE SHED INTERIOR



3 - STORAGE SPACE ENTRY



1 - BLOCKED WINDOW IN STORAGE SHED



2 - STORAGE SHED INTERIOR



WALL AT RAMP LANDING

Existing Landscaping

EXISTING LANDSCAPE

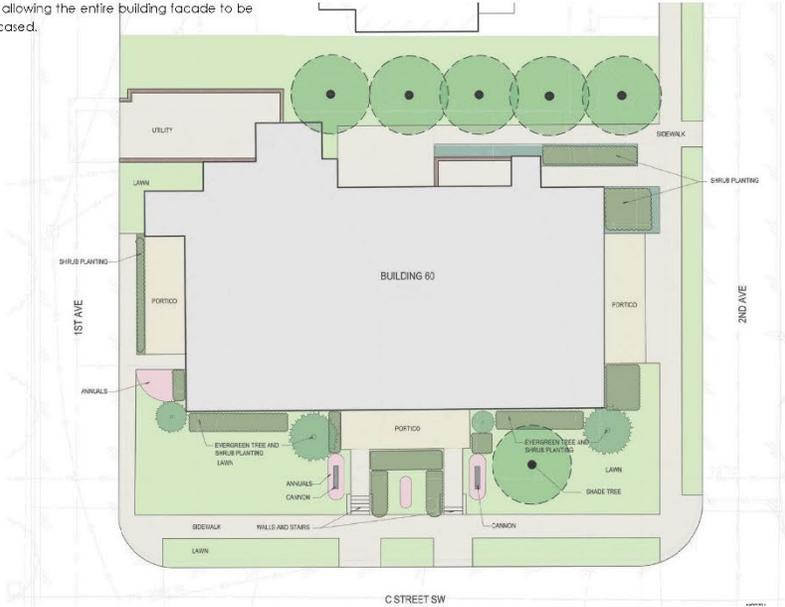
The existing landscape consists of a mix of trees, shrubs, groundcovers, annuals, and lawn. A large Elm tree located in the southeast lawn panel is the only tree in the area of work. There are foundation planting beds at the first level of the building on the east and south sides. These beds contain tall hollies, a mix of evergreen shrubs and some scattered groundcover. The foundation planting covers the basement windows, and the tall hollies cover two first floor windows. The west side has a raised planting bed between the porch and sidewalk and contains evergreen shrubs and groundcover. This bed is at the basement level since the site slopes from east to west. Large lawn panels flank the front of the building on the southeast and southwest corners of the site. On the east, south and west sides there are lawn strips between the sidewalk and the street curb without street trees.

The existing landscape seems to be well maintained. The tree is thriving, the shrubs appear to be doing well despite the current maintenance practice to tightly prune them into shape. The lawn looks healthy, green, and full. The existing plantings are a relatively recent intervention and does not reflect the landscape as it existed just after the building was construction in the first decade of the 1900's.

LANDSCAPE PRESERVATION AND CONTEXT

Historic photos taken at the end of construction and shortly thereafter, indicate a landscape of lawn from the sidewalk to the building with a couple of shade trees in the south east lawn

panel. There are no shrubs or other plantings visible. The minimal landscape approach enhanced the prominence of the building which sits slightly higher from the surrounding area, allowing the entire building facade to be showcased.



VIEW EAST FROM 1ST AVENUE



VIEW NORTH FROM C STREET



VIEW NORTHWEST FROM THE CORNER OF C STREET AND 2ND AVENUE



VIEW NORTHEAST ALONG C STREET



VIEW NORTH OF EXISTING SHADE TREE TO BE PRESERVED



VIEW WEST FROM 2ND AVENUE

Proposed Landscape

LANDSCAPE - NEW WORK

LANDSCAPE SECURITY

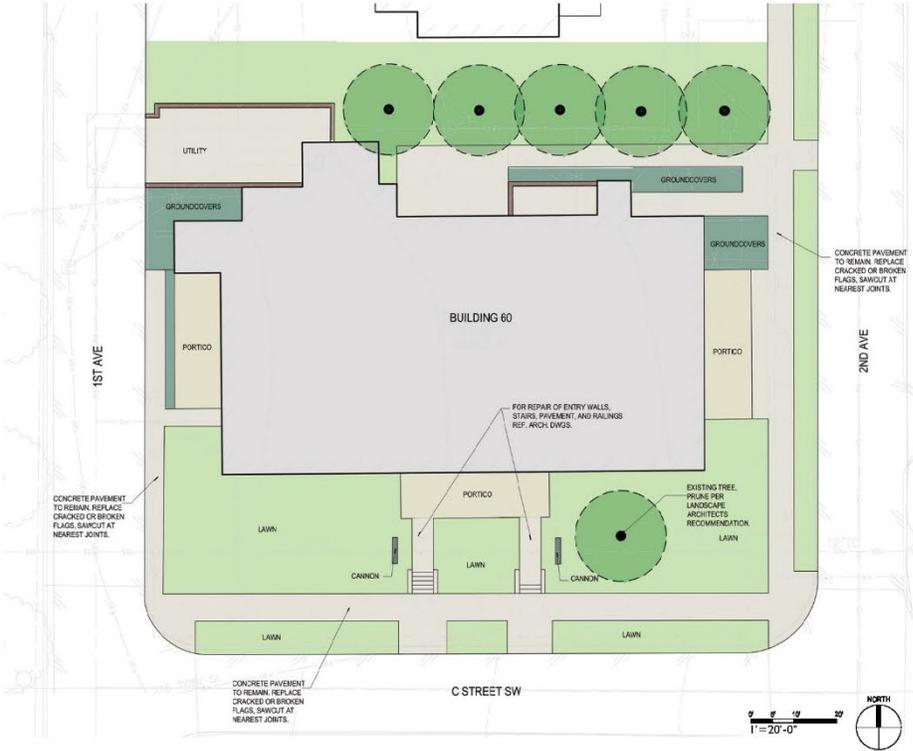
Clear site lines must be maintained from the site and surrounding area and into the building and vice versa. Plant material at the building foundation higher than one foot would obscure the basement windows and taller plant material would start to cover the first-floor windows.

LANDSCAPE MAINTENANCE

The current landscape has been well maintained but requires attention during the year to prune and maintain shrubs and groundcovers, mulch and weed planting beds, and rotate out annual plants at least two times a year. Maintenance also includes fertilizing and care of the lawn along with weekly mowing during the growing season. Though this is standard for general landscapes, any reduction to maintenance requirements would affect the long-term success of the landscape.

LANDSCAPE DESIGN

The rehabilitation of the historic landscape addresses the variety of issues affecting the proposed landscape. The proposed landscape design restores the lawn from the sidewalk to building face and removes all the existing plant material on site, except for the Elm tree which is original to the site. What was once just grass and tree has over time been cluttered with bushes, plants, flowers and other obtrusive additions. As seen in the historic photos, the plinth of grass



allowed the building to be presented and emphasized as an important and respectable work of architecture. This approach of removing plants and restoring the surroundings of B60 respects the historical preservation significance of the building and site and allows the building to regain its prominence. The removal of the plant material also eliminates security concerns. Landscape maintenance requirements will be reduced having only to maintain the lawn and not shrubs or planting beds. This will also allow ease of access to the lower portions of the facade for maintenance, care, or repair. If Optional Bid Item 0014 is exercised, the foundation plantings will have to be removed. This planting is not historically significant, a relatively recent addition to the site and not required to be replaced.

This landscape design is the appropriate historical, aesthetic, security, and maintenance approach for the renovation of Building 60.

