



U.S. ARMY

CONSULTATION CONFERENCE #2:

PROPOSED PROGRAM COMMENT FOR PRESERVATION OF PRE-1919 HISTORIC ARMY HOUSING, ASSOCIATED BUILDINGS AND STRUCTURES, AND LANDSCAPE FEATURES



Controlled by: Headquarters, Department of the Army
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POC: Dr. David Guldenzopf, 703 459-7756

UNCLASSIFIED

PURPOSE

To inform stakeholder consultation regarding the proposed *Program Comment for Preservation of Pre-1919 Historic Army Housing, Associated Buildings and Structures, And Landscape Features*.

PROGRAM COMMENT PLAN

The Army's **Program Comment Plan** along with this briefing and other information is posted on the Program Comment website <https://denix.osd.mil/army-pre1919-pchh/>. Interested parties should review the Program Comment Plan since it informs this series of consultation conferences.

CONSULTATION CONFERENCE #2 AGENDA

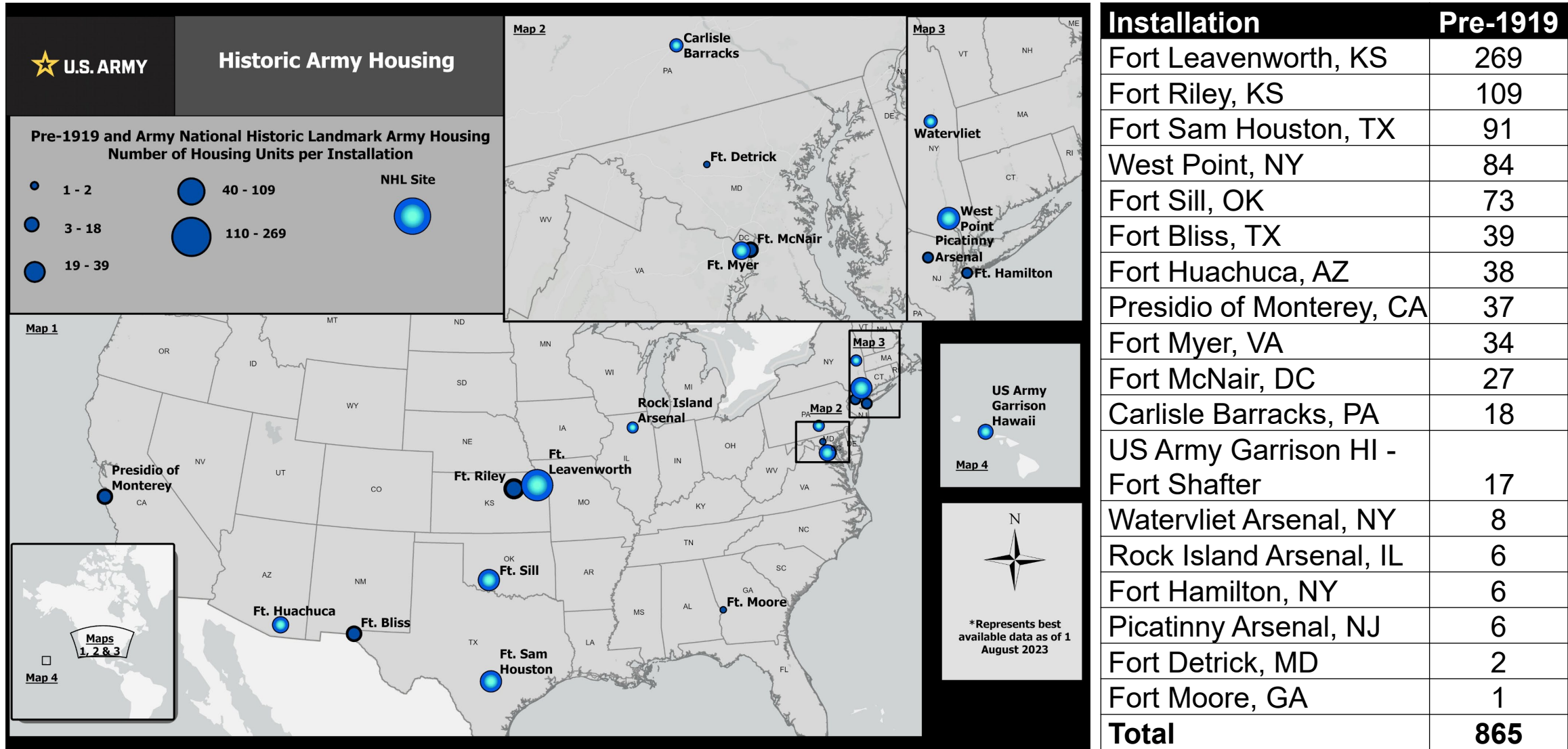
- I. Program Comment Scope
- II. Pre-1919 Housing Inventory
- III. National Historic Landmark (NHL) Status

* Learn more about Department of the Army historic preservation and cultural resources by visiting www.denix.osd.mil/army-cr/home/.

I. PROGRAM COMMENT SCOPE

- The Army is seeking a program comment in accordance with 36 CFR 800.14(e), for its inventory of pre-1919 housing, associated buildings and structures, and landscape features, both privatized and Army-owned.
- The Army's best available information indicates there are 865 pre-1919 homes located on 18 installations in 14 states. Among these, there are 10 installations where pre-1919 housing has been designated as individual or contributing properties to National Historic Landmark Districts (NHL).
- The following map provides the locations of Army pre-1919 housing and NHL locations. The number of pre-1919 homes is presented geographically by location and order of magnitude.

I. PROGRAM COMMENT SCOPE: Distribution Map of Pre-1919 Army Housing



II. PRE-1919 HOUSING INVENTORY: Description of Property Type

- Standardized plans developed by the Army Quartermaster Corps were followed for the design and construction of the vast majority of Army pre-1919 housing.
- Army Quartermaster Corps standardized plans reflected prevailing civilian architectural designs, construction techniques, and community planning trends of the time, with certain regional style variations and use of locally available materials.
- Pre-1919 Army housing is generally manifest as single-family units and duplexes.
- The Army has extensively documented and recorded pre-1919 housing, and this documentation is posted on the Army program comment website <https://denix.osd.mil/army-pre1919-pchh/>. The documentation includes a 5-volume documentary history of Army Quartermaster Corps standardized plans with an extensive compilation of original Quartermaster Corps plans and drawings including exterior and interior floorplans for the various standardized pre-1919 home designs. Historic context information has also been prepared and includes the social, economic, and military factors influencing pre-1919 home design. Additionally, extensive HABS documentation of the Army's pre-1919 housing has been completed and is posted on the website.

II. PRE-1919 HOUSING INVENTORY: Description of Property Type

- Army Quartermaster Corps housing standardization began in earnest after the close of the Civil War. From 1866 on the Army began its evolution into a modern military force as it abandoned its small temporary frontier posts and consolidated troops into larger regional installations. The need for new, larger, permanent installations required a higher degree of planning and design for buildings as well as post site plans.
- When the Army began to contract work to civilian architects at posts near urban areas, mid-nineteenth century American architecture and planning began to influence both Army building and post designs. Army Quartermaster Corps designed buildings incorporated versions of nationally popular architectural styles.
- Civilian builder's handbooks, also known as pattern books, were used as source books by the Quartermaster Corps housing design staff.
- Standard pre-1919 architectural styles commonly designed by the Quartermaster Corps include Federal, Gothic Revival, Italianate, Romanesque, Queen Anne, Colonial Revival, and Spanish Colonial Revival.

II. PRE-1919 HOUSING INVENTORY: Examples of Pre-1919 Army Housing



Fort Leavenworth, KS



Fort Riley, KS



Fort Sam Houston, TX



Fort Shafter, HI



Fort Sill, OK



West Point, NY



Rock Island Arsenal, IL



Fort McNair, DC

III. NATIONAL HISTORIC LANDMARK STATUS

- NHLs are designated by the Secretary of the Interior under the authority of the Historic Sites Act of 1935, which authorizes the Secretary to identify historic buildings and other sites and objects that possess exceptional value in commemorating or illustrating the history of the United States.
- Of the Army's 865 historic pre-1919 homes, 638 (74%) of these homes at ten installations are contributing properties in designated National Historic Landmark districts. The ten NHL installations are: Fort Leavenworth, KS 269 homes; Fort Sam Houston, TX 91; West Point, NY 84; Fort Sill, OK 73; Fort Huachuca, AZ 38; Fort Myer, VA 34; Carlisle Barracks, PA 18; US Army Garrison HI / Fort Shafter, 17; Watervliet Arsenal, NY 8; Rock Island Arsenal, IL 6.
- Each of the ten NHL district nominations are individually published on the program comment website at <https://denix.osd.mil/army-pre1919-pchh/>.
- Additional information on the Army's inventory of NHLs is available in the story-map at <https://www.denix.osd.mil/army-cr/>.
- Special statutory and regulatory requirements apply to NHLs.

III. NATIONAL HISTORIC LANDMARK STATUS

- NHPA Section 306107 *Planning and Actions to Minimize Harm to National Historic Landmarks* states that prior to the approval of any Federal undertaking that may directly and adversely affect any National Historic Landmark, the Federal agency will to the maximum extent possible undertake such planning and actions as may be necessary to minimize harm to the landmark. The Federal agency also must afford the Council a reasonable opportunity to comment.
- The ACHP's regulations implementing NHPA Section 306108 include specific procedural provisions for NHLs at 36 CFR 800.10. The regulation requires federal agencies to request the ACHP participate in any consultation regarding *adverse effects* to NHLs, and to also invite the Secretary of the Interior (i.e., the National Park Service) to participate in those consultations.
- The *Secretary of the Interior's Standards and Guidelines for Federal Agency Historic Preservation Programs Pursuant to the National Historic Preservation Act* (63 FR 20496) provide official guidance to federal agencies regarding treatment of NHLs. The standard and guidelines at 4(j) *National Historic Landmarks* states that federal agencies exercise a higher standard of care when considering undertakings that may directly and adversely affect NHLs. Standard 4 goes on to state when alternatives to avoid an adverse effect to NHLs appear to require undue cost or to compromise the undertaking's goals and objectives, the agency must balance those goals and objectives with the intent of Section 306107.
- The management actions in the Program Comment Plan **do not** include adverse effect actions such as demolition, cessation of maintenance, or new construction.