

GOVERNMENT OF THE DISTRICT OF COLUMBIA
STATE HISTORIC PRESERVATION OFFICE



DC STATE HISTORIC PRESERVATION OFFICE
SECTION 106 REVIEW FORM

TO: Justin Seffins, Armed Forces Retirement Home FPO, and Carrie Barton, PreserveScapes,

PROJECT NAME/DESCRIPTION: Armed Forces Retirement Home URR 48 - Water Infrastructure Improvements – add a new north-south water line and temporary removal and reconstruction of the contributing retaining wall at the north end of the golf course

PROJECT ADDRESS/LOCATION DESCRIPTION: Armed Forces Retirement Home NHL grounds – Meadow and existing golf course.

DC SHPO PROJECT NUMBER: 17-0649

The DC State Historic Preservation Office (DC SHPO) has reviewed the above-referenced federal undertaking(s) in accordance with Section 106 of the National Historic Preservation Act and has determined that:

This project will have **no adverse effect** on historic properties **conditioned** upon fulfillment of the measures stipulated below.

Other Comments / Additional Comments (see below):

The DC SHPO concurs with the AFRH assessment that the proposed undertaking will not have an adverse effect on historic resources provided the conditions indicated in the URR proposal are followed. The proposed location is within the area where a Phase IA archaeological assessment was conducted and has been determined to have low prehistoric and minimal historic archaeological potential. Therefore this is a **Conditional finding of No Adverse Effect**, that: 1) any landscape areas, roads, and walls be repaired following tenets of the AFRH-W Historic Preservation Plan.; 2) any trees damaged or removed be replaced on a 1:1 basis as required by the Master Plan; and 3) the contractor be provided with guidance and POCs for reporting unanticipated archaeological discoveries including human burials, remains, or funerary artifacts. Any unanticipated archaeological discoveries be encountered during the undertaking, please contact Dr. Troccoli immediately at 202-442-8836 or ruth.troccoli@dc.gov.

BY:

Ruth Troccoli, Ph.D.
State Historic Preservation Office Archaeologist

DATE:

May 31, 2017



DC SHPO UNDERTAKING REVIEW REQUEST (URR)

URR #48: WATER INFRASTRUCTURE IMPROVEMENTS

DATE: April 26, 2017

PROPOSED START DATE: Summer 2017

RESOURCES TO BE AFFECTED (RLS)

Golf Course Tree Clusters (Non-Contributing)
Meadow (Significant)
Tree Clusters, Evergreens (Significant)
New Golf Course (Non-Contributing)
Retaining Wall (Supporting)
Marshall Drive (Supporting)

BRIEF DESCRIPTION OF PROPOSED ACTION:

AFRH plans to make improvements to its existing underground water infrastructure by adding a new north-south line. The project will address current and projected efficiency, safety, and health issues.

PURPOSE

On several recent occasions, a sudden rupture in major water lines has decreased water pressure and has created temporary health and safety deficiencies on campus that have affected both residents and tenants. Based on these past incidents and the age of many parts of the system, AFRH predicts that a catastrophic failure is imminent. The proposed infrastructure improvements will be the first phase of a more comprehensive overhaul of underground infrastructure that will be completed as funding becomes available. This phase is critical to addressing existing and anticipated failures.

Please note that AFRH cannot reuse the path of the existing north-south water line because it is within 25 feet of the sanitary sewer line and thus does not meet current code.

SCOPE

AFRH will install a new water main to run north south through the existing golf course and meadow (see Figure 1). The southern terminus of the new line will connect to an existing east-west water main that runs through the center of the golf course. The north terminus of the new line will connect to an existing 8" line that was installed as part of the new Scott Building construction (c. 2012). The depth of trenching will vary, with a minimum coverage depth of 4 feet for the length of the line. See Figure 2 for specifications.

The total width of trenching will be limited to 5 feet in all locations.

The work will require temporary removal and reconstruction of a section of the existing Stone Retaining Wall (Contributing) wall at the north end of the golf course (see Figure 4). The removal and reconstruction activities will be conducted consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties, as well as the treatment standards defined in the AFRH-W Historic Preservation Plan. Several sections of the wall currently show signs of deterioration and/or damage (see Figure 5), and the contractor will be encouraged to choose an intersection point that affects a deteriorated section of wall if possible. All historic material (cap stones and wall stones) will be carefully removed and stored on site. After the work is completed, the wall will be reconstructed using original material to the extent possible. If the diminished integrity of any original material prevents its reuse, the material will be replaced in kind if feasible. If an in-kind replacement cannot be used, AFRH will work with the contractor to select an appropriate replacement material that preserves the historic character of the wall. Any repair to original material to allow for its reuse will be conducted consistent with the Secretary of the Interior's Standards. The wall will be reconstructed in its original location using methods consistent with the adjacent sections of the wall and using a compatible mortar that was identified for the perimeter stone wall through a mortar analysis in 2009 (please note that the existing wall shows many different phases of repointing and reconstruction, and there is not a consistent mortar type present).

The work will also require disturbance of sections of Marshall Drive (Contributing) and the northern realignment of Arnold Drive (Non-Contributing). The road will be repaired after work is completed.

ASSESSMENT

Note that the Area of Potential Effect is based on an assumed buffer of 15 feet on either side of the path projected for the new water line. This buffer accommodates effects of ground disturbance and construction activity while accommodating the possibility that unforeseen conditions may require a minor shift in the location of the line (see Figures 3 and 4). Please reference www.afrhiris.com for information on individual resources referenced in this assessment.

Built Resources:

Direct effects on Contributing built resources will be limited to the Retaining Wall and Marshall Drive. The project will not have indirect effects on any additional resources. The project does not require any vertical improvements, and ground disturbance is not expected to cause any seismic issues.

All work affecting the Retaining Wall will be completed consistent with the Secretary of the Interior's Standards and the treatment standards prescribed in the AFRH-W Historic Preservation Plan. The AFRH-W Cultural Resource Manager will monitor all work affecting the wall. The reconstruction of the wall will allow for necessary repairs and will improve the condition of the historic resource.

The alignment of Marshall Drive is the only character-defining feature of the historic road and will not be affected by this project. No existing road material along Marshall Drive is considered historic or character-defining.

Landscape Resources:

Direct effects on Contributing built resources will be limited to the Meadow. These effects are related to temporary ground disturbance only, and the project will not involve permanent changes to the appearance or character of the landscape resource. After the line is placed, the site will be returned to its original condition. The path proposed for the new line will not require the removal of any trees (see Figure 3). All precautions will be taken to protect existing trees that are located within the limits of disturbance or in the vicinity of the project area. If for any reason the ground disturbance affects existing trees, any damaged or removed tree will be replaced on a 1-1 basis, as required by the Master Plan.

The project will also have direct effects on Non-Contributing landscape resources, including the New Golf Course and the Golf Course Tree Clusters (see Figure 4). No changes to the topography are proposed. All efforts will be made to divert the line around existing Non-Contributing trees and root systems. Any trees associated with the Golf Course Tree Clusters that are required for removal will be replaced on a 1-1 basis within the golf course.

Archaeological Resources

The project area is contained within Archaeological Assessment Zone 6, as defined in the AFRH-W Phase 1A Assessment (see Figure 6). Archaeological potential for Native American resources has been identified in Zone 6, but the Area of Potential Effect does not overlap with the defined areas of potential (see Figure 6). The Phase 1A Assessment identifies the potential for historic archaeological resources within the APE, specifically south of Marshall Drive. These resources are associated with the Carlisle Cottage, as identified in the 1851 Riggs map that is associated with the establishment of the U.S. Military Asylum (see Figure 7). Because the accuracy of this hand drawn map is unknown, the exact potential for archeological resources could not be determined. However, the 1865 Boschke map 1867 Michler map indicate that the resources were most likely located to the east of the APE for this project (see Figure 7). As recommended in the Phase 1A Assessment, all contractors will be provided with the campus archaeological procedures brochure and alerted to the potential presence of remains associated with the mid-nineteenth-century Carlisle Cottage and related buildings south of Marshall Drive. If artifacts are uncovered during the project, all work will be halted and the AFRH FPO will be notified. The AFRH FPO will notify the DCSHPO immediately. See Attachment 1 for a full description and assessment of potential for Zone 6, as provided in the Phase 1A Assessment.

IS ANY DEMOLITION OR REMOVAL OF BUILDING OR LANDSCAPE MATERIAL ANTICIPATED?

Yes. A section of the Retaining Wall will be removed and reconstructed. There will be ground disturbance throughout the APE, and trees associated with a Non-Contributing landscape resource may be removed within the Golf Course.

IS THERE AN ADVERSE EFFECT ON RESOURCE(S)? No. See assessment section above.

IF YES, EXPLAIN: n/a

ATTACHMENTS:

MAP SHOWING APE, INDICATING LOCATION OF AFFECTED RESOURCES

COMPREHENSIVE PHOTOS OF APE

**~~AFRH-WRI/CRM DATA SHEET FOR AFFECTED RESOURCE(S)~~ (PLEASE REFERENCE
WWW.AFRHIRIS.COM FOR RESOURCE-SPECIFIC INFORMATION)**

ARCHITECTURAL DRAWINGS, SUFFICIENT TO INDICATE CHANGES IN PROPOSED WORK

ADDITIONAL INFORMATION:

INTERNAL AFRH-W INFO:

NAME OF PROJECT PROPOSER REQUESTING PERMISSION TO PROCEED:

Justin Seffens, Corporate Facility Manager

TELEPHONE: 202.541-7546

E-MAIL: Justin.Seffens@afrh.gov

WHO WILL OVERSEE THE ACTION? Justin Seffens (Corporate Facility Manager) or Patrick Benjamin (Chief of Campus Operations)

CONTRACTOR(S) EXPECTED TO CARRY OUT THE ACTION: TBD

PROJECT LOCATION



Figure 1: Project Location Map and Current Conditions

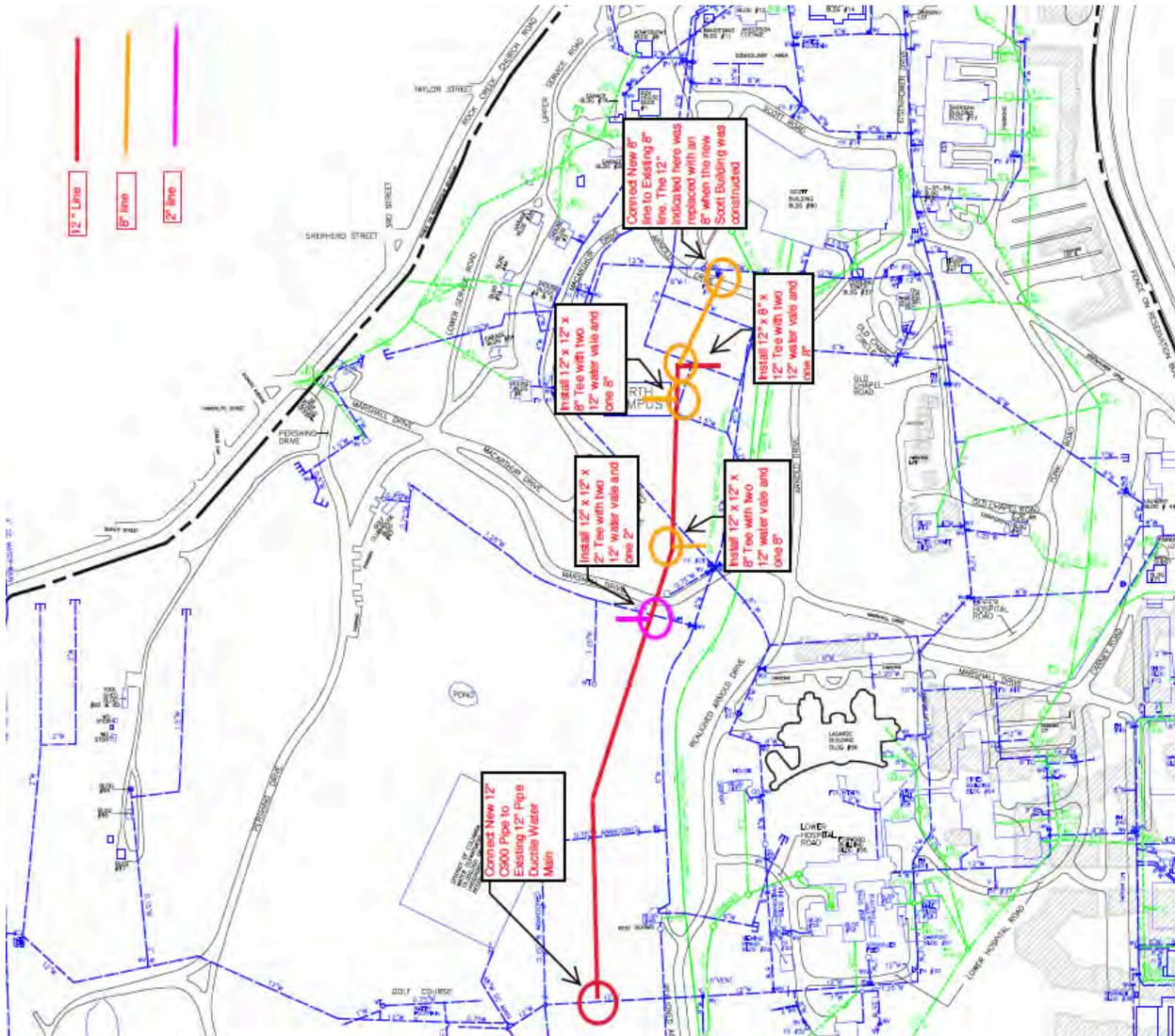


Figure 2: Proposed infrastructure improvements

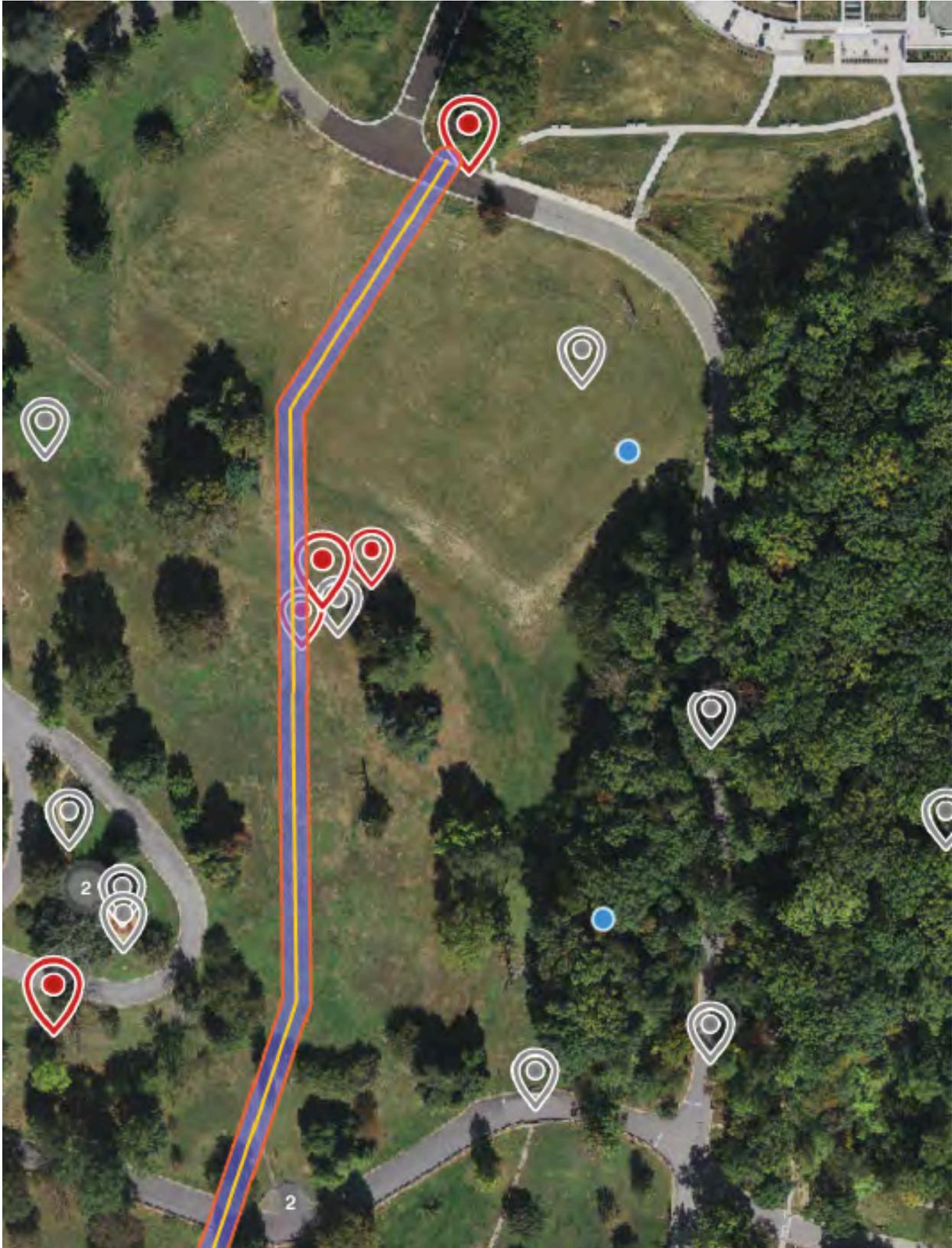


Figure 3: Area of Potential Effect through the Meadow (based on proposed path of new line and 15-foot buffer)



Figure 4: Area of Potential Effect through the Golf Course (based on proposed path of new line and 15-foot buffer)



Figure 5: Existing Conditions of Retaining Wall in proposed location of intersection with the new water line.

IMAGE REMOVED - SENSITIVE

Figure 6: Zone 6 Areas of Probability with proposed path for new water line. (Zone 6 base map provided by Stantec, December 2014)



Figure 7: APE overlaid on the 1851 Riggs Map



Figure 8: APE overlaid on the 1865 Boschke Map



Figure 9: APE overlaid on the 1867 Michler Map

Attachment 1: Excerpt from AFRH-W Phase 1A Assessment (Draft December 2014, Stantec)

Note that all figure references are related to the Phase 1A Assessment document and do not refer to figures provided in this URR.

5.6 Zone 6

Zone 6 comprises the AFRH golf course (Figure 13). This zone is constrained by MacArthur and Pershing Drives to the west and south and Arnold Drive to the east and north. Three buildings, an underground reservoir, and the facility golf course are present within Zone 6 (Table 7). Zone 6 is bisected by Marshall Drive and includes adjoining walks. The area is covered by a maintained lawn and specimen trees, with a denser tree cover present to the north of the intersection of Marshall and Arnold Drives (Figure 23).

Zone 6 soils are dominated by the Sassafras series, with narrower bands of Woodstown, Iuka, and Croom soils present. Also present along Irving Street NW and the underground reservoir location is Udorthents. Paleosols have been identified in the southernmost extent of Zone 6. Cut and fill analysis suggests that, in general, much of Zone 6 has experienced little elevation change (Appendix B Zone 6, Cut and Fill). Areas experiencing increases in elevation include the southwest quadrant (up to 6 feet) and the northwest quadrant (up to 8 feet). The area where the underground reservoir is located has been cut by up to 8 feet. A former stream parallels Arnold Drive and is now filled by 2 feet to 4 feet of fill. Utilities maps suggest that there have been relatively few impacts by underground utilities in this zone. However, a water main and storm sewer are located in the west half of the now-filled stream that parallels Arnold Drive.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



Table 7. Standing and previous structures within Zone 6.

Existing Building	Building No.	Construction Date	Function
Toilet Building	46	1934	Restroom
Golf Clubhouse	67	1974	Clubhouse
Golf Shelter	66	1964	Weather Shelter
Mapped Building	Earliest Map Date	Latest Map Date	Function
Carlisle Cottage/Overseer's Residence/Barn/Well	1851	1851	Residences/Outbuilding/Landscape feature
Unidentified	1888	1937	Unknown Outbuilding

(Please refer to pp. 199-216 of the Phase 1A Assessment for the associated map study for Zone 6)