Directorate of Public Works

SUBJECT: Renovations and Alterations to Building 248, Fort Myer, Joint Base Myer-Henderson-Hall, Arlington, VA – Final Review and Approval

Mr. Matthew Flis
Senior Urban Designer
National Capitol Planning Commission
401 9th Street NW, Suite 500N
Washington, DC 20004

Dear Mr. Flis:

The U.S. Army Corps of Engineers (USACE) is proposing Renovations and Alterations to Joint Base Myer Henderson Hall (JBMHH), Building 248 (W912DR-17-D-002) at Fort Myer, Arlington VA. The purpose of this letter is to provide updated information on work items proposed as part of the project and to request review and approval of the proposed final design package. This information is submitted in compliance with Title 40 USC §§ 8722, requesting Final Review and Approval. This package is being submitted concurrently to the Commission of Fine Arts, Virginia Historic Preservation Office, and the National Park Service for review.

The items below have been updated and developed since the previously approved Concept Review (reference 7/8/22 letter for NCPC File No. 8377):

**Extent of Window Replacement:**
Through a survey conducted by the Design Build Contractor and contractual review process, it was determined that the operable windows in Barracks 248 will undergo a full replacement. The existing windows date to a mid-1990s project. Replacement will include the window sash and frame. No modifications will be made to the existing masonry openings of the windows beyond minor precast sill repair where required. The new windows will be similar in size, proportion, character, and function to the existing windows except for a fixed bottom sash and laminated glass to comply with Anti-Terrorism Force Protection (ATFP) requirements. The existing windows are wood with wood frames and, for reasons of code compliance, durability, and cost, the new windows are proposed to be an aluminum window product. As the existing window manufacturer is no longer in business, an attempt will be made to match the profile of the existing window to the greatest extent possible. The new window will be flashed and sealed in a manner similar to the existing windows with minor modification due to differing product requirements. While no photos of Barracks 248 were found to directly show the original historic windows, photos previously shown in the 106 Compliance documents show traditional two-over-two window configuration, which will be retained in the new window design.
Nominal dimensions will be kept as minimal as possible to most closely reflect historic profiles. Detail 9/A307 from the 1998 Renovation note a removable side rail extension detail that will be retained.

**New Scope:**

**Brick Infill:**

The Basement level windows along the North façade at the East, specifically the seven windows in the older portion of the building, will be raised to mitigate water infiltration as called out by the RFP (Request for Proposal). The previous design submission noted a masonry infill. This infill is proposed to be a brick & mortar infill with brick color to complement the color palette of the adjacent granite. The existing sill is integral to the wall construction and will remain at its current level. The brick infill will be installed within the existing window opening with the surface set back to the existing depth of the window (approximately three inches) from the surrounding opening to maintain the historical fenestration pattern of the original façade. This detail has precedent and has been used on various buildings throughout the base. The new brick will be flashed and wept into the new opening and waterproofed along with the new window to be installed above.

**Courtyard Storage:** (see attached concept sketches A-001, A-201, and A-202)

Due to user requirements and persistent subsurface water intrusion, two identical, brick single-story courtyard storage structures are proposed in-lieu of the underground storage previously detailed in the Concept submission. The previous concept did not provide adequate access to the spaces due to the single door entrance and staircase. The two at-grade structures will be matching brick faces at the interior ends of the West portion of the Courtyard. They will not impact the fenestrations and will be designed with complimentary low-pitched roofs to the building’s porch roofs. These sheds are a functional improvement for the End User and help mitigate viewed into the courtyard from Wainwright Road and from Route 50 immediately adjacent.

**Fencing in Courtyard:**

Metal fencing has been detailed as ATPF-compliant protection for mechanical condenser units in the courtyard adjacent to each wing of the building. The black 7’ high aluminum fence will have pickets spaced no further than 6” apart to appear as a black wrought iron fence with a decorative top per the Fort Myer-Henderson Hall Installation Design Guidelines.
Front Porch Fire Sprinkler:
The wooden façade front porches will be protected by a dry-pipe sprinkler system. Previous concept design detailed dry-sidewall heads, however due to NFPA and other life safety codes, it was determined that the only code compliant fire suppression system is a dry-pipe sprinkler system. This dry-pipe system reduces the number of brick façade penetrations from roughly thirty to just two. The horizontal feeder pipe will be run tight to the underside/ceiling of the porch and sprinkler heads will be spaced approximately every 10’. This system will be visible from the directly adjacent sidewalk, however the piping will be concealed from the viewshed of Summerall field across the street. Adjacent Barracks 247 and 246 have similar horizontal pipe systems. Barracks 247 piping is painted white and Barracks 246 is red. This is being reviewed from a life-safety code standpoint, however input from an architectural viewshed is welcomed.

Pending Scope:
Extent of Roof Replacement (pending Government review):
The current scope of work is to salvage and reinstall 60% of the existing slate tile roof. After visual and material surveys, it has been recommended that all slate roof tiles be replaced in-kind. New material would be selected with consideration of existing material and adjacent buildings for material size, type, and color.

Reduced and Deleted Scope:
Reduced Louvers in Façade:
Since the Concept submission, proposed louvers were removed and/or relocated to existing façade openings to minimize new façade penetrations. Previously designed louvers on the Northwest and Southwest façade were changed to brick infills. These infills exist within a previously open-air stairway that was enclosed in a previous renovation.

Descoped Tensile Tent and Anchors:
Previous concept drawings included anchor details in the courtyard to support a temporary tent or canopy. These anchors have been removed from the scope of work for the renovation. No canopy will be provided.

We seek your review of the enclosed materials and your concurrence that Building 248 is not eligible for listing in the NRHP and that the proposed renovations and alterations Project would have no adverse effect on historic properties. If you have any questions, please contact me at (703) 696-6770 or by email at kelly.a.whitton2.civ@mail.mil.

Sincerely,

Kelly Whitton
Cultural Resources Manager
SITE PLAN GENERAL NOTES
1. NEW SURFACE TRENCH DRAIN TO CONVEY TO EXISTING STORM DRAINAGE SYSTEM - SEE CIVIL.
2. EXISTING STEAM EXHAUST PIPING TO BE REUSED.
3. EXISTING GAS SERVICE TO REMAIN.
4. NEW SIDEWALK & CURB - SEE CIVIL.
5. NEW SURFACE GRADING UNDER FRONT PORCH AREA ONLY.
6. EXISTING DOWNSPOUTS TO CONNECT TO EXISTING STORM DRAINAGE SYSTEM - SEE CIVIL.
7. NOT USED.
8. NEW TRENCH DRAIN.
9. MECH PAD - SEE CIVIL DRAWINGS.
10. NEW BRICK PAVER HARDSCAPE FOR COURTYARD.
11. EXISTING STORM UTILITY - SEE CIVIL.
12. RAISE WINDOW SILL.
13. NEW CANOPY IN GRADE ANCHOR - SEE 1&2/A-001.
14. NEW ADA ACCESSIBLE LIFT.
15. NEW SITE RETAINING WALL.
16. NEW SITE MECHANICAL SCREEN.
17. NEW EXTERIOR STORAGE SHED(S). WALLS TO BE CMU BLOCK WITH BRICK VENEER. ROOF TO BE STANDING SEAM WITH SINGLE SLOPE TO EDGE GUTTER AND DOWNSPOUT. SHEDS TO EXIST STRUCTURALLY INDEPENDENT OF THE EXISTING BUILDING WITH A CONSTRUCTION JOINT BETWEEN. ROOF TO BE COPED TO EXISTING WALL FOR STORM WATER MANAGEMENT. EACH STORAGE SHED HAS 160SF OF INTERIOR SPACE AND 8' HIGH CLEAR MIN HEIGHT AT THE INTERIOR. EACH SHED TO CONTAIN (2) PAIR OF 6' (W) x 8' (H) DOORS.

SITE PLAN KEYED NOTES
1. NOT USED.
2. EXISTING DOWNSPOUT ENTRY TO REMAIN. SEE TELECOM DRAWINGS.
3. NEW SURFACE GRADING LAUNDRY FRONT PORCH AREA ONLY.
4. EXISTING DOWNSPOUTS TO CONNECT TO EXISTING STORM DRAINAGE SYSTEM - SEE CIVIL.
5. NEW TRENCH DRAIN - SEE CIVIL DRAWINGS.
6. NEW MECH PAD - SEE CIVIL DRAWINGS.
7. NEW BRICK PAVER HARDSCAPE FOR COURTYARD.
8. EXISTING FDC TO REMAIN - SEE FP DRAWINGS.
9. NEW TRENCH DRAIN.
10. MECH PAD - SEE CIVIL DRAWINGS.
11. ANTENNA WINDING BIL.
12. EXISTING MECHANICAL SCREEN W/ WALL TO BE RETAINED.
13. EXISTING MECHANICAL SCREEN W/ WALL TO BE RETAINED.
14. EXISTING MECHANICAL SCREEN W/ WALL TO BE RETAINED.
15. EXISTING MECHANICAL SCREEN W/ WALL TO BE RETAINED.
16. EXISTING MECHANICAL SCREEN W/ WALL TO BE RETAINED.
17. EXISTING MECHANICAL SCREEN W/ WALL TO BE RETAINED.
18. EXISTING MECHANICAL SCREEN W/ WALL TO BE RETAINED.
19. EXISTING MECHANICAL SCREEN W/ WALL TO BE RETAINED.
REPAIR & REPLACEMENT NOTES

1. ROOF WINDOW REPAIR AND OR REPLACEMENT - PER PRE-BID RFI 9374249 15% ASSUMED.
2. FRONT PORCH FLOOR FRAMING AND DECK BOARD REPAIR - PER PRE-BID RFI 9374036 40% ASSUMED.
3. BRICK VENEER PILASTERS - PER PRE-BID RFI 9374036 20% ASSUMED.
4. BRICK MORTAR REPOINTING - PER PRE-BID RFI 9374036 10% ASSUMED.
5. ROOF SLATE SHINGLES - PER PRE-BID RFI 9374036 5% ASSUMED.
6. ROOF SHEATHING - PER PRE-BID RFI 9374036 20% ASSUMED.
7. WINDOW SILL AT GRADE TO BE RAISED 12" MIN AS SPECIFIED, SEE SHEET A-300 FOR RAISED WINDOW DIMENSIONS. ADATION TO SILLS OF WINDOWS WITH HEIGHTS MODIFIED ASSUMED.
8. EXTERIOR RAILING REPAIR AND/OR REPLACEMENT - PER PRE-BID RFI 9374193 10% ASSUMED.
9. WINDOW REPAIR AND OR REPLACEMENT - PER PRE-BID RFI 9374193 15% ASSUMED. NOTE: D.18 WINDOW SILL TO BE RAISED 36" MIN AS SPECIFIED, SEE SHEET A-580 FOR RAISED WINDOW DIMENSIONS. ADDITION TO SILLS OF WINDOWS WITH HEIGHTS MODIFIED ASSUMED.
10. NEW SECURITY GRILLE TO REPLACE EXISTING IN KIND.
11. WOOD DORMER FASCICA - PER PRE-BID RFI 9374036 40% ASSUMED.
12. BRICK VENEER AT VENEER AT OPENING TO MATCH EXISTING.
13. AT GRADE WINDOWS AT WEST ELEVATION TO BE RAISED 36" MIN.
14. EXTERIOR WALLS TO BE REPAIRED AND OR REPLACED IN KIND.
15. REPLACE DEMOLISHED SLATE ROOF RIDGES WITH NEW RIDGE VENTS.

NOTE:
- SEE ROOF DETAIL FOR RAISED WINDOW DIMENSION, SEE A580 FOR RAISED WINDOW ADDITION TO SILLS OF WINDOWS WITH HEIGHTS MODIFIED ASSUMED.
- SEE SHEET A-300 FOR RAISED WINDOW DIMENSIONS.
REPAIR & REPLACEMENT NOTES

1. WOOD FASCIA REPAIR FOR ROOF DORMER - PER PRE-BID RFI 9374036 20% ASSUMED
2. FRONT PORCH FLOOR FRAMING AND DECK BOARD REPAIR - PER PRE-BID RFI 9374108 10% ASSUMED
3. FRONT PORCH ARCHITRAVE REPAIR - PER PRE-BID RFI 9374110 30% ASSUMED
4. CONCRETE SILL REPLACEMENT - PER PRE-BID RFI 9374094 40% ASSUMED
5. SHEATHING REPLACEMENT PER PRE-BID RFI 9374087 15% ASSUMED
6. SLATE ROOF TILE REPLACEMENT - PER PRE-BID RFI 9374163 20% ASSUMED
7. GUTTER REPAIR/REPLACEMENT PER PRE-BID RFI 9374087 20% ASSUMED
8. EXTERIOR RAILING REPAIR AND/OR REPLACEMENT - PER PRE-BID RFI 9374193 20% ASSUMED
9. NEW BRICK AT VENEER AT OPENING TO MATCH EXISTING
10. NEW SECURITY GRILLE TO REPLACE EXISTING IN KIND
11. NEW SECURITY GRILLE TO REPLACE EXISTING IN KIND
12. ALL WINDOWS EXISTING TO REMAIN UNLESS NOTED OTHERWISE
13. AT GRADE WINDOWS AT WEST ELEVATION TO BE RAISED 36" MIN
14. WINDOW SILL AT GRADE TO BE RAISED 12" MIN AS SPECIFIED, SEE SHEET A-580 FOR RAISED WINDOW
15. REPLACE DEMOLISHED SLATE ROOF RIDGES WITH NEW RIDGE VENTS.
16. REPLACE ROOF DOES WITH BRICK VENEER, NEW RIDGE VENTS AS REQUIRED.
17. REPLACE window at grade at windows at grade to match existing
18. WINDOW SILL AT GRADE TO BE RAISED 15" AS SPECIFIED, SEE SHEET A580 FOR RAISED WINDOW
19. NEW SECURITY GRILLE TO REPLACE EXISTING IN KIND
20. NEW SECURITY GRILLE TO REPLACE EXISTING IN KIND
21. NEW SECURITY GRILLE TO REPLACE EXISTING IN KIND
22. AT GRADE WINDOWS AT WEST ELEVATION TO BE RAISED 9" MIN
23. GUTTER REPAIR/REPLACEMENT PER PRE-BID RFI 9374163 20% ASSUMED
24. WINDOW SILL AT GRADE TO BE RAISED 12" MIN AS SPECIFIED, SEE SHEET A580 FOR RAISED WINDOW
25. WINDOW SILL AT GRADE TO BE RAISED 12" MIN AS SPECIFIED, SEE SHEET A580 FOR RAISED WINDOW
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31. WINDOW SILL AT GRADE TO BE RAISED 12" MIN AS SPECIFIED, SEE SHEET A580 FOR RAISED WINDOW
32. WINDOW SILL AT GRADE TO BE RAISED 12" MIN AS SPECIFIED, SEE SHEET A580 FOR RAISED WINDOW
33. WINDOW SILL AT GRADE TO BE RAISED 12" MIN AS SPECIFIED, SEE SHEET A580 FOR RAISED WINDOW
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39. WINDOW SILL AT GRADE TO BE RAISED 12" MIN AS SPECIFIED, SEE SHEET A580 FOR RAISED WINDOW
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41. WINDOW SILL AT GRADE TO BE RAISED 12" MIN AS SPECIFIED, SEE SHEET A580 FOR RAISED WINDOW
42. WINDOW SILL AT GRADE TO BE RAISED 12" MIN AS SPECIFIED, SEE SHEET A580 FOR RAISED WINDOW
43. WINDOW SILL AT GRADE TO BE RAISED 12" MIN AS SPECIFIED, SEE SHEET A580 FOR RAISED WINDOW
44. WINDOW SILL AT GRADE TO BE RAISED 12" MIN AS SPECIFIED, SEE SHEET A580 FOR RAISED WINDOW
45. WINDOW SILL AT GRADE TO BE RAISED 12" MIN AS SPECIFIED, SEE SHEET A580 FOR RAISED WINDOW
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49. WINDOW SILL AT GRADE TO BE RAISED 12" MIN AS SPECIFIED, SEE SHEET A580 FOR RAISED WINDOW
50. WINDOW SILL AT GRADE TO BE RAISED 12" MIN AS SPECIFIED, SEE SHEET A580 FOR RAISED WINDOW

NOT FOR CONSTRUCTION