



# FT MCNAIR BUILDING 60 RENOVATION

U.S. COMMISSION OF FINE ARTS  
NATIONAL CAPITAL PLANNING COMMISSION  
SECTION 106  
SUBMISSION FOR APPROVAL  
17 JUNE 2021



**US Army Corps  
of Engineers.**



PREPARED BY:

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**RHI**

**ROBINSON  
&  
ASSOCIATES, INC.**

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SECTION 1 - EXECUTIVE SUMMARY

# EXECUTIVE SUMMARY

## 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.

## INTRODUCTION

### DC HISTORIC PRESERVATION OFFICE

Pursuant to Section 106 of the National Historic Preservation Act of 1966, as amended (54 U.S.C. §306108), and its implementing regulations (36 CFR Part 800), on August 31, 2020, JBM-HH initiated consultation with the D.C. Historic Preservation Office (DC HPO) on the proposed renovation of Building 60. The initiation letter included background on the history of the building, a preliminary description of the undertaking, and a proposed area of potential effects. As the project progressed, JBM-HH submitted additional documentation to the DC HPO, including 35% design drawings, an assessment of effects, and a preliminary determination of no adverse effect. After reviewing the design documents, the DC HPO concurred with the finding of no adverse effect with the condition that JBM-HH mitigate the impacts of introducing a new code-compliant interior fire stair and relocating a character-defining feature of Room 105.

### U.S. COMMISSION OF FINE ARTS

On February 4, 2021, JBM-HH submitted concept level design documents for the Building 60 renovation project to the U.S. Commission of Fine Arts (CFA). The project was placed on the Consent Calendar for the meeting on February 18, 2021, during which the concept level submission was reviewed and approved.

### NATIONAL CAPITAL PLANNING COMMISSION

JBM-HH submitted preliminary site and building plans for the renovation of Building 60 to the National Capital Planning Commission (NCPC) on February 4, 2021 (NCPC File Number 8252). The project was reviewed by NCPC's Coordinating Committee at its meeting on March 10, 2021. The project was found 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. NCPC approved the preliminary plans for the Building 60 renovation on March 25, 2021.

# VICINITY MAP



## LEGEND

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

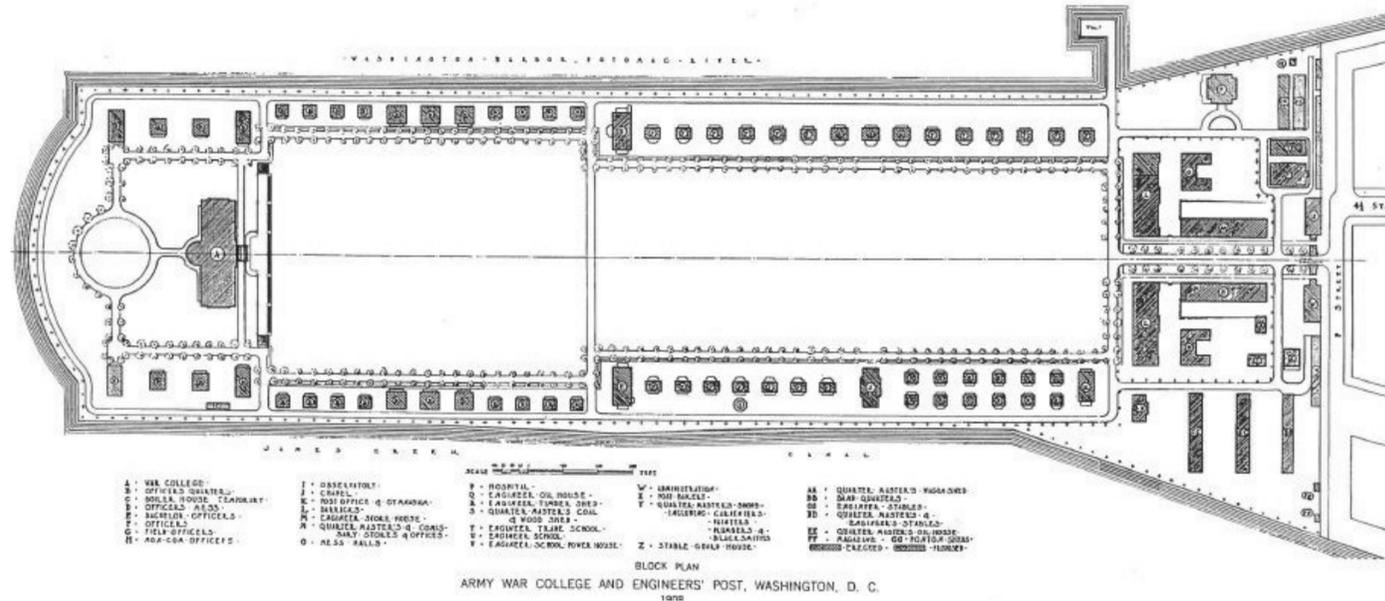
SECTION 2 - HISTORIC PRESERVATION & EXISTING CONDITIONS

# HISTORIC PRESERVATION

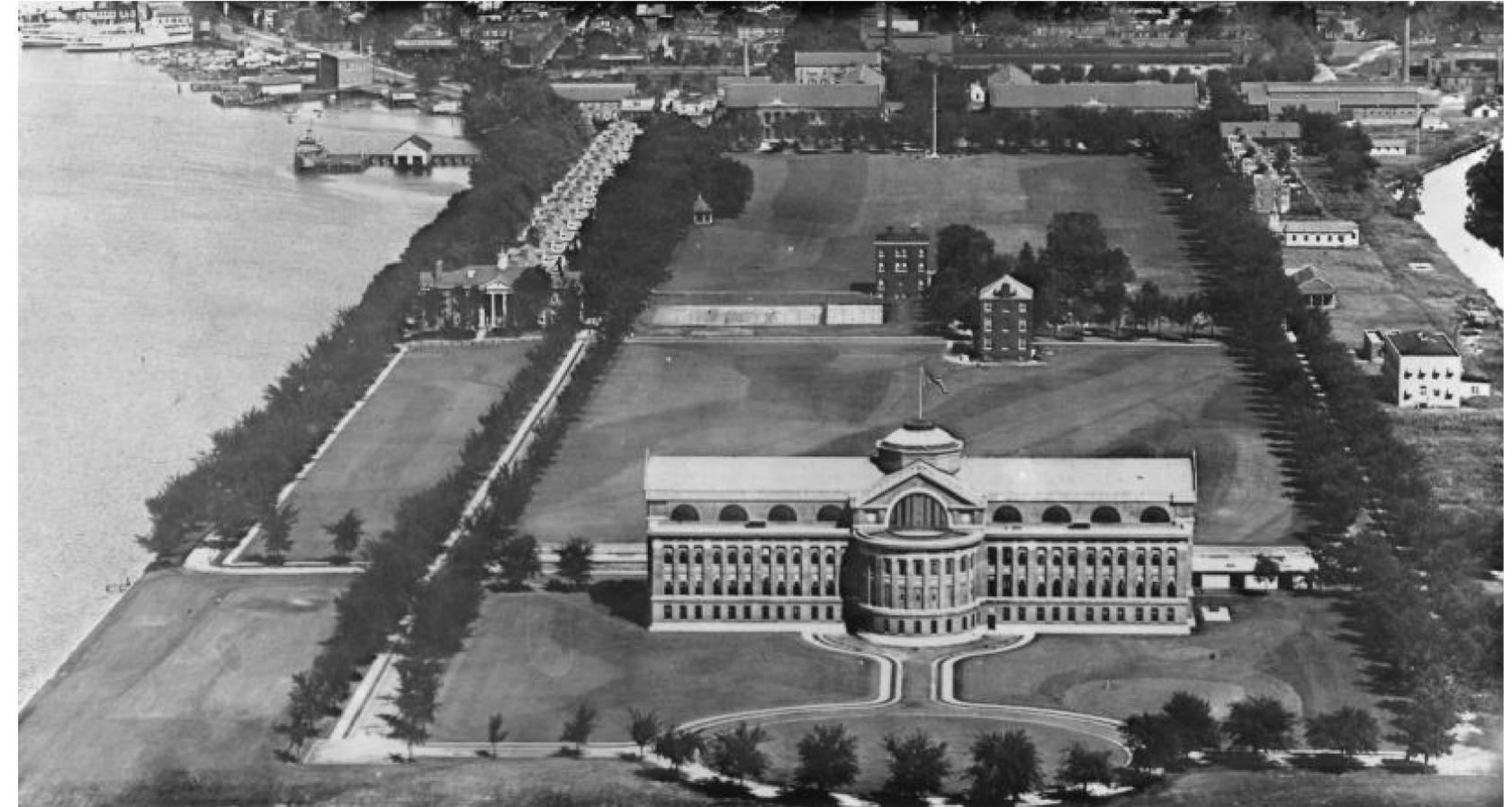
## FORT MCNAIR: HISTORY & SIGNIFICANCE

Fort Lesley J. McNair occupies land designated in the 1791 L'Enfant Plan for the City of Washington as a military post. It is the site of the historic Washington Arsenal and has also served as a penitentiary, barracks, hospital, and college. One of the most historic events known to have taken place there was the detention and hanging of the Lincoln assassination conspirators. In 1903, the military institution on Greenleaf Point was redesigned by the prominent New York architecture firm McKim, Mead & White into a Beaux-Arts campus influenced by Thomas Jefferson's single-axis plan for the University of Virginia. The formal campus plan consisted of a large quadrangle containing parade grounds flanked by rows of officer's housing and anchored on the south by the massive Army War College building - Roosevelt Hall (Building 61). The Officers' Mess (now known as Building 60) was located on the west side of the parade ground, marking the southern terminus of General's Row. All but five existing buildings were demolished to clear the site for the new facility. Construction was supervised by Captain John S. Sewell of the Corps of Engineers.

The Fort McNair Historic District was listed on the D.C. Inventory of Historic Sites in 1964 and determined eligible for the National Register of Historic Places in 1978. The historic district, which includes 51 contributing resources, is nationally significant in the areas of architecture, military history, military education, and health and medicine. Its period of significance is defined as 1791 to 1944. Army War College - Roosevelt Hall (Building 61), which stands at the end of Greenleaf Point, is a National Historic Landmark.



1908 Site Plan showing McKim, Mead & White proposed campus (unexecuted)



Aerial View of The Army War College (Building 61) and Engineers School (date unknown) with the Officers' Mess (Building 60) visible on left at end of Officers' Row

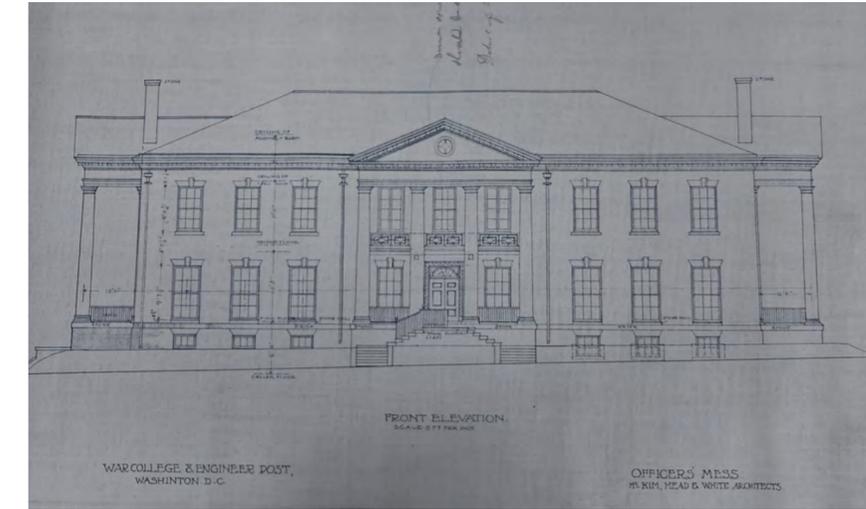
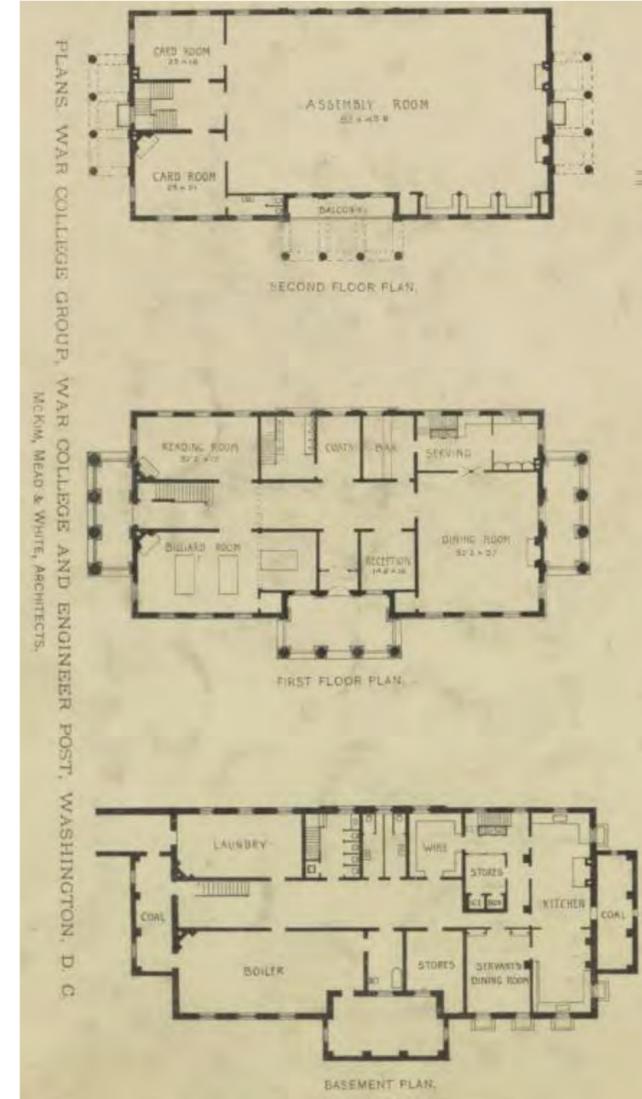
## BUILDING 60

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. It is considered the second most prominent building at Fort McNair for its location along the Washington Channel and its position facing Roosevelt Hall and the Anacostia River. Building 60 is recognized as a contributing resource of the National Register-eligible Fort McNair Historic District.

Building 60 is a two-story, Classical Revival-style brick building with raised basement and a low hipped roof. Typical of the style, the building has a highly symmetrical composition with porticoes on three sides and a prominent cornice with mutules, guttae, and dentils. The masonry is laid in a Flemish bond pattern with glazed headers, and brick soldiers create a sill course. The slate roof is pierced by louvered dormers and crowned with an octagonal cupola.

Historic photographs of the building indicate that the landscape originally featured lawn panels and two shade trees. The lawn was banked to create a level pedestal for the building, which occupied a slightly sloped site. Parallel walks led to the front entry stair, which was composed of side flights that met at a central landing. These landscape elements created a formal setting for the building, which blended seamlessly with the overall campus plan.

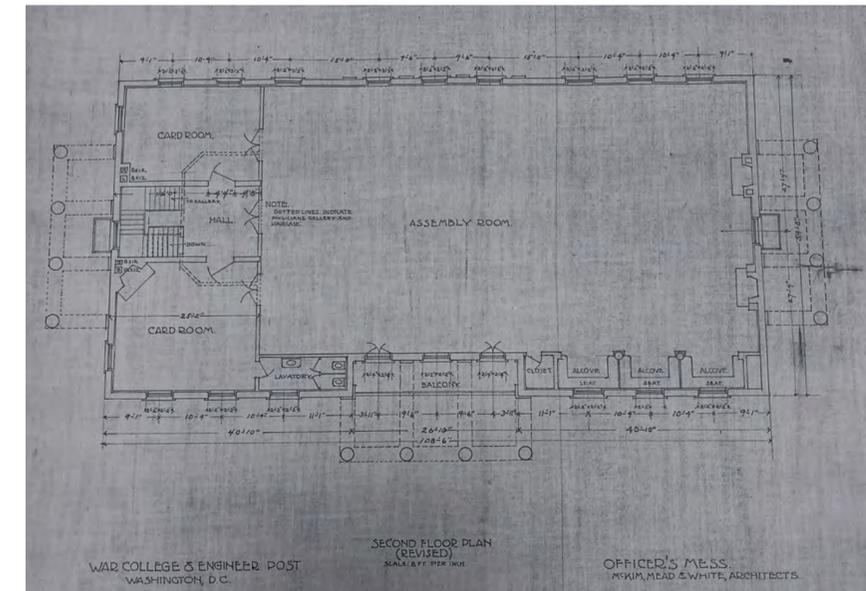
As originally designed, the first-floor plan featured a center hall, reception room, bar, dining room, reading room, and billiards room. The most prominent space in the building was the second-floor assembly room, which later functioned as a ballroom. The room measured roughly 82 feet long by 56 feet across and featured a partially vaulted ceiling with exposed trusses. A musician's balcony at the west end of the room was accessed by stairs to the attic level.



Building 60, south elevation, 1903 (McKim, Mead & White Architectural Records, New York Historical Society)



Building 60, South Facade, 1904



Building 60, second-floor plan, 1903 (McKim, Mead & White Architectural Records, New York Historical Society)



FT. MCNAIR - BUILDING 60 RENOVATION 11

## HISTORICALLY SIGNIFICANT ROOMS & CHARACTER DEFINING FEATURES

A primary objective of the project is to renovate Building 60 into a modern, multifunctional general instruction building for the Inter-American Defense College while preserving the historic character of the former Officers' Club. Leading up to the project, the JBM-HH Cultural Resources Manager evaluated Building 60 and identified a list of nine historically significant rooms representing the primary public spaces of the building. These include the foyer (Room 100), south hall (Room 101), McNair Room (Room 105), main hall (Room 106), Pershing Room (Room 107), north hall (Room 110), first-floor dining room (Room 116), main stair (Room 119), and second-floor dining room (Room 208). Concurrent with the development of the 35% design drawings, the design team conducted research and surveyed the building to identify and document the character-defining features of the historically significant rooms, the building exterior, and the landscape. The design team has used this report to guide the concept phase of the Building 60 renovation project and will continue to reference it as the design progresses.

### SITE CHARACTER-DEFINING FEATURES

- 01 Stairs From Sidewalk At South Entry
- 02 Brick Cheek Walls With Limestone Caps At South Entry
- 03 Parallel Walks At South Entry
- 04 Entry Steps And Landing At South Entry
- 05 Lawn Panels Within Southern Portion Of Site
- 06 Brick Retaining Walls Extending From West Porch Cannons



1907



1945



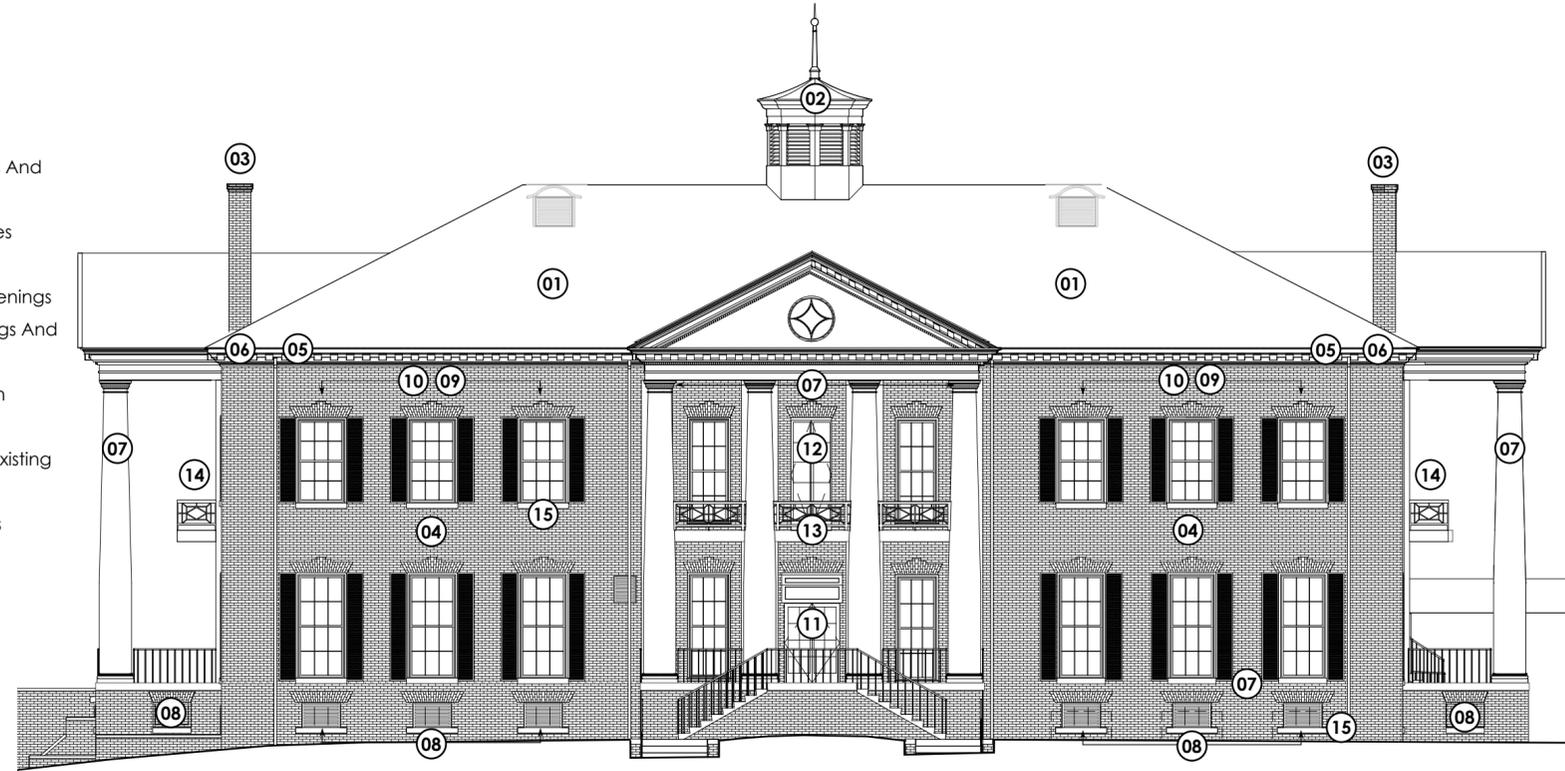
1965



1993

**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



EXISTING CONDITIONS - SOUTH ELEVATION



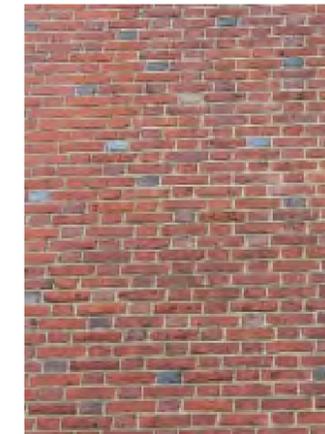
02 - CUPOLA



03 - BRICK INTERIOR CHIMNEYS



06 - CORNICE



04 - FLEMISH-BOND BRICK FACADE



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

**EXTERIOR CHARACTER-DEFINING FEATURES**

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EXISTING CONDITIONS - NORTH ELEVATION



07 - FORM AND STYLE OF PORTICOS



01 - SLATE ROOF



10 - WINDOW BRICK FLAT ARCH



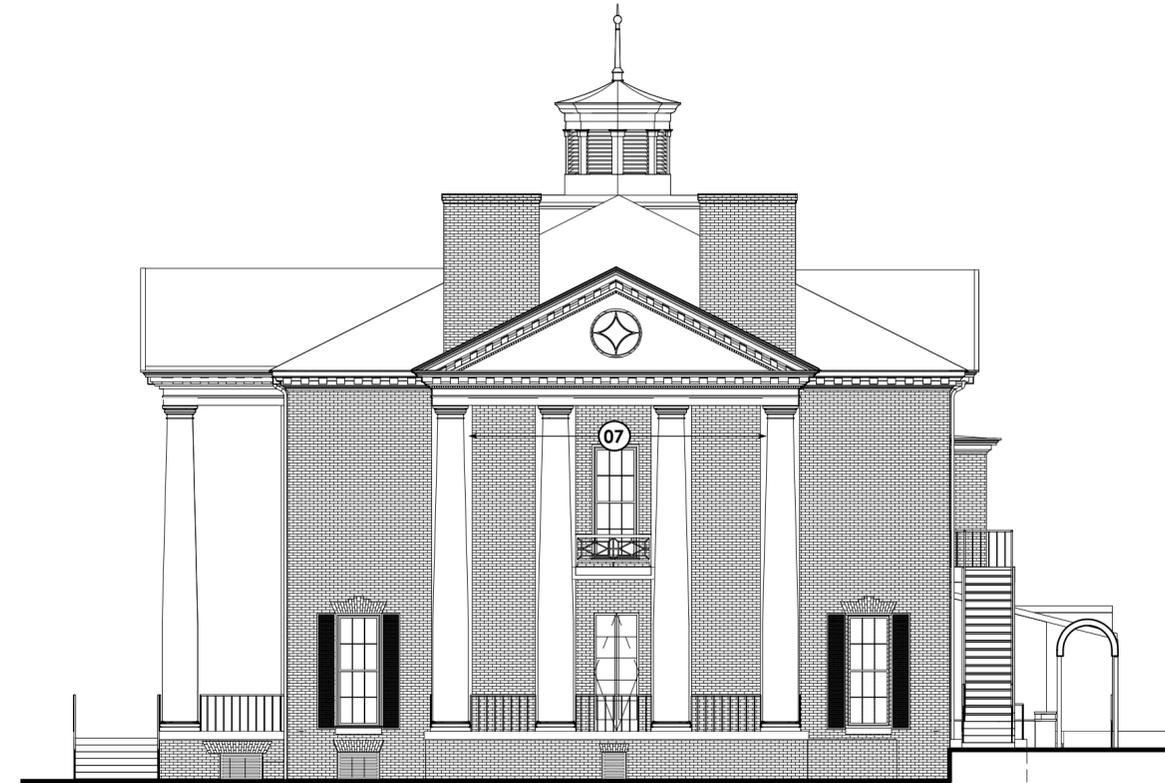
09 - WINDOW OPENINGS & WOOD FRAMES



15 - LIMESTONE WINDOW SILLS

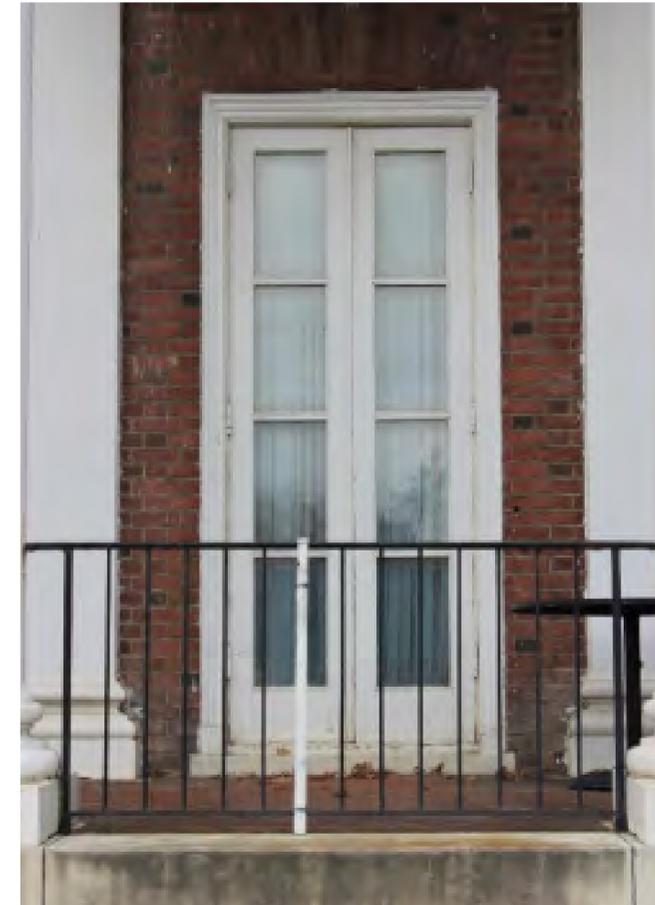
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SCALE: NTS

EXISTING CONDITIONS - EAST ELEVATION



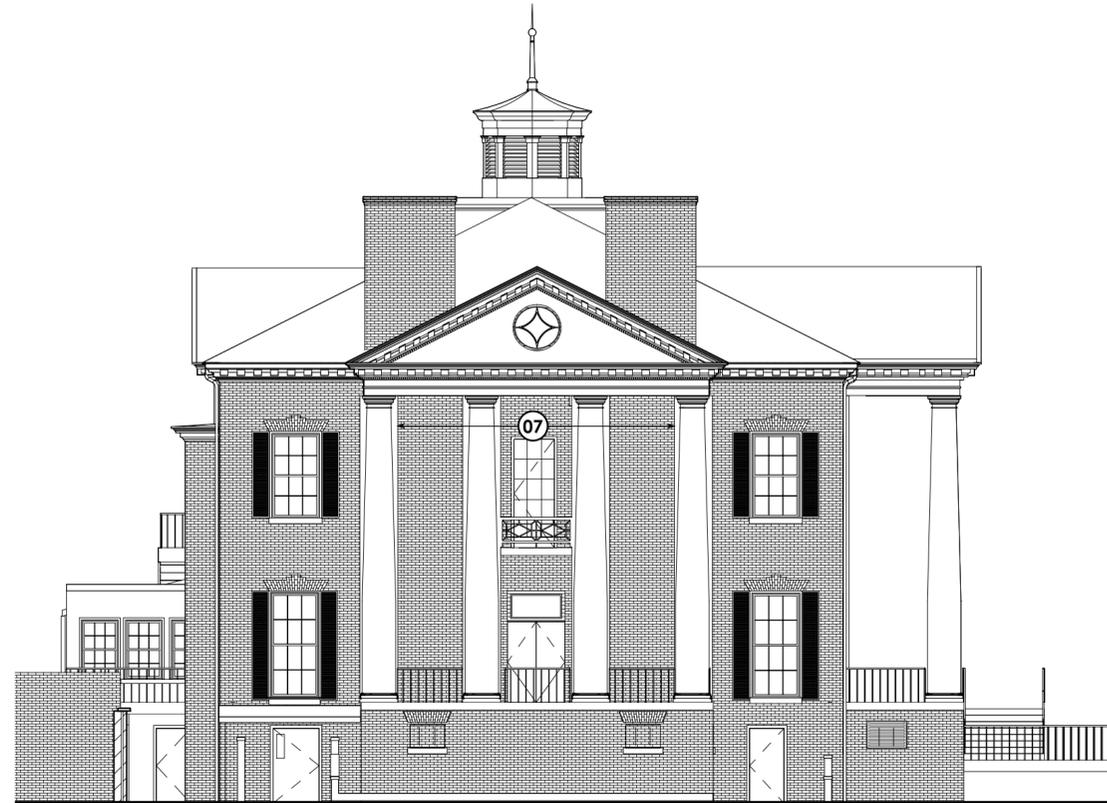
11 - EAST FIRST-FLOOR DOOR OPENINGS



14 - FORM & STYLE - SECOND-FLOOR BALCONY

**EXTERIOR CHARACTER-DEFINING FEATURES**

- 01 Slate Roof
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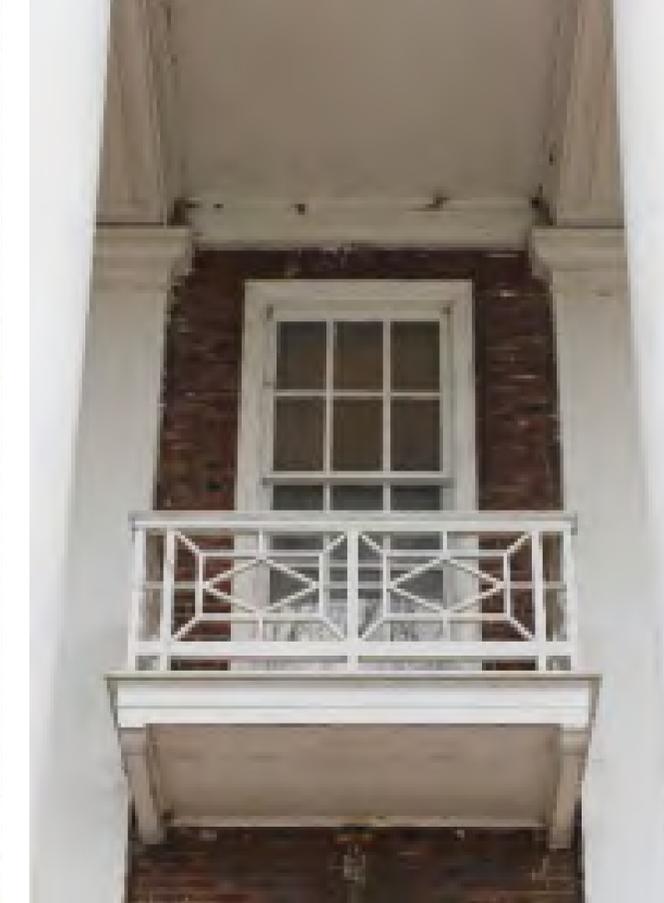


EXISTING CONDITIONS - WEST ELEVATION

SCALE: NTS

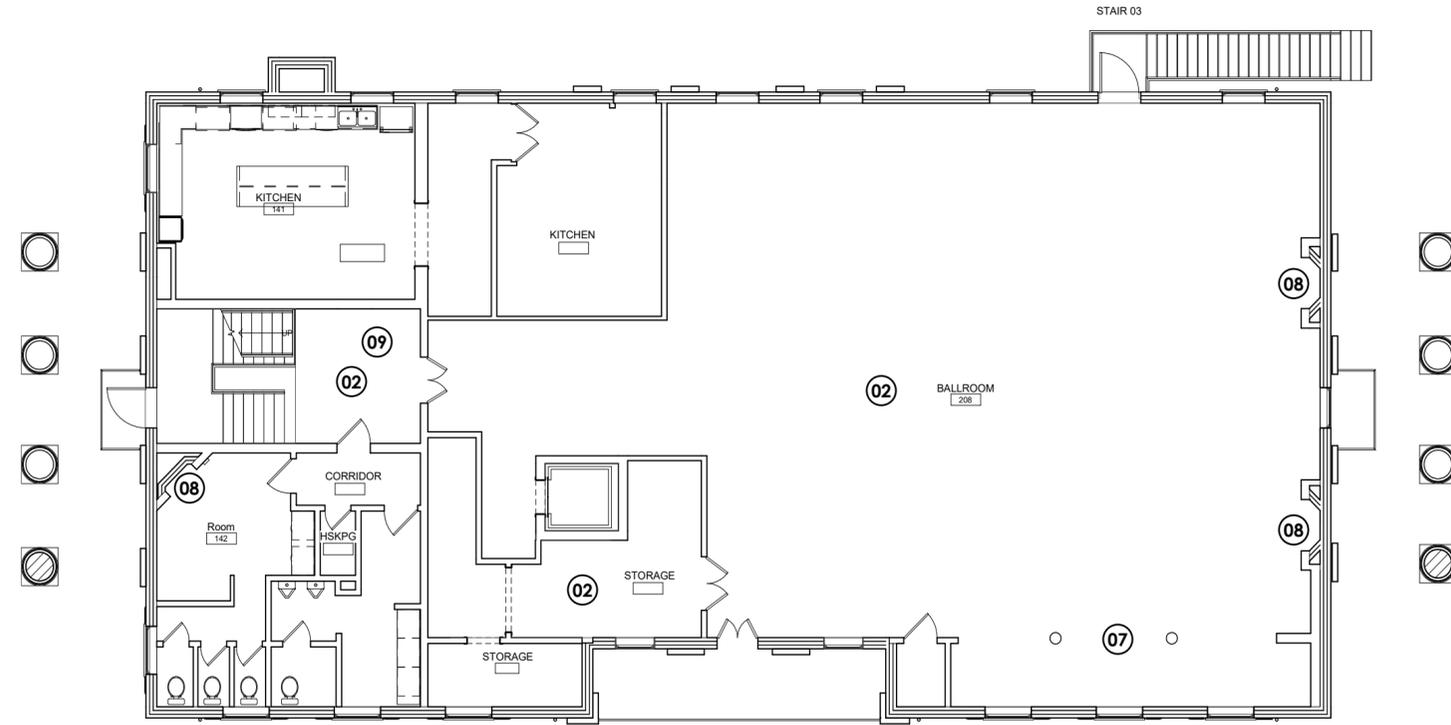


11 - WEST FIRST-FLOOR DOOR OPENINGS



14 - FORM & STYLE - SECOND-FLOOR BALCONY

**INTERIOR CHARACTER-DEFINING FEATURES**



- 01 Marble Floor In Foyer
- 02 Hardwood Flooring (NOTE: CONCEALED BELOW EXISTING CARPET)
- 03 Partition Wall With Swing Doors And Sidelights Between Foyer And South Hall
- 04 Original Cased Openings, Typ.
- 05 Zuber & Cie Wall Covering In Main Hall
- 06 Elliptical Arches In Main Hall And McNair Room
- 07 Alcove With Column Screen In Second-Floor Dining Room
- 08 Original Fireplace Facings And Mantels
- 09 Main Staircase (Stringers, Steps, Railings, Newels, And Intermediate Landings)

EXISTING CONDITIONS PLANS - SECOND FLOOR

SCALE: NTS



07 - SECOND-FLOOR DINING ROOM, ALCOVE WITH COLUMN SCREEN



SECOND-FLOOR DINING ROOM

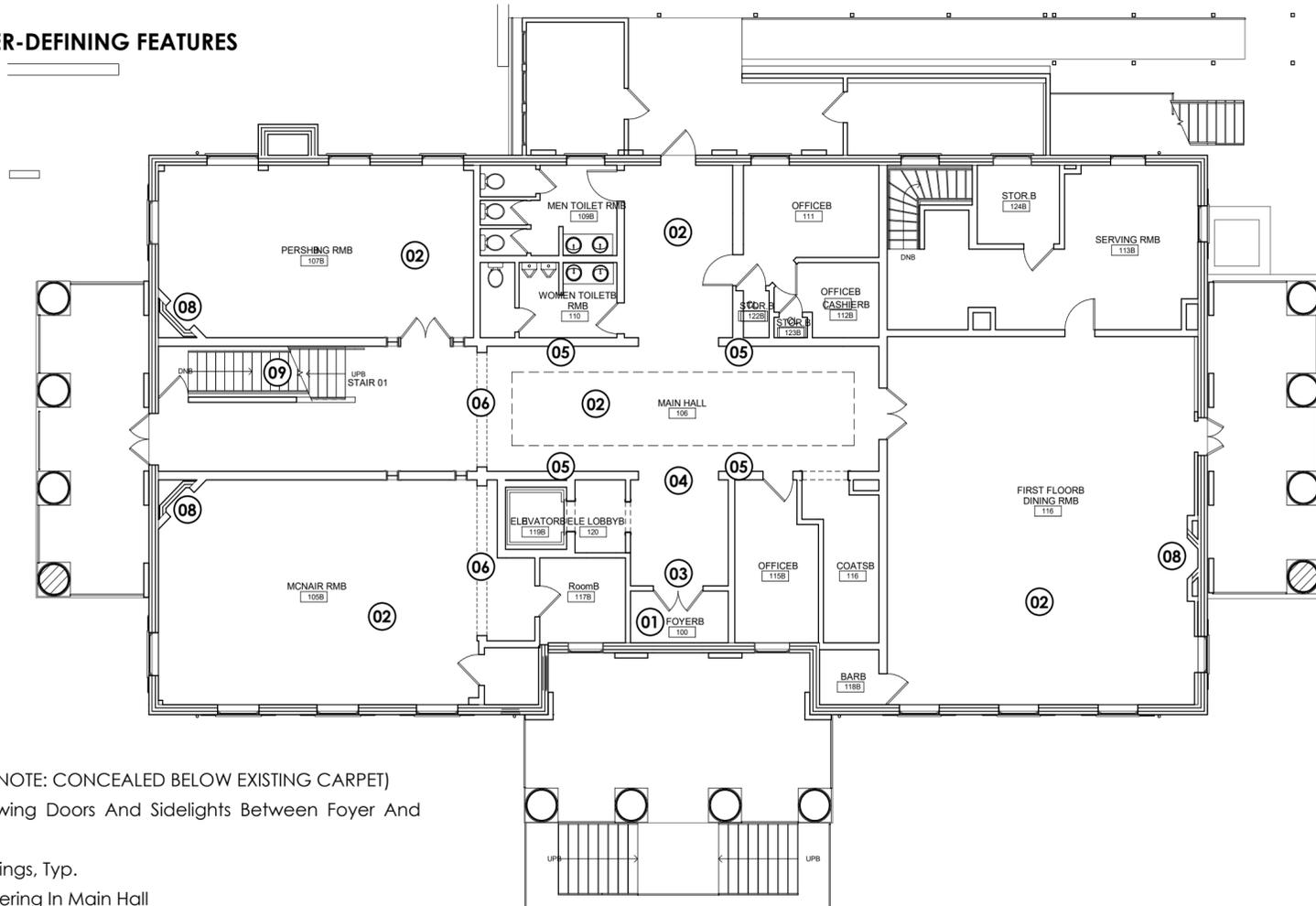


SECOND-FLOOR DINING ROOM, ALCOVE WAINSCOT



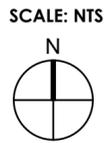
08 - FIREPLACES ON EAST WALL

**INTERIOR CHARACTER-DEFINING FEATURES**



- 01 Marble Floor In Foyer
- 02 Hardwood Flooring (NOTE: CONCEALED BELOW EXISTING CARPET)
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EXISTING CONDITIONS - FIRST FLOOR



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

INTERIOR CHARACTER-DEFINING FEATURES



EXISTING CONDITIONS PLANS - ATTIC

SCALE: NTS



COLUMNS AND CEILING (MUSICIAN'S GALLERY)



ATTIC TRUSSES AND REMAINS OF VAULTED CEILING



BEHIND CIRCULAR WINDOW ON FRONT FACADE



BASEBOARD (MUSICIAN'S GALLERY)

EXISTING CONDITIONS



FRONT DOOR, SOUTH FACADE



MARBLE FLOOR, SOUTH HALL



SCONCES, TYPICAL



SOUTH HALL FACING MAIN HALL



CHANDELIER, SOUTH HALL

EXISTING CONDITIONS



TYPICAL WINDOWS, LEVEL 1



STORAGE SHED BEHIND WOMEN'S RESTROOM



ENTRY RAMP & CANOPY, NORTH FACADE



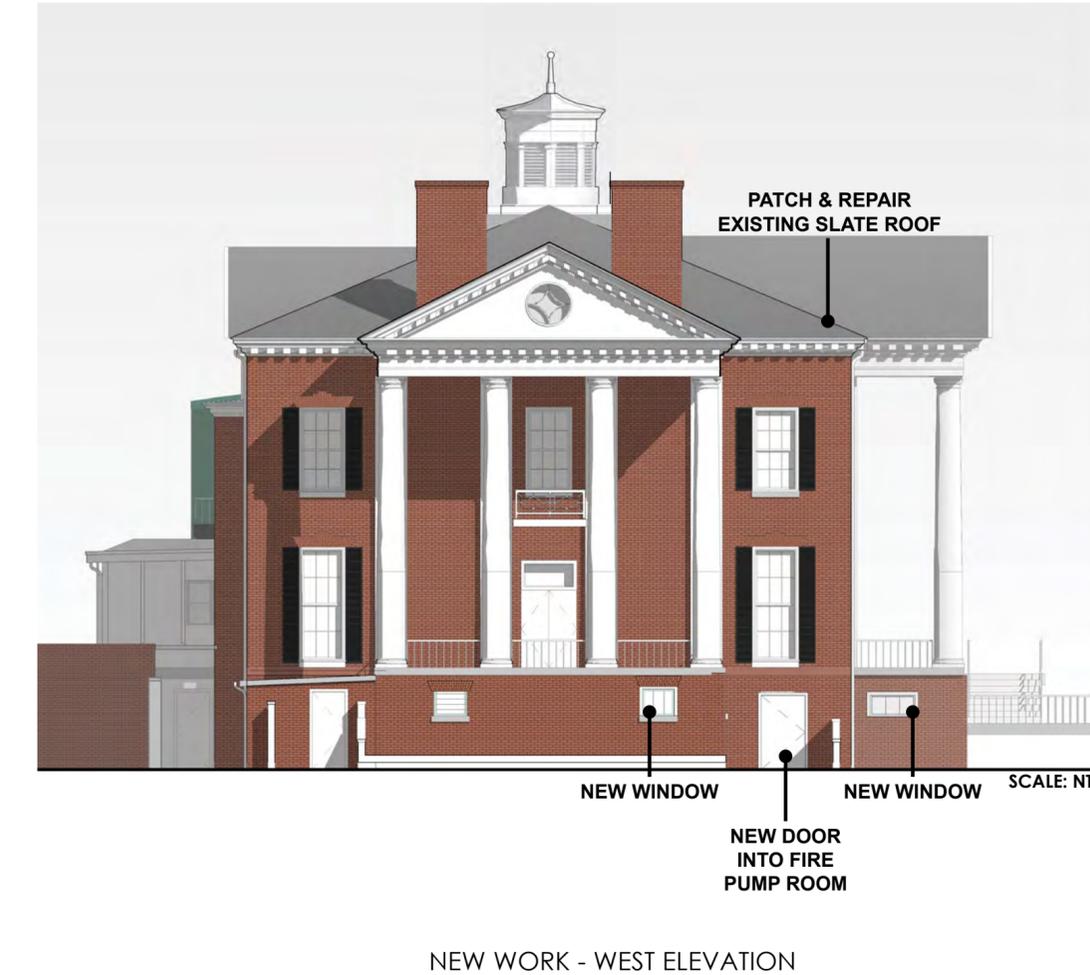
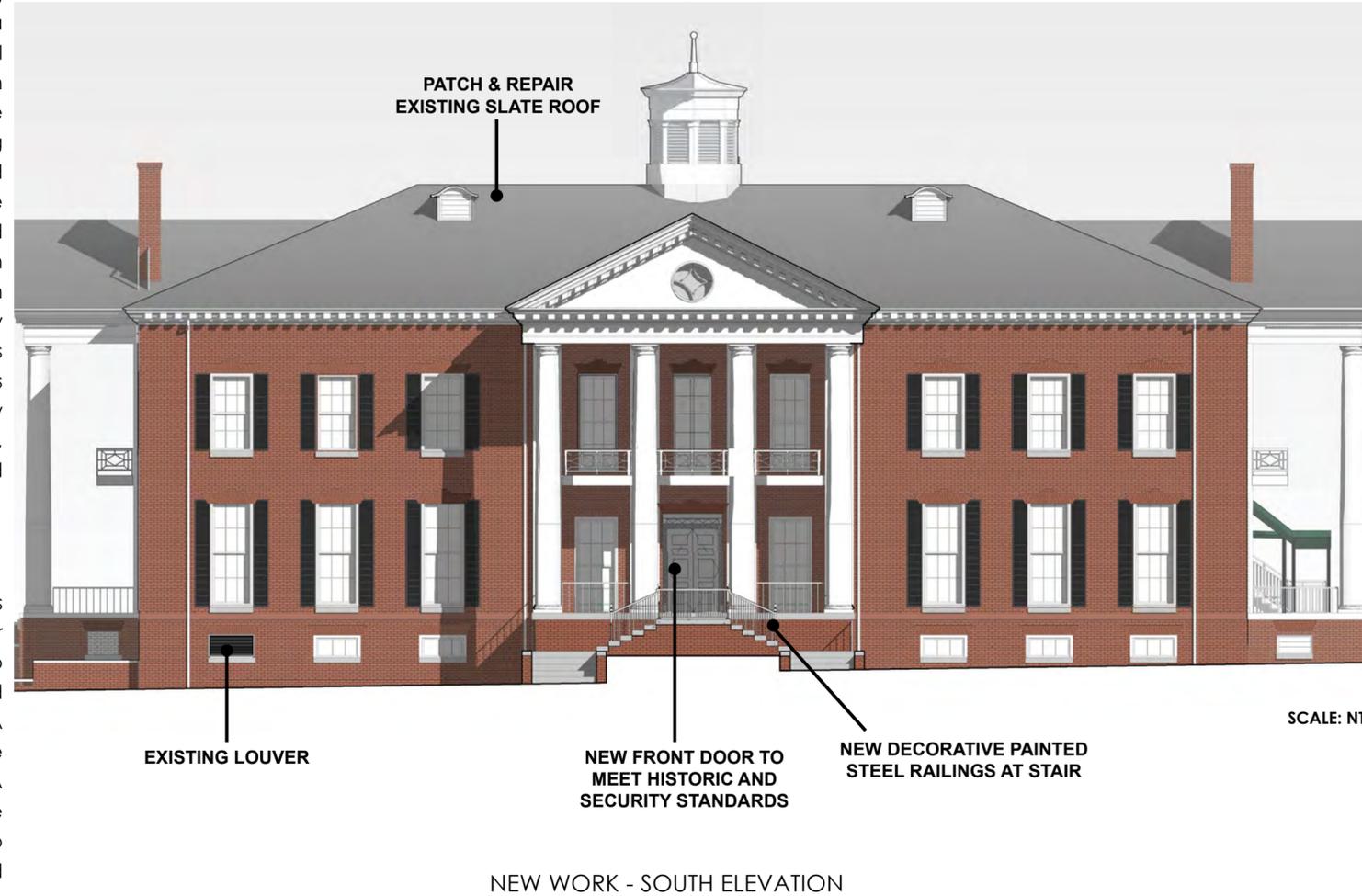
## ARCHITECTURE

### 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

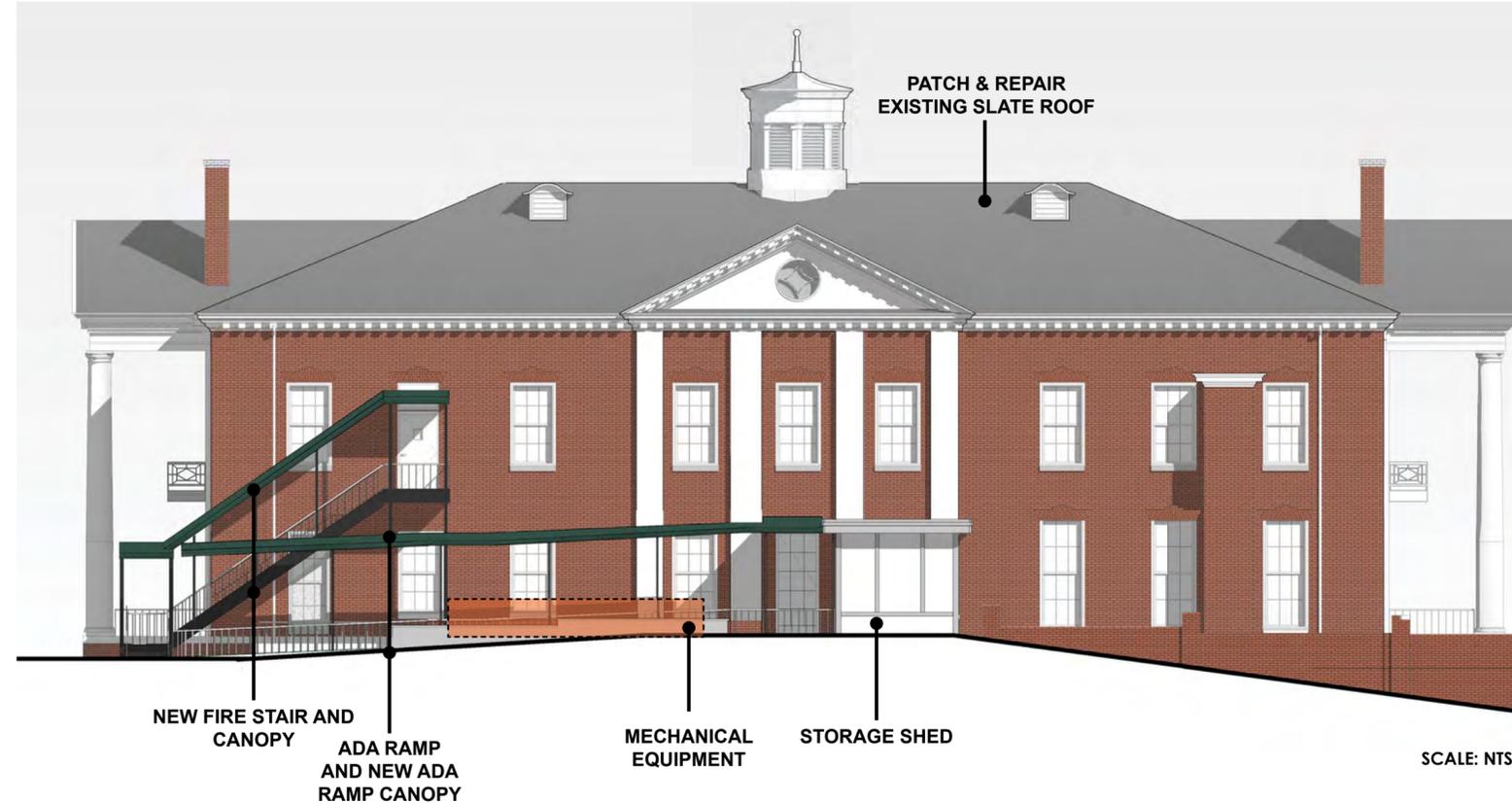
The aim for the exterior portion of the new work is to maintain and preserve the buildings character defining features and appearance while also making necessary repairs, waterproofing and changes in accordance with the scope. A new fire stair will be added to the north side of the building in place 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.



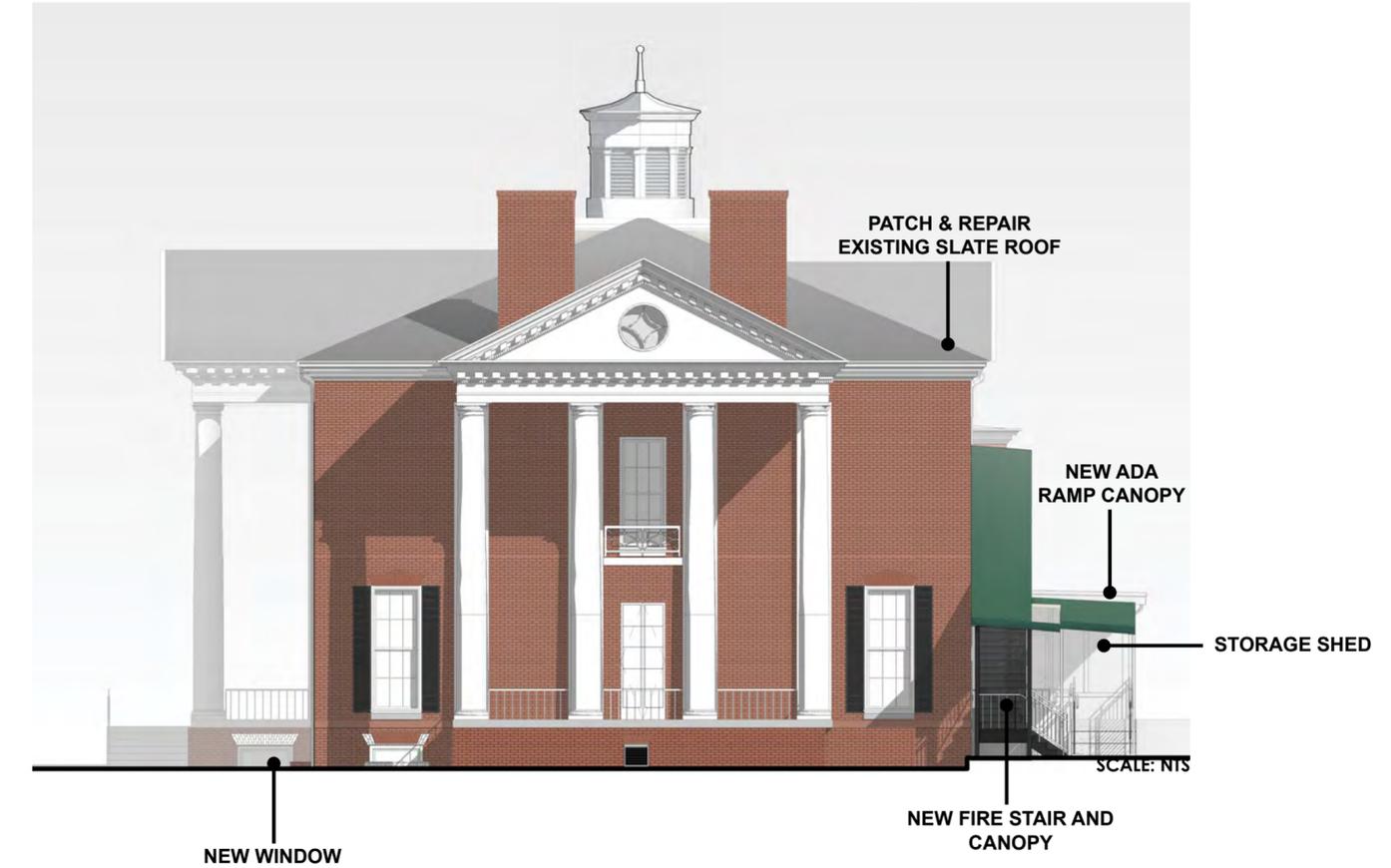
## EXTERIOR DOORS

The scope of work includes the restoration of the existing wood exterior doors. This restoration work includes removing the doors, stripping of paint and coatings, repair or replacement of damaged and deteriorated wood elements, surface preparation and painting and finishing, and installation of weatherstripping and sealing joints at door frame perimeter. All of the wood doors included in this scope of work are identified on the 100% restoration exterior elevation drawings and in the architect's door schedule. Hardware restoration is limited to the historic hinges and slide bolt at door E208. The other door hardware is not historic.

Exterior non-historic doors will be replaced with multi-lite 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.



NEW WORK - NORTH ELEVATION



NEW WORK - EAST ELEVATION

## FRONT DOOR

The scope of work includes the replacement of the existing non-historic aluminum front door. (Figure A) In compliance with the Secretary of the Interior's Standards for Rehabilitation, which state that the replacement of missing features should be substantiated by documentary, physical, or pictorial evidence, the new front door will replicate the design of the original wood front door to the greatest extent possible based on historic photographs. (Figure A) The existing decorative wood surround is to remain and will be restored per the description of other exterior historic wood elements. Unlike the historic door, the new door will open out as required by fire code and egress requirements. This moves the doors to the outside of the threshold as seen in Figure C.



FIGURE A

Figure A: View of front doors on south façade of Building 60. Per the scope of work, the non-historic aluminum front doors will be replaced with paneled wood doors designed to replicate the original doors. The existing decorative surround will remain.

Figure B: Detail from a 1904 historic photograph of the south façade of Building 60 showing the original wood paneled front doors.

Figure C: Proposed elevation of the new door.



FIGURE B

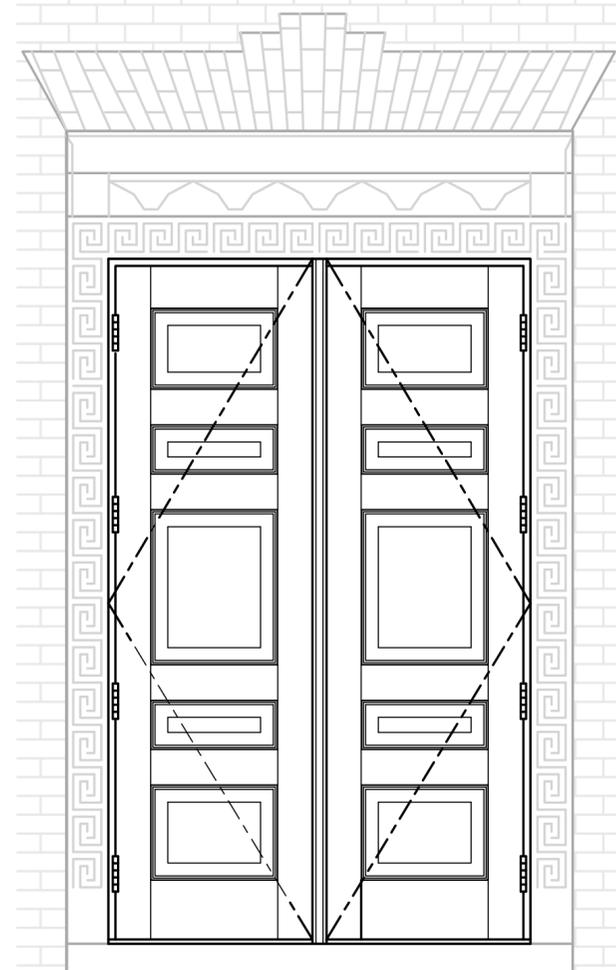


FIGURE C

## SOUTH ENTRANCE STAIRS

The original limestone stair tread, concrete landing, and brick date back to the opening of Building 60 in 1904 and remain a part of the character-defining features of the site. Over time the stair has been updated and altered with new interventions of awning, railings, and landscaping.

In 1975, the original wrought iron railing was replaced with a new railing similar in style to the original with slight variations. The existing newels were topped with urn-type finials (Figure B) rather than spheres (Figure A). The current conditions of the stair treads and landing show slight wear and small holes where awnings were installed, but overall are treads in fine condition.

The intent for Building 60's renovation is to retain the character-defining features of the south stairs while maintaining and waterproofing existing below grade masonry.

The scope of work includes gently removing tread risers, retain and waterproof original brickwall, reinstall treads once waterproofing is complete. The guard railing will be replaced to match existing. Urn finials will be replaced with the spheres to return to the original look of the railing.

The brick plinth will be exposed back to the original design in 1904. Scubbery and vegetation will be removed and resodded.



FIGURE A



FIGURE B

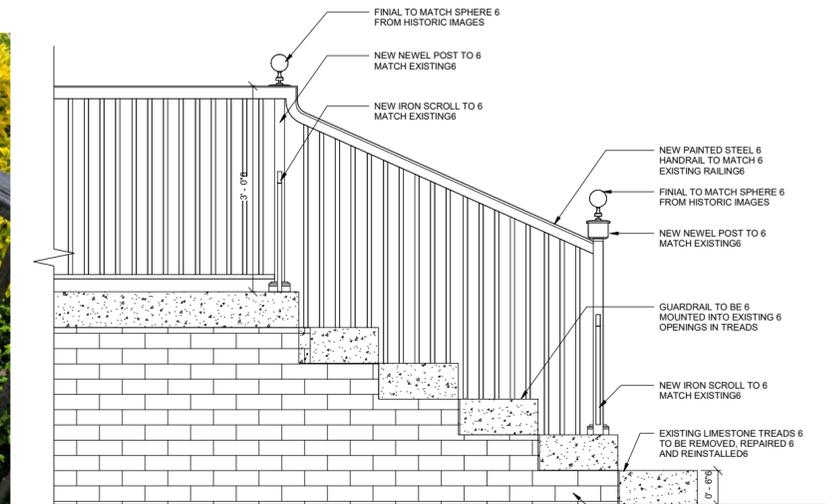


FIGURE C

## FIRE STAIR AND CANOPY

The existing fire stair on the north side of B60 is not sufficient nor does it meet the needs and requirements of the project. The existing fire stair will be removed fully along with the concrete set of steps at its base.

A new fire stair will be constructed with a canopy over head to protect the stair and its users from the elements. The stair will be of steel construction on steel posts, and will have a cloth canopy constructed overhead supported by anodized an aluminum structure.

The new stair will be black painted steel and the new canopy will both be ivory or sand color along with the canopy atop the renovated ADA ramp. The stair has been designed to have a minimal impact on the visual composition of the building. It will be visible from the east, north and west elevations. This can be seen in the renders present earlier in this presentation. The canopy was designed to have a minimal aesthetic impact on the building and streetscape. The clean lines and simple plains allow the canopy to be able to stand as a set of elements that do their job while not standing out or distracting users from B60 and its historic character.



EXISTING FIRE STAIR



EXISTING CANOPY

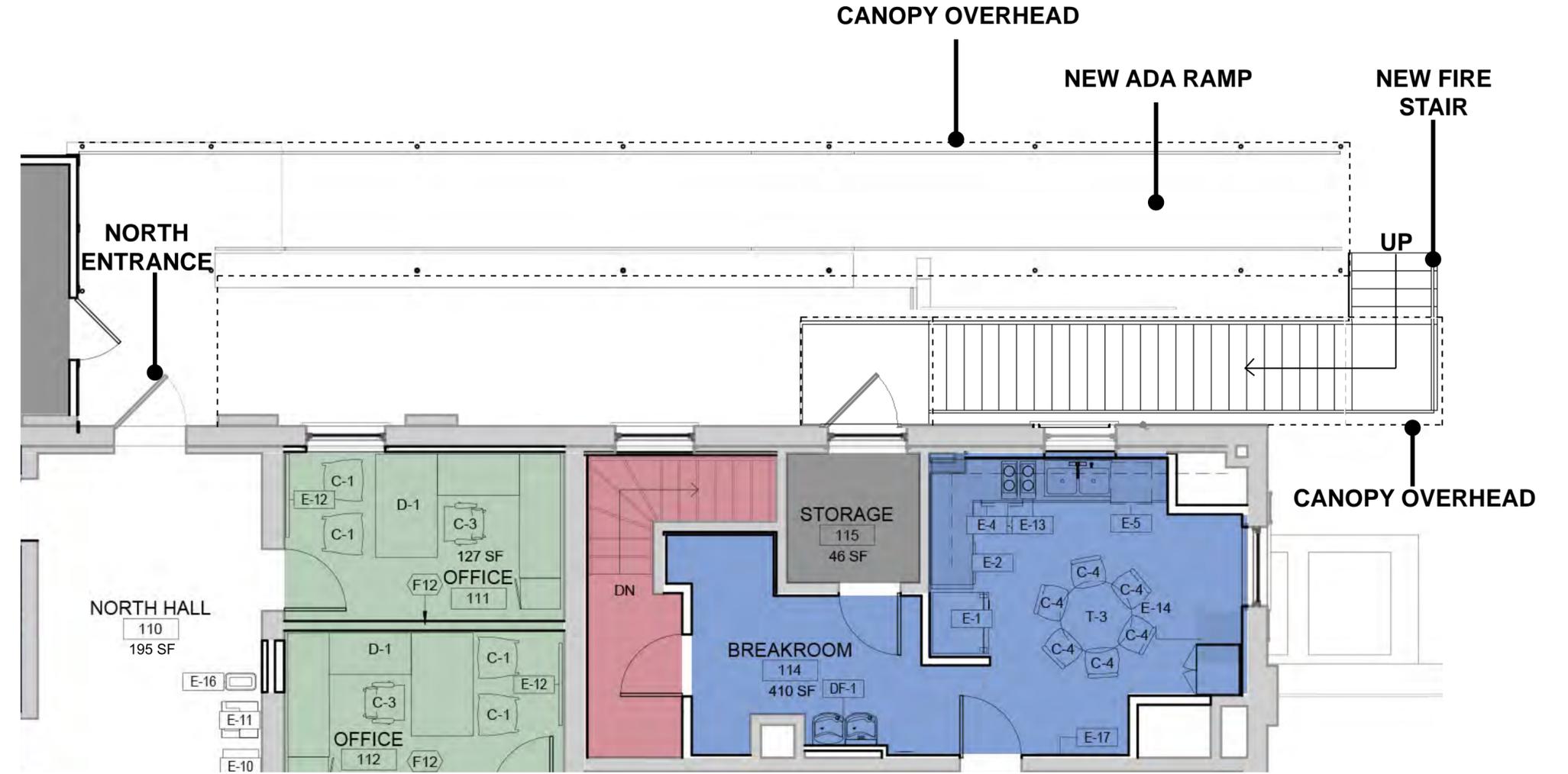


NEW STAIR AND CANOPY IN ELEVATION



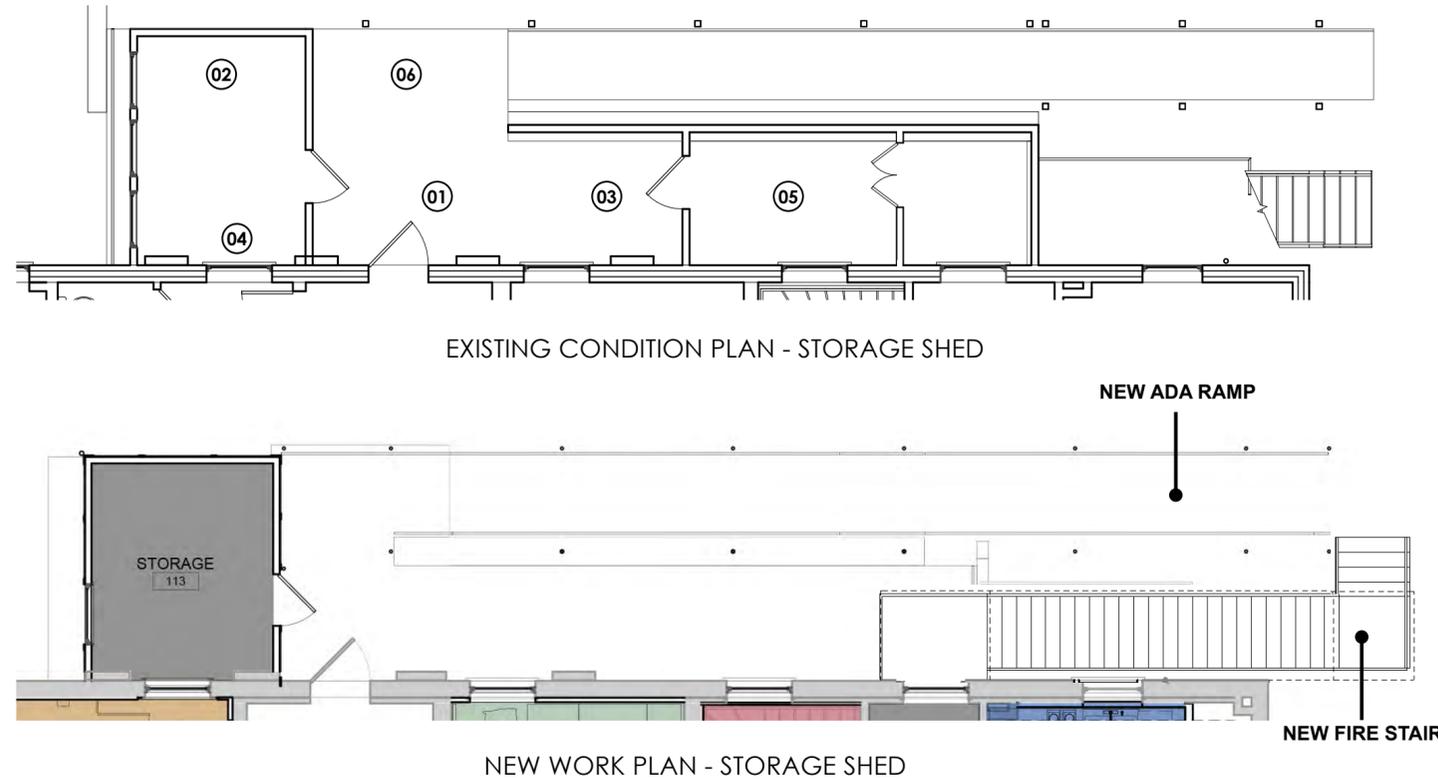
**857211**  
**CP2711 GLADE GREEN**

CANOPY COLOR TO MATCH EXISTING CANOPY



## 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.



01 STORAGE SHED ENTRY AND REAR/ADA ENTRY



02 STORAGE SHED INTERIOR



03 STORAGE SPACE ENTRY



04 BLOCKED WINDOW IN STORAGE SHED



05 STORAGE SHED INTERIOR



06 ALL AT RAMP LANDING

# INTERIOR DESIGN

## BASIS OF DESIGN

The interior of B60 holds much of its historic character and defining features and is therefore an important part of this renovation. The interior design concept focuses on both elevating and emphasizing the building's history while also setting up a foundation for innovation and learning to excel. This concept is executed by applying finishes and design language to each floor's specific identity is linked together while also being individually defined.

When moving through the building on the first floor there is a mix of both the buildings historic identity and contemporary design that highlights the buildings new place in the IADC. The second floor will be made to be historically accurate so that its character can be preserved in the main assembly space as well as emphasized in being a focal point in the buildings program. Since the first and second floor both had a key role in the building's history, they will both have their historic features preserved and emphasized to maintain this important historic relationship. By using a minimal and natural palette where there is new work and reproduction carpet tiles in specific areas like the central corridor and the multi-purpose room the historic features of B60's interior will be appropriately highlighted.



# INTERIOR DESIGN

This idea of connecting floors and program is also used in the relationship of the first floor and the basement which are the two main floors for education and collaboration. All the classrooms, conference rooms, offices and collaboration spaces will have a contemporary design whether its fully contemporary or partially. The offices and classrooms of the first floor will maintain the buildings hise fully contemporary. The computer lab and innovation space in the basement are meant to be an area where people can come together, work and innovate so the space is going to be a representation of that goal of assembling and moving forward.

## DESIGN LAYOUT

On the first floor there will be a new vestibule at the south entrance which leads into the central corridor as well as the new egress stair. This will assist in navigation and circulation in the building and help the overall user experience. The north entrance opens into a renovated entry room which has the restrooms and an office. The central corridor now feeds three new conference rooms/ classrooms, an office and the existing central stair. The first floor is finished with the same neutral palette as the basement to connect the two via a shared language. Restating the theme, the first floor is to be both traditional and contemporary. It acts as



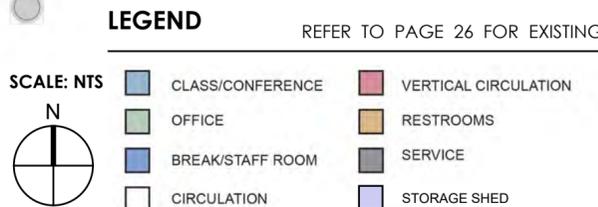
## INTERIOR DESIGN

a boundary between the basement which is mostly contemporary and the second floor which is mostly traditional.

The second floor, which is the most historic floor can be accessed via an existing stair in the main central corridor on the first floor as well as the new egress stair in the south of the building. At the top of both stairs is the multi-purpose room. The basement will have a new office and bath adjacent to the lobby. There will be a new computer lab, innovation center, and men's and women's bathroom. This will all be accessible by a new egress stair which services the basement, first and second floor. The goal for the basement level is to have a contemporary work environment and collaboration space to encourage innovation and inspire learning by utilizing modern design and methods paired with contemporary materials and finishes. New carpet tiles, wall and ceiling finishes will define this new space. The basement will be furnished with contemporary furniture to match the theme of the floor while the rest of B60 and the offices will be furnished with more traditional furnishings in keeping with the historic nature of the building.



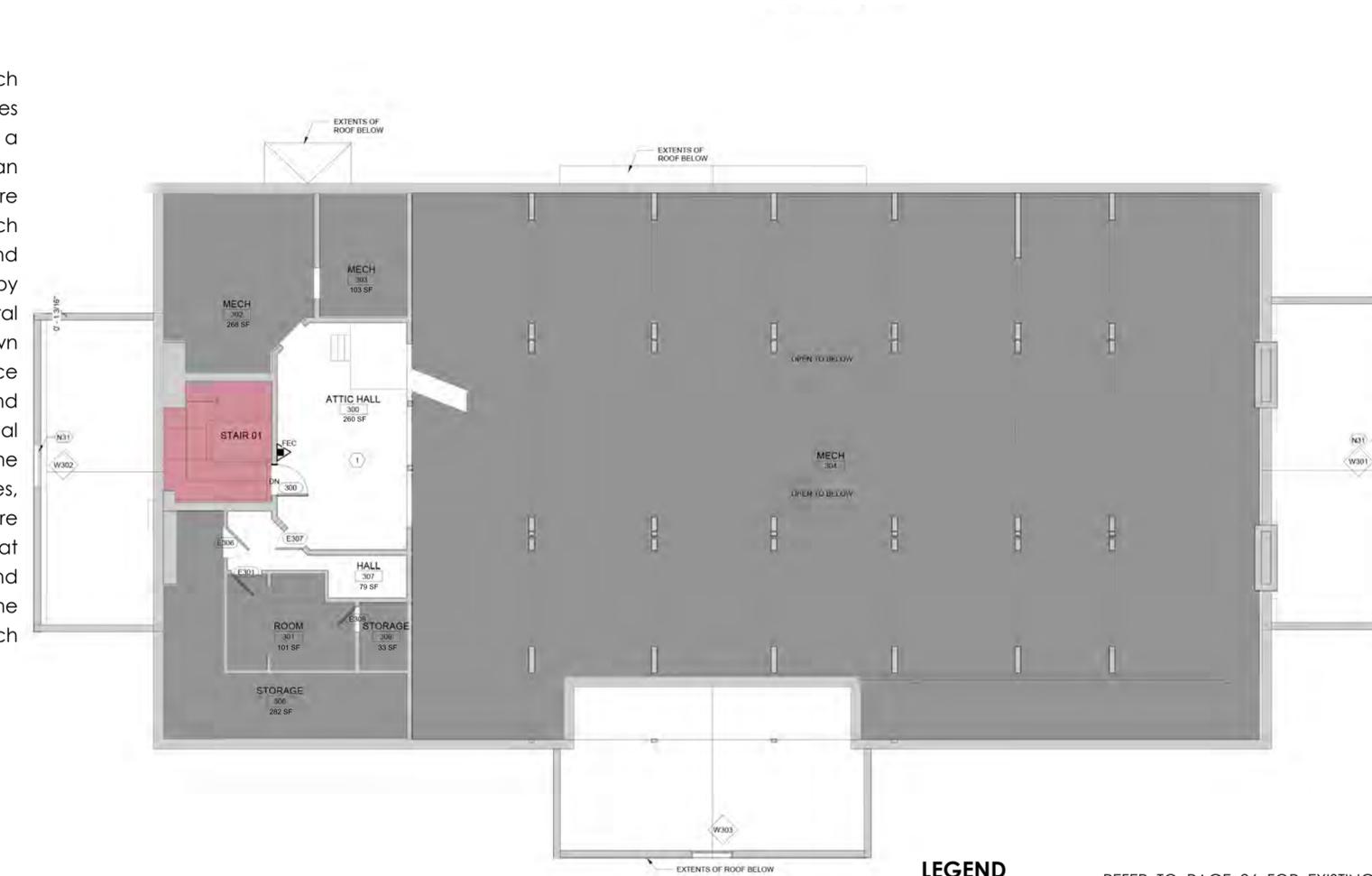
NEW WORK PLANS - SECOND FLOOR



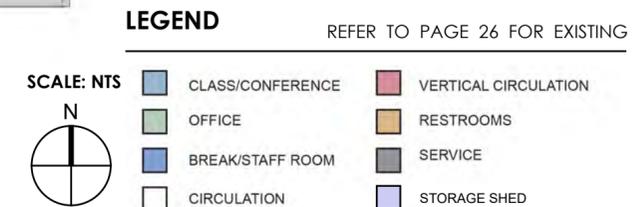
## INTERIOR DESIGN

### FUNCTIONAL LAYOUT

B60's functional layout can be divided by each floor as well as the arrangement of the spaces on each floor. The basement functions as a primarily collaborative space. It features an open layout with collaboration-oriented furniture as well as a computer lab and work room which center around this idea of working together and innovating with others. This idea is worked out by connecting all collaborative spaces to a central lobby which is designed to act as both its own gathering space as well as a transitional space to those listed above. All service spaces and support spaces are easily accessible as the goal was to improve both access and sensibility of the buildings design. The first floor, all related spaces, the class rooms, the offices and restrooms are all accessed by a main central corridor that connects to both main exits, the north and south. See The Programmatic Floor plans on the following page to see the relationship of each space and the functionality of the layout.



NEW WORK PLANS - ATTIC



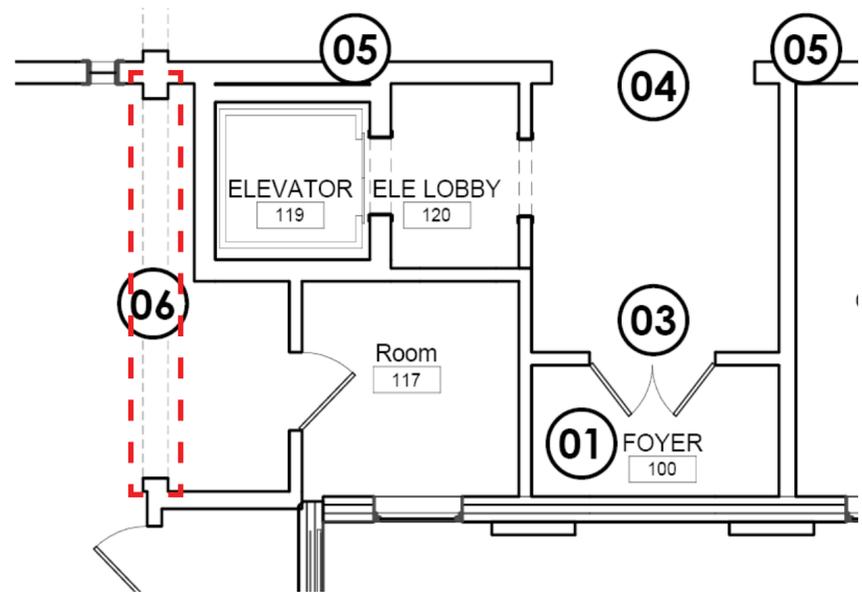
## INTERIOR FIRE STAIR AND VESTIBULE ADJUSTMENT

Building 60's renovation required a new means of egress be added to meet code requirements. The vertical circulation serves as a conduit, bridging conference and classrooms to the building's innovation lab while also functioning as a means of egress. The proposed integration of the stair impacts three areas of the existing plan. The Foyer, Room 117 and the Arch located in Room 105.

To accommodate the code required door swing, the existing Foyer's East wall shifted left and the North wall aligns with stair shaft wall. The South Hall maintains its historic character with minimal impact to its appearance.

Room 117, existing office space, not original to the building's design intent, once functioned as a singular office, with limited use. By enclosing Conference/Classroom 105 and transforming the underutilized existing space from office to stair, the stair becomes a vertical thread through the building to upper floor conference space and innovation labs downstairs.

The placement of the new stair intersects with a character-defining Arch in room 105. To restore the visual importance, a new location is being proposed to the second level Multipurpose room. (Refer to pg. 41) Relocating will save the arch from demolition/salvage and repurpose the historic presence in a more prominent space.



EXISTING CONDITIONS PLAN - SOUTH VESTIBULE AND SOUTH HALL

50 SF

NEW WORK PLAN - SOUTH VESTIBULE AND SOUTH HALL



## PROPOSED ARCH RELOCATION

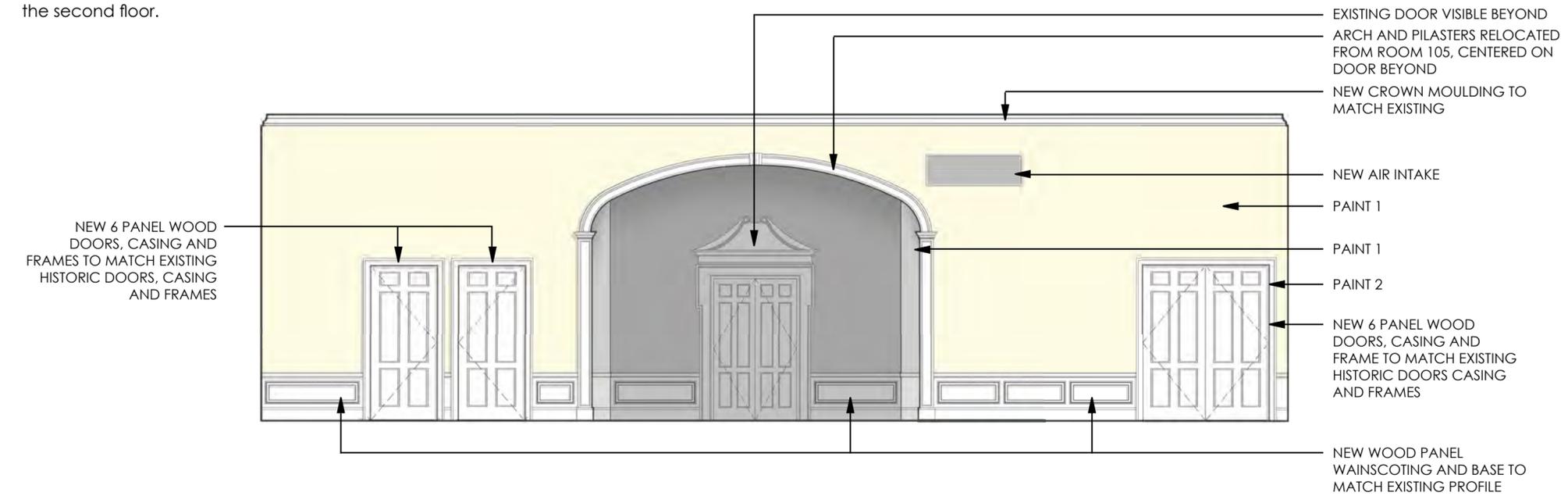
The proposed relocation of the arch can be seen in plan indicated with dashed lines (refer to pg. 42). It is desired to reuse and preserve as much of B60's historical elements as possible. For the sake of preservation of the architectural identity of the space, it is proposed the arch is removed from this space and placed at the entrance in 211, the multipurpose room. There it will be best suited to help define the space and highlight the rooms processional entrance. This element will help give the 211 a new boundary and will drastically improve the layout and flow of the second floor.



EXISTING ELEVATION - 105



EXISTING ELEVATION - 211



## WAINSCOT - ROOM 105

As mitigation for the introduction of the new fire stair and the relocation of the segmental arch from Room 105 to Room 208, the project proposes to reintroduce wood paneling on the walls of Room 105. Historic photographs indicate that Room 105 originally featured beadboard. (Figure A) The new beadboard will be modeled after the original design and adapted to the room's new purpose and configuration. This mitigation follows the guidelines set forth in the Secretary of the Interior's Standards for Rehabilitation, which state that the replacement of missing features should be substantiated by documentary, physical, or pictorial evidence.

Figure A: View of Room 105, circa 1910, showing the original beadboard. Paneling modeled after this design will be reintroduced into the room as mitigation for introducing a new code-compliant interior fire stair and relocating the elliptical arch to Room 208.

Figure B: Elevations of the new Beadboard



FIGURE A

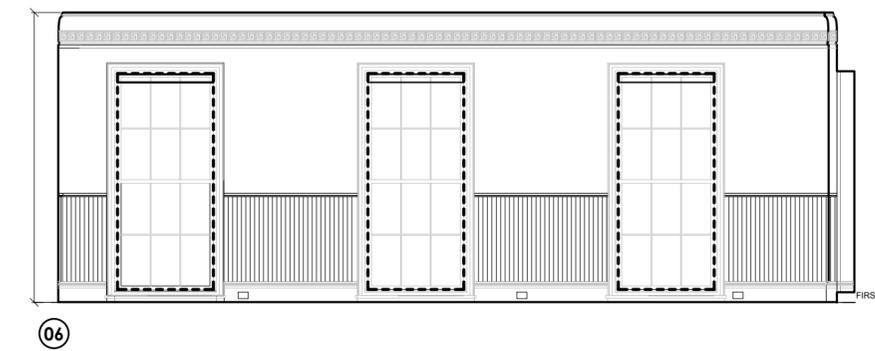
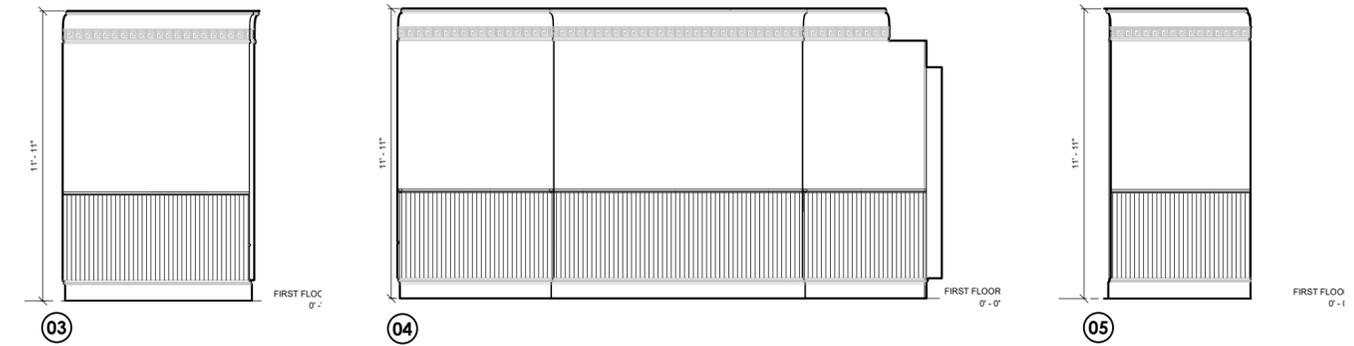
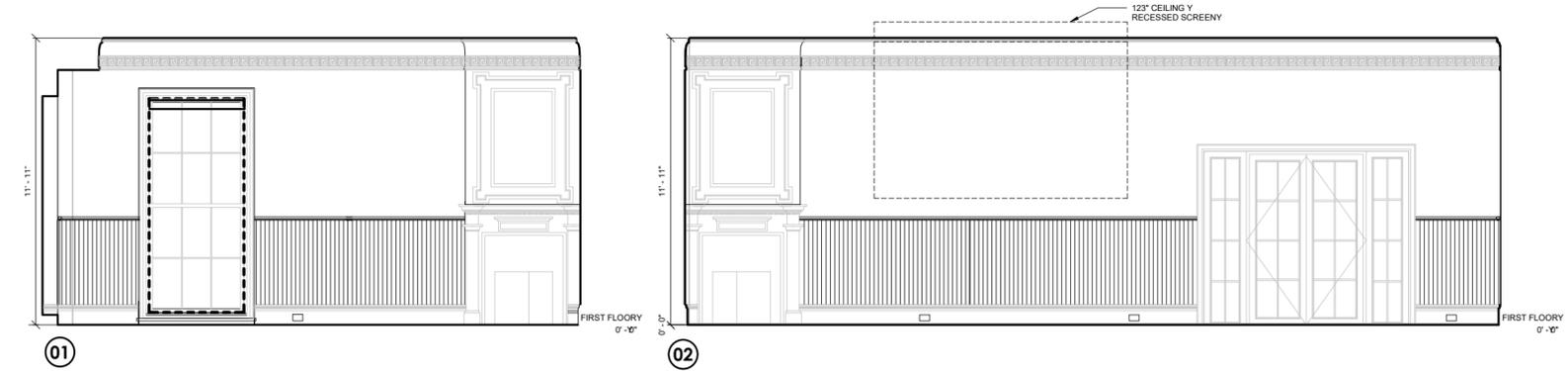
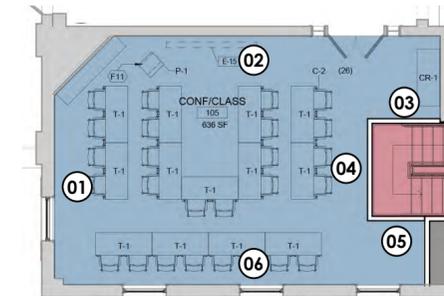


FIGURE B



## EXISTING LANDSCAPE

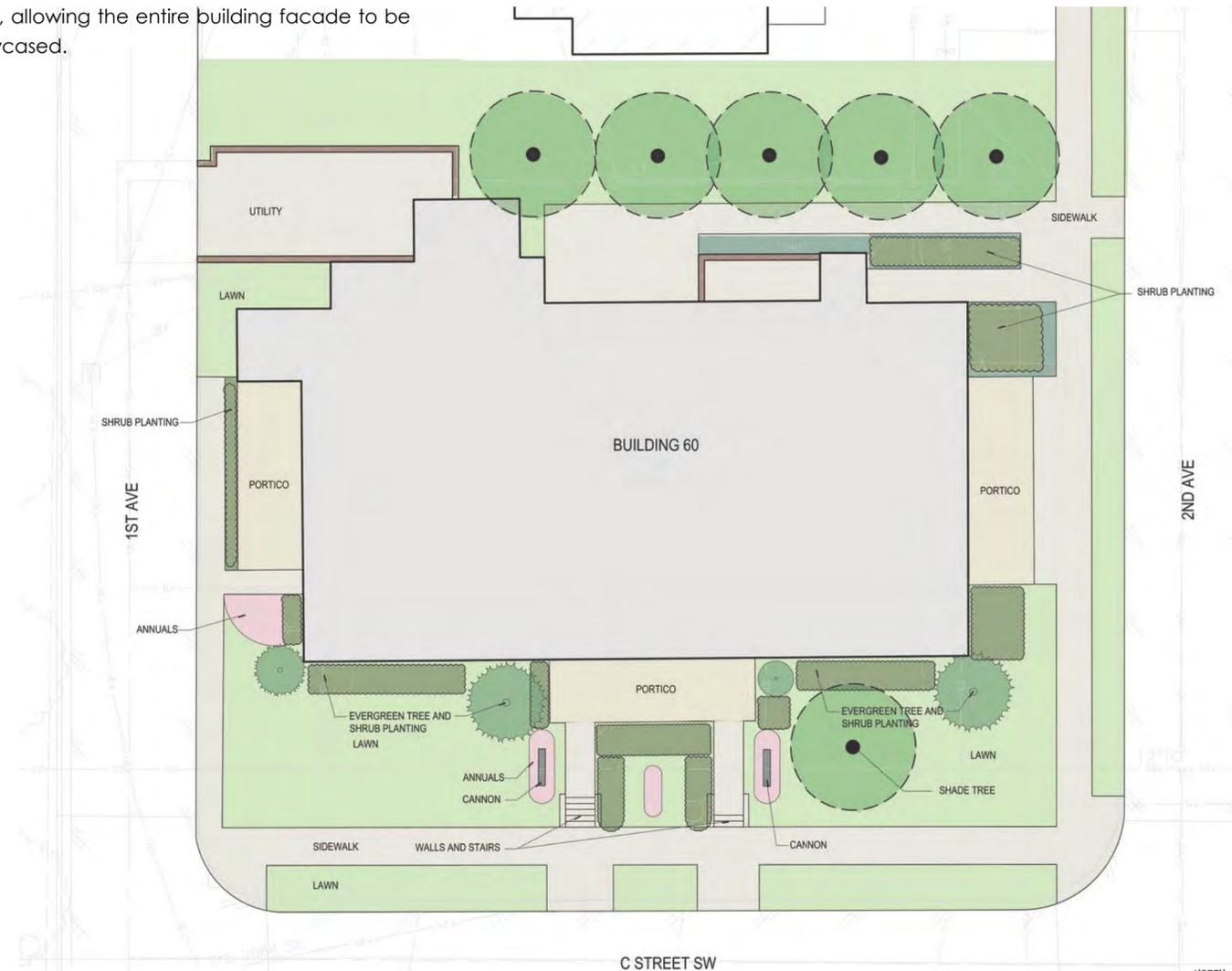
The existing landscape consists of a mix of trees, shrubs, groundcovers, annuals, and lawn. A large Elm tree located in the southeast lawn panel is the only tree in the area of work. There are foundation planting beds at the first level of the building on the east and south sides. These beds contain 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

## LANDSCAPE - NEW WORK

### LANDSCAPE SECURITY

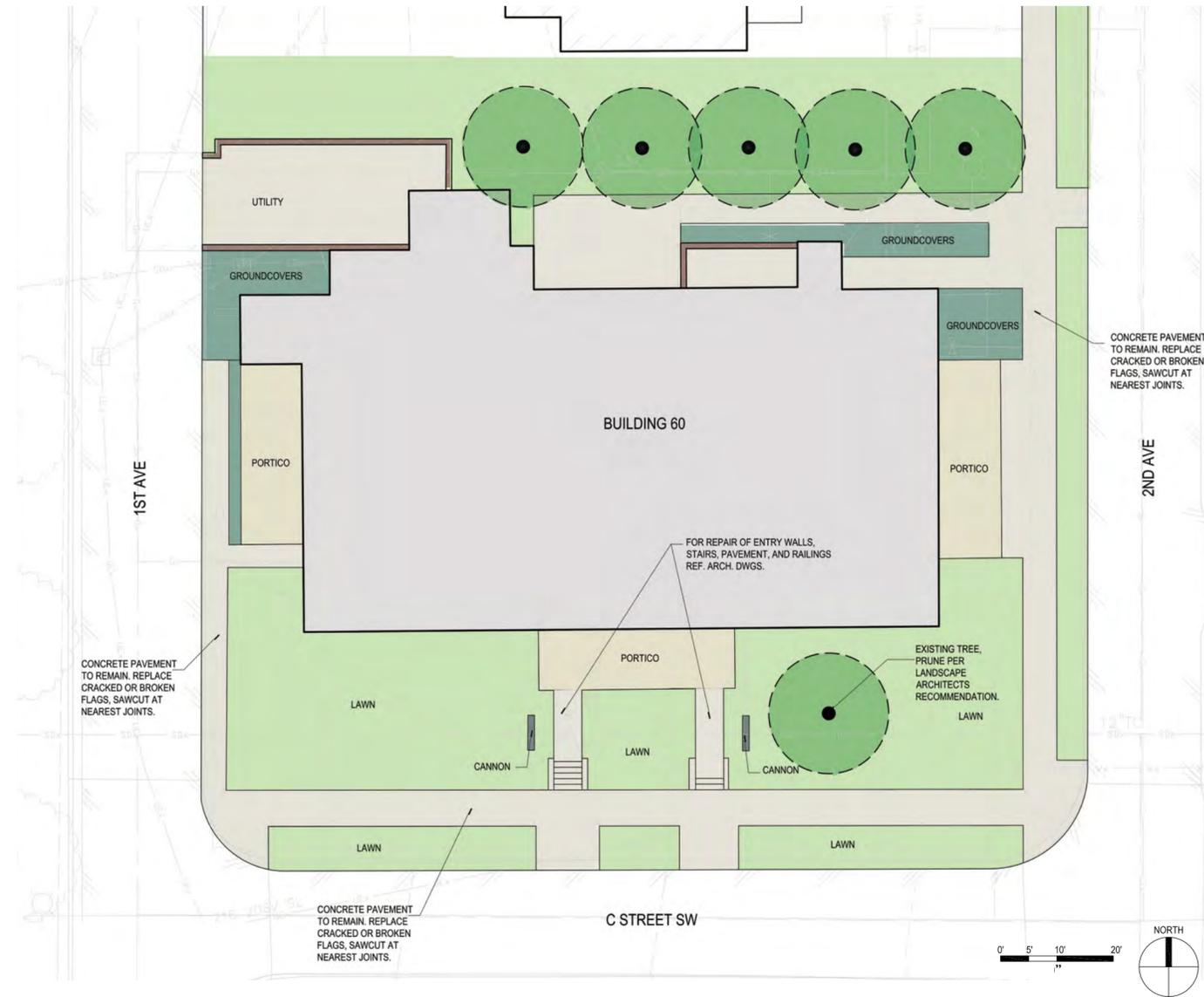
Clear site lines must be maintained from the site and surrounding area and into the building and vice versa. Plant material at the building foundation higher than one foot would obscure the basement windows and taller plant material would start to cover the first-floor windows.

### 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.

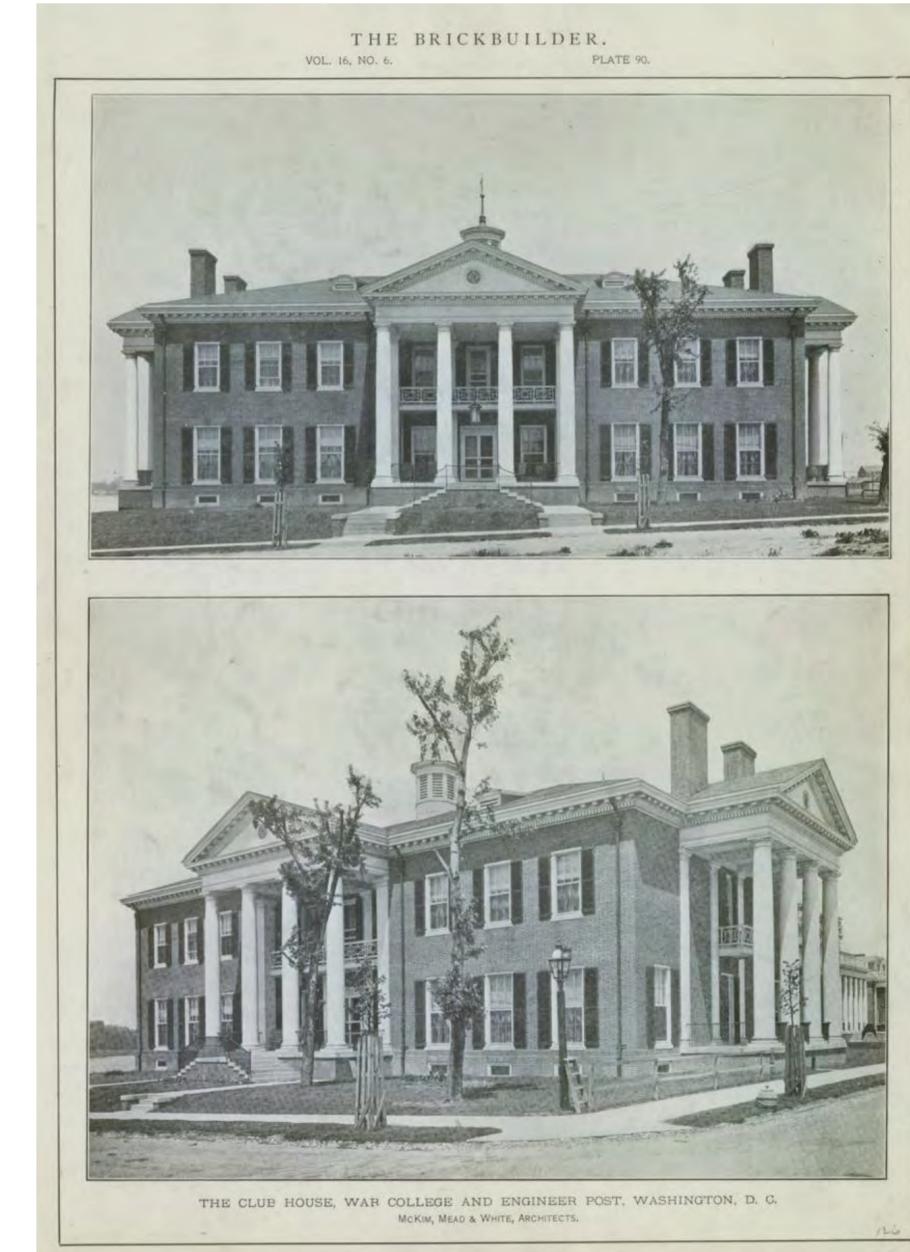
### LANDSCAPE DESIGN

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 façade 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.



THANK YOU.



US Army Corps  
of Engineers.

