

Commission of Fine Arts

Revised Concept Presentation

UEPH Barracks

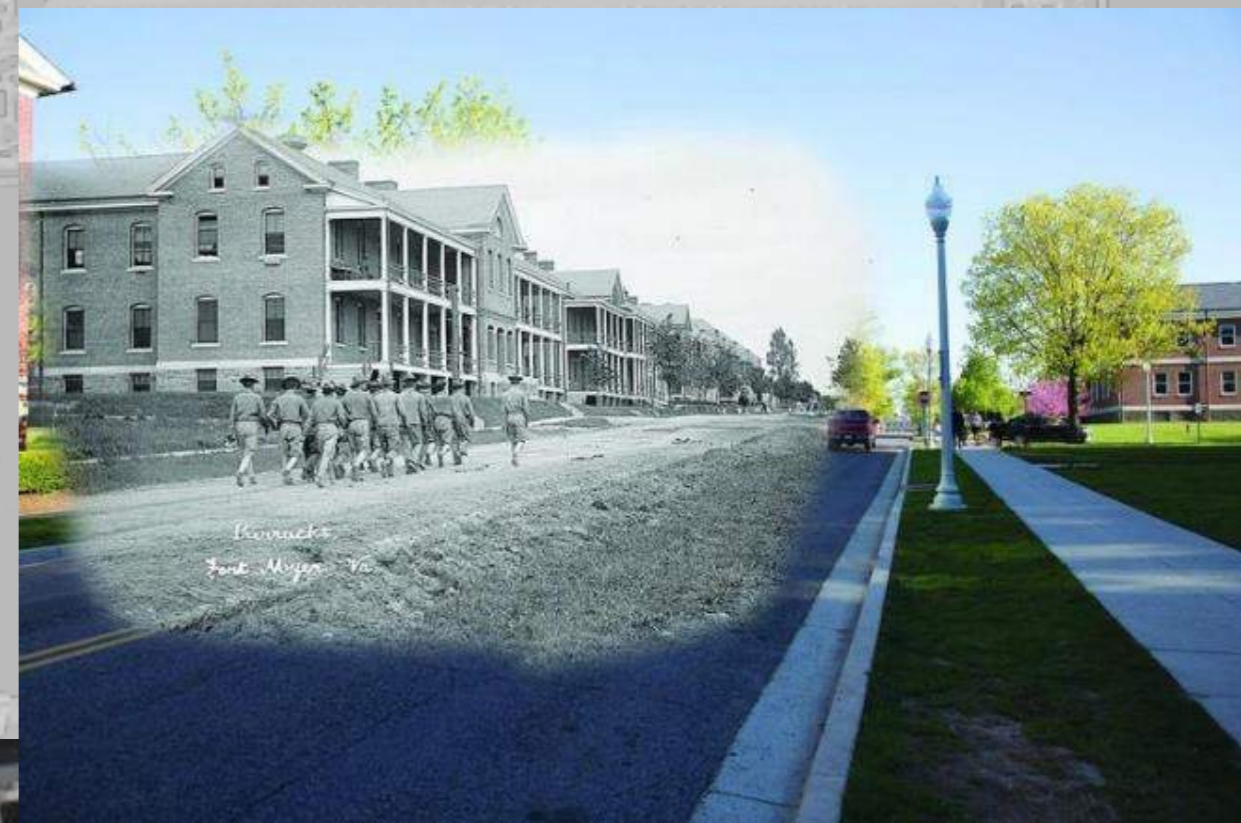
Joint Base Myer – Henderson Hall

February 1, 2024

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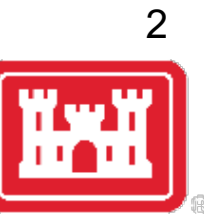


US Army Corps
of Engineers®





PRESENTERS



Joint Base Myer – Henderson Hall (JBM-HH)

- Lt. Col. John Dexter, Deputy Joint Base Commander

U.S. Army Corps of Engineers, Baltimore District

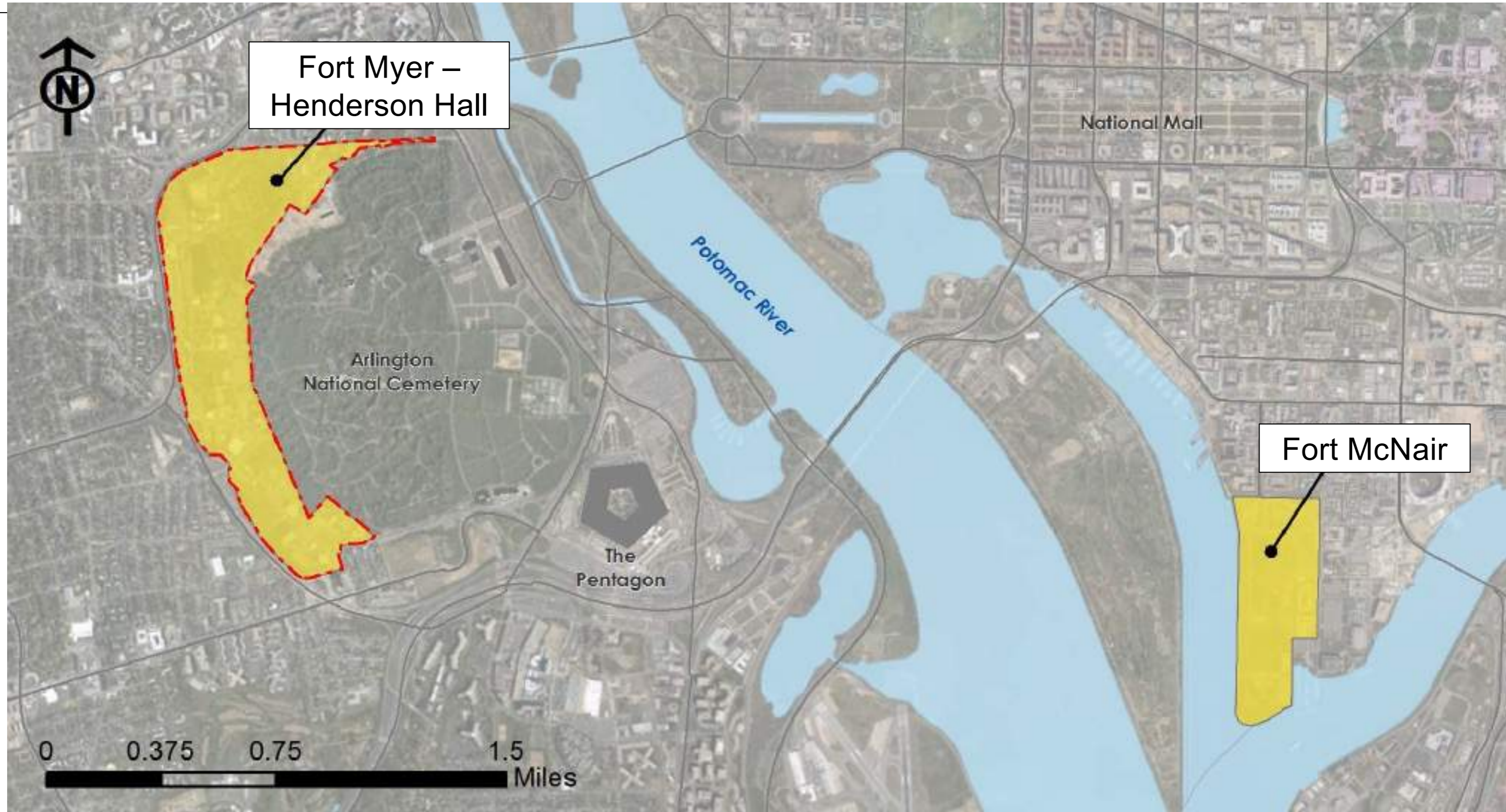
- Richard Mattiello, PLA, ASLA, LEED Green Associate, Landscape Architect

Hartman-Cox Architects

- MaryKatherine Lanzillotta, FAIA
- Lee Becker, FAIA



VICINITY MAP



Source: Fort Myer-Henderson Hall District Area Development Plan (2017)



CHANGES FROM ORIGINAL SUBMISSION



- Revisions:
 - Adjusted the Position of Buildings
 - Reduced Parking and Revised Layout
 - Revised Landscape - Increased Tree Preservation
 - Reduced Overall Building Height
 - Reduced Scale of Massing Elements
 - Modified the Proportions of the Windows
 - Refined the Architectural Details and Elements
 - Identified Appropriate Materials



ORIGINAL SUBMISSION

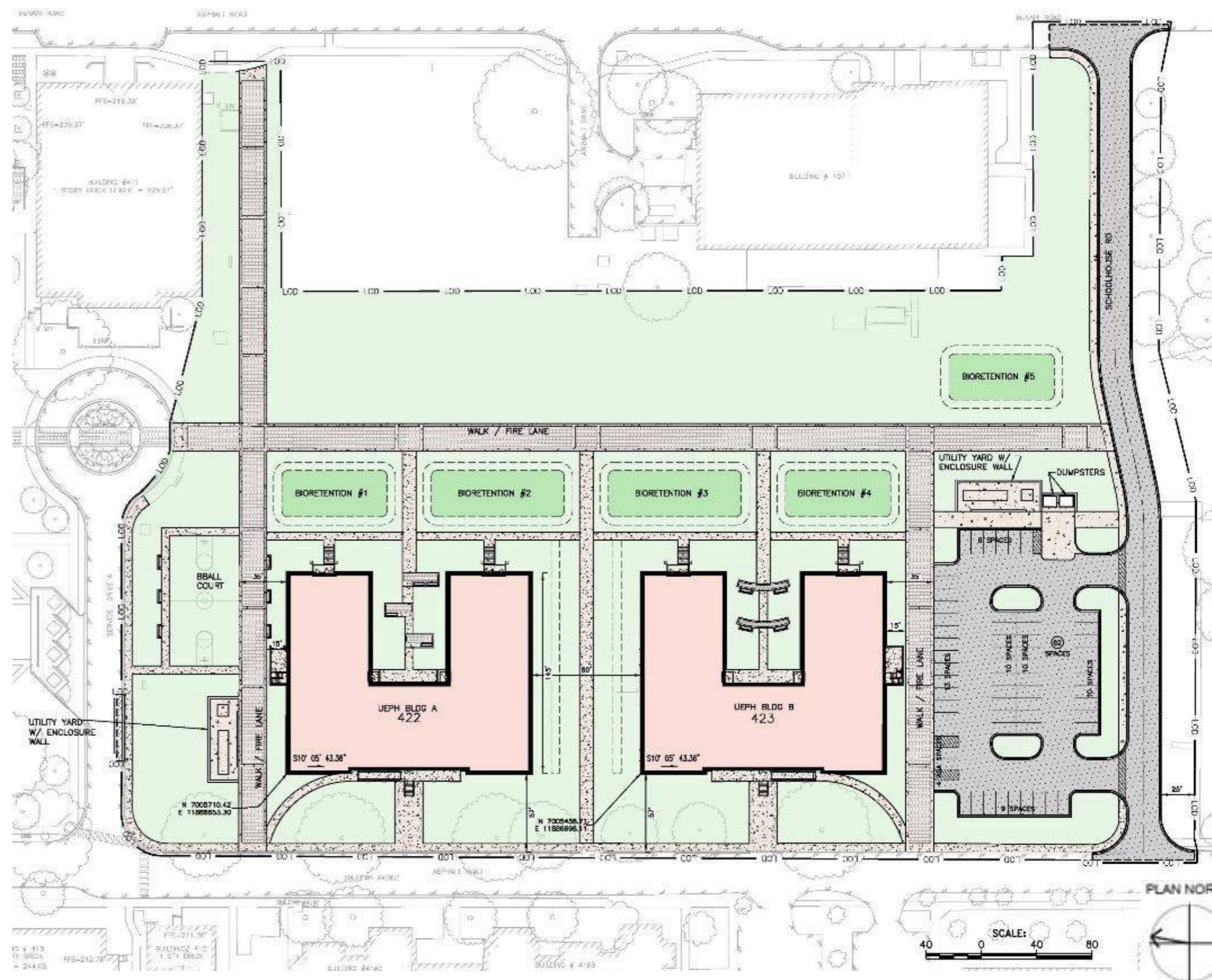


Original Building Siting

In the original plan the two new Barracks buildings were sited to align with the front façades of existing Barracks Buildings 419 and 421 along Sheridan Avenue, providing a continuation of the barracks community. The building setback along Sheridan Avenue of approximately 60 feet allowed for the preservation of the line of deciduous street trees along Sheridan Avenue. On the east side of the new buildings the pedestrian corridor that originates at Summerall Field and runs along the east side of the barracks to the north is continued south to terminate at Schoolhouse Road.

Original Parking Plan

The original submission proposed a 62-space parking lot between the new barracks buildings and Schoolhouse Road. The proposed parking projected into the landscape view shed along Sheridan and Schoolhouse Road was to be realigned.





REVISED SUBMISSION



Revised Building Siting

The two new Barracks buildings are still proposed to align with the front façades of existing Barracks Buildings 419 and 421 along Sheridan Avenue. However, they have been relocated approximately 20 ft and 10ft to south to retain additional heritage trees along Sheridan Avenue.

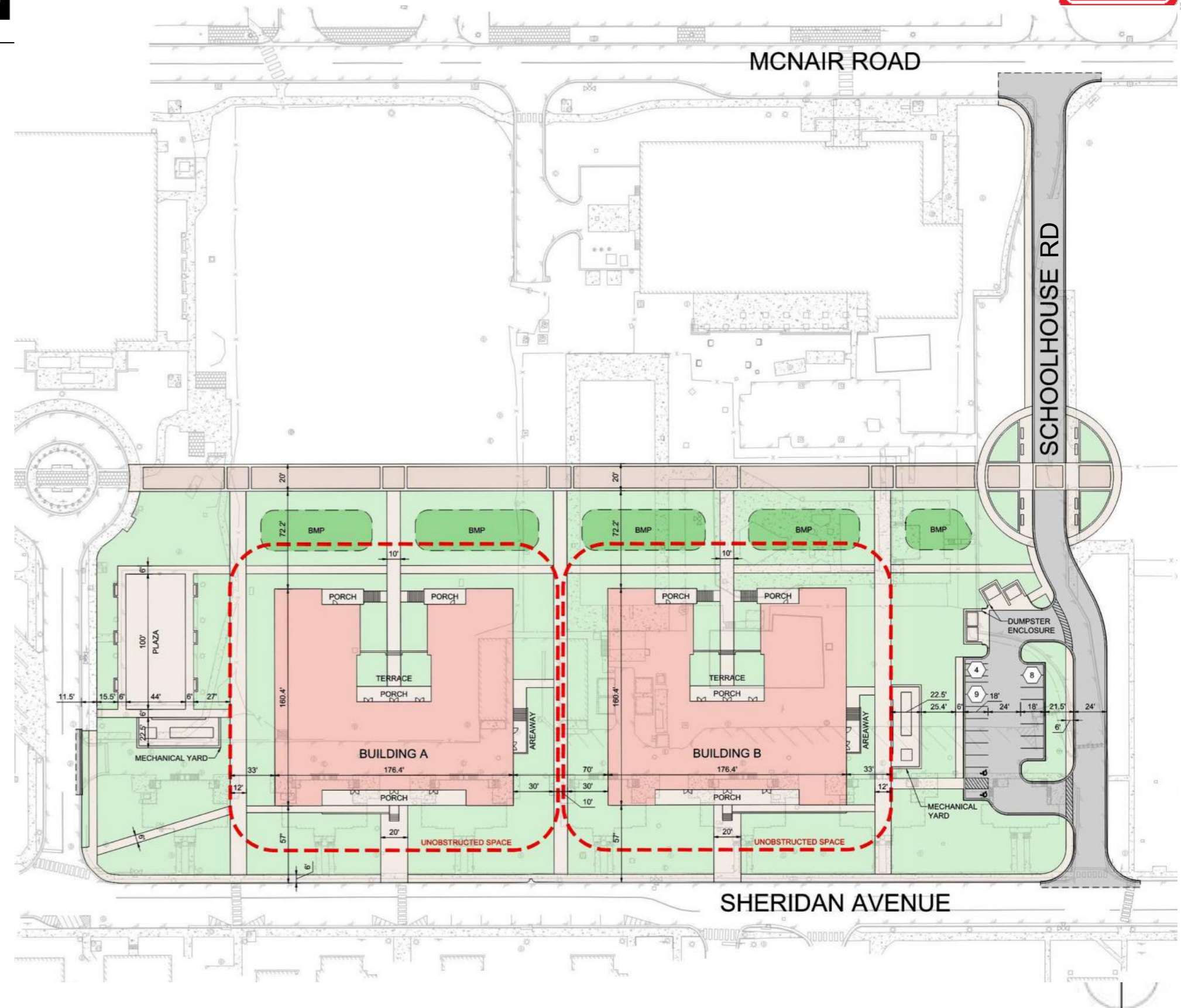
Revised Parking

The parking has been reduced from 62 to 21 spaces and moved set farther back from Sheridan Avenue to preserve the landscape view shed. The 21 spaces includes two accessible spaces and four motorcycle spaces.

Schoolhouse Road will not be realigned but will be resurfaced in its present position to allow preservation of the existing heritage tree on the corner of Schoolhouse and Sheridan.

Antiterrorism and Force Protection

The dashed red lines on this plan and the ones on the following pages illustrate the clear zone require by Department of Défense (DOD) Unified Facilities Criteria (UFC). This area may have trees and turf but needs to be free of shrubs.





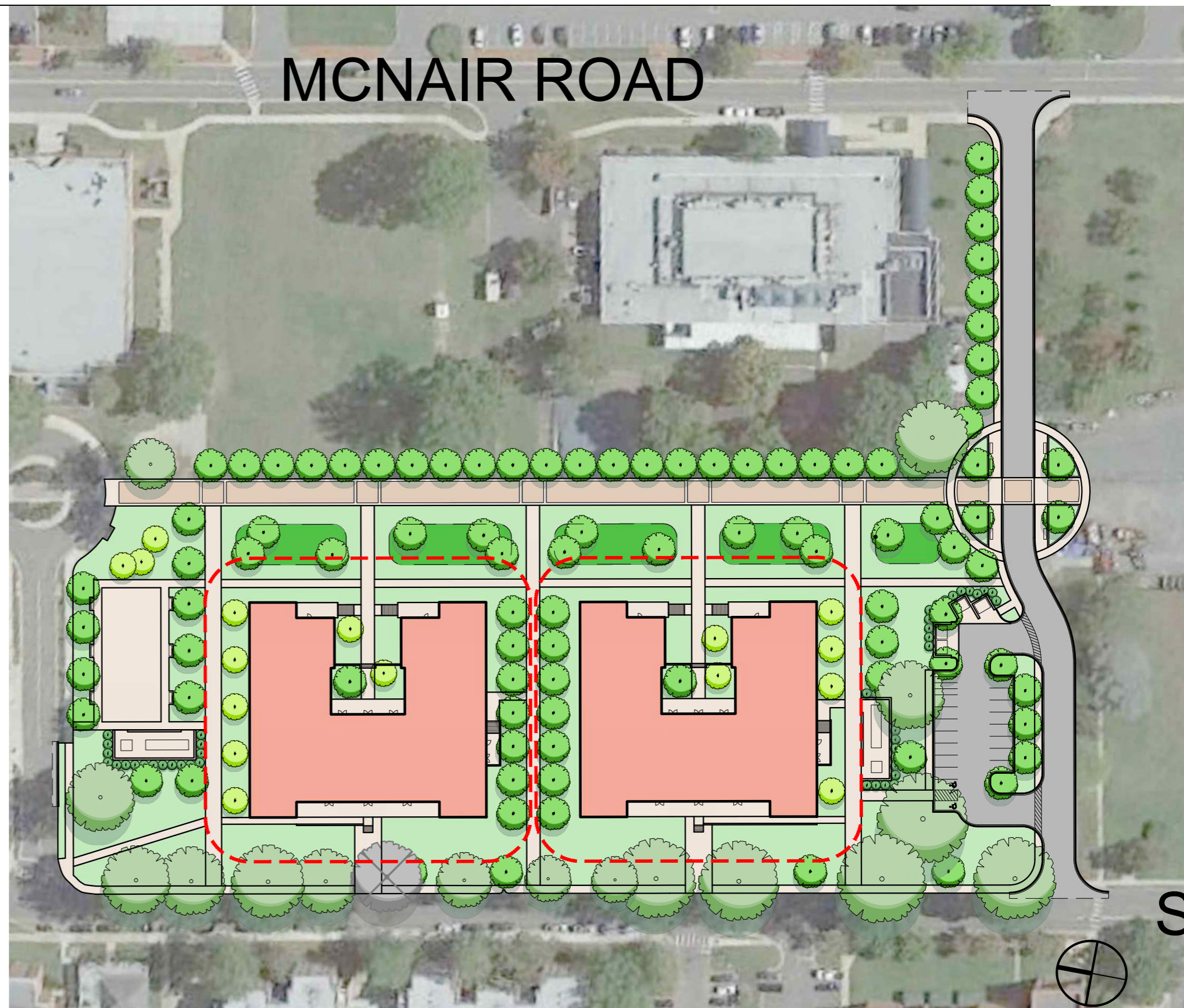
REVISED LANDSCAPE PLAN



Trees

The revised design maximizes the preservation of the street trees along Sheridan Avenue to maintain the existing character of the street frontage landscape. Only a single existing basswood identified to be in very poor condition is proposed to be removed along the street frontage as part of this development.

A total of 88 trees will be removed within the limits of disturbance of the proposed Unaccompanied Enlisted Personnel Housing development; this total includes the decaying basswood street tree, invasive species, two overgrown evergreen hedges, and other trees in various conditions. The scope of the project necessitates the removal of 13 specimen trees (trees having a Diameter at Breast Height of 24" or greater, as outlined in the Unified Facilities Criteria on Landscape Architecture), which are in "fair" condition or better. To mitigate for the loss of the tree canopy coverage on the project site, over 90 large canopy trees are proposed in and around the barracks landscape. The National Capital Planning Commission's "*Tree Preservation and Replacement Resource Guide*" will be utilized to calculate the total tree replacement required for the project, but the design proposes an onsite rate greater than the Guide's 6:1 replacement for trees with a DBH of 25" or greater. An offsite Habitat Restoration Area has been selected to fulfill the remaining balance of required replacement trees.



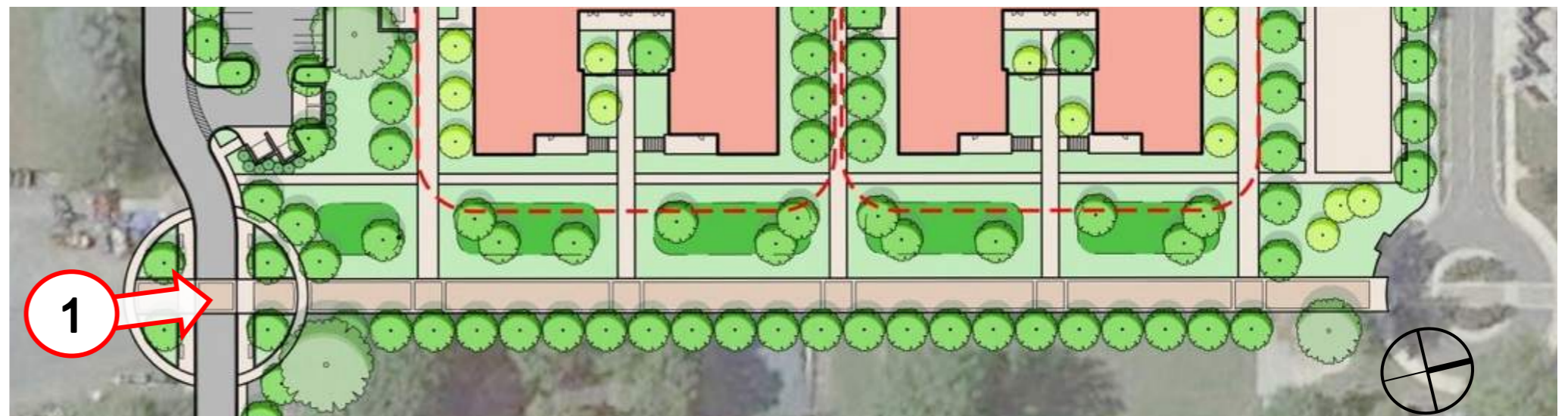


REVISED LANDSCAPE PLAN

Landscape and Hardscape

The dominant feature of the site interior will be a continuation of the pedestrian walk that runs north to south from its terminus at Summerall Field north of the project through the site to the realigned Schoolhouse Road, allowing for a continuation with future improvements. The two proposed barracks buildings are constrained by the main pedestrian walk, Sheridan Avenue, the existing basketball court, which is being converted into a plaza (covering an underground stormwater retention system), and Schoolhouse Road. Each barracks will have a unique, terraced courtyard that accentuates the attached indoor community recreation rooms and encourages taking activities outdoors. Walkways around the site perimeter and multiple interstitial connections contribute to a walkable, urban community.

Antiterrorism and force protection design regulations require a landscape devoid of potential coverts within 33'-0" of the barracks buildings. Care has been taken to provide for multi-seasonal interest in the planting selections to create a sense of place and preserve the residential nature of the area while remaining sensitive to military realities. Stormwater management regulations require the use of Best Management Practices to the maximum extent practicable. Facilities often referred to as "rain gardens" will parallel the main pedestrian walk behind the barracks and will be planted with native trees, flowering shrubs, grasses, and forbs that are capable of withstanding the challenges and variability of climate change.

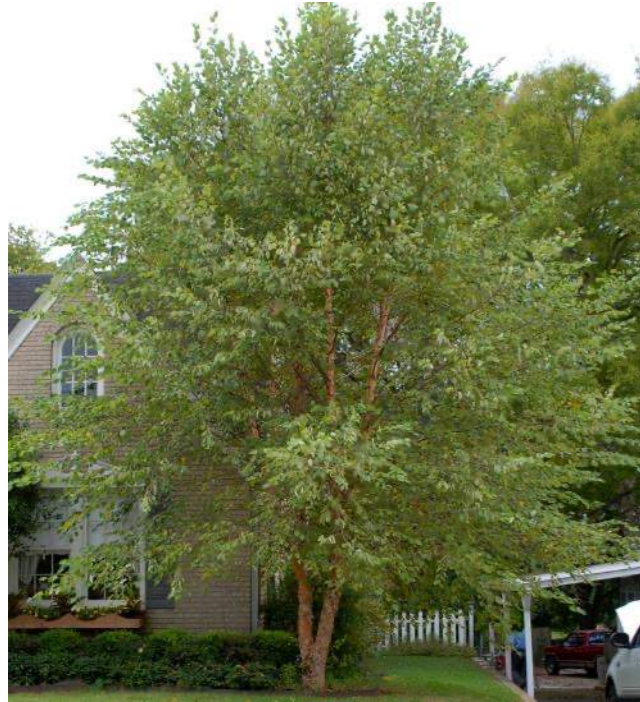




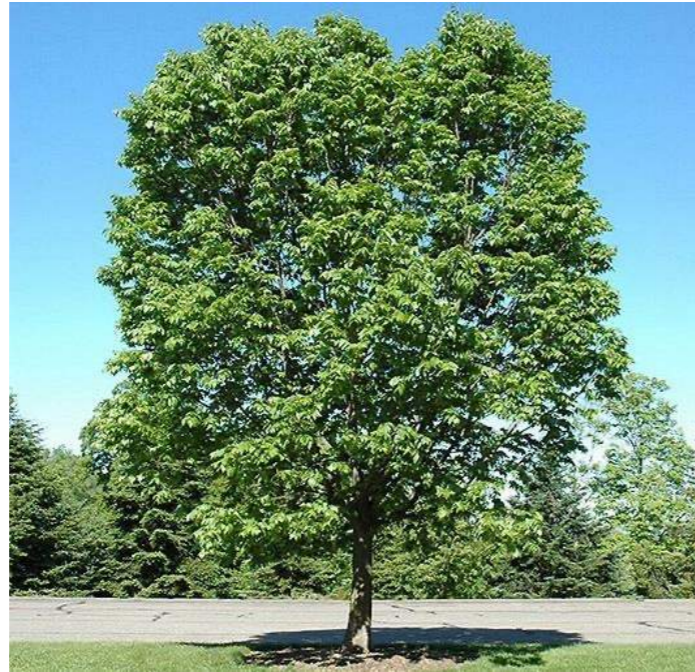
PROPOSED LANDSCAPE PLANTINGS



Large trees



RIVER BIRCH
Betula nigra



HACKBERRY
Celtis occidentalis



GINKGO
Ginkgo biloba



WILLOW OAK
Quercus phellos



VALLEY FORGE AMERICAN ELM
Ulmus americana 'Valley Forge'

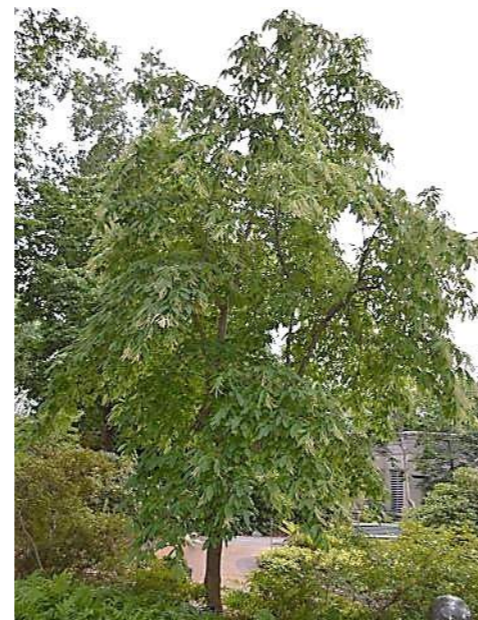
Small Trees and Shrubs



ALLEGHENY SERVICEBERRY
Amelanchier laevis



WINTER KING HAWTHORN
Crataegus viridis 'Winter King'



SOURWOOD
Oxydendrum arboretum



CHERRY LAUREL
Prunus laurocerasus 'Otto Luyken'



PROPOSED LANDSCAPE PLANTINGS



Forbs, Grasses and Perennials



CUT-LEAF CONEFLOWER
Rudbeckia laciniata



SWAMP MILKWEED
Asclepias incarnata



SOFT RUSH
Juncus effusus



SWAMP ROSE MALLOW
Hibiscus moscheutos



SWITCHGRASS
Panicum virgatum



THREE-SQUARE BULRUSH
Schoenoplectus pungens



VIRGINIA BLUEFLAG
Iris virginica

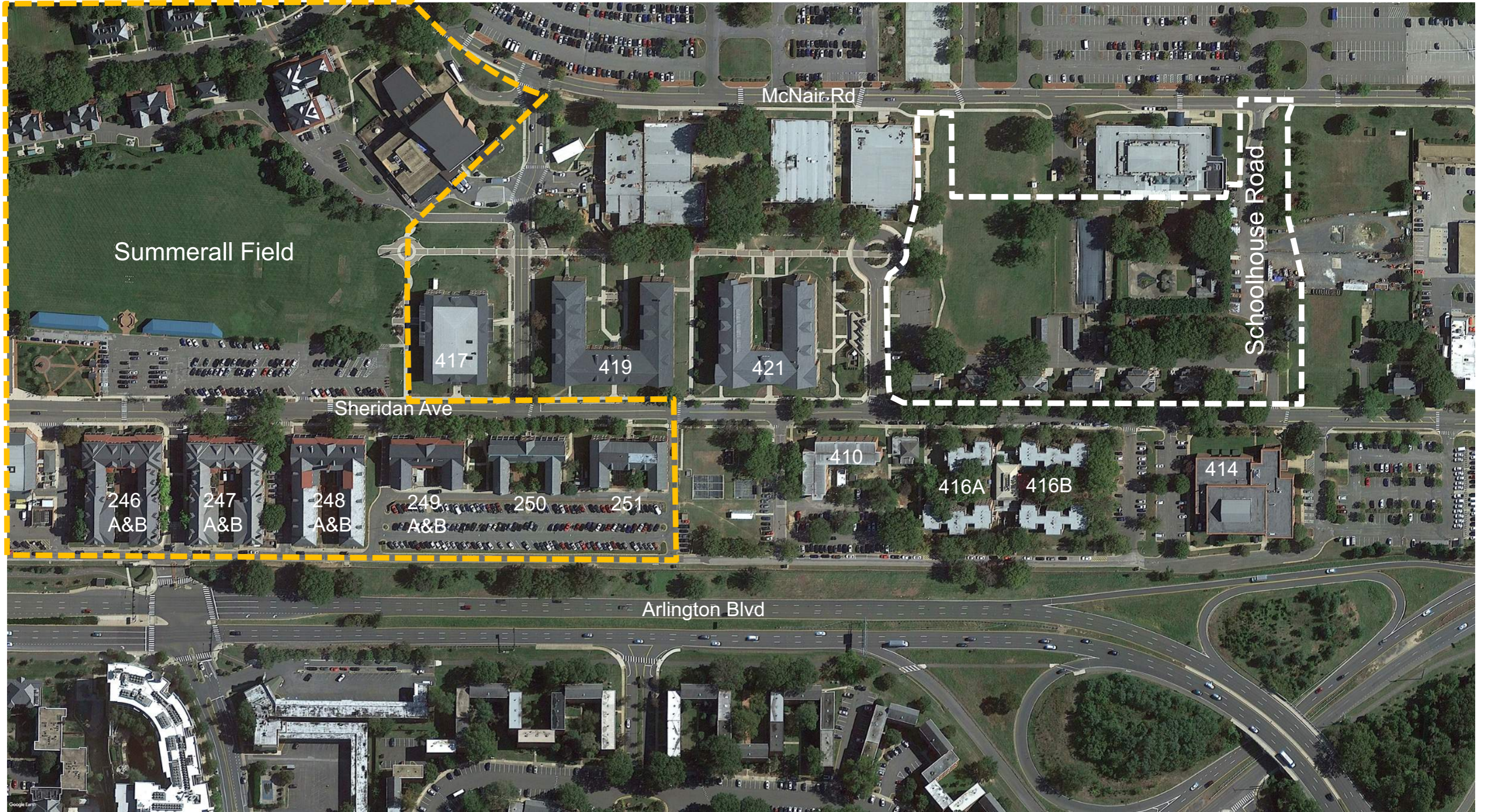


CONTEXT

Building Numbers

This aerial shows the locations of buildings on the pages that follow.

The historic district is in the yellow outline.





CONTEXT



UEPH BARRACKS AT JBM-HH – BUILDING 247



CONTEXT



UEPH BARRACKS AT JBM-HH – BUILDING 248



CONTEXT



UEPH BARRACKS AT JBM-HH – BUILDING 249



CONTEXT



UEPH BARRACKS AT JBM-HH – BUILDING 250



CONTEXT



UEPH BARRACKS AT JBM-HH – BUILDING 251 AND BUILDING 247A

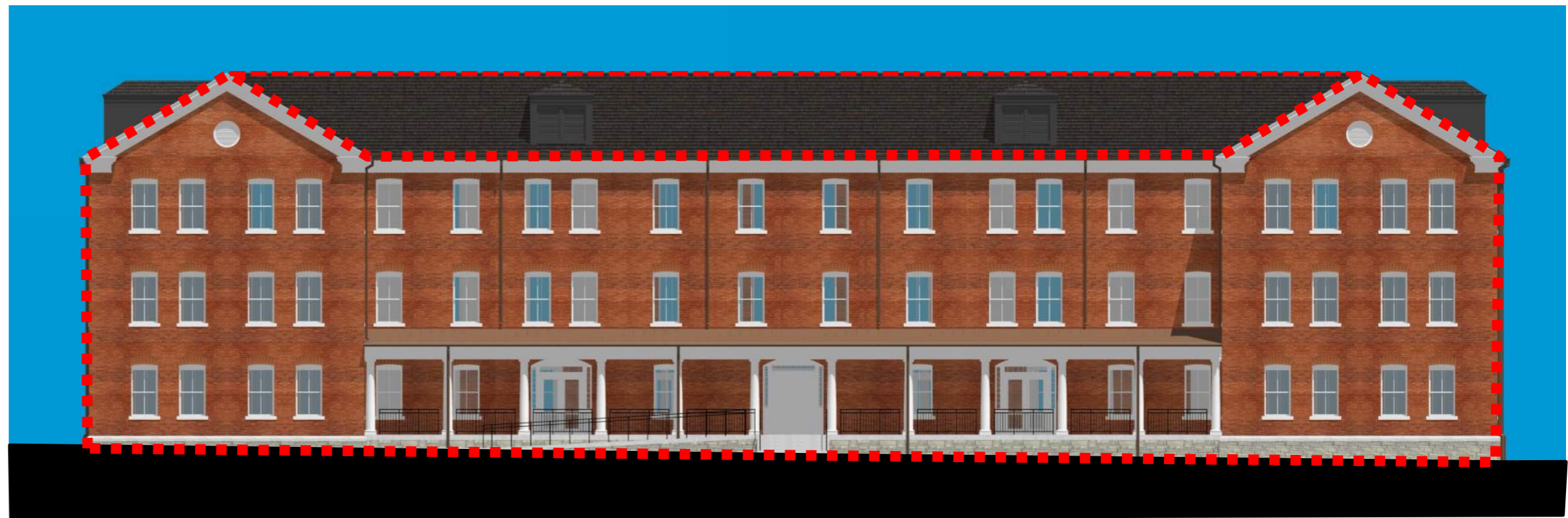


Scale, Height and Detail

The reduction in overall height includes:

- (1) Floor to floor height decreased approximately 1'-8" per floor;
- (2) The attic height has been reduced by narrowing the gables and introducing interstitial roof areas between the ridges;
- (3) The first-floor level in each building is closer to grade by approximately 1 foot.

The original submission elevation is the top image with the revised elevation below. The overall reduction in height is approximately 14 feet.



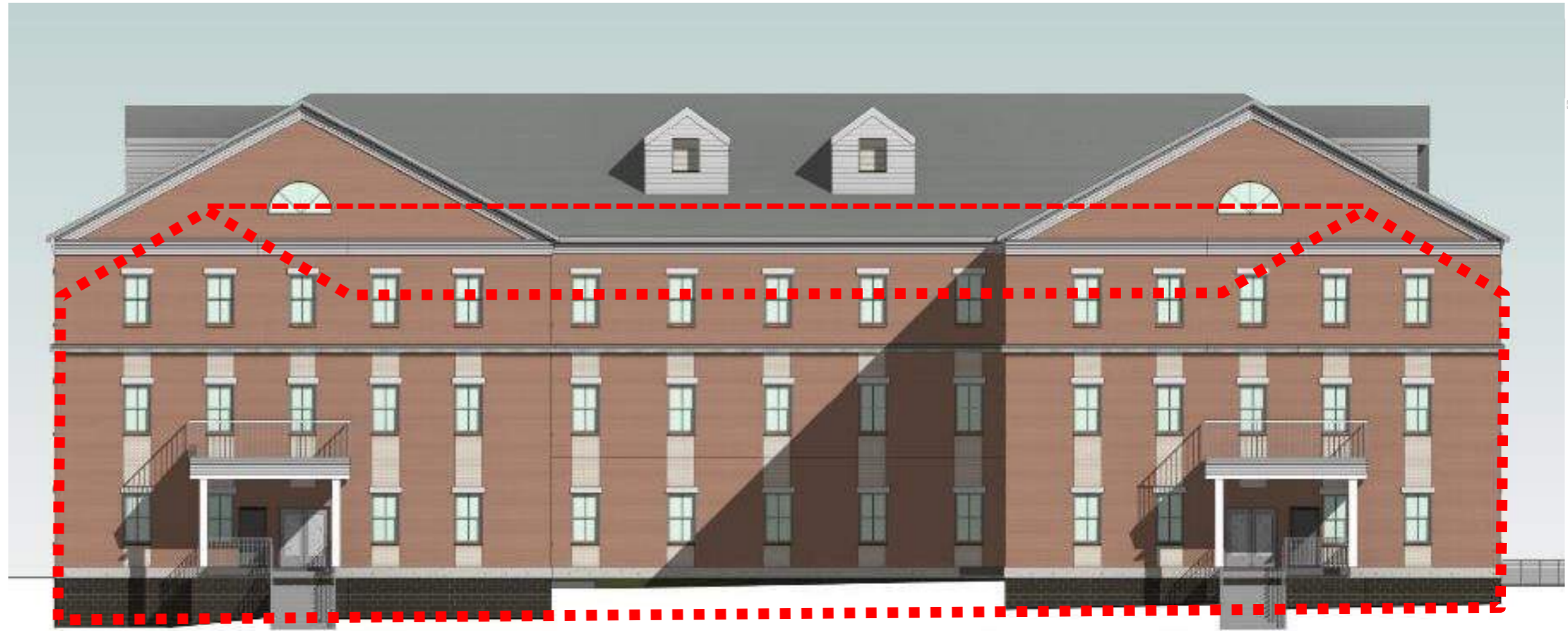
West Elevation



Scale and Height

As illustrated in the pages that follow, in addition to scale and height, architectural changes include:

- Reportioned Windows
- Brick Arch Window Heads
- Dormer Color and Scale
- Reduced Gable Sizes
- Reportioned Porches
- Materials



East Elevation



UEPH BARRACKS AT JBM-HH – VIEW FROM NORTH-WEST ALONG SHERIDAN AVENUE – ORIGINAL SUBMISSION



UEPH BARRACKS AT JBM-HH – VIEW FROM NORTH-WEST ALONG SHERIDAN AVENUE – REVISED SUBMISSION





UEPH BARRACKS AT JBM-HH – VIEW FROM NORTH-WEST ALONG SHERIDAN AVENUE – REVISED SUBMISSION



UEPH BARRACKS AT JBM-HH – VIEW FROM NORTH-WEST ALONG SHERIDAN AVENUE – REVISED SUBMISSION



UEPH BARRACKS AT JBM-HH - VIEW FROM SOUTH-WEST ALONG SHERIDAN AVENUE – ORIGINAL SUBMISSION



UEPH BARRACKS AT JBM-HH – VIEW FROM SOUTH-WEST ALONG SHERIDAN AVENUE – REVISED SUBMISSION



UEPH BARRACKS AT JBM-HH – VIEW FROM SOUTH-WEST ALONG SHERIDAN AVENUE – REVISED SUBMISSION



UEPH BARRACKS AT JBM-HH – VIEW FROM SOUTH-EAST – ORIGINAL SUBMISSION



UEPH BARRACKS AT JBM-HH – VIEW FROM SOUTH-EAST – REVISED SUBMISSION



UEPH BARRACKS AT JBM-HH – VIEW FROM EAST – ORIGINAL SUBMISSION



UEPH BARRACKS AT JBM-HH – VIEW FROM EAST – REVISED SUBMISSION



UEPH BARRACKS AT JBM-HH – VIEW FROM EAST – REVISED SUBMISSION



UEPH BARRACKS AT JBM-HH – VIEW FROM EAST – REVISED SUBMISSION



UEPH BARRACKS AT JBM-HH – VIEW FROM EAST – REVISED SUBMISSION



UEPH BARRACKS AT JBM-HH – VIEW FROM SOUTH-EAST – REVISED SUBMISSION



UEPH BARRACKS AT JBM-HH – BIRDS EYE – REVISED SUBMISSION



ORIGINAL SUBMISSION



REVISED SUBMISSION

UEPH BARRACKS AT JBM-HH – VIEW FROM EAST



MATERIALS



BRICK

The design team viewed multiple brick samples from different manufacturers. These were placed against the historic and newer barracks buildings adjacent to the site.

Belden Rosewood Clear (Arrows) was the most compatible with the existing surrounding buildings. The historic buildings all tended to be without range and predominantly in the red orange range.

Mortar in the historic buildings varied from colored brown with a hint of purple. Color ranged to warm natural. Joints ranged from flush cut to grape vine in the historic buildings. The later buildings had concave tooled and raked joints and these were less successful. Photos of sample panels with mortar will be provided at the preliminary submission.



MATERIALS

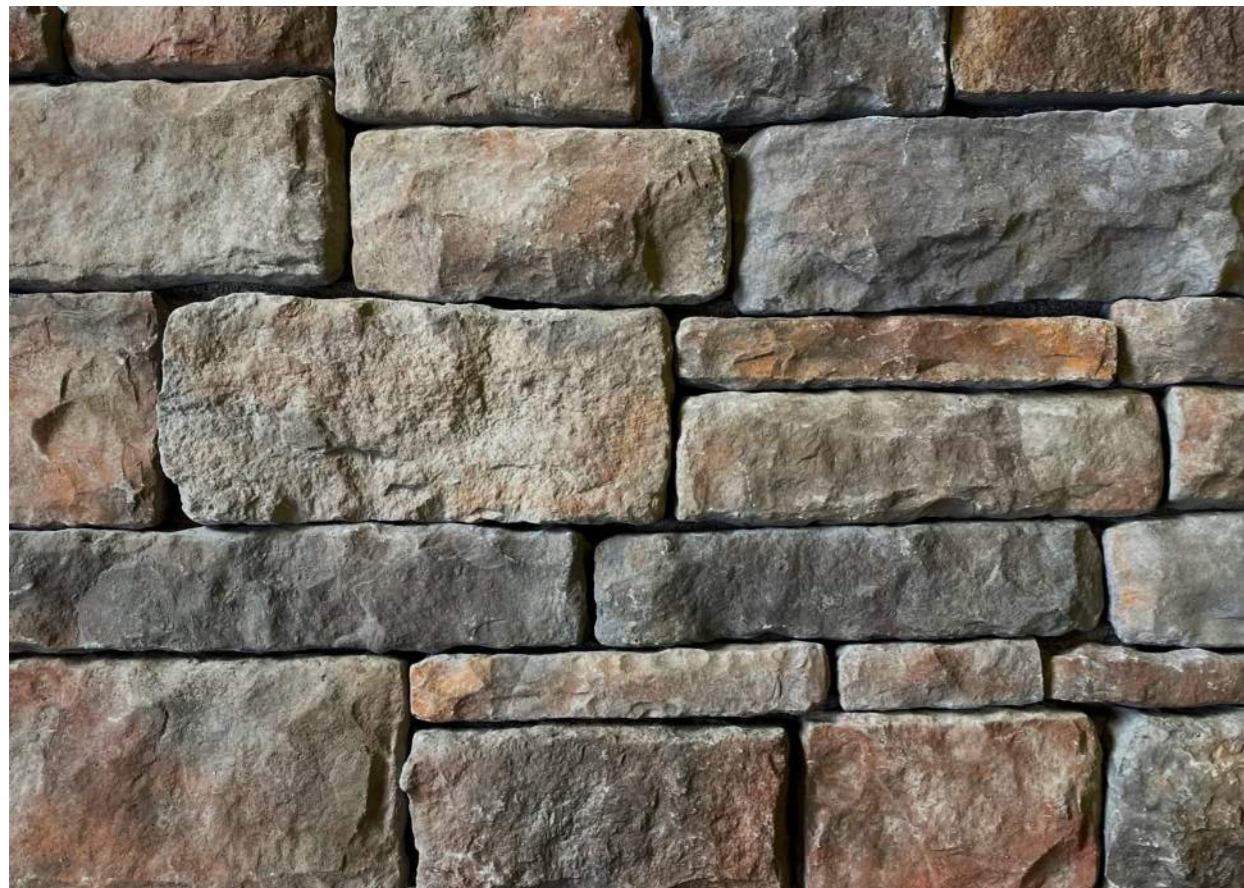


ROCK FACE STONE BASES:

The historic buildings typically have a bases dark granite or Gneiss with random rock face and perpendicular head joints. Water-table courses typically are of a lighter limestone or warm sandstone. The water table textures vary from rock face to smooth.

Cast Stone:

Cast Stone will be used for the water-table in a smooth finish. The Arriscraft sample on the upper left shows the ability to achieve a good color and texture that will be compatible with the existing historic buildings.





MATERIALS



Glass Fiber Reinforced Concrete (GFRC):

GFRC is proposed for the porch and roof facias as well as porch column cladding.

The example on the left is the Special Collections Library at the University of Virginia. There cornice and belt courses are of painted GFRC rather than painted wood or stone. The material is durable, dimensionally stable, and can be used to create custom designed trim details with correct proportions.



MATERIALS



Aluminum Clad Double Hung Wood Windows:

Wood windows with painted extruded aluminum exterior faces are proposed with applied muntins.

Marvin (shown to the left) and others make a high-performance wood double hung window with simulated divided lites and painted extruded aluminum exterior facings.

These will be selected to provide the best frame proportions and performance. Wood frames provide excellent thermal performance. Low-E argon filled insulating glass while appearing to be clear will provide excellent shading and insulation properties.



MATERIALS



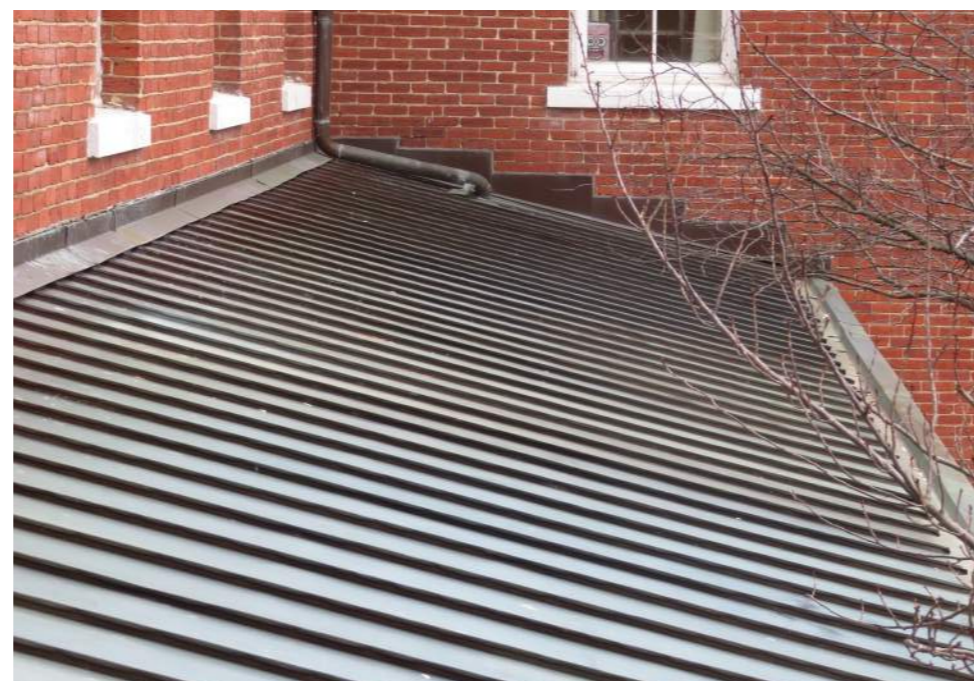
Faux Slate Roofing:

The upper roof areas are proposed to be faux slate. There are several sources for faux slate roofing, which includes Divinci, Majestic Eco-Star and others.

Copper Standing Seam Roofing:

The existing barracks buildings all have half-round copper gutters and downspouts. Some also have standing seam copper roofs on the porches. The porch roofs are proposed to be standing seam copper or standing seam painted metal to simulate the brown patina that copper develops.

The example to the left of one of the existing historic Fort Meyer barracks is indicative of the brown copper patina.





MATERIALS



Paving:

The path from Summerall Field is Concrete Pavers with concrete edge banding.

The paving for the continuation from the circle to Schoolhouse Road will be the same material and color.

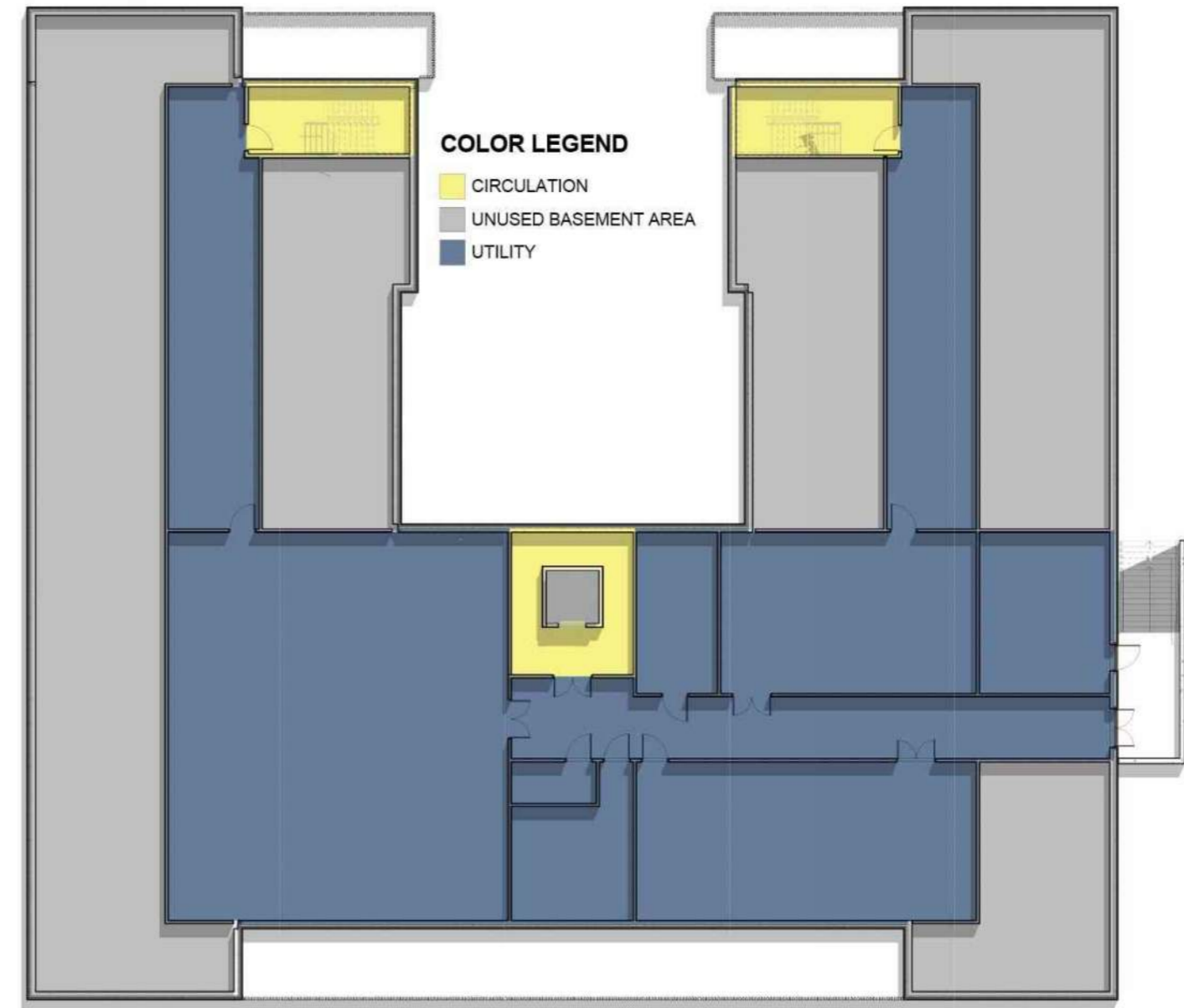


PLANS



Basement Floor Plan

- The Installation Design Standard & Master Planning restricts site mounted & rooftop equipment; therefore, a basement is necessary to provide required HVAC, electrical & communication support. Each U-shape building configuration will feature an enclosed basement with concrete retaining walls around the perimeter.
- Access to the basement is restricted to utility and service personnel through an area well at the building exterior and the two-egress stair along the East Façade.

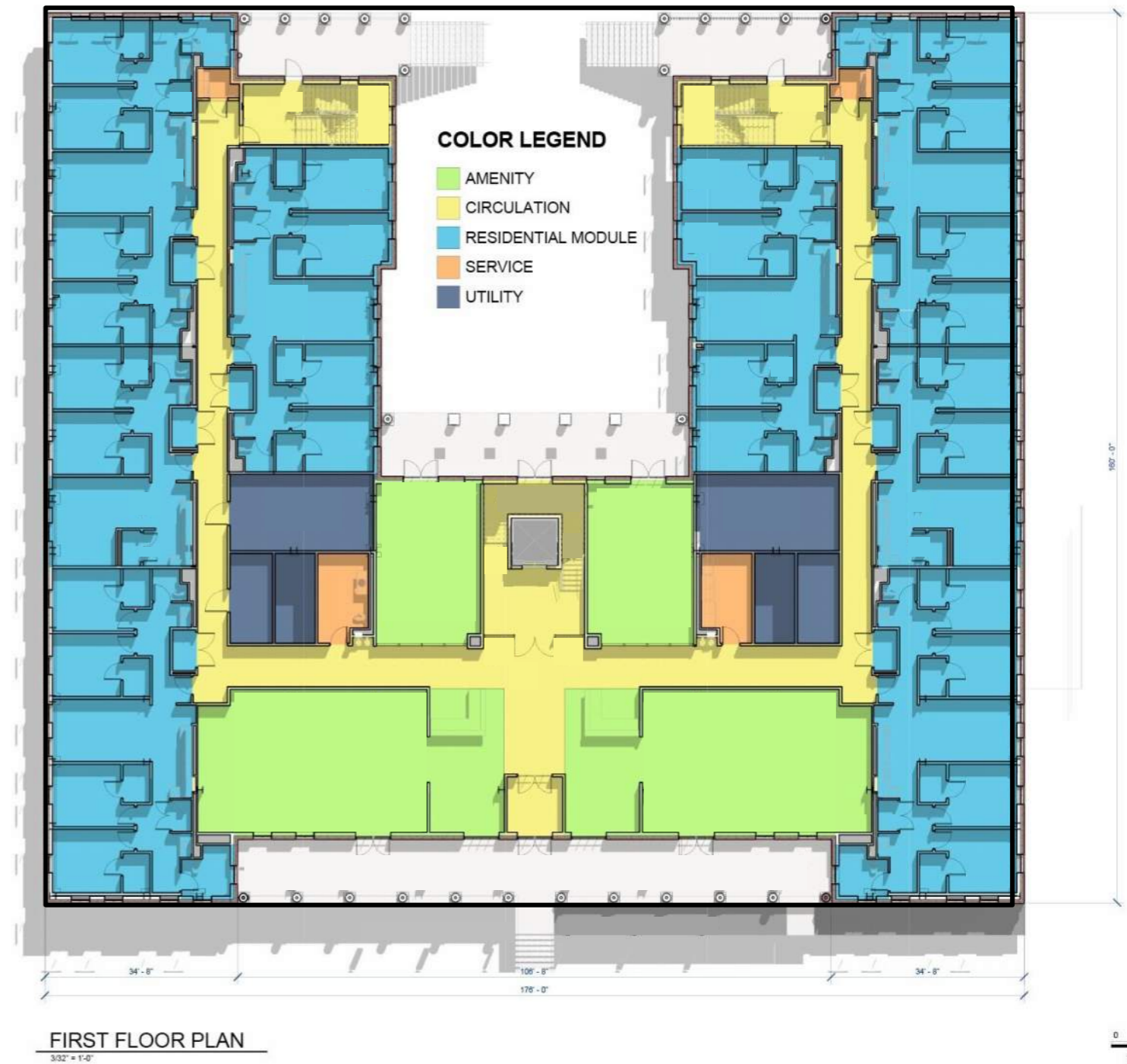


BASEMENT PLAN
3/32" = 1'-0"

0 4' 8'
SCALE: 1/4"

First Floor Plan

- The building shape is dictated by the existing campus features. The U-Shape building surrounding an open courtyard is typical the other Barracks at Ft. Myer.
- Access to the lobby is provided by a ramp and stair leading up to a covered front porch. The elevated front porches are provided on both the west and east sides, providing scale and amenity spaces.
- Access to the courtyard is through the stair lobby which is flanked by Fitness Rooms, which also have access to the courtyard.



Typical Floor Plan

- The building shape is appropriate for laying out the required housing modules in the most efficient way. This will meet the mission and conform to the existing historic streetscape.
- Other requested program space include fitness rooms, dayroom and steam presses conveniently distributed within the available footprint.

