



Armed Forces Retirement Home Washington, D.C

Master Plan Amended March 2018



Master Plan Amendment

The Armed Forces Retirement Home – Washington Master Plan (AFRH-W Master Plan), as approved by the National Capital Planning Commission (NCPC) in 2008, has been amended in 2018 to provide textual and graphic changes to execute a change in the boundaries of the development zones as defined in the AFRH-W Master Plan (see Section 17 – Master Plan Amendment #1). With the exception of the changes provided in Section 17, the AFRH-W Master Plan remains intact as approved in 2008.

Prior to the finalization of the AFRH-W Master Plan in 2008, the Armed Forces Retirement Home (AFRH) established a long-term goal of decommissioning its central heating plant at its Washington, DC, campus (AFRH-W), which was housed in Buildings 46 and 69 on the eastern perimeter of the campus. As of 2008, AFRH did not have the resources to decommission the plant; therefore, the AFRH-W Master Plan includes Building 46 and associated site within the AFRH Zone, a zone intended primarily for federal use. AFRH has since decommissioned the Heating Plant to provide more energy-efficient systems for its campus, consistent with federal sustainability goals and directives. As of 2017, Buildings 46 and 69 are vacant, and AFRH does not have another agency-related use for the buildings. Because Buildings 46 and 69 are historic resources, their continued vacancy or underutilization could be detrimental to the AFRH-W Historic District (National Register of Historic Places, 2007; DC Inventory of Historic sites, 2008). The 2018 Master Plan Amendment moves the Heating Plant Parcel from the AFRH Zone to Zone A, as shown in Section 17. This allows AFRH to make the building available for reuse by a third-party, which is consistent with AFRH's objective to adaptively reuse vacant historic buildings, as stated in the Master Plan, the associated Programmatic Agreement (PA) and Historic Preservation Plan (HPP), as well as Executive Order 13287 ("Preserve America").



AFRH-W Heating Plant

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Section 1 Introduction



Aerial photo of AFRH-W



Aerial view over AFRH-W looking south

The Armed Forces Retirement Home (AFRH), a non-appropriated, independent federal executive agency, is preparing a Master Plan for the development of its site at 3700 North Capitol Street, NW in Washington, DC (the Home or AFRH-W). Revenue from the development of the unused portions of the site is needed to sustain AFRH and its primary source of funding, the AFRH Trust Fund.

Nestled in the heart of the nation's capital, the 272-acre campus is developed with more than 100 buildings and ancillary structures. Currently home to approximately 1,200 enlisted military veterans, the Home includes features such as health-related facilities, private rooms for residents, a bank, chapels, a convenience store, a post office, laundry facilities, a barber shop and beauty salon, dining rooms, a golf course, fishing ponds, and 24-hour security and staff presence.

AFRH's fixed-income sources are insufficient to fund campus operations, needed capital, and infrastructure improvements. Additional funds are needed to support AFRH's mission to operate a resident-focused retirement community. Congress recognized that need, and in the Fiscal Year 2002 National Defense Authorization Act, provided the Secretary of Defense with the authority to sell, lease or otherwise dispose of real property excess to AFRH's needs.

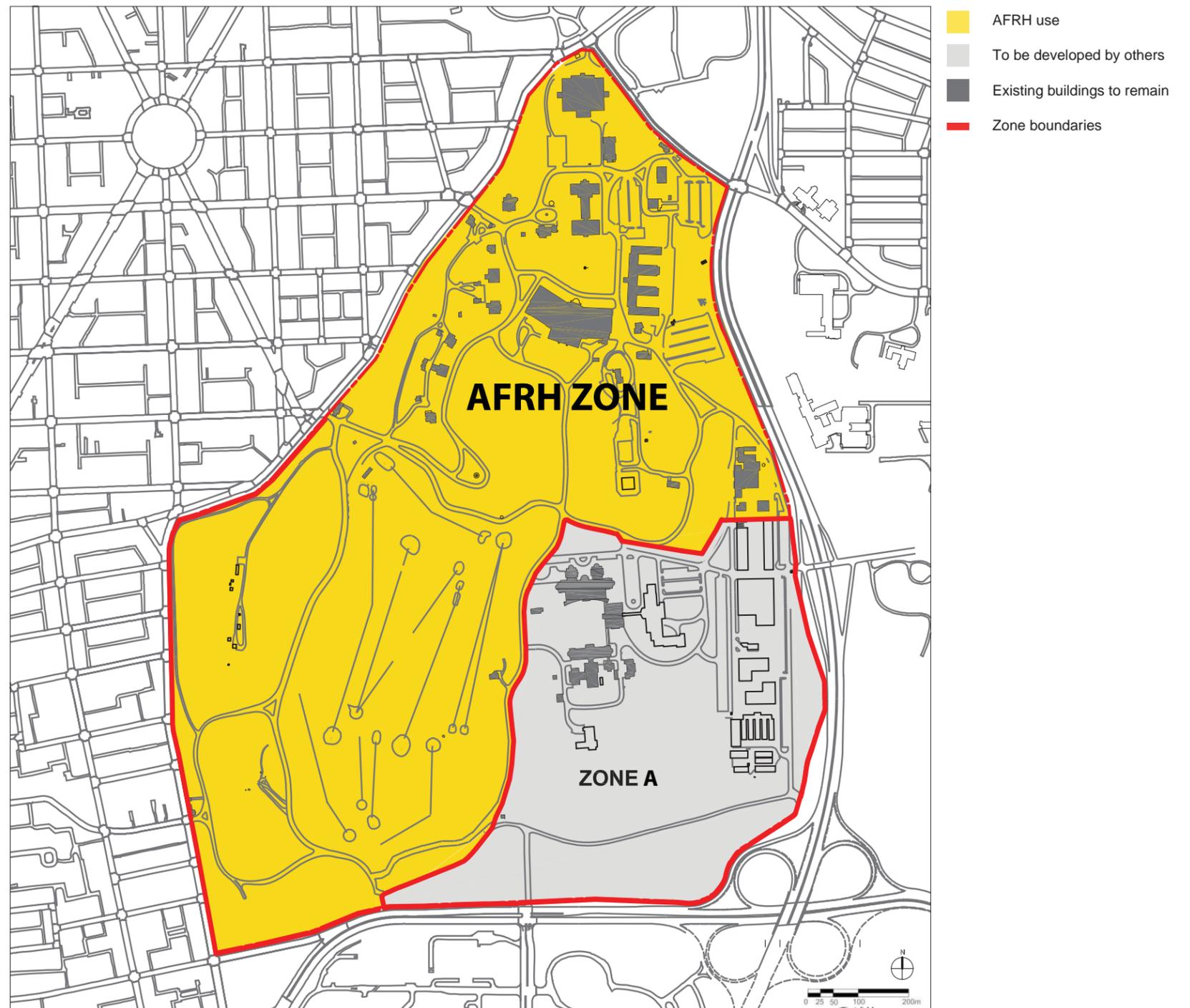
To leverage its real estate, AFRH has created this Master Plan, which will be the basis for facilitating and directing future development by the private sector, thereby increasing revenue to the Trust Fund. The Master Plan also addresses the need for new facilities for AFRH.

The Home is an extraordinary place: in the services it provides to America's retired veterans, its history and historic resources, its natural beauty, and its pivotal location among tightly knit neighborhoods, the medical area to the south and the educational institutions to the west.

AFRH has taken these characteristics into account in creating the AFRH-W Master Plan. The entire campus is listed on the National Register of Historic Places, and retaining this historic character has been a key objective in planning for the site. The Master Plan divides the site into two zones: AFRH Zone and Zone A. AFRH Zone is the largest of the two zones and will remain designated primarily for the use of AFRH. Zone A may be sold or leased in order to generate revenue for AFRH.

The AFRH-W Master Plan includes design guidelines specific to each zone and guidelines that apply to the site as a whole. The guidelines address historic resources, building design, access and security, street types, parking, bicycle paths, signage, and landscape. The landscape guidelines address significant elements comprehensively such as the topography and views, open space, the site perimeter, treescape, and streetscapes, as well as smaller elements such as foundation plantings, commemorative objects, and site furnishings.

Through the execution of the AFRH-W Master Plan, residents of the Home will continue to enjoy the site's bucolic open spaces, while taking advantage of new amenities envisioned in Zone A. Nearby neighborhood residents will also benefit from new retail and service uses and will find new open space available to the public in the form of a 20+/- acre park in the heart of the Home's historic pasture, various smaller open spaces, and linear parks for bike and pedestrian paths that will connect the site to the adjacent neighborhoods and institutions. Large-scale development has been concentrated in the southeast portion of the campus, away from the adjacent historic neighborhoods to the west.



Development zones

Section 2 Existing Site Description

The Home is located in northwest Washington, DC, situated between North Capitol Street to the east, Harewood Road to the northeast, Rock Creek Church Road to the northwest, Park Place to the west, and Irving Street to the south. The property is an irregular-shaped site that comes to a peak at its northern-most point. The campus occupies one of the highest elevations within the District of Columbia, and it provides historic views of the District. The general terrain of the site slopes downward from north to south. South of the primary northern campus are wooded areas and an open area which includes a nine-hole golf course.

which contribute to the historic character (Contributing Resources) and are currently vacant. Adjacent to the quadrangle formed by these buildings is the Pipes Building, which is vacant and non-historic. With the exception of the LaGarde Building, the buildings in this area require substantial capital investments to bring them to modern, habitable conditions.

The recreational area is located in the south and southwest parts of the site. This area covers approximately one-third of the campus. It includes the fields south of the Scott Building, a nine-hole golf course, two fishing ponds (also known as the "Lakes"), and a garden for residents' use. The terrain of this recreational area, like the majority of the site, has its highest elevation in the north and slopes down towards the southern end of the site. Also located in this area is an underground water reservoir beneath the golf course.

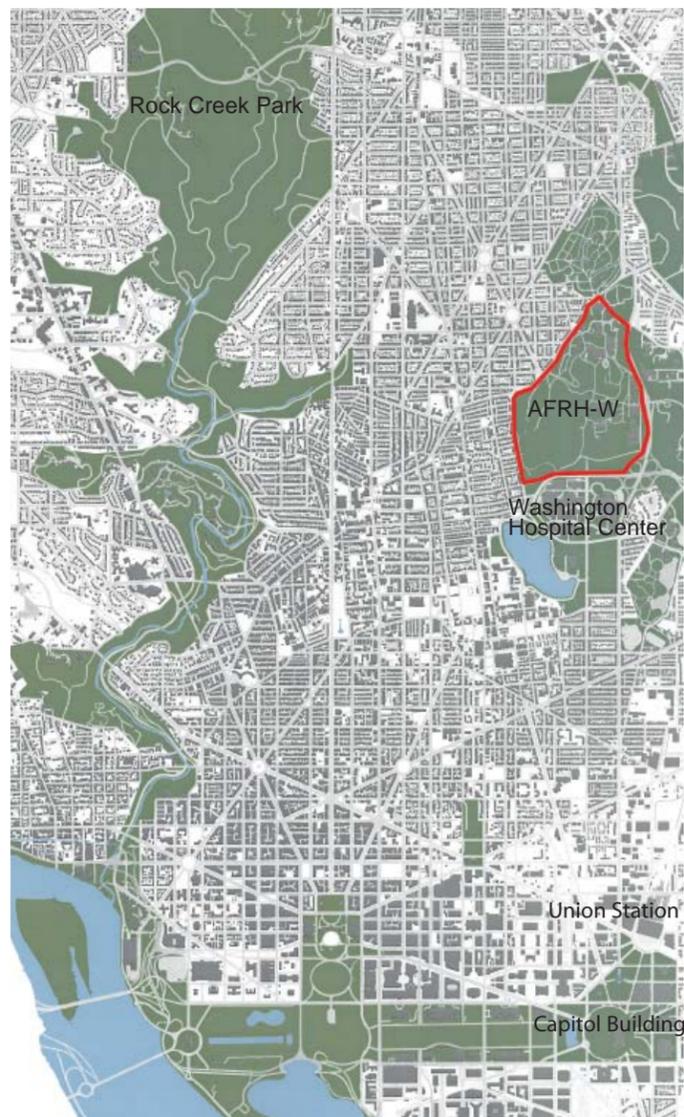
Land uses adjacent to the Home are residential, institutional (medical and educational facilities), cemeteries, churches and small retail uses. To the west of the site are two residential neighborhoods: Petworth and Park View. Beyond these neighborhoods is Howard University. To the north of the site are two cemeteries: the Rock Creek Church Yard and Cemetery and the United States Soldiers' and Airmen's Home National Cemetery. To the east are The Catholic University of America (CUA) and Trinity University, and to the south are the Veterans Administration Hospital, Children's Hospital, National Rehabilitation Hospital, and Washington Hospital Center.

There are approximately 1,200 AFRH residents and 300 full-time AFRH employees. There are also approximately 75 visitors to the site daily. In addition to the Home's residents and employees, there are employees of the US Army Corps of Engineers (35), Smithsonian Institution (20), National Trust for Historic Preservation (20), and faculty, students and administrative staff of the Tri-Community Charter School (89). These entities lease space from AFRH.

The campus can be separated into four functional areas: 1.) the northern part of the campus, 2.) the support and utility area, 3.) the King Health Center, and 4.) the recreational areas. The primary retirement home and administrative facilities occupied by AFRH today are located in the northern section of the site. The area includes a National Monument, a National Historic Landmark, and a National Register Historic District and a number of resources deemed to be contributing to the historical character of the site. Several of these resources are vacant, most notably the Grant and Security Buildings. The National Trust for Historic Preservation has renovated the Lincoln Cottage and the Administration Building for a museum and visitor center.

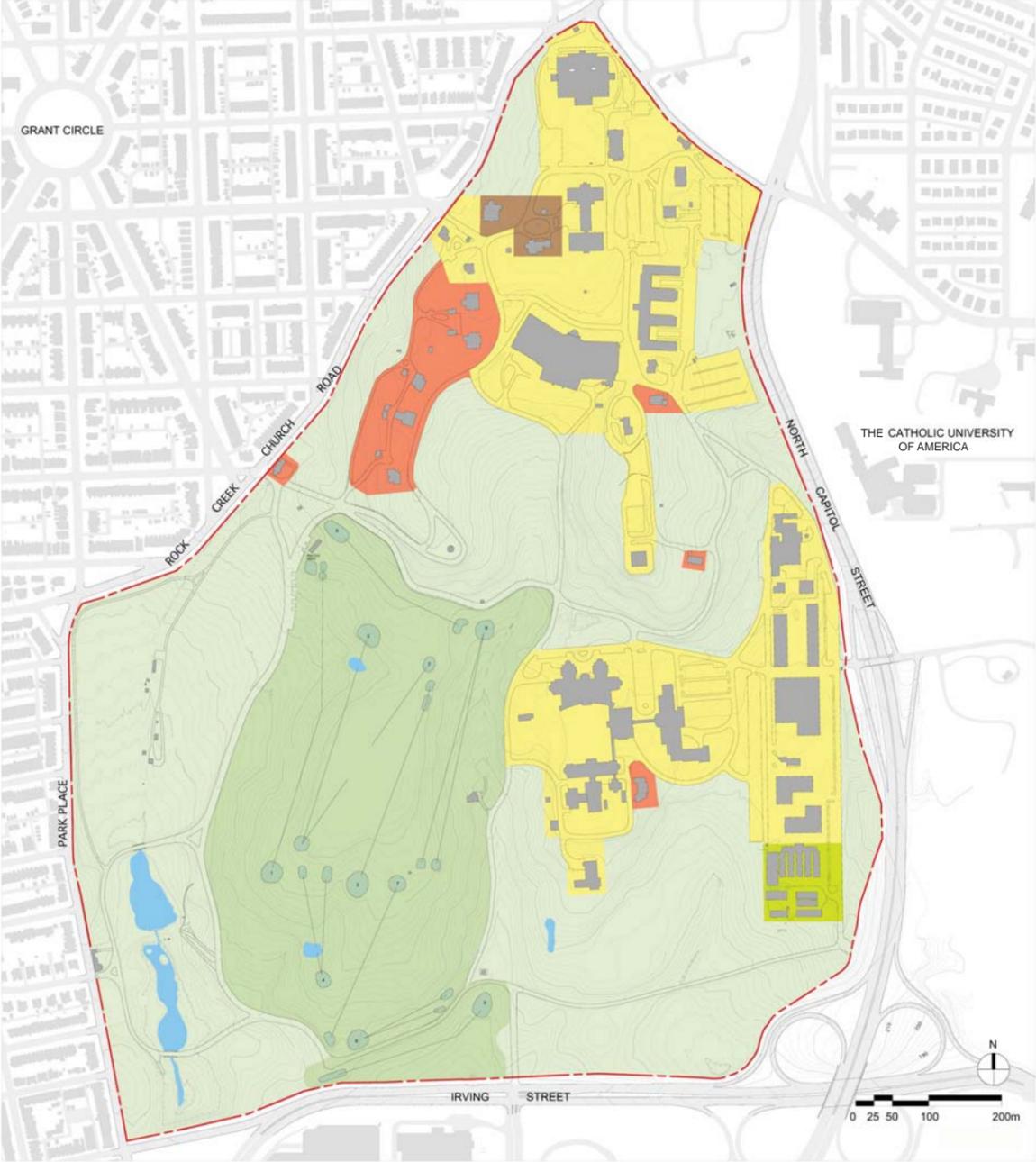
The support and utility area of the Home is located along the southeastern border of the site. This area consists of single-level, flat-roofed brick structures built in the 1950's. They were used as warehouse and mechanical facilities to support the mission of AFRH but are now vacant. The Heating Plant will continue to provide service to the Home.

The King Health Center is located in the central part of the southern end of the campus. It includes the LaGarde Building, which houses AFRH's assisted living and long-term care facility. This building also houses ancillary medical services such as eye and dental care for the residents. Other significant buildings in this area include the Forwood Building, the Mess Hall, and the Barnes Building, all of



0 MILES
1 MILE
2 MILES
3 MILES
4 MILES

AFRH-W Existing Land Uses



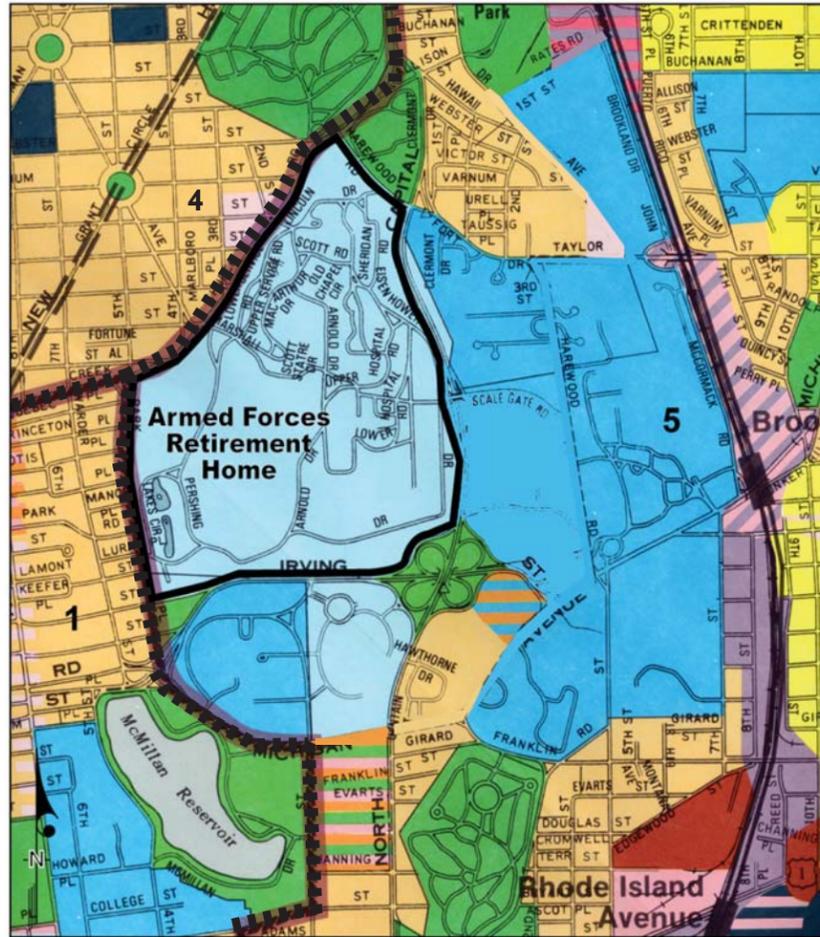
- Open areas
- Institutional
- Cultural: visitors center and Lincoln Cottage
- Golf course
- Residential
- Greenhouses

AFRH-W Existing Conditions

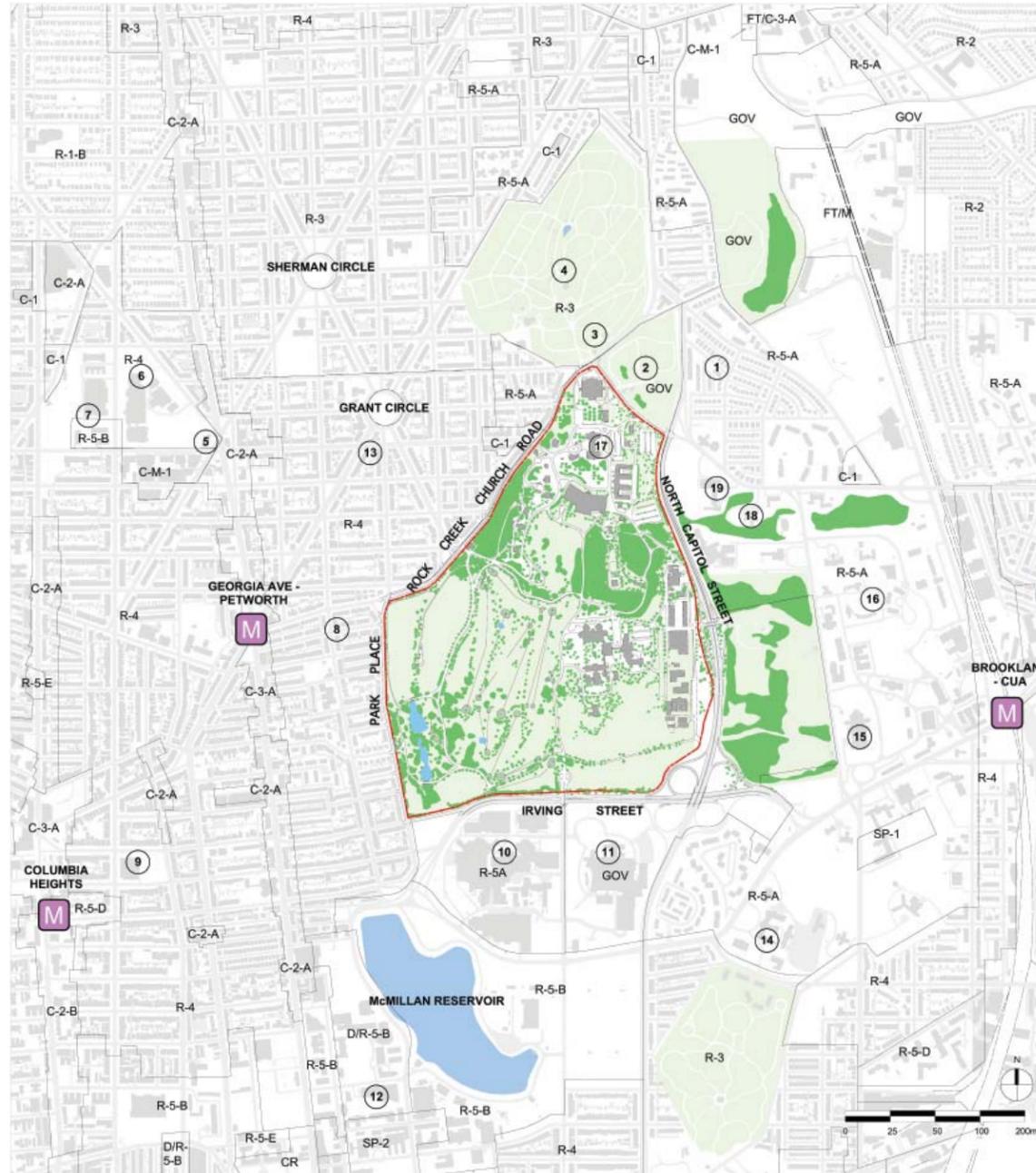


- Existing entry
- Historic landmark district boundary and individual listed buildings
- National Monument boundaries
- 15,000,000 gallon underground reservoir DC Water and Sewer Authority
- Pond/wetlands
- Major water utility line
- Major sewer utility line
- National register eligible historic district

Existing Vicinity Land Uses



Vicinity Map



Section 3 Relation of Proposed Uses to Agency Mission

Through the Master Plan, AFRH contemplates the mixed-use development of portions of its site with a potential range of uses encompassing residential, office, research and development, institutional, medical, retail, and hotels. The Master Plan also allows for new facilities for the Home. AFRH is contemplating creating a new facility on the northern part of the campus to replace functions now housed in the LaGarde Building, but has not completed its feasibility analysis of that proposed change. A new facility would allow AFRH to have all of its operations in close proximity and to consolidate some functions, such as the food service. In the long term, AFRH may also construct housing for married couples and expand its dormitory space.

Most of the uses proposed in the Master Plan will not be constructed by AFRH but by private sector and/or institutional entities. Development of these uses will generate revenue for AFRH, which will be deposited into the AFRH Trust Fund and used to continue the operations of AFRH and ensure the ongoing provision of services to retired military personnel.

Section 4

Master Plan Objectives

The objectives of AFRH's Master Plan are to:

- Optimize development of the Home while maintaining the historic character of the site and retaining significant existing open space;
- Provide development uses that are complementary to The Home;
- Ensure that AFRH's facilities are conveniently located for its residents and that there is room for AFRH new capital improvements on the north campus;
- Provide for the security of the residents of the Home;
- Encourage the rehabilitation and reuse of historic buildings;
- Avoid, minimize and mitigate adverse effects on the Historic District resources that contribute to the historic character of the Home;
- Retain and enhance the form and function of existing landscape elements, such as topography, trees and tree canopies;
- Integrate the landscape and the built form; and
- Where appropriate, respect the character of the adjacent communities and integrate the new development into the city fabric.

Program Summary

Section 5

AFRH has created its Master Plan to serve as the basis for facilitating and directing future development by the private sector. The Master Plan also addresses the need for new AFRH facilities, and will guide their development as well. Private development of the Home will occur primarily through leases of property to the private sector, rather than sales.

The Master Plan divides the site into two zones. Included in this section is information on a program for those zones. The program was created from alternatives that were analyzed in the Draft and Final Environmental Impact Statements (EIS), and the consultation undertaken pursuant to Section 106 of the National Historic Preservation Act (NHPA). The alternatives were determined by taking into consideration compatibility with the AFRH mission, compatibility with historic resources and existing environmental conditions, compatibility with surrounding land uses, analysis of real estate market conditions in the area and, for the Final EIS, proposals from developers bidding on Zone A. These alternatives were further refined and a preferred alternative identified through ongoing public outreach, the environmental review process, the Master Planning process, and review of concepts proposed by developers for Zone A. (AFRH issued a request for qualifications from developers for this zone in the fall of 2005, shortlisted three developers in June 2006, issued an RFP in August 2006, and selected a preferred developer in 2007.)

Zones

The Master Plan establishes two zones, one of which is primarily for the ongoing use of AFRH and the other for development by others. Each of these zones has its own character, informed by existing site and building conditions and the adjacent neighborhoods.

The AFRH Zone serves as the heart of AFRH's operations.

It includes the northern portion of the site, adjacent to the historic national cemetery, and extends to the south and west to encompass the golf course, open space, and Lakes. In addition to some notable historic buildings, there are also some large-scale buildings constructed more recently that are very dominant. Within this zone, the National Trust for Historic Preservation has restored the Lincoln Cottage, which served as a summer home for President Lincoln, and has converted the Administration Building into a museum and visitor center. Lincoln Cottage will continue to be operated by the National Trust as a historic site open to the public. AFRH will encourage the adaptive use of the Grant Building and the Security Building, both of which contribute to the historic character of the site.

Development in this area will act to structure the existing open space in the north of the site through the addition of landscaping and several new buildings. These changes will be focused, although not exclusively, on the eastern side of the site where currently the majority of the site is dedicated to surface parking. New development there will be in keeping with the institutional character of the zone. Development in the Chapel Woods Sub-zone will be residential, and is intended as an expansion of AFRH's housing program. Buildings will be carefully sited on top of an existing parking lot and could establish a community, perhaps for married couples. Modest improvements are planned for the clubhouse and maintenance building for the golf course, and several holes will be relocated within the golf course to accommodate Zone A development.

Zone A, located in the southeast corner of the site, is fronted on two sides by major roads and located across the road from The Catholic University of America (CUA) and the medical area. The zone is a mixed-use area designated for various combinations of research and development, office, residential, hotel, and retail uses. AFRH has encouraged the adaptive use of buildings that contribute to the historic character of this zone, including the Forwood Building, the

Barnes Building, the Mess Hall and its corridor, the Hostess Station, the King Hall, Quarters 47, the Viewing Stand, and the Bandstand. Existing buildings which are not Contributing Resources, except for the LaGarde Building, will be demolished. The LaGarde Building may remain in use by AFRH or, if those operations are transferred to the AFRH Zone, may be put to another use by a developer.

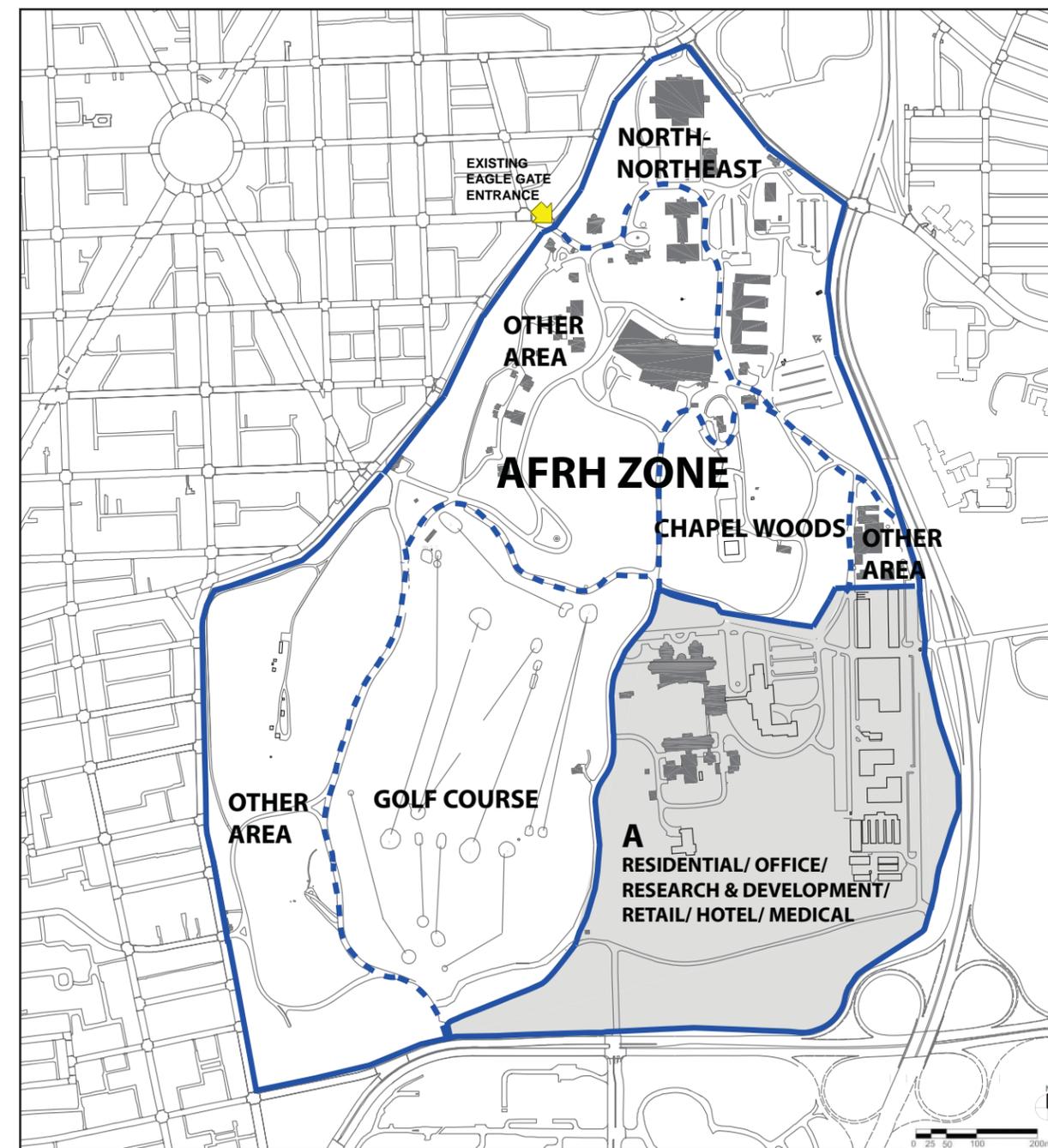
Open space will be included in each of the development zones.

LAND USE			
	Height (# of Feet)	Gross Square Footage	Parking Spaces
EXISTING & TO REMAIN		1,360,217	
Institutional		1,360,217	
AFRH Zone		398,000	
North-Northeast	55-85	350,000	700
Institutional		350,000	
Chapel Woods	36	42,000	42
Residential		42,000	
Golf Course		6,000	
ZONE A		4,316,995 *	5189
Residential		2,280,477	
Commercial		1,191,391	
Medical		290,650	
Retail		214,086	
Asst. Living		214,000	
Hotel		126,391	
Potential Future Retail		50,000**	
TOTAL NEW DEVELOPMENT		4,764,995***	5931
AFRH GRAND TOTAL		6,125,212	

* The breakout of land use square footages for the Zone A are approximations and subject to change in response to market conditions. The total number of parking spaces for Zone A will depend upon the final square footages associated with each land use and the applicable parking ratios.

** Square footage not included in initial Zone A development.

*** Gross development square footage does not include above ground parking structures in Zone A.



Development program

Section 6 Relationship to Comprehensive Plan

Compatibility of the Master Plan with the Federal and District Elements of the Comprehensive Plan for the National Capital is described below.

Federal Elements

Federal Environment: Development on the AFRH campus will alter the natural and built environment. The Master Plan will result in the use of natural resources as described in the Final EIS, which states that the Master Plan will develop the site in a manner that “provides a setting that benefits the local community, provides a model for the country, and is worthy of the nation’s capital.” Because it will generate revenue for AFRH, development pursuant to the Master Plan will help to ensure AFRH can continue to fulfill its mission of housing retired enlisted military personnel.

Federal Workplace: This element calls for agencies to “continually monitor the availability of space” and manage the future development of installations. The Master Plan meets the requirements of that element.

The Comprehensive Plan also calls for Federal Workplaces to include uses “that would be valuable to the community”. The Master Plan includes publicly accessible open space, shopping, dining, hotel and residential uses that will be valuable to the community. In addition, the Master Plan calls for a pedestrian-friendly environment and an extensive network of bicycle paths connecting to adjacent neighborhoods.

Parks, Open Space, and Natural Features: The Master Plan will conserve and enhance the park and open space system of the National Capital Region, ensure that adequate resources are available for future generations, and promote an appropriate balance between open space resources and the built environment. Within each development zone, there will be open space created and/or maintained, much of which will be open to the public. Currently the entire site is secure and not open to the public.

Preservation and Historic Features: The development of the site could potentially result in adverse effects to the historic character of the site. AFRH has executed a programmatic agreement with the DC State Historic Preservation

Office (DCSHPO), Advisory Council on Historic Preservation (ACHP), and the National Park Service which enumerates the measures which will be undertaken to avoid, minimize, or mitigate potential adverse effects. Consulting parties to the Section 106 process of the National Historic Preservation Act helped to identify potential adverse effects and advise on avoiding or mitigating such effects. Consulting parties include the ACHP; DCSHPO; the National Park Service; Crescent Resources, LLC; the National Trust for Historic Preservation; the National Capital Planning Commission (NCPC); the District of Columbia Office of Planning; the Commission of Fine Arts; the Committee of 100 on the Federal City; the District of Columbia Preservation League; Advisory Neighborhood Commissions (ANC) 1A, 4C, 4D, and 5C, the Rock Creek Church & Cemetery; St. Paul’s Episcopal Church; the Military Officers Association of America; the Petworth and Columbia Heights Residents Concerned; the United Neighborhood Coalition; the US Army; CUA; and Council Members for Wards 1, 4 and 5.

Transportation Management: NCPC’s Master Plan Guidance, sets a standard that “A TMP is required for installations with 100 or more employees (including existing and proposed employees).” AFRH currently has less than 300 employees on campus. The employees work in 3 shifts, with the first shift having the largest number of workers (221 workers). These workers are comprised of a mix of medical, food service, security and maintenance workers and a small number of office workers. Thus, AFRH-W differs from most federal facilities in that a majority of its employees are not office workers. Due to the nature of the jobs, most of the AFRH employees do not have much flexibility in working schedules and do not have the option of telecommuting. Furthermore, approximately 10% of the employees are already taking advantage of the MetroCheck program and are most likely using transit to travel to/from work.

AFRH has provided information to NCPC on its employee count and employees’ commuting patterns to demonstrate that AFRH does not meet the threshold requirements for preparing a TMP for its operations. AFRH will comply with NCPC parking ratios for any new construction on the AFRH portion of the campus that affect AFRH employees.

AFRH will require developers to prepare and implement TMPs for their projects.

Foreign Mission and International Organizations:

The Draft EIS analyzed several alternative development programs, including the development of a portion of the AFRH Zone for embassies in support of this element of the Comprehensive Plan. However, the State Department has not expressed interest in the Home for this use so it is not included in the Master Plan.

Parks and Open Space: The Master Plan will conserve and enhance the park and open space system of the National Capital Region, ensure that adequate resources are available for future generations, and promote an appropriate balance between open space resources and the built environment. Within Zone A, there will be open space created and/or maintained, much of which will be open to the public. Currently the entire site is secure and not open to the public.

District of Columbia Elements

Economic Development Element: The Master Plan will include retail/commercial development, providing additional jobs compatible with this element of the Comprehensive Plan.

Urban Design Element: The implementation of the Master Plan will ensure that the development of the Home will “complement the natural environment, provide visual orientation, enhance the District’s aesthetic qualities, emphasize neighborhood identities, and [be] functionally efficient”.

Preservation and Historic Features Element: The development of the site will result in adverse effects to the historic character of the site. Through the NHPA Section 106 consultation, AFRH has taken steps to avoid, minimize and mitigate adverse effects. This includes guidelines herein and mitigation commitments made through the NEPA Record of Decision on the Master Plan and the Programmatic Agreement. AFRH has executed a programmatic agreement with the DC State Historic Preservation Office, Advisory Council on Historic Preservation, and the National Park Service which enumerates the measure to potential adverse effects. Consulting parties to the Section 106 process of the National Historic Preservation Act helped to identify potential adverse effects and advise on avoiding or mitigating such effects.

Section 7 Community Participation Efforts

As part of the National Environmental Policy Act (NEPA) process, AFRH has coordinated with federal and local agencies, community groups, and other interested parties. It has sought comments from AFRH's residents, adjacent residents, institutional neighbors, and the local government. AFRH initiated the scoping period for its EIS in August 2004 and held a scoping meeting on September 9, 2004. AFRH held a public hearing on the draft EIS on June 22, 2005. AFRH has combined its public involvement processes for the NEPA and Section 106 of the NHPA. AFRH worked with DCSHPO and ACHP to identify consulting parties to participate in the Section 106 process and met during September, October, November and December of 2005 and March 2006 through October of 2007 with the signators and consulting parties.

Although not required to do so, in the fall of 2005 AFRH conducted three community meetings that were open to the public and broadly advertised in order to solicit public input on the draft Master Plan. The draft Master Plan was posted on the project web site www.afrhdevelopment.com and displayed at a public open house at the Home in December of 2005. In response to public requests, AFRH offered bus tours of the Home to the public in December of 2005.

AFRH established a planning committee to elicit focused comments on the draft Master Plan and its guidelines in a smaller forum. The committee was comprised of members of Advisory Neighborhood Commissions (ANC) and civic associations in the area, neighboring institutions, and local business and real estate development professionals.

AFRH reached out to all ANCs in the area and to other community organizations interested in the planning development and historic preservation of the campus. AFRH met with every interested organization, and a list of those meetings is included here:

Date	Meeting
9-9-2004	DEIS Scoping Session
6-14-2005	Commission of Fine Arts
6-22-2005	DEIS Public Hearing
10-5-2005	Section 106 Committee
10-5-2005	Planning Committee
10-5-2005	United Neighborhood Coalition
10-11-2005	ANC 1A
10-19-2005	Section 106 Consulting Parties
10-19-2005	Planning Committee
10-22-2005	Community
10-24-2005	Community
11-2-2005	Section 106 Consulting Parties
11-3-2005	Community
12-3-2005	Public Tour of AFRH-W
12-7-2005	Section 106 Consulting Parties
12-7-2005	Planning Committee
12-13-2005	Open House
1-26-2006	Historic Preservation Board
2-28-2006	Federation of Citizens Associations
4-4-2006	United Neighborhood Coalition
4-6-2006	Committee of 100
4-22-2006	Section 106 Consulting Parties
6-20-2006	Committee of 100 Site Tour
8-2-2006	United Neighborhood Coalition
9-11-2006	Military Coalition
10-4-2006	Section 106 Consulting Parties
10-28-2006	Ward 5 Economic Forum
11-14-2006	ANC 4C
11-15-2006	DCBIA Development Committee
4-2-2007	Military Coalition
4-4-2007	United Neighborhood Coalition
4-10-2007	ANC 4C
4-24-2007	Federation of Citizens Associations
5-01-2007	Section 106 Consulting Parties
5-21-2007	ANC 1A Planning and Zoning Committee
6-20-2007	Section 106 Consulting Parties
7-27-2007	Section 106 Consulting Parties
8-8-2007	Section 106 Consulting Parties
8-13-2007	Section 106 Signators
8-22-2007	Section 106 Consulting Parties
9-11-2007	Section 106 Consulting Parties
9-25-2007	Section 106 Consulting Parties
10-26-2007	Section 106 Signators
11-13-2007	ANC 4C
12-5-2007	Section 106 Consulting Parties

Section 8 Coordination with Local and State Planning Agencies

AFRH has coordinated its Master Planning efforts with the NCPG, National Park Service, ACHP, Commission of Fine Arts, DOD, Environmental Protection Agency, Federal Emergency Management Agency, U. S. Army Corps of Engineers, and Federal Highway Administration. Coordination has also taken place with the Washington Metropolitan Area Transit Authority and the Metropolitan Washington Council of Governments.

AFRH also sought to engage local government in the process. Local agencies with which coordination has occurred include the DC Mayor's Office and Council, DCSHPO, the DC Office of Planning (DCOP), the DC Department of Consumer and Regulatory Affairs (DCCRA), the DC Department of Transportation (DDOT), the DC Department of Parks and Recreation (DCDPR) and the DC Department of Public Works (DCDPW).

Section 9 Consistency with Local, Regional and State Development Plans

Development of the Home will result in substantial change to the physical character of certain portions of the site. Implementation of the Master Plan will result in a change from open space and industrial buildings to the uses outlined for each zone.

Development in the AFRH Zone will be institutional, cultural, and residential. Zone A will be developed with residential, office/research and development, medical, retail, and hotel uses. This development will replace AFRH facilities which are located along North Capitol Street. The changes will be compatible with surrounding land uses.

Land uses adjacent to AFRH campus are residential, cultural, institutional (medical and education facilities), cemeteries, churches and small commercial/retail. The DC Generalized Land Use Map shows the areas northwest and southwest of the site as Moderate Density Residential, which is defined as row houses and garden apartments and some low density housing. The area southeast of the site is categorized as Institutional and Federal according to the Land Use Map. However, the area designated as Federal has recently been changed to Institutional and is not reflected in the map. Institutional land is defined as land and facilities occupied by colleges, universities, hospitals, religious institutions, and other similar facilities. Washington Hospital Center and the Department of Veterans Affairs Hospital are located in this southeast area. East of the site is also categorized as Institutional land and is the location of CUA and the Basilica of the Shrine of the Immaculate Conception. Located north of the Home are the US Soldiers' and Airmen's Home National Cemetery and the Rock Creek Church Yard and Cemetery, both categorized as parks, recreation, and open space.

Development of the Home is compatible with all the designated land uses in the area, as the Master Plan includes the following use categories: residential, institutional, and commercial/retail.

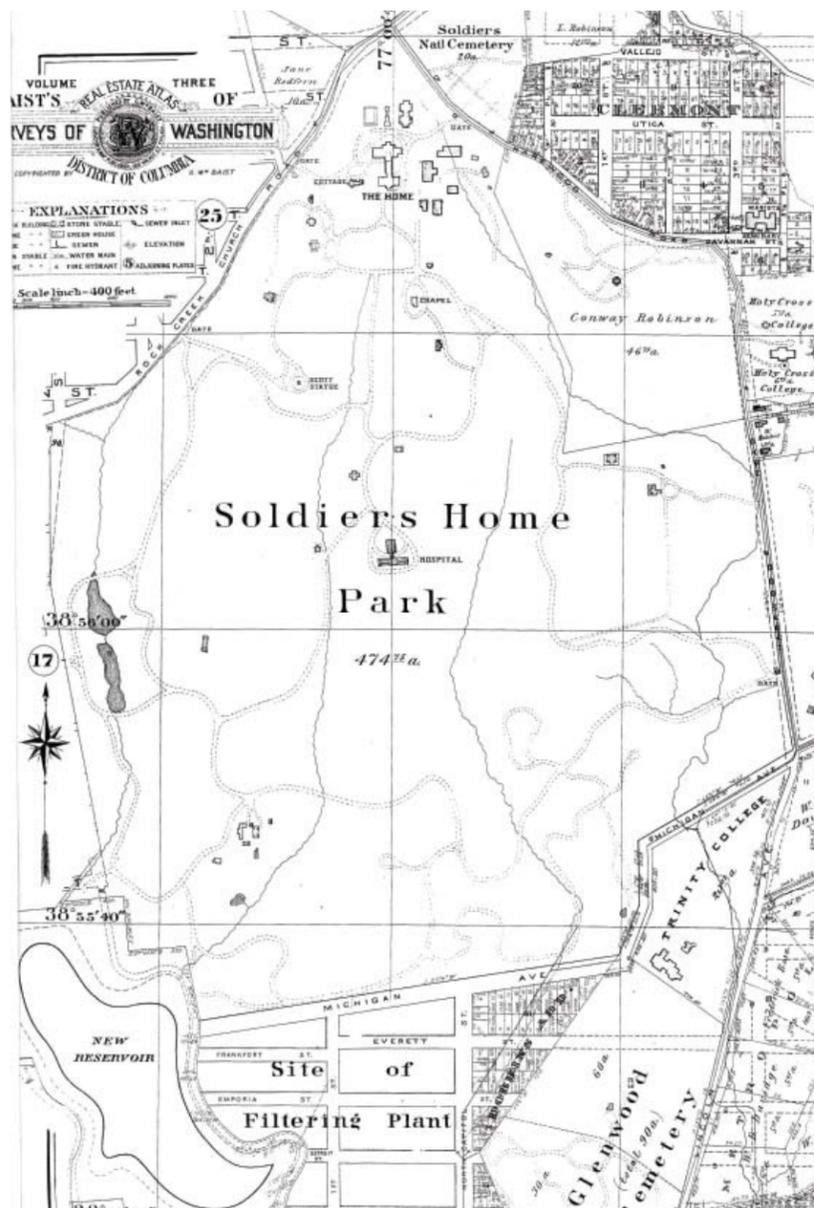
Responding to NCPC's Action of February 2, 2006, which requested that AFRH reach an agreement with DC regarding responsibilities for building code review, compliance and permitting, AFRH, DCOP and NCPC entered into a

Memorandum of Understanding and Statement of Land Use Review Process whereby the parties established a hybrid process for project review of the portions of the Master Plan that are developed by the private sector. The approved Master Plan will be used by DCOP as the basis for land use planning, and will be used to recommend zoning to the Zoning Commission for consideration and adoption.

Historic Preservation

Section 10

Statement of Significance



Map of AFRH-W in 1903

Founded in 1851, AFRH is the sole remaining nationally-based institution for retired and disabled enlisted veterans of the United States military. The Home was administered until 2001 by a Board of Commissioners composed of US Army officers whose membership was mandated by Congress. As a result, numerous military officers who played key roles in the military history of the country, including such luminaries as General Winfield Scott, General William T. Sherman, General Philip Sheridan, and Surgeon General Joseph K. Barnes, have been associated with the operation of the Home. Established as a “military asylum[s] for the relief and support of invalid and disabled soldiers of the Army of the United States,” it is funded using an endowment collected in lieu of pillaging by General Winfield Scott during his occupation of Mexico City in 1847. In 1851, the Board of Commissioners purchased the 255-acre country estate of prominent Washington banker George Washington Riggs to serve as the Washington branch of the Military Asylum. Sited outside the city’s formal limits with panoramic views of the United States Capitol, the centerpiece of the property was an early Gothic Revival-style cottage known as Corn Rigs built by William Degges, most likely in collaboration with Philadelphia architect John Skirving, who is known to be responsible for later alterations and additions and was a close colleague of the acclaimed architect Thomas U. Walter. This early example of the Gothic Revival was sited amidst existing agricultural buildings, pastures, natural woodlands, and newly introduced picturesque landscape features designed in the manner promoted by the influential aesthete Andrew Jackson Downing. Construction activities by the Military Asylum began in 1852 with the conversion and enlargement of the Riggs dwelling and the placement of a flagstaff, signaling the establishment of a military installation in Washington. By 1857, the first three masonry buildings, designed by Lieutenant Barton Stone Alexander in a Romanesque Revival style, were completed.

The Home played a significant role in American political history particularly because of its association with President Abraham Lincoln. One of the four sitting United States

presidents and their respective Secretaries of War known to have summered at the Home, Lincoln served during one of the most turbulent periods in American history. During the “heated season” of 1862 while residing at the Home, Lincoln further developed his emancipation policy and worked on the final draft of the Emancipation Proclamation. Although the Home was not the site of direct military action, the Union Army used its grounds as a Civil War signal post. As the second highest point in the District of Columbia, the Home afforded President Abraham Lincoln the opportunity to view random skirmishes that occurred nearby while residing there.

The majority of the built resources at the Home were constructed during five intensive building campaigns: 1852-1857, 1868-1881, 1887-1895, 1905-1910, and 1914-1920. Many of the principal buildings and structures are outstanding representations of their respective architectural styles and reflect dominant aesthetic vocabularies of public and private design. In 1868, following an initial expansion, the Board of Commissioners initiated a major landscaping program designed to beautify and unify the property’s landscape setting and, thereby, enhance its picturesque character. From 1868 through 1883, the Board greatly expanded the land area of the Home, until it extended over more than 500 acres. This expansion was coupled with the construction of new roads, landscape features, gatehouses, garden structures, and buildings, including the expansion of its administrative and dormitory facilities, officers’ quarters, a library, a chapel, and an innovative hospital that drew attention to the medical advances of Surgeon General of the Army and Board president General Joseph K. Barnes. The agricultural activities of the Home play a continuing role in its history. Although the original goal of self-sufficiency was never achieved, the agricultural activities were a key component of the Home’s character from its beginnings through 1951. Agricultural enterprises, dating to the Riggs’ era, were expanded from one to three farms in the 1870s and by the twentieth century, the Board of Commissioners operated the Home as a model urban agri-business. Known as a site of agricultural experimentation, the dairy

farm was a nationally significant resource between 1907 and 1951 for its tuberculosis-free herd (which received the first USDA certificate awarded for such) and its use as an experimental facility to test breeding techniques and feed storage. The Board of Commissioners discontinued the dairy and farming activities in 1951 when it transferred several large parcels of land from the southern portion of the property to other federal agencies for the construction of two major hospital facilities.

A more comprehensive history of the Armed Forces Retirement Home-Washington, including the tenure of George Washington Riggs from 1842 to 1851, can be found in the Historic Preservation Plan (2007).

Historic Designation

In 1973, a small section of AFRH-W containing the earliest buildings on the site was designated a National Historic Landmark (NHL) to commemorate its role as the first federal institution of its kind for disabled and retired enlisted American soldiers, and the only one of three established by the US Congress in 1851 remaining in operation. Included within the NHL boundaries are four of the oldest buildings on the site. These four buildings are the Lincoln Cottage (which was extant to the site and served as the home for the soldiers), and the three purpose-built structures: the Sherman Building (the original administration building which also housed the soldiers), Officers' Quarters One (home to the AFRH-W Governor) and Officers' Quarters Two (home to the AFRH-W Deputy Governor). Only the oldest portion of the Sherman Building, the southern portion completed in 1857 and designed by Barton S. Alexander, is included in the NHL designation. The area designated as an NHL was listed in the National Register of Historic Places as a historic district on February 11, 1974, under the name "US Soldiers' and Airmen's Home." A portion of the Home was designated a D.C. Historic Landmark District on March 3, 1979. The boundaries adopted for the historic district are the same as the NHL and National Register of Historic Places Historic District boundaries. In addition, the Lincoln Cottage and Sherman Building in their entirety are listed individually in the D.C. Inventory of Historic Sites.

In July 2000, President Clinton signed a public proclamation that declared Lincoln Cottage as a National Monument to be known as the "President Lincoln and Soldiers' Home National Monument." In December 2007 the entire campus was designated in the National Register of Historic Places.

Eligibility

The DC SHPO determined the entire acreage of the Home eligible for listing in the National Register of Historic Places in 1988, when the acreage exceeded 318 acres. The 2007 AFRH-W Historic Preservation Plan, prepared for AFRH by EHT Tracerics, Inc. with Rhodeside and Harwell, Inc, provides comprehensive documentation supporting its determination that the Armed Forces Retirement Home-Washington Historic District is eligible for listing in the National Register of Historic Places under criteria A, B, C, and D.

In October 2007, AFRH submitted a nomination to the National Register of Historic Places seeking listing of the entire area of the Home as the Armed Forces Retirement Home-Washington Historic District.

Historic Resources

The Home contains built and natural landscape resources that contribute to its historic significance. These resources, including buildings, structures, objects and sites, are identified and evaluated in the Armed Forces Retirement Home - Washington Resource Identification and Evaluation (2007), as well as in the Armed Forces Retirement Home-Washington Historic Preservation Plan (HPP) and the National Register nomination prepared in 2007. These reports identified 250 resources at the Home. One hundred forty-four resources contribute to the areas and period of significance, while 106 resources are non-contributing. The Home is significant under the areas of Military, Politics/

Government, Social History, Health/Medicine, Entertainment/Recreation, Architecture, Landscape Architecture, Agriculture, and Archeology. The two continuous periods of significance are (1) 1842 to 1851, when George Washington Riggs owned, improved, and occupied the farmland, and (2) 1851, when the Washington branch of the Military Asylum was established, to 1951 when the Board of Commissioners liquidated its remaining agricultural assets and disposed of the southern portion of the property.

The findings of the resource survey and historic context in the HPP reveal discernible trends and patterns in the property's character-defining features. These trends were illustrated spatially by dividing the Home into individual "Character Areas" or geographic zones that represent similar visual and historic characteristics. The property's spatial organization, historical development, and terrain features, as well as the existing conditions of the built and natural landscape elements defined the boundaries of the AFRH-W Character Areas.

Archeology

A Phase 1A Archeological Assessment of the Armed Forces Retirement Home was completed in October 2004 by Greenhorne and O'Mara, Inc. This report shall be consulted for information regarding areas of archeological sensitivity within the Armed Forces Retirement Home-Washington Historic District.



- Contributing areas
 - Non-contributing areas
- Fourteen Character Areas were identified at the Home:
- 1 Central Grounds
 - 2 Savannah I
 - 3 Chapel Woods
 - 4 Scott Statue
 - 5 Garden Plot
 - 6 Golf Course
 - 7 Hospital Complex
 - 8 Lakes
 - 9 Savannah II
 - 10 1947/1953 Impact
 - 11 Fence/Entry/Perimeter
 - 12 Circulation (not shown)
 - 13 Spatial Patterns (not shown)
 - 14 Recurring Resources (not shown)

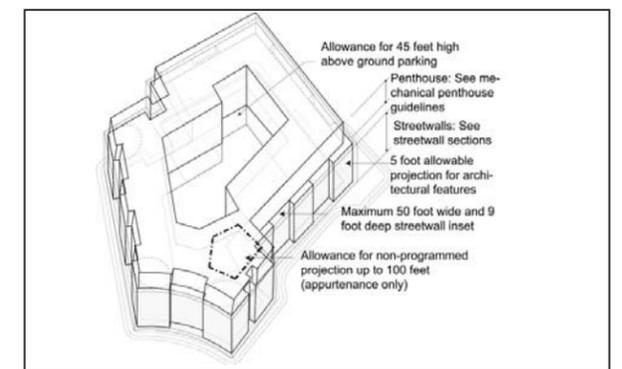
Character areas

Section 11 Design Guidelines

The design guidelines provide the strategic overview for potential development of AFRH-W that will simultaneously reinforce the characteristics of the site and secure AFRH's financial future. The guidelines have been prepared as general guidance to be applied sitewide and specific guidance for each development zone.



Potential layout of new development - This plan is for illustrative purposes only.

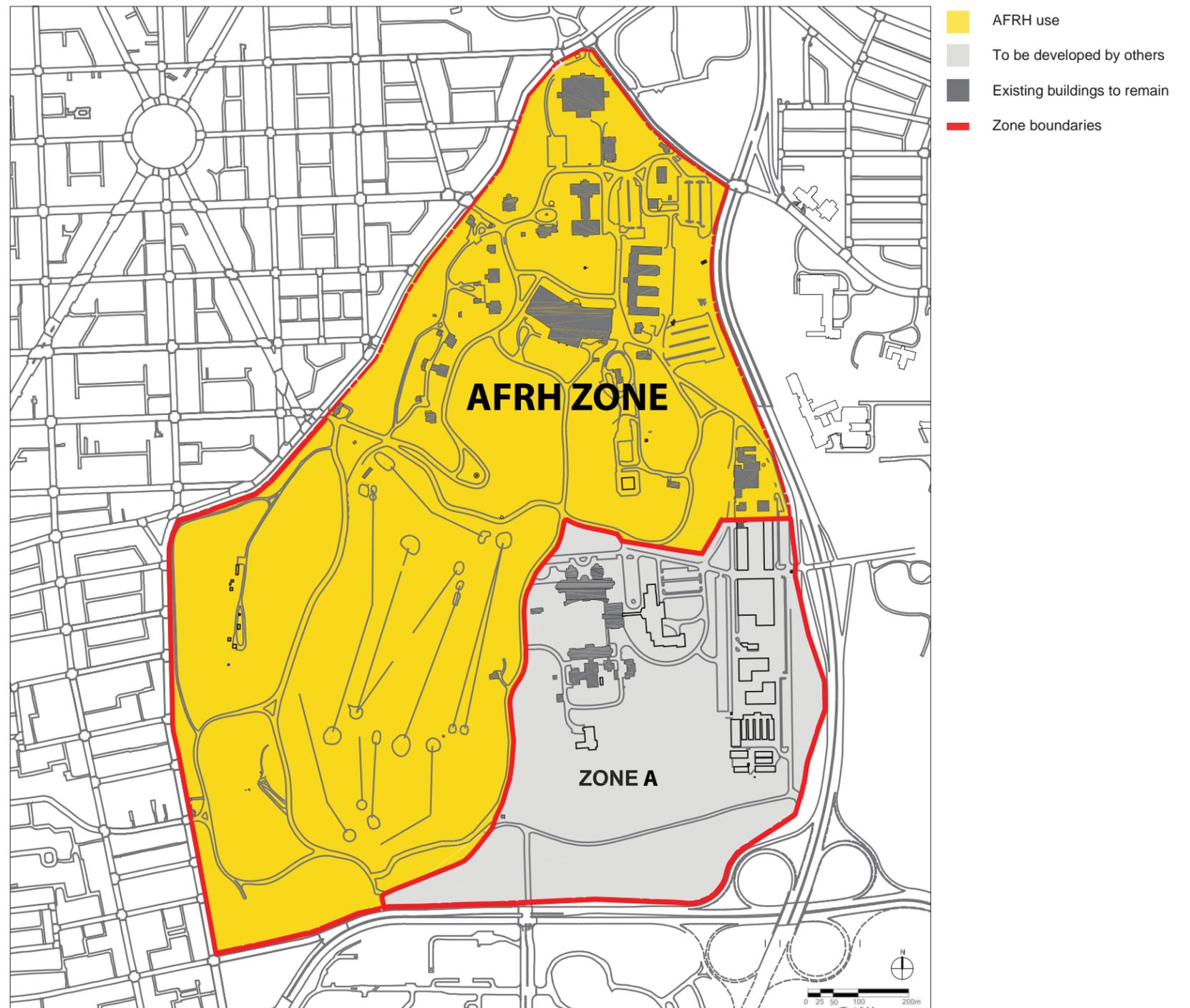


Section 11.1 Development Zones

The AFRH-W Master Plan identifies two development zones, each with its own character informed by existing site and building conditions and the adjacent neighborhoods.

The design guidelines presented herein address the site as a whole with additional direction for the development of each zone. The AFRH Zone and Zone A are each treated separately.

Development in the AFRH Zone will be primarily for AFRH's use. Development in Zone A will be undertaken by others.



Development zones

AFRH Zone

The AFRH Zone includes the historic core of AFRH-W, composed of the property's earliest and most significant buildings, including the locally and nationally designated historic sites and resources:

- US Soldiers' Home National Historic Site (District of Columbia Inventory of Historic Sites)
- Soldiers' Home, Main Building/Sherman Building (District of Columbia Inventory of Historic Sites)
- Lincoln Cottage (District of Columbia Inventory of Historic Sites)
- United States Soldiers' and Airmen's Home National Register Historic District
- United States Soldier's Home National Historic Landmark
- President Lincoln and Soldiers' Home National Monument

The buildings, structures, and landscape elements in the AFRH Zone retain a high level of integrity, representing the tenure of George W. Riggs and the establishment of the Military Asylum. The AFRH Zone also includes Chapel Woods, an area of the original Riggs farm that has been forested since the federal government acquired the property in 1851. The most notable built resource in the Chapel Woods Character Area is Rose Chapel (Building 42), completed in 1870. Chapel Woods screens several freestanding resources and includes some of the Home's early transportation infrastructure. The AFRH Zone also includes a twelve-acre area of open land characterized by sloping topography rising to a plateau at the statue of General Winfield Scott (Scott Statue, Building 60) to the south. The Home's historic southward view to the US Capitol Building originates at the life-sized statue of General Winfield Scott. South of the Scott Statue is a large open space that was primarily used for the Home's agricultural operations until it was converted into a golf course in the 1950s. The Home's historic Lakes are located to the southwest of the golf course on land acquired by the Home in 1869 from neighboring landowner A.C. Whitney.

The AFRH Zone includes land located in the southwestern corner of the Home at the juncture of property purchased from Whitney (1869), Corcoran (1872), and Riggs (1851). This former

grazing land, shown as open space in maps as early as 1867, was once part of a much larger agricultural fields prior to the 1950s disposal of the Home's land south of present-day Irving Street. This area is bisected by an overgrown outfall drainage ditch from the Home's designed lakes to the north. The western portion was an enclosed pasture that has retained its topography, while the land east of the outfall experienced substantial changes to its topography in the 1950s and 1960s due to cut and fill operations for construction to the south of the Home.

The area located along the western boundary of the property between Marshall Road to the north and Lakes Circle to the south is also part of the AFRH Zone. Maps published as early as the 1860s depict the fields in this area as agricultural, and they were historically used to grow alfalfa for the institution's dairy herd. The Home's oldest irrigation channel cuts through here, starting in the Quarters' Woods to the north and terminating at Lake Mary to the south. The land to the west of the channel was converted into community gardens when the Home sold its dairy herd in 1951. A portion of those gardens are still maintained by the Home's residents. The land to the east of the channel is used as a driving range for the golf course.

Zone A

Zone A includes the historic Hospital Complex, the historic pasture, and a substantial portion of the campus that was impacted by the 1947 and 1953 Master Plans. The historic Hospital Complex is located on a plateau of land sloping gently to the south of the Chapel Woods. This area is where the institution's medical facilities have been located since the initiation of separate facilities for hospital use at the Home in the early 1870s. The remaining group of early-twentieth-century Colonial Revival-style buildings and the surrounding landscape elements framing the area create a cohesive unit, despite the replacement of the former LaGarde Building in 1992. Although constructed for hospital purposes, the Pipes Building (Building 64) and the Ignatia

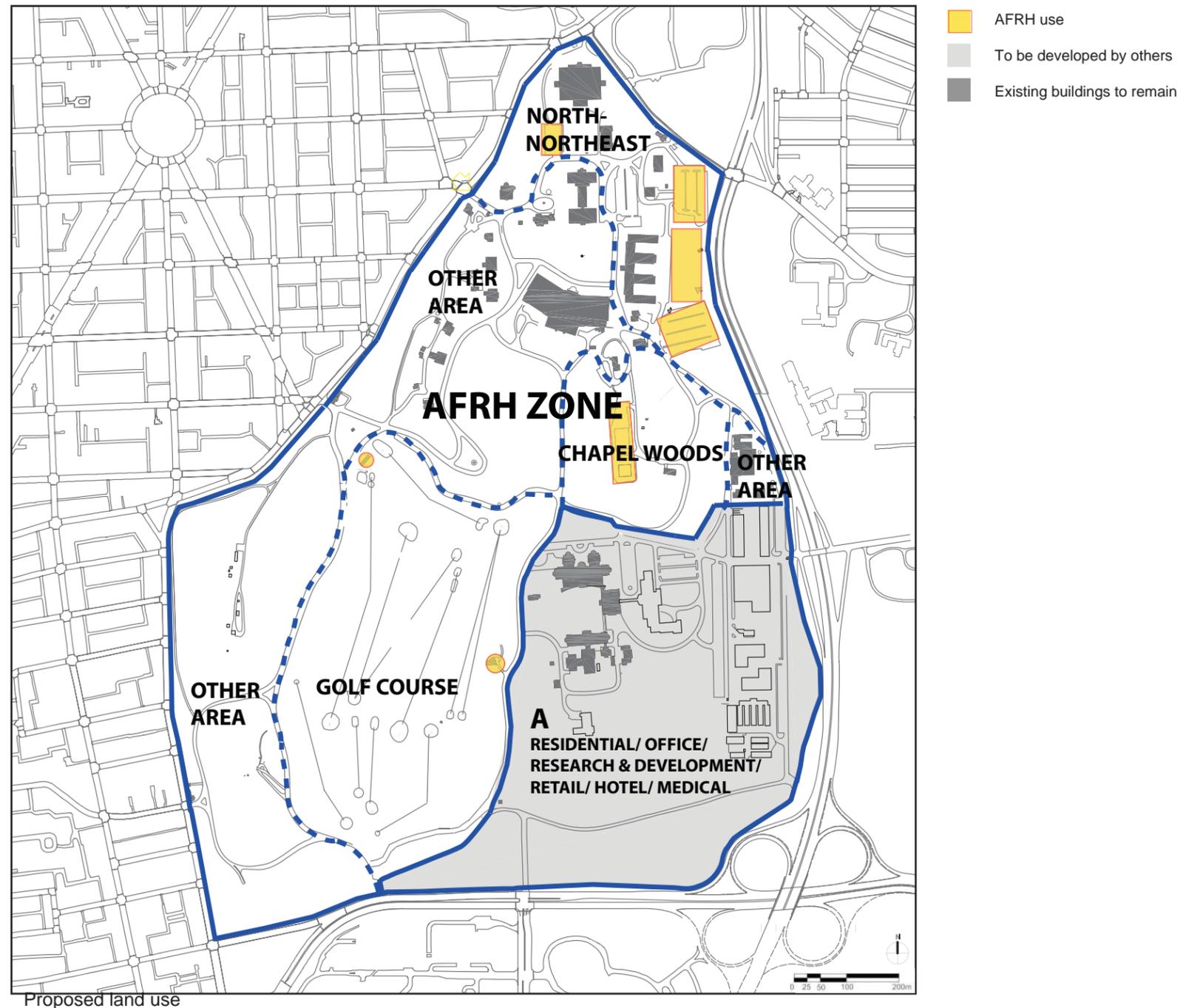
Guest House (Building 65) are associated with the 1947 and 1953 Master Plans. As such, the massing, scale, and architectural details of the Pipes Building and Ignatia Guest House are inconsistent with that of the earlier buildings in the hospital complex. Zone A also includes the historic pasture, which is a grass field that has undergone moderate changes in topography for hydrology. This area is located on the south slope of the northern ridge on which the hospital buildings are located. The Home's dairy herd historically used the open space as a grazing pasture, and the open character of the area has remained intact throughout the history of the Home. The agricultural uses ceased in 1951, and the land mainly serves as open fields today with small areas occupied by recreational fields. The southeastern section of Zone A is characterized by small scale, utilitarian structures that were constructed in the late 1950s to house maintenance activities, equipment, and supplies. The southern portion of Zone A is all that remains of agricultural pastures and meadows that existed south of Pershing Drive and presently acts as a buffer between the primary campus and Irving Street to the south. This area's topography was drastically changed in the late twentieth century due to fill from the adjacent construction of the Washington Hospital Complex, the Veterans Administration Hospital, and Irving Street to the south.

Section 11.2 Land Use

AFRH-W is a secure campus setting that is operated and maintained for its residents, and is not open to the public. Today, the predominant use of AFRH-W is institutional, and it is a retirement care community. Supporting uses are recreational, residential and health care oriented. There are a few other uses on the site, including the greenhouses operated by the Smithsonian Institution, which will be vacating the site in 2008; the Lincoln Cottage, located within the National Monument area and operated by the National Trust for Historic Preservation, which has a cooperative agreement with the Home to use the Lincoln Cottage and Administration Building as an interpretive site and visitor's center, respectively, for a period of 25 years; and other uses through short-term agreements with AFRH.

Most of the AFRH Zone is not to be developed. The central area that includes the golf course, Lincoln Cottage, the Scott Building, and other buildings is today and will remain the heart of AFRH's future operations, and several new buildings may be added. Chapel Woods is the proposed location of low-density residential use for AFRH, to be developed in keeping with the historic wooded character of the area. There may be minor modifications and/or improvements to existing buildings, relocation of two golf course holes, and small, new facilities for recreational uses, such as a club house and maintenance building for the golf course.

Zone A provides an ideal location for major mixed-use development with the potential for research and development, office, residential, hotel, retail and educational uses and parks open to the public.

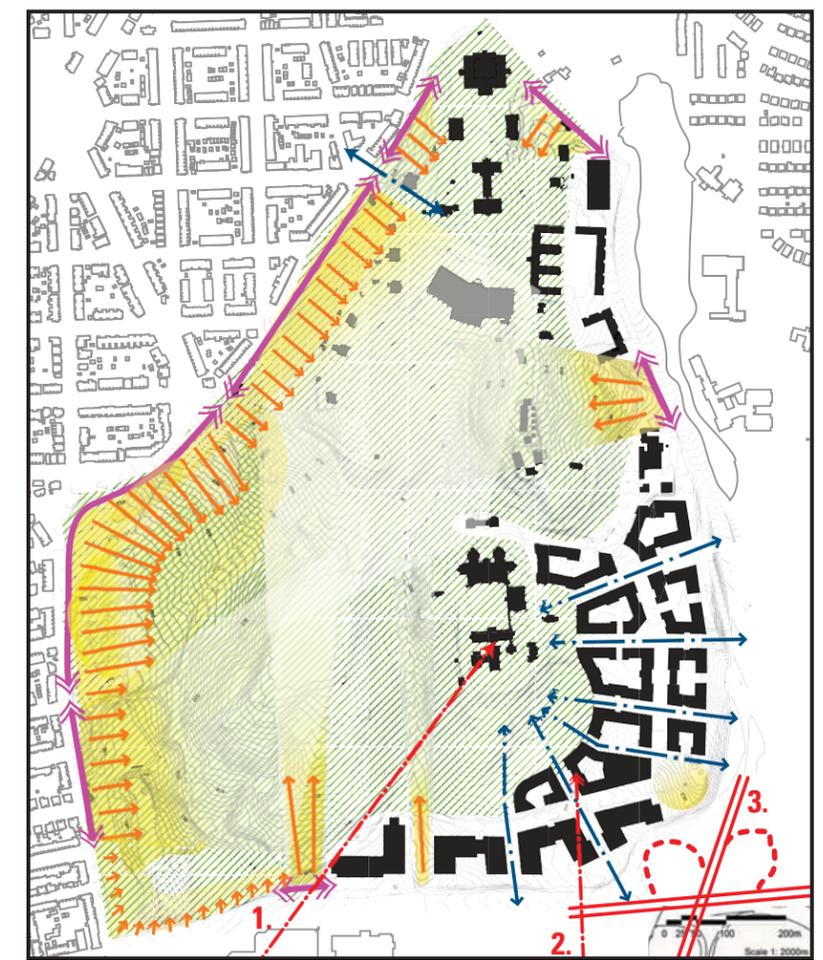
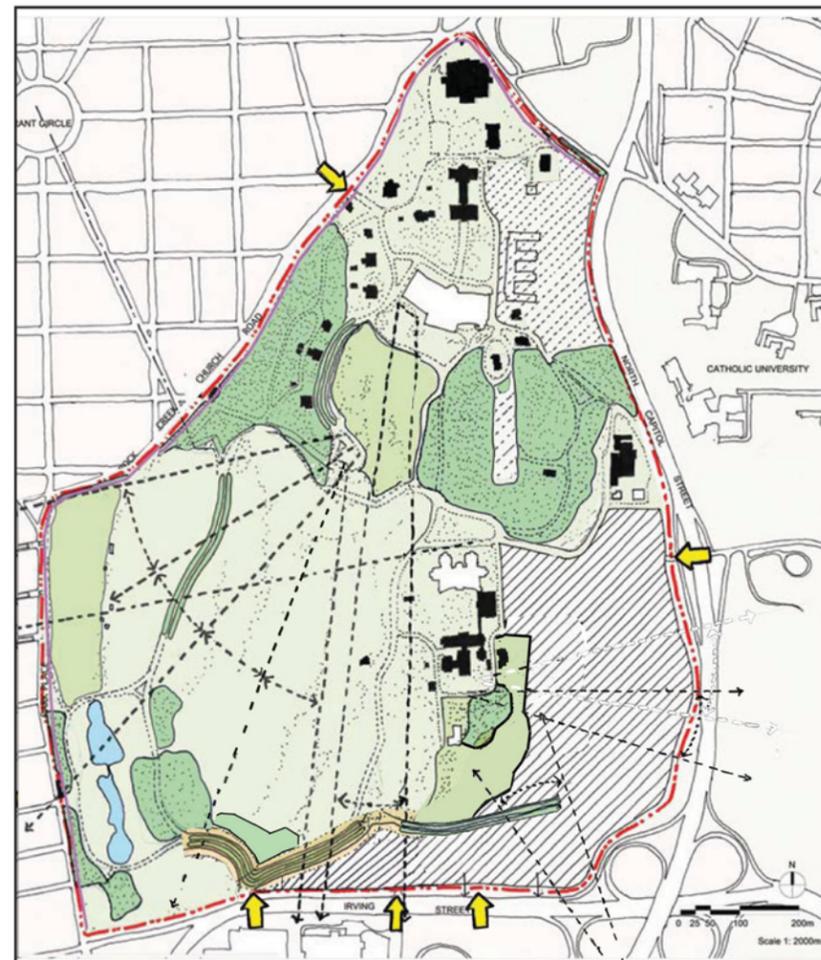
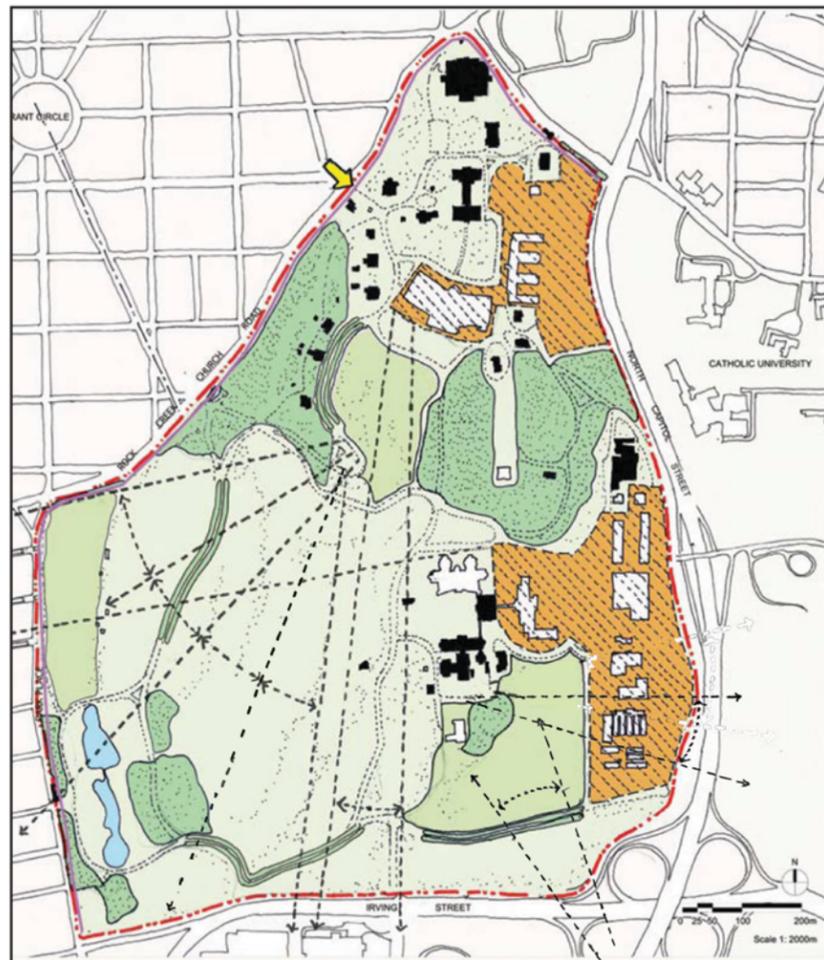
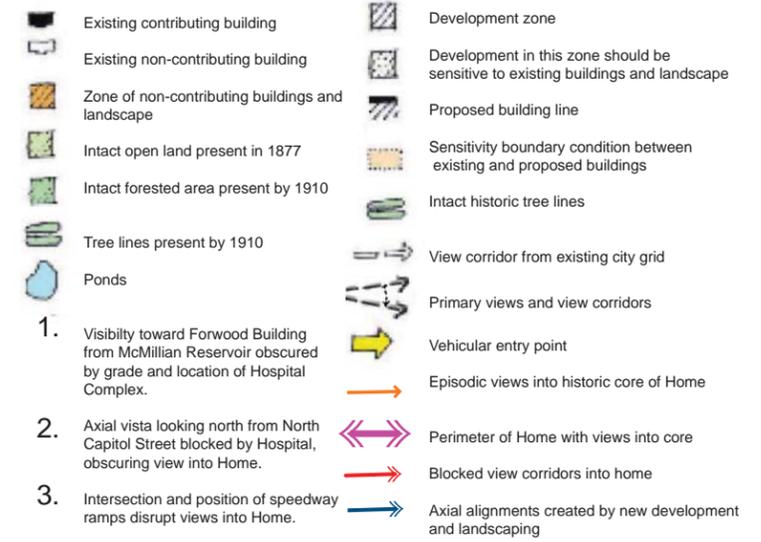


Proposed land use

Section 11.3 Sitewide Design Guidelines

Sitewide design guidelines address the following:

- Historic resources
- Buildings
- Access and security
- Street types
- Parking
- Landscape, including topography and views, open space, site perimeter, treescape, streetscapes, foundation plantings, commemorative objects and sculpture, and site furnishings
- Signage



Existing conditions diagram

Sitewide design guidelines diagram

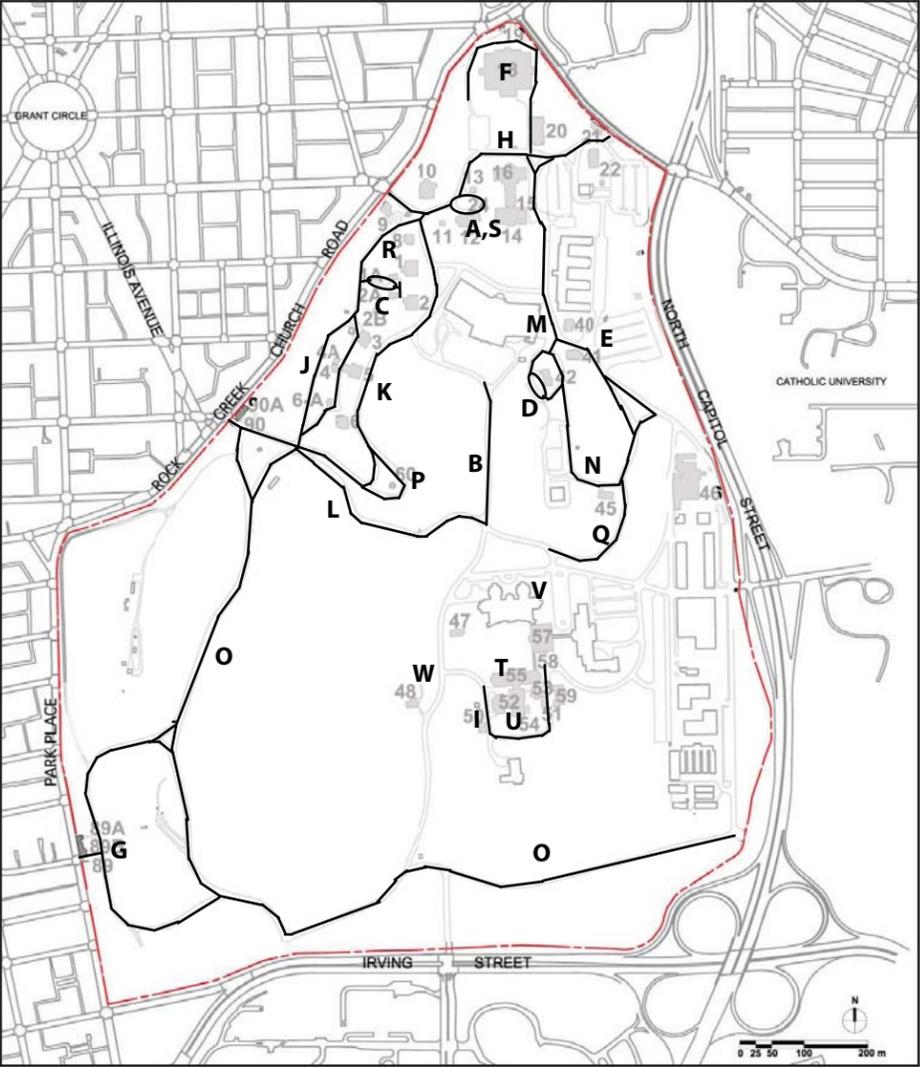
Post-construction perimeter visibility diagram

Historic Resources Overview

Resources which contribute to the historic character of the Home are mapped and described by zone in the zone-specific design guidelines (Section 11.4). Contributing Roads, Archeological Sensitivity Areas, and Zones of Prehistoric Sensitivity are mapped below.

The adaptive use of all historic buildings is encouraged and specific landscape guidelines aim to restore and/or protect cultural landscape resources. In addition, the site as a whole has overall moderate probability to contain intact cultural remains.

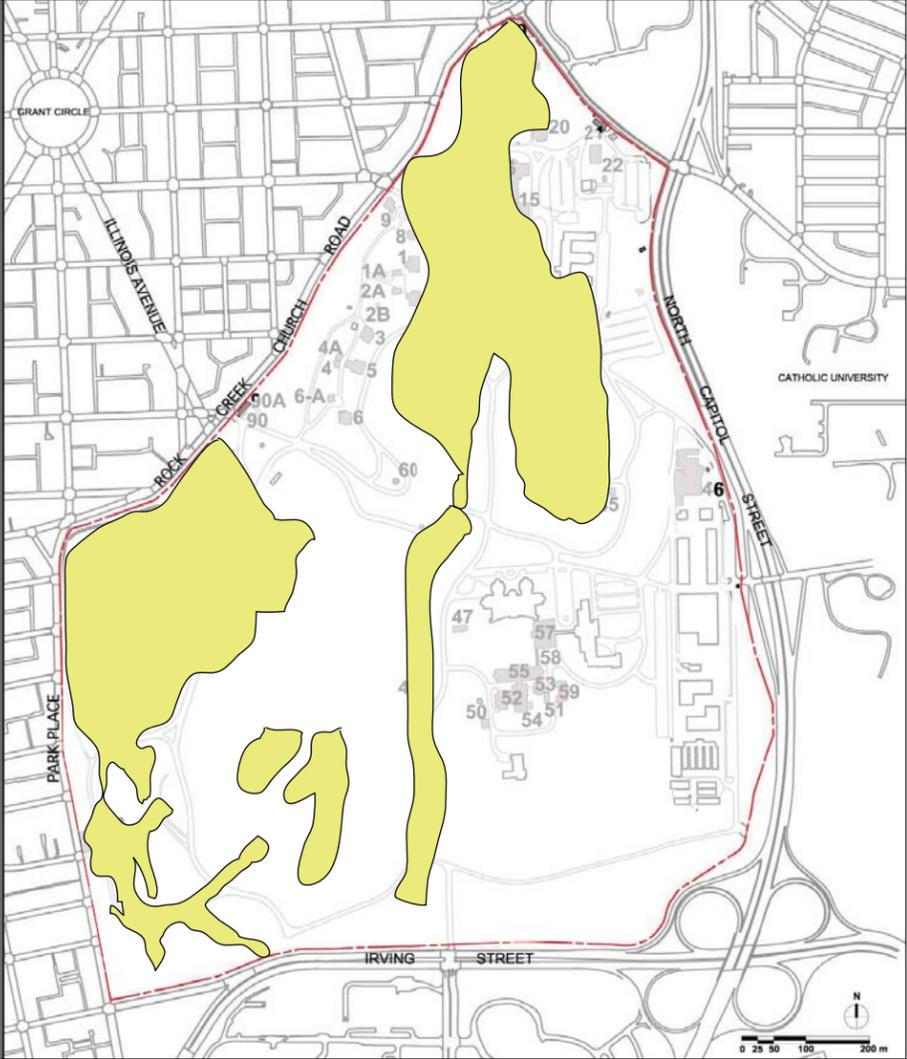
Areas of moderate prehistoric activity exist throughout the Home. The prehistoric potential for the Home dates from the Archaic Period (9000 BC – 1000BC) and the Woodlands Period (1200 BC – European Contact).



Roads and archeological sensitive zones contributing to historic character

- List of contributing roads:
- A Anderson Circle
 - B Arnold Drive
 - C Driveway, Quarters 1-2
 - D Driveway, Rose Chapel
 - E Eisenhower Drive
 - F Grant Circle
 - G Lake Circle
 - H Lincoln Drive
 - I Lower Hospital Road
 - J Lower Service Drive
 - K MacArthur Drive
 - L Marshall Drive
 - M Old Chapel Circle
 - N Old Chapel Road
 - O Pershing Drive
 - P Scott Statue Circle
 - Q Upper Hospital Road
 - R Upper Service Drive
- Archeological Sensitivity Zones:
- S Lincoln Cottage Archeological Site
 - T Location of Carlise Cottage
 - U Location of Former Barnes Building
 - V Location of Post-1873 Cross Gable Frame Building
 - W Location of Pre-1870 Building Cluster

Areas of moderate prehistoric potential



Zones of prehistoric sensitivity

Buildings

The campus-like site is located at a transitional point in the city between small-scale residential uses and large-scale institutional uses. Development overall will strike a balance, reinforcing the campus-like feel of zones to be developed by AFRH, the residential character of zones located near residential neighborhoods, and the larger built form of commercial and institutional buildings in mixed-use zones. New development shall also respect AFRH-W's existing historic fabric and incorporate, to the extent possible, the character-defining historic elements of the site.



Development surrounding AFRH-W



Enlarged plans of surrounding development



Park View neighborhood (west of AFRH-W)



The Catholic University of America (east of AFRH-W)



Medical Center (south of AFRH-W)

Access and Security

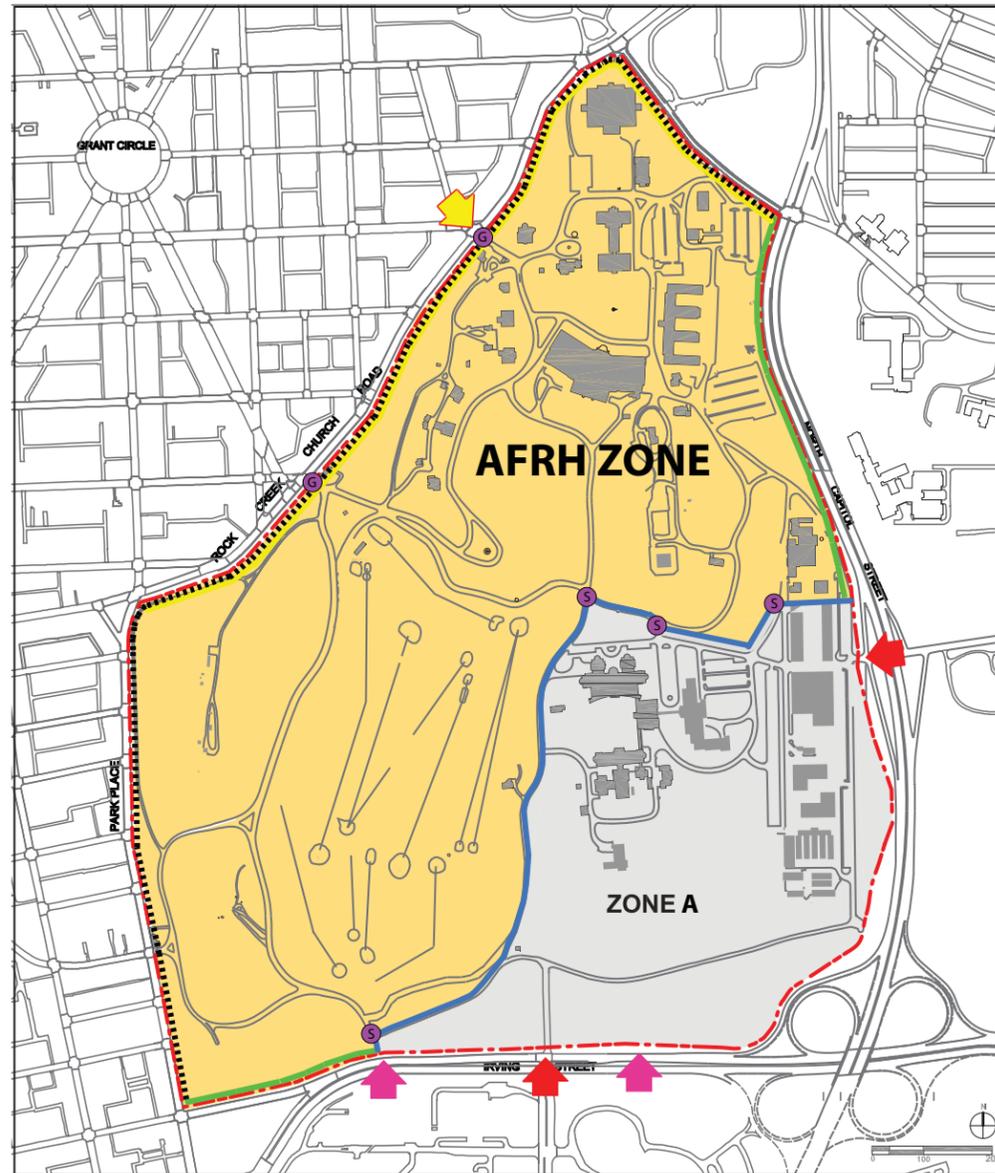
The Master Plan includes the reopening of 2 existing vehicular entrances, the creation of 2 new vehicular entrances and the continued operation of the single existing entry at the Eagle Gate.

Residents today enjoy a secure campus and AFRH intends to maintain a secured perimeter for them in the future. Toward that end, the Master Plan includes a new security line which will be established to exclude from the AFRH Zone those zones that are developed by others. In establishing the new perimeter, AFRH took into consideration 1) the location of the fence, 2) ease of access through the fence for its residents and maintenance staff, and 3) the design of the fence, considering its impenetrability, aesthetics and compatibility with the historic character of the site.

The fence line shown on the plan to the right is the line as it will be when Zone A is developed. The fence line as proposed in the Master Plan will secure all areas that will remain as the core campus of AFRH-W, with one secured gate and other points where residents can use swipe cards to go to and from the campus to the development zones and maintenance staff can access roads outside of the AFRH Zone. The fence line does not cut through any of the distinct historic character areas.

With regard to its design, the fence shall not be penetrable except at designated access points. It shall be high enough to deter entry, with the height at any particular location depending on the topography. However, the fence shall not inhibit views or become a visual barrier; people shall be able to see through and/or over the fence.

The design of the fence and its access points shall be in keeping with the historic examples extant on the property and not significantly detract from the historic character of the surrounding area. A contemporary, visually subtle design might be used if it is compatible with the historic character.

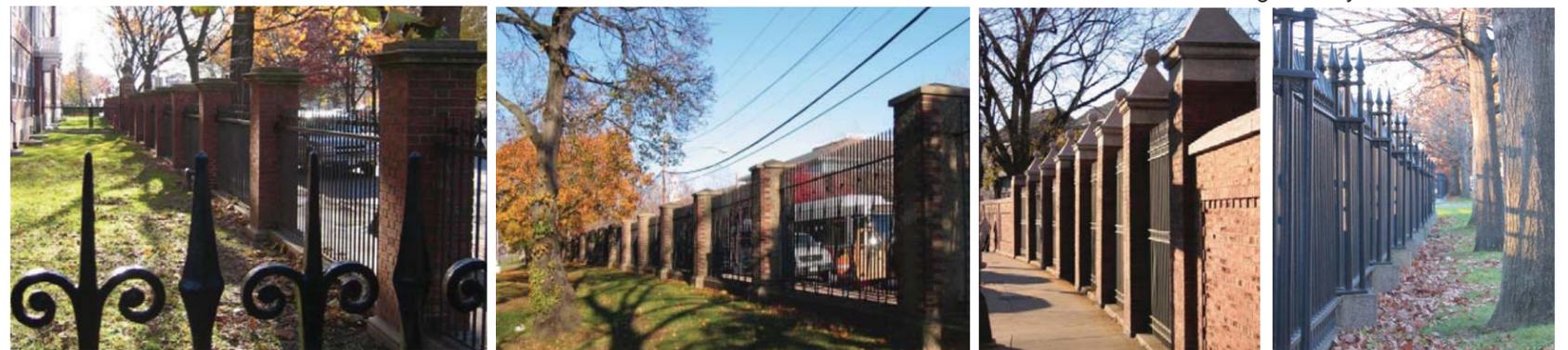


- New vehicular entry
- Existing entry to be reactivated
- Existing entry
- Swipe card access gate
- Manned access gate
- Proposed security line after development of all zones
- Property line
- Secure zone for AFRH
- Development zone outside of secure zone
- Existing buildings
- Existing chain link fencing
- Existing stone and masonry fencing
- Existing iron fencing

Access and security plan



General view of the existing security fence



Examples of appropriate security fences

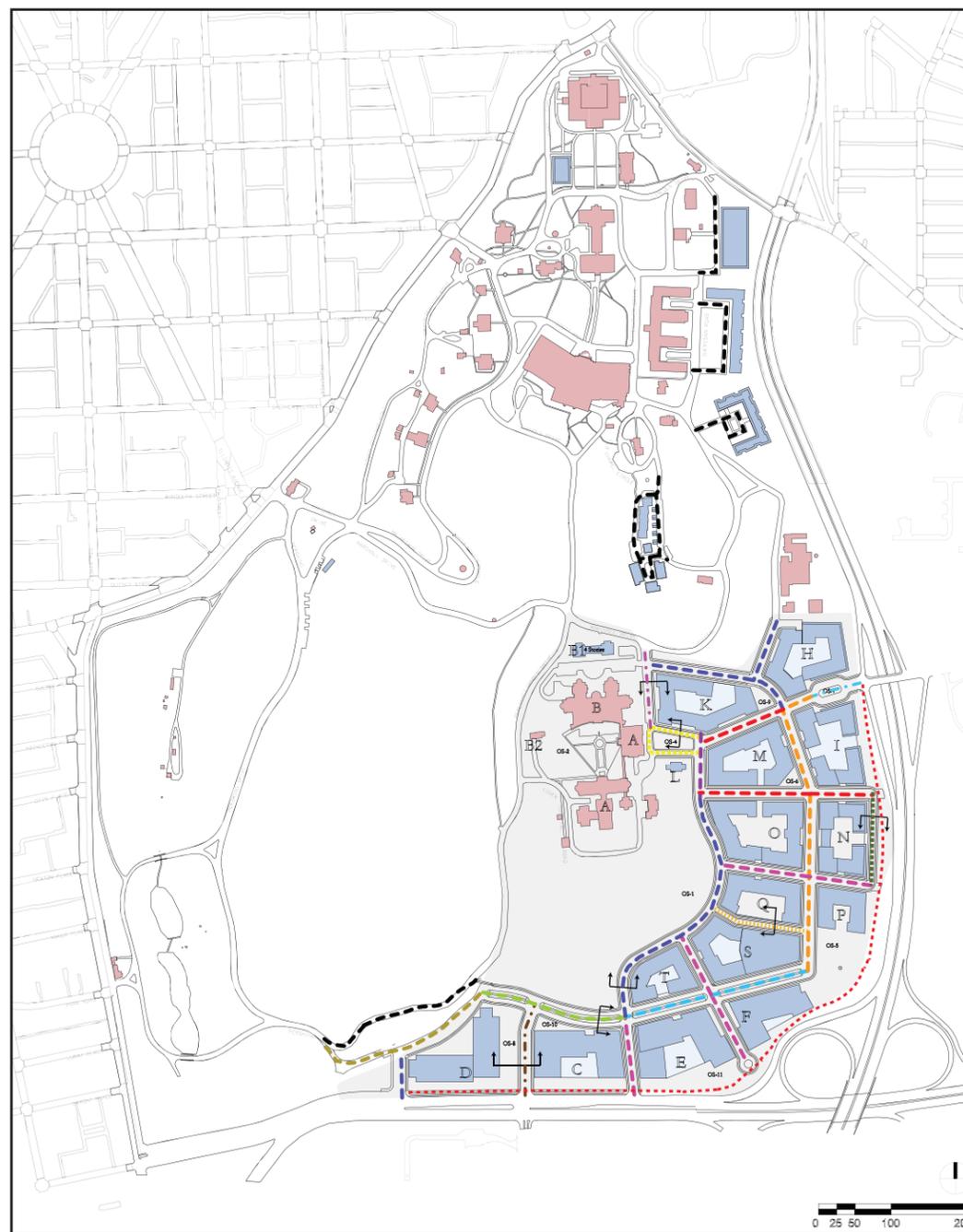
Streets and Streetscapes

The existing circulation pattern of the Home – meandering, tree-lined, two-lane, shared use roads with off-street parking – forms a character-defining element. The picturesque configuration of these streets, which for the most part date to the 1870s when the Home was a popular site for horse and carriage rides, reinforces the notion of “traffic calming” and joint use for vehicles and pedestrians to access destinations within AFRH-W grounds.

Maintaining the shared-use emphasis of streets within the Home is crucial to preserving a consistent historic, pastoral character throughout. Additionally, streetscapes throughout the Home shall be relevant to their surroundings. Streets within urbanized areas need to be designed to safely accommodate high volumes of foot and vehicular traffic, while roads that wind through the Home’s open spaces shall reflect the character of a rural road: narrow, bending, tree-lined rights-of-way. This is of particular importance in the AFRH Zone and around the pasture in Zone A.

Streets in the Master Plan include the retention of many existing rights-of-way, as well as new streets which will complement the existing street network, as deemed necessary, to serve new development and existing buildings. New streets shall retain existing street patterns and alignments to the extent possible and respect the qualitative character and materiality of the existing streets. This includes the use of brick sidewalks, granite curb cuts, quality street lighting, and sizeable street trees.

Four street section types are envisioned for use across the site: (1) Type 1 street section for primary streets with two-way traffic lanes and parking on both sides, (2) Type 2 street section for secondary streets with two-way traffic and parking on one side, (3) Type 3 street section for two-lane residential and/ or service streets, and (4) Type 4 street for two-lane street with a width and treatment similar to existing campus streets. The alignment and locations of these street types have been determined for each zone separately. (See specific streetscape guidelines for each development zone.) The guidelines herein comport with those set out by the DC Department of Transportation (DCDOT).



Street types

Bicycle paths are required in the locations as seen in the illustration to the left. They shall be 8 feet wide for two-way bike paths and 5 feet wide for one-way bike paths.

Utility lines will be placed below grade.

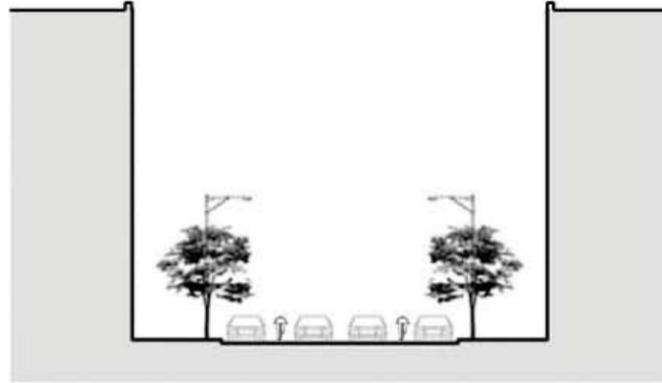
New proposed and improved existing street types

- Type 1A-1 streets
- Type 1A-2 streets
- Type 1A-3 streets
- Type 1A-4 streets
- Type 1A-5 streets
- Type 1B-1 streets
- Type 1B-2 streets
- Type 1C-1 streets
- Type 1C-2 streets
- Type 1C-3 streets
- Type 2B streets
- Type 2C streets
- Type 2D streets
- Type 3A streets
- Type 3B streets
- Bicycle path
- Existing buildings
- Proposed buildings

Primary Streets

Type 1A - Main Streets

Type 1A-1: Shared bike lane (44'-0" cartway, 76'-0" ROW)
 Type 1A-2: See plan dimensions below,
 Dedicated bike lane (48'-0" cartway, 80'-0" ROW)
 Type 1A-3: no bike lane, (38'-0" cartway, 70'-0" ROW)
 Parcel boundaries for Parcels E and F extend to center of the street.



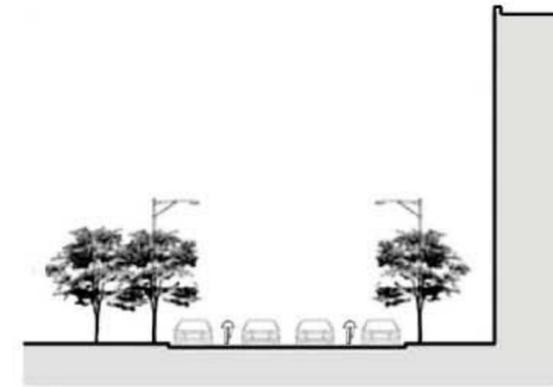
Type 1B - Pershing Drive

Type 1B-1: See plan dimensions below,
 Dedicated bike lane (70'-0" cartway and median, 102'-0" ROW)

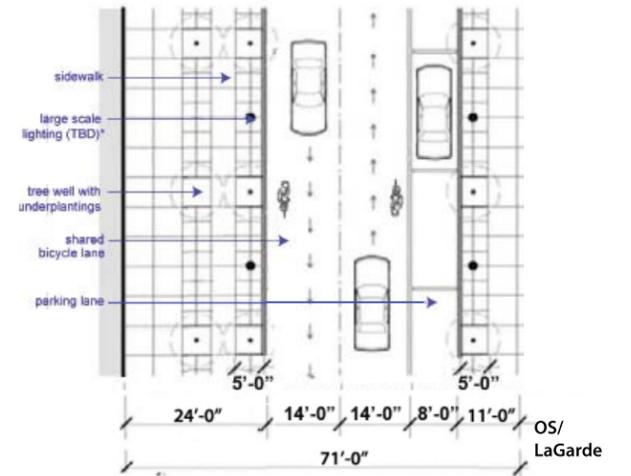
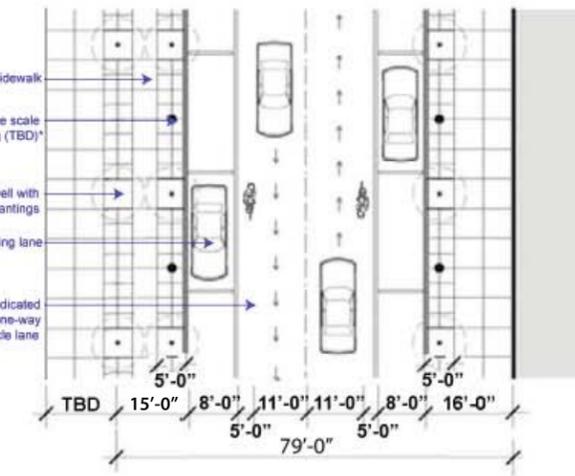
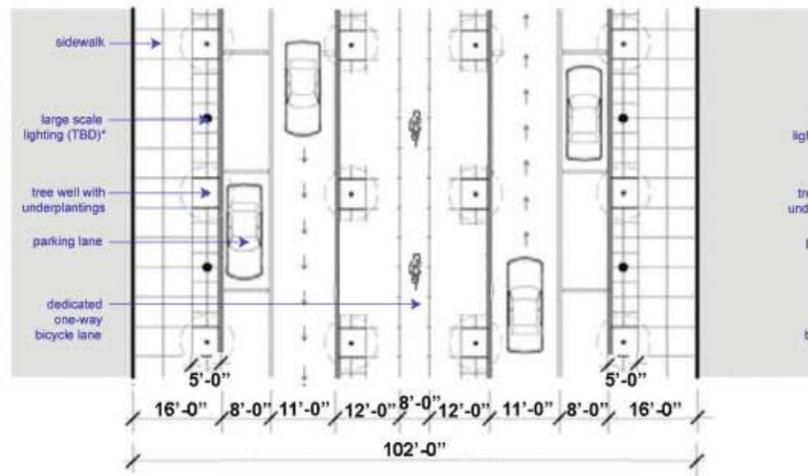
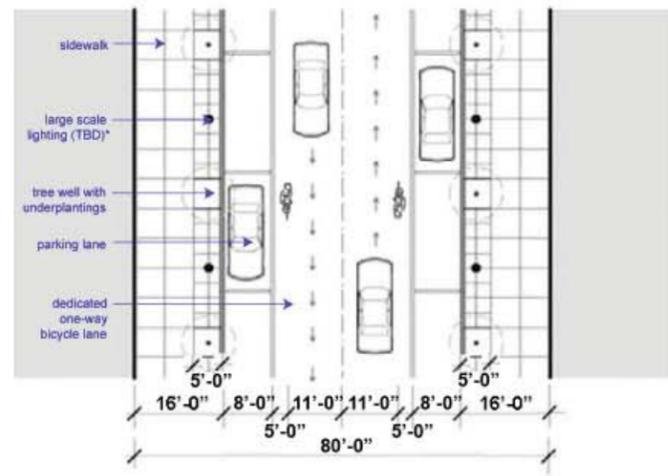
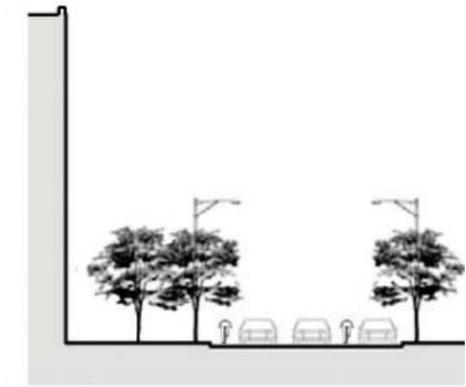


Type 1C - Landscape Corridors

Type 1C-1: See plan dimensions below,
 Dedicated bike lane (48'-0" cartway, 79'-0" ROW)

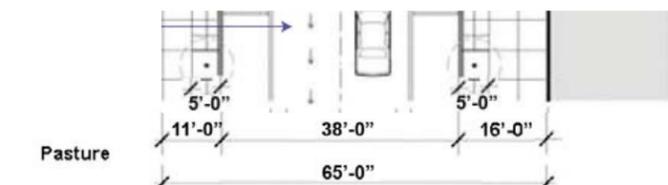


Type 1C-2: See plan dimensions below,
 Shared bike lane (36'-0" cartway, 71'-0" ROW)



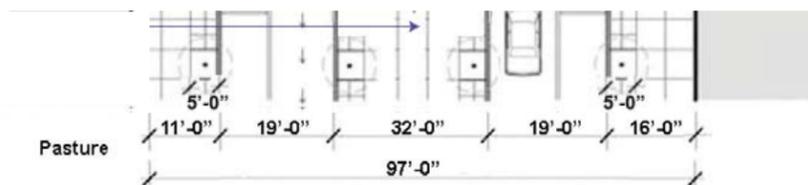
Type 1A - Pasture Streets

Type 1A-4: Shared bike lane (44'-0" cartway, 71'-0" ROW)
 Type 1A-5: See dimensions below, No bike lane (38'-0" cartway, 65'-0" ROW)



Type 1B - Pershing Drive to Pasture

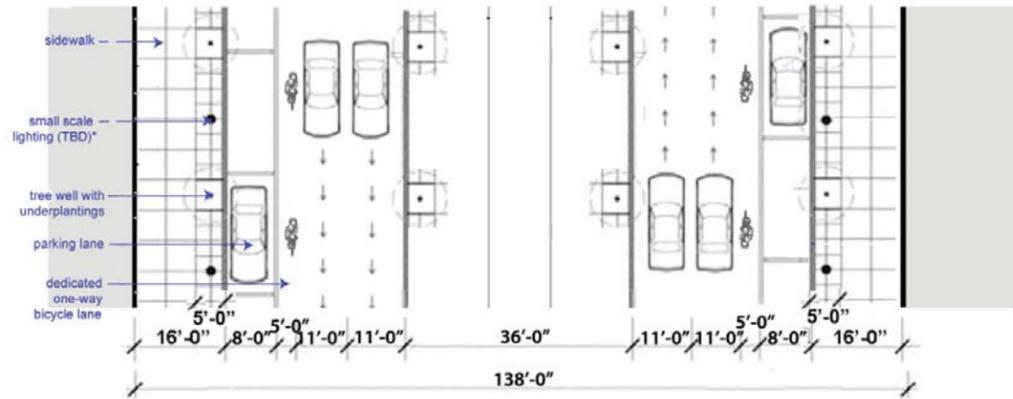
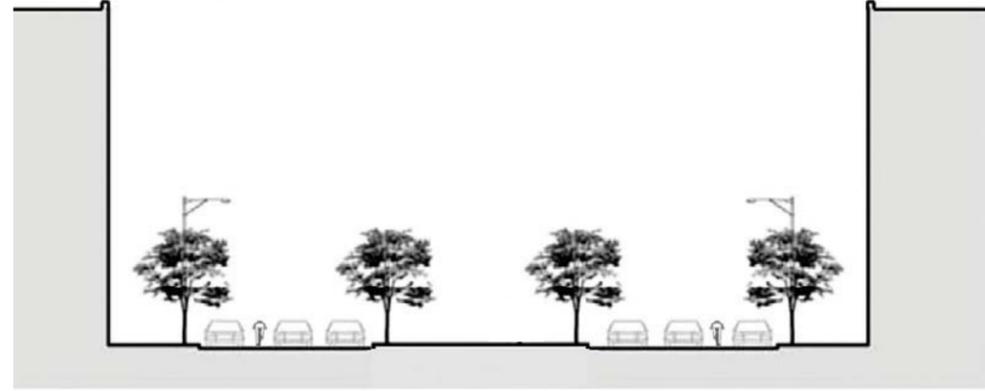
Type 1B-2: See plan dimensions below,
 Dedicated bike lane (70'-0" cartway and median, 97'-0" ROW)



* See Landscape Guidelines for lighting standards.

Primary Streets (cont.)

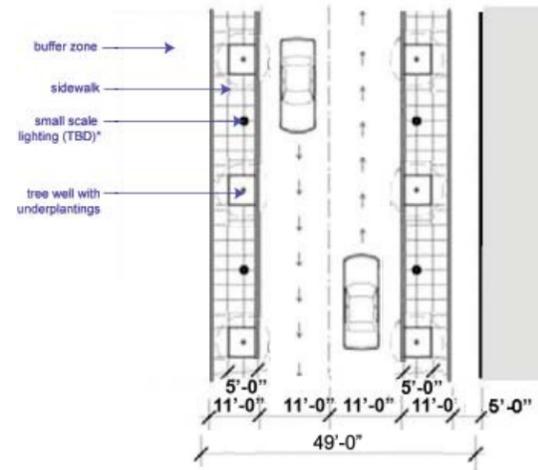
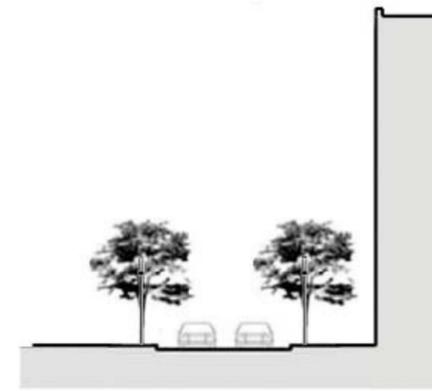
Type 1C-3: See plan dimensions below,
Dedicated bike lane (106'-0" cartway and median, 138'-0" ROW)



Secondary Streets

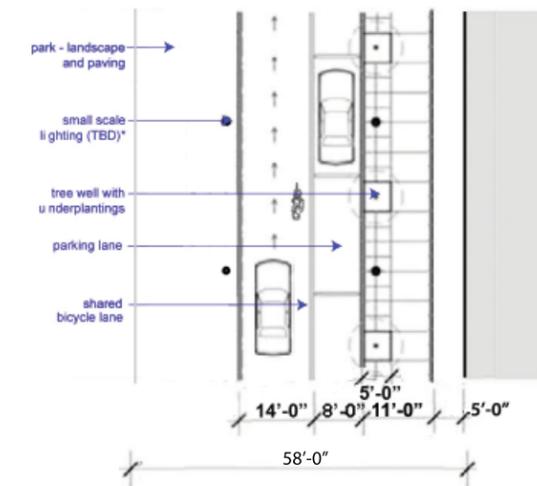
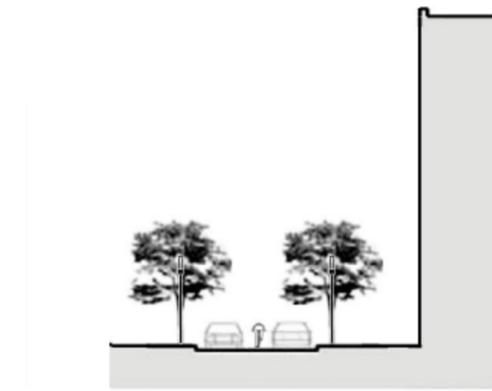
Type 2B

See plan dimensions below,
No bike lane (22'-0" cartway, 49'-0" ROW)



Type 2C

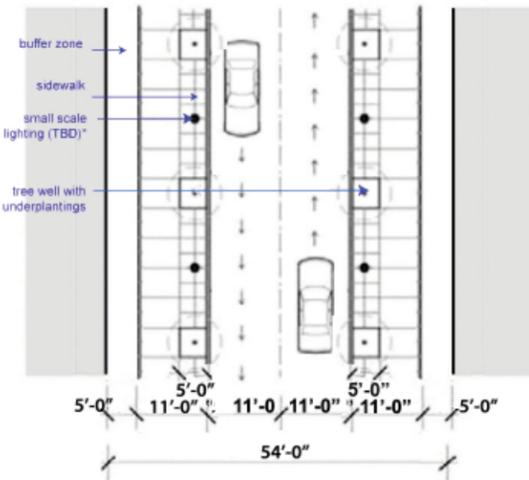
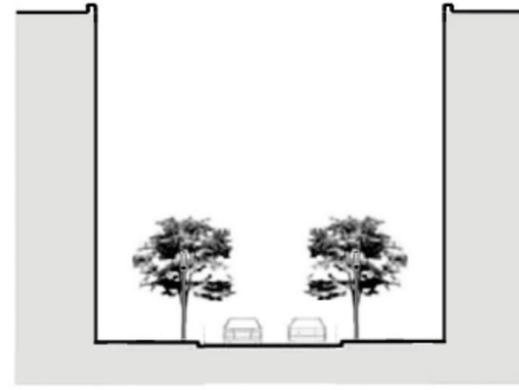
See plan dimensions below,
One way, shared bike lane (22'-0" cartway, 58'-0" ROW)



Secondary Streets (cont.)

Type 2D

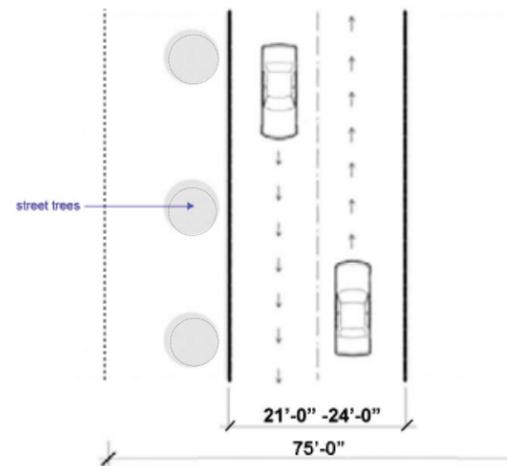
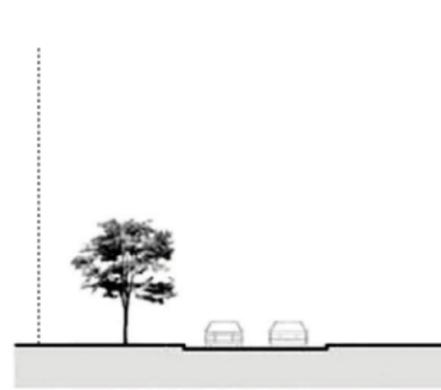
See plan dimensions below,
No bike lane (22'-0" cartway, 54'-0" ROW)



Changes to Existing Corridors

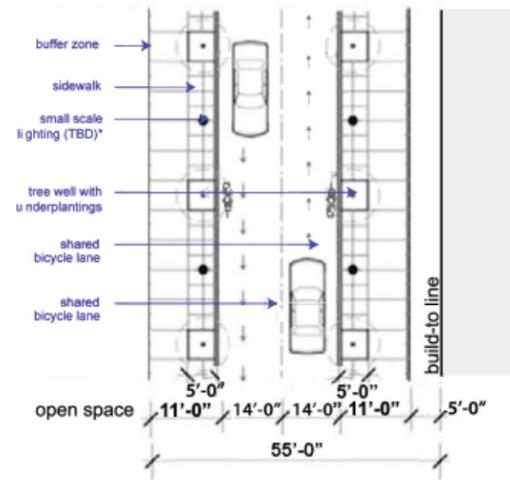
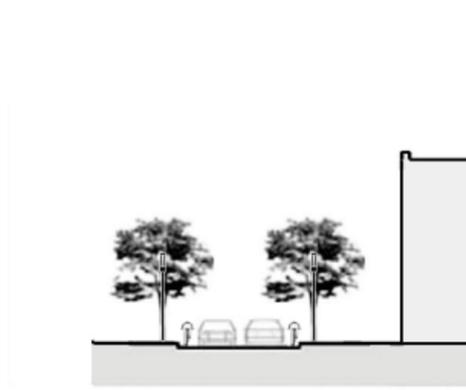
Type 3A

To match typical dimension of existing streets in AFRH-W

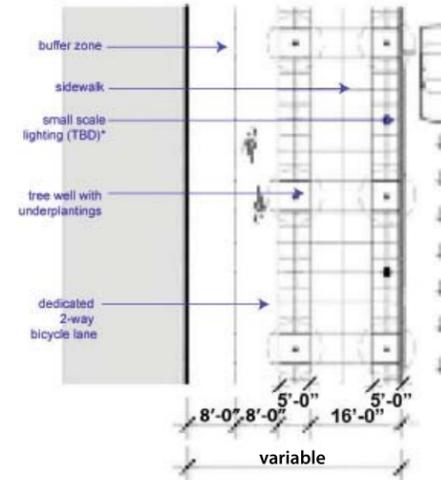
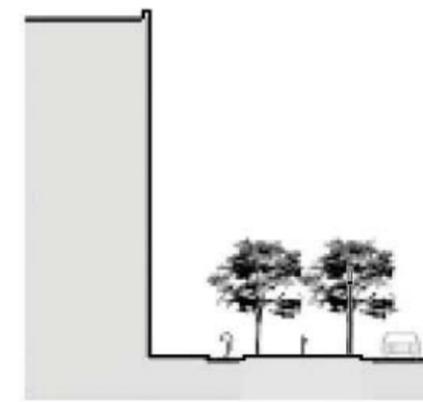


Type 3B

To match character of existing streets in AFRH-W,
with added lighting, bicycle lanes, and sidewalk
Shared bike lanes (28'-0" cartway, 55'-0" ROW)



Bike Path** - Irving Street



The preceding street types are in compliance with the District Department of Transportation (DCDOT) Standards but are not all-inclusive. The following standards also comply:

- The minimum ROW for a one-way travel road is 55 feet with a 10 feet setback on both sides.
- The minimum ROW for a two-way travel road is 75 feet with a 10 feet setback on both sides.
- The minimum lane width in an urban area is 11 feet.
- The minimum lane width for a shared bicycle and traffic lane is 14 feet.
- The minimum parking lane shall be 8 feet.
- The minimum pavement width for a two-way street with two lane parking is 36 feet.
- The minimum pavement width for a two-way street with one lane parking is 32 feet.
- The minimum pavement width for a one-way street with two lanes parking is 30 feet.
- The minimum pavement width for a one-way street with one lane parking is 22 feet.

- Trees must be planted 35-40 feet on center.
- Trees must be planted a minimum of 10 feet from a driveway or alley, 15 feet from a light pole, and 10 feet from a fire hydrant.
- Lampposts must be located 60-150 feet on center.
- The maximum grade for new construction is 8%.
- The maximum degree of horizontal curve is 5 degrees.
- Cross-slope for driving lane is 1.0 - 4.0%.
- A one-way bicycle lane is 5 feet wide, a two-way bicycle lane is 8 feet wide.

* See Landscape Guidelines for lighting standards.

** The bicycle path along North Capitol Street must be 8 feet wide. The ROW is variable.

*** Service drives or alleyways less than 34 feet (DCDOT standards) must be included within the parcel; and operated and maintained by the parcel lessor.

Parking

Parking is located below grade, above grade, on street and, in some existing locations – in surface lots. New development will replace most of the existing surface lots.

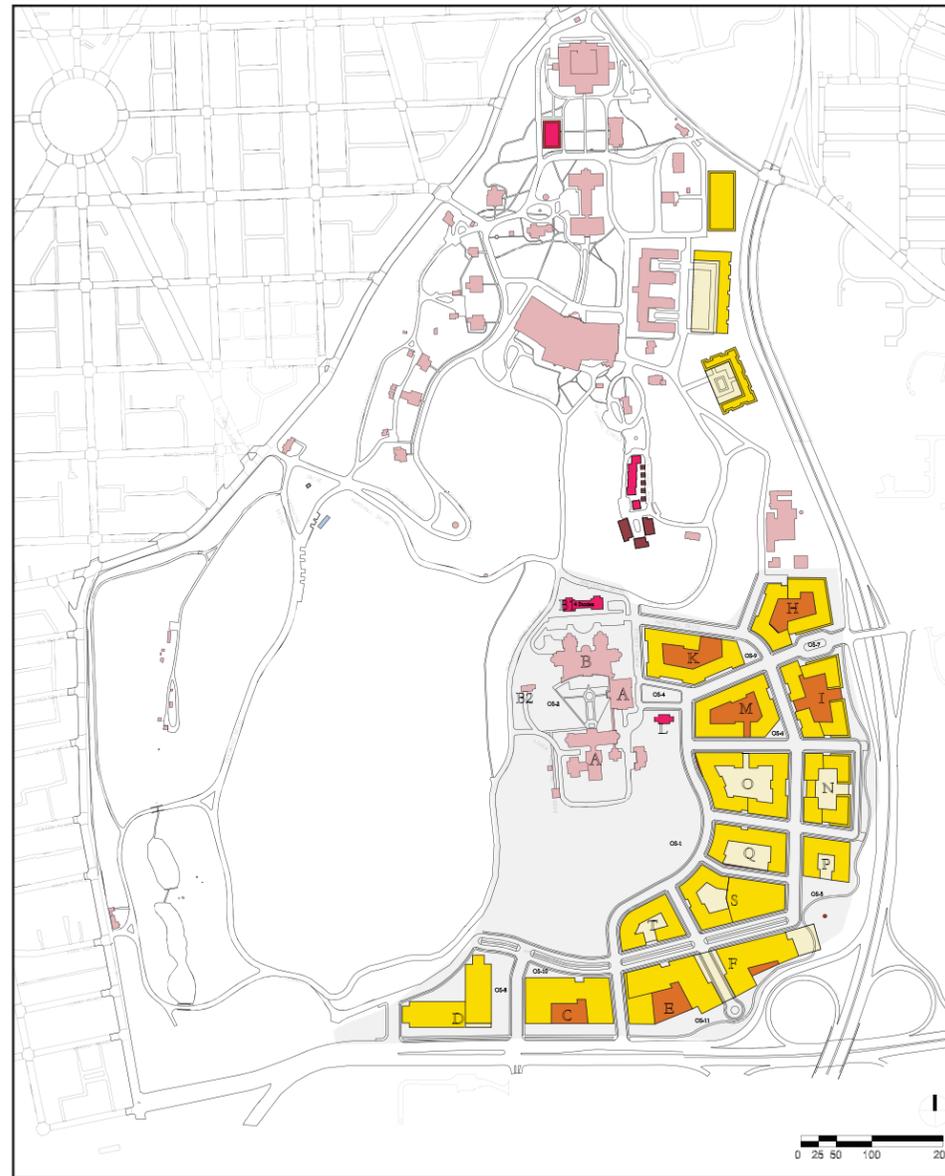
New parking will be located below grade to the maximum extent feasible. The location of above grade parking structures is restricted to the locations shown on the plan on this page. Above grade parking structures shall have façade treatments that diminish their scale and minimize their visual impact. Above grade parking is allowed at the centers of parcels H, I, K and M and shall be screened by residential or commercial uses.

Residential units in the AFRH Chapel Woods Sub-zone will include enclosed parking that is either detached or integrated into the housing unit. (See illustrative plan for locations).

On-street parking is allowed and shall remain within the more highly developed areas of the Home, as it serves the double purpose of providing additional public parking spaces and as a traffic calming device.

Additional surface lots are not allowed, except at the LaGarde Building on a temporary basis (see following page). This lot shall be heavily buffered with vegetation.

Parking demand calculations are based on 0.75 space per thousand square feet of assisted living; 1.00 spaces per thousand square feet of residential; 2.94 spaces per thousand square feet for medical, 0.98 spaces per thousand square feet for commercial office space, 2.5 spaces per thousand square feet of retail space; 1.25 spaces per hotel room and 3.33 space per thousand square feet of hotel meeting space. Additional public parking will be provided in Zone A in order to make its amenities, such as open space, accessible.



Parking

- Existing building
- Proposed building without structured parking
- Proposed residential garage on ground level
- Below-grade structured parking with open space above
- Below-grade structured with building above
- Above-grade structured parking (45 foot height limit)

Parking Summary

AFRH ZONE - North-Northeast

Existing parking to remain:	
Sherman Building	25 spaces
Sheridan (1)	<u>15 spaces</u>
Sub-total existing parking to remain: 40 spaces	
Eliminated surface parking to be replaced:	
Grant Building	42 spaces
Sherman (E)	110 spaces
Harewood/N Capital	135 spaces
Sheridan (2)	65 spaces
Sheridan (3)	<u>202 spaces</u>
	<u>554 spaces</u>

New development 350,000 SF - required parking	700 spaces
New spaces for Grant Building	<u>338 spaces</u>
Total required AFRH Zone - North-NE parking:	1,592 spaces

Northern parcel - 2.5 story parking structure:	116 spaces per floor
	<u>290 spaces</u>
Central parcel - 2 story parking structure:	396 spaces per floor
	<u>792 spaces</u>
Southern parcel - 3 story parking structure:	170 spaces per floor
	<u>510 spaces</u>
Total new AFRH Zone - North-NE parking:	1,592 spaces

AFRH ZONE - Chapel Woods

New development 42,000 SF - 42 required parking spaces	
Garage located in each unit	24 spaces
New surface lot and street parking	<u>18 spaces</u>
	42 spaces

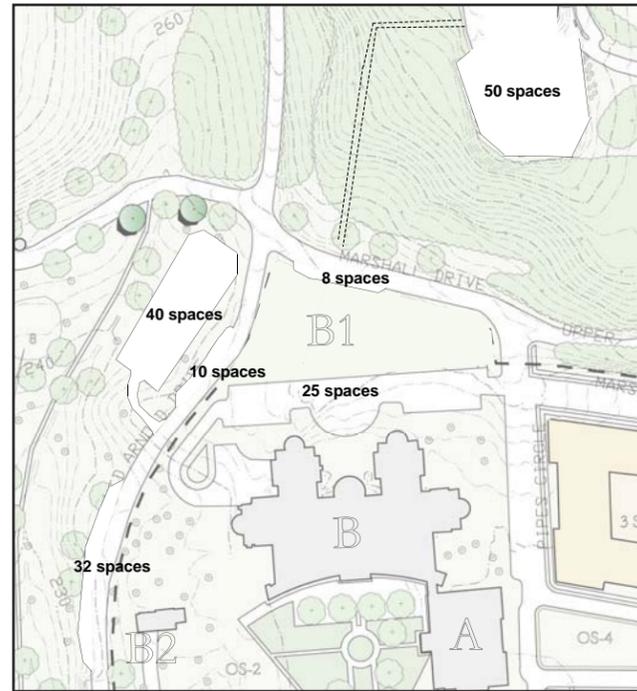
ZONE A

New development 4,316,995 SF - 5189 required parking spaces	
	<u>5,189 spaces</u>

Parking for the LaGarde Building

AFRH may replace the LaGarde Building with a facility to be located in the AFRH Zone. Because some of the parking for the LaGarde Building is located on a development parcel within Zone A, AFRH will use other locations to provide replacement parking until such time as a new facility is constructed in the AFRH Zone. The 165 temporary replacement parking spaces will be located as shown on the plan to the right.

This lot shall be heavily buffered with vegetation.



165 temporary parking spaces for the LaGarde Building

Landscape Guidelines

The Home is a designed landscape in which trees play an important role in establishing the character of the Home and its various sub-zones, such as Chapel Woods. Trees serve a number of functions both on site and from afar. Some of the functions are screening views, buffering the perimeter, and providing canopies and a green oasis. Therefore, it is a goal to retain and enhance the form and function of trees. In addition, the general character of the existing landscape is to be maintained and enhanced. It is to be altered only where deemed appropriate.

Views and Topography

Protected viewsheds and view corridors can be found on the map to the right. The map on the following page outlines areas from which AFRH-W is visible and areas of AFRH-W visible from beyond property boundaries.



South view to Washington Monument



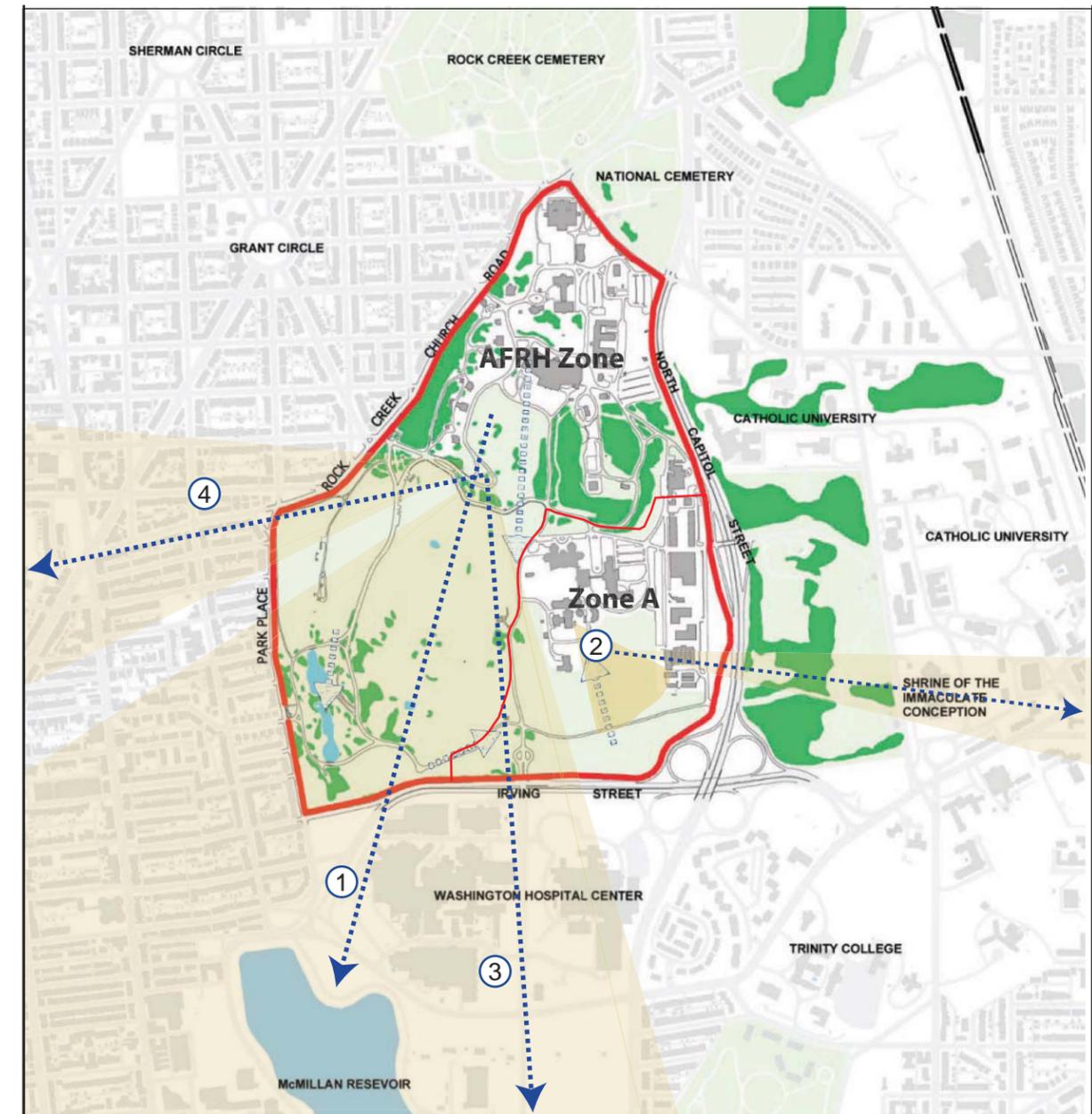
East view to the Catholic University of America and Shrine of the Immaculate Conception



South view to the Capitol

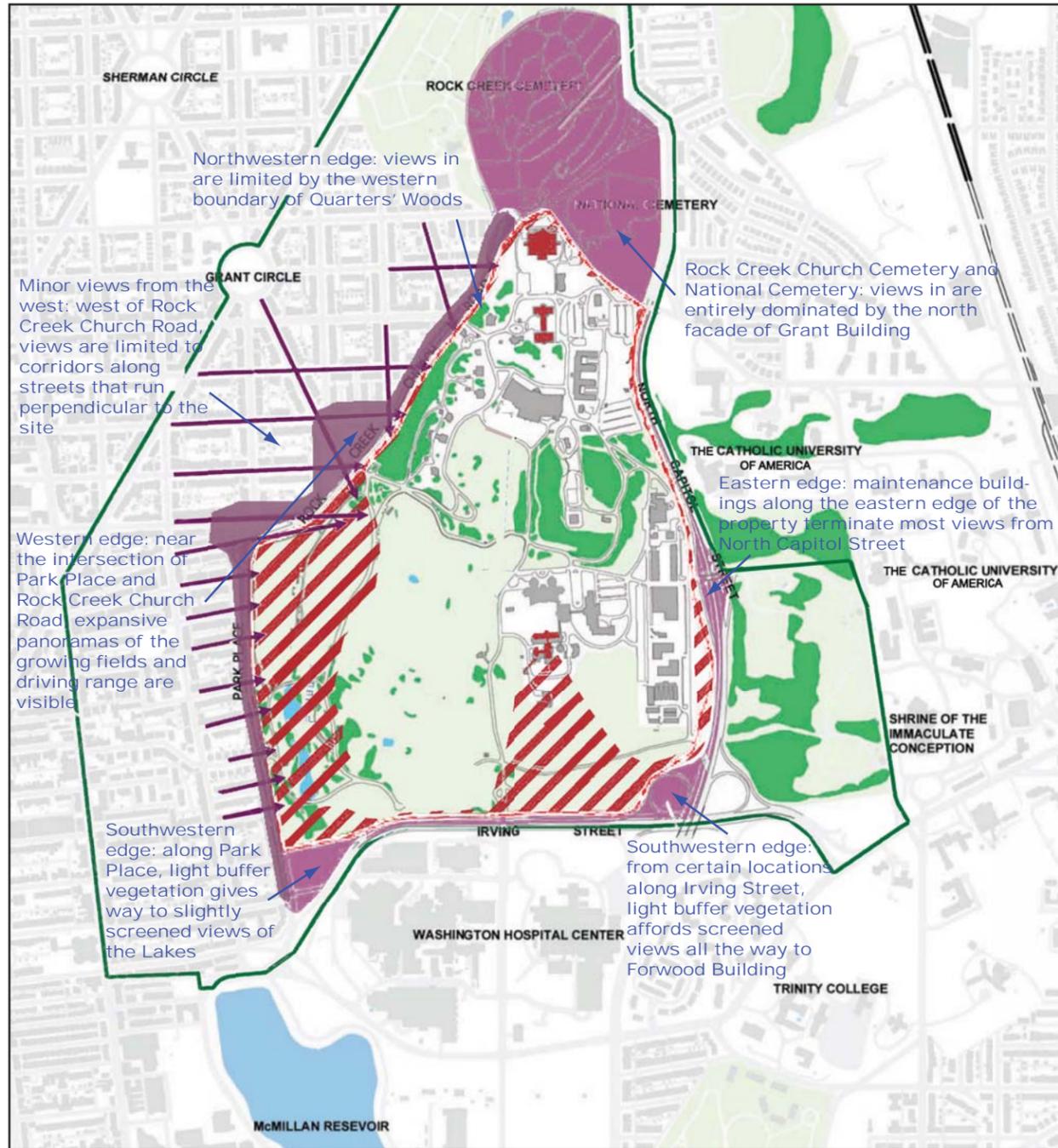


West view to the National Cathedral



Existing views and view corridors from the site

Intact historic viewshed
Intact view corridor



Areas of visibility from outside of AFRH-W

The preservation of key views is outlined within the zone-specific guidelines. Much of the existing development within AFRH-W was carefully sited to take advantage of the varied topography that is present throughout the site. Historically, topographical features were used to create, define, or obscure key views to, from, and between built resources of the Home.

The Master Plan for new development shall respect the site's topography, take advantage of views, preserve existing view corridors to the extent possible, and help frame internal views of the existing landscape. As part of Master Planning process, potential development in each zone was studied from numerous vantage points inside and outside the Home in an effort to retain historic topography, significant topographic features, and key associated views. New development shall avoid causing adverse visual impacts whenever possible. If not possible to avoid an adverse impact, efforts shall be made to minimize or mitigate the adverse impact.

Open Space

AFRH-W residents currently enjoy a rich variety of open spaces, including a golf course, a baseball diamond, green quadrangles, gardens, forested areas, and open fields. In some cases, open spaces are the result of the formal siting of buildings into clusters. In these cases, buildings are arranged around a formally designed landscape with entrances leading both onto the space and to the surrounding access roads, thereby creating definable open quadrangles—essentially outdoor rooms. The majority of the open spaces at the Home exist as large open areas, once agricultural fields, dairy pastures, or meadows, resulting from the site’s early uses, landscape elements, and natural topography. While the general public does not have access to the Home’s grounds, this expanse of open space set within urban development is visible from a large radius surrounding the property.

Through the Master Plan, AFRH is encouraging the protection of most of the existing open spaces that serve AFRH-W residents. Those areas within the AFRH Zone not specifically scheduled for development within this Master Plan, such as the golf course, building quadrangles, woodlands, forests, and other open areas, will be preserved and protected as open space in their historic form.

Guidelines for new development were drafted to preserve and protect the historic open spaces by considering the siting, massing, height, and entrance locations of proposed buildings. It is intended that new development shall fit into



Yerba Buena Esplanade, San Francisco, CA



Boston Public Garden, Boston, MA



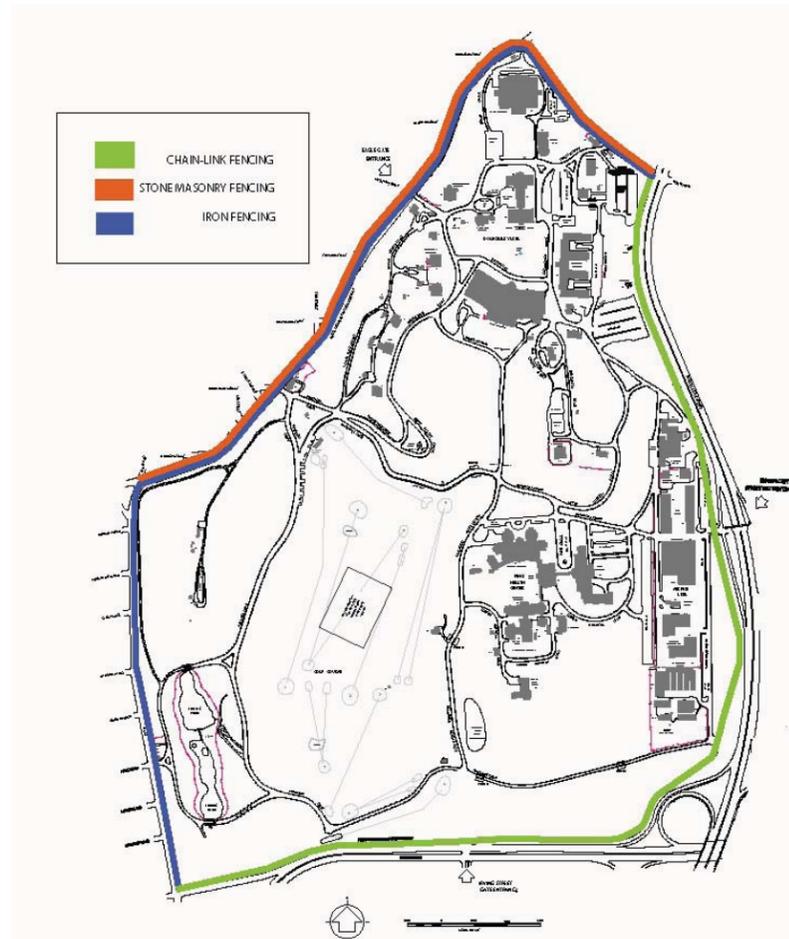
Dupont Circle, Washington, DC



University of Virginia Lawn, Charlottesville, VA



Open space balanced with built form similar to proposal for Zone A



1. Existing historic perimeter walls and fences.



2. Existing historic perimeter walls and fences: Iron fence and stone wall with brick piers lining the northwestern edge of the site, near the intersection of Park Place and Rock Creek Church Road. The recently added chain link fence shall be removed and the paint on the brick piers shall be restored.

the Home's historic plan, respecting significant landscape elements and circulation patterns through respect for the existing patterns of open space. Planning has taken into account the impact of new development on the existing layout of historic open spaces, and the Master Plan includes guidelines to both protect and enhance these spaces. Historic patterns of building clusters arranged around a formally designed quadrangle space, as well as in juxtaposition with less formal landscaping, shall be looked to for inspiration in the new developments.

Newly defined open space includes a rich variety of public open spaces types with possibilities for a large field, bike paths, and a series of small pocket parks. These open spaces shall be designed to be sympathetic to the existing landscape features and shall use landscape elements to inform and guide development decisions.

Paths, roads or other forms of circulation through open spaces shall be configured and use materials that enhance the historic character of the open areas, are consistent with the architectural character of surrounding buildings, and respect associated landscape elements, all as outlined in the zone-specific guidelines.

Site Perimeter

Since its earliest years of operation, AFRH-W has been a secure compound with limited and controlled public access. The existing perimeter treatment along the north and north-west boundaries is a stone wall with wrought iron balusters set between brick piers constructed between 1876-78; the wrought iron fence along the western boundary was installed in 1899. Although modified and strengthened to meet modern security requirements, much of the perimeter treatments that date to the Period of Significance (1842-1951) still remain in place.

As existing segments of the historic perimeter wall are stabilized and restored (1, 2), recent modifications above the

wrought iron fencing shall be removed to return the wall to its original state. Any new perimeter treatments shall be compatible with the existing historic perimeter treatment, preferably of a simple design. Additionally, any perimeter wall or fence components constructed outside of the Period of Significance shall be replaced with components compatible to the existing historic perimeter treatments. As necessary, historic perimeter walls and fences shall be modified to incorporate modern security (anti-climb, anti-ram) requirements with the addition of compatible elements, rather than alteration or removal of the historic materials. Four historic entrances will be reopened for vehicular traffic and a limited number of pedestrian openings may cut into the historic perimeter elements to facilitate access from the adjacent neighborhood to parks and other amenities. Historic gatehouses and entrance gates shall be rehabilitated when possible.

Beyond the perimeter wall and fencing, a dense vegetative buffer serves to insulate much of the Home from the surrounding urban fabric, while allowing some screened views into the site. In some places (particularly along the site's eastern boundary at North Capitol Street and portions of its southern boundary along Irving Street) plants have been lost and/or invasive plant species have proliferated.

This vegetative buffer shall be preserved and enhanced with additional plantings. Invasive plant species shall be removed on a regular basis to prevent damaging overgrowth. In places where more recent development caused the removal or thinning of the buffer plantings, reforestation with similar species shall be introduced to supplement existing plantings and thereby reinforce the character of the buffer zone.

Treescape

Trees that contribute to the historic character shall be preserved and enhanced. In places where thinning of the canopy or buffer plantings has occurred, reforestation with similar species shall be introduced to supplement existing plantings,

thereby reinforcing the vegetative edge and strengthening the character of bordering open spaces. Invasive plant species shall be removed on a regular basis to prevent damaging overgrowth.

Where existing trees and tree stands are to be removed to accomplish the Master Plan, they shall be studied to determine their function within the landscape of the Home. New trees or tree stands shall replace removed trees in form and function.

Foundation Plantings

Historically, building foundation plantings were judiciously utilized to emphasize the grandeur and monumentality of the Home's most prominent structures (3).

Mass plantings of a limited number of shrub or small tree species shall be used to highlight building entrances and, where appropriate, provide a transition from the horizontal ground plane to the building's face. Species similar to those used historically at the Home is preferred.

Commemorative Objects and Sculpture

Commemorative objects, such as sculpture, memorial markers, howitzers, cannons, cannon balls, a tank and airplanes are found throughout the site. Many of these objects are historically significant and provide insight into the history of the Home and its residents. New objects and sculpture are encouraged and may be consistent with the military theme of the Home, especially within the AFRH Zone.

Site Furnishings

Site furnishings at AFRH-W currently include both historic and non-historic elements. These include, but are not limited to, such items as benches, trash receptacles, light fixtures, decorative urns, planters, and sundials.



3. Existing examples of foundation plantings within the AFRH Zone (from left). (a) Mass of English boxwoods (*Buxus sempervirens*) outside the main entrance to Grant Building. (b) Mass of Glossy Abelia (*Abelia x grandifolia*) outside the main entrance to Forwood Building.



4. Potential site furnishing standards for AFRH (clockwise from top left). (a) Rosedale bench from Keystone Ridge. (b) Scarborough bench from Landscape Forms. (c) Scarborough litter receptacle from landscape forms. (d) Camelback bench from McKinnon and Harris.

Site furnishings that are compatible with the historic character of the Home shall be chosen for use throughout the Home (4). Historic benches, trash receptacles, light fixtures and other furnishings shall be looked to for inspiration when specifying a standard, but furnishings need not replicate historic styles. The use of iron in new site furnishings will evoke the monumental character of the historic structures that define the Home. These standards shall be applied to the newly developed portions of the Home as well as the AFRH Zone, to acknowledge the site's history and heritage.

Site Materials

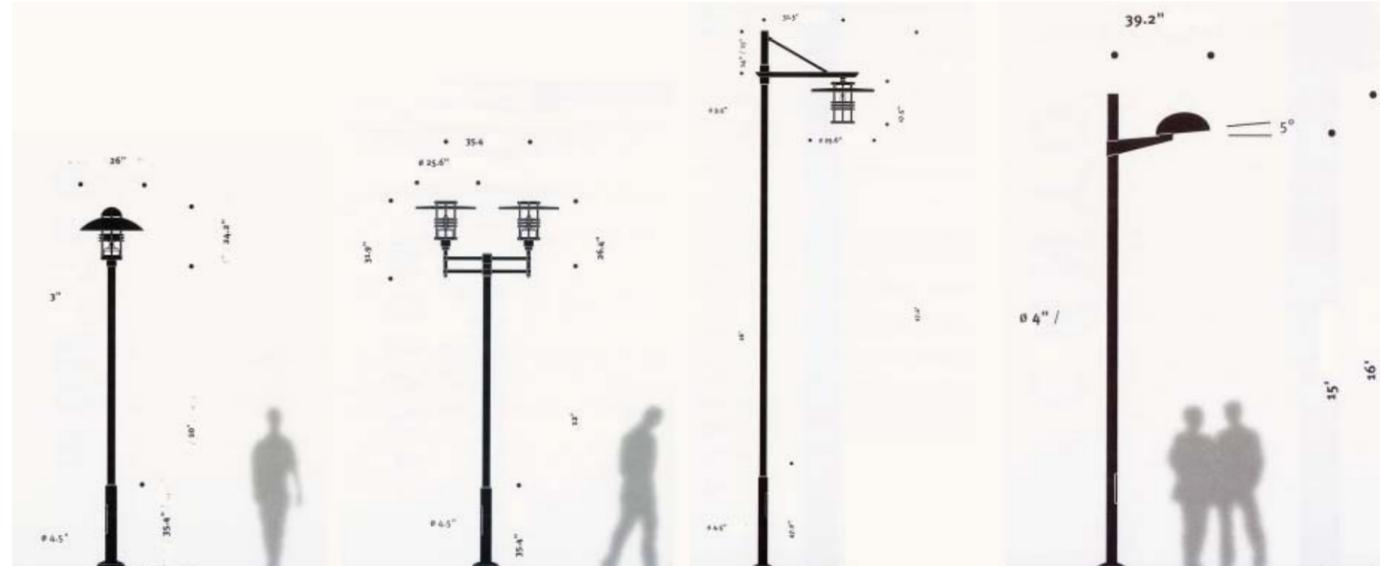
Throughout the Home's history, a strong, straight-forward palette of building and site materials has been consistently used to unify the built environment of AFRH-W at each historical phase of development. As a result, clusters of granite, sandstone, limestone, and brick masonry construction with iron ornamentation form the architectural language of the Home. The palette of site materials serves to unify the overall landscape. Asphalt paving with granite curbs and brick gutters, concrete sidewalks, brick pathways, iron furniture and objects, and large areas planted with a uniform tree, shrub, or groundcover species, punctuated by mature specimen trees, are the landscape palette for the Home. This same palette shall continue to be used to ensure visual continuity of the Home, even as areas are subdivided for private development.

Roadways shall be constructed out of asphalt with a monolithic granite curb. Sidewalks shall be constructed of concrete or brick pavers, depending on the intended character of specific areas. Iron (or steel) shall be the material of choice for site furnishings, as it was most often used for these site furnishings within the Period of Significance (1842-1951). Trees and plant materials shall be consistent with the types of species historically found at the Home. Species may be the same or similar to existing and/or historically associated trees and plants, and cultivars may be used when reasonably similar to existing or historically associated tree and plant materials.

Lighting

Current site lighting within the Home consists of a variety of non-historic pole mounted fixtures illuminating those roads and walkways most often used by residents at night.

Street lights, the primary form of site lighting, shall be attractive both day and night. Street light standards shall match the materials and be compatible with the style of the standard site furnishings (though not necessarily replicating it), while fitting in with the scale of the adjacent street and character of individual zones. Pole heights shall range from 12 feet to 18 feet, depending on the street type (primary streets getting the higher poles for increased vehicular visibility), and fixtures shall be full cut-off (5,6) to direct lighting down toward the street while preventing excess light pollution.



6. Diagram showing light poles ranging in height from 12 feet to 18 feet. (Hess America, 2007). Note that images are for scale comparison and are not lighting design recommendations.



5. Two views of the same urban setting with different lighting types (from left). (a) Non-cutoff light fixtures throw a lot of light into the trees and sky, wasting energy and reducing visibility of the night sky. (b) Light fixtures with a sharp cutoff direct more light toward the street, focusing light into a usable area and reducing glare. (Martin Lewicki, 2003)

Signage Guidelines

Overview

The intent of the Signage Guidelines is to provide general guidance and principles for the development and design of signage for the overall site and for each zone. Specific types of signage and illumination allowed under the local sign ordinance will also need to be considered.

Principles

In the design and development of signs and environmental graphics, the highest concern is for the first time visitor of each zone. Therefore, the unique information requirements of each zone are addressed. For example, visitors to the Lincoln Cottage will have different requirements than visitors to a potential office complex in Zone A. Understanding the individual needs of users is critical to minimizing the number of signs required and to maximizing their effectiveness.

The goal of signage is to make each development zone more welcoming and accessible without detracting from its beauty. Information shall be provided clearly and only where necessary. There shall be a minimal number of signs and they shall be designated to enhance the appearance of the development.

Signage shall be in keeping with the character of each individual zone, as well as appropriate to the scale and features of the landscape and neighborhoods along the perimeter.

Signage shall be designed as a system so that the visitor can quickly become familiarized with the signing and can develop expectations (in effect, know “where to look” for information).

Signage for each zone shall be consistent in color, scale and placement. Messages shall be consistent so that the same nomenclature is used on pre-trip information, verbal confirmation, directional signage in route, and finally, identification signing at the destination.

New signing shall be implemented on a “need to know” basis. No additional information shall be provided unless it is absolutely necessary. Eliminate non-essential information and sign clutter whenever possible.

General Site and Perimeter

Sign elements along the perimeter shall be appropriate to the scale of the streetscape.

Points of Entry

Designs shall also be sensitive to features along the perimeter such as fencing.

Security is an important consideration with regard to the AFRH Zone. Areas of restricted access shall be clearly defined. Signage in adjacent zones shall take into consideration these security restrictions as well to avoid conflicting information.

Zone A can be accessed from more than one entry gate. Signage will need to address multi-use aspects at each entrance by establishing a clear hierarchy. Information shall be restricted to destinations that are directly served by a particular entrance.



Example of signage in keeping with character of landscape and architecture

Section 11.4.1 AFRH Zone

Overview

The AFRH Zone (194 acres) serves as the heart of AFRH's operations and the location for future AFRH-W construction. It is located on the northern portion of the site and adjacent to the historic national cemetery. In addition to some notable historic buildings, there are also some large-scale buildings constructed more recently that dominate the landscape.

The zone includes a National Historic Monument and National Landmark.

The maximum allowable gross area for new development in the AFRH Zone is 398,000 square feet, which will require 742 new parking spaces. In the course of development, structured parking will replace some existing surface parking lots.

Nearly 174 acres within the AFRH Zone will be retained as open space.

Primary Use Patterns

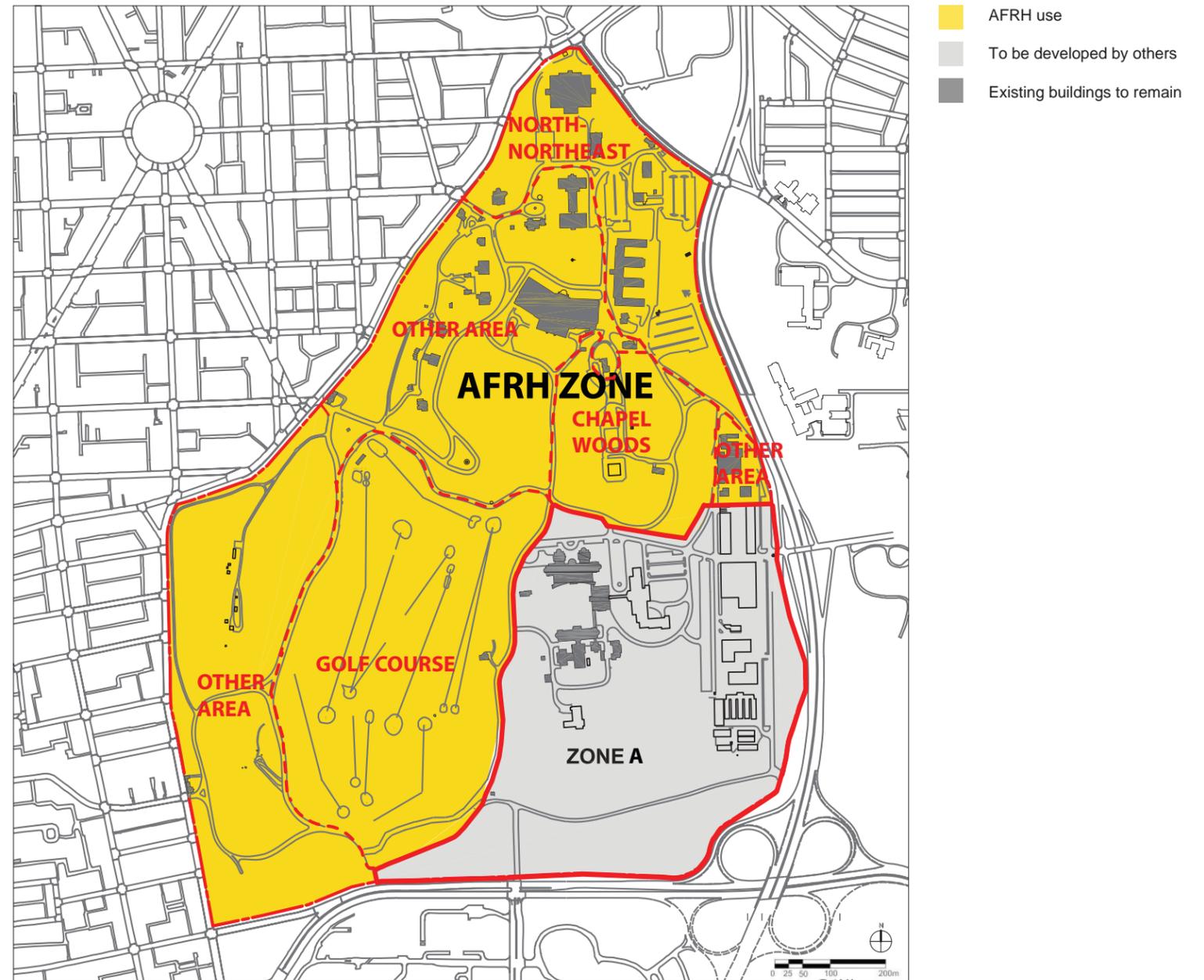
The AFRH Zone is broken into four sub-zones: North-Northeast, Chapel Woods, Golf Course, and Other Areas.

The development in the North-Northeast Sub-zone will act to structure the existing open space in the north of the site through the addition of landscaping and several new buildings. These changes will be focused, although not exclusively, on the eastern side of the site where currently the majority of the site is dedicated to surface parking. New development there will be in keeping with the institutional character of the zone.

The Chapel Woods Sub-zone, near the Rose Chapel, is the proposed location of low density residential use for AFRH. These buildings, which will be carefully sited over an existing parking lot in an existing forested area, could establish a community, perhaps for married couples.

Development in the Golf Course Sub-zone is limited to replacing the club house and maintenance facility and relocating two holes within the existing course to allow development of Zone A.

There will be no new construction in the Other Areas Sub-zone.



AFRH Zone and Sub-zones

AFRH Zone - Signage Guidelines

Signage shall be in keeping with the historic and institutional character of the zone.

Signage at the main entrance at Eagle Gate, while primarily identifying AFRH, will also require the coordination of information about Lincoln Cottage, and potential new development in the North-Northeast Sub-zone. A clear hierarchy of information will be required to maintain adequate legibility.

Sign structures throughout the zone shall be appropriate to the residential scale of the streetscapes and well integrated with the landscaping. Designs shall be in a post and panel format as opposed to monolithic pylon type signs.

Illumination of major signs shall be restricted to external illumination lit from within the landscape.

Sign categories that will be common throughout the zone irrespective of the sub-zone include the following:

- Entrance gate identification hierarchy signs
- Vehicular directional signs
- Street name signs
- Map display signs
- Regulatory signs
- Security signs



Street name signs



Vehicular directional hierarchy



Entrance or gateway type hierarchy



Map display are a useful pedestrian wayfinding device and helps to reduce the number of pedestrian directional signs that may be required.

Typography

Lettering and information in signage shall reflect the character of AFRH-W and be functional and legible. The use of traditional serif typography in various weights, styles and sizes is encouraged. The following typefaces are examples of serif fonts that are acceptable.

Adobe Trajan Regular shall be used as the font for primary identification of buildings and gates. The use of cast bronze prismatic letter as well as carved lettering is encouraged. All carved and cast bronze lettering is to be rendered in Trajan Regular. It is to be used in uppercase format only.

Adobe Garamond Semibold is a highly legible font and can be used as the font for primary informational text and directional messages. It is used in upper and lowercase format only. Lettering for vehicular signage shall be fabricated using die-cut reflective vinyl sheeting for maximum legibility at night, through ambient lighting and vehicle headlights.

Adobe Garamond Semibold Italic is an example of a font that can be used for signage that is not viewed from a great distance, such as pedestrian directional messages. It shall be used in upper and lowercase format only, with only minimal additional letterspacing.

For secondary information, a lighter weight italic shall be used such as Adobe Garamond Regular Italic.

The manufacturer of these typeface and others is Adobe Systems Inc., 345 Park Avenue, San Jose, CA 95110.

See the following pages for letterspacing specifications.

ABCDEFGHIJKLMNOPQRSTUVWXYZ
0123456789

Trajan Regular

ABCDEFGHIJKLMNOPQRSTUVWXYZ
0123456789

Adobe Garamond Semibold

ABCDEFGHIJKLMNOPQRSTUVWXYZ
0123456789

Adobe Garamond Semibold Italic

ABCDEFGHIJKLMNOPQRSTUVWXYZ
0123456789

Adobe Garamond Italic

Letterspacing

Proper letterspacing is a critical factor affecting not only the appearance of the signs and graphics, but also their legibility. In general, upper and lowercase format shall be provided with some additional letterspacing equal to 25 em/1000 minimum (as defined by Adobe Illustrator) to compensate for site distances and the glow from reflective sheeting. If line length is limited, letterspacing can be reduce to a minimum of 10 em/1000.

All cap format requires additional letterspacing to enhance legibility and improve the appearance of the letters. The letterspacing for all caps format is 125 em/1000 minimum.

Adjustment of kerning pairs will always be necessary and will be the responsibility of the sign contractor, with review and approval by the designer.

GRANT BUILDING

Adobe Trajan All Caps Letterspacing: 125 em/1000

Visitor Parking

Adobe Garamond Semibold - Upper & Lowercase Letterspacing: 25 em/1000

Golf Course

Adobe Garamond Semibold Italic - Upper & Lowercase Letterspacing: 25 em/1000

Hours of Operation

Adobe Garamond Italic - Upper & Lowercase Letterspacing: 25 em/1000

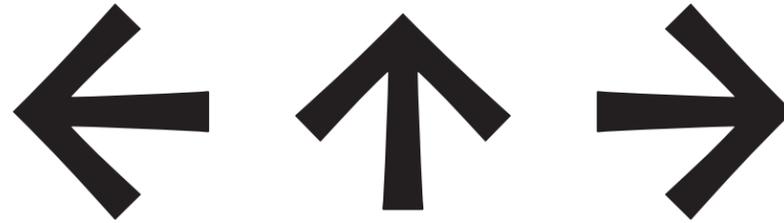
Arrows and Symbols

Shown below is a selection of regulatory symbols likely to be required.

Most of the regulatory symbols shown are from the system of Symbol Signs developed by the US Department of Transportation (DOT).

The symbols can be used on signs, maps or publications. The DOT symbols are available on disk as digital camera-ready artwork from:
Society of Environmental Graphic Design
401 F Street, NW
Washington, DC 20001

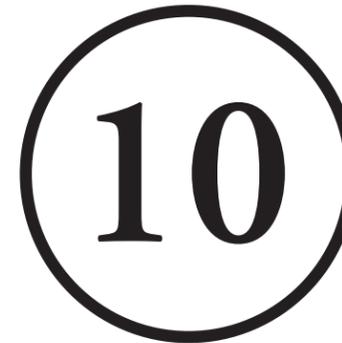
Refer to Sign Type Drawings for correct color application.



Directional Arrows



Handicap



Speed Limit



Parking Lot ID



No Trucks



Parking



No Parking

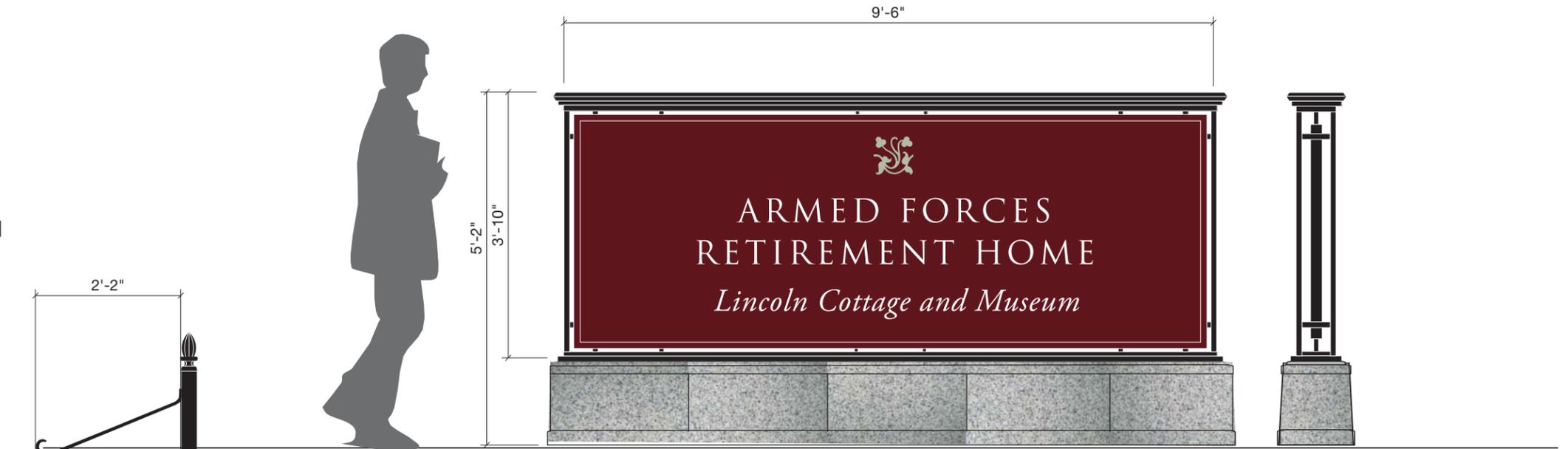


No Vehicles

Symbols

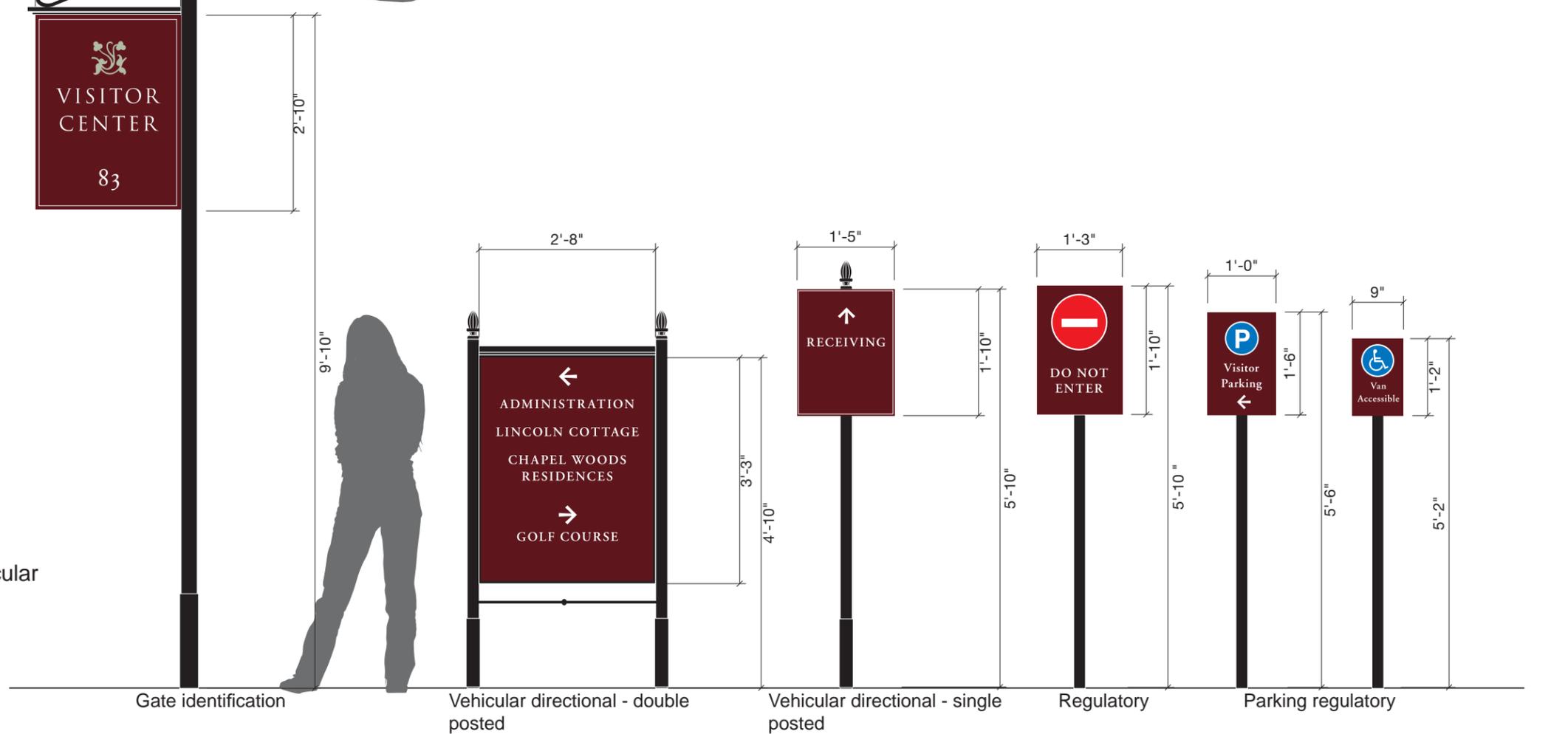
Gateway Signs

To the right is a typical Gateway Sign Type. Gateway signs shall reflect the character of the streetscape including wrought iron fencing and rail elements, and stone and masonry.



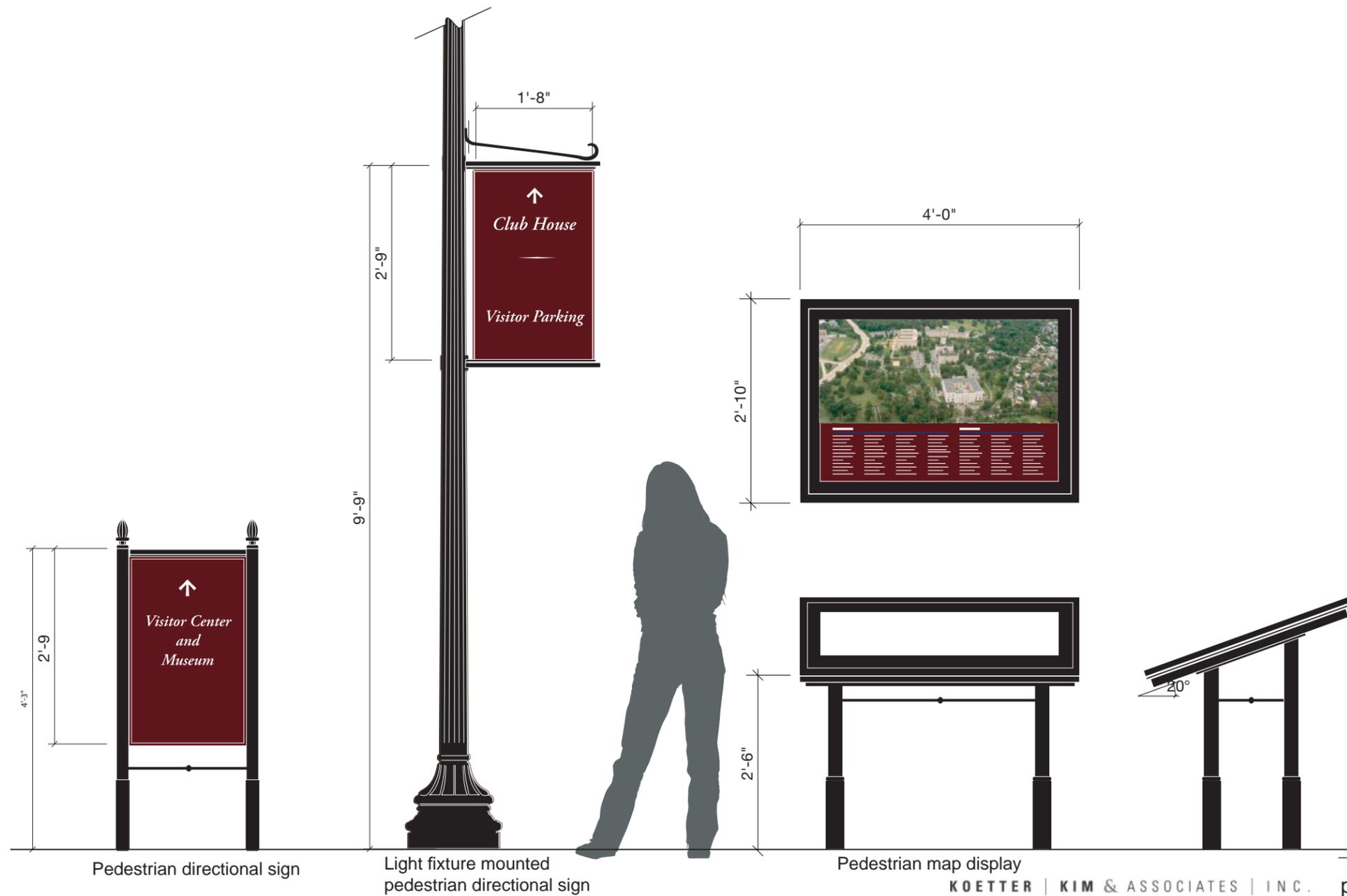
Typical Sign Types

The signs to the right are typical of the freestanding vehicular sign types that will be required for all of the AFRH Zone. New signs must not exceed the dimensions shown.



Typical Pedestrian Sign Types

The signs to the right are typical of the freestanding pedestrian oriented sign types that will be required for all of the AFRH Zone. New signs must not exceed the dimensions shown.

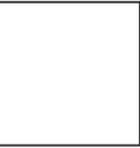


Colors

Colors for signage shall reflect the historic character of the AFRH Zone with sign panels having a dark background with white or antique white lettering.

Since the signs will be produced in a number of ways, matching standards for inks and vinyl graphics are shown where applicable.

The finishes on all signs shall match Mathews Acrylic Polyurethane Semi-Gloss Finish, unless otherwise noted.

Color	Specification	
White	ink/paint/vinyl: to match 3M Scotchcal Series 220 matte white 220-20 reflective sheeting to match 3M Scotchlite Series 280 white 280-10	
Antique White	ink/paint/vinyl to match 3M Scotchcal Series 220 "Antique White" 220-90.	
Black	ink/paint/vinyl: to match 3M Scotchcal Series 220 black 220-12	
Dark Blue	ink/paint/Vinyl: to match 3M Scotchcal Series 220 "Navy" 220-197	
Dark Gray	ink/Paint/Vinyl: to match 3M Scotchcal Series 220 "Nimbus Gray" 220-101	
Burgundy	ink/paint/Vinyl: to match 3M Scotchcal Series 220 "Dark Burgundy" 220-68	
Dark Green	ink/Paint/Vinyl: to match 3M Scotchcal Series 220 "Bottle Green" 220-276	

AFRH Zone - North-Northeast

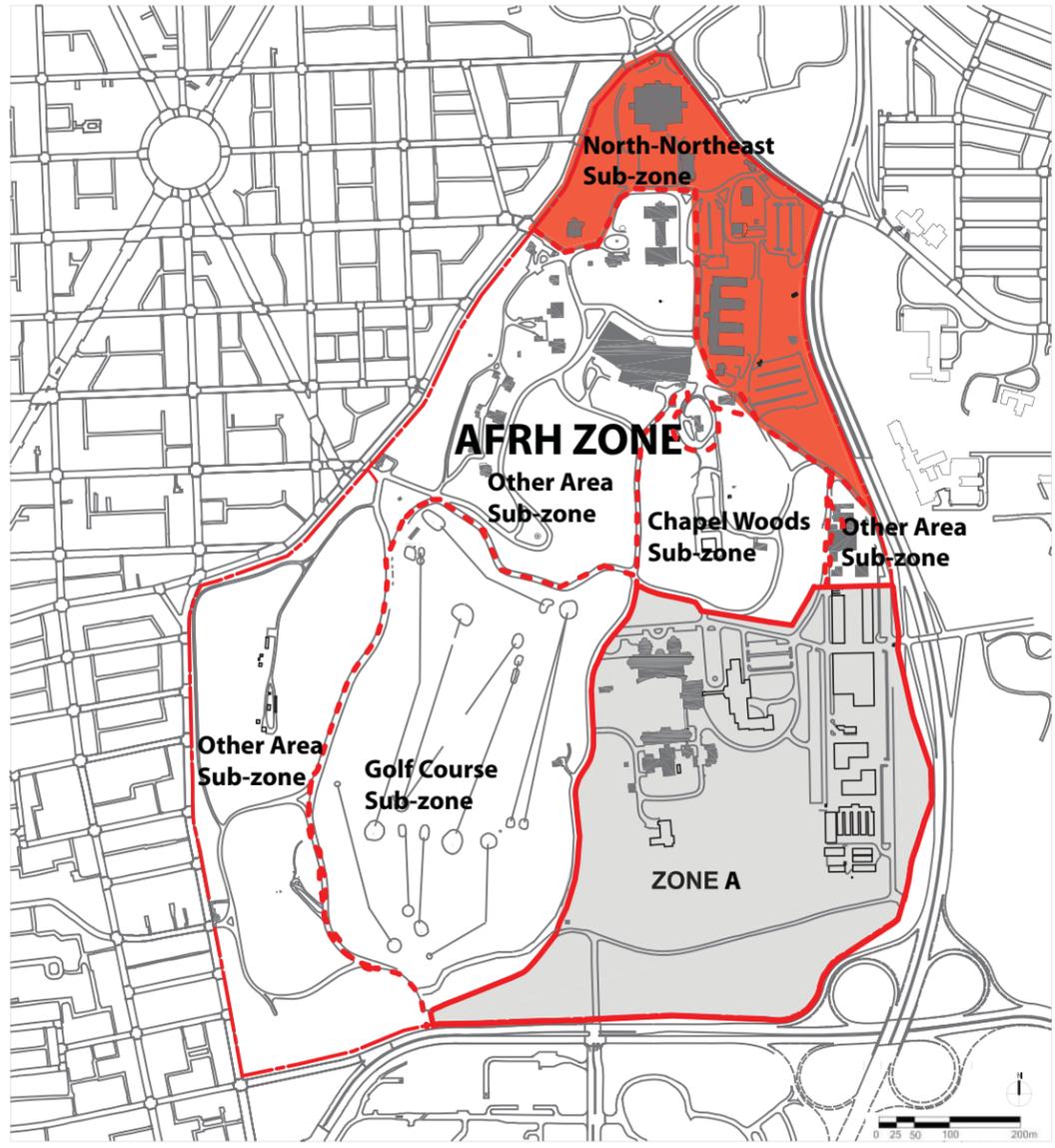
Overview

New development in the North-Northeast Sub-zone (28 acres) is intended primarily for AFRH’s use and will most likely happen incrementally. New development shall respect and reinforce the Contributing Resources and the campus-like arrangement of this zone. The maximum allowable gross area for new development in North-Northeast Sub-zone is 350,000 square feet. The development will require 700 new parking spaces and 554 replacement spaces for a total of 1,254 spaces.

Primary Use Patterns

The development in this area will be primarily institutional and areas for the recreational use of the AFRH residents will continue to be provided. AFRH has not determined what facilities will be constructed; that will evolve over time with careful evaluation of the needs of AFRH. If AFRH determines that a replacement facility for the LaGarde Building, located in Zone A and far from the core of resident activities, makes economic and operational sense, a new facility may be constructed in the North-Northeast Sub-zone.

Development in this sub-zone not directly operated by AFRH includes the operation of the Lincoln Cottage and Administration Building, open to the public, by the National Trust for Historic Preservation. There are two historic buildings located in the North-Northeast Sub-zone that are not needed for AFRH operations – the Grant Building and the Security Building – and AFRH will encourage their adaptive use by other entities, as long as the use is compatible with its resident care community.



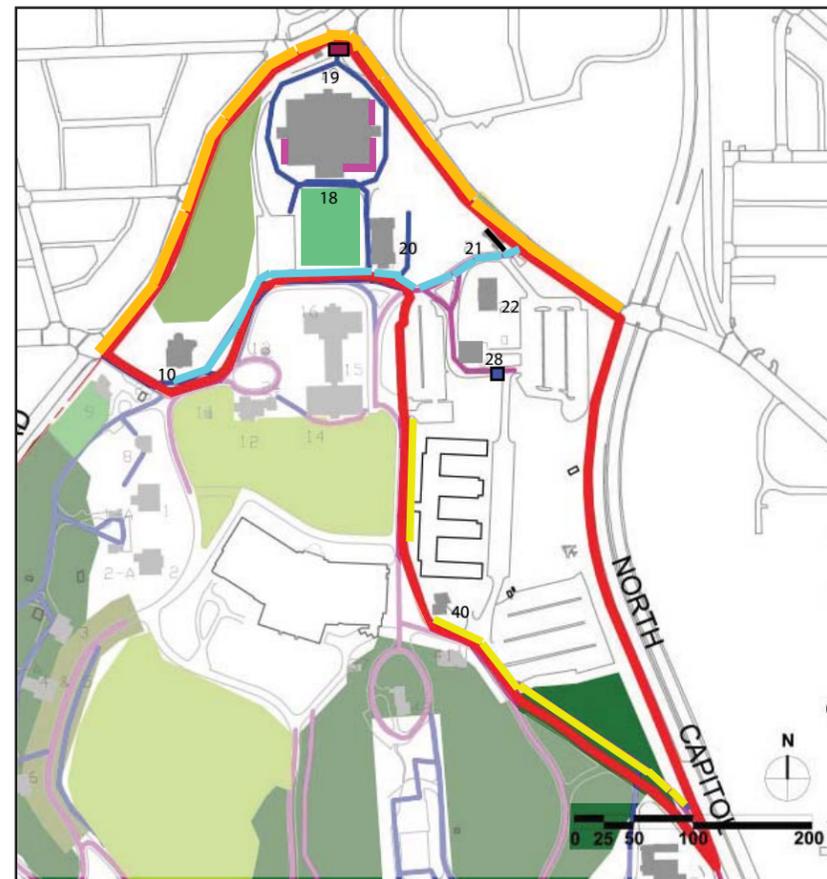
North-northeast Sub-zone

Conceptual Intent

North-Northeast Sub-zone is one of the most historically sensitive areas of the Home. Guidelines for development in this North-Northeast area are most restrictive. All new development in this area is to be of a scale and character similar to that of the existing AFRH-W facilities. Proposed or future buildings, wherever possible, are to be located over existing surface parking areas, and shall create new, or reinforce existing open spaces with their placement. Streetscapes act as thresholds between building clusters and creates visual buffers between distinct site areas. Streetscapes, foundation plantings, commemorative objects, site furnishings, lighting, and signage shall all be provided to enhance the existing character of the Home. The fence line along the northern and western site border and vegetation buffer along the sides of the site are to be retained and enhanced.

Historic Resources

Contributing Resources in the North-Northeast Sub-zone include the Administration Building (Building 10), the Grant Building (Building 18), the Stanley Hall Chapel (Building 20), the Security Building (Building 22), Quarters 21 (Building 21), and Quarters 40 (Building 40). All Contributing Resources are found on the map below.



Contributing resources in the north-northeast sub-zone

The following Contributing Resources are found within the AFRH North-Northeast Sub-zone:



Administration Building: Building 10 (1905)

Designed by William Poindexter, the Administration Building is executed in the smooth white limestone in the Renaissance Revival style of architecture. Elements indicative of the style on the building, such as the symmetrical facade accentuating the projecting entry base, are devoid of the applied ornamentation often associated with this style in the late nineteenth century. The deeply recessed entry opening, consisting of a wide wood and glass door with sidelights, is framed by limestone columns with cushion capitals supporting the building's metal nameplate. Horizontally, a notable feature of this style, is emphasized by the scotia-molded water table, torus- and fillet-molded belt course, and low-pitched hipped roof with expansive overhanging eaves. The paired and triple window openings of metal sash are deeply recessed within the wall, lacking ornamental surrounds. Another identifiable feature of the style is the diminutive window openings of the second story.



Bridge, Coal Vault (1887 c.)

This portion of the Home's grounds historically was home to the physical plant. Coal vaults were constructed here in 1873 and the Home's first main power plant was built in 1887. A bridge was constructed to carry this road over a ravine/gully and its brick barrel was used as tunnel connecting the coal vaults with the power plant. A portion of stone coping remains on its south side, but its southern terminus was sealed during the twentieth century.



Cemetery Gate (1873)

The Cemetery Gate, originally known as the Sherman Gate, is located west of Harewood Road adjacent to the Cemetery Gate House (Building 21). Because the Cemetery Gate House (Building 21) is known to have been built between 1873 and 1876, it is likely that the gate was installed at or prior to this date. The piers of the gate are iron, surmounted by urns and ornamented with raised stars. The construction and ornamentation on the gate piers are consistent with a 1870s date of erection. The chain-link metal fence and barbed wire on top of the metal fencing of the gate is modern. The gate is no longer used.



Fence, Iron and Masonry (1876)

In 1876 the Home's board authorized the construction of a "permanent stone and iron fence" extending from Cammack's property (the intersection of Rock Creek Church Road and Park Place), north along the Home's western boundary to the intersection of Harewood and Rock Creek Church roads and then south along the property's eastern boundary to the Robinson property line. Sections of the fence have been altered and removed since its construction; its most intact section is along the Home's north-western and northern boundaries. The fence is such an integral part of the Home's landscape that it survived vigorous public efforts to get the Home to donate it for scrap during World War II. It also survived removal efforts in the 1950s.

The following Contributing Resources are found within the AFRH North-Northeast Sub-zone:



Grant Building: Building 18 (1910)

The Grant Building was constructed primarily to serve as the Home's second mess hall, and also provided dormitory space for residents. The building solidly marks the north end of the Home's campus, reflecting the Home's early-twentieth-century expansion plans. Exemplary of the Renaissance Revival style, the Grant Building has smooth ashlar walls that are symmetrically fenestrated. The imposing structure has a projecting center bay marked on the first story by an arcade-like entry of tapered Corinthian columns and semi-circular arches. Ornatly carved medallions with eagles are located on the second story at the corners of the projecting center bay. Standing three stories in height, the building has a hip-with-deck roof largely hidden by the crenellated parapet, and torus-molded cornice adorned with brackets and dental molding. It was designed by the notable firm of Baldwin & Pennington of Baltimore, Maryland. Located on the north side of the Grant Building is a below-grade access drive relating to the construction of the Grant Building from 1910-1912. The drive is part of the circular roadway, contemporary with the Grant Building that provided service vehicles access to the rear (north) of the Grant Building through the North Gate. The notable yellow brick paving is laid in a herringbone pattern. Flanked by stone retaining walls surmounted by modern metal rails, the road provides access to the basement of the Grant Building.



Grant Building Foundation Plantings

Judging by the size and popular species of the era, Boxwood (*Buxus sempervirens*) and Southern Magnolia (*Magnolia grandiflora*) that surround the front entrance of the Grant Building (Building 18) are possibly the same plants that were installed shortly after the building's construction.



Grant Building Quadrangle Plantings (1912 c.)

The quadrangle, enclosed by Grant Building (Building 18) on the north, Stanley Hall (Building 20) to the east, Sherman Building (Building 14) to the south and a parking lot to the west (site of the former Sheridan Building, now demolished), was constructed in conjunction with the Grant Building. The lawn is symmetrical, centered about a sidewalk that lines up with the front doors of the Grant Building. This north-south axis is further emphasized by a grid of trees, roughly mirrored on either side of the walkway. Although the current species of trees includes American Elm (*Ulmus americana*), Japanese Zelkova (*Zelkova serrata*) and Willow Oak (*Quercus phellos*), it is likely that all of the trees planted in this quadrangle were once American Elms that have since died as a result of Dutch Elm Disease. an integral part of the Home's landscape that it survived vigorous public efforts to get the Home to donate it for scrap during World War II. It also survived removal efforts in the 1950s.



Quarters 19: Building 19 (1915)

The North Gate Lodge, constructed in 1915, was the last gate house built at the Home prior to the 1947/1953 Master Plan era. The modest gate house is substantially smaller in scale and less pretentious than the Gothic Revival-and Second Empire-style gate houses constructed during the tenure of architect Edward Clark in the late nineteenth century. The North Gate Lodge modestly mimics the Romanesque detailing of the Sherman Building (Building 14) and its additions (Buildings 15 and 16). The cut-stone structure is square in plan with a flat roof. The stylistic ornamentation is limited to the crenellated parapet.



Quarters 21: Building 21 (1910)

In April 1873, the Governor of the Home authorized the construction of a "Gate Keeper's" lodge, near the cemetery, of such style as shall be approved by the President of the Board." The first gate lodge to be constructed along the eastern boundary of the Home's site, the Cemetery Gate House is a flamboyant example of the Gothic Revival style espoused by A.J. Downing. Fully intact and exhibiting such characteristics as a steeply pitched compound hipped roof with front-gabled dormers, intricate sawn woodwork with Gothic-inspired trusses, exposed rafter ends, and delicate iron cresting on the roof, the gate house is one of the finest examples of picturesque Gothic Revival architecture on the property. The one-and-a-half story structure is constructed of granite with brick quoins and surrounds. The roof, capped by a hipped ventilator that reads like a cupola, is covered with square-butt and octagonal-shaped slate shingles. The one bay-deep wing is clad in stucco and covered by a flat-on-gable roof. This wing is augmented by another one-story wing with a flat roof. Based on the construction materials and detailing, the wings appear to be original.



Quarters 40: Building 40 (1870)

Constructed as quarters for the Home's chief gardener, George McKimble. It faced the building known during the twentieth century as the Secretary to the Quartermaster's Quarters (Building 41) and its backyard had an obstructed view towards the conservatories and greenhouses to the north (now demolished). The sandstone-clad building is executed in the Second Empire style with a straight-sided mansard roof, ogee-molded cornice, segmentally arched dormers and window openings, and a projecting entry bay. The centrally placed bay is capped by an enclosed segmentally arched gable and has narrow double-leaf doors with molded panels and fixed lights. The prominent mansard roof gives a great sense of permanence and monumentality to this small building. Building 40 is illustrative of a handful of modest, ornamental dwellings constructed at the AFRH-W during the early period of construction.

The following Contributing Resources are found within the AFRH North-Northeast Sub-zone:



Roads (1867)

This portion of Eisenhower Drive is all that remains of a historic road identified as East Drive in maps as early as 1867. Originally, the road began to the west of the Main Building (Sherman Building, Building 14) and terminated at Chapel Woods. By 1873, the road extended south between the Home and adjacent properties to the east, turned to the east through Emily Woods' property (acquired by the Home in 1876), and terminated at Harewood Gate. Eisenhower Drive terminates just north of the Heating Plant (Building 46) at the intersection with Upper Hospital Drive.

Grant Circle was constructed in 1910 as part of the effort to create a formal quadrangle at the northern end of the campus. Historically, the road began at the North Gate and encircled the Grant Building (Building 18). The road then extended south along both the eastern and western edges of the open green space of the quadrangle to terminate at Lincoln Road, along the western edge of Stanley Hall (Building 20) and along the eastern edge of the former Sheridan Building (demolished). A portion of the road connecting the east and west sides of the circle just south of the Grant Building has been removed, and the southwestern leg of the road now terminates at the circle.

Lincoln Drive, appearing in maps as early as 1867, traverses the Central Grounds, from the Sherman Gate at the east to the Eagle Gate at the west. The road was realigned and extended to go around Sherman North (Building 16) and to terminate at the present location of the Eagle Gate between 1894 and 1903. By 1910, a quadrangle had been designed to the north of the road between the Grant Building (Building 18) to the north and Sherman North (Building 16) to the south, but the road has not changed paths since 1903.

Specimen Trees in Lawn (1871 c.)

Part of the 'picturesque landscape' popular during the Period of Significance (1842-1951), specimen trees serve to interrupt the ground plane, providing intermittent focal points and shade. Minutes from the November 4, 1871 Governors' meeting state, "The board are of the opinion that a greater proportion of deciduous trees of brilliant foliage in the fall shall be maintained in future plantings, and that indigenous trees, as many as possible, shall be procured from the woods of the Home grounds or vicinity.



Security Building: Building 22 (1906)

The Security Building was constructed specifically for security and detention functions, which previously were located in the basement of the Sherman Building (Building 14). During the nineteenth century the Home had prison/ detention quarters at or near the existing security building. Inmates who violated the Home's regulations were subject to confinement in the institution's detention facilities. Designed by the well-known Washington, D.C., firm of Wood, Donn & Denning, the Security Building is executed in the Classical Revival style. Indicative of the style, the building is constructed of brick with stone detailing that includes the wide molded water table, projecting sills, medalion framing, and paired Tuscan columns that frame the recessed entry. The wide entablature includes the molded stone architrave, simple frieze, ogee-molded cornice, and stepped parapet with stone coping. The one-story building, covered by a flat roof, has a slightly raised foundation pierced by triple windows.



Stanley Hall Chapel: Building 20 (1910)

Stanley Hall replaced a basement room of the original Sheridan Building (now demolished) as the Home's recreation center and was originally used for performances, meetings, and concerts. Designed by architect Bernard Green, Stanley Hall is illustrative of a major phase of building construction that extended roughly from 1886 to 1910 during which many specialty buildings were constructed to alleviate crowding and undesirable conditions in the older structures. In the 1960s, the Gothic Revival-style Stanley Hall was converted to a community hall and chapel for the Home. Stanley Hall is built of Vermont marble (blue marble for the basement and white marble for the other walls) with a multi-gables slate roof. Its design called for minimal woodwork to ensure that it was fireproof. It continues to function as a community hall for the AFRH-W.



North Converter Room: Building 28 (1910)

This subterranean structure was constructed at a time when the Home was modernizing and expanding its physical plant, including the construction of infrastructure related to a new power plant and heating systems. The Home's history contains many building campaigns that coincide with expansions of the physical plant and other infrastructure, and this brick structure may have been the underground/basement portion of a building that has since been razed. A tunnel and stairway are located directly southeast of the building. This tunnel appears to have been part of the power plant structure that occupied the site by the early twentieth century. The tunnel now stops underneath the road, but originally provided access under the road to other service buildings in the vicinity. The tunnel is surmounted by metal rails of modern origin.

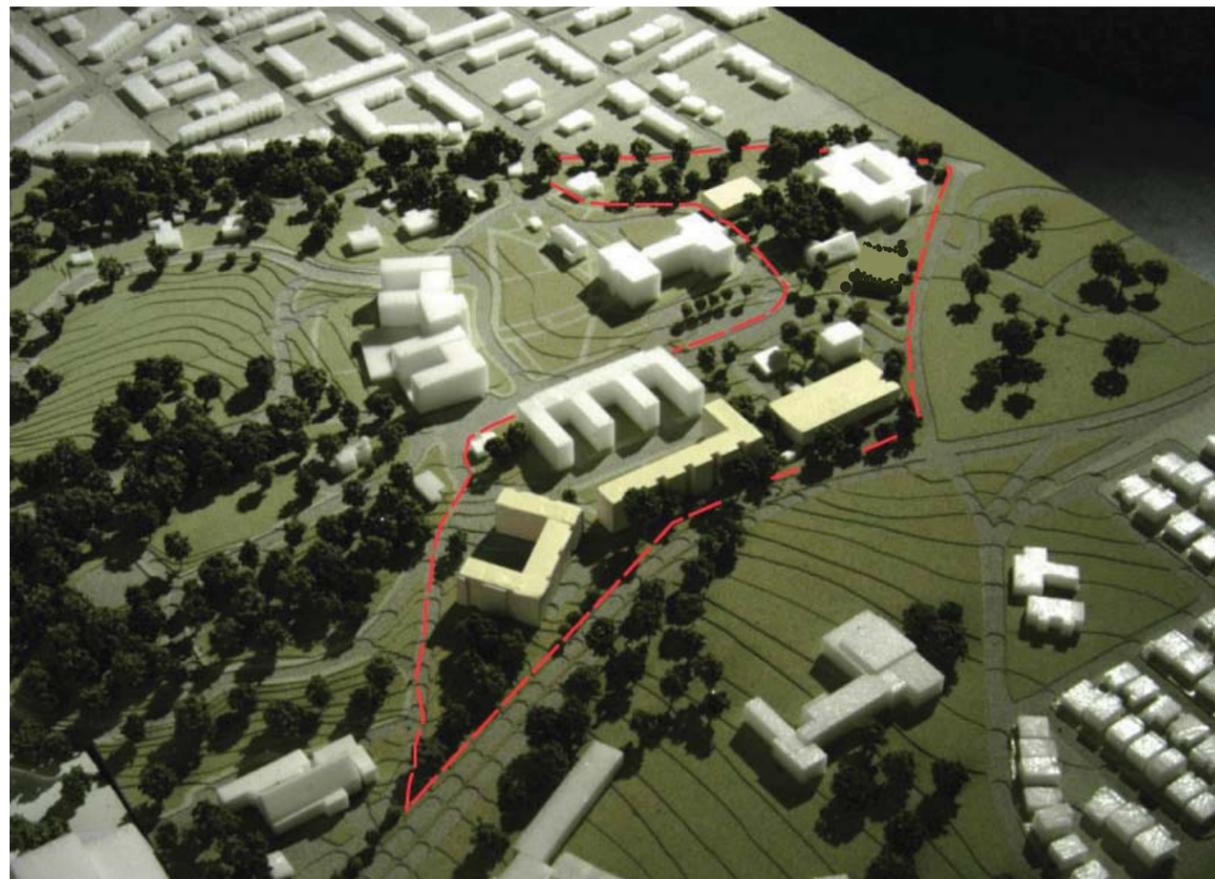


North Gate (1910)

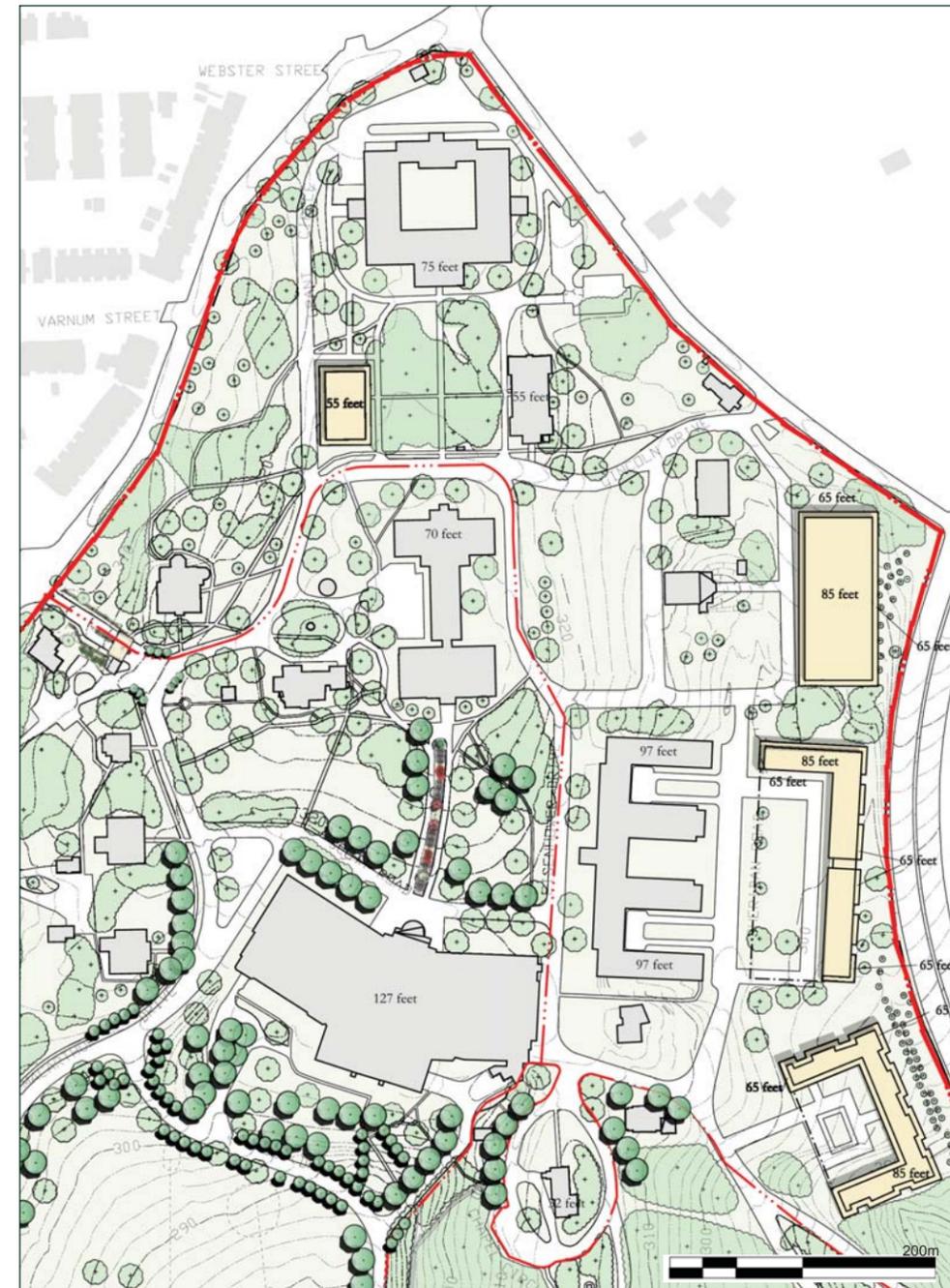
The North Gate is contemporaneous with the construction of the Grant Building (Building 18) from 1910 to 1912. The gate appears to have been cut through the perimeter property wall specifically to provide vehicular access to the rear of the Grant Building. It features two square paneled brick piers with corbelling at the cap. The gate is significant for its relationship to the Grant Building and the increasingly campus-like nature of the Home during the early-twentieth-century.

AFRH North-Northeast-Built Form Guidelines

The basic bulk and form of buildings will be achieved by parcels and building heights established in these guidelines. This section outlines elements of design and external appearance that establish the character of the building walls and also outlines other architectural features that, although not required, are permitted and encouraged in order to add visual richness to the buildings.



Potential layout and massing of new development



Potential layout of new development - Plan is for illustrative purposes only.

Height

There will be minimal development in North-Northeast Sub-zone. New development will be primarily located along North Capitol Street, which is currently dedicated to expansive areas of surface parking. Careful consideration of the relationship of new buildings to existing structures is of great importance in this area. New development on this site shall have a height limit of 85 feet.

The former site of the Sheridan Building, which has been demolished, offers a good location for additional redevelopment. New development on this site shall have a height limit of 55 feet.

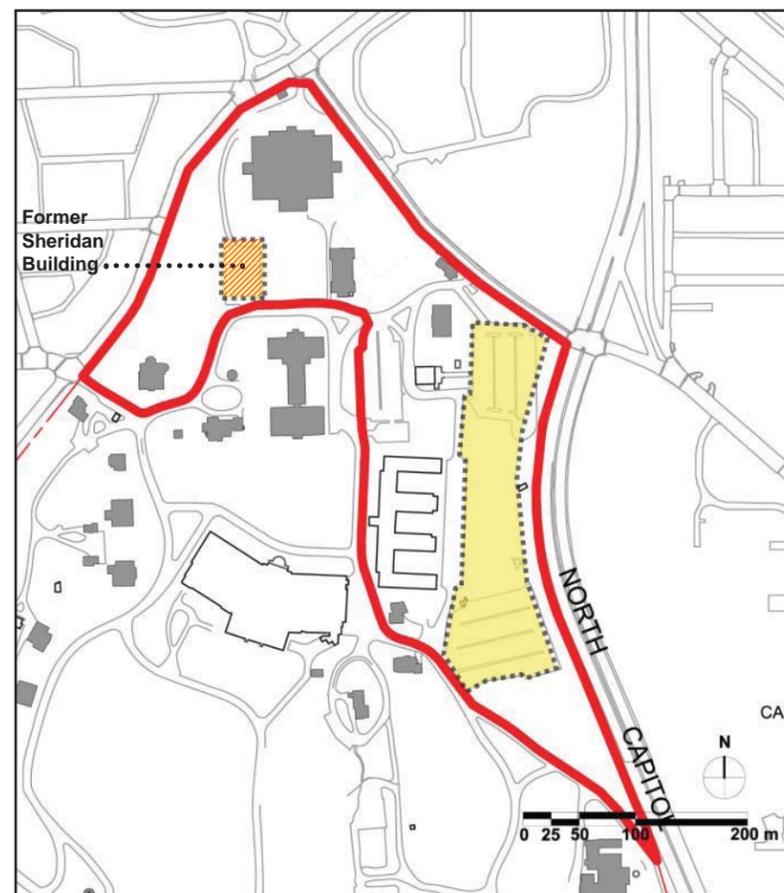
Parcel Plan and Build to Criteria

The existing green buffer zone on North Capitol Street and the northern boundaries of the site shall be maintained and enhanced.

New buildings shall be located in a way that helps to define existing open spaces. For example, building on the site of the Sheridan Building (demolished) will recreate the quadrangle in front of the Grant Building and give better spatial definition to the existing open space.

New facilities along North Capitol Street shall also define open space. The central building, proposed east of the Sheridan Building (1960), will create an open space between it and the Sheridan Building (1960) as an amenity for residents. The two other new buildings along North Capitol Street will define open spaces onto which they front.

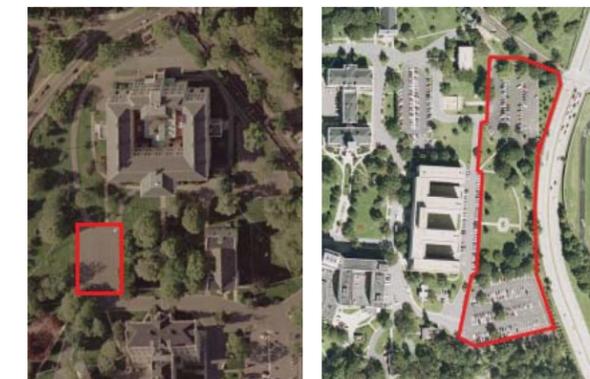
Additional development on the former site of the Sheridan Building must be carefully considered, designed and landscaped to avoid, to the maximum extent feasible, adverse effects on the National Historic Landmark and National Monument.



Sites for new development



Open space and buffer zones define building parcels

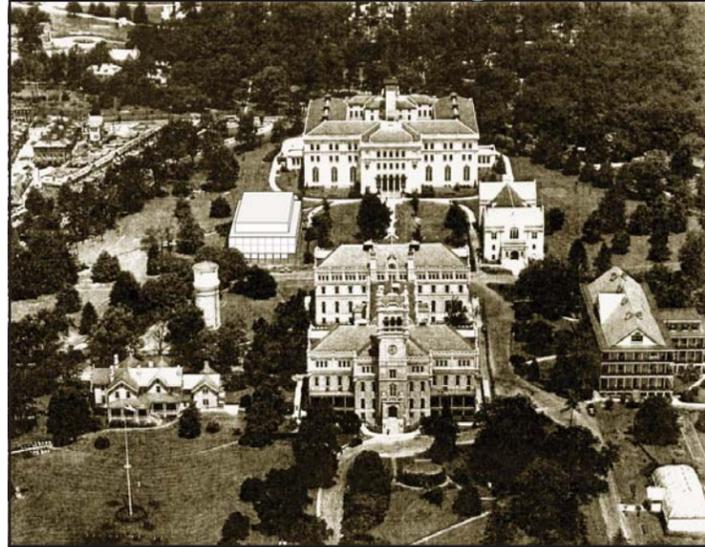


Site of Sheridan Building (demolished)

North Capitol Street site

- Zone boundary
- New development parcels
- Contributing buildings
- Non-contributing buildings
- Trees
- Buffer zone
- Proposed open space location

Northern Development Site- Former Sheridan Building (demolished)



1931 Aerial photograph with proposal for new building location to reestablish court



View looking toward Grant Building with demolished Sheridan Building

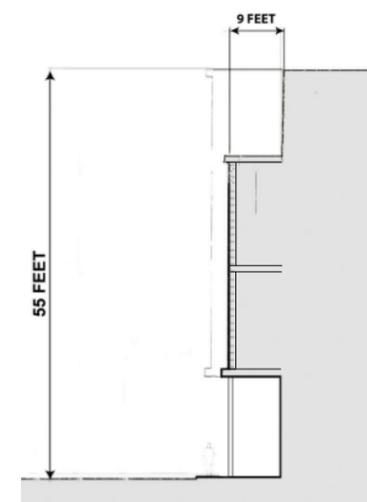


View looking toward Grant Building with pictorial guidelines for new building

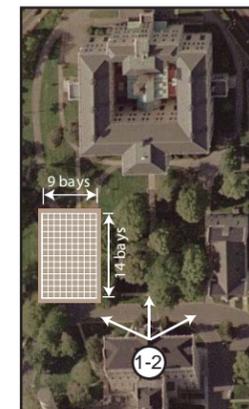
Massing

The size of a new building on the site of the Sheridan Building (demolished) shall be the same as the original building (81 feet wide by 126 feet deep). The new building shall reflect the proportions of the original building which was 9 bays wide and 14 bays deep. Proportions of the wall openings shall reflect the porous nature of the original while still fitting within the fenestration guidelines on the following pages.

The height of the building shall not exceed 55 feet and a setback of at least 8 feet shall be incorporated on all sides of the top and bottom floors.



Streetwall section



Streetwall and Quadrangle

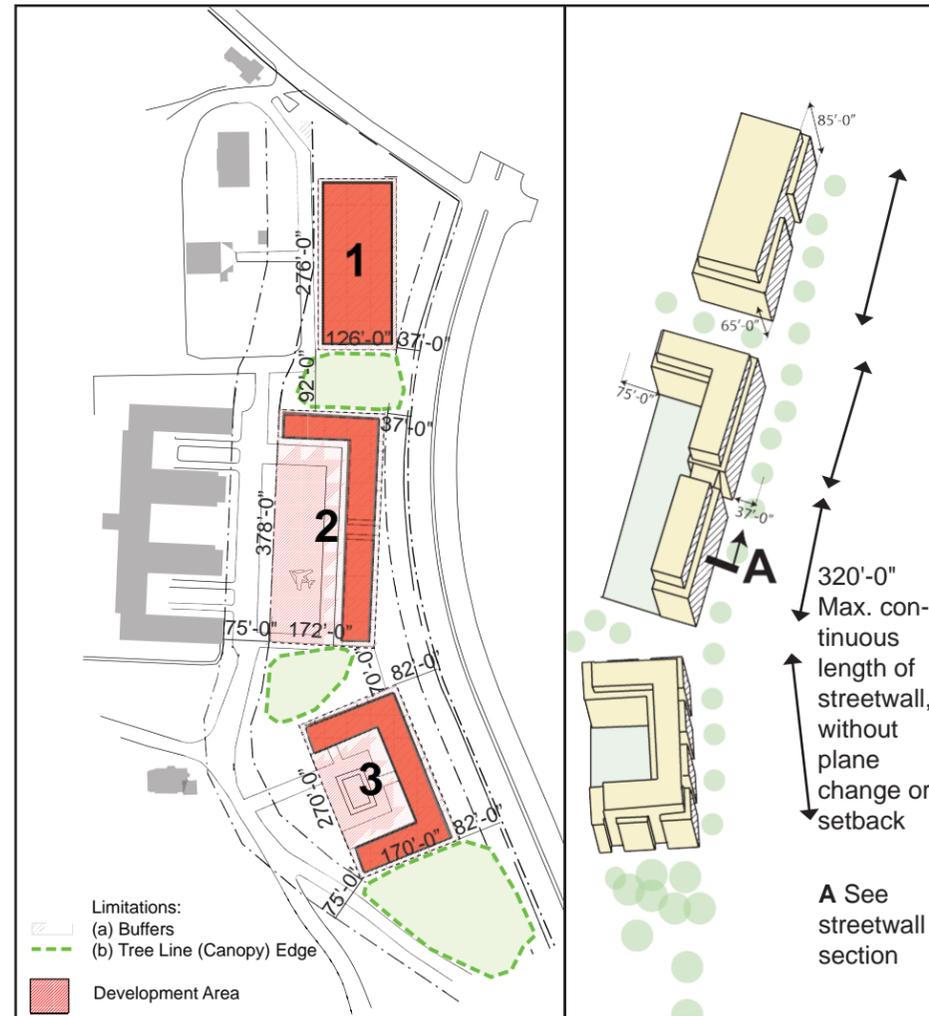
The siting of the demolished Sheridan Building helped to frame an open space, or quadrangle, in front of the Grant Building. The replacement building shall do the same. At pedestrian level, the framing of the quadrangle will be governed by the height, length, and the location of the streetwall that fronts directly onto the open space, as well as the building's height. Streetwalls are defined in height and in length to ensure an appropriate scale for buildings around the open spaces. A building on the site of the former Sheridan Building will serve the frontage of the quadrangle and its overhanging roof will provide a weather sheltered pedestrian path around the perimeter of the building.



Potential layout of new development - Plan is for illustrative purposes only.

EXISTING BUILDINGS
PROPOSED BUILDINGS

The Northeastern Development Site - North Capitol Street



Parcel Plan and Build to Criteria

New development will have a setback requirement of 37 feet along North Capitol Street and a 75 foot setback from the Sheridan Building (1960). The existing tree line (canopy) edge shall remain to separate and delineate the three development parcels from each other.

New development on each of the three parcels must hold two of the four corners of each parcel.

Massing

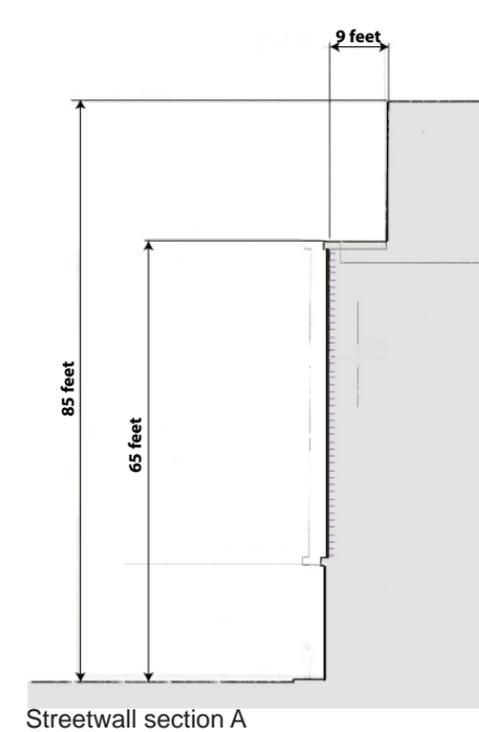
To ensure that an appropriate scale of buildings is achieved, each building parcel has been allocated a maximum height. These height limits, combined with the parcel plans, provide the basic controls for the form and bulk of the buildings.

Streetwall

At pedestrian level, the framing of open spaces is governed by the height, length, and location of the location of the street wall that fronts directly onto the open space, more than by building heights. Streetwalls around all the open spaces are, therefore, defined in height and in length to ensure an appropriate scale for buildings around the open spaces.

In order to give specific and clear definition to the space of North Capitol Street, this streetwall will be a continuous expression and with a setback line at approximately 65 feet above ground level and a minimum depth of 9 feet. (See section to right). There will be an additional horizontal expression lines within the streetwall, giving definition to the ground level of the streetwall as continuous ground level datum, approximately two stories in height.

The buildings fronting North Capitol Street are required to have an overall height of no more than 85 feet. Streetwalls ideally shall be located at parcel build-to lines. Streetwalls shall not exceed 320 feet in continuous length without a break in plane. It is recommended that buildings be built to the corner of parcels as illustrated. Breaks in street planes are covered by length and the recommended section as illustrated below.



Elevations and Fenestration

The size, frequency and disposition of window openings within the wall contribute to a wall's primary visual characteristics, in addition to the profile of the building wall, its height, setbacks and scale. These guidelines, therefore, aim to control the proportion of window openings and their relationship to surrounding wall areas.

To reinforce the character of the site edge, the streetwalls of all buildings framing the site shall contain discrete openings within wall surfaces and avoid continuous horizontal strip windows or all-glass facades.

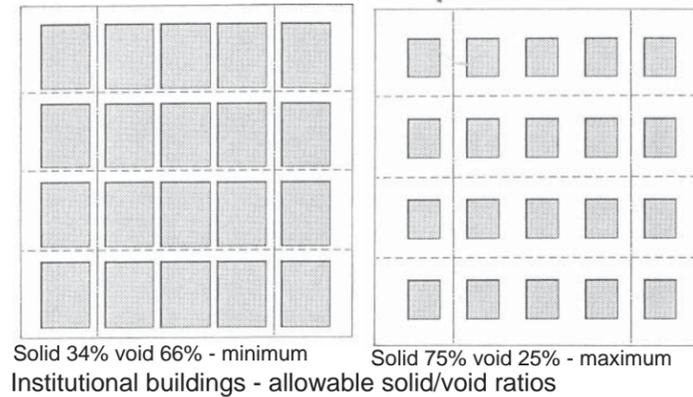
This principle also applies to streetwalls framing open spaces. This objective is achieved by controlling the percentage of openings within a streetwall type, limiting the width of any particular openings within a streetwall type and limiting the length of any particular opening to a percentage of the length of the streetwall. Exceptions are only made for buildings or elements that form architectural features or landmarks to allow diversity in design.

The solid-to-void ratios are adjusted to reflect the variations in the wall types and their specific locations and shall fall between 34% and 75%.

Materials

Guidelines on the use of materials are not an attempt to preclude the novel or the modern, but rather the guidelines are intended to inform the character of buildings on the site. In keeping with the overall context of AFRH-W, the North-Northeast Sub-zone shall utilize light-colored granite, limestone, or another similar material.

Other materials such as highly reflective glazing, highly tinted glass and metal claddings are considered inappropriate particularly as the primary material for the building walls.



Potential building materials



Entrances

Architectural Features

Various architectural features add to the character and appearance of buildings, and the guidelines herein make provision for them. Some elements may be used to provide amenity and privacy for the residents, whereas others may be simply for the enrichment of the streetscape. These are, therefore, left to the discretion of individual architects. These guidelines ensure that, where such elements are provided, they will be effective.

Building Entrances

Main building entrances shall be located off of the open space defined by the building.

Canopies are defined as building entry shelters that project out over public pedestrian pavements and allow protected passage from the curbside to building entrance doors. Within the design intentions at the AFRH-W, canopies are considered appropriate and permitted, but not required at building entrances.

Foundations

Exposed foundations are not allowed. Buildings shall utilize finished materials to grade level.

Roofs

Roofs shall be flat. Slate, tile, and/or standing seam metal are highly recommended for dormers and trim. Green roofs are highly recommended.

Mechanical Penthouses

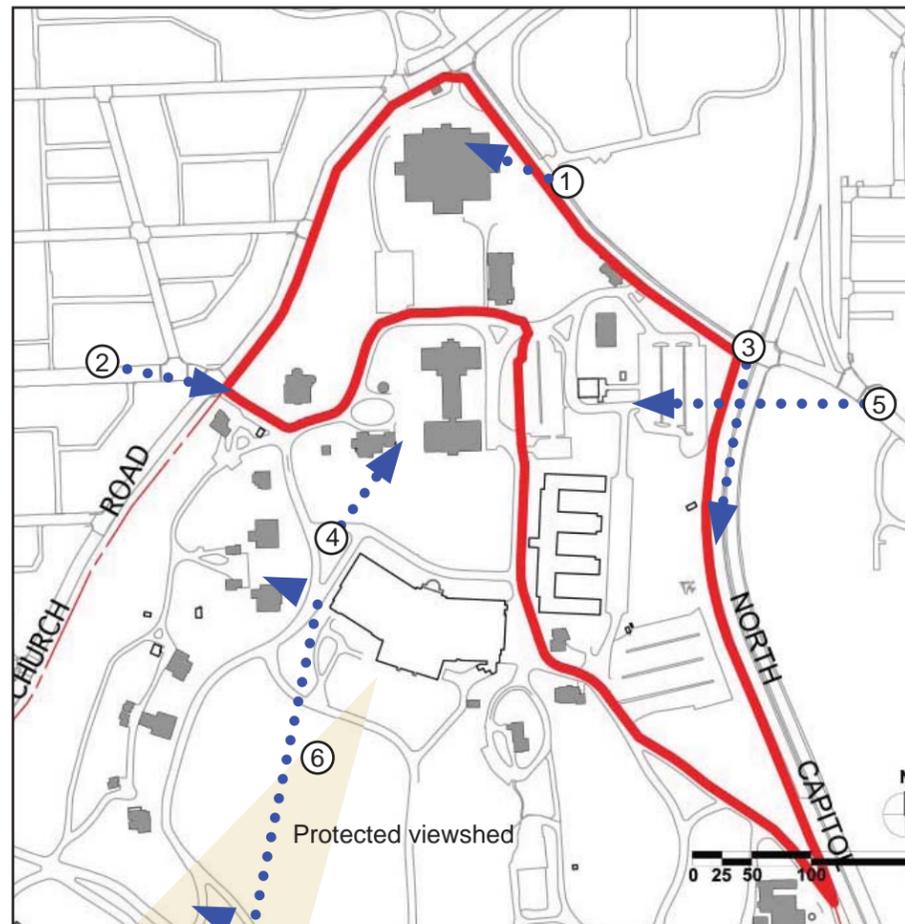
Building designs shall provide most MEP equipment in service basements and within the building envelope, with limited roof top elevator overruns, air handlers, condensers, and antennae on the roof. Mechanical penthouses and roof top equipment shall be designed as an extension of the building fabric, employing building materials and design treatments consistent and/or compatible with the exterior facades of the building. Mechanical penthouses and roof top equipment shall be located in the center of the building footprint, and be screened from view. Penthouses shall have a maximum height of 16-18 feet, preferably shorter, and utilize new technologies to reduce mechanical equipment size and space. All equipment shall be set back from the building façade a distance equal to or greater than the penthouse height or, wherever possible, twice the equipment height.

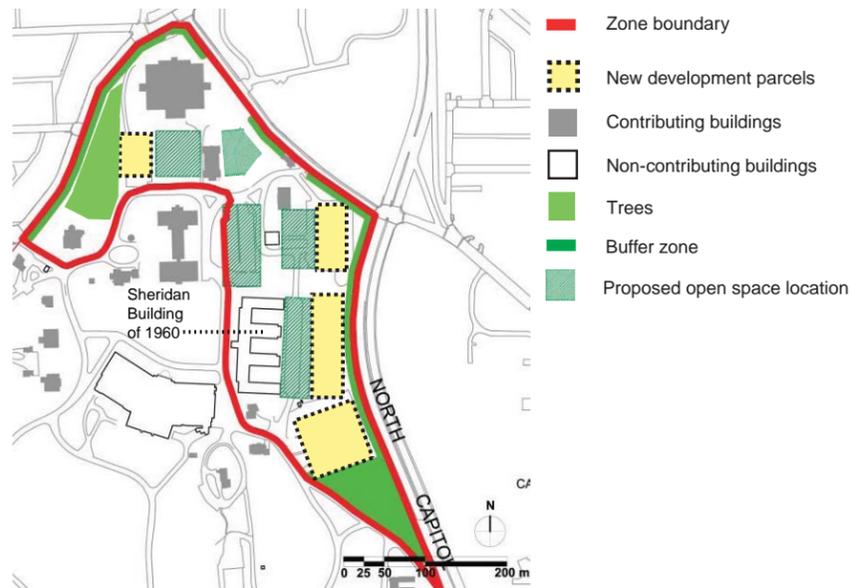
AFRH North-Northeast - Landscape Guidelines

Topography and Views

The development of this sub-zone shall retain existing views from and into AFRH-W to the extent possible; this objective is carried out through the height and landscape guidelines. Specifically, the existing level of visibility from outside the property through the boundary fence shall be maintained, except where landscape improvements may be needed to replace dead trees.

Views from the back of the Scott Building to the Scott Statue, located directly south of the North-Northeast Sub-zone, shall be maintained.





1. Proposed open space and building locations in the North-Northeast Sub-zone.

Open Space

Potential development areas in the North-Northeast Sub-zone shall reinforce the campus-like setting of the Home's main residential area. New buildings shall be situated in such a way that they relate closely to existing structures, creating organized building clusters centered on formal green spaces (1). These building clusters can then be seen within the larger open space context of the Home that is bounded by a vegetative buffer, perimeter wall and fencing.

Locating a building on the site of the demolished Sheridan Building (now a surface parking lot) will enclose the formal open space that extends south from the Grant Building. Similarly, the formal yet underutilized courtyard to the east of the current Sheridan Building will be activated by enclosing the space with buildings shown in the parcel, buildings which will replace what is now surface parking lots, primarily.

Reinforcing the pattern of buildings clustered around formal open spaces and development clusters separated by buffers of open space, the entire North-Northeast Sub-zone shall regain the elegant organization of development it had during the Home's Period of Significance. Adding the greater con-

text of the quadrangles enclosed by Scott Building, Sherman Building, Lincoln Cottage, and the western side of Sheridan building, this area of AFRH-W will take on the character of a campus unified by a consistent plan and pattern of buildings and open space.

Streetscape

The existing organization of streets fits logically within the building and open space configuration layout of the North-Northeast Sub-zone, with main vehicular arteries being located along the buffers between building clusters. While the streets themselves act as a threshold between two building clusters, street trees and light fixtures act as the visual buffer, screening views between buildings.

Consistent with this pattern of building clusters and buffers, the streetscape shall serve as a connection between building clusters and provide circulation to convey residents of the main campus area to the other areas of the Home. Because most pedestrian circulation will occur within and between building clusters and courtyards, pedestrian street crossings are a major concern in this area. Traffic calming devices (2), such as neck-downs and speed tables, and indicators warning motorists of pedestrian crossings are important to creating a safe environment for pedestrians as well as vehicles.



2. Possible traffic calming devices: highly visible crosswalk, neck-downs and speed tables.

Foundation Plantings

The existing masses of shrubs and small trees flanking the entrances of the North-Northeast Sub-zone's major buildings shall be maintained and rehabilitated, where necessary, to ensure an even, symmetrical appearance. Any new buildings in this area shall judiciously employ the use of foundation plantings to match the character of the adjacent historic buildings and respect nearby landscape resources and those buildings near it. A new building constructed on the former Sheridan Building site shall incorporate foundation plantings along the doors that enter onto the Grant Building Quadrangle, while new buildings that will enclose a plaza to the east of the current Sheridan Building shall not employ foundation plantings.

Treescape

Tree canopies and vegetative buffers throughout the zone shall be preserved and enhanced. In places where thinning of the canopy or buffer plantings has occurred, reforestation with similar species shall be introduced to supplement existing plantings, thereby reinforcing the vegetative edge and strengthening the character of bordering open spaces. Invasive plant species shall be removed on a regular basis to prevent damaging overgrowth.

If a building is constructed on the site of the former Sheridan Building, landscaping must be designed to minimize adverse impacts the views from Lincoln Cottage.

Surface Parking

Three of the existing surface parking lots in this sub-zone will be used as building sites; most remaining parking lots shall be removed and parking for all residents and visitors shall be moved into parking structures that are integrated into proposed buildings. Those surface parking lots not being used as building sites shall revert back to passive, scenic open space consisting of large lawn areas punctuated by specimen trees.

Commemorative Objects and Sculpture

Commemorative objects, such as sculpture, memorial markers, howitzers, cannons, cannon balls, a tank and airplanes are found throughout the site, however they are most prevalent within the North-Northeast Sub-zone. Many of these objects are historically significant and provide insight into the history of the Home and its residents. New commemorative objects, consistent with the military theme of the Home, shall continue to be placed in appropriate locations, such as open spaces and focal points, as desired by AFRH.

Site Furnishings

Because the North-Northeast Sub-zone is the most heavily populated area within the AFRH zone, site furnishings, particularly benches and trash receptacles, will need to be placed in higher volumes here than elsewhere in the Sub-zone. Open spaces shall be designed to accommodate large amounts of seating. Site furnishings shall be in keeping with the historic character of the zone.

Lighting

In addition to the existing lamp posts that are introduced as part of the sitewide standard streetscape, within the North-Northeast Sub-zone, lighting shall be used within the North-Northeast Sub-zone to highlight pedestrian crossings at night. Pathway lighting will help with way-finding at night.

Site Materials

The same site materials that are currently used in this area shall continue to be used with new development: asphalt driveways with granite curbing and brick gutters, concrete sidewalks, and open lawn areas punctuated by large shade trees. Any trees removed by new construction shall be replaced on a one-to-one basis in appropriate locations within the North-Northeast Sub-zone. Efforts shall be made to plant trees with a minimum caliper of 3 inches.

AFRH North-Northeast - Signage Guidelines

Signage for the North-Northeast Sub-zone will be in support of buildings controlled by AFRH, a new Visitor Center and Museum for the Lincoln Cottage, and potential new development along the North Capitol Street.

Identification of parking will be an important component of the signage program for this sub-zone. New buildings along North Capitol Street will be served by structured parking.

Categories of signage may include the following:

- Parking identification signs
- Primary building identification signs
- Secondary building identification signs
- Pedestrian directional signs
- Accessible path signs for existing buildings
- Regulatory signs

See AFRH Overall Signage Guidelines for typology, letter spacing, symbols, types, and colors.



Map displays are a useful pedestrian wayfinding device and help to reduce the number of pedestrian directional signs that may be required.



Footings and posts shall be dressed and provided with an attractive and finished baseplate.



Regulatory signage such as accessible space parking signs and accessible path signs shall be treated discreetly, with a low profile.

AFRH Zone - Chapel Woods

Overview

New development in the Chapel Woods Sub-zone (18 acres) is intended primarily for AFRH's use. New development shall respect and reinforce the existing historic resources and the forested character of this zone.

The maximum allowable gross area for new development in Chapel Woods Sub-zone is 42,000 square feet. New development requires 42 parking spaces.

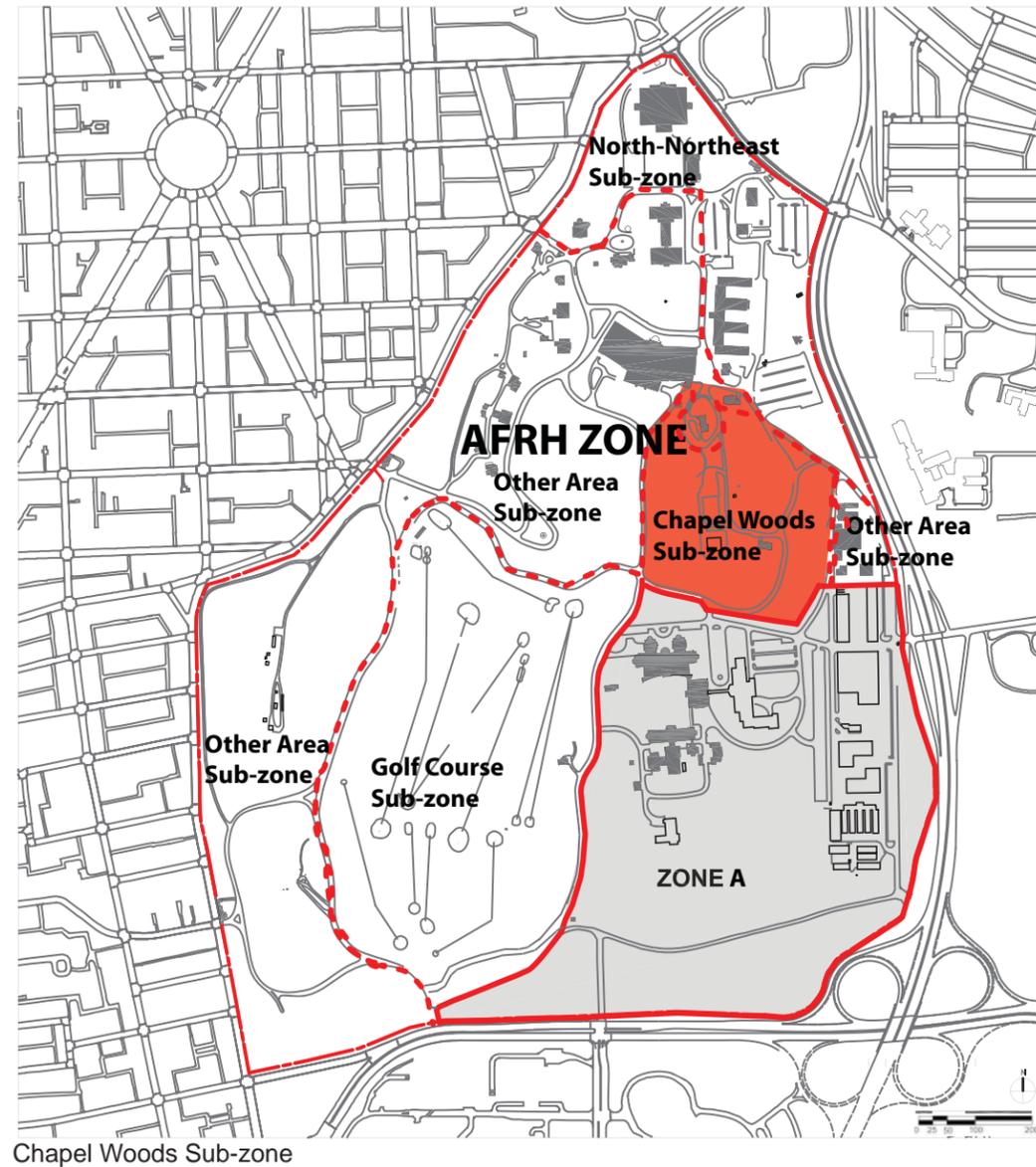
Primary Use Patterns

The envisaged general character of the Chapel Woods Sub-zone is one of low density, residential use for AFRH within the existing, heavily wooded, natural setting.

The housing type is to be townhouses clustered around small-scale open spaces.

Conceptual Intent

Development in the Chapel Woods Sub-zone is proposed along the ridge of the unoccupied hill behind Rose Chapel. Building massing and siting are carefully controlled to protect the natural integrity of the Chapel Woods, and to have limited visibility from Rose Chapel and other contributing buildings. Open spaces, streets, and streetscapes are to be of a character in keeping the nineteenth-century grounds of the Home. The proposed townhouses are arranged in a manner that reflects the landscape, topography, and historic natural characteristics of the site. Foundation plantings, lighting, and signage shall be sparse to preserve the rural characteristic of the zone.



Historic Resources

Contributing Resources in the Chapel Woods Sub-zone are found on the map below.



Contributing resources in the Chapel Woods sub-zone

- █ Zone boundary
- Chapel Woods East present by 1842
- Chapel Woods West present by 1842
- Old Chapel Road present by 1900
- Upper Hospital Road present by 1867
- # Contributing buildings
- Non-contributing buildings
- Property line

The following Contributing Resources are found within the AFRH Chapel Woods Sub-zone:



Civil War Howitzers (V) Arnold Road (Placed: 1870, Moved: post-1910)
This pair of brass howitzers is among the various war trophies and military ordinances displayed around the Home's grounds. These two howitzers straddle Arnold Road to the north of Marshall Drive.



Chapel Woods East (1842 pre)
The wooded area east of the Rose Chapel (Building 42) occupies the space of the original forested area, but the understory of this portion of the stand was entirely removed at some point in the property's history. As it exists today, this open stand consists of tall canopy trees and low grasses, affording views through the tree trunks to the old steam plant to the east and the Hospital Complex to the south.



Chapel Woods West (1842 pre)
The woods that surround the Rose Chapel east of Arnold Drive have been documented in roughly the same outline around the knoll on all detailed maps of the property. The species of vegetation within the forest (mostly native with very little invasive alien vegetation) indicates that this forest stand has existed since well before the site was developed. The forest serves as a setting for the chapel and surrounding paths, defines the eastern boundary of the meadow and preserves one of the few remaining natural streambeds that run just west of Arnold Drive.

The following Contributing Resources are found within the AFRH Chapel Woods Sub-zone:



Quarters 45: Building 45 (1908)

The Engineer's Quarters is an intact example of a simplified Colonial Revival-style, single-family dwelling. The house is one of a number of buildings on the site designed by Crosby P. Miller, the Construction Officer at the turn of the twentieth century. The stylistic detailing on the brick structure includes the two-bay, full-width front porch supported by Tuscan columns, single and paired double-hung windows with splayed flat-arched lintels adorned with a keystone, an oculus window with square-edged surrounds and keystones of stone, front-gabled dormers with an enclosed ogee-molded luncheon, and front-gable roof with ogee-molded boxed cornice and returns. The medium scale of the house, smaller than the officer's residences but larger than the Secretary to the Treasurer's Cottage (Building 40), Building 45 illustrates the hierarchy of the various stations of employment at the Home.

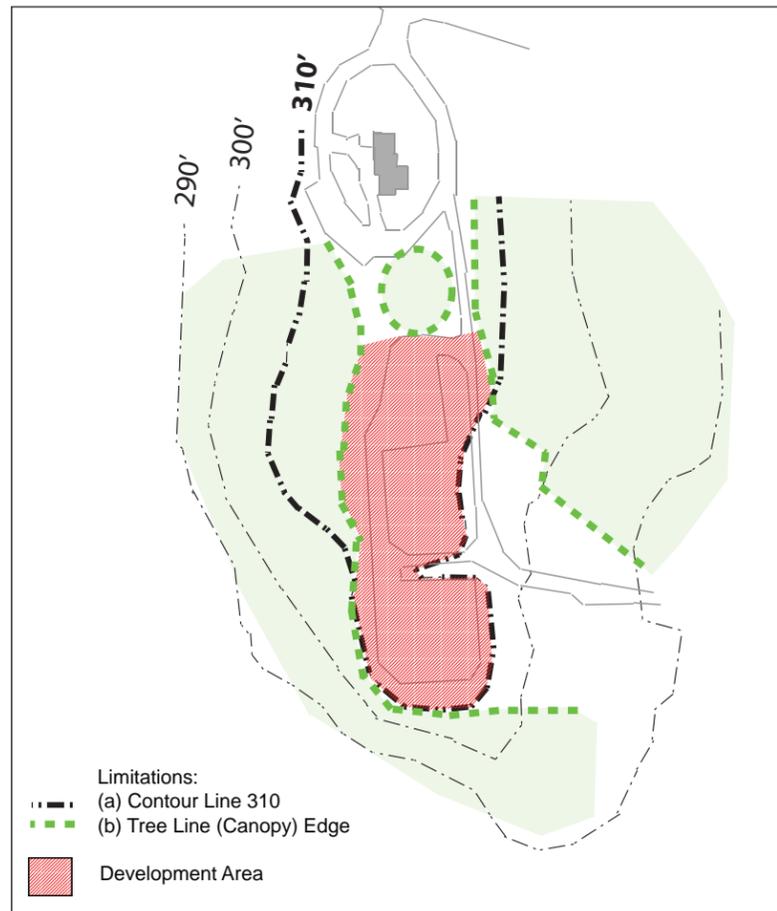


Roads (1900, 1903)

Old Chapel Road runs north-to-south and is located to the southeast of Rose Chapel (Building 42). The road appears on maps as a connection between Old Chapel Circle and Upper Hospital Road as early as 1903 and was most likely constructed to provide access to the stables (now demolished) that were built south of the Chapel in 1900. Upper Hospital Road forms the eastern boundary of Chapel Woods, intersecting with Marshall Drive and terminating at Marshall Drive to the south. First appearing in maps as early as 1867, Upper Hospital Road is one of the Home's earliest identified roads. The road originally extended to meet Arnold Drive to the south, but a small southwestern portion of the road was eliminated to accommodate the construction of the LaGarde Building (Building 56) in 1992. Historically this road was referred to as Bessie Drive.

AFRH Chapel Woods - Built Form Guidelines

The basic bulk and form of buildings will be achieved by parcels and building heights established in these guidelines. This section outlines elements of design and external appearance that establish the character of the building walls and also outlines other architectural features which although not required, are permitted and encouraged in order to add visual richness to the buildings.



Parcel plan

Parcel Plan and Build to Criteria

To ensure that an appropriate scale of buildings is achieved, each building parcel has been allocated a maximum height. These height limits, combined with the parcel plans, provide the basic controls for the form and bulk of the buildings.

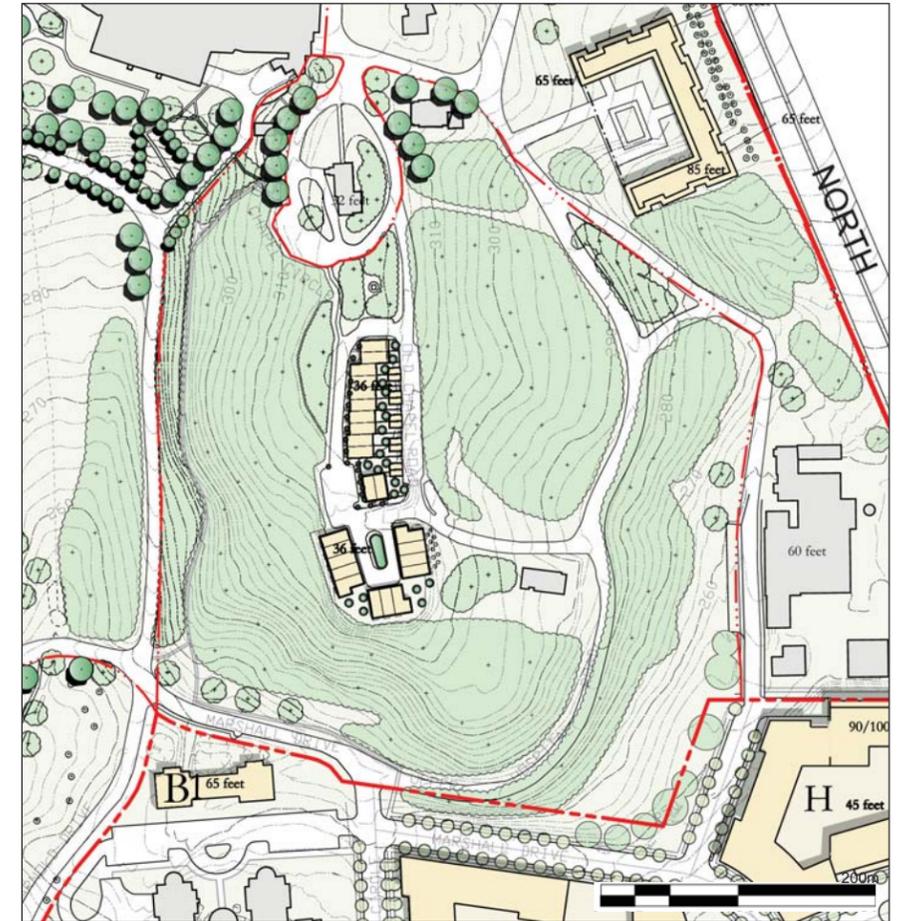
Building parcels are defined to respond to the site's topography, take advantage of existing roadways, and eliminate the destruction of existing trees. The parcel plan limits development according to these factors and establishes Contour Line 310 as a boundary for the development area along with the tree line (canopy) edge.

Height and Massing

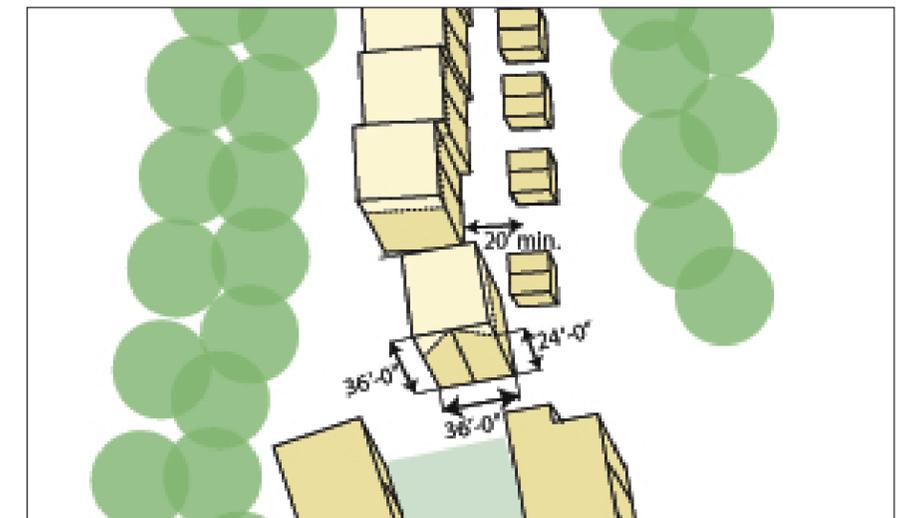
Buildings in Chapel Woods will be limited to a height sensitive to the surrounding historic fabric. New development will have limited visibility from the grounds of Rose Chapel, beyond Rose Chapel to the north, and the historic house on site (Quarters 45).

Buildings in the Chapel Woods Sub-zone shall have a 24 foot eave height limit and an overall height limit of 36 feet.

Residential units shall be clustered and sited generally in continuous rows. Rooflines shall align with one another to create a visual relationship. Units have a maximum floorplate of 1,200 square feet including internal parking, either attached or detached. Units shall be at least 18 feet wide.



Potential layout of development



Height and massing guidelines

Elevations and Fenestration

The size, frequency and disposition of window openings within the wall contribute to a wall's primary visual characteristics, in addition to the profile of the building wall, its height, setbacks and scale. These guidelines, therefore, aim to control the proportion of window openings and their relationship to surrounding wall areas.

To reinforce the character of the site edge, it is deemed appropriate that the streetwalls of all buildings framing the site shall contain discrete openings within wall surfaces and avoid continuous horizontal strip windows or all glass facades.

This principle also applies to streetwalls framing other open spaces. This objective is achieved by controlling the percentage of openings within a streetwall type and by limiting the width of any particular opening to a total percentage of the length of the streetwall. Exceptions are only made for buildings or elements that form architectural features or landmarks to allow diversity in design.

The solid-to-void ratio is adjusted to reflect the variations in the wall types and their specific locations. The solid-to-void ratio shall fall between 50% and 75%. Fenestration shall reflect historic residential proportions.

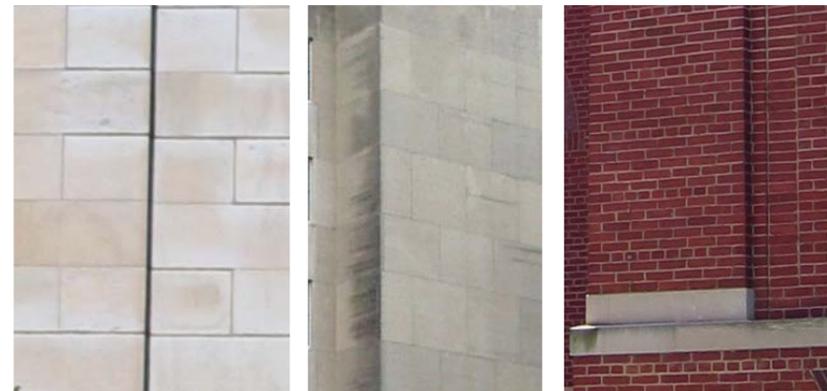
Materials

Guidelines on the use of materials are not an attempt to preclude the novel or the modern, but rather the guidelines are intended to inform the character of buildings on the site. In keeping with the overall context of AFRH-W, Chapel Woods materials such as stone, architectural reconstituted stone, stucco and brick are all considered appropriate.

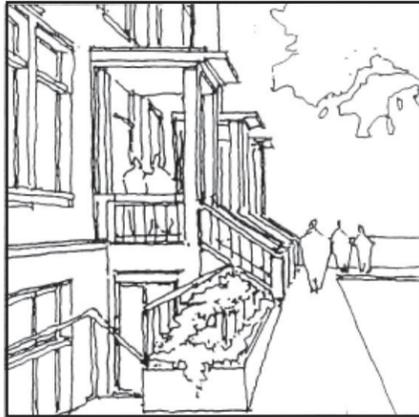
Other materials such as highly reflective glazing, highly tinted glass and metal claddings are considered inappropriate particularly as the primary material for the building walls.



Residential elevations



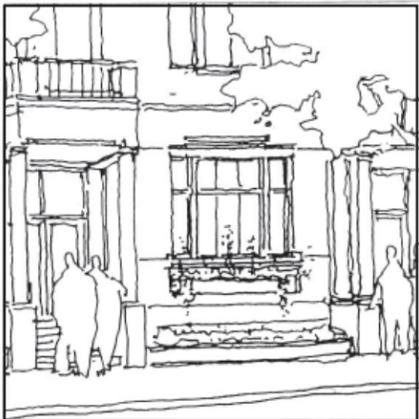
Potential building materials



Building entrances



Balconies and terraces



Ground level window sills, raised above people in the street



Bay windows

Architectural Features

Various architectural features add to the character and appearance of buildings, and the guidelines make provision for them. Some elements may be used to provide amenity and privacy for the residents, whereas others may be simply for the enrichment of the streetscape. These are, therefore, left to the discretion of individual architects. The guidelines ensure that, where such elements are provided, they will be effective.

Building Entrances

Building entrances are defined where planting or a setback zone is incorporated into the building frontage design. This setback zone can accommodate entry steps or platforms. Shelter roofs will not project over sidewalks.

Ground Floor Windows

Ground floor windows adjacent to public pedestrian pavements or along open setback areas adjacent to such pavements must be designed to ensure privacy within the dwelling. Sill heights relative to exterior grade are to be above eye level.

Balconies and Terraces

Although not required, terraces and balconies will be permitted and encouraged in all residential buildings. Terraces at ground level must be screened for privacy. Balconies and terraces above ground level shall be contained within the building volume and, to ensure usefulness, shall have a minimum depth of 5 feet and a minimum width of 8 feet.

Bay Windows, Appurtenances, and Terraces

All bay windows, appurtenances, and terraces that project past the building envelope must be more than a single story in height or occur on more than a single story.

Bay windows are also to be encouraged in residential buildings. Those located at or near ground level must be designed to ensure internal privacy. Sill heights relative to exterior grade are to be below eye level, unless fronting onto private areas.

Foundations

Exposed foundations are not allowed. Buildings shall utilize finished materials to grade level.

Roofs

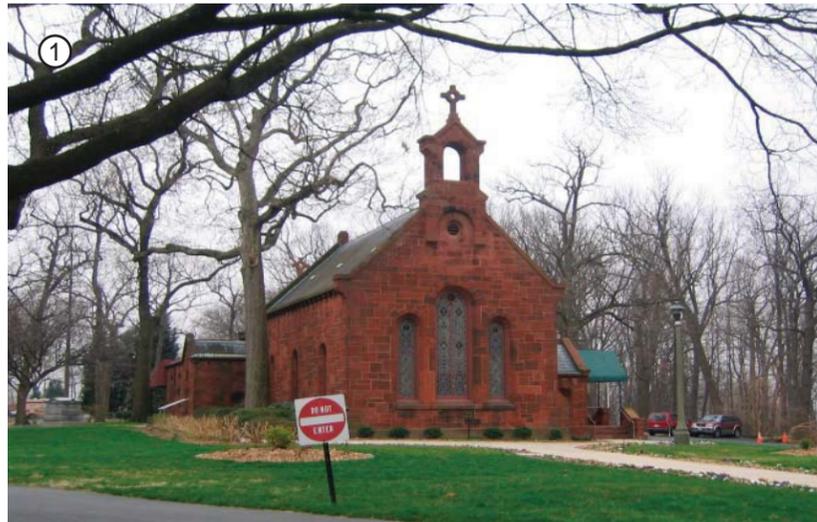
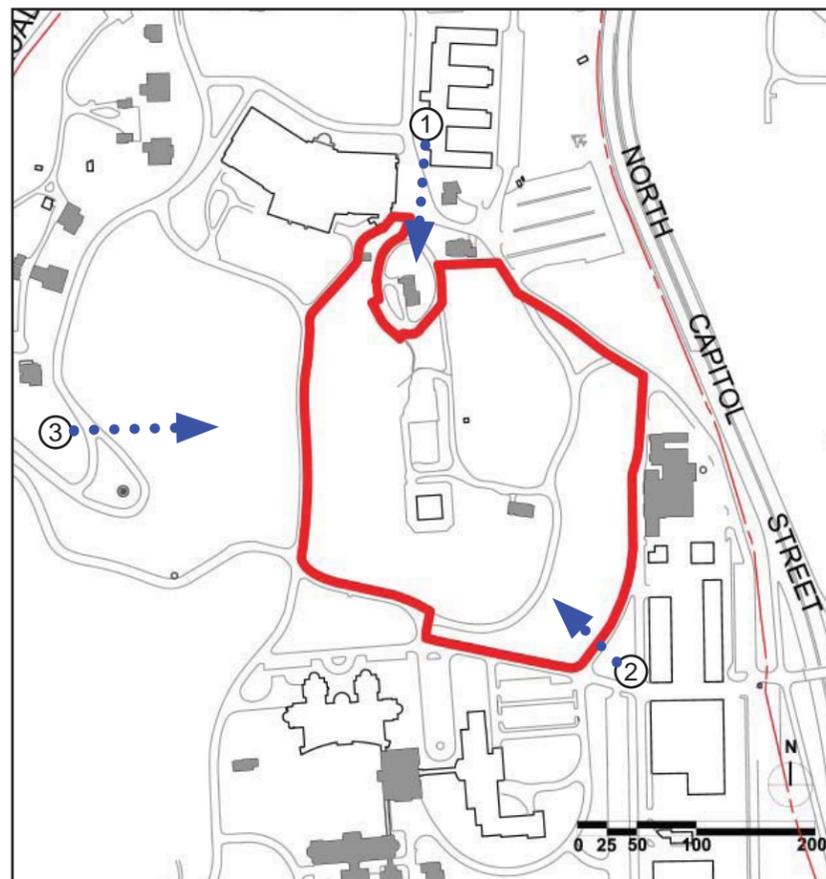
Flat roofs are acceptable. Slate, tile, and/or standing seam metal roofing, and green roofs are highly recommended.

Mechanical Equipment

Building designs shall provide MEP equipment in the basement and within the building envelope.

AFRH Chapel Woods - Landscape Guidelines Topography and Views

New construction shall enhance historic views from and into the Chapel Woods Sub-zone to the extent possible. In particular, the view of new construction from the north side of Rose Chapel shall be limited.



Rose Chapel



Rose Chapel with limited visibility of proposed development



The picturesque Victorian-era Gothic-Romanesque Revival-style Rose Chapel for which the woods are named is situated on a ridge, shielded on three sides by mature trees. A small stand of trees is located to the west of the chapel, while the two woods, separated by the ridge that extends due south from the Rose Chapel, are classified by two vegetative types. To the west of the ridge is an oak-hickory forest stand that represents the native forest that once covered the entire Washington, DC area. Views here are almost entirely blocked by dense vegetation of these adjacent woods, and the only way to penetrate this stand is through a single walking path along the western side of the slope. To the east is a savannah-like oak-hickory stand of trees. Although the canopy trees are the same species as the stand to the west, the understory has been completely cleared, offering views through the tree trunks to the rest of the Home beyond.

Open Space

Unlike the North-Northeast Sub-zone, the terms “open space” and “undeveloped land” are not synonymous when applied to the Chapel Woods. Although most of the Chapel Woods could be considered undeveloped land (those areas not occupied by structures), only the open space (those areas not occupied by structures or trees) shall be considered developable land. Along the ridge dividing the two forest types, a parking lot was installed to serve the auto repair shop on the south end of the slope. Locating housing on the parking lot site and varying the finished floor elevation of each unit to accommodate existing topography grades will allow residences in the woods while creating minimal disturbance to the surrounding forest. The remaining undeveloped area (the forested portions) must be conserved as a natural area.

When developing this environmentally and visually sensitive site, great care must be taken to ensure an adequate vegetative buffer between new development and the Rose Chapel. Height limits have been set to ensure that these new buildings will not be visible above over the tops of the existing forest stand.

As for the surrounding forested areas, AFRH will put in place a maintenance plan to ensure the long-term viability of these natural stands. The western forest stand is in relatively good health, with an ample number of young understory trees ready to take the place of mature canopy trees once they die. Only occasional trail maintenance and removal of invasive species is necessary here. The savannah to the east, however, is close to reaching its mature state. In order to sustain this stand, an infill program of younger trees shall have to be initiated to replace the mature canopy trees as they die off. Additionally, mowing in this area shall be reduced to twice a year to allow leaf litter to accumulate and biodegrade on the forest floor, releasing valuable nutrients to the existing tree roots.

Treescape

Tree canopies and vegetative buffers throughout the zone shall be preserved and enhanced. In places where thinning of the canopy or buffer plantings has occurred, reforestation with similar species shall be introduced to supplement existing plantings, thereby reinforcing the vegetative edge and strengthening the character of bordering open spaces. Invasive plant species shall be removed on a regular basis to prevent damaging overgrowth.

Foundation Plantings

Because of the forested nature of this area, foundation plantings are not appropriate around buildings in this sub-zone.

Lighting

To maintain the secluded character of Chapel Woods, as little attention as possible shall be called to this small enclave of residential development. Therefore, streetlights shall be kept to the minimum required to safely convey pedestrians and vehicles to and from these residences.

Commemorative Objects and Sculpture

Within Chapel Woods Sub-zone there is a single commemorative object: the Henry Wilson Monument. New commemorative objects, consistent with the military theme of the Home, shall only be placed within this sub-zone if thorough consideration of the placement has been conducted and it is determined that this is the most suitable locale for the particular object.

Site Materials

Materials used here shall be consistent with those used within the rest of the Home: asphalt paving with granite curbs and, where necessary, brick paths and concrete sidewalks. Trees removed during construction shall be replanted on a one-to-one basis with the same or similar species to ensure views to this new development are screened.

AFRH Chapel Woods - Signage Guidelines

Development in the Chapel Woods Sub-zone will primarily be low density residential within a heavily wooded, natural setting. Signage shall be kept to a minimum to reduce the impact on the natural surrounding. Whenever possible, building mounted signs shall be used in place of pole mounted panels.

Sign panels shall be dark with light text so that the sign panel and structure will recede while maintaining a legible message.

Categories of signage may include the following:

- Parking identification signs
- Primary building identification signs
- Secondary building identification signs
- Pedestrian directional signs

See AFRH Overall Signage Guidelines for typology, letter spacing, symbols, types, and colors.



Signs are scaled appropriately and integrated with the natural setting.



The use of building mounted signs in place of freestanding signs is encouraged.

AFRH Zone - Golf Course

Overview

New development in the Golf Course Sub-zone is intended primarily for AFRH's use. New development shall respect and reinforce the existing historic resources and the bucolic arrangement of this zone.

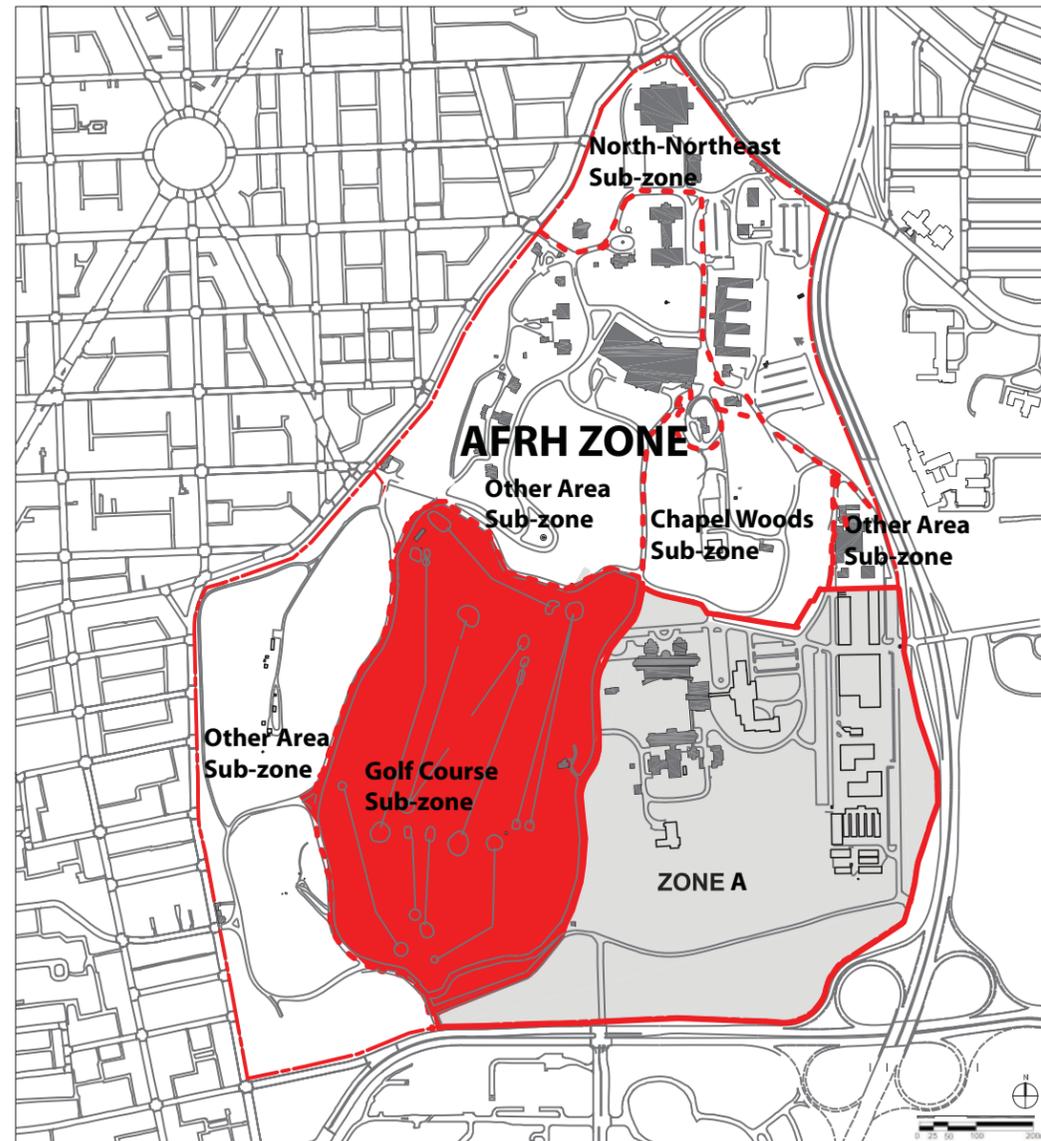
The maximum allowable gross area for new development in Golf Course Sub-zone is 6,000 square feet.

Primary Use Patterns

The envisioned general character for the Golf Course Sub-zone is in keeping with the existing setting of the AFRH Zone. A replacement club house (3,000 square feet) and maintenance building (3,000 square feet) are planned for the site, as are two replacement golf holes to replace two holes that will be eliminated from Zone A. The golf course dates from outside the period of significance and is therefore not a historic resource.

Conceptual Intent

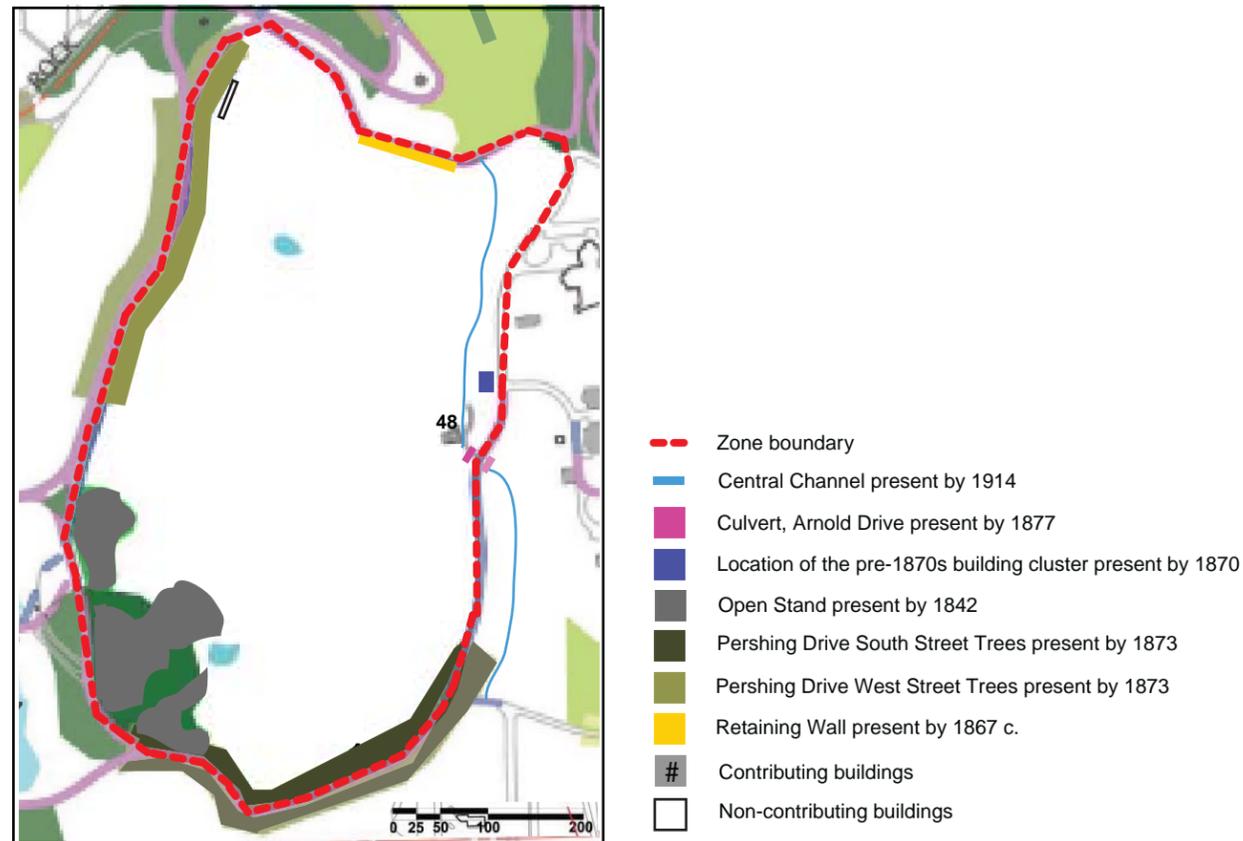
Enhancements and modifications to golf tee locations, open spaces, and perimeter street are to be in keeping with the bucolic and picturesque character the Home. The golf maintenance building and club house shall be sited in a manner that reflects the landscape, topography, and natural character of the site.



Golf Course Sub-zone

Historic Resources

Contributing Resources in the Golf Course Sub-zone are found on the map below.



Contributing Resources in the Golf Course Sub-zone

The following Contributing Resources are found within the AFRH Golf Course Sub-zone:



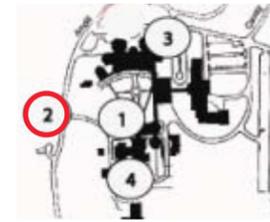
Central Channel (1914)

The Central Channel runs from around the natural spring, south along the west side of Arnold Drive. Directly north of Building 48, the drain moves through a culvert under Arnold Drive to the east side of the road and terminates in the southern end of the Home. On maps as late as 1903, an open stream runs the path of the present channel, but the path is identified as a "paved gutter" by 1914. In the 1955, the Board requested that all cobblestone gutters and drains be paved with concrete.



Culvert, Arnold Drive (1877)

This stone (semi-coursed rubble) culvert has stone coping and a brick barrel. It carries Arnold Drive over the Central Channel, east of Building 48. The culvert was most likely built between 1867 and 1873 when Arnold Drive was extended south through the campus and over the stream that ran parallel to Arnold Drive prior to the construction of the channel. The culvert appears in historic maps as early as 1914.



Location of pre-1870 building cluster (1870)

Historic maps indicate the existence of several pre-1870 buildings once located northeast of the Corlise (also known as Carlise and Corlisle) Cottage. These were agricultural buildings and structures most likely associated with the cottage. This particular section of the Home's property may yet retain intact archeological remains dating to the prehistoric and historic periods.



Open Stand (by 1842)

This portion of the southwest corner of the campus was densely forested prior to the development of the Home. Pershing Drive was carved through this open stand, retaining woodland on either side of the road. The portion of forest east of Pershing Drive remained intact until the construction of the New Golf Course resulted in a loss of trees on the east side of the stand; however, a substantial portion of the woodland remains on both sides of the road.



Pershing Drive South Street Trees (by 1873)

The tree canopy that covers most of the lakes area extends east along Pershing Drive with a regular pattern of street trees providing a thick roof over the roadway. These trees appear in historic maps as far back as 1873, when the trees marked the division between an agricultural field to the south and a steep slope to the north. Meeting minutes from 1868 show the Board's intent to plant trees along the new road (Pershing Drive): "That in order to facilitate access to all parts of the Home grounds...the Governor of the Home is authorized and directed to cause new roads to be constructed, on the general place of encircling or passing through the entire grounds of the Home... This road to form a wide well constructed drive, with Elm or other suitable trees set out to ultimately form an avenue."



Pershing Drive West Street Trees (by 1873)

Originally shown as a hedgerow dividing agricultural fields, this double row of trees appears in maps as early as 1873. Meeting minutes from 1868 show the Board's intent to create a tree-lined street: "That in order to facilitate access to all parts of the Home grounds...the Governor of the Home is authorized and directed to cause new roads to be constructed, on the general place of encircling or passing through the entire grounds of the Home... This road to form a wide well constructed drive, with Elm or other suitable trees set out to ultimately form an avenue." The Pershing Drive West Street Trees include Japanese Zelkova (*Zelkova serrata*) and Sugar Maple (*Acer saccharum*), the former of which could not have been a species planted on the grounds in the 1860s or 1870s. However, the design and intent of the street trees has not changed since the late nineteenth century, despite any replantings that may have occurred. These trees now provide the eastern edge of the driving range, preventing stray golf balls from entering the golf course field of play.



Retaining Wall (1867 c.)

This retaining wall is located on the northern border of the golf course. The Board's Annual Report of 1899 mentions the needed repairs for this wall: "The sustaining walls...on the road...from Ivy gate to the intersection with the direct road from Scott Building to Barnes Hospital, which were falling into decay from the disintegration of mortar from overgrowing and clinging vines, have been pointed up, their coping stones have been reset, and the vines removed."

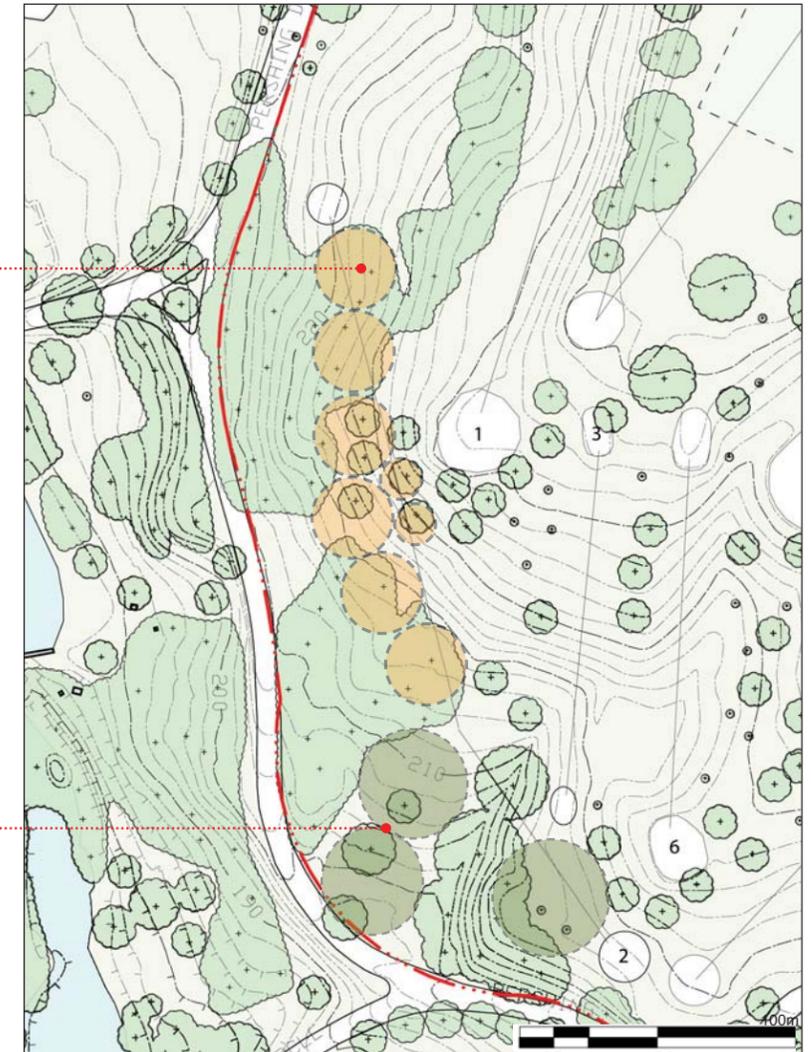
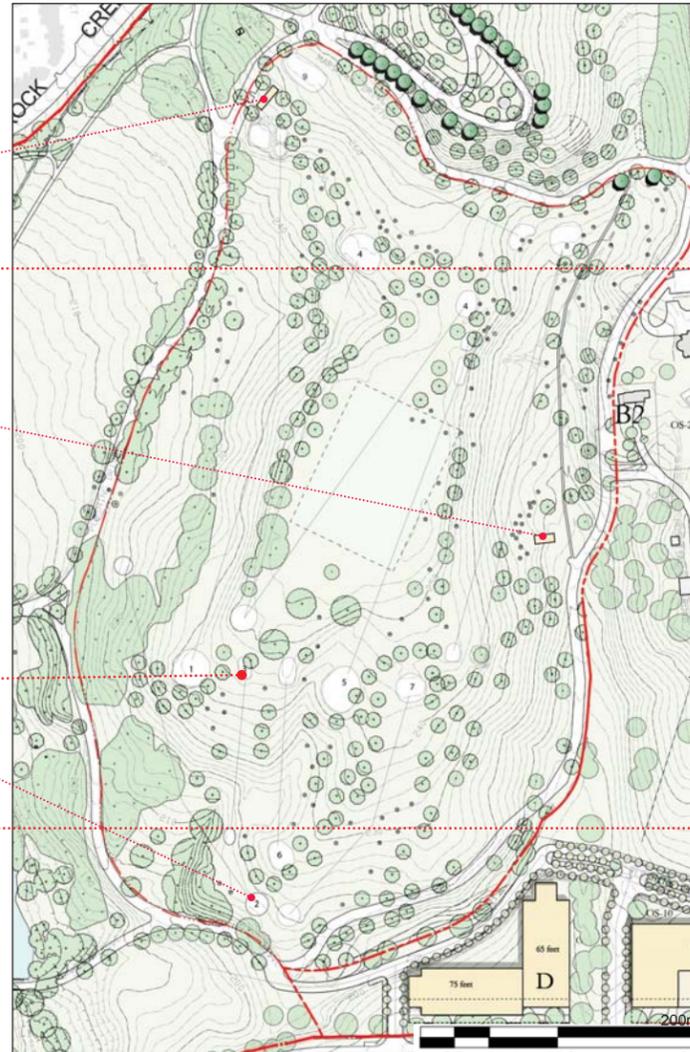


Toilet Building: Building 48 (1934)

Although a structure identified as a Pump House is shown in the location of Building 48 on maps as early as 1903, an inventory of the Home's structures from 1994 dates this building to 1934. The footprint from a 1944 maps is the same as the footprint from the 1903 map, but the exterior of the structure more closely resembles a construction form the 1930s. The one-story masonry structure is covered in stucco and has a flat roof. The walls are pierced by rectangular window openings and single-leaf and double-leaf entry with flush metal doors.

Built Form and Course Modifications

- New golf clubhouse
- Disturbed trees from hole replacement
- New golf maintenance building
- New replacement holes
- Fill in trees to screen from hill



The existing tree line on Pershing Drive (1873 c.)

AFRH Golf Course - Landscape Guidelines

Topography and Views

While the existing golf course is not a Contributing Resource in and of itself, the fact that it has remained open space since the Period of Significance (1842-1951) is a major reason so many of the historic views within the Home are still intact. The golf course will remain in place, preserving the picturesque character of the Home and allowing those historic views to remain.

Open Space

The golf course will remain as open space, and the proposed service building replacements will be of minimum size and sited at the edges of the course so as to maintain the largest open area possible.

Treescape

Tree canopies and vegetative buffers throughout the zone shall be preserved and enhanced. In places where thinning of the canopy or buffer plantings has occurred, reforestation with similar species shall be introduced to supplement existing plantings, thereby reinforcing the vegetative edge and strengthening the character of bordering open spaces. Invasive plant species shall be removed on a regular basis to prevent damaging overgrowth.

Foundation Plantings and Trees

Service buildings proposed for development constructed within the Golf Course Sub-zone area shall be surrounded by foundation plantings to create a transition from the open

pastoral setting of the course to the structure. Species shall be in keeping with existing foundation plantings at the Home. Native plant material shall be used in foundation plantings. A mixture of both evergreen and deciduous plants are recommended. Plants that require minimal pruning are preferred.

Streetscape

Within the Golf Course Sub-zone, the existing streetscape language shall be preserved to reinforce the picturesque character of the grounds.

Lighting

Street lights shall be the primary source of illumination for the golf course at night, especially considering it is not intended to be used after dark. Light fixtures shall be consistent with those used throughout the Home.

Site Materials

Materials used here shall be consistent with those used throughout the rest of the Home: asphalt paving with granite curbs and, where necessary, brick pathways, and concrete sidewalks. Trees removed during construction shall be replanted on a one-to-one basis.

AFRH Golf Course - Signage Guidelines

Signage in the Golf Course Sub-zone will be in keeping with the overall AFRH site character. The use of natural materials is also encouraged in place of traditional signs to maintain the integrity of the course and reduce sign clutter.

A new clubhouse is planned that will require identification signs. Regulatory signage may also be required for controlling parking and providing rules and regulations.

Categories of signage may include the following:

- Parking identification signs
- Clubhouse building identification signs
- Maintenance building identification signs
- Pedestrian directional signs
- Regulatory signs
- Golf course information signs

See AFRH Overall Signage Guidelines for typology, letter spacing, symbols, types, and colors.



The use of natural materials is encouraged to maintain the natural setting of the golf course and reduce sign clutter.



Regulatory signage shall be discrete with dark panels and light text.



Building identification hierarchy - freestanding type

AFRH Zone - Other Areas

Overview

The Other Areas Sub-zone contains most of the Contributing Resources found on AFRH-W. It includes Quarters' Woods, the Lakes, and the historic core of AFRH-W, the property's earliest and most significant buildings, including the locally and nationally designated historic sites and resources:

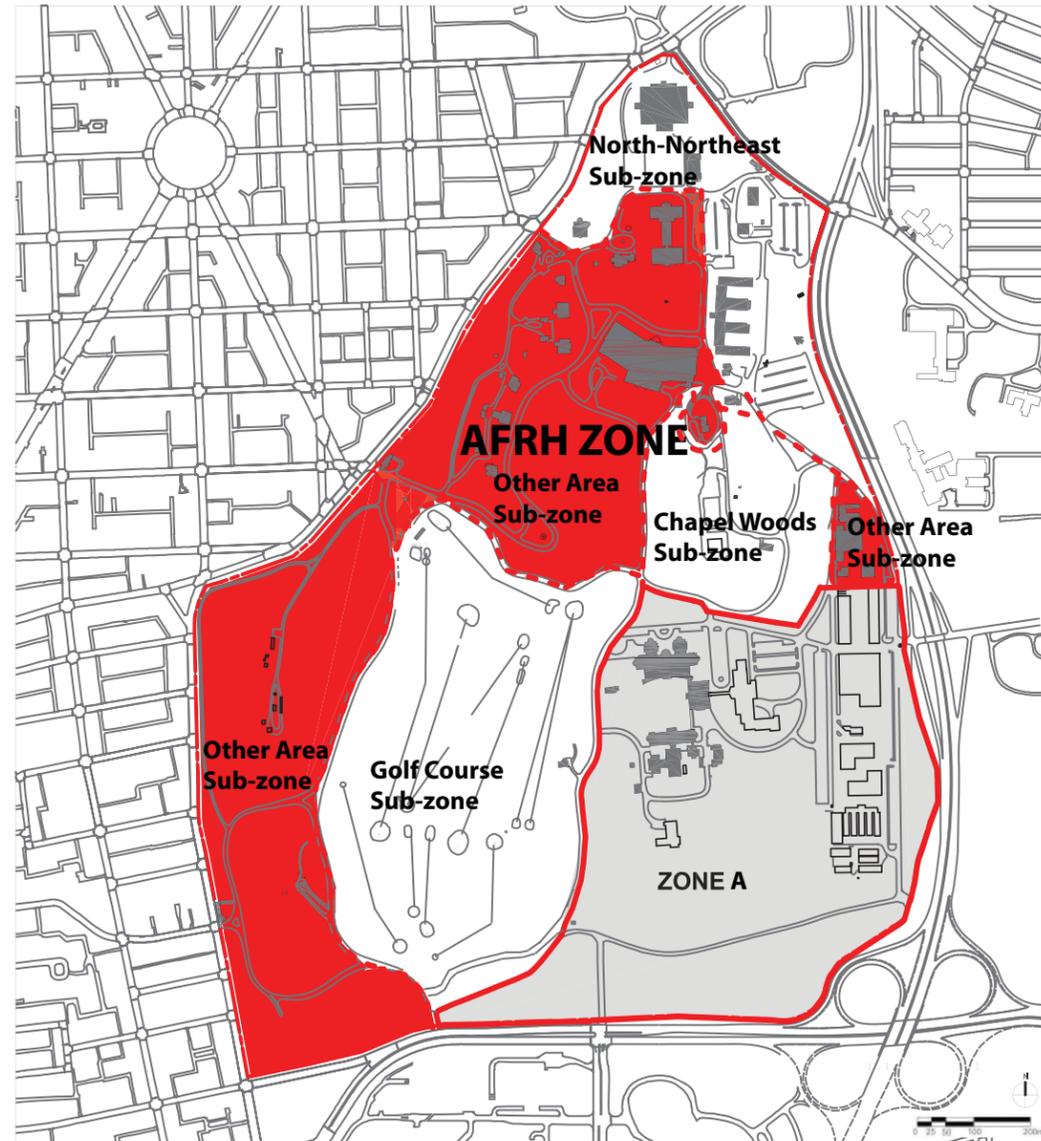
- US Soldiers' Home National Historic Site (District of Columbia Inventory of Historic Sites)
- Soldiers' Home, Main Building/Sherman Building (District of Columbia Inventory of Historic Sites)
- Lincoln Cottage (District of Columbia Inventory of Historic Sites)
- United States Soldiers' and Airmen's Home National Register Historic District
- United States Soldier's Home National Historic Landmark
- President Lincoln and Soldiers' Home National Monument

Primary Use Pattern

The Other Areas Sub-zone will not be developed further in any significant way, and buildings in this sub-zone will continue to be used to support AFRH and as a historic site, the President Lincoln and Soldiers' Home National Monument.

Conceptual Intent

If limited enhancements and/ or modifications to the landscape, foundation plantings, and streetscape are made, then they are to be in keeping with the bucolic and the picturesque character the Home.



Other Areas Sub-zone

Historic Resources

Identified built resources in this sub-zone include buildings, paths, roads, walls fences and other structures and objects. Cultural landscape features include cultivated fields, designed plantings, forests, open land, ponds, springs, streams, and tree lines. Any changes to this sub-zone must

respect contributing buildings and landscaped areas and features identified in the diagram.

The plans below locate the Contributing Resources found in the AFRH Other Areas Sub-zone. (See page 24 for mapping of Contributing Roads, Archeological Sensitive Zones, and Zones of Prehistoric Sensitivity).

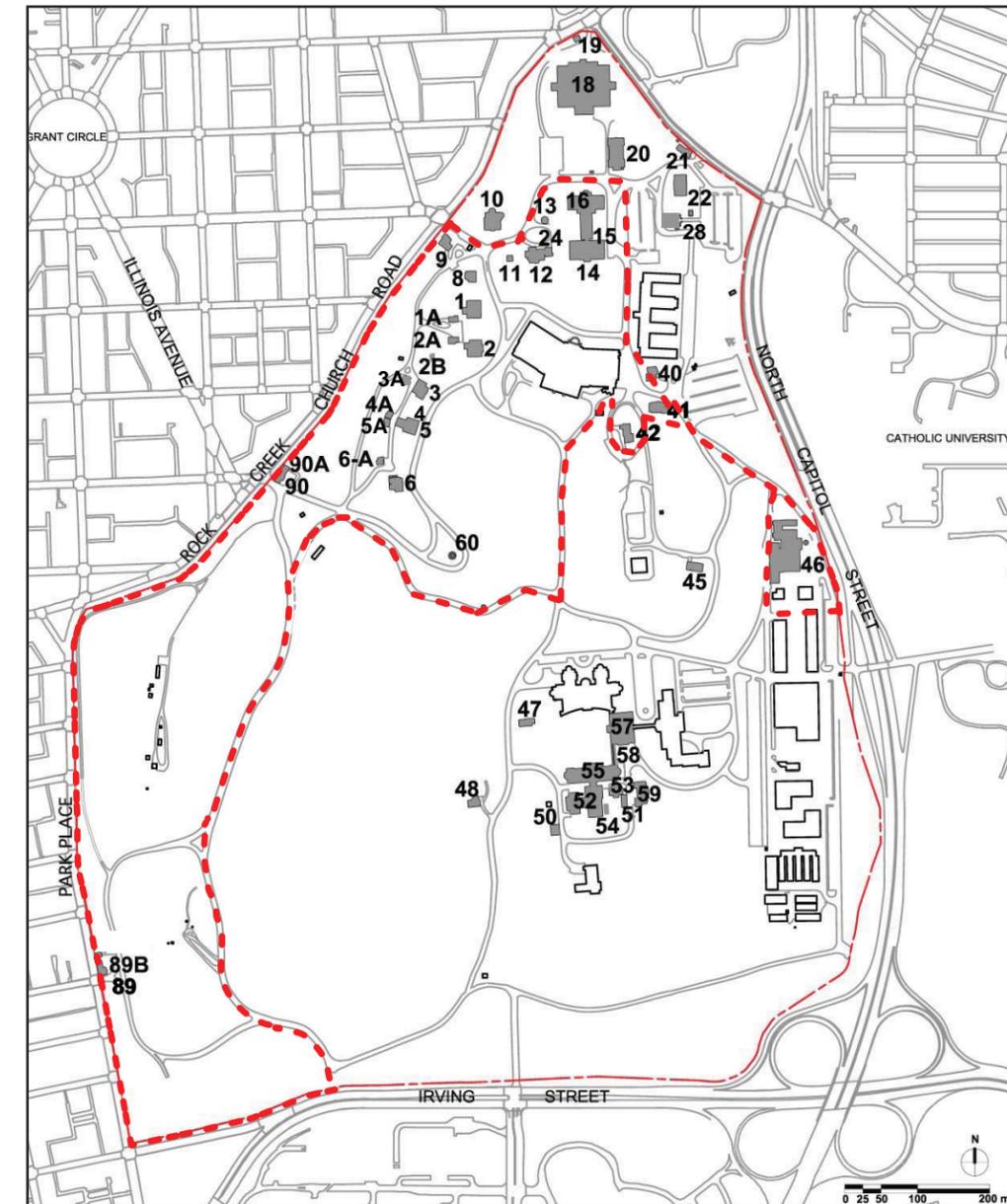


--- Zone boundary

List of contributing resources (excluding structures):

1. Alfalfa Fields, Community Gardens present by 1851
2. Brass Guns, Sherman Building placed by 1901
3. Bridge, Granite present by 1871 c.
4. Bridge, Iron and Sandstone present by 1876
5. Chapel Foundation Plantings present by 1871 c.
6. Civil War Howitzers (I) placed 1870
7. Civil War Howitzers (II) placed 1870
8. Civil War Howitzers (III) placed 1870
9. Civil War Howitzers (IV) placed 1870
10. Culverts, Marshall Drive East present by 1870
11. Culverts, Marshall Drive West present by 1878
12. Deciduous Forest present by 1873
13. Drinking Fountain in Building 66 present by 1940 c.
14. Eagle Gate Plantings present by 1873 c.
15. Eagle Gate present by 1876 c.
16. Enclosed Pasture present by 1842
17. Entry Drive Street Trees present by 1876 c.
18. Fence, Iron and Masonry present by 1876
19. Fence, Iron present by 1899
20. Gazebo present by 1873
21. Henry Wilson Monument present by 1878
22. Hitching Posts present by 1871 c.
23. Lake Circle present by 1873
24. Lake Designated Woodlands present by 1870 c.
25. Lake Mary Barnes present by 1869
26. Lake Nina Island 1 present by 1870 c.
27. Lake Nina Island 2 present by 1870 c.
28. Lake Nina present by 1870
29. Lakes Outfill Drainage Ditch present by 1871 c.
30. Lakes Water Tap present by 1890 c.
31. Lamp Posts present by 1870 c.
32. Lincoln Cottage Grounds present by 1842 c.
33. Lincoln Cottage/ Sherman Building Buffer present by 1860 c.
34. MacArthur Drive Street Trees present by 1873 c.
35. Meadow present by 1842
36. Natural Spring
37. Open Stand present by 1842
38. Park Road Gate present by 1869 c.
39. Pershing Drive present by 1869
40. Pershing Drive South Street Trees present by 1873
41. Pershing Drive West Street Trees present by 1873
42. Quarter's Foundation Plantings present by 1857 c.
43. Quarter's Woods present by 1842
44. Randolph Street Gate present by 1876
45. Retaining Wall, Secondary present after 1903
46. Scott Statue Grove present by 1944
47. Sluice present by 1869 c.
48. Sundial (Scott Building) present by 1860 c.
49. Sundial (Sherman Building) present by 1870 c.
50. Tree Cluster, Evergreens present by 1873
51. West Drain and Irrigation Channel present by 1875

Contributing Resources (excluding structures) in the Other Areas Sub-zone



--- Zone boundary

List of contributing structures:

1. Quarters 1
- 1A. Garage 1A
2. Quarters 2
- 2A. Garage 2A
- 2B. Toolhouse
3. Quarters 3
- 3A. Garage 3A
4. Quarters 4
- 4A. Garage 4A
5. Quarters 5
- 5A. Garage 5A
6. Quarters 6
- 6A. Garage 6A
8. Admissions Building
9. Eagle Gate House
11. Bandstand
12. Lincoln Cottage
13. Water Tower
14. Sherman Building
15. Sherman Building Annex
16. Sherman Building North
24. Gazebo
41. Quarters 41
42. Rose Chapel
46. Heating Plant
60. Scott Statue
69. Storage Contamination Building
89. Quarters 89
- 89B. Storage Shed
90. Quarters 90
- 90A. Garage 90A

Contributing Structures in the Other Areas Sub-zone

The following Contributing Resources are found within the AFRH Other Areas Sub-zone:



Admissions Building: Building 8 (1871)

Executed in the Gothic Revival style, this modest building was originally constructed as the Board of Commissioners' Office at the Home. The rectangular structure, which has been clad in stucco, is ornamented with a sandstone water table, square-edged brick surrounds with stone keystones and imposts, slate-clad hipped roof with ogee-molded cornice, modillions, and metal cresting. The central entry of the three-bay-wide building is indicated by an open gable with Gothic-designed king-post trusses. Paired chimneys with corbelled caps rise from the center of the structure, which stands one story in height.



Alfalfa Fields/Community Garden (by 1851)

The garden is located on land that has been continuously cultivated since at least the 1860s. This garden, tended by the Home's residents, is the only remaining horticultural/agricultural space at the Home. At some point, this small field (and area to the east now used as a driving range) was planted with alfalfa. This crop comprised a high amount of forage for the Home's dairy herd. After the Home no longer had to support its herd the field was reduced in size and its eastern portion was turned into a driving range. The western portion is used as community gardens.



Bandstand: Building 11 (1894 c., Alterations: 1903-1910, Moved)

This bandstand, one of two such structures at the Home (see Building 49), was constructed to serve recreational and formal purposes. The locations of the two bandstands, one on the older central grounds and one adjacent to the hospital, are suggestive of the central importance of these two areas to recreational and formal activities such as funerals, parades, dignitary visits, and public performances at the turn of the twentieth century. Classical Revival in design, the bandstand features cast-iron Corinthian columns set on paneled plinths and a monumental base created by turned balusters. The raised structure is covered by a flat roof of standing-seam metal with an ornate ogee-molded cornice and centrally placed finial. According to a map from 1903, this bandstand was originally located directly south of the Lincoln Cottage (Building 12). It was moved sometime between 1903 and 1910 to its current location.



Brass Guns, Sherman Building Main Entrance (Placed 1901)

This pair of brass guns with cannon balls is located on the steps of the Sherman Building (Building 14) and is visible in photographs of the Sherman Building as early as 1901.



Bridge, Granite (1871 c.)

This three-span arch bridge is constructed of rusticated stone with a lion's head key-stone, stone voussoirs, and a brick barrel, spanning the stream that runs south from the artificial lakes. The bridge's abutments, rail, and balustrade have been removed. In March 1887, the Board of Commissioners was ordered to estimate the cost of raising the stone bridge after the construction of the nearby McMillan Reservoir raised the water level of the ponds and stream.



Bridge, Iron and Sandstone (1876)

In 1869, the Board ordered the governor to construct a bridge in conjunction with roads leading from the Whitney property to the west into the Home. According to the order, "the bridge over the stream to be of 'rustic' character, handsomely constructed and resting on stone abutments at least eight feet apart and sunk at least one foot below the hard bottom of the stream, the flooring of the bridge to be of thick plank or of timber hewed to make close joints with smooth upper surface." The bridge constructed as a result was replaced by the current bridge in 1876. It is a single-span stone arch constructed of coursed ashlar with stone voussoirs and a stone keystone. It features an eight-panel cast-iron balustrade ornamented with foliate bosses and stars and decorative webbing.



Chapel Foundation Plantings (1871 c.)

Comprised of annuals, perennials and shrubs, the species used in the foundation beds of the Rose Chapel (Building 42) are likely not original. However, the architecture of the church indicates that similar foundation plantings have always served to complement the building, giving the building an attractive, manicured edge before the transition to the forest that surrounds it.



Civil War Howitzers (I), Lincoln Cottage (Placed 1870, Moved: post-1910)

This pair of brass howitzers is among the various war trophies and military ordnance displayed around the Home's grounds. These two howitzers are located in front (west) of the Bandstand (Building 11) and south of Lincoln Cottage (Building 12) and were cast in 1842 and 1847 by the foundry of N.P. Ames of Springfield, Massachusetts (as indicated in trunnion stamps).



Civil War Howitzers (II), Scott Statue (Placed: 1870, Moved: post-1910)

This pair of brass howitzers is among the various war trophies and military ordnance displayed around the Home's grounds. These two howitzers are located near the Winfield Scott Statue. Both howitzers were manufactured by the Cyrus Alger & Co. foundry of Boston, Massachusetts, and are stamped "C.A. & Co. Boston" on their trunnions; one was cast in 1842 and the other in 1861.



Civil War Howitzers (III), Scott Building (Placed: 1870, Moved: c.1954)

This pair of howitzers flanks a stairway leading to the southern entrance of the Scott Building (Building 80). The bronze guns are mounted on concrete bases.



Civil War Howitzers (IV), Sheridan Building (Placed: 1870, Moved: c 1960)

This pair of howitzers flanks the central entrance to the Sheridan Building (Building 17). The bronze guns are mounted on concrete bases. Both guns were cast by Miles Greenwood and are stamped "M. Greenwood. Cincinnati. O."

The following Contributing Resources are found within the AFRH Other Areas Sub-zone:



Culvert, Marshall Drive East (1870)

This stone-masonry culvert is located at the east end of Marshall Drive between Pershing Drive and Arnold Drive. The culvert features irregularly laid stone masonry and a concrete intake drain of modern origins on the north side. An 1885 publication, "Views at the Soldiers' Home," from National Capital, Past and Present, by Hutchins and Moore, depicts this culvert with the gazebo over the spring in the distance. The stone culvert is an intact and significant element of the nineteenth century landscape at the Home.



Culverts, Marshall Drive West (1878)

This stone (semi-coursed rubble) culvert with stone coping carries Marshall Drive over the West Drain, west of Arnold Drive. The culvert most likely dates from the construction of the West Drain in 1878.



Deciduous Forest (1870 c.)

Surrounding the Lakes are several patches of forest making up the resource identified as Forest 6. All but one of these wooded areas are present on historic maps by 1873. The northeast patch of woods, east of Pershing Drive, is present by 1910. Forested areas, both natural and designed, were critical elements in the 19th-century picturesque landscape. They served to provide a pleasing and romantic aesthetic contrast between open land and built areas, reflecting the 19th-century dichotomy of civilization versus nature.



Drinking Fountain in Building 66 (1940 c.)

This metal drinking fountain is located in Building 66 above a natural spring. The drinking fountain was produced by the American Foundry Manufacturing Company.



Eagle Gate (1876 c.)

The Eagle Gate is located on the west side of Central Grounds and is the only functioning gate at the Home. By the 1870s, the northwestern entrance of the Home was called the Scott Gate and was located slightly north of the present entrance. The construction of Eagle Gate was part of a large-scale fencing project that began in 1876. Although a map published in 1877 still identifies the northwest entrance as Scott Gate, north of the present Eagle Gate, Board of Commissioners meeting minutes and the Home's various building schedules indicate that the Eagle Gate was completed in 1877. Like the 1870s fence and later decorative iron features, this gate survived the efforts to salvage all metal from the Home's perimeter during World War II. The gate consists of two substantial paneled brick piers, each surmounted by a bronze eagle painted gold. The 1876 contract specifications called for painting the piers and eagles.



Eagle Gate House: Building 9 (1877)

Executed in a Tudor Revival style, the modest gate house stands one-and-a-half stories in height with a stucco finish that accentuates the half-timbering indicative of the style. The high-style building is covered by a cross hipped roof with a jerkin head and exposed rafter ends. The single and paired window openings are framed by square-edged surrounds.



Eagle Gate Plantings (1873 c.)

On either side of Eagle Gate, evergreen and deciduous vegetation is densely planted to provide some privacy screening for the buildings adjacent to the Home's main entrance and perimeter fence. To the north, Ginkgo (*Ginkgo biloba*), White Pine (*Pinus strobus*), American Holly (*Ilex opaca*) and Crape Myrtles (*Lagerstroemia indica*) surround the back of the Administration Building, extending around to the front and side foundation plantings. South of the gate, a wall of Arborvitae (*Thuja occidentalis*) shields the Eagle Gate House from Rock Creek Church Road. The dense mass of vegetation continues to the south as it transitions to a natural perimeter buffer that is part of the deciduous forest of the Quarters' Woods.



Enclosed Pasture (1842 pre)

This former grazing land for the Home's dairy is located at the juncture of property purchased from Whitney (1869), Corcoran (1872) and Riggs (1851), representing three phases of land acquisition by the Home. The grassland is south of the remnants of the designed deciduous forest enclosing the lakes, west of the overgrown vegetation surrounding the lakes outfall, and east and north of the Home's boundary fence. An 1877 map shows that this pasture was also once bound by a road to the east. The space has been represented in maps as open space since at least 1867.



Entry Drive Trees (1876 c.)

Most likely formalized with the circa 1876 installation of the Scott Gate (now Eagle Gate), the drive and drop-off loop in front of Lincoln Cottage contains many specimen trees intended as an impressive first impression when entering the site. Notable trees include American Holly (*Ilex opaca*), American Elm (*Ulmus americana*), and American Linden (*Tilia americana*).



Fence, Iron (1899)

This iron fence runs along the western edge of the Home's property from the intersection of Rock Creek Church Road and Park Place to the intersection of Irving Street and Park Place at the southwest corner of the campus. This fence, together with the the Home's grounds today. Although the southern portion of the fence was taken down when the Home sold its agricultural fields in the 1950s, the portion of the fence along earlier masonry and iron fence along the northwest and northeast property lines form an intact western boundary.



Fence, Iron and Masonry (1876)

In 1876 the Home's board authorized the construction of a "permanent stone and iron fence" extending from Cammack's property (the intersection of Rock Creek Church Road and Park Place), north along the Home's western boundary to the intersection of Harewood and Rock Creek Church roads and then south along the property's eastern boundary to the Robinson property line. Sections of the fence have been altered and removed since its construction; its most intact section is along the Home's northwestern and northern boundaries. The fence is such an integral part of the Home's landscape that it survived vigorous public efforts to get the Home to donate it for scrap during World War II. It also survived removal efforts in the 1950s.

The following Contributing Resources are found within the AFRH Other Areas Sub-zone:



Garage: Building 1A (1854)

This building may be one of several wood-frame structures likely constructed by builder Gilbert Cameron during construction of the original Asylum buildings. This building is identified in various Home building schedules as a garage but originally appears to have served as a carriage house. The one-story wood-frame structure is constructed of board-and-batten and covered by a gabled roof that is finished with square-butt slate shingles. A louvered ventilator is located off-center on the ridge of the roof. The overhanging eaves are finished with a sawn bargeboard indicative of the Gothic Revival style, specifically the mass-produced woodwork of the Carpenter Gothic. The rectangular building is fenestrated with double-hung windows with square-edged surrounds and roll-up garage doors. A three-sided square bay covered by a shed roof of standing-seam metal is pierced by two three-light casement windows. The gable end is finished by a semi-circular arched window with a foliated hood.



Garage: Building 2A (1854)

This building may be one of several wood-frame structures likely constructed by builder Gilbert Cameron during construction of the original Asylum buildings. This building is identified in various Home building schedules as a garage but originally appears to have served as a carriage house. The one-story wood-frame structure is constructed of board-and-batten and covered by a gabled roof that is finished with square-butt slate shingles. A louvered ventilator is located off-center on the ridge of the roof. The overhanging eaves are finished with a sawn bargeboard indicative of the Gothic Revival style, specifically the mass-produced woodwork of the Carpenter Gothic. The rectangular building is fenestrated with double-hung windows with square-edged surrounds and two roll-up garage doors.



Garage: Building 3A (1907)

This building is consistent with civilian garages constructed in suburban areas around Washington, D.C. from 1905-1935. The one-story building exhibits architectural characteristics typical of vernacular construction of the period, including the front-gabled form, 2/2 double-hung wood-sash windows, and square-edged window surrounds. It is one of several extant garages constructed at the Home during the first half of the twentieth century, and is indicative of the growing reliance of the automobile in American households.



Garages: Buildings 4A and 5A (1871, Alterations: c. 1920)

These rectangular wood-frame buildings are a pair of outbuildings constructed as carriage houses for the adjacent twin dwellings (Buildings 4 and 5). Constructed on concrete and brick foundations, that have been parged, the one-story structures have front-gabled roofs with ogee-molded boxed cornice and returns. The north elevations are fenestrated with a roll-up garage doors and single-leaf entry openings. There are a pair of 6/6 double-hung wood-sash windows in the south elevations. Clad with vinyl siding with asphalt-shingled roofs, portions of the original wood shingling on the roofs are visible. The interiors are finished in beaded board paneling on the walls and ceiling. In the early twentieth century, the buildings were converted into use as a garage.



Garage: Building 6A (1907)

The building exhibits characteristics typical of vernacular construction of the period, including the front-gabled form, 2/2 double-hung wood-sash windows, and square-edged window surrounds. A roll-up garage door is located on the primary facade of the rectangular structure. It is among several extant garages constructed at the Home during the first half of the twentieth century, and is indicative of the growing reliance of the automobile at the home during the period. The metal-clad shed appears to be a mid-twentieth-century addition.



Garage: Building 90A (1920)

Built circa 1920 as a garage for the adjacent Randolph Street Gate House (Building 90), this rectangular wood-frame building stands one story in height. It is set on concrete pad and clad with German siding and corner boards. The pyramidal roof, clad with asphalt shingles, has overhanging eaves with an ogee-molded boxed cornice. The primary elevation (east) has a paneled roll-up garage door with four fixed lights. A single-leaf entry opening is located on the south elevation. The structure is fenestrated with double-hung windows. The West Drain, which predates the garage, runs directly underneath the building.



Gazebo: Building 24 (1873, Moved: 1982, Upgrade: 1983, Moved: 2007)

Originally located on the southwestern corner of Chapel Wood across the street from Hospital Grounds, this wood-frame gazebo was moved to its current location to the north of the Lincoln Cottage (Building 12) and restored in 1982. The gazebo and other ornamental and recreational structures were an essential component of the picturesque landscape created by the Home's board during nineteenth century. The Gothic Revival-style gazebo, with sawn bargeboard and delicate iron cresting, is the only remaining example of several gazebos present in the Home's grounds during the late nineteenth century. The ornamental gazebo is one story high, capped by a flared pyramidal roof.



Heating Plant: Building 46 (1907 Alterations: General renovations, 1984)

This building was constructed to generate heat, light, and power and to process laundry for the expanding Home after the turn of the century. Designed by Captain John Stephens Sewell of the Army Corps of Engineers, the brick plant is executed in the Romanesque Revival style, with its parapeted gables, oculus windows, pedimented entry bay, and stone water table. The building exhibits several late-twentieth-century additions. It was altered in 1948 and again in 1951 to accommodate a dry cleaning plant. One Home official described this building as "the heart and pulse of the institution." The Heating Plant is the last remaining above-ground industrial element in the Home's expansive physical plant and infrastructure.



Henry Wilson Monument (1878)

In February 1878, the Board received a request from an association of army enlisted men to erect, "a monument to the memory" of the late US vice president, Henry Wilson. Breaking with the Whigs over the slavery issue, Wilson helped organize (1848) the Free-Soil party, joined (1854) the Know-Nothing party, and finally became a member (1856) of the new Republican party, which firmly opposed slavery. From 1855 -1873, Wilson was a member of the Senate, eventually emerging as an influential Radical Republican and advocating full political rights for blacks once the Civil War was over. Wilson served as Vice President from 1873-1875 (he died in office) under Ulysses S. Grant; he is buried in Natick, Massachusetts. The monument reads "Henry Wilson The Soldier's Friend."



Hitching Posts (1871 c.)

These two hitching posts are located in the sidewalk in front of Buildings 4 and 5. They appear to be contemporaneous with the adjacent buildings. Prior to the second decade of the twentieth century, much of the travel inside the Home was by horse, and these are the only known surviving objects related to equine travel in the Home's grounds. The Hitching Posts are counted as a single resource.

The following Contributing Resources are found within the AFRH Other Areas Sub-zone:



Lake Circle (1869)

Lakes Circle is located in the southwest corner of the Home's property, curving around Lake Mary Barnes and the Lower Lake and merging with Pershing Drive to the east. Lakes Circle appears in maps as early as 1873 and was a highlight of the scenic drive that many visitors to the Home took in the late nineteenth and early twentieth centuries.



Lake Designed Woodland (1870 c.)

Although first appearing in maps in 1873, these designed woodlands were most likely part of the landscaping efforts that coincided with the construction of the lakes between 1868 and 1870. At first glance, this stand of trees appears to be a natural, open stand similar to the hospital woods. Upon closer inspection, however, the abundance of introduced species is evidence that the trees around the Lakes area were part of a designed landscape. Notable species include Bald Cypress (*Taxodium distichum*) and Yew (*Taxus cuspidata*).



Lake Mary Barnes (1869)

In 1869, the governor was authorized to construct large pond "in a suitable manner to facilitate drainage into the stream below." This pond was named Lake Mary Barnes after the wife of governor and United States Surgeon General Joseph K. Barnes. By the early twentieth century the artificial pond was known as "Lake Mary." This water feature is one of the most significant landscape features in the Home's property. A marker placed at the site says the lakes have been renamed Temple Lakes in honor of long-time resident Howard Temple, USA, Ret.



Lake Nina (1870)

This pond was excavated and completed August 1870. This pond, along with the earlier Lake Mary Barnes, is one of the most significant historical landscape features in the Home's property. It is known as Lake Nina.



Lake Nina Island 1 (1870 c.)

This island, depicted in the 1877 map of the site, is the northern of two in the south lake. The island is encircled by a stone retaining wall, and features several small duck houses on the south side. The two islands are integral elements in the picturesque landscape executed at the Home during the 1870s. Picture books from the turn of the twentieth century illustrate the lake populated by waterfowl, and in 1903 the board of directors ordered the addition of swans to the habitat.



Lake Nina Island 2 (1870 c.)

Although this island, the south of two present in the south lake, is not depicted on the 1877 map, the presence of the encircling stone wall and its inclusion in later maps suggest that it was probably constructed shortly after the first island. The stone retaining wall features a sloped block on the southeast side for bird traffic. The two islands are integral elements in the picturesque landscape executed at the Home during the 1870s.



Lakes Outfill Drainage Ditch (1871)

The lower lake flows into a stream channel to the south. Although the perimeter vegetation has always been dense in this area of the campus, the raised water level created by the construction of the McMillan Reservoir has changed the nature of this vegetation. Despite the neglected and overgrown vegetation, the channel itself is still intact. The channel's upper end includes a wing wall extending south from the bridge.



Lakes Water Tap (1890 c.)

This cast-iron water tap is located between and to the east of the lakes, within the fenced area. The tap originally functioned as a drinking fountain, as indicated by the basin at the top. The drinking fountain likely dates to the last quarter of the nineteenth century.



Lamp Post, Lincoln Cottage Grounds (1870 c.)

This cast iron lamp post is located east of MacArthur Drive, just south of the Bandstand (Building 11) on the Central Grounds. Based on the lighting fixture and globe, the lamp post appears to date from the mid-nineteenth century. It is the only known lamp post at the Home dating from this period and is an important remnant of the system of posts and other objects that were once found throughout the property. The lamp post was produced by the Welsbach Company and appears to have originally been a gas fixture.



Lincoln Cottage Archeological Site

Historic maps indicate the existence of numerous buildings originally associated with George W. Riggs, Jr.'s estate built near Rock Creek Church Road in 1842-1843. His estate included the family home and several outbuildings and cottages. This particular section of the Home's property may yet retain intact archeological remains dating to the prehistoric and historic periods. In 1862 Companies D and K of the 150th Pennsylvania regiment, who were charged with the protection of Abraham Lincoln, encamped at the Home, presumably around Lincoln Cottage. Also, from December 1863 until the end of the Civil War on April 9, 1865, a specially recruited unit from Ohio (Union Light Guard/7th Independent Company of Ohio Voluntary Cavalry) served as the official escort for the president and is believed to have encamped around Lincoln Cottage.



Lincoln Cottage: Building 12 (1842, Restoration: 2005-2006)

This two-and-a-half-story building is illustrative of the Gothic Revival style, which was popular from 1840-1890, with wood detailing, open gables adorned with sawn barge-board and pinnacles, asymmetrical floor plan, one-story porch with sawn detailing, canted bay window with hood molding, chimneys with diamond-shaped shafts, and chimneys with circular pots. The brick walls of the Gothic-inspired structure were clad in stucco prior to 1897. The design was based, in part, on drawings by architect John Skirving and on a house owned by a "Mr. McClelland." Throughout its history, the building served as a barracks, hospital, and residence for the Home's band. It also served in the twentieth century as the initial housing for the institution's first female employees. In 1889, the cottage was renamed in honor of Brevet Major General Robert Anderson, who commanded Fort Sumter at the outbreak of the Civil War. The dwelling has undergone preservation by the National Trust for Historic Preservation and will open to the public as a museum.



Lincoln Cottage Grounds (1842 c.)

The land immediately surrounding the Lincoln Cottage has been a manicured yard, dotted with large specimen trees that provide privacy and shade, since the design and construction of George W. Riggs' house (Lincoln Cottage, Building 12) in 1842. Most notable are the Ginkgos (*Ginkgo biloba*) southwest of the cottage. An 1861 postcard depicts a view from the cottage to downtown Washington, D.C. In this image, vegetation has been selectively cleared or consciously planted to direct one's vision toward the south. Today, these plantings of specimen trees serve to visually separate the Lincoln Cottage grounds from adjacent lawns and roadways.

The following Contributing Resources are found within the AFRH Other Areas Sub-zone:



Lincoln Cottage/Sherman Building Buffer (1860 c.)

This cluster of trees and shrubs appears to have been part of an older configuration of paths and plantings meant to provide some buffer between the Lincoln Cottage (Building 12) and Sherman Building (Building 14) while still allowing for pedestrian access between the two buildings. Notable vegetation here includes a large, mature Osage Orange (*Maclura pomifera*), Southern Magnolia (*Magnolia grandiflora*) and Common Boxwoods (*Buxus sempervirens*).



MacArthur Drive Street Trees (1873 c.)

Shown in maps dating to the 1870s, this row of Willow Oaks (*Quercus phellos*) along the east side of MacArthur Drive enhances the residential character for the officers' quarters to the west while creating a boundary between the Quarters' Woods area and the Formal Meadow. The row of trees also guides one's eye down MacArthur Drive to the terminus at the Scott Statue Circle.



Meadow (by 1842)

First identified in an 1867 map, this sloping grassland is an original feature of the property purchased by George W. Riggs in 1842. The large open space would have afforded views from Riggs' house (Lincoln Cottage, Building 12) all the way to the US Capitol and the rest of Downtown Washington, D.C. Today, that view is blocked by the Scott Building (Building 80), but the meadow continues to play an important role as open space within the site.



Natural Spring

A natural spring has been noted in this location as early as 1877, although it presumably predates the ownership of the property by George Riggs in 1842. The spring runs north to south at the approximate center of the property. Now capped by a non-contributing circa 1960 octagonal brick shelter (Building 66) with drinking fountain, access to the spring in this location dates to the nineteenth century as recorded by an image of a nineteenth-century wood-frame gazebo, present in the 1885 "Views at the Soldiers' Home," Hutchins and Moore's, National Capital, Past and Present.



Open Stand (by 1842)

This portion of the southwest corner of the campus was densely forested prior to the development of the Home. Pershing Drive was carved through this open stand, retaining woodland on either side of the road. The portion of forest east of Pershing Drive remained intact until the construction of the New Golf Course resulted in a loss of trees on the east side of the stand; however, a substantial portion of the woodland remains on both sides of the road.



Park Road Gate (1869 c.)

Board of Commissioners meeting minutes from July 1869 show the intent to build a "suitable gate-way with posts and double gates, proper fastenings, etc." This gate would mark the entrance created by a new road between Seventh Street and the Home, which was laid after the Board acquired the Whitney Property in 1869. Although the gates themselves have been replaced with stationary fencing, the 1869 iron gate posts are still extant. The square posts feature raised ornamentation in geometric patterns and are topped by finials. The posts are part of the intact nineteenth-century system of perimeter fences, gates, and gatehouses at the Home. The adjacent iron fence dates from 1899.



Pershing Drive (1873)

The full length of Pershing Drive appears on maps as early as 1873, but the eastern portion was not much more than a farm or secondary road until the early twentieth century (the eastern portion of the road was not drawn on the 1877 map of the Home as the map only included the primary roads). The southern leg of Pershing Drive originally served as the southern boundary of the Home before the Corcoran property was purchased in 1872.



Pershing Drive South Street Trees (by 1873)

The tree canopy that covers most of the lakes area extends east along Pershing Drive with a regular pattern of street trees providing a thick roof over the roadway. These trees appear in historic maps as far back as 1873, when the trees marked the division between an agricultural field to the south and a steep slope to the north. Meeting minutes from 1868 show the Board's intent to plant trees along the new road (Pershing Drive): "That in order to facilitate access to all parts of the Home grounds...the Governor of the Home is authorized and directed to cause new roads to be constructed, on the general place of encircling or passing through the entire grounds of the Home... This road to form a wide well constructed drive, with Elm or other suitable trees set out to ultimately form an avenue."



Pershing Drive West Street Trees (by 1873)

Originally shown as a hedgerow dividing agricultural fields, this double row of trees appears in maps as early as 1873. The Pershing Drive West Street Trees include Japanese Zelkova (*Zelkova serrata*) and Sugar Maple (*Acer saccharum*), the former of which could not have been a species planted on the grounds in the 1860s or 1870s. However, the design and intent of the street trees has not changed since the late nineteenth century, despite any replantings that may have occurred. These trees now provide the eastern edge of the driving range, preventing stray golf balls from entering the golf course field of play.



Quarters 1: Building 1 (1852)

Officer's Quarters One dates from the first phase of construction at the Home and was originally intended to be the home of the governor of the Military Asylum. However, when President Buchanan and his family first arrived at the Home on July 15, 1857, they spent the summer of that year in the newly completed Quarters One because it "was better appointed" than the former Riggs house. Quarters One is one of three buildings on the site designed by prominent military architect Barton S. Alexander. The two-and-a-half-story dwelling, covered by a shallow-pitched cross-gabled roof with square-butt slate shingles, is constructed of smooth ashlar. The structure is ornamented with elements indicative of the Romanesque Revival style, as illustrated by the semi-circular single and paired window openings topped with projecting lintels, shallow stone parapets with buttresses, large paneled interior chimneys, and scrolled modillions placed to mimic corbelled decorations. One wrap-around porch is supported by narrow metal columns and detailed with a wrought-iron metal balustrade and ogee-molded boxed cornice with dentil molding. A second wrap-around porch has been largely enclosed with screens and partially enclosed by double-hung and fixed windows.

The following Contributing Resources are found within the AFRH Other Areas Sub-zone:



Quarters 2: Building 2 (1854, Renovation)

Officer's Quarters Two was constructed as the home of the Secretary-Treasurer of the Board of Commissioners of the Military Asylum during the first phase of construction at the Home. It was later used as the residences of the Deputy Governor. Quarters Two is one of three buildings on the site designed by prominent military architect Barton S. Alexander. The two-and-a-half-story dwelling, covered by a shallow-pitched cross-gabled roof with square-butt slate shingles, is constructed of smooth ashlar. The structure is ornamented with elements indicative of the Romanesque Revival style, as illustrated by the semi-circular single and paired window openings topped with projecting lintels, shallow stone parapets with buttresses, large paneled interior chimneys, and scrolled modillions placed to mimic corbelled decorations. The wrap-around porch is supported by narrow metal columns and detailed with a wrought-iron metal balustrade and ogee-molded boxed cornice with dentil molding. The porch is partially enclosed by triple double-hung windows.



Quarters 3: Building 3 (1907, Alterations: Renovation, 1983)

Building 3 was one of two nearly identical houses constructed at the Home to the designs of Crosby P. Miller (see Building 6). With an emphasis on symmetry, the stuccoed building is an excellent example of the Colonial Revival as illustrated on residential construction. The single-family dwelling is three bays wide with a center entry framed by sidelights and a fanlight, wrap-around porch with single and triple Tuscan columns, side-gable roof of slate shingles with front-gabled dormers, and paired interior chimneys that have been parged.



Quarters 4 and 5: Building 4 and 5 (1870)

This building was constructed to accommodate two residences, and continues to function as such to the present day. The brick structure has an I-shaped plan. Executed in the Second Empire style, the twin dwelling was designed by architect Edward Clark. The highly ornate symmetrical structure has a one-story wrap-around porch with square posts ornamented by scrolled brackets, double-hung windows with wood lintels adorned with oval medallions, brick quoins, ogee-molded boxed cornice with modillions and bed molding, and a straight-sided mansard roof covered with octagonal slate tiles and pierced by segmentally arched dormers.



Quarters 6: Building 6 (1907)

Building 6 was one of two nearly identical houses constructed at the Home to the designs of Crosby P. Miller (see Building 3). With an emphasis on symmetry, the stuccoed building is an excellent example of the Colonial Revival as illustrated on residential construction. The single-family dwelling is three bays wide with a center entry framed by sidelights and a fanlight, wrap-around porch with single and triple Tuscan columns, side-gable roof of slate shingles with front-gabled dormers, and paired interior chimneys that have been parged.



Quarters 41: Building 41 (1914)

Quarters 41 was the last single-family residential building constructed at the Home. Located adjacent to the Gothic Revival/Romanesque-style Rose Chapel (Building 42), the modest bungalow was constructed in 1914 to house the Secretary to the Quartermaster. The one-story dwelling, illustrating the transition of the highly influential Queen Anne style of the late nineteenth century to the Colonial Revival style of the early twentieth century, is covered by a flat-topped hipped roof with ogee-molded cornice and deck. The stuccoed structure has a three-sided square bay with narrow double-hung windows, eyebrow dormer vents, and an interior chimney with shallers and a corbelled cap. The primary elevation is obscured by a full-width screened porch supported by square posts.



Quarters 89: Building 89 (after 1869, Alterations: 1900s)

The Park Road Gate House was built in 1869 to mark the entrance created a new road between Seventh Street and the Home, which was laid after the Board acquired the Whitney Property in 1869. Meeting minutes from July of that year include a request to construct "a suitable Porters Lodge at, and within the new entrance." The Park Road Gate House is the second-oldest surviving gate lodge on the Home's property. Although partially obscured by later additions, the one-story building exhibits Italianate stylistic elements such as a triple window on the south elevation, exceptionally shallow hipped-with-gable roof, overhanging ogee-molded boxed cornice with scrolled bracket and a molded architrave, and a squat interior brick chimney with panels, corbelling, and two circular pots. The window opening on the south elevation is frame by an enclosed gable with an ogee profile and adorned with foliated brackets, and projecting ogee-molded lintel caps. A one-story addition of wood frame was added to the east elevation, fully obscuring the original fenestration of the stuccoed building. Subsequent alterations have extended the main block to the north, joining it with the once freestanding Buildings 89A and 89B.



Quarters 90: Building 90 (1860, Alterations: c. 1920; pre 1944)

The Ivy Gate Lodge, fronting Rock Creek Church Road at Marshall Drive, is the oldest surviving gatehouse at the Home. Based on historic maps, specifically the 1867 Michler map, it is believed that the southernmost section of the present structure is the original building. This one-story building, clad in stucco, was designed in the Gothic Revival style with ornate wood detailing. A larger, one-and-a-half-story freestanding building was added to the north after 1919, and these two structures were connected by a one-story hyphen by 1944 (this is supported by 1903, 1914, 1919, and 1944 maps of the Home). The open gables and overhanging eaves of the original one-story building's multi-gabled roof are finished with sawn and nebuly bargeboard. The half-story of the addition, which is marked by wall dormers, is clad with wide weatherboard. The building is pierced by single and paired double-hung windows and bands of casement windows. The openings are finished with projecting lintel caps and foliated hoods. The integrity of the 1860 building has been compromised by the filling in of fenestration and the construction of a non-contributing addition (the northernmost addition, south of the garage [Building 90A], is first seen in the 1958 existing conditions map of the Home and is identified as 90B). A smaller structure is shown to the northwest of the 1860 building in maps from 1903 and 1914. This structure was either demolished or incorporated into Building 90B.



Quarters' Foundation Plantings (1857 c.)

Comprised of annuals, perennials and small shrubs, the species used in these foundation plantings are likely not original; however, the style of houses and period in which they were built indicates similar plantings originally existed to provide a transition from the surrounding large forest stands to a more human scale around the houses. Portion of these plantings are included in the preservation designations for Quarters 1 and 2.



Quarters' Woods (by 1842)

This dense, native forest surrounding the officers' quarters predates the Home. The Quarters' Woods provides a private setting for the officers quarters (1870s). The paths and roads winding through the forest are consistent with the nineteenth-century 'picturesque landscape' that characterizes the rest of the property. West of Mad Bear Road, the forest is so dense with undergrowth that it is virtually impenetrable, completely blocking views from and to Rock Creek Church Road. East of Mad Bear Road, the forest resembles more of an open stand as it transitions to the designed open landscape immediately surrounding the officers' quarters. Dating of this deciduous forest is a result of knowledge

The following Contributing Resources are found within the AFRH Other Areas Sub-zone:

of the development of Riggs' property (1842) and the Military Asylum (1851), supported by observations from site visits to the property, as well as historic maps dating as early as 1861. A portion of these woods are included in the preservation designations for Quarters 1 and Quarters 2.



Randolph Street Gate (1876, Alterations: 1923)

Originally the Home's main entrance, a gate was first authorized here in 1860, consistent with the construction date of the adjacent gate house (Building 90). The present gate and gate piers were constructed as part of the 1876 fence and gate construction project. Masonry work was completed by Richard Morgan and the iron work was by C.A. Schneider & Sons. Like the 1870s fence and later decorative iron features, this gate survived the efforts to salvage all metal from the Home's perimeter during World War II.



Retaining Walls, Secondary (after 1903)

Several secondary retaining walls can be found throughout the campus. One stone retaining wall is located immediately west of Pershing Drive, east of the lake sluice. Although badly repaired during the twentieth century and in generally poor condition, the retaining wall appears to be related to a pedestrian path shown on the 1903 (edited to 1910) map that ran from Arnold Drive, southwest of the Hospital Complex, west to the lakes. At the middle of this wall are a break and a stone wall running up towards the road. This is likely a set of steps that is now filled in and grown over. Although lacking in integrity, the stone wall was an important improvement on the site in the nineteenth century and illustrates the use of the grounds as a public park during the period. Stone retaining walls can also be found on the Central Grounds behind the Officers' Quarters and east of the Scott Building. The secondary retaining walls are counted as a single resource.



Roads (multiple)

Roads have played an essential role in the development of the AFRH-W property since its establishment in 1851. Most of the original nineteenth-century roads as laid out in the 1860s and 1870s under the supervision of the Board of Commissioners are intact at the AFRH-W site. These meandering, curvilinear roads are reflective of the late-nineteenth century picturesque aesthetic of park and suburban landscape design of the period. The historic roads at AFRH-W are a major, character-defining feature of the site. Retention of intact historic roads is essential to maintaining the historic character of the AFRH-W Historic District. Contributing roads in the core AFRH property include: Anderson Circle (1867 pre), Driveway for Quarters 1 and 2 (1903 pre), Driveway for Rose Chapel (1903 pre), Eisenhower Drive (1867), Lake Circle (1869), Lincoln Drive (1877), Lower Service Drive (1903 pre), MacArthur Drive (1867), Marshall Drive (1867), Old Chapel Circle (1870 c.), Scott Statue Circle (1944), Upper Hospital Road (1867), and Upper Service Drive (1903 pre).



Rose Chapel: Building 42 (1870)

Constructed of Seneca sandstone from a Maryland quarry, Rose Chapel has an open nave plan with a projecting altar on the south elevation. Executed in a transitional interpretation of the Gothic Revival style with strong influences from the Romanesque Revival, the chapel has semi-circular arched stained glass windows framed with sandstone surrounds, oculus vents, projecting front-gabled entry on the west elevation, and a steeply pitched front gable roof with a parapet. The sandstone bell tower rises from the roof on the north elevation of the structure. It has a gabled cap with bracketed buttresses and semi-circular arched opening for the bell, which is no longer extant.



Scott Statue: Building 60 (1873)

This statue of General Winfield Scott (1786-1866), considered the "father" of the Home, was erected in 1873. Scott was a hero of the War of 1812 and the war with Mexico, and served as the General in Chief of the Army from 1841 until the start of the Civil War. The statue of Scott was executed by Launt Thompson (1833-1894). The location of the statue was selected to afford visitors unobstructed views of the United States Capitol and downtown Washington, D.C. The statue is an excellent and intact example of American military sculpture of the late nineteenth century.



Scott Statue Grove (by 1944)

Plans from around the time of installation (1873) show the Scott Statue sited on a high point, encircled by a pathway, and surrounded by open space so that it is visible from throughout much of the Home's property. Sometime between 1919 and 1944, the pathway/road was removed and trees were planted to enclose the statue, to create a different viewing experience. A wall of American Hollies (*Ilex opaca*) blocks views of the statue from the north and west approaches, arousing curiosity about what lays beyond. Upon entering the grove, Deodor Cedars (*Cedrus deodora*) and Sweetbay Magnolia (*Magnolia virginiana*) enclose the space and reinforce the intended view to the US Capitol, which Scott, himself, is staring at.



Sherman Building: Building 14 (1852)

The Sherman Building was constructed as the first hospital, dormitory, and administrative building of the Military Asylum and represents the first phase of construction at the Home. Executed by master builder and stonemason Gilbert Cameron of New York, the building was designed to recapitulate architectural details found in the Smithsonian Institution. The alterations begun in 1869 included the addition of an upper story to the tower and a Second Empire-style mansard roof. By the conclusion of the alterations in 1872, the Sherman Annex (Building 15) was located on the north elevation. The alterations and additions begun in 1887 eliminated the mansard roof and resulted in the Richardsonian Romanesque style collectively presented by the Sherman Building, Sherman Annex (Building 15), and Sherman North (Building 16). The building incorporates semi-circular arches, paired and triple windows with hooded molding and label stops, crenellated parapet walls, rounded corbelling, and towers with pinnacles.



Sherman Building Annex: Building 15 (1869, Alterations: 1887-1889)

Previously known as the Scott Annex, this three-story cut-stone addition to the Scott Building (now the Sherman Building, Building 14) was constructed in 1872 to the designs of Edward Clark. Clark integrated the design with the Scott Building, which was altered by the addition of an upper story with a mansard roof reflecting the popular Second Empire style. With the construction of Sherman North (Building 16) in 1887, the Scott Building, and the Scott Annex were renovated by architects Poindexter & Flemer to aesthetically unify the three structures. The resulting monumental design expresses the Richardsonian Romanesque style, which was practiced by Henry H. Richardson in the latter part of the nineteenth century. The building incorporates semi-circular arches, paired and triple windows with hooded molding and label stops, crenellated parapet walls, rounded corbelling, and towers with pinnacles.

The following Contributing Resources are found within the AFRH Other Areas Sub-zone:



Sherman Building North: Building 16 (1887)

The three-story cut-stone wing was constructed in 1887 as the second and final addition to the Sherman Building (Building 14). When the building was erected, the existing Sherman Building and Sherman Annex (Building 15) were renovated by architects Poindexter & Flemer to aesthetically unify the three structures. The resulting monumental design expresses the Richardsonian Romanesque style, which was practiced by Henry H. Richardson in the latter part of the nineteenth century. The building incorporates semi-circular arches, paired and triple windows with hooded molding and label stops, crenellated parapet walls, rounded corbelling, and towers with pinnacles.



Sluice (1869 c.)

The stone sluice that served as an outlet and dam for Lake Mary Barnes is paved in concrete with slate coping.



Storage Contamination Building: Building 69 (1944 c)

This storage contamination building is a one-story brick structure with a gable roof. Adjacent to the structure is a large brick incinerator stack. The building is pierced by single window and entry openings and has a shed roof sheltering the two flush metal doors on the east elevation. The structure first appears in the 1952 existing conditions map of the Home, and a 1994 building schedule of the Home dates the structure to 1950.



Storage Shed: Building 89B (1903 pre)

The original function of this building is unknown, although the physical features indicate it was originally freestanding and subsequently linked to the adjacent Park Road Gate House (Building 89) on the south elevation by an addition in the early to mid-twentieth century. The one-story structure is three bays wide with a flat roof ornately finished with an ogee-molded boxed cornice with wide frieze and narrow bed molding. The central entry is framed by elongated 2/2 windows with square-edged surrounds and projecting lintel caps. In 1979, a one-story garage (Building 89A) was added to the north elevation of the building.



Sundial, Scott Building (1860 c.)

A sundial similar in form and appearance is seen in a c.1862-1864 photograph of the Lincoln Cottage (Building 12) from the Special Resource Study: President Lincoln and Soldiers' Home National Monument, published by the National Park Service in 2003. The sundial has been moved from its original location on the Central Grounds and is now located on the patio behind the Scott Building (Building 80). Evidence that the sundial was once set into the ground is found in the markings on the stone base. Although it has been moved from its original location, the stone sundial is an important surviving ornamental landscape element from the early years of the Home, including the period of Lincoln's residency.



Sundial, Sherman Building (1870 c.)

This small, cast-iron sundial is located in the center of the paved walkway between the Sherman Building (Building 14) and the Scott Building (Building 80). The sundial is a rare and intact survival of a decorative object from the late nineteenth century and the early periods of construction of the Home.



Tool House: Building 2B (1852)

This modest one-story structure, covered by a gable roof now covered in asphalt shingles, was the twelve by eighteen-foot wood-frame tool house and office used by builder Gilbert Cameron during his tenure at the Home. Originally located near the main building, the Board of Governors order the structure moved, perhaps to its current location, in 1858. There is no evidence, written or physical, to support its relocation. Containing two rooms, the building is clad in German siding with corner boards and is set on a solid brick foundation. It is fenestrated with six-light square casement windows and single-leaf doors. Despite its vernacular nature, the tool house is a significant resource at the Home and documents the initial construction phase of the Military Asylum.



Topography (Alterations: 1940; 1961)

The Home took advantage of the high points throughout the site, developing the ridges and plateaus. The steep slopes facilitate many of the dramatic views from various locations at the Home, and also foster a sense of perceived isolation from one's surroundings. Although nearly all of the natural streambeds on the site have been diverted into channels, deltas can still be seen where streams used to outlet into the low-lying areas on the site, which in turn, have been converted into manmade ponds or allowed to remain in a natural, forested state. One of the most notable topographic features of the Home is the hill that leads up to the Winfield Scott Statue (Building 60). The topography of the land between Pershing Drive and the current southern boundary of the Home was altered in 1961 with the transfer of excavated soil from the VA Hospital construction site.



Tree Clusters, Evergreens (1873)

First appearing in maps in 1873, these groupings of evergreens serve as focal points within the expansive grassland. Historically, they served as intermediate points of reference for vistas from the Lincoln Cottage (Building 12) to the US Capitol.



Urns (by 1900)

These urns historically lined the residential roads, marking each of the dwellings. The urns are distinguished by their ornamentation, each reflecting the neoclassical styles popular in the mid- to late nineteenth century. Some of the urns have been placed on twentieth-century plinths. Despite relocation throughout the campus, the urns continue to serve as an ornamental feature and represent the landscaping efforts in the late-nineteenth century.



Water Tower: Building 13 (1893, Alterations: 1942)

Construction of a 50,000-gallon capacity iron tank coincided with the connection of the Home to DC's water system. The Water Tower stands as an intact late-nineteenth-century example of a high-style utilitarian structure of rusticated stone executed in the Romanesque Revival style. By the outbreak of World War II, the Home was fully connected to DC's water and sewage infrastructure. The water tank had been abandoned for several years, when in 1942 parts of it were donated as scrap metal for munitions.



West Drain and Irrigation Channel (1875)

The drain/channel runs along the western portion of the Home, terminating in Lake Mary Barnes. Prior to 1891, the primary source of water for the Lakes was a stream that entered the site at the intersection of Park Place and Rock Creek Church Road, and then turned south toward the Lakes. In 1878, the Board approved General Potter's request to construct a stone drain at the northern end of this stream in order to take care of excess surface water. This drain started behind the Officers' Quarters and continued south along the western side of the grounds. This drain was also used as an irrigation channel for the agricultural activities in the surrounding fields. By 1914, the entire path is identified as a paved drain.

AFRH Other Areas - Landscape Guidelines

Topography and Views

This sub-zone, which is not intended to receive new development, shall be preserved both in terms of views into and from the sub-zone. Prominent vantage points such as Scott Statue have been taken into account when developing the Master Plan so that new construction will be designed in such a way as to allow existing significant views to remain intact.

Open Space

Open spaces in this sub-zone shall be preserved and rehabilitated to their character during the Period of Significance. The Lakes, for example, shall remain a picturesque area buffered on all sides by plantings to serve as an isolated oasis for passive recreation. Potential locations for new trees will be specified in a landscape plan that AFRH has committed to undertake.

Treescape

Tree canopies and vegetative buffers throughout the zone shall be preserved and enhanced. In places where thinning of the canopy or buffer plantings has occurred, reforestation with similar species shall be introduced to supplement existing plantings, thereby reinforcing the vegetative edge and strengthening the character of bordering open spaces. Invasive plant species shall be removed on a regular basis to prevent damaging overgrowth.

Foundation Plantings

Most of the structures throughout this portion of the Home are single family houses; foundation plantings here serve as a buffer between the house and the street and may remain intact. Investigation of historic plantings schemes can

be used as the basis for restoring the foundation plantings areas surrounding the houses and shall remain intact.

Streetscape

Within these areas, which are designated to remain largely intact; the existing streetscape language shall be preserved to reinforce the picturesque character of the grounds. Particularly along South Pershing Drive, the existing cadence of street trees shall be rehabilitated by infilling where trees have died or been removed for construction.

Newly planted trees shall match the species of the existing trees.

Lighting

In addition to the lamp posts used consistently throughout the Home, lighting shall be used to highlight pedestrian crossings.

Site Materials

Materials used here shall be consistent with those used within the rest of the Home: asphalt paving with granite curbs with brick gutters and, where necessary, concrete sidewalks, and brick pathways.

Section 11.4.2

Zone A

Overview

Development in Zone A (77 acres) is anticipated to have a semi-urban character with a building typology able to accommodate large building types that are at the same time sympathetic to the character and scale of existing contributing buildings and landscape features of AFRH-W.

The maximum allowable gross area for new development (including the adaptive reuse of the LaGarde Building) in Zone A is 4,366,995 square feet when counting potential future retail.

More than 20 acres of publicly accessible open space will be provided in Zone A.

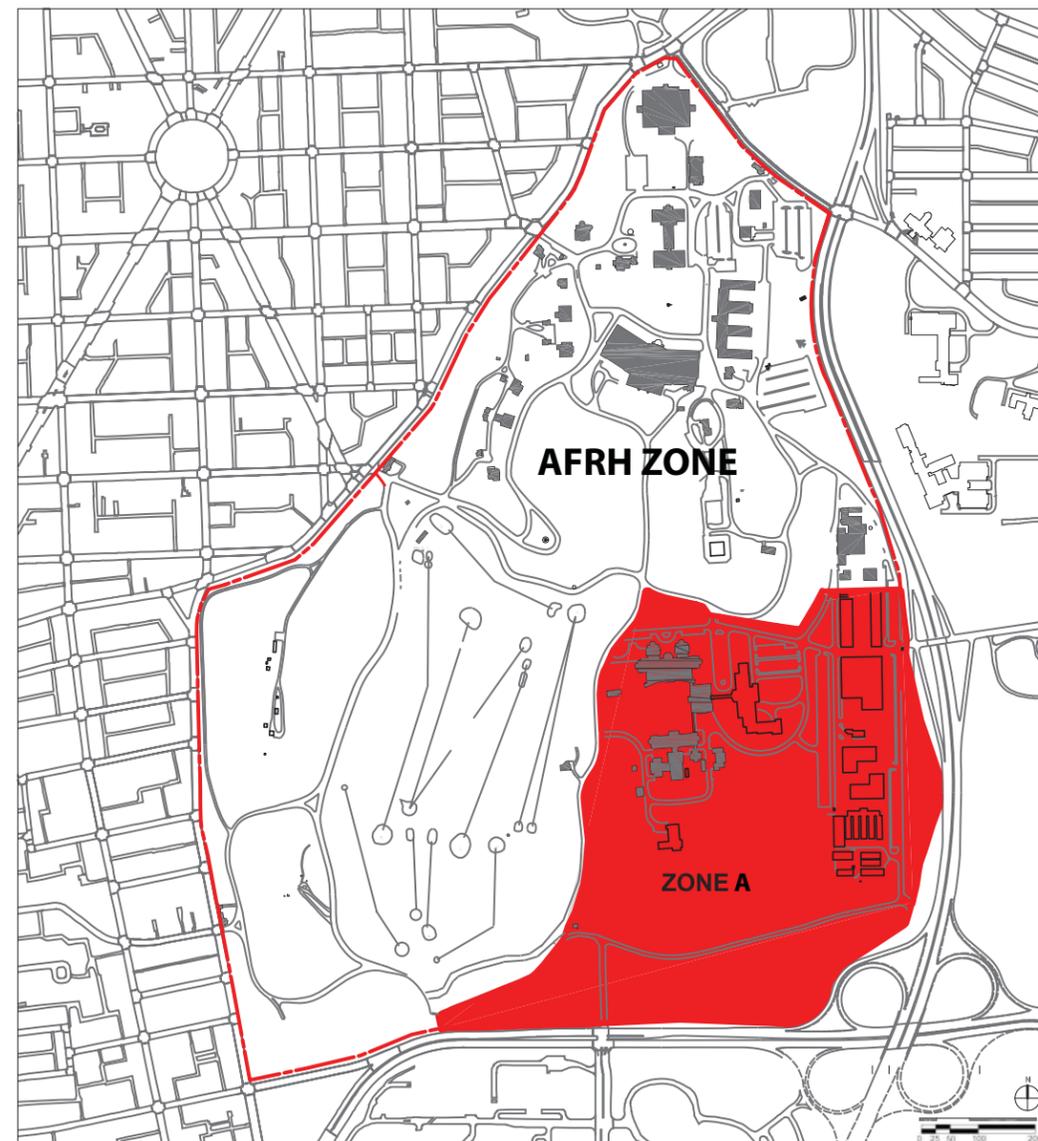
Primary Use Pattern

In view of its good vehicular access, topographical changes, and its proximity to Catholic University to the east and to the medical area to the south, portions of Zone A provide an ideal location for major mixed-use development. Uses in these zones could include research and development, office, residential, hotel, retail and educational uses.

Conceptual Intent

The development proposed for Zone A shall create a unique setting within the fabric of the District of Columbia. It is intended to become a sustainable, walkable community of semi-urban character. A generous park with additional small-scale open spaces, active retail districts, and a mix of residential and commercial uses throughout are intended to create a vibrant new community.

Preserving the pasture and careful placement of the overall development adjacent reflects a sensitivity to historic land use patterns and preserves historic resources. It is intended that the southern and eastern portion of this site containing a



Zone A

series of existing non-contributing buildings and landscapes is identified as the location for the most intensive new development. The northern and central portions of the site contain the historic Hospital Complex and Pasture. The complex of buildings is intended to have new use in a restored setting, with the adjacent pasture preserved as publicly accessible amenity within the community with extremely sensitive and limited new development. New streets in Zone A are placed to respect viewsheds and to emphasize the historic importance of the Forwood Tower.

Development is to respect the natural and historic character of the landscape. New buildings are intended to be placed at the street edge to define the public realm, having site coverage and placed which limits impact on topography, hydrologic features, and viewsheds. Streetscapes, site furnishings, lighting, shall be complimentary to the Home. Site materials shall be sensitively used to respect the character of the adjacent AFRH buildings to create a compatible aesthetic. The vegetation buffer along the western, eastern, and southern border of the site is to be retained and enhanced. If the retail is constructed in the future on the southern edge, trees may be removed.

Existing buildings to remain ■
Zone boundaries —

Historic Resources

Landscape resources and open spaces that are now underused or neglected shall be reinvigorated. This applies to the existing Pasture, a significant portion of which shall be preserved in the form of a large public open space. Existing trees along Pershing Drive and the road alignment shall be preserved to recall the picturesque aesthetic of the late-nineteenth-century landscape tradition. The existing natural stream along the east side of the pasture will be uncovered and restored as a cultural landscape feature. (See map below to locate Contributing landscape resources).

Contributing existing buildings shall be adaptively used. This includes the Barnes Building, the Hostess Station, the Forwood Building, the Mess Hall and corridors, and King Hall. Adaptive use of the house, bandstand and viewing stand is required. The non-contributing buildings may be demolished. The assemblage of historic buildings shall serve as a focal point for the development zone and surrounding community. (See page 24 for mapping of Contributing roads, archeological sensitive zones, and zones of prehistoric sensitivity).



Contributing resources in Zone A

The following Contributing Resources are found within Zone A:



Bandstand: Building 49 (1905)

This bandstand, one of two such structures on the Home property (along with Building 11 adjacent to Lincoln Cottage), was constructed to serve recreation and formal purposes at the Home. The location of the two bandstands are suggestive of the central importance of these two campuses to recreational and formal activities such as funerals, parades, dignitary visits, and public performances at the turn of the twentieth century. Classical Revival in design, the bandstand features cast-iron Corinthian columns set on paneled plinths and a monumental base created by turned balusters. The raised structure is covered by a flat roof of standing-seam metal with an ornate ogee-molded cornice and centrally placed finial.



Barnes Building: Building 52 (1887 c.)

This building was constructed to serve as an addition to the original Barnes Hospital (now demolished) to the south, the first freestanding hospital on the site. Additional cooking and messing facilities were added between 1905-1908, and the west wing, originally a hydrotherapy ward, was added c. 1915. The current Colonial Revival style Barnes Building is height representative of early-twentieth century hospital buildings. The brick structure has a T-shaped plan, connecting it with the Forwood Building (Building 55). It has single and paired 4/4 segmentally arched windows with heavily molded lintels, large triple windows, and semi-circular arched windows with blind lower sashes. The shallow pitched roof is edged by an ogee-molded boxed cornice with medallions. The second-story porch is supported by Tuscan posts of brick with cast-iron balustrade. The building was designed by architect Crosby P. Miller.



Cannons, North Capitol Street Gate (Placed: 1944, moved)

Before North Capitol Street was extended in the 1950s and the old Woods tract was given to The Catholic University of America in 2004, these unmarked cannons were located at the South East Gate Lodge on Fourth Street. They were placed at their current location at the east entrance to the Home's Service Area during the 1947-1953 Master Plan era.



Forwood Building: Building 55 (1906)

The Forwood Building is executed in a high-style interpretation of the Colonial Revival. Unprecedented at the time of its construction at the Home because of its large scale, the building became one of the primary resources creating the courtyards of the Hospital Complex. Stylistic elements of the building include the symmetrical elevations, full-height portico with Tuscan columns and rooftop balustrade, low-pitched hipped roof with heavy molded entablature, and steeple with conical bell tower of wood frame. The Forwood Building with its massive clock tower presents a twentieth century book end to the Sherman Building to the north.

The following Contributing Resources are found within Zone A:



Forwood Building Grounds (1906)

The vegetation around the oldest remaining hospital buildings effectively complements the architecture of these structures, suggesting that the character of these plantings has largely remained intact since their construction. The grandeur of the Forwood Building's facade is accentuated by a large, continuous mass of Glossy Leaf Abelia (*Abelia x grandiflora*), that spans the entire north side of the building and continues around the quadrangle to the front of the Mess Hall (Building 57). Along the Lower Hospital Loop Drive, Japanese Maples (*Acer palmatum*) are planted to screen views into utilitarian spaces of the hospital and provide some privacy to the first- and second-story rooms that face the drive. To the south, a lawn (since converted into temporary parking) extends south from the symmetry of the Barnes Building (Building 52) to be bounded by the Hospital Woods.



Hospital Quadrangle (1920 c.)

The construction of the former LaGarde Building (now demolished) to the north and the Mess Hall (Building 57) to the east enclosed the open space to the north of the Forwood Building (Building 55), which was formally landscaped with specimen trees and pathways. The area was renovated with the construction of the new LaGarde Building in 1992, but the formation of the quadrangle itself is still intact. Aside from the foundation plantings in front of Forwood Building and the Mess Hall Building, no historic fabric remains in the quadrangle.



Hospital Woods (1887)

The open stand of trees that covers the slope south of the Hospital Complex appears to be remnants of a designed woodland dating from between 1887 and 1894, after the construction of the original Barnes Hospital (demolished). Although the Boschke map from 1861 indicates that woodlands may have originally existed on the site, maps from 1867, 1873, 1877, and 1887 show the area without any significant tree growth. The surviving woods lack understory, creating an opportunity for a shaded picnic area used by hospital residents and guests staying at the Ignatia Guest House (Building 65). The open forest stand also affords framed views past the open pasture to the south to the dome atop the Shrine of the Immaculate Conception, adjacent to The Catholic University of America Campus to the southeast. The woods also give the Hospital Complex a sense of seclusion from the rest of the site.



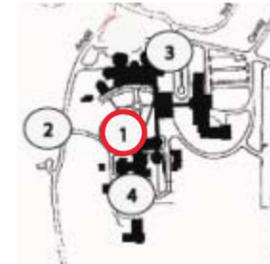
Hostess House: Building 53 (1907)

Constructed as an isolation ward for patients with infectious diseases, this five course American-bond brick building was executed in the Colonial Revival style. Stylistic elements exhibited on the building include the semi-circular arched openings, full-width porch set on a brick foundation pierced by semi-circular Roman arches and supported by Tuscan columns, stone watertable, shallow-pitched hipped roof, and an ogee-molded cornice with medallions. The main block of the two-story building is flanked by symmetrically fenestrated wings. Connected to the south side of the Forwood Building's (Building 55) east wing by an elevated wood-frame corridor, the former isolation Ward is a significant ancillary building in the hospital complex. The building was designed by architect Crosby P. Miller and was once used as a hostess station.



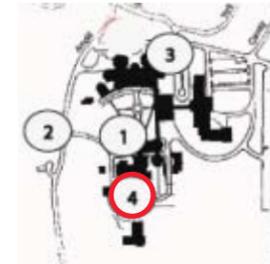
King Hall: Building 59 (1916)

King Hall was originally constructed as a residence for the nurses working at the adjacent hospital. Executed in the Colonial Revival style by architect Hugh N. McAuley, the building is a harmonious component in the hospital complex that experienced rapid expansion during the early twentieth century. The domestic building is symmetrically pierced with double-hung window openings, and ornamented by stone watertable and belt course, ogee-molded cornice, and five-bay-wide one-story porch supported by Tuscan columns. King Hall is a significant and integral ancillary building to the hospital complex.



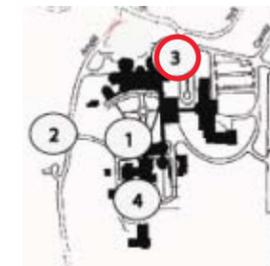
Location of Carlise Cottage (pre 1877)

Historic maps indicate the existence of the Carlise (also referred to as Corlise and Corlisle) Cottage located in the area of the present King Health Center complex. The date of construction of the cottage is unknown, but it appears to have been demolished by 1877, along with the nearby associated buildings and structures. This particular section of the Home's property may yet retain intact archeological remains dating to the prehistoric and historic periods.



Location of Former Barnes Hospital (1873)

The Barnes Hospital was built in the nineteenth century directly south of the location of the former Carlise (also seen as Corlise and Corlisle) Cottage. This particular section of the Home's property may yet retain intact archeological remains dating to the prehistoric and historic periods.



Location of Post-1873 Cross Gable Frame Building (1873)

Historic maps indicate the existence of a cross-gable frame building northeast of the Hospital Complex that was demolished during the construction of the LaGarde Building between 1903 and 1914. The date of construction of this building is unknown, but appears in historic maps between 1873 and 1877. This particular section of the Home's property may yet retain intact archeological remains dating to the prehistoric and historic periods.

The following Contributing Resources are found within Zone A:



Mess Hall: Building 57 (1920)

Enrollment increased at the AFRH-W following World War I, necessitating a massive expansion of the hospital complex. In accordance with his 1919 Comprehensive Plan, architect Alfred H. Granger designed this building in the Colonial Revival style, with traditional stylistic elements including Palladian windows, tympanums enclosed with wide ogee-molded cornices, oculus and multi-light double-hung windows, keystones, molded belt course and stone water table, and a wood-frame cupola pierced with semi-circular openings. The siting of the Mess Hall to the east of the old LaGarde Building (demolished) and the Forwood Building (Building 55) created a more unified and intimate setting for the hospital complex centered on a large open lawn. The Mess Hall is part of the King Health Center.



Mess Hall Corridor: Building 58 (1920)

The one-story brick hyphen was one of the two constructed to link the Mess Hall (Building 57) with the Forwood Building (Building 55) and the old LaGarde Building (demolished 1992 and replaced by the current LaGarde Building). With the construction of these corridors, only the south of which still survives, architect Alfred H. Granger enclosed the Colonial Revival style hospital campus along the east side, creating a more unified and intimate setting as part of his Comprehensive Plan for the home. The Corridor is part of the King Health Center.



Pasture Recreation Field (by 1842, Alterations: 1953)

The large pasture south of the Hospital Complex predates the development of the site and is the primary subject of the picturesque view from the Hospital Complex to the southeast. Originally an open grazing or hay field, the vegetation is still mown regularly. Instead of being grazed upon or cultivated, the field serves as a practice field for local sports teams.



Pershing Drive East Street Trees (1861)

This double row of Sycamores (*Platanus occidentalis*) appears on maps as far back as 1861, even though Pershing Drive is typically shown as little more than a rudimentary farm road. This tree-lined street originally served to divide the agricultural fields that lie to the north and south of what is now Pershing Drive. Today, Pershing Drive is the sole access route from the southern portion of the Home to the physical plant complex on the east side of the campus.



Quarters 47: Building 47 (1890)

Originally constructed as a residence for the hospital steward, this dwelling is illustrative of more vernacular interpretations of the Gothic Revival style at the Home. Smaller in scale than the original Officer's Quarters (Building 1 and 2), yet significantly larger than the Gardener's Quarters (Building 40), the house reflects the hierarchy of the various stations of employment at the Home. The two-and-a-half story brick dwelling has a T-shaped plan covered by a side-gabled roof. The single and paired window openings are finished with rough-cut stone sills and segmental-arched opening and framed by sidelights and a transom. The open gable ends are finished with two courses of corbelled brick and pierced by oculus windows. The interior chimneys have corbelled caps. Together with the Barnes Hospital (no longer extant), the house is representative of the major expansion of the AFRH-W physical plant south.



Roads (1867, 1873, 1903)

Pershing Drive is the longest road on the Home's campus, running south from the Randolph Street Gate, curving to the east around the southwestern corner of the golf course, and extending east to the southeastern corner of the property. The full length of Pershing Drive appears on maps as early as 1873, but the eastern portion was not much more than a farm or secondary road until the early twentieth century (the eastern portion of the road was not drawn on the 1877 map of the Home as the map only included the primary roads). Located to the south of the location of the former Barnes Hospital (demolished) and north of Ignatia Hall (Building 65), Lower Hospital Road encloses the eastern, western, and southern sides of the Home's cluster of historic hospital buildings. As of 1903, the road encircled the Forwood Building (Building 55) and the former Barnes Hospital; however, the northern portion of this road was eliminated to accommodate the construction of the former LaGarde Building (demolished) and the Mess Hall (Building 57).



Specimen Trees in Hospital Lawn (1894 c., Alterations: 2006)

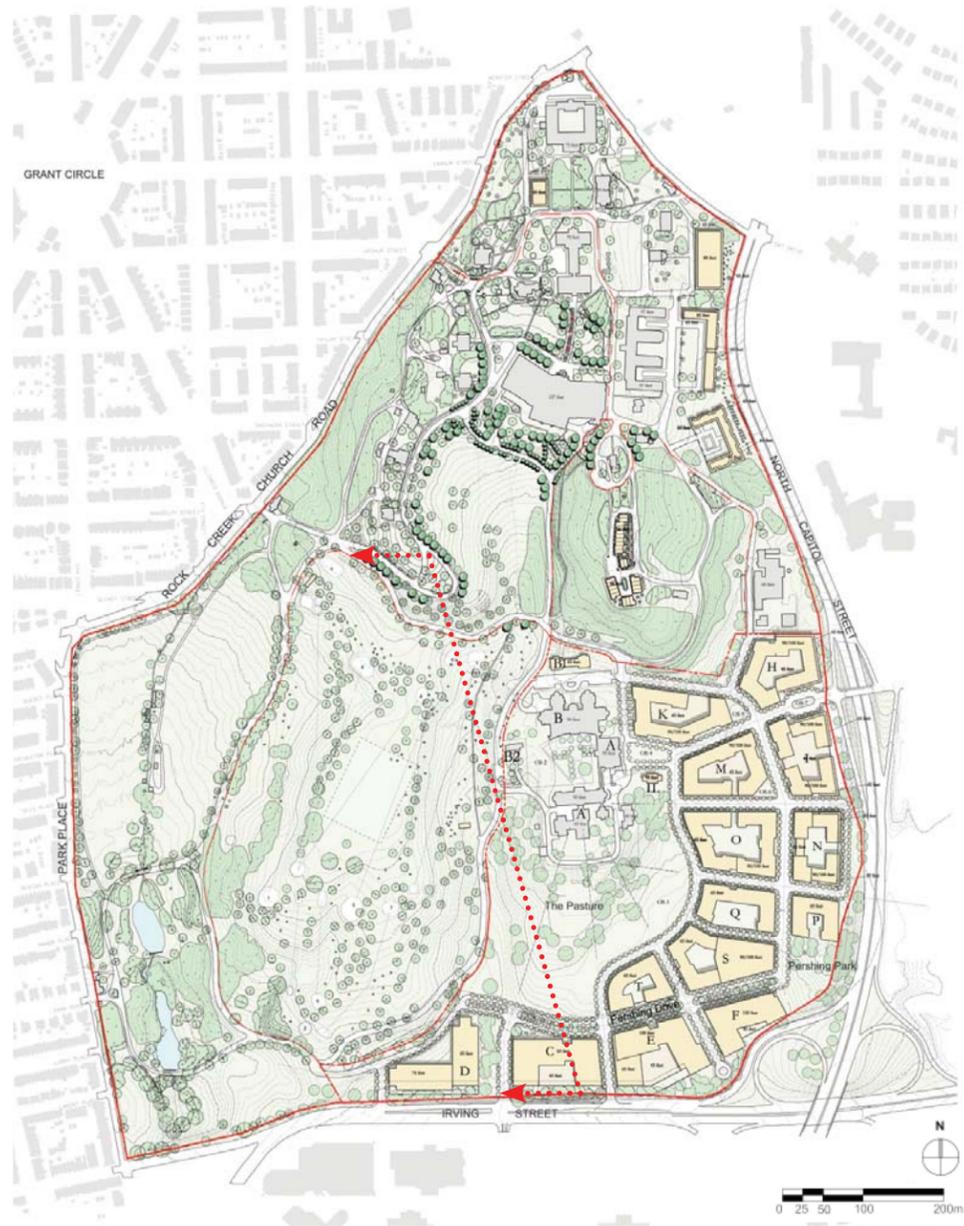
Historic maps show that specimen trees appeared around the hospital around 1894. In maps proceeding 1894, the plateau on which the Hospital Complex is located was grassland lacking any identifiable tree coverage. Part of the 'picturesque landscape' popular during the period of significance, specimen trees serve to interrupt the ground plane, providing intermittent focal points and shade. While the configuration of buildings within the Hospital Complex has changed, the surrounding character of specimen trees in lawns has not.

The following Contributing Resources are found within Zone A:



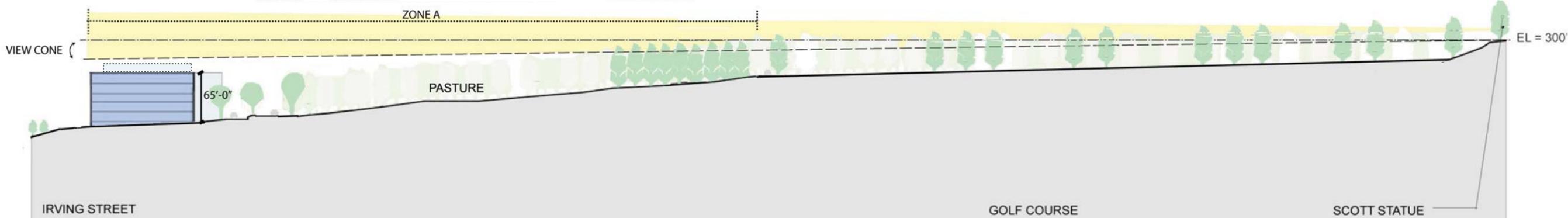
Viewing Stand: Building 50 (1900 c.)

Historic maps indicate that this building was initially used as a viewing stand and storehouse but was subsequently altered to serve as a garage/carport. The upper story, now enclosed as a garage, was originally open, with ornamental posts and railings. The metal posts that are still extant on the interior was used as a viewing stand for activities that occurred on the grounds to the west. The banked lower story of the structure is constructed of course cut and uncut stone dressed with cut stone quoins, watertable and belt course. It is pierced on the western elevation by a vehicular opening flanked by segmental-arched window openings with keystones and stone lintels. Each of the openings is adorned with brick surrounds. The wood-frame upper story, accessible from Lower Hospital Road, is clad in weatherboard siding with corner boards and in-boards. The very shallow-pitched hipped roof covered with standing-seam metal, is edged by exposed rafter ends. The former storehouse and viewing stand is a rare surviving support structure to the hospital complex dating from the early part of the twentieth century.



Site Section

This site section depicts the viewshed looking from Scott Statue through the Zone A development and verifies that that the building height of parcel C does not enter the viewshed.



Zone A - Built Form Guidelines

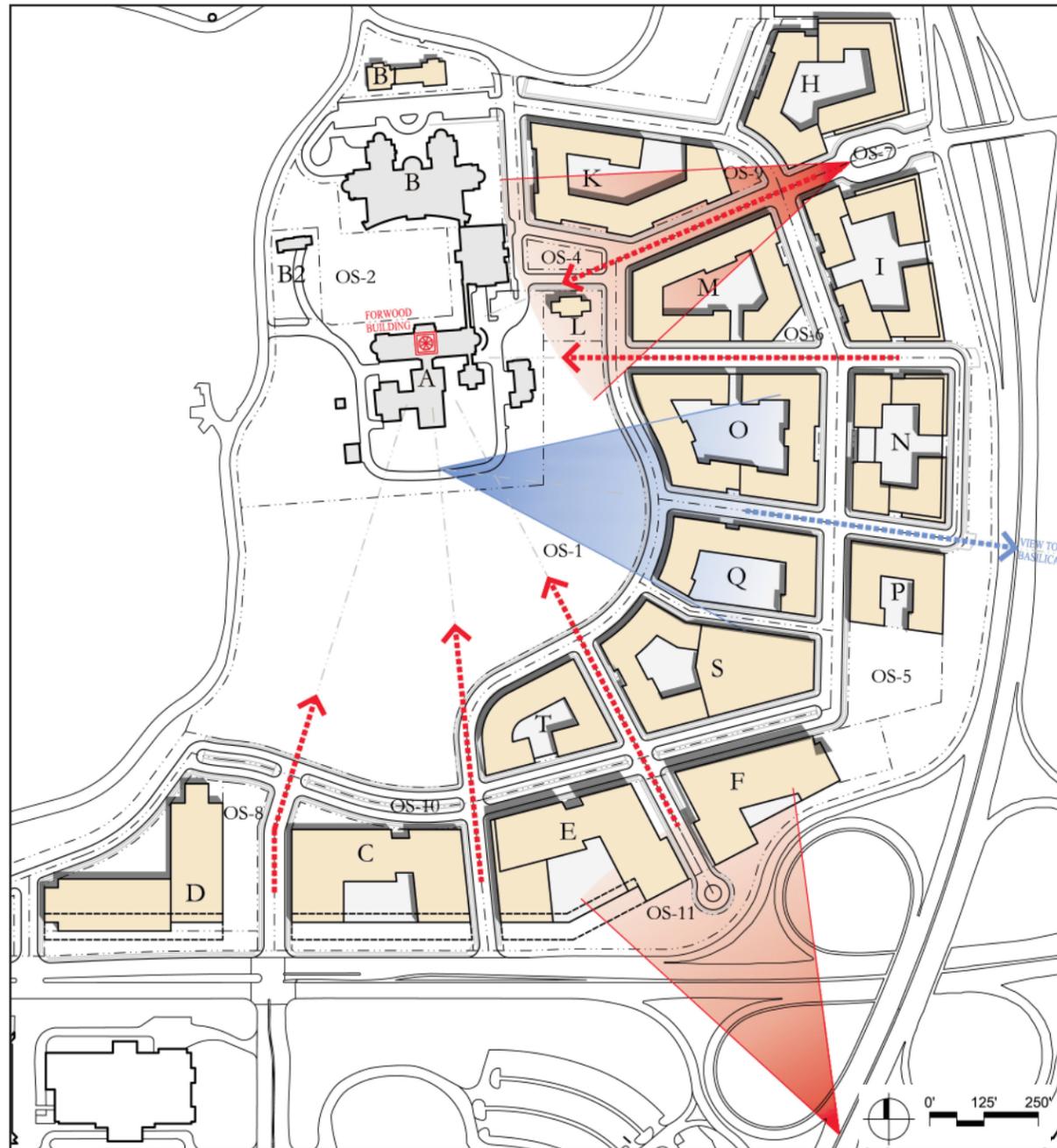
The basic bulk and form of buildings will be achieved by parcels and building heights established in these guidelines. This section outlines elements of design and external appearance that establish the character of the building walls and also outlines other architectural features which although not required, are permitted and encouraged in order to add visual richness to the buildings.

The final configuration of the pasture is not known. It is rendered as it currently exists. The pasture is intended to remain in the character of the existing condition and any future design, grading revisions, landscape, storm water management, etc. will be reviewed for design conformance with this intention.



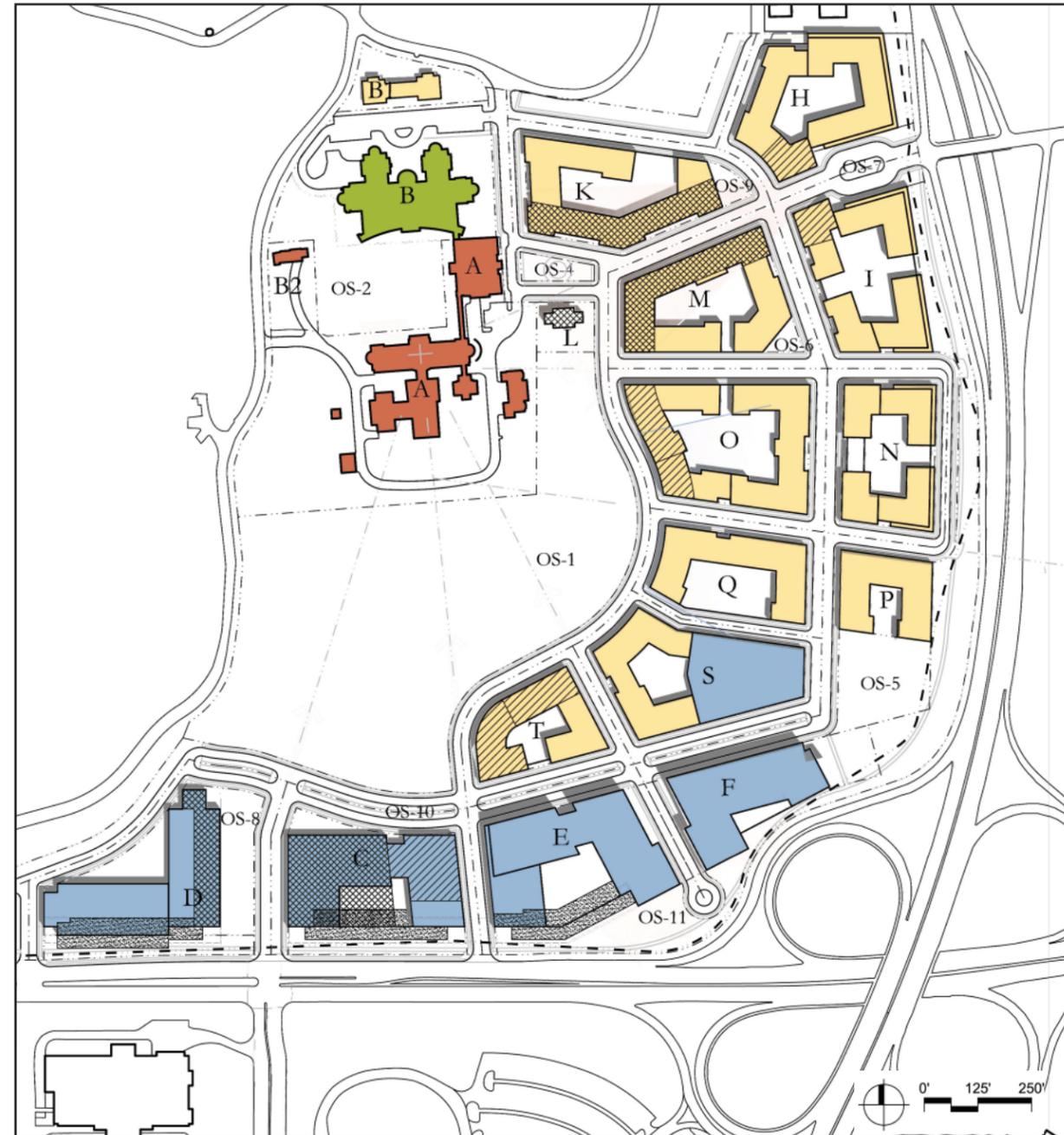
Potential layout of development - This drawing is for illustrative purposes only.

Buildings labeled 90/100 feet designate an allowable height of 90 feet for residential development and 100 feet for a combination of residential and commercial development.



Viewsheds and street alignment

-  Designated view toward Forwood
-  Designated view toward Basilica
-  Existing building
-  Proposed building



Proposed land use

-  Residential
-  Commercial
-  Hotel
-  Assisted living
-  Assumed retail
-  Optional retail
-  Potential future retail

Parcel Plan and Build to Criteria

All building parcels will be located to frame and delineate the open spaces within this zone. The size and dimensions of the parcels ensure that incremental and phased development can occur on the site.

Building parcels will be limited by views, contributing buildings, and historic open spaces.

Parcels along North Capitol Street and the Pasture shall accommodate residential and commercial building types and parcels along Irving Street shall accommodate the development of larger commercial building types in such a way that integrate public spaces and create a sense of place. The maximum parcel length along North Capitol is 320 feet and along Irving Streets is 200 feet.

Building façades fronting on the Pasture shall be built to the parcel edge, i.e. flush with the sidewalk and right of way edges. All other building façades (excluding parcels B1, C,

D, E, F, and P) shall be built to the parcel edge at all corners for at least 40 feet as shown below.

Buildings fronting on Irving Street and North Capitol Street are required to be setback by a minimum of 50 feet from the edge of the road, except at parcel F where the setback is required to be a minimum of 34 feet. The minimum setback from the property line along the entire AFRH site perimeter is 2 feet. Articulations of and creative variations in the street façade are allowed to encourage an inviting appearance.

Larger buildings types, if deemed a functional necessity in such locations, shall not have massive floor plates such as the buildings seen to the south and east of the campus. Large building types shall not be monolithic in their façade treatment but shall have vertical changes in their massing and/or façade treatment, and their upper floors shall be set back with respect to their main body envelope so as to be compatible with the scale of adjacent existing buildings.

Retail and public uses on the ground floors to create an active pedestrian environment are encouraged, and blank walls (including garage walls) fronting on primary and secondary streets are discouraged.

The integration of the built form and the pastoral settings shall also be addressed through using the picturesque existing landscape features to guide development decisions. The pastoral and historic richness of AFRH-W offers an opportunity to introduce the concept of the garden in the city and to reinforce the sharp contrast between the built and the natural settings with one becoming the backdrop to the other.



Examples of non-monolithic building frontages



Parcel plan and build to criteria

Height

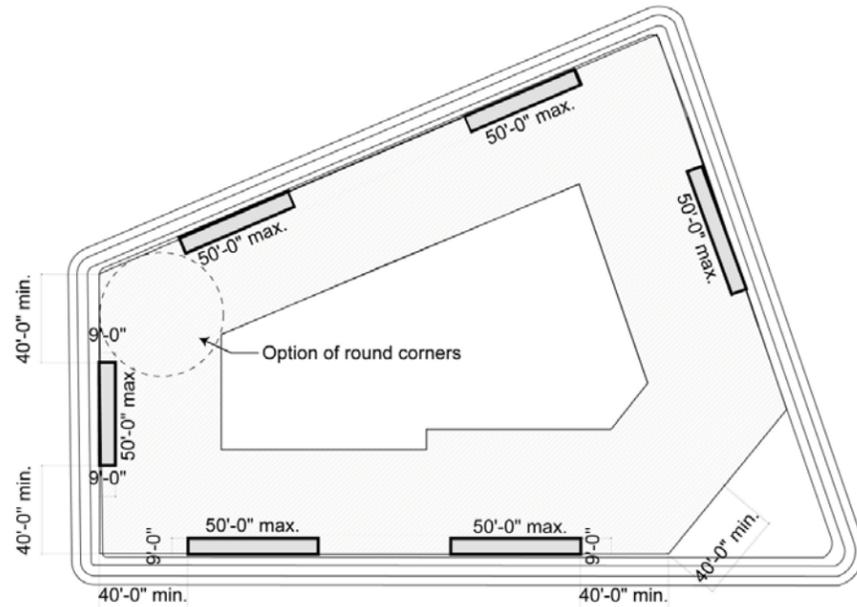
Proposed building heights and orientation shall be designed in a way that takes advantage of the site topography and existing view corridors. A maximum height limit of 90 feet (residential) and 100 feet (commercial/residential) has been set for almost all new development in Zone A. However, taller commercial buildings, up to 120-foot tall maximum, can be located on parcel E and F. These two locations are exceptions to allow for higher floor-to-floor heights for the commercial use. Non-programmed projections are allowed up to the height of 100 foot (appurtenance only) in the locations seen on the following page.

Building heights are set at some parcels at 65 or 75 feet based on viewsheds, view corridors, and/or adjacency to the pasture.

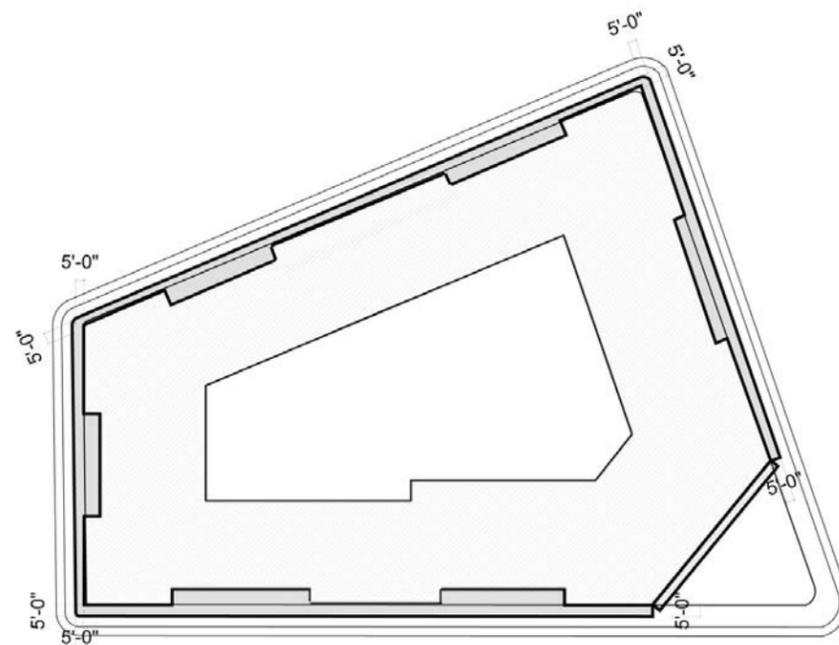
Building frontage over 65 feet on North Capitol Street shall be set back by at least 2-6 feet (see streetwall type a) with respect to the building envelope in order to reduce their apparent height and create a well-scaled urban environment. Other setbacks are outlined in the streetwall sections on the following pages.

Buildings are required to have a minimum streetwall frontage of 40 feet at all parcel corners. The remainder of the streetwall can inset no more than 9 feet.

Architectural features are allowed to occur outside the streetwall to a maximum distance of 5 feet.



Maximum inset for streetwalls inside of parcel boundary (parcel m)



Maximum offset for architectural features outside of streetwall (parcel m)

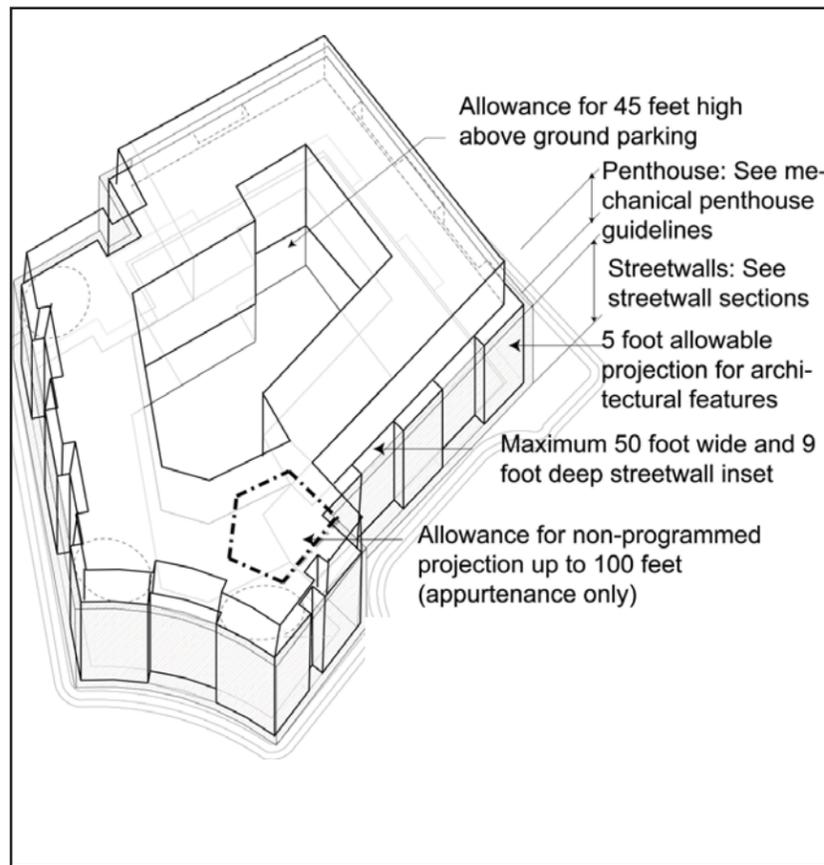


Height limits

- 45 feet height limit
- 65 feet height limit
- 75 feet height limit
- 90 feet height limit (residential)
- 100 feet height limit (commercial and residential) - cannot exceed 8 stories
- 120 feet height limit - cannot exceed 8 stories

Massing

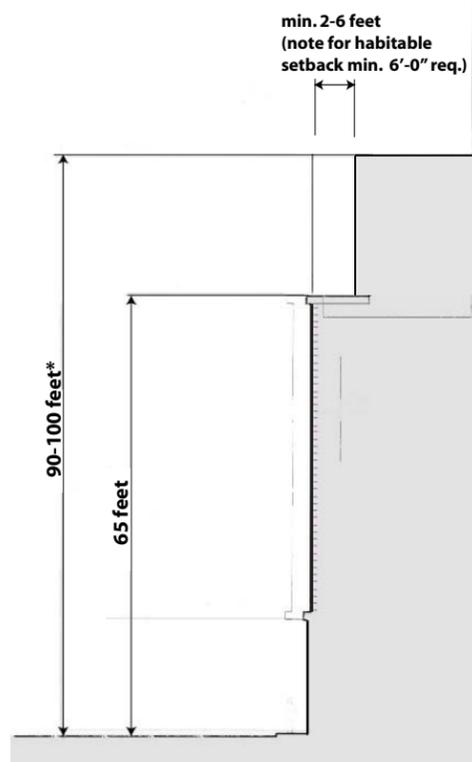
To ensure that an appropriate scale of buildings is achieved, building height and frontage, combined with the parcel plans, provide the basic controls for the form and bulk of the buildings. The proceeding diagram illustrates the guidelines for the massing of buildings in Zone A.



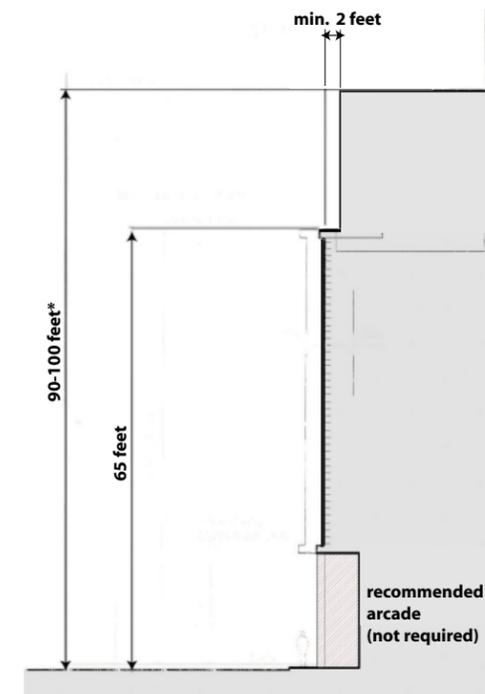
Sample massing of Parcel H



Overall massing with height and parcel limitations



Streetwall type A



Streetwall type B

* Buildings labeled 90/100 feet designate an allowable height of 90 feet for residential development and 100 feet for a combination of residential and commercial development. These buildings are not to exceed 8 stories.

Streetwalls (Zone A)

At pedestrian level, the framing of open spaces is governed by the height, length, and location of the street wall that fronts directly onto the open space more than by overall building heights. Streetwalls around all the open spaces are, therefore, defined in height and in length to ensure an appropriate scale for buildings around the open spaces.

The streetwalls fronting North Capitol and Irving Streets ideally are to be located at parcel build-to lines. Streetwalls shall not exceed 320 feet in continuous length along North Capitol and 200 feet along Irving Streets without a break in plane. It is recommended that buildings be built to the corner of parcels as illustrated on page 97.

Streetwall Type A - North Capitol Street

Streetwall Type A was developed to form an extension of the streetwalls of North Capitol Streets onto the site. This streetwall shall maintain the scale, material, heights, setbacks and overall architectural identity of the facades of Zone A.

Streetwall Type A has an overall height limit of 90 feet for residential buildings and 100 feet for commercial/residential buildings (and cannot exceed 8 stories).

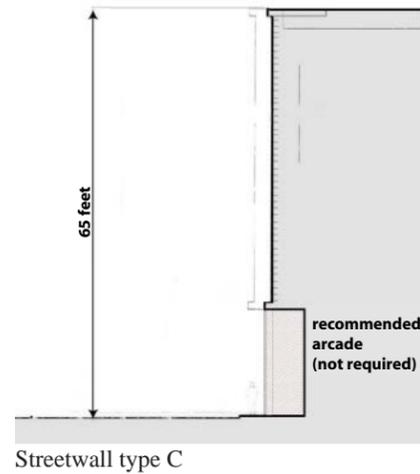
In order to give specific and clear definition to the space of North Capitol Street, this streetwall shall have a continuous expression and setback line at approximately 65 feet above ground level. There shall be two horizontal expression lines within the streetwall, giving definition to the ground level and upper zones of the streetwall. A continuous ground level datum, approximately two stories in height is required. The solid-to-void requirements similarly will ensure that the character of the streetwall will be consistent with the existing buildings.

Streetwall Type B - Interior Blocks of Zone A

Streetwall Type B was developed to form a transition from the streetwalls along North Capitol Street (Streetwall Type A) into the center of the site. This streetwall shall maintain the scale, material, heights, setbacks and overall architectural identity of the facades of Zone A.

Streetwall Type B has an overall height limit of 90 feet for residential buildings and 100 feet for commercial/residential buildings (and cannot exceed 8 stories).

In order to give specific and clear definition to the space of Zone A, this streetwall shall have a continuous expression and setback line at approximately 65 feet above ground level. There shall be two additional horizontal expression lines within the streetwall, giving additional definition to the ground level and upper zones of the streetwall. A ground level setback could allow for a pedestrian arcade along interior blocks. The solid-to-void requirements similarly will ensure that the character of the streetwall will be consistent with the existing buildings.



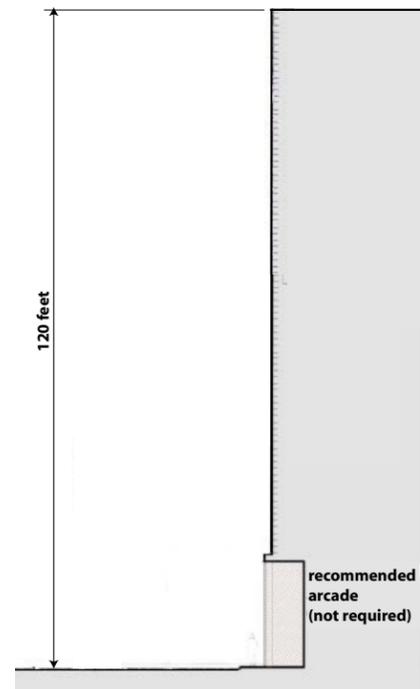
Streetwall type C

Streetwall Type C - View Corridors and Pasture Adjacencies

Streetwall Type C was developed to form an extension of the streetwalls of the interior blocks onto the site while accommodating view corridors. This streetwall shall maintain the scale, material, setbacks, and overall architectural identity of the facades of Zone A.

Streetwall Type C has an overall height limit of 65 feet.

In order to give specific and clear definition to the space of Irving Street, this streetwall shall have a horizontal expression lines within the streetwall that shall create a continuous ground level datum, approximately 2 stories in height. A ground level setback could allow for a pedestrian arcade along interior blocks. The solid-to-void requirements similarly will ensure that the character of the streetwall will be consistent with the existing buildings.



Streetwall type D

Streetwall Type D - Parcels F and E (eastern portion only)

Streetwall Type D was developed to form an extension of the streetwalls of Irving Street onto the site. This streetwall shall maintain the scale, material, heights, setbacks and overall architectural identity of the facades.

Streetwall Type D has an overall height limit of 120 feet (and cannot exceed 8 stories).

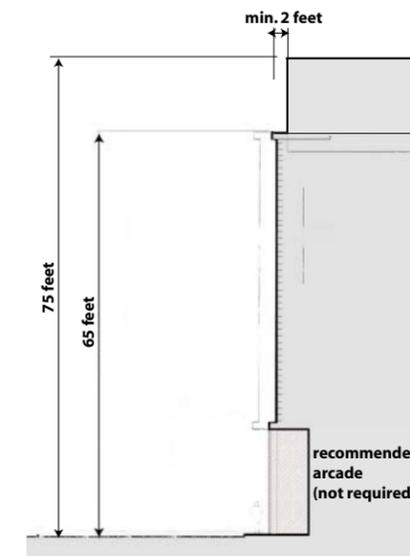
In order to give specific and clear definition to the space of Irving Street, this streetwall shall have a horizontal expression lines within the streetwall that shall create a continuous ground level datum, approximately 2 stories in height. A ground level setback could allow for a pedestrian arcade along interior blocks. The solid-to-void requirements similarly will ensure that the character of the streetwall will be consistent with the existing buildings.

Streetwall Type E - Parcel D (western portion only)

Streetwall Type E was developed to form an extension of the streetwalls of Irving Street onto the site. This streetwall shall maintain the scale, material, setbacks, and overall architectural identity of the facades of Zone A.

Streetwall Type E has an overall height limit of 75 feet.

In order to give specific and clear definition to the space of Zone A, this streetwall shall have a continuous expression and setback line at approximately 65 feet above ground level. There shall be two additional horizontal expression lines within the streetwall, giving additional definition to the ground level and upper zones of the streetwall. A ground level setback could allow for a pedestrian arcade along interior blocks. The solid-to-void requirements similarly will ensure that the character of the streetwall will be consistent with the existing buildings.



Streetwall type E

Elevations and Fenestration

The size, frequency and disposition of window openings within the wall contribute to a wall's primary visual characteristics, in addition to the profile of the building wall, its height, setbacks and scale. These guidelines, therefore, aim to control the proportion of window openings and their relationship to surrounding wall areas.

To reinforce the character of the site edge, it is deemed appropriate that the streetwalls of all buildings framing the site shall contain discrete openings within wall surfaces and avoid continuous horizontal strip windows or all-glass facades.

This principle also applies to streetwalls framing other open spaces. This objective is achieved by controlling the percentage of openings within a streetwall type and by limiting the width of any particular openings to a total percentage of the length of the streetwall. Exceptions are only made for buildings or elements that form architectural features or landmarks to allow diversity in design.

The solid-to-void ratios are adjusted to reflect the variations in the wall types and their specific locations. The solid-to-void ratio shall fall between 34% and 75%. A larger proportion of void is permitted above the streetwall height to allow variation in the penthouse designs.

Requirements for the location of building walls for all parcels are incorporated in the guidelines.

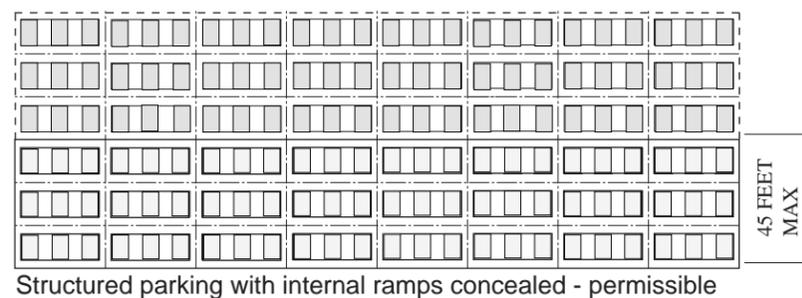
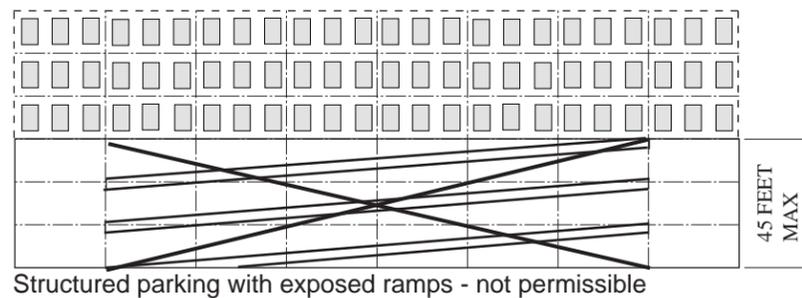
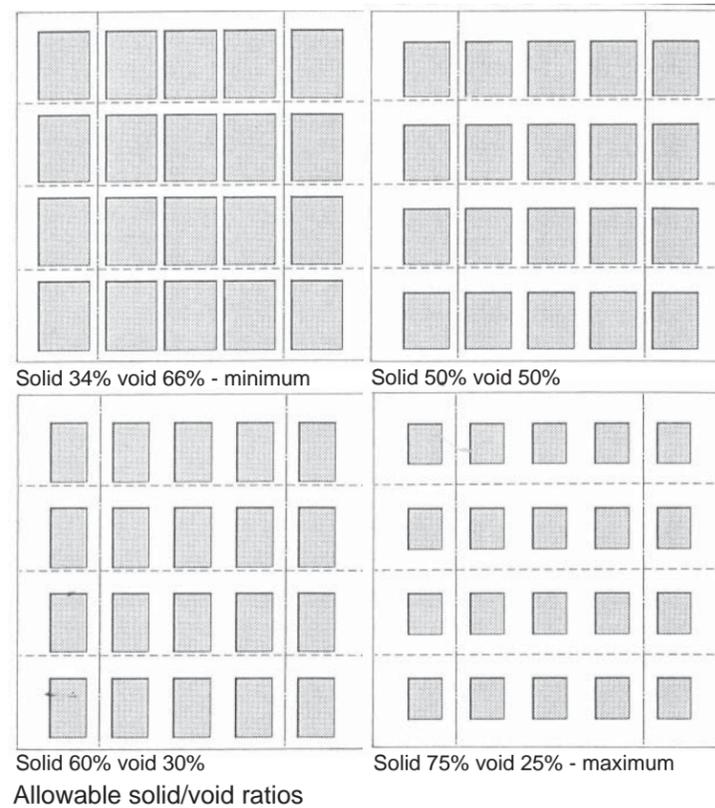
Fenestration for above ground structured parking facilities are to blend with the character of the surrounding buildings and not to express their use on the outside of the building. Exposed ramps are not permissible, the solid-to-void ratios are to follow the qualification listed above, and fenestration dimensions are to link the building bases with upper levels of program.

Materials

Guidelines on the use of materials are not an attempt to preclude the novel or the modern, but rather the guidelines are intended to inform the character of buildings on the site. In general, it is the intention to encourage a variety of architectural treatments within an overall framework. In keeping with the overall context of AFRH-W, materials such as stone, architectural reconstituted stone, stucco and brick are all considered appropriate.

Other materials such as highly reflective glazing, highly tinted glass and metal claddings are considered inappropriate as the primary material for the building walls.

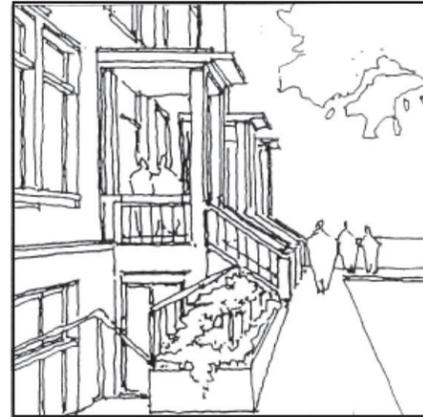
Exceptions are made for specific areas such as penthouses, architectural features or tower elements.



Potential building materials



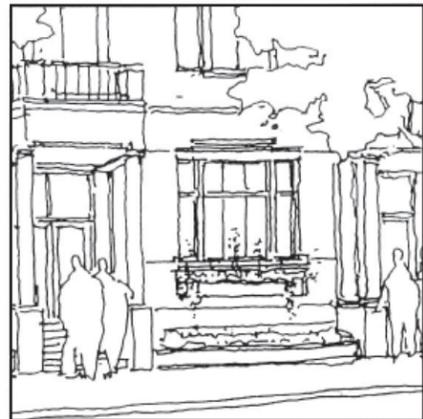
Sample of screened parking facade



Residential entrances



Bay windows, appurtenances, and terraces



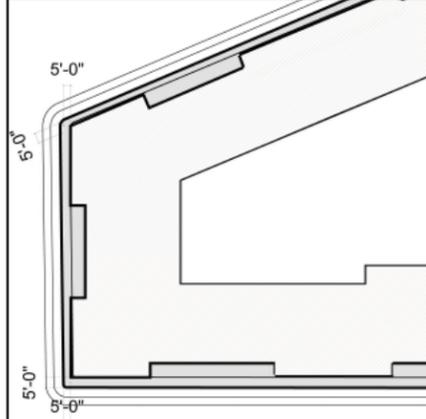
Ground level window sills, raised above people in the street



Commercial entries



Balconies and terraces



Maximum offset for architectural features outside of streetwall

Architectural Features

Architectural features in Zone A are defined as elements that add to the character and appearance of buildings and project past the streetwall by no more than 5 feet. Some elements may be used to provide amenity and privacy for the residents, whereas others may be simply for the enrichment of the streetscape. These are, therefore, left to the discretion of individual architects. The guidelines ensure that, where such elements are provided, they will be effective.

Residential Streetwalls - Building Entrances

Building entrances are defined where planting or a setback zone is incorporated into the building frontage design. This setback zone can accommodate entry steps or platforms. Shelter roofs shall not project over sidewalks.

Residential Streetwalls - Ground Floor Windows

Ground floor windows adjacent to sidewalks, pedestrian paths or along open setback areas adjacent to such pavements must be designed to ensure privacy within the dwelling. Sill heights relative to exterior grade are to be set above eye level, unless fronting onto private areas.

Residential Streetwalls - Balconies and Terraces

Although not required, terraces and balconies are encouraged in all residential buildings. Terraces at ground level must be screened for privacy. Balconies and terraces above ground level shall be contained within the building volume and, to ensure usefulness, shall have a minimum depth of 5 feet and a minimum width of 8 feet.

All Streetwalls - Bay Windows, Appurtenances, and Terraces

All bay windows, appurtenances, and terraces that project past the parcel boundary must be more than a single story in height.

Commercial Streetwalls - Entries

Main building entries shall enter from the open space defined by the building.

Canopies are defined as building entry shelters that project out over sidewalks and allow protected passage from the curbside to building entrance doors. Within the design intentions at AFRH-W, canopies are considered appropriate and permitted, but not required, at building entrances.

Foundations

Exposed foundations are not encouraged. Buildings shall utilize finished materials to grade level.

Roofs

Flat roofs are acceptable. Slate, tile, and/or standing seam metal roofing, and green roofs are highly recommended.

Mechanical Penthouses

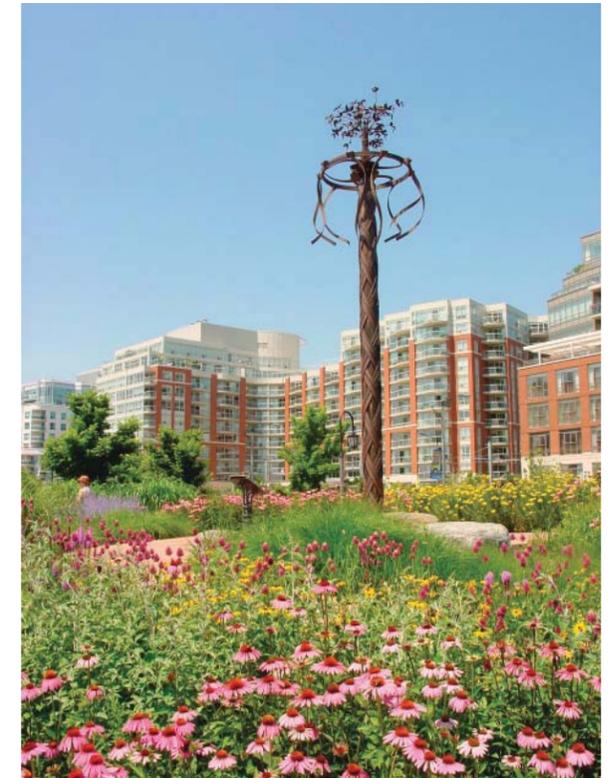
Building designs shall provide most MEP equipment in service basements and within the building envelope, with limited roof top elevator overruns, air handlers, condensers, and antennae on the roof. Mechanical penthouses and roof top equipment are permitted and shall be designed as an extension of the building fabric, employing building materials and design treatments consistent and/or compatible with the exterior facades of the building. Mechanical penthouses and roof top equipment shall be located in the center of the building footprint, and be screened from view. Penthouses shall have a maximum height of 16-18 feet, preferably shorter, and utilize new technologies to reduce mechanical equipment size and space. All equipment shall be set back from the building façade a distance equal to or greater than the penthouse height or, wherever possible, twice the equipment height.



Example illustrating open space built form relationship



Example illustrating envisioned Type I street character



Example showing built form and pastoral setting as backdrop to one other



Illustration showing built form integrated with a pastoral setting

Zone A - Planning for the Future

Irving Street's Contribution to the Neighborhood Network

Irving Street, the southern boundary of the AFRH-W campus and Zone A, is a street that was designed in the early 1950s to allow large volumes of vehicular traffic access to the new hospital complex constructed on its southern edge. Pedestrian activity is difficult because of the wide street, lack of sidewalks, and the high rate of speed at which the vehicular traffic moves through the area.

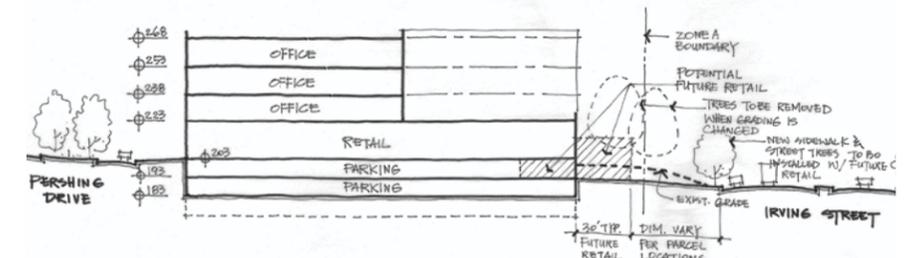
Plans for this section of Irving Street adjacent to Zone A envision a two-stage transformation of the immediate area. The first stage will be implemented as part of the initial development of Zone A, while the second stage would accommodate a redesign of North Capitol and Irving Streets outside the boundaries of AFRH-W.

The first stage includes the introduction of new access points into Zone A from Irving Street, including the extension of First Street NW and new streets to the east and west of First Street. First Street becomes a new gateway for Zone A and the location of a two-sided retail street, anchored by a grocery store with in-line shops stretching along both sides. This "First Street Market" area is envisioned as a new neighborhood hub, full of activity for new residents and office workers in the new development at Zone A, as well as a place where patients, visitors and employees of the nearby Washington Hospital Center can visit and shop. The new intersection at Irving and First Street, as well as the adjacent streets, includes improved pedestrian and bicycle access. As one enters the site and moves northward, the broad vista opens up to the pasture and Forwood tower -- both significant features that establish a sense of place for this portion of Zone A. New buildings are concentrated at a limited number of points in the southeast corner of the site, keeping the greater part of the landscape open and focusing on the rehabilitation of the historic hospital buildings.

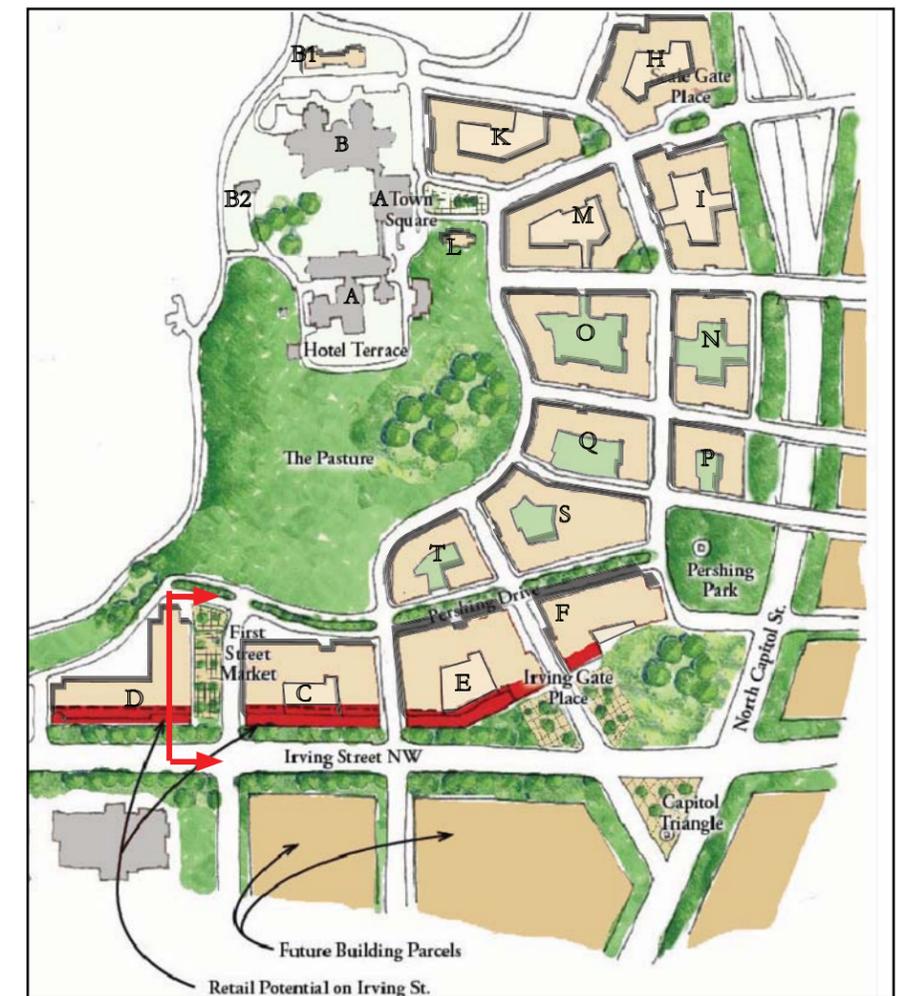
The second stage of design is based on DCOP's indication that the intersection of North Capitol Street and Irving Street could be modified in the future to make Irving Street more pedestrian friendly. If a new at-grade intersection is developed, as envisioned by DCOP, the Zone A buildings along Irving Street can be modified to accommodate new retail fronts stretching along Parcels C, D, and E. The new street between Parcels E and F could also be extended to become a new entry to Zone A from Irving Street.

Future Connectivity across North Capitol Street

Heading north of Irving Street on North Capitol Street, one is provided glimpses of the interior pasture and park of the Zone A neighborhood via the rolling topography along the edge and westward views down the Zone A streets. Zone A streets in this area are designed to allow potential connections from the Zone A neighborhood to future development by the Catholic University of America to the east. For example, Pershing Drive could be extended at grade or above North Capitol Street to the east, as could any of the new east/west Zone A streets. In addition, the new street immediately south of Parcels O and N is aligned to provide a view of the dome of the National Shrine of the Immaculate Conception from the new terrace south of the Barnes Building.



- Notes:
1. Existing grade conditions vary along Irving Street.
 2. Potential future retail floor levels may vary to allow for "at grade" access.



Potential layout of future development and connectivity - This drawing is for illustrative purposes only.

Zone A - Landscape Guidelines

Topography and Views

Views to be protected as Zone A is developed include the view from Scott Statue south through what will be a new entrance at Irving Street and external views into this zone from North Capital Street to the extent possible. Maintaining views from historic buildings within the zone east to the Basilica, although not historic, are desirable to maintain. Guidelines within the Built Form section address the height and location of buildings and are intended to preserve views.

Much of the current topography within the boundaries of Zone A has been altered from the original land forms; however, the topography of the pasture is generally intact to the Period of Significance (1842-1951) when it was used as a field for dairy cows. The new development shall restore the original topography to the extent feasible; drainage pattern of the pasture shall be restored where possible; and efforts shall be made to restore some parts of the currently buried stream and related drainage flow. Natural and original topographic features within the pasture shall be approximated as much as possible while coordinating with the developed areas beyond Zone A's boundaries.

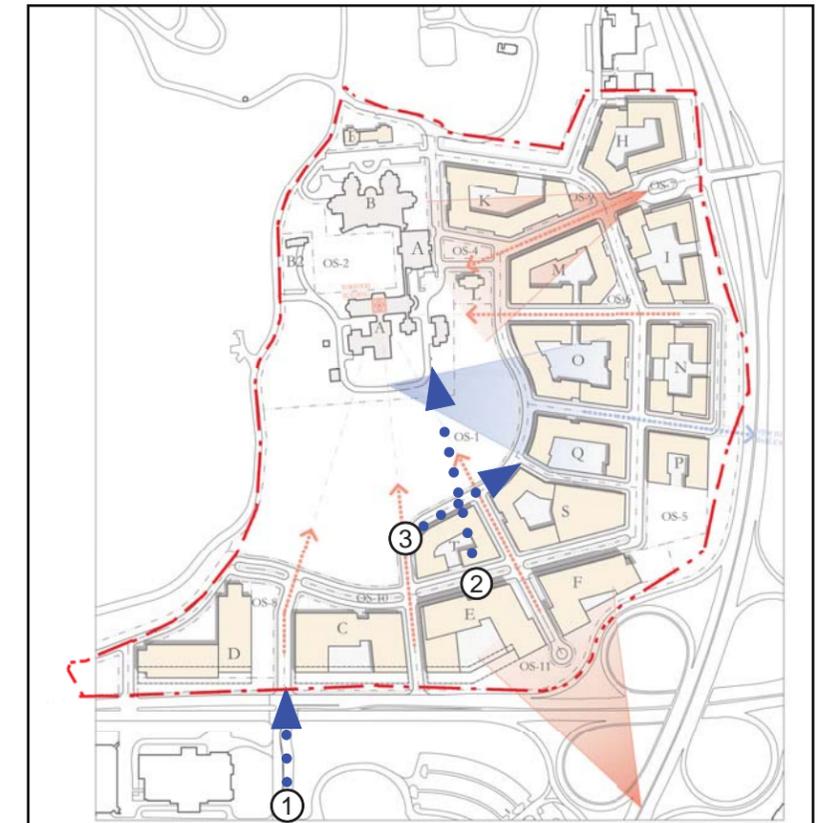
Views from outside and within Zone A have been considered in developing the Master Plan, to assure the preservation of all historic views and as many existing views as possible.



1 The view into the site from Irving Street



2 View of Forwood Building from pasture



Views and protected viewsheds



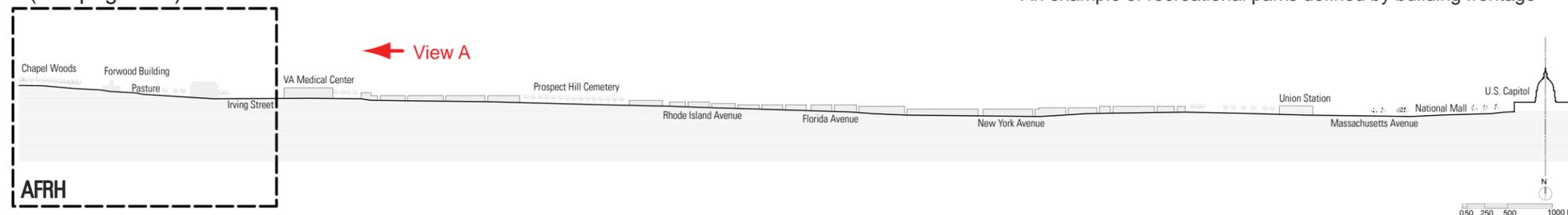
3 General view of the pasture and the existing non-contributing buildings

The view from Scott Statue is a particularly significant and an historic vantage point. Guidelines for heights of buildings within Zone A have been designed to preserve historic views and viewsheds from the Scott Statue. Additionally, vegetative screens shall be employed to preserve pastoral views from the statue, and the building at parcel C shall be buffered on the north side, to retain that internal view.

Termination of the North Capitol Vista

Entering Washington, DC from the north along North Capitol Street presents a splendid, long-distance view of the United States Capitol dome. In contrast, traveling north-erly along North Capitol Street from downtown provides a view of the modern Veterans Administration (VA) Hospital, located east of the Washington Hospital Center. Passing the VA Hospital, the historic tower of the Forwood building dominates the view into Zone A.

The plan for Zone A provides the opportunity for a visual termination of the long vista of North Capitol Street with a striking tower element on the eastern portion of block E. The termination of the primary axis of North Capitol Street is resolved by this strong organizing principal. As one proceeds farther north on North Capitol Street and the roadway curves to the east, a second tower becomes visible, and this pairing of towers on Blocks E and F frames a view corridor to the Forwood tower and the interior of the pasture within AFRH-W. Any future changes to the highway-style cloverleaf at North Capitol and Irving Streets could permit this new street/building ensemble to serve as both a long distance termination to the North Capitol Street view corridor and as a new gateway to the new development at Zone A (see page 107).



Section of North Capitol Street corridor from Capitol to AFRH



View A: VA Hospital from North Capitol Street with future Zone A development beyond and diverting to North Capitol Street extending to the north



The existing green buffer with North Capitol Street



An example of recreational parks defined by building frontage

Open Space

The Master Plan calls for the definition of public open spaces and parks in all new development zones. The Master Plan includes measures to maintain connectivity among open spaces. The open space will include a rich variety of open space types with possibilities for a large field, bike paths, and a series of small pocket parks. These public open spaces shall be sympathetic to existing landscape features and shall use historic landscape elements in the adjacent AFRH Zone to inform and guide development decisions. For example, new public open spaces could be created through the enclosure of existing landscape elements that will transform these elements into internal or central features at a development block (see illustrations). Open spaces shall also be introduced, as appropriate, to give address and economic value to new buildings, and their design shall provide a convenient amenity for surrounding buildings, whether historic or new. Historic patterns of building clusters arranged around a formally designed quadrangle space shall be looked to for inspiration in the new developments.

The new development shall focus attention toward significant landscape elements such as the historic Pasture and the Lakes, and new buildings and infrastructure sited to support the appreciation of these elements.

New development within Zone A shall serve as a transition from the urban fabric of the adjacent Washington Hospital Center (to the south) and CUA (to the east) to AFRH-W's historic pastoral setting. Opportunities for such a transition seem to be the most logical framework for development once one takes existing land use patterns and historic site elements into account.

There are several significant features that were taken into account in preparing the Master Plan's open space guidelines for this zone. To the south, lining Irving Street, the remnant of a much larger cow pasture that was altered topographically with the construction of Irving Street provides visual and physical connection to the Washington Hospital Center across the street. Bounding this remnant field to the north is the historic tree lined eastern extension of Pershing Drive, with an historic open field and woodlands beyond.

This historic open space is bounded on the north by the Home's hospital complex, including the historic Forwood Building. This field and woodland shall be an open space to serve as a focal point for new urban development to the east and south, redevelopment of the Forwood hospital complex, and a buffer between the urban fabric of this new development and the pastoral landscape. This open landscape, once enjoyed by patients residing in the Forwood Building as a picturesque and therapeutic vista, shall remain and be restored to its historic pastoral aesthetic as much as possible.

Additional open space shall be incorporated into the urban fabric in such a way that it does not interrupt the continuity of the building edge, but rather serves to complement and punctuate. Small plazas and outdoor seating areas shall be introduced near areas of high pedestrian traffic to be used as outdoor dining opportunities or gathering spaces.

Treescape

Tree canopies and vegetative buffers throughout Zone A shall be preserved and enhanced. In places where thinning of the canopy or buffer plantings has occurred, reforestation with similar species shall be introduced to supplement existing plantings, thereby reinforcing the vegetative edge and strengthening the character of bordering open spaces. Invasive plant species shall be removed on a regular basis to prevent damaging overgrowth.

Historic and older trees that protect the views from Scott Statute shall also be protected and preserved.

Foundation Plantings

Foundation plantings around the Hospital Quadrangle continue the theme of masses of consistently planted shrubs and small trees around the entrances of the buildings. The existing plantings shall be retained and rehabilitated where necessary to ensure a symmetrical appearance.

Because of the urban character of the new development within Zone A to the east and west of the Hospital Quadrangle, foundation plantings are not recommended for buildings within those parcels.

Commemorative Objects and Sculpture

Commemorative objects, such as sculpture, memorial markers, howitzers, cannons, cannon balls, a tank and airplanes are found throughout the site. Many of these objects are historically significant and provide insight into the history of the Home and its residents. While there are presently no commemorative objects in Zone A, new objects and sculptures are encouraged, including but not limited to those that are consistent with the military theme of the Home.

Streetscape

Street trees shall be placed at a 30 foot to 40 foot interval along new roads, using street tree species already found within the Home: Sugar Maple (*Acer saccharum*), London Planetree (*Platanus x acerifolia*), Willow Oak (*Quercus phellos*) or Dutch Elm Disease resistant strains of American Elm (*Ulmus americana*).

Site Furnishings

Site furnishings within Zone A shall be complementary to the materials of those used in the AFRH Zone to create a unified language of site elements.

Lighting

The primary source of lighting within Zone A will be along the streets. Street lights shall be 12 feet to 18 feet high to accommodate vehicles while still retaining a pedestrian scale. The perimeter and main paths of the pasture area shall be lit with simple pole mounted lights more pedestrian in scale (12 feet to 15 feet).

Site Materials

Site materials used in Zone A shall be consistent with those materials used throughout the rest of the Home to create a unified aesthetic.

Roadways shall be constructed out of asphalt with a monolithic granite curb, while sidewalks may be constructed of cast-in-place concrete, and pathways of brick pavers, depending on the intended character of a certain area. Iron (or steel) shall be the material of choice for site furnishings, as it was most often used for site furnishings within the Period of Significance (1842-1951).

Zone A - Signage Guidelines

Zone A will be a mixed use development which will require a wide range of sign types and requirements. The main entrance off of North Capitol and Irving Streets will require signage of a larger scale than in other parts of the zone and shall incorporate illumination both external and internal to insure proper legibility from both directions of travel. Entrance signage may also be permitted at secondary entrances off Irving Street.

Retail tenant signage will need to be balanced with the needs of other tenants, including residential and office, each with their own specific requirements. Retail signage shall reflect the streetscape scale and character identified in the Master Plan design guidelines for Zone A. Dimensional lettering with internal illumination must be individually mounted letters with no exposed raceways. Dimensional lettering may be externally illuminated as well.

Categories of signage may include the following:

- Landlord signs
- Entrance gate identification signs
- Vehicular directional signs
- Street name signs
- Parking identification signs
- Directory signs
- Regulatory signs
- Security signs
- Retail tenant signs
- Wall identification signs (dimensional letters)
- Projection mounted identification signs
- Awning signs
- Office tenant signs
- Building identification signs
- Building entry signs
- Residential tenant signs
- Building identification signs
- Unit identification signs



Entrance gate sign



Streetscape with retail awnings and dimensional signs



Dimensional projection mounted retail sign



Building mounted ID sign - internally illuminated



Streetscape with retail awnings and dimensional signs

The following are examples of signage which are prohibited:

- Exposed neon signs
- Illuminated dimensional lettering with exposed raceway
- Large format banners used as permanent signs
- Flat panel sign with non-dimensional graphics



Exposed neon



Flat panel signs with non-dimensional graphics



Exposed raceways



Large format banners used as permanent signs

Typography

Lettering for site signage in Zone A does not have to be restricted to traditional serif fonts. Sans serif can be used as well. However, all typefaces shall have a timeless character and restricted to well designed classic typefaces. Novelty type fonts and extreme variations in styles and weights shall be avoided.

Examples of appropriate typefaces are shown on this drawing.

The manufacturer of these typeface and other high quality fonts is Adobe Systems Inc., 345 Park Avenue, San Jose, CA 95110.

Refer to AFRH Overall Site Signage for letterspacing guidelines.

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz 0123456789

Sabon Roman

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz 0123456789

Bembo Semibold

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz 0123456789

Adobe Caslon Semibold Pro

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz 0123456789

Frutiger 55 Roman

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz 0123456789

Gill Sans Regular

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz 0123456789

Bethold Aksidenz Grotesk Regular

Arrows and Symbols

Shown to the right is a selection of regulatory symbols likely to be required as well as standard arrow formats.

Arrows shall be clear and legible, avoiding complex or overly stylized formats. Arrows and symbols can be placed inside shapes such as circle and squares.

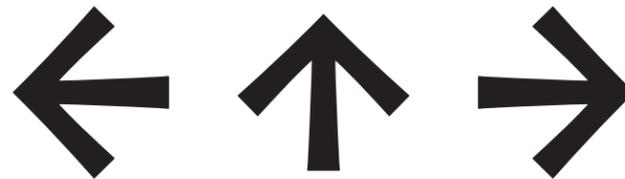
See AFRH Overall Site Signage for sources.

Colors

Colors shall be consistent with the identity of the development and in keeping with the character of the streetscape. Darker backgrounds of signage with light text is encouraged. Examples of effective colors in signage are shown to the right.

Whenever possible, provide equivalents for paint, ink and vinyl color matches.

The finishes on all signs shall match Mathews Acrylic Polyurethane Semi-Gloss Finish, unless otherwise noted.



Directional Arrows



Handicap

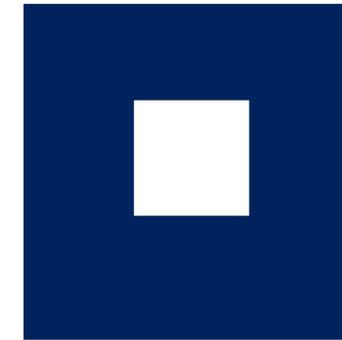


Parking

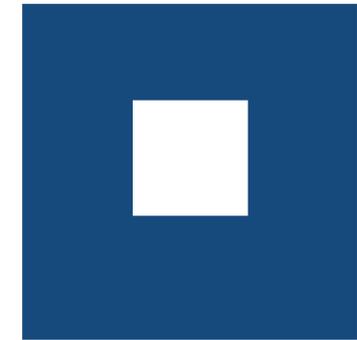


No Parking

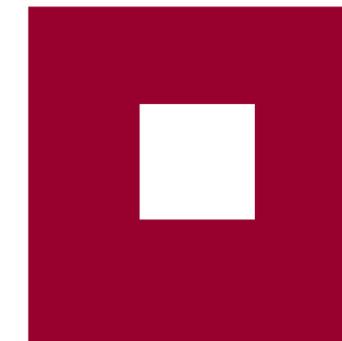
Symbols



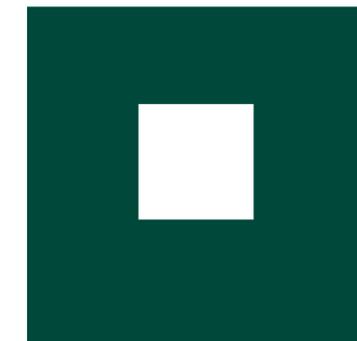
Pantone 2767C



Pantone 534C



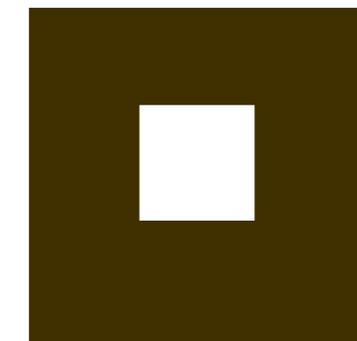
Pantone 202C



Pantone 3308C



Pantone 432C



Pantone Black 4C

Section 12

Transportation Management Plan

NCPC's Master Plan Guidance sets a standard that "A TMP is required for installations with 100 or more employees (including existing and proposed employees)." AFRH currently has less than 300 employees on campus. The employees work in 3 shifts, with the first shift having the largest number of workers (221 workers). These workers are comprised of a mix of medical, food service, security and maintenance workers and a small number of office workers. Thus, AFRH-W is dissimilar from most federal facilities in that a majority of its employees are not office workers. Due to the nature of the jobs, most of the AFRH employees do not have much flexibility in working schedules and do not have the option of telecommuting. Furthermore, approximately 10% of the employees are already taking advantage of the MetroCheck program and are most likely using transit to travel to/from work.

AFRH has provided information to NCPC on its employee count and employees' commuting patterns to demonstrate that AFRH does not meet the threshold requirements for preparing a TMP for its operations. AFRH will comply with NCPC parking ratios for any new construction on the AFRH portion of the campus that affect AFRH employees.

AFRH has already selected the developer for Zone A and provisions for its TMP include transportation demand management strategies, implementation, funding, marketing and monitoring.

There will be a TMP organization for Zone A, led by the developer and including residential and commercial tenants. They will collectively fund the implementation of the TMP. There will be a TMP coordinator to manage the TMP-related activities.

TMP strategies will include:

- Establish a Commuter Center to provide services and information;
- Utilize Commute connections for vanpooling, carpooling, guaranteed ride home, and teleworking;
- Join Clean Air Partners;
- Establish a parking management program;
- Provide shuttle service to Metro stations;
- Promote transit use;
- Promote bicycle/pedestrian modes of transportation;
- Promote alternate work schedules for commercial tenants;
- Establish and provide access to a website with information on transportation demand management strategies;
- Promote participation in existing local transportation services programs, such as Smart Trip cards. The TMP includes an implementation plan, including a parking management plan; and
- Promote "live where you work" programs and incentives.

To promote the use of High Occupancy Vehicles (HOV), the TMP calls for:

- Reserved carpool/vanpool spaces will be conveniently located;
- Registered vanpools will be provided with free parking;
- Registered carpools with three or more occupants will receive a parking subsidy; equal to one-half of the monthly parking rate for Single Occupancy Vehicles; and
- Monthly parking rates for SOVs will be consistent with comparable office buildings located in the vicinity.

The developer will mitigate future traffic impacts from the development with specific roadway improvements at North Capitol Street and Scale Gate Road, and Irving and First Streets intersection.

The TMP includes a requirement to develop a detailed marketing plan since the most common reason for not using some modes of alternative transportation is the lack of information. The marketing plan will include the following:

- Strategies for informing people on-site of programs in place;
- Types of marketing media to be used and frequency of their use;
- Interactive events for tenants and residents to meet with the coordinator and get information;
- Promotional items such as free transit passes;
- Strategies to get feedback from shuttle riders periodically;
- Forums to seek comments on improving the TMP;
- Surveys to get tenants comments; and
- Regular meetings with tenants to discuss the TMP.

A successful TMP is a living document that is regularly updated and adjusted to obtain the desired outcome. The TMP provides for an annual report and also for an annual survey of residents, tenants and employees to understand their commuting patterns and willingness to ride share and use public transportation; annual traffic counts; and tracking the use of program participation.

Section 13 Water Quality Management Strategies

Existing Drainage

AFRH-W is located in the Tidal Anacostia River subwatershed of the Anacostia River watershed. The Anacostia River carries flow from north of AFRH-W in Prince George's County, southward through the District of Columbia to the Potomac River. Off-site runoff north of the site and runoff from a small portion of the northeast corner of AFRH-W flows through District of Columbia stormwater facilities to the Northwest Branch of the Anacostia River. However, a majority of the site drains into the District of Columbia combined stormwater/wastewater infrastructure.

Existing drainage features located on the site include two fishing ponds at the western edge of the site at a lower elevation than most of the site, two small ponds (the Lakes) located on the golf course, and a storm water management pond to the east of the golf course. The largest drainage area drains into the two Lakes via a paved flume. The second largest drainage area flows north to south through the center of the campus via a paved flume and storm sewers. Concrete channels convey storm water to the two fishing ponds. Concrete and stone channels convey runoff to the combined sanitary/storm water sewer.

Zone A, located in the southeast quadrant of AFRH-W, contains a drainage divide running generally north to south. Zone A's western drainage area drains to the concrete flume and piped storm water system into the 30-inch combined sanitary/storm sewer pipe outfall located adjacent to the Irving Street and First Street intersection. Zone A's eastern drainage area drains through a piped storm water system, concrete and stone channels into the 42-inch storm drain outfall located west of the North Capitol Street/Irving Street interchange.

Natural features of the site cause surface runoff to flow to the two Lakes. These surface runoff patterns will be unaffected for the large open space in the central portion of the site.

Development Drainage

The new development will increase the amount of impervious surface on the site, which in turn will increase the volume of surface runoff.

The District of Columbia regulates both the quantity and quality of storm water runoff from proposed development sites. District of Columbia storm water regulations are intended to prevent: 1) an increase in the amount of storm water runoff from development sites (stormwater quantity regulations), and 2) an increase in pollutants and suspended solids (3) in surface runoff from proposed development (stormwater quality regulations). The development proposed in this Master Plan will comply with District of Columbia regulations to maintain post-development storm water quantity and quality at pre-development levels.

The developer of Zone A anticipates providing most of the required water quantity management volume with a pair of stormwater management ponds. The area east of the drainage divide through Zone A, and north of Pershing Drive will be served by a pond located immediately west of the crescent-shaped road near the center of Zone A. Areas west of the divide and south of Pershing Drive will be served by a pond located northwest of the intersection of Pershing Drive and the crescent-shaped road.

If all of the water quantity management requirements within a drainage area can be met by smaller, Best Management Practices (BMPs) that are designed to serve individual buildings or paved areas, then the stormwater management pond serving that drainage area may be designed as a dry detention basin providing stormwater quantity management only. If both water quality and quantity goals for a given drainage area are to be met by a pond, then it will likely consist of a permanently wet retention pond or a combination of a pond and constructed wetland areas that provide water quality. The series of ponds in Zone A will likely be wet ponds with surrounding constructed wetlands areas.

Where possible, existing stormwater conveyance systems may be used for post-development runoff. The Zone A conveyance system north of the series of ponds will likely include open channel systems that are designed to provide stormwater quality benefits prior to discharging runoff into the wet pond system.

In addition to the permanent stormwater quantity and quality control measures to be incorporated in the development, AFRH will cause to be prepared an erosion and sediment control plan that will comply with all DC regulations for management of potential water quality impacts during the construction process.

Sustainable Design

Section 14

Strategies for Sustainable Design

The following strategies will be executed to make certain that the development of AFRH-W will enhance the overall health, natural environment, and quality of life of the community:

- **Mixed use development:** A balance of uses such as jobs and housing, and neighborhood-serving retail, will provide the opportunity of walking to the store or to-and-from work for residents and visitors.
- **Clustered development:** Proposed development will cluster buildings to limit the impact on topographical, hydrological, and ecological networks, while providing functional open spaces for the use of residents and visitors.
- **Open space network:** New development will minimize automobile dependency and improve connectivity to the adjacent community and transit system through a comprehensive bicycle and pedestrian network. The network, consisting of designated and dedicated bikeways, sidewalks, parks, paths, and improved pedestrian crossings at bordering roads, will invite the public into the core of the development and connect neighborhoods located along its eastern, western, and southern borders of the Home.
- **Adaptive reuse:** The restoration and adaptive reuse of existing historic buildings conserves energy, preserves history, and eliminates the need for replacement buildings. It also contributes to a higher labor to material ratio in throughout the life of the building.
- **A conviction to quality built form:** Durable and resilient buildings have the inherent flexibility to adapt to inevitable changes of use across time. Quality built form will encourage reuse rather than replacement, contribute to positive life cycle analysis, and decreased operational costs.
- **Sustainable forestry:** Trees that are removed due to construction or disease will be considered for a pioneering urban forestry program that uses sustainable logging, transporting, and milling methods. In the program, trees are part of a full “cradle to cradle” lifecycle with the opportunity to bring trees back to the site as furniture and/or millwork.
- **Storm water and habitat:** The development's healing garden landscape in the central open space will be a fully functioning storm water management and water quality system promoting a habitat for native plants and animals. These hydrological and ecological systems are essential to the development's open space plan allowing the public direct connection to nature and its processes.
- **Site reclamation:** Recovery of the site's natural topography, hydrology, and vegetation prevents runoff, preserves clean water, and provides natural systems in which residents and visitors can participate in the natural processes of their environment.
- **Native plants:** The use of native plant species and water-efficient landscaping (where historically appropriate) limits the need of fertilization and conserves water.
- **Green roofs:** New development is encouraged to use green roofs. Green roofs provide amenity space for building users, reduce heat (by adding thermal mass and thermal resistance value), reduce cooling (evaporative cooling) loads on buildings, reduce the urban heat island effect, increase the life span of the roof, reduce stormwater runoff, filter pollutants and CO2 out of the air, filter pollutants and heavy metals out of rainwater, and increase wildlife habitats in urban areas.
- **Water conservation:** Rainwater collection systems, natural irrigation, greywater recycling, and greenroofs and encouraged so to help conserve energy and limit water usage.
- **View sheds:** The maintenance and enhancement of view sheds preserves qualitative attributes of AFRH-W and promotes local interest in the site.
- **Optimized energy performance:** 15% energy savings over ASHRAE 90.1 2000, water efficiency, natural ventilation, and improved indoor air quality for buildings are encouraged so to substantially reduce inefficiencies while providing the additional benefits of reducing operating cost, increasing occupant productivity, and limiting health risk liability.

Transportation Use

A key goal in the sustainable development of AFRH-W is the reduction of energy use associated with transportation. For this reason, the development has been designed to be highly walkable, accommodate public transportation, and encourage the use of bicycles.

Walkability reduces the need of personal vehicles, which will reduce fuel consumption, and air and water pollutants. Small-scale block layout and interesting streetscapes will encourage pedestrian activity throughout the development, and office and retail spaces have been located within walking distance of residents.

Access to public transportation is another method to reduce energy use associated with transportation. A proposal has been developed to provide shuttle services to the Columbia Heights and Brookland / CUA metro stations.

Bicycling as an alternative to private vehicle use has a number of energy-related benefits as well. It uses no fossil fuels and generates no emissions or pollutants. A bicycle network has been provided in the proposed development to allow residents and visitors to access all destinations within the community, with a combination of dedicated bike paths and shared roadway bike lanes.

LEED-ND

LEED for Neighborhood Development (LEED-ND) is a pilot program being developed by the U.S. Green Building Council (USGBC), emphasizing smart growth principles and practices for residential and commercial development rather than for individual buildings. The Zone A development has been accepted as part of the LEED-ND pilot program, and participation is encouraged for all development on the AFRH-W. This participation will benefit the project in the following ways:

- The USGBC will provide advice to the AFRH-W so to make the development more sustainable.

- AFRH will be able to exchange practices and lessons learned with other pilot program participants.
- AFRH will help to refine the LEED rating system, ensuring that future LEED-certification adopts practices of this pilot program and dedicates itself to creating not just better more sustainable buildings but better more sustainable neighborhoods and regions.

LEED Certification

Under the new LEED-ND Pilot Program, it is anticipated that the Zone A development will achieve Gold rating. The approach to LEED certification for the development of Zone A is encouraged in all development zones and is listed below:

- **Master Plan:** Participate in LEED for Neighborhood Development (LEED-ND) Pilot Program.
- **Residential Buildings:** All new residential buildings over 3 stories will achieve LEED Certified rating under the LEED for New Construction (LEED-NC) Version 2.2 rating system.
- **Commercial Buildings:** All new commercial buildings will achieve LEED Silver rating under the LEED for New Construction (LEED-NC) Version 2.2 rating system.
- **Historic Buildings:** All historic buildings undergoing major renovation will strive to achieve LEED Certified rating under the LEED for New Construction (LEED-NC) Version 2.2 rating system.
- **DC Green Building Act:** Development will meet or exceed its requirements as exist in 2008.



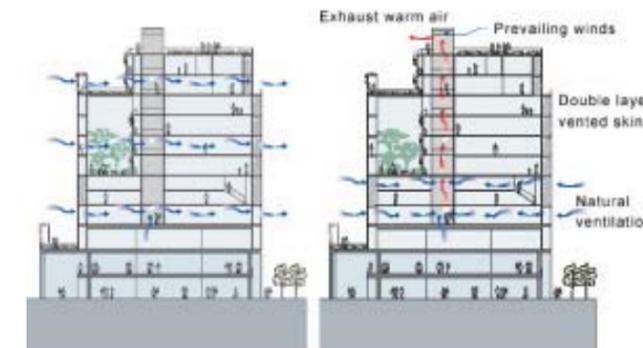
Fresh Kills, former landfill, NYC, redesigned as a sustainable landscape.



Greenroofs in Newfoundland.



A local LEED-accredited building, the Chesapeake Bay Foundation Headquarters.

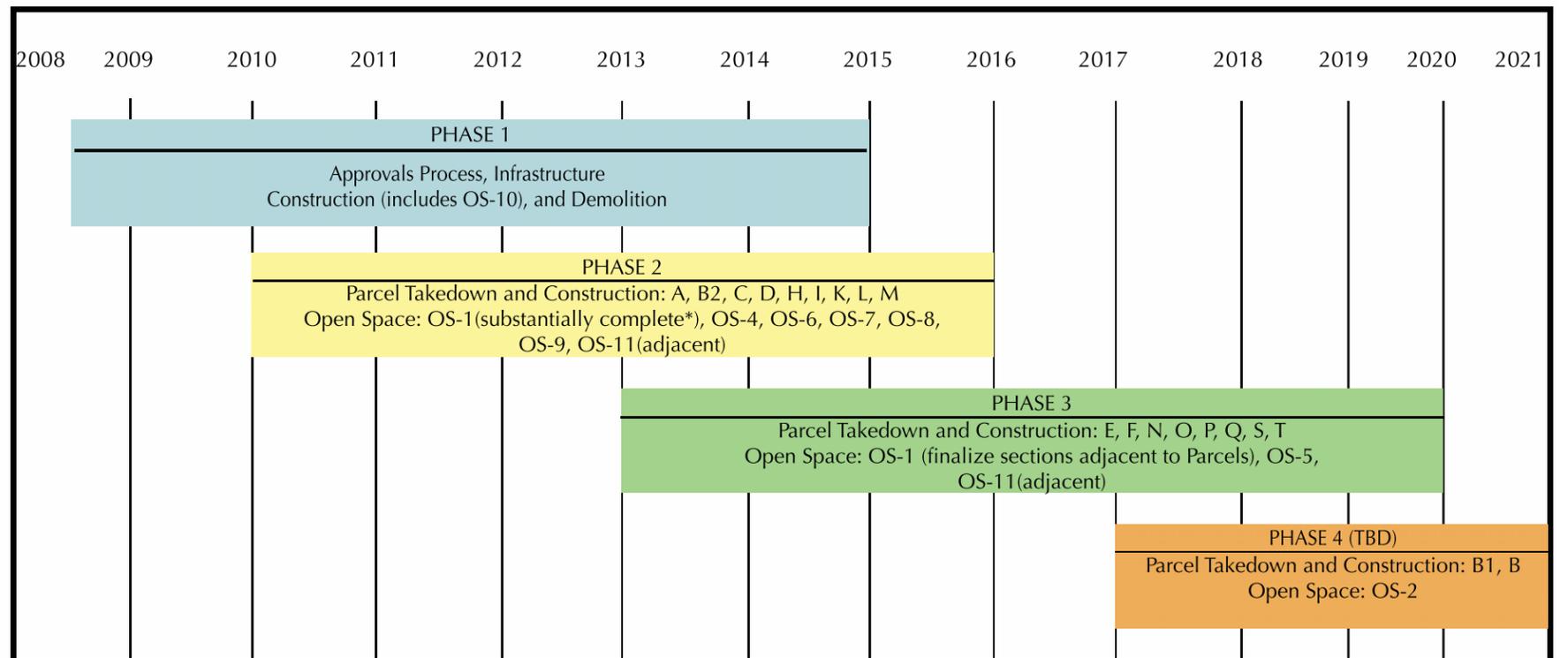


Natural ventilation and heat exhaust.

Section 15 Phasing Program

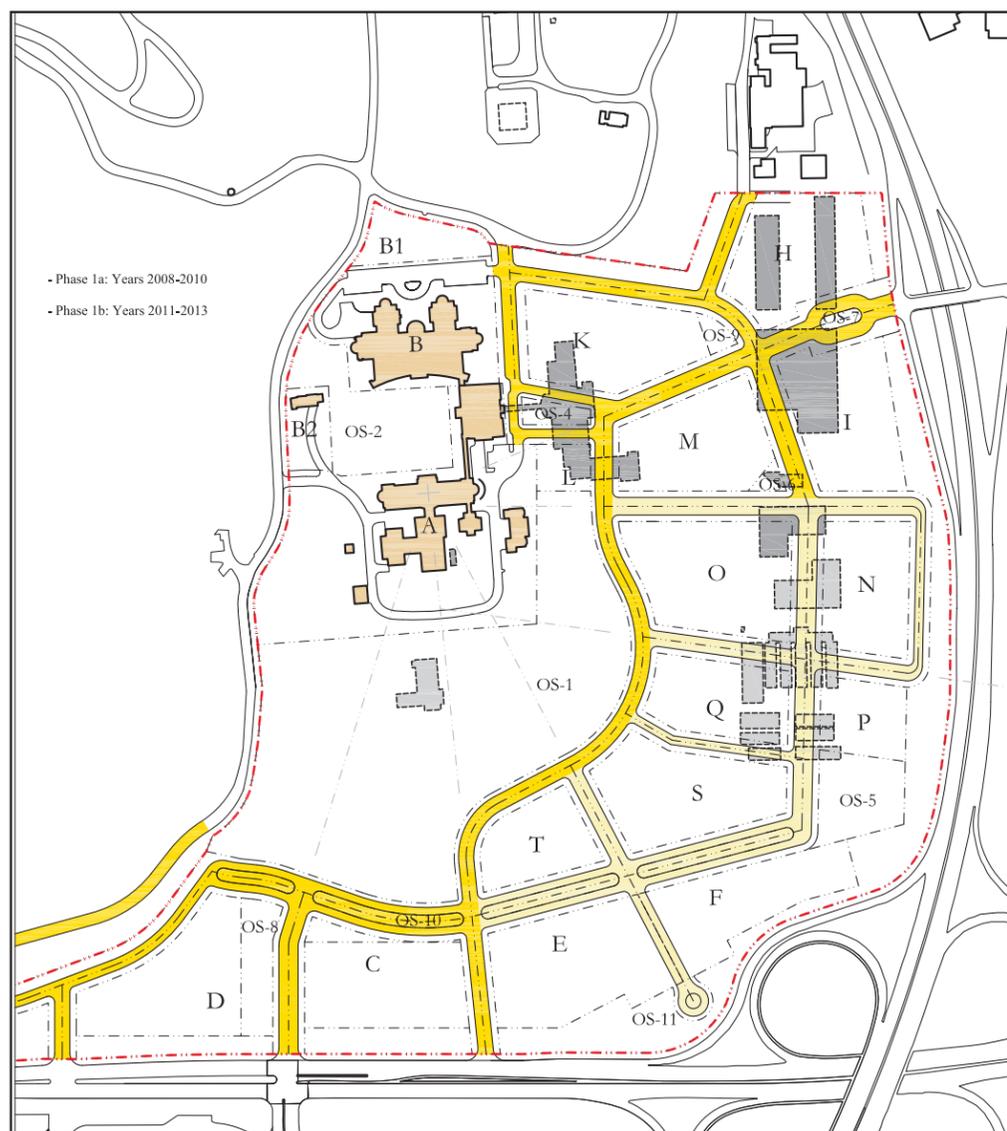
The site will be developed in phases over time, but the full phasing is not yet known. The phasing for Zone A can be seen on the chart below and the maps on the following page.

Projects that are being explored in the near term for the AFRH Zone include the potential relocation of functions now located in the LaGarde Building to a new facility in the AFRH Zone, if AFRH determines that this is feasible, and the identification of an entity to adaptively use the Grant Building.



The text and diagrams that depict development phasing are for informational purposes only and depict a possible sequence of development and related infrastructure and open space phasing. The actual sequence of development, the related infrastructure and open space phasing will be determined by the developer and AFRH based on market conditions at the time.

*OS-1 will be substantially completed during Phase 2; however, the eastern sections adjacent to Parcels O, Q, S, and T will be completed concurrently with the completion of those Parcels.



- Phase 1a Infrastructure
- Phase 1b Infrastructure
- Zone A boundary
- Phase 1a demolition
- Phase 1b demolition
- Existing buildings

Zone A infrastructure and demolition phasing



- Phase 2 parcels
- Phase 3 parcels
- Phase 4 parcels
- Zone A boundary
- Phase 2 open space
- Phase 3 open space
- Phase 4 open space
- Existing buildings

Zone A parcel and open space phasing

Section 16 Appendices

Appendix A: Master Plan Summary Chart of Existing Conditions

LAND USE	Area (acres)
Open Area	130.5
Golf Course	61.1
Institutional	66.6
Residential	8.7
Cultural:	1.9
Smithsonian Greenhouses	2.8
POPULATION	
AFRH Residents	1200
AFRH Staff	300
Visitors	75
National Trust Staff	20
US Army Corp of Engineers Staff	35
Smithsonian Institution Staff	20
Tri-Community Charter School Faculty and Students	89
BUILDING FLOOR AREA	
Square Feet	
1 Quarters 1	5,420
2 Quarters 2	5,856
3 Quarters 3	4,179
4 Quarters 4	4,012
5 Quarters 5	4,012
6 Quarters 6	4,012
7 Substation	200
8 Admission Building	1,872
9 Eagle Gate House	1,222
10 Administration Building	3,200
11 Bandstand	N/A
12 Lincoln Cottage	11,248
13 Water Tower	415
14 Sherman Building	35,300
15 Sherman Building Annex	22,300
16 Sherman Building North	35,300
18 Grant Building	169,000
19 Quarters 19	432
20 Stanley Hall	15,079
21 Quarters 21	1,767

22 Security Building	8,189
24 Gazebo	N/A
25 Eagle Gate Guard House	150
40 Quarters 40	1,520
41 Quarters 41	1,774
42 Rose Chapel	1,715
43 Auto Craft Shop	4,071
45 Quarters 45	1,904
46 Heating House	33,372
47 Quarters 47	2,120
49 Bandstand	N/A
50 Viewing Stand	1,235
51 Carport	1,020
52 Barnes Building	18,725
53 Hostess House	2,420
55 Forwood Building	52,340
56 LaGarde Building	214,000
57 Mess Hall	12,012
58 Mess Hall Corridor	N/A
59 King Hall	15,295
61 Quarters 61	1,265
63 Quarters 63	915
64 Pipes Building	192,318
65 Ignatia Guest House	21,069
67 Golf Club House	832
70 Support Directorate Headquarter	3,514
71 Main Substation	1,376
72 Shop Building #2	14,100
73 Shop Building #3	14,000
74 Warehouse	40,000
75 Flammable Gas & Storage Building	2,050
76 Garage 76	14,880
77 Grounds Maintenance	14,415
78 Greenhouse	19,000
80 Scott Building	357,000
89 Quarters 89	



GRANT CIRCLE

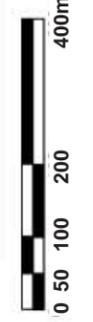
**ARMED FORCES RETIREMENT HOME
FINAL MASTER PLAN**

KOETTER | KIM & ASSOCIATES | INC.

Existing trees
Proposed trees by Wylie Landscape Architects
Proposed trees by RHI, KKA, and EE&K

Existing Buildings
Proposed Buildings

Sub-zone boundaries
Zone boundaries
Property line

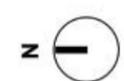




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FINAL MASTER PLAN**

KOETTER | KIM & ASSOCIATES | INC.

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Section 17 Master Plan Addendum

Contents:

1. Scope
2. Existing Conditions
3. Proposed Guidelines
4. Proposed Graphic Revisions
5. Proposed Text Revisions

This amendment changes the boundaries of Zone A to include an additional 3 acres, to be referred to in this amendment as the "Parcel U". Parcel U is currently within the AFRH Zone. To accommodate the boundary change, this amendment also includes changes to the potential uses of the existing structures within Parcel U and an adoption of Zone A guidelines for Parcel U.

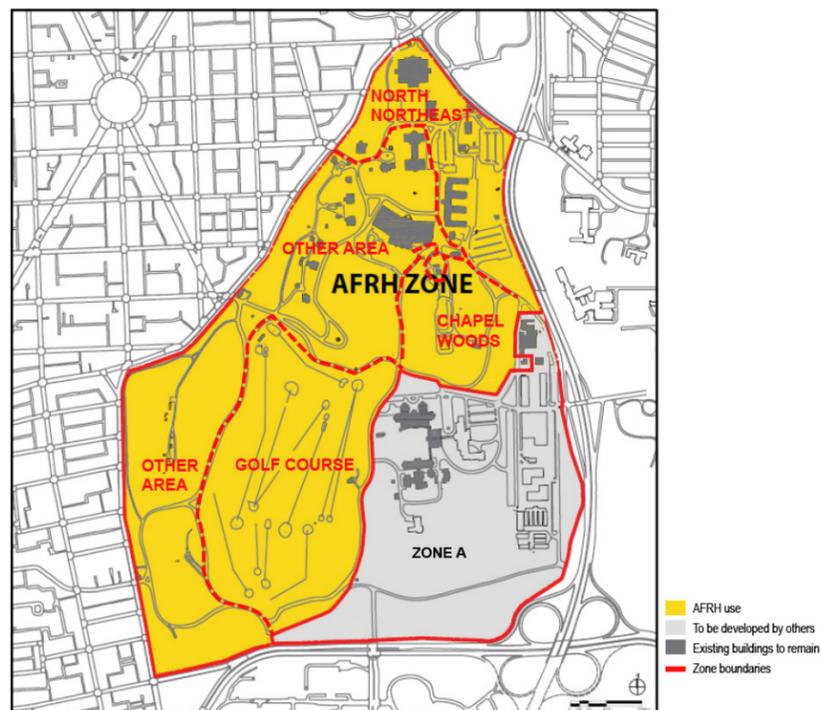
This amendment requires that existing Contributing buildings and structures within Parcel U (Buildings 46 and 69) remain and be rehabilitated consistent with the Secretary of the Interior's Standards and all standards and guidelines relevant to the treatment of historic resources at AFRH-W as specified in the Master Plan, the PA, and the HPP.

This amendment allows existing Non-Contributing buildings and structures Parcel U (Building 70) to be demolished.

This amendment does not allow for any additional height or density on the site, and build-to lines will be consistent with current footprints of the existing buildings and structures.

This amendment allows for the relocation of the fence path to the perimeter of Parcel U. The AFRH Main Substation Building (Building 71) and land immediately west of Building 71 will remain in the AFRH Zone. The security fence line will follow the western edge of Parcel U, and traverse over AFRH property in the area west of Building 71 as shown on p130.

This amendment allows for the redevelopment of surrounding landscape and transportation consistent with relevant guidelines for Zone A.



Revised Zone A with Heating Plant

Existing Conditions

Parcel U is located within the boundaries of AFRH-W. The land borders the eastern boundary of the campus along North Capitol Street and is contiguous with the existing Zone A. According to the AFRH-W Historic Preservation Plan (HPP), the parcel includes the Heating Plant, the Storage Contamination Building, the Support Directorate Building, the Eisenhower Drive Southern Realignment, and the Lower Hospital Drive.

AFRH decommissioned the Heating Plant (Building 46) in 2013. Buildings 46, 69, and 70 are currently vacant.

Guidelines

Parcel U will adopt all design guidelines relevant to Zone A in the Master Plan.

Parcel U Resource Name	Building Number	Status within the AFRH-W Historic District
Heating Plant	46	Contributing
Storage Contamination Building	69	Contributing
Support Directorate Building	70	Non-Contributing
Eisenhower Drive Southern Realignment	n/a	Non-Contributing
Lower Hospital Drive	n/a	Non-Contributing



Storage Contamination Building, Building 69



Heating Plant, Building 46



Support Directorate Building, Building 70

Graphic Revisions

This addendum revises the following graphics based on the new zone boundary map shown on page 127. These graphic revisions are made by reference to the section and page numbers of the graphics within the AFRH-W Master Plan. For all of these graphics, the change in the zone boundary map is as follows:

- A change in boundaries of the zones and subzones to incorporate Parcel U in Zone A and remove Parcel U from the ARFH Zone and Other Area Sub-zone.
- The retention of Buildings 46 (Heating Plant) and 69 (Storage Contamination Building).
- The demolition of Building 70 (Support Directorate Building).
- The identification of the Heating Plant Parcel as "Parcel U."

This addendum provides revised versions of the following graphics:

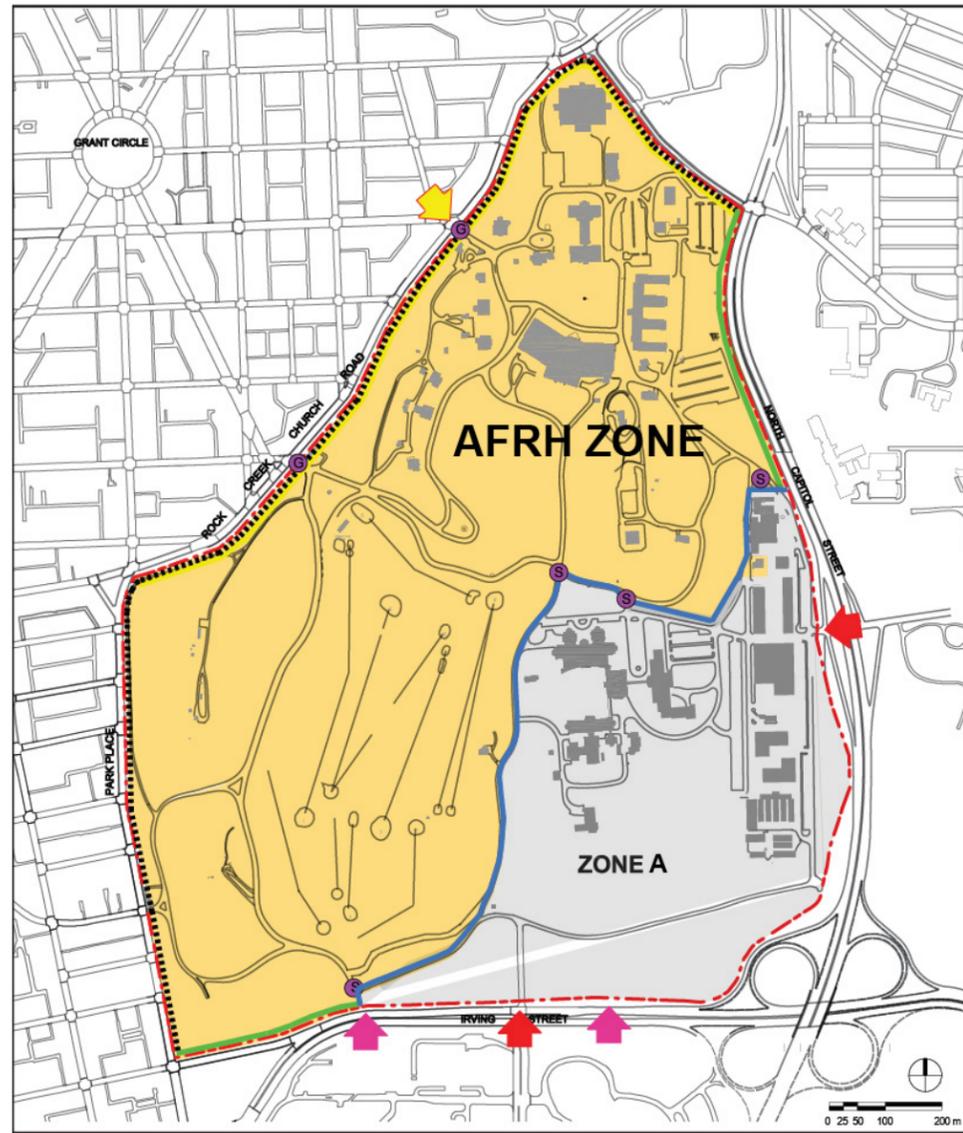
Section	Page	Graphic	Revision
11.3	26	Access and Security Plan	The graphic is updated to show new/revised gate locations, fence lines, and security lines.
11.3	27	Street Types	The graphic is updated to show the designation of street types.

This addendum revises the following graphics as follows:

Section	Page	Graphic	Revision
11.4.2	98	Proposed Land Use	The land use of the Heating Plant parcel (Parcel U) will have a proposed use of Commercial with Assumed Retail.
15	120	Phasing Diagram	Parcel U is included as part of Phase 2.
15	121	Zone A Infrastructure and Demolition Phasing	Parcel U is included as part of the Phase 1a demolition.
15	121	Zone A Parcel and Open Space Phasing	Parcel U is included as part of Phase 2.

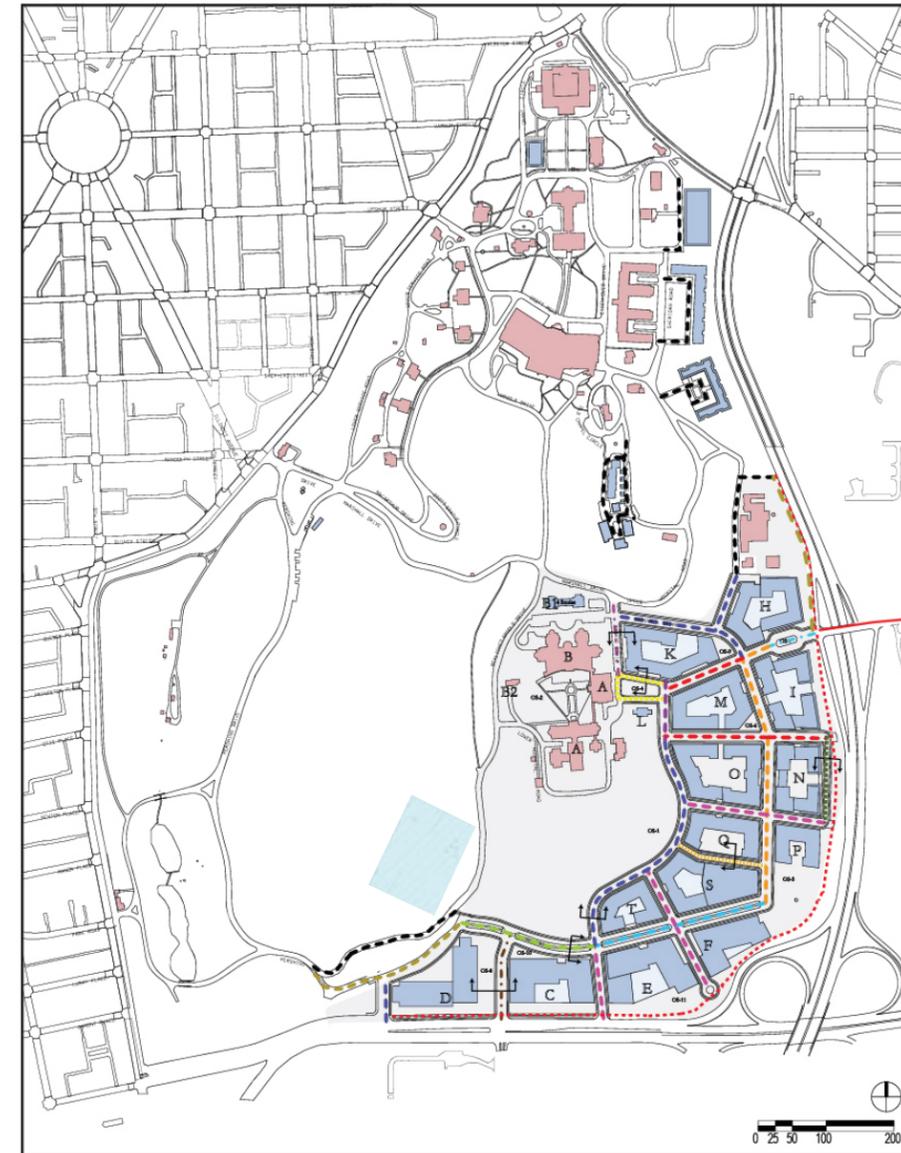
Section	Page	Graphic
1	2	Development Zones
5	9	Development Program
11	19	Potential Layout of New Development
11.1	20	Development Zones
11.2	22	Proposed Land Use
11.3	31	Parking
11.3	33	Existing Views and View Corridors from the Site
11.4.1	41	AFRH Zone and Subzones
11.4.1	49	North-Northeast Sub-Zone
11.4.1	63	Chapel Woods Sub-Zone
11.4.1	66	Potential Layout of Development
11.4.1	73	Golf Course Sub-Zone
11.4.1	79	Other Areas Sub-Zone
11.4.1	80	Contributing Resources (excluding structures) in the Other Areas Sub-Zone
11.4.1	80	Contributing Structures in the Other Areas Sub-Zone
11.4.2	91	Zone A
11.4.2	92	Contributing Resources in Zone A
11.4.2	96	North-South Section Through Golf Course and Zone A
11.4.2	97	Potential Layout of Development
11.4.2	98	Viewsheds and Street Alignment
11.4.2	99	Parcel Plan and Build-to Criteria
11.4.2	100	Height Limits
11.4.2	101	Overall Massing with Height and Parcel Limitations
11.4.2	107	Potential Layout of Future Development and Connectivity
11.4.2	108	Views and Protected Viewsheds
16	123	Appendix – Final Master Plan
16	125	Appendix – Final Master Plan
16	126	Appendix – Final Master Plan

Access and Security Plan



- New vehicular entry
- Existing entry to be reactivated
- Existing entry
- Swipe card access gate
- Manned access gate
- Proposed security line after development of all zones
- Property line
- Secure zone for AFRH
- Development zone outside of secure zone
- Existing buildings
- Existing chain link fencing
- Existing stone and masonry fencing
- Existing iron fencing

Street Types



New proposed and improved existing street types

- Type 1A-1 streets
- Type 1A-2 streets
- Type 1A-3 streets
- Type 1A-4 streets
- Type 1A-5 streets
- Type 1B-1 streets
- Type 1B-2 streets
- Type 1C-1 streets
- Type 1C-2 streets
- Type 1C-3 streets
- Type 2B streets
- Type 2C streets
- Type 2D streets
- Type 3A streets
- Type 3B streets
- Multi use trail
- Bicycle lane
- Existing buildings
- Proposed buildings

Note: The descriptions of the street types can be found on pages 28-30.

Text Revisions

This addendum revises the following sections of the AFRH-W Master Plan as noted.

Section	Page	Purpose of Revision	Revised text
Table of Contents		Add 'Addendum' Section to Table of Contents.	Section 17 2018 Master Plan Addendum is added.
2	3	Remove reference to Heating Plant's continued use by AFRH.	The text "The Heating Plant will continue to provide service to the Home." is removed.
5	8	Update Information on EIS.	<p>The text is changed to read "The Master Plan divides the site into two zones. Included in this section is information on a program for those zones. The program was created from alternatives that were analyzed in the 2008 Final Environmental Impact Statements (EIS), and the consultation undertaken pursuant to Section 106 of the National Historic Preservation Act (NHPA). The alternatives were determined by taking into consideration compatibility with the AFRH mission, compatibility with historic resources and existing environmental conditions, compatibility with surrounding land uses, analysis of real estate market conditions in the area and, for the 2008 Final EIS, proposals from developers bidding on Zone A. These alternatives were further refined and a preferred alternative identified through ongoing public outreach, the environmental review process, the Master Planning process, and review of concepts proposed by developers for Zone A. (AFRH issued a request for qualifications from developers for this zone in the fall of 2005, shortlisted three developers in June 2006, issued an RFP in August 2006, and selected a preferred developer in 2007.)"</p> <p>The following text is added: A Draft Supplemental EIS was issued in 2017 which analyzed impacts associated with the proposed changes in the Master Plan Amendment #1. The Draft Supplemental EIS also reviewed changes in environmental conditions and changes in environmental laws and regulations that had occurred since the issuance of the 2008 Final EIS.</p>

Text Revisions continued

Section	Page	Purpose of Revision	Revised text																																																																												
5	8/9	Add Buildings 46 and 69 to list of Zone A buildings slated for adaptive use.	The text is changed to read: "AFRH has encouraged the adaptive use of buildings that contribute to the historic character of this zone, including the Forwood Building, the Barnes Building, the Mess Hall and its corridor, the Hostess Station, the King Hall, Quarters 47, the Viewing Stand, the Bandstand, and the Heating Plant and associated Storage Contamination Building."																																																																												
5	9	Revision to use and square footage table.	<p>The table is updated:</p> <table border="1"> <thead> <tr> <th colspan="4">LAND USE</th> </tr> <tr> <th></th> <th>Height (# of Feet)</th> <th>Gross Square Footage</th> <th>Parking Spaces</th> </tr> </thead> <tbody> <tr> <td colspan="2">EXISTING & TO REMAIN</td> <td>1,320,615</td> <td></td> </tr> <tr> <td>Institutional</td> <td></td> <td>1,320,615</td> <td></td> </tr> <tr> <td colspan="2">AFRH Zone</td> <td>398,000</td> <td></td> </tr> <tr> <td>North-Northeast (Institutional)</td> <td>55-85</td> <td>350,000</td> <td>700</td> </tr> <tr> <td>Chapel Woods (Residential)</td> <td>36</td> <td>42,000</td> <td>42</td> </tr> <tr> <td>Golf Course</td> <td></td> <td>6,000</td> <td></td> </tr> <tr> <td colspan="2">Zone A (Development Zone)</td> <td>4,353,083 *</td> <td>5,279</td> </tr> <tr> <td>Residential</td> <td></td> <td>2,280,477</td> <td></td> </tr> <tr> <td>Commercial</td> <td></td> <td>1,191,391</td> <td></td> </tr> <tr> <td>Medical</td> <td></td> <td>290,650</td> <td></td> </tr> <tr> <td>Retail</td> <td></td> <td>214,086</td> <td></td> </tr> <tr> <td>Asst. Living</td> <td></td> <td>214,000</td> <td></td> </tr> <tr> <td>Hotel</td> <td></td> <td>126,391</td> <td></td> </tr> <tr> <td>Heating Plant Area</td> <td></td> <td>36,088</td> <td></td> </tr> <tr> <td>Potential Future Retail</td> <td></td> <td>50,000 **</td> <td></td> </tr> <tr> <td colspan="2">TOTAL NEW DEVELOPMENT</td> <td>4,801,083</td> <td>6,021</td> </tr> <tr> <td colspan="2">AFRH GRAND TOTAL</td> <td>6,121,698</td> <td></td> </tr> </tbody> </table>	LAND USE					Height (# of Feet)	Gross Square Footage	Parking Spaces	EXISTING & TO REMAIN		1,320,615		Institutional		1,320,615		AFRH Zone		398,000		North-Northeast (Institutional)	55-85	350,000	700	Chapel Woods (Residential)	36	42,000	42	Golf Course		6,000		Zone A (Development Zone)		4,353,083 *	5,279	Residential		2,280,477		Commercial		1,191,391		Medical		290,650		Retail		214,086		Asst. Living		214,000		Hotel		126,391		Heating Plant Area		36,088		Potential Future Retail		50,000 **		TOTAL NEW DEVELOPMENT		4,801,083	6,021	AFRH GRAND TOTAL		6,121,698	
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Text Revisions continued

Section	Page	Purpose of Revision	Revised text
7	12	Add description and table entry for Undertaking Review Request #40 and consultation with DCSHPO for ground lease of Parcel U; add description and table entry for Section 106 consultation related to Master Plan Amendment #1 for Parcel U.	The following text is added: "For Master Plan Amendment #1 (Inclusion of Parcel U in Zone A), AFRH followed the Section 106 review process outlined in the 2008 Programmatic Agreement. AFRH conducted early consultation with Consulting Parties by electronically distributing a memorandum for review on 14 November 2017. AFRH then held a meeting with the PA Signatories to discuss comments received from Consulting Parties and the resolution of potential adverse effects of the amendment. AFRH submitted a draft of the amendment to the Signatories for review on 20 December 2017, incorporated comments from the Signatories into the amendment document, and submitted the final amendment for review by NCPC on 26 January 2018."
11.1	21	Add text to describe Heating Plant Area inclusion in Zone A.	The following text is added: "In 2017, Zone A is modified to include the Heating Plant Area which includes the Heating Plant, the Storage Contamination Building, the Support Directorate Building, Eisenhower Drive Southern Realignment, and Lower Hospital Drive. These areas were removed from the AFRH Zone."
11.3	31	Change square footage/parking ratio	The parking summary text is changed to read: "New development 4,403,083 SF – 5,279 required parking spaces"
11.4.1	41	Change to acreage calculation.	The text is changed to read: "the AFRH Zone (191 acres) serves as the heart of AFRH's operations and the location for future AFRH-W construction."
11.4.1	83	Remove entry for Building 46 from the list of Contributing Resources in the Other Areas Subzone.	The following text is removed: "Heating Plant: Building 46. (1907 Alterations: General renovations, 1984) This building was constructed to generate heat, light, and power and to process laundry for the expanding Home after the turn of the century. Designed by Captain John Stephens Sewell of the Army Corps of Engineers, the brick plant is executed in the Romanesque Revival style, with its parapeted gables, oculus windows, pedimented entry bay, and stone water table. The building exhibits several late-twentieth-century additions. It was altered in 1948 and again in 1951 to accommodate a dry cleaning plant. One Home official described this building as "the heart and pulse of the institution." The Heating Plant is the last remaining above-ground industrial element in the Home's expansive physical plant and infrastructure" and associated photograph.

Text Revisions continued

Section	Page	Purpose of Revision	Revised text
11.4.1	88	Remove entry for Building 69 from the list of Contributing Resources in the Other Areas Subzone.	The following text is removed: "Storage Contamination Building: Building 69 (1944 c) This storage contamination building is a one-story brick structure with a gable roof. Adjacent to the structure is a large brick incinerator stack. The building is pierced by single window and entry openings and has a shed roof sheltering the two flush metal doors on the east elevation. The structure first appears in the 1952 existing conditions map of the Home, and a 1994 building schedule of the Home dates the structure to 1950," and associated photograph.
11.4.2	91	Revise total Zone A acreage; Revise square footage to include Heating Plant.	The text is changed to read: "Development Zone A (80 acres) is anticipated to have a semi-urban character with a building typology able to accommodate large building types that are at the same time sympathetic to the character and scale of existing contributing buildings and landscape features at AFRH-W." "The maximum allowable gross area for new development in Zone A is 4,403,083 square feet when counting potential future retail."
11.4.2	92	Include Buildings 46/69 in list of buildings slated for adaptive use in Zone A.	The text is changed to read: "Contributing existing buildings and structures shall be adaptively used. This includes the Barnes Building, the Hostess Station, the Forwood Building, the Mess Hall and corridors, King Hall, the Heating Plant, and the Storage Contamination Building. Adaptive use of the house, bandstand and viewing stand is also required. The non-contributing buildings and structures may be demolished. The assemblage of historic buildings shall serve as a focal point for the development zone and surrounding community. (See page 24 for mapping of Contributing roads, archeological sensitive zones, and zones of prehistoric sensitivity)."

Text Revisions continued

Section	Page	Purpose of Revision	Revised text
11.4.2	92-95	Add entries for Buildings 46/69 as Contributing resources.	The following text is added: "Heating Plant: Building 46. (1907 Alterations: General renovations, 1984) This building was constructed to generate heat, light, and power and to process laundry for the expanding Home after the turn of the century. Designed by Captain John Stephens Sewell of the Army Corps of Engineers, the brick plant is executed in the Romanesque Revival style, with its parapeted gables, oculus windows, pedimented entry bay, and stone water table. The building exhibits several late-twentieth-century additions. It was altered in 1948 and again in 1951 to accommodate a dry cleaning plant. One Home official described this building as 'the heart and pulse of the institution.' The Heating Plant is the last remaining above-ground industrial element in the Home's expansive physical plant and infrastructure." and associated photograph." "Storage Contamination Building: Building 69 (1944 c) This storage contamination building is a one-story brick structure with a gable roof. Adjacent to the structure is a large brick incinerator stack. The building is pierced by single window and entry openings and has a shed roof sheltering the two flush metal doors on the east elevation. The structure first appears in the 1952 existing conditions map of the Home, and a 1994 building schedule of the Home dates the structure to 1950," and associated photograph.
12	115	Update information on chosen developer and Transportation Management Plan.	The following text is added: "The selected developer will develop a Transportation Management Plan in accordance with their proposed development."
16	122	Include Building 69 in list of existing buildings with square footage.	69 Storage Contamination Building 2,716 is added.