



# Potomac Hill

## Campus Master Plan

7.30.2014

## Section 106 Consulting Parties Meeting

*"Observing the Past, Planning the Future"*

# Welcome

The GSA logo consists of the letters "GSA" in a white, bold, sans-serif font, centered within a solid blue square.

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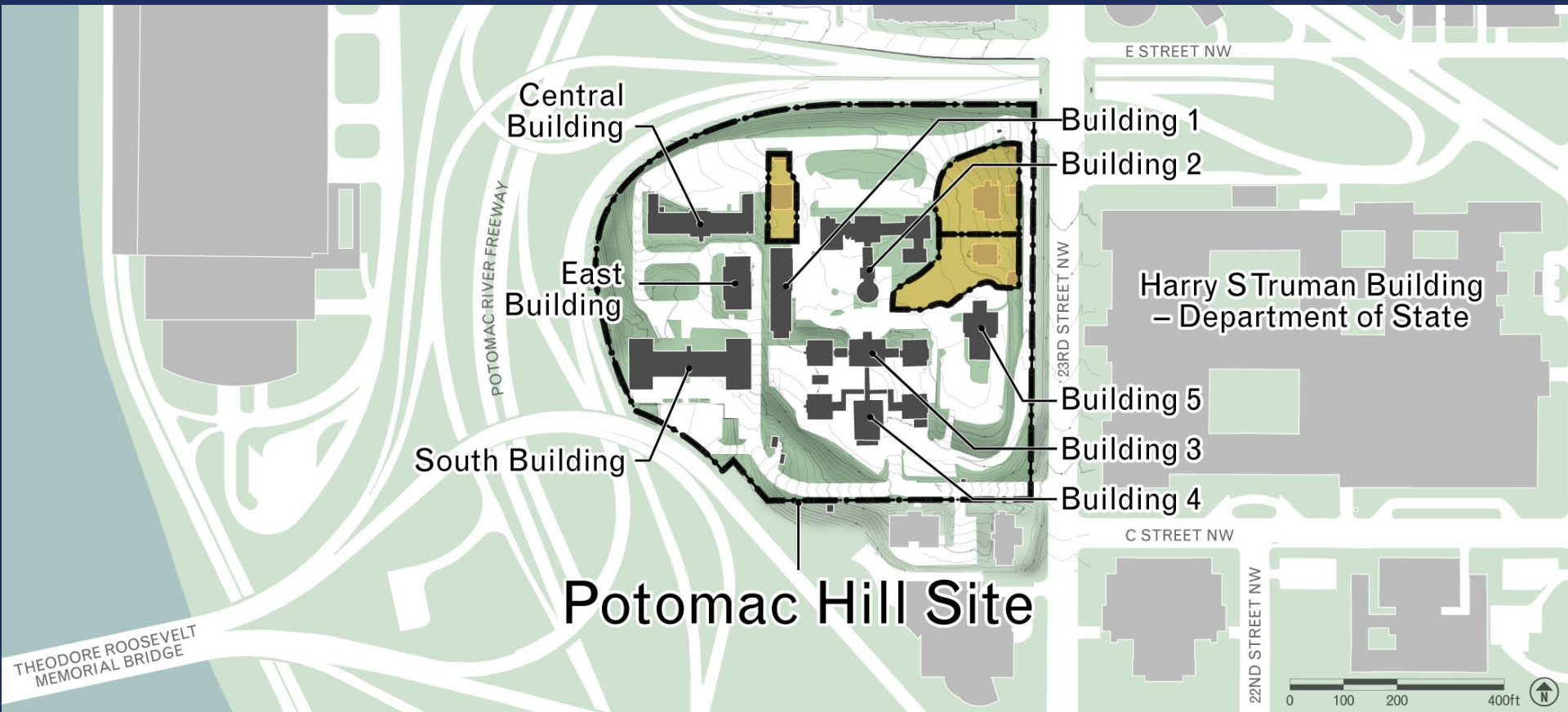
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# Potomac Hill Today



■ Parcels that are not included within the master plan, which remain under Navy control

# What is the Project?

- In addition to its Headquarters on 23rd Street, NW, the Department of State maintains operations in leased facilities elsewhere in the District of Columbia and nearby Northern Virginia.
- This creates inefficiencies in operation and security management.
- A site became available adjacent to the existing Department of State Headquarters – the Potomac Hill Site.
- GSA acquired this site so that the Department of State could relocate dispersed operations to the Site, next to its Headquarters to improve efficiencies in operation and security.
- A master planning effort is underway to guide the redevelopment of the Site.



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# National Register of Historic Places (NRHP) Status

## **Building 2 (Old Naval Observatory)**

- Designated a National Historic Landmark on January 12, 1965.
- Listed on the National Register in 1978.

## **Old Naval Observatory Historic District**

- Draft National Register nomination prepared by Navy in 1993.
- 2011 draft nomination prepared by DCPL and submitted to DC HPD.

## **E Street Complex Historic District (Navy Hill)**

- 2010 Draft National Register nomination prepared by GSA.
- 2013 nomination prepared by DCPL with expanded period of significance and submitted to DC HPD.

## **Current Status**

- Entire site has been determined National Register-eligible
- GSA updating landscape assessment.
- GSA creating nomination unifying the entire campus into one historic district drawing on most recent nominations and updated assessment.



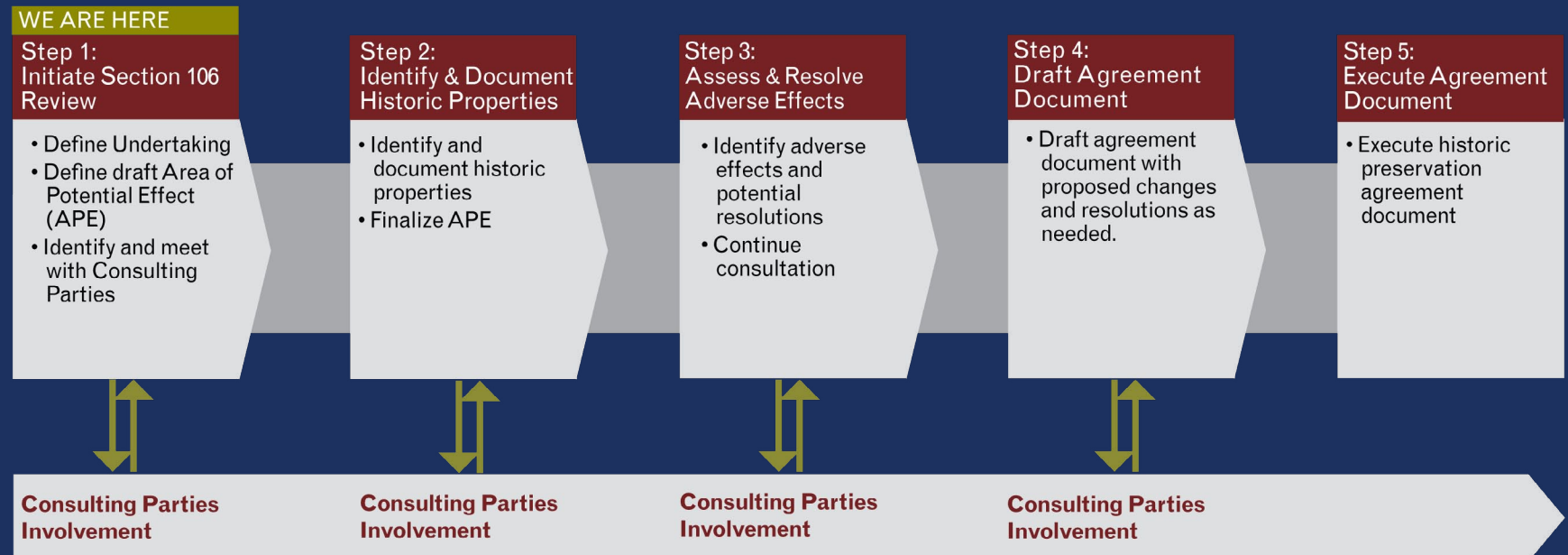
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# What is Section 106?

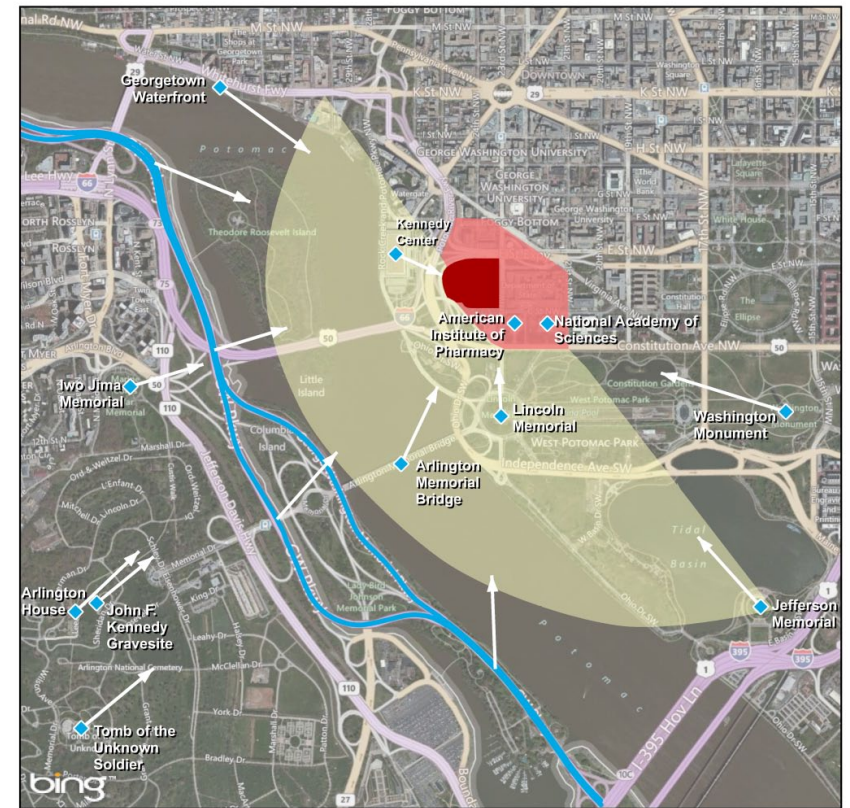
Section 106 of the National Historic Preservation Act requires federal agencies to take into account the effects of their undertakings on historic properties and afford the Advisory Council on Historic Preservation (ACHP) a reasonable opportunity to comment on such undertakings. The goal of consultation is to identify historic properties potentially affected by the undertaking, assess effects and seek ways to avoid, minimize, or mitigate any adverse effects on historic properties. (36 CFR 800.1a)



# Area of Potential Effect & Viewshed

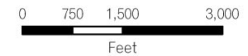
## What is the Area of Potential Effect?

The Area of Potential Effect (APE) is the geographic area or areas within which an undertaking may directly or indirectly cause alterations in the character or use of historic properties, if any such properties exist. The APE is influenced by the scale and nature of an undertaking and may be different for different kinds of effects caused by the undertaking.



### Prominent Cultural Resources

- ◆ Prominent Cultural Resources
- George Washington Memorial Parkway
- Potomac Hill Site
- Draft Primary Area of Potential Effect (APE)
- Secondary APE



# Kennedy Center

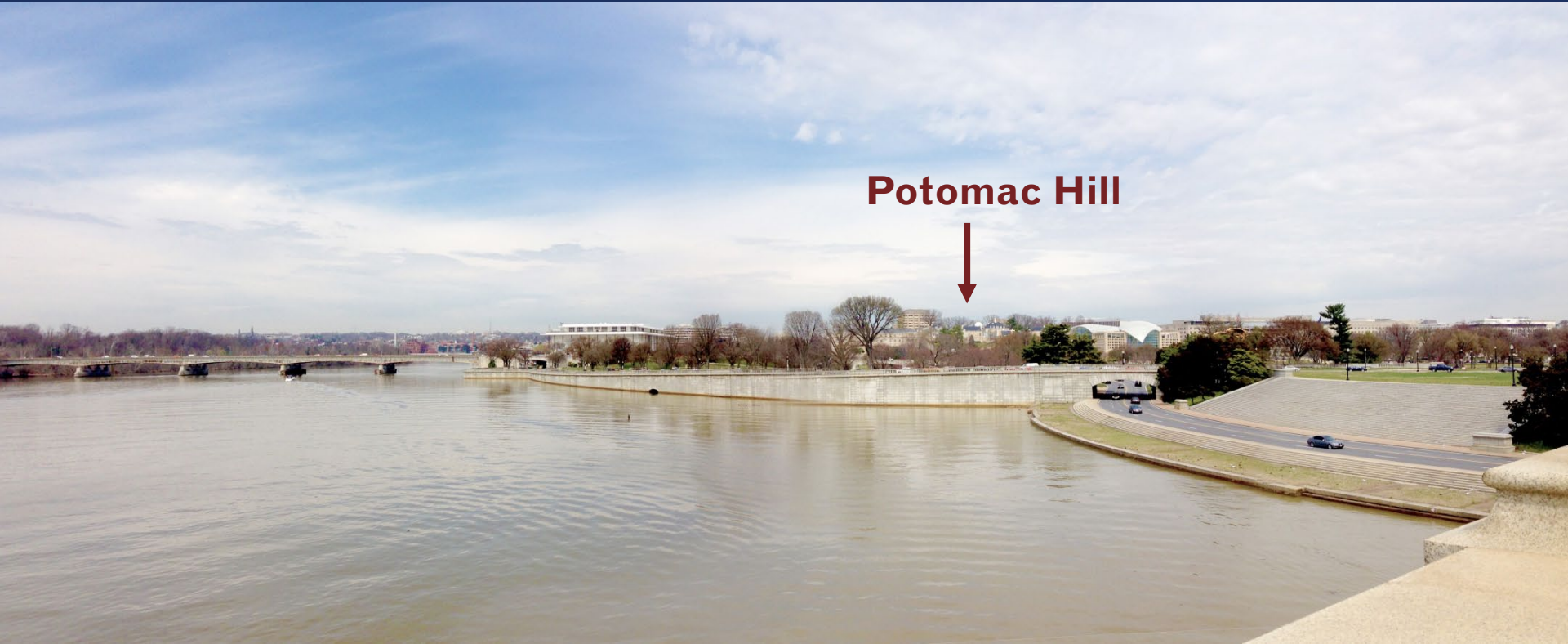




# Georgetown Waterfront



# Arlington Memorial Bridge



# George Washington Memorial Parkway



**Potomac Hill**



# Arlington House



Potomac Hill



# Site History

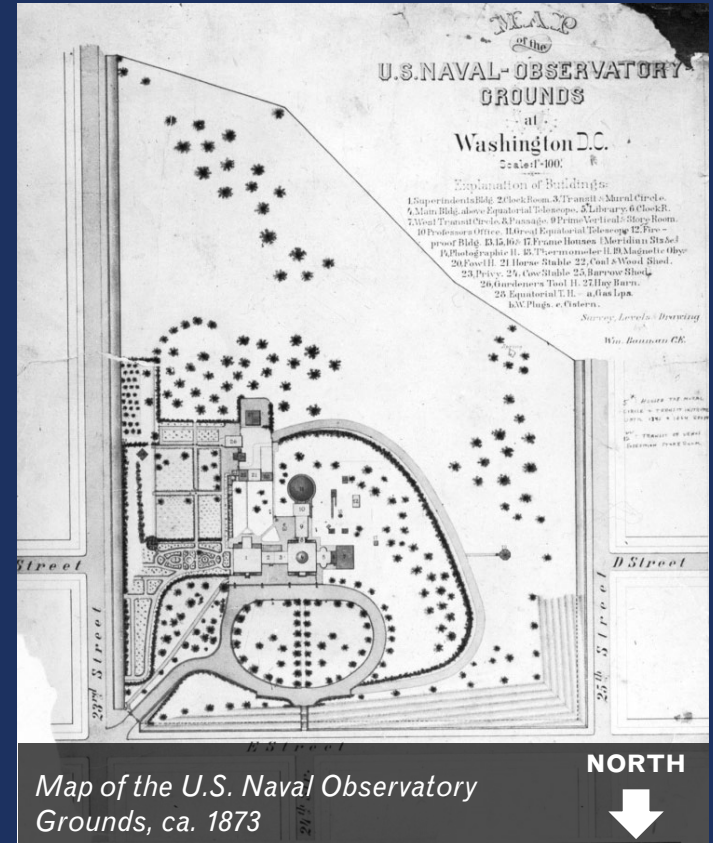
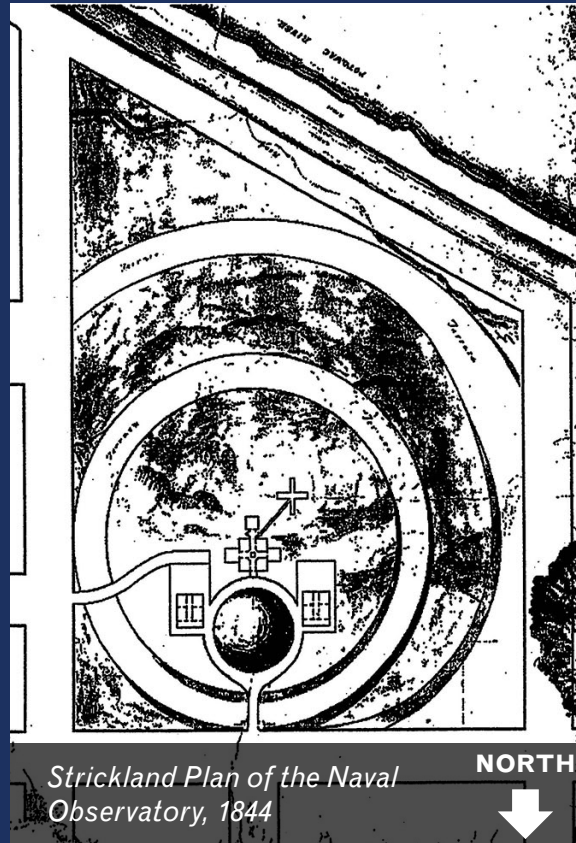
- The highest point in the L'Enfant planned area of the district.
- Proposed as a fortification on 1792 Ellicott Plan of Washington.
- Suggested by Thomas Jefferson as the location of the President's house.
- Marine encampment predating the 8th and I Street, SE barracks.
- Topography was critical in the site's selection as the U.S. Naval Observatory in 1842.

L'Enfant Plan of Washington, 1792



# Naval Observatory (1844-1893)

The Old Naval Observatory (Building 2) was constructed in 1844 for the Navy's Depot of Charts and Instruments. Prime Meridian defined by Congress September 28, 1850.



# Naval Observatory (1844-1893)

- Important scientific studies: speed of light measurements, observation of solar eclipses, and the transit of Venus Expeditions.
- Matthew Fontaine Maury, father of oceanography, completed research at the Naval Observatory.
- Asaph Hall discovered two moons of Mars, 1877.
- The poor condition of buildings and grounds and “malarial influences” led to the abandonment of the site in 1893 when the new Naval Observatory was completed.



*View of tree-lined allee, 1888 (Bureau of Medicine and Surgery, Naval Medical Department)*



*View of the Naval Observatory from the Washington Monument, 1885 (Bureau of Medicine and Surgery, Naval Medical Department)*

# Naval Museum of Hygiene, Hospital & Medical School (1894-1942)

- Naval Museum of Hygiene moved its location from 17th Street and Massachusetts Avenue in 1894. The museum was disestablished in 1905.
- The hospital was renowned for treatment and care of Navy personnel.
- Trained naval medical staff and conducted research in tropical medicine, aviation medicine, chemical warfare, venereal disease, and contagious diseases.
- Prominent role during the influenza epidemic of 1918.



*View of Building 2 and Maury Circle, 1935*

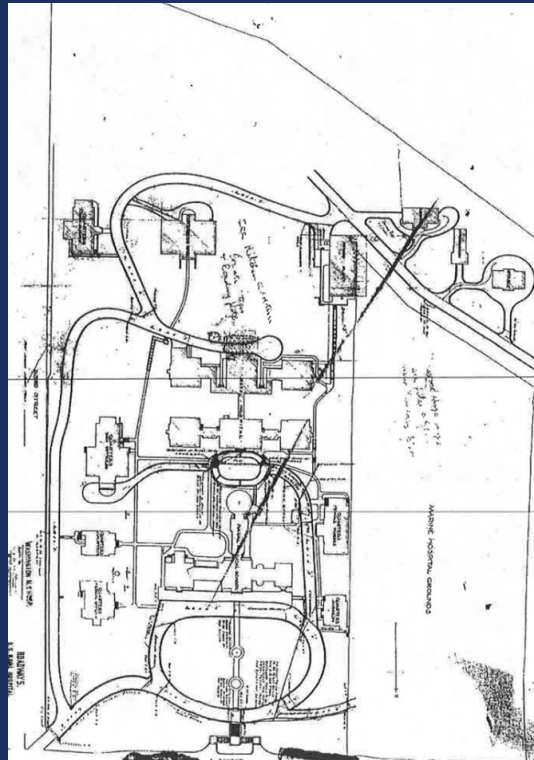


*Naval Hospital and Adjacent Grounds, 1932*

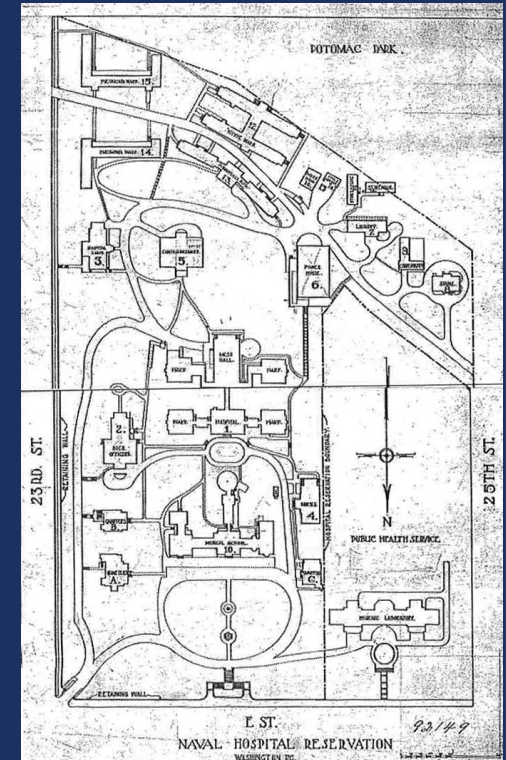


# Naval Museum of Hygiene, Hospital & Medical School (1894-1942)

- Naval Hospital and Medical School established in 1903 and 1902.
- Building 2 remodeled for Medical School use.
- Buildings 3 and 4 constructed as the Naval hospital complex with four pavilion-style wards, completed by 1911.
- Eleven new buildings eventually constructed.
- Ernest Flagg, architect.



Plan of the Naval Hospital, 1912 (Bureau of Medicine and Surgery Library)



Plan of the Naval Hospital, 1920 (Bureau of Medicine and Surgery Library)

# Navy Bureau of Medicine and Surgery (1942-2012)

- Selected for use as administrative offices of the Bureau of Naval Medicine and Surgery when the Naval Hospital and Medical School moved to Bethesda (1942).
- Headquarters of the Surgeon General of the Navy.



*Aerial View of Potomac Hill, 1992*



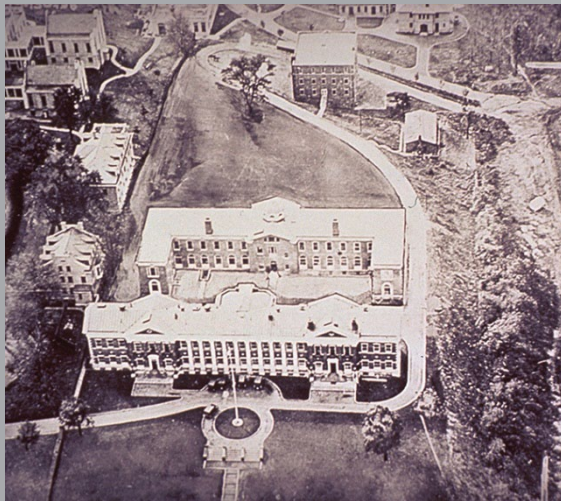
*Grand Staircase from E Street (Bureau of Medicine and Surgery Library, n.d.)*



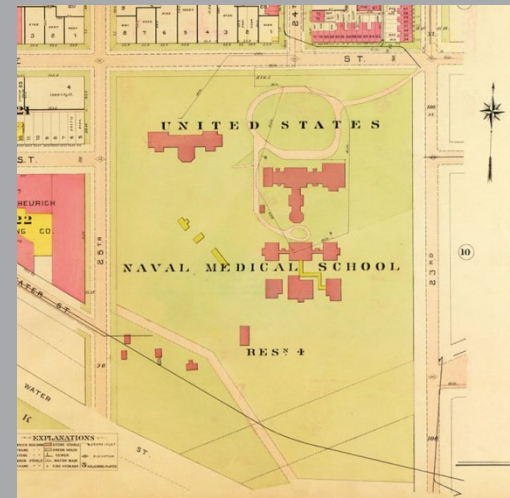
*North View of Potomac Annex from the E Street Expressway, ca. 1960s (Bureau of Medicine and Surgery Library n.d.)*

# Navy Hill Hygienic Laboratory and NIH (1901-1940)

- Located on five acres of land allocated to the Marine Hospital Service in 1901.
- Completed research on infectious diseases including parrot fever and influenza.
- Research on pellagra and dietary-deficiency diseases at the Hygienic Laboratory led to pasteurization regulations still in place today.
- In 1930 the laboratory became the National Institutes of Health (NIH).



*Aerial View of the Hygienic Laboratory, ca. 1919*



*1909 Baist Map*

# Hygienic Laboratory and NIH (1901-1940)

- North Building completed in 1904, addition in 1909 (demolished in 1963).
- Central Building completed in 1919.
- East and South buildings completed in 1933.
- Chronic need for additional space eventually led to the construction of new facilities in Bethesda, Maryland. By January 1941 the campus was mostly vacated.



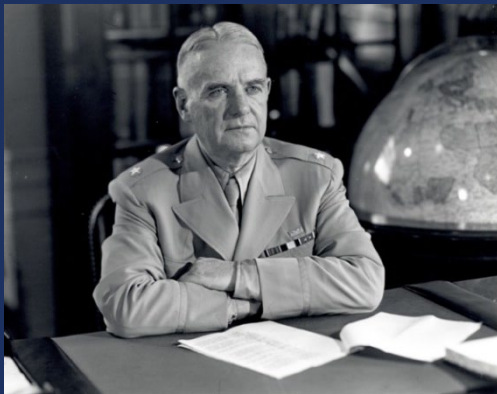
Original Hygienic Laboratory Building, 1904



1939 Baist Map

# Office of Strategic Services (1941-1945)

- Public Buildings Administration (PBA) moved the Coordinator of Information (COI) office to Navy Hill in 1941. PBA eventually became GSA.
- General William Donovan, COI, became the Director of the Office of Strategic Services (OSS) during World War II in 1942.
- The East Building, known as “The Kremlin,” housed administrative offices, including that of General Donovan.
- OSS disestablished in October 1945.



*OSS Director William Donovan, n.d. (NARA)*



*USGS Vertical Aerial, 1939*

# Central Intelligence Agency (1946-1961)

- Central Intelligence Group (CIG), subsequently Central Intelligence Agency (CIA), headquarters were established at Navy Hill in 1946.
- Operations management, technical support, information collection and analysis, and technologies research carried out.
- The development of a new, consolidated headquarters resulted in the CIA moving to Langley, Virginia in 1961.
- Some operations remained at Navy Hill until 1987.



*East Building, n.d. (OSS Society)*



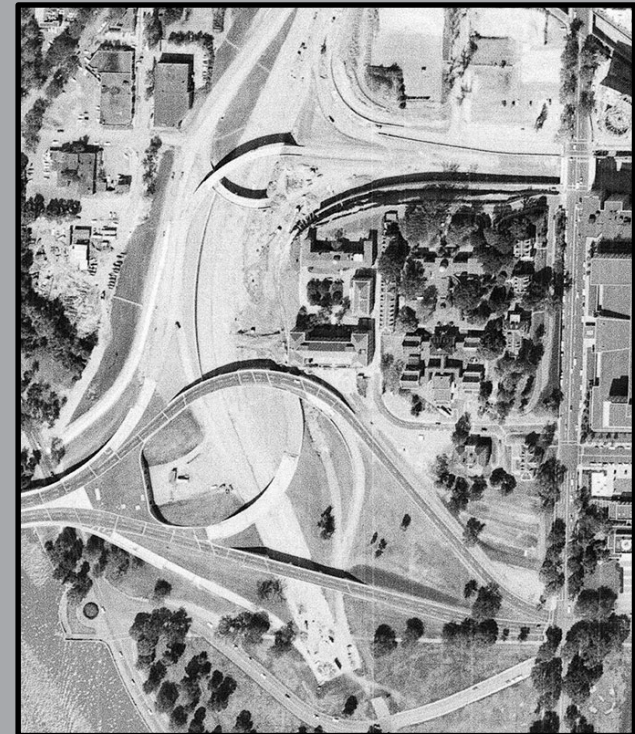
*CIA Main Entrance, n.d. (LIFE photo archive)*

# CIA and Department of State (1961-present)

- Navy Hill retained by CIA for use as research facilities and technical service workshops.
- Department of State took occupation in 1987.
- Construction of the E Street Expressway in 1962-1963 resulted in a significant loss of land and the city street grid, changing the footprint of Potomac Hill.

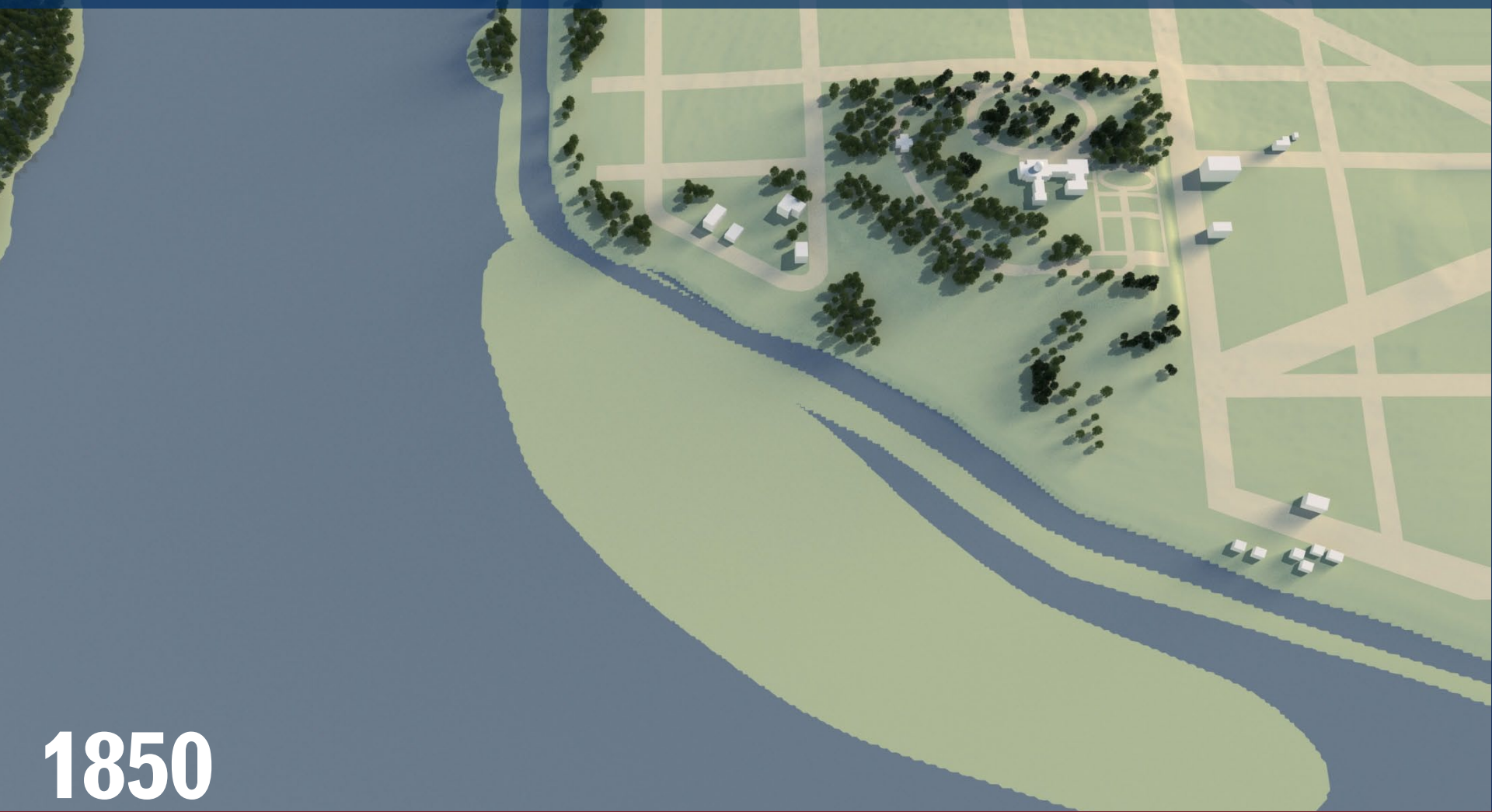


*USGS Vertical Aerial, 1951*



*USGS Vertical Aerial, 1964*

# The Site - Development



1850



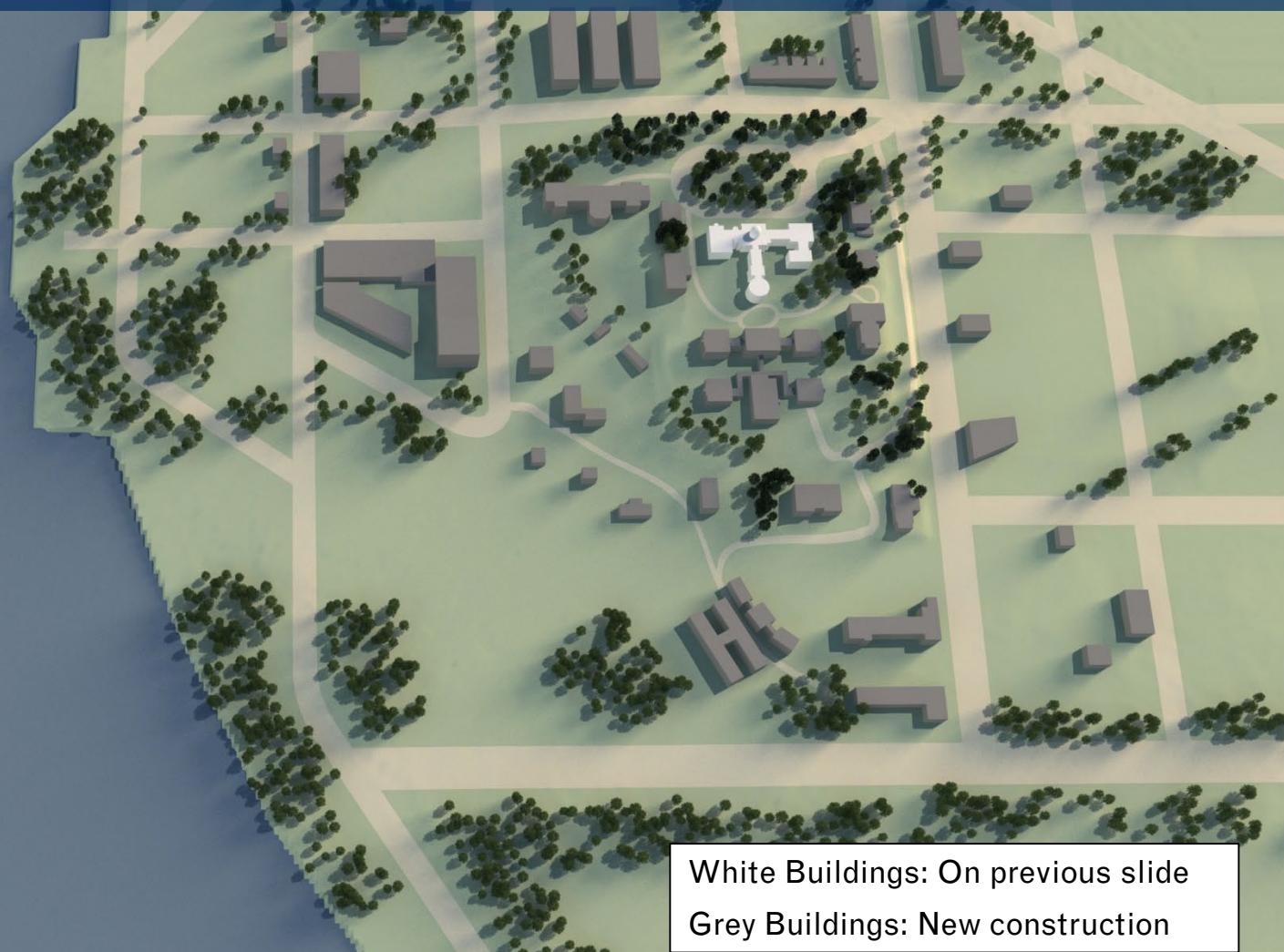
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# The Site - Development



1911

White Buildings: On previous slide  
Grey Buildings: New construction



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# The Site - Development



1933

White Buildings: On previous slide  
Grey Buildings: New construction

# The Site - Development



1970

White Buildings: On previous slide  
Grey Buildings: New construction

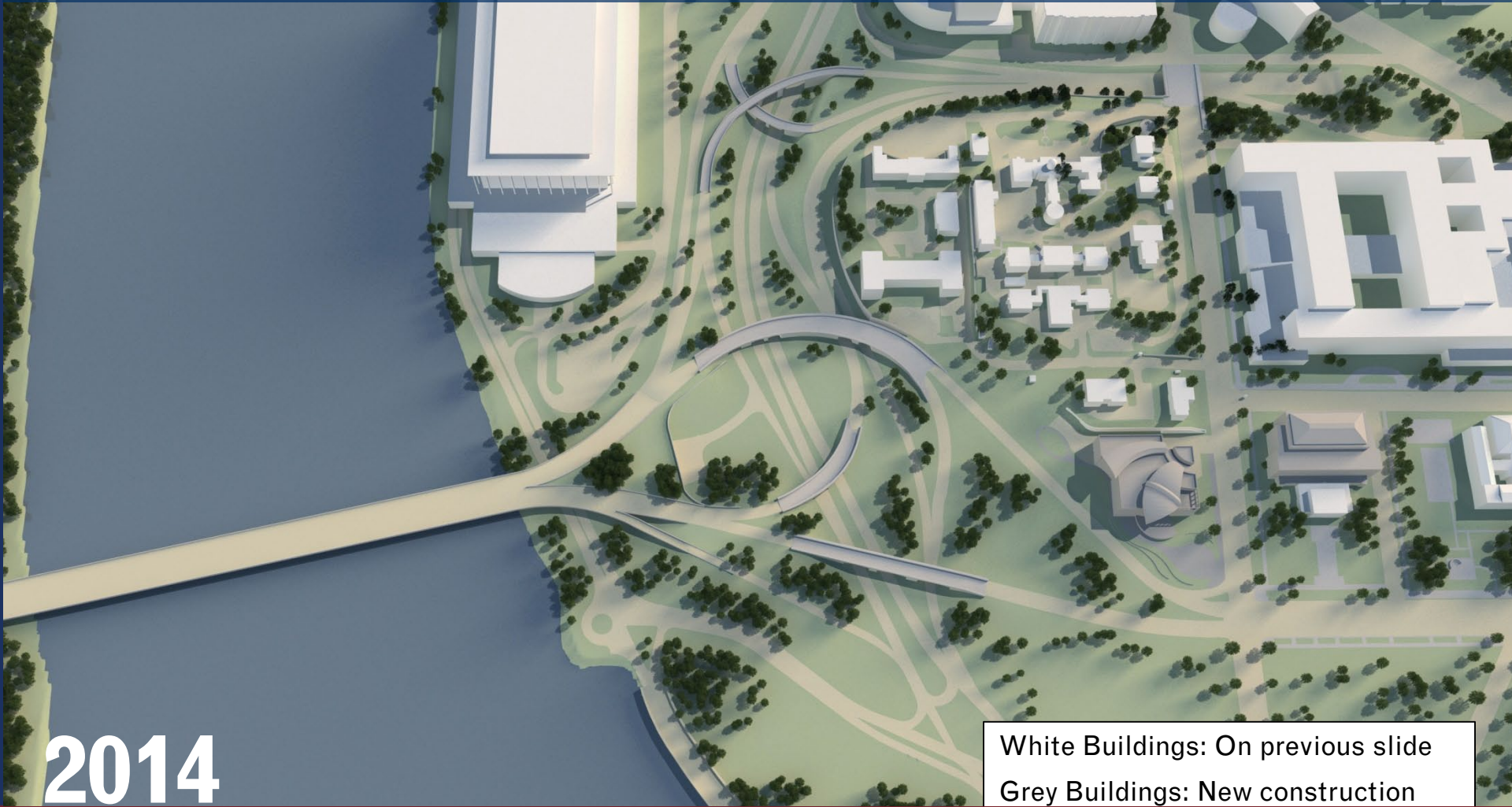


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# The Site - Development



2014

White Buildings: On previous slide  
Grey Buildings: New construction

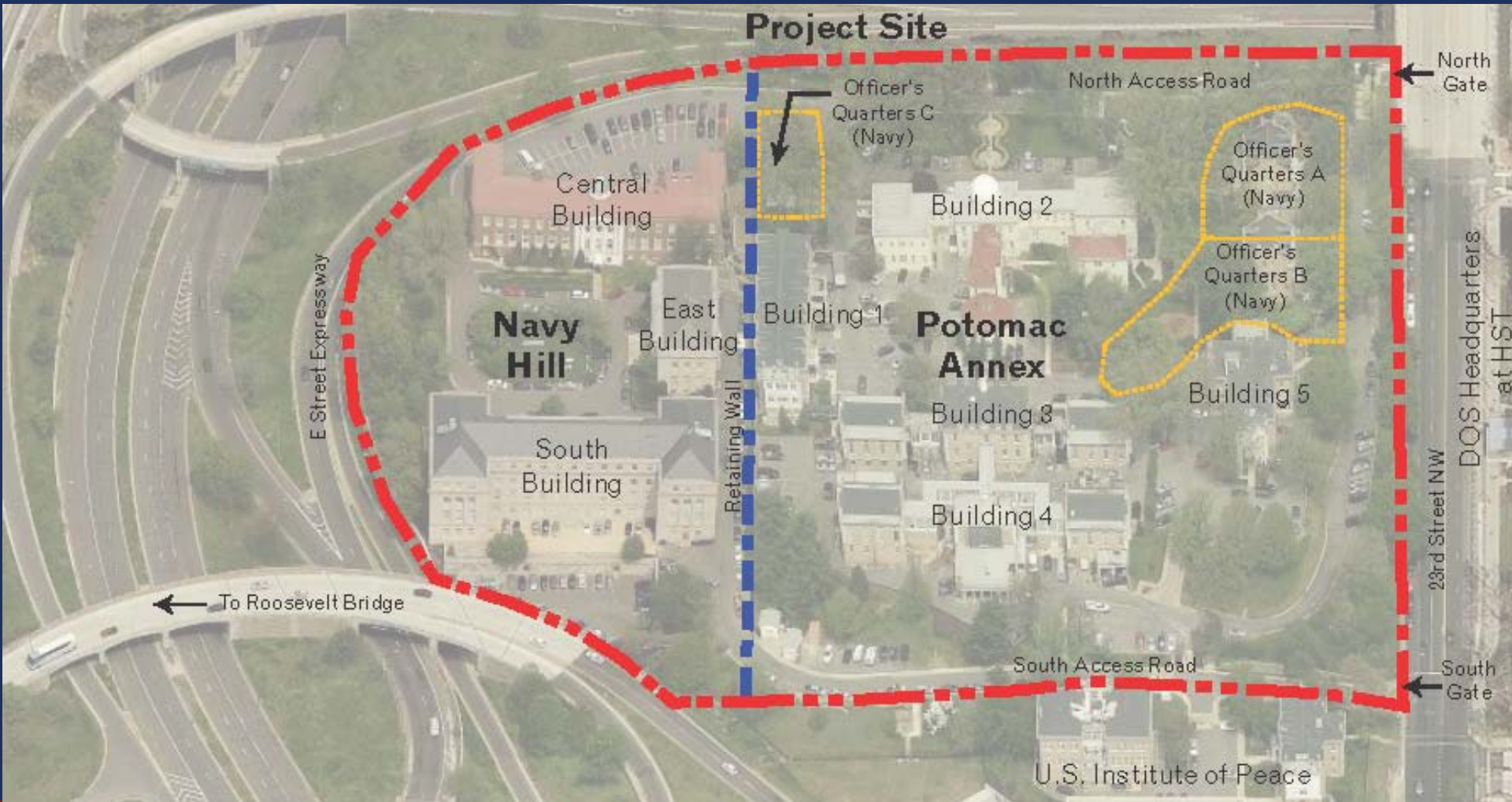


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# The Site - Today



# Existing Building Conditions



Building 1



Building 2



Building 3

Exterior	Good	<i>Fair (Poor in Isolated Areas)</i>	Good
Interior	Good		Good
Space Utilization	<i>Fair</i>		<i>Fair</i>
Life Safety	Good		Good
Accessibility	Good		Good
Mechanical	Good		Good
Plumbing	Good		Good
Fire Protection/Alarm	Good		Good
Electrical	Good		Good
Communication/Security	Good		Good

Good - system in useful condition, with no major deficiencies.  
 Fair - functioning system that has one or more major deficiencies.  
 Poor - requires immediate address

# Existing Building Conditions



Building 4



Building 5



East

Exterior	<b>Fair (Poor in West Wing)</b>	Good	Good
Interior	Good	Good	Good
Space Utilization	<b>Fair</b>	<b>Fair</b>	<b>Fair</b>
Life Safety	<b>Fair</b>	Good	Good
Accessibility	Good	Good	Good
Mechanical	Good	Good	<b>Fair</b>
Plumbing	Good	Good	<b>Fair</b>
Fire Protection/Alarm	Good	Good	Good
Electrical	Good	Good	Good
Communication/Security	Good	Good	Good

Good - system in useful condition, with no major deficiencies.  
 Fair - functioning system that has one or more major deficiencies.  
 Poor - requires immediate address

# Existing Building Conditions



Central



South

Exterior	Good	Good
Interior	<i>Fair</i>	Good
Space Utilization	<i>Fair</i>	<i>Fair</i>
Life Safety	Good	Good
Accessibility	Good	Good
Mechanical	<i>Fair</i>	<i>Fair</i>
Plumbing	<i>Fair</i>	<i>Fair</i>
Fire Protection/Alarm	Good	Good
Electrical	Good	Good
Communication/Security	Good	Good

Good - system in useful condition, with no major deficiencies.  
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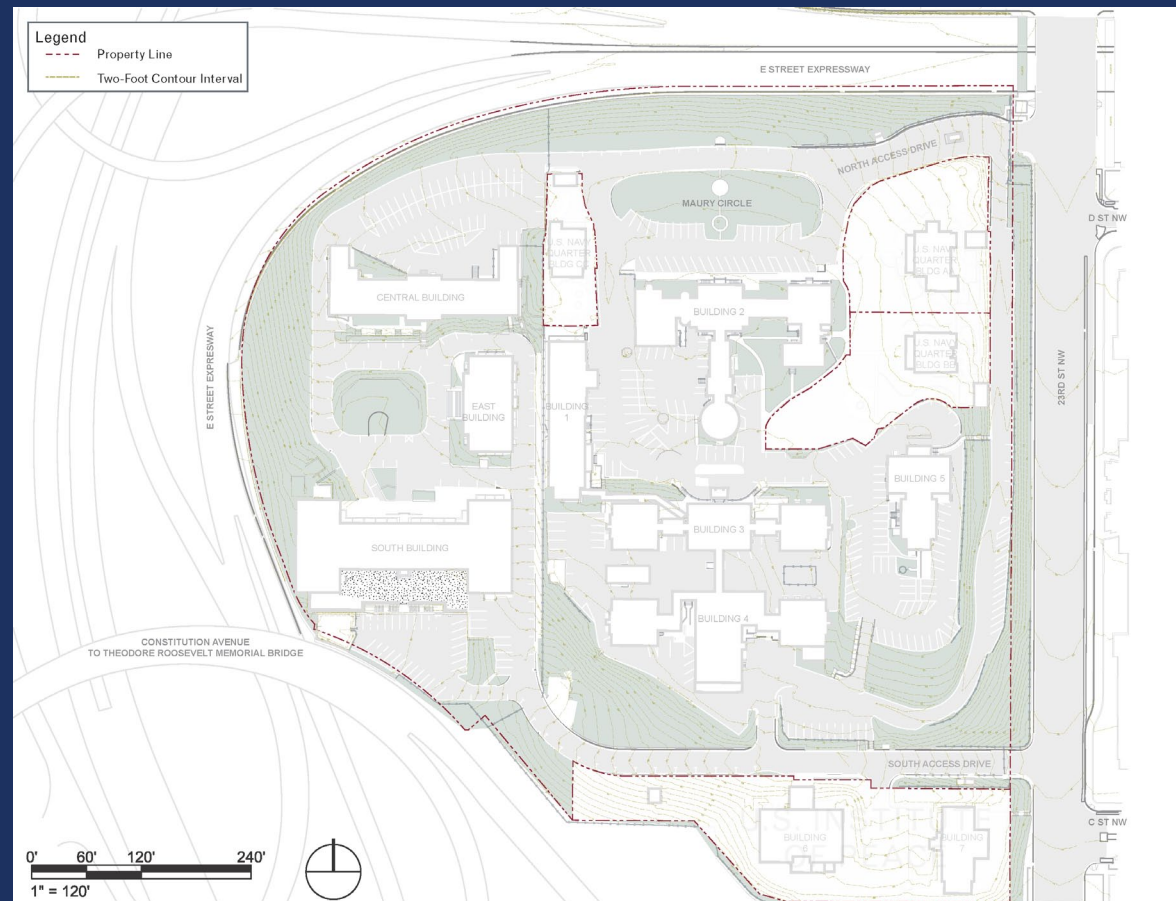


# Landscape

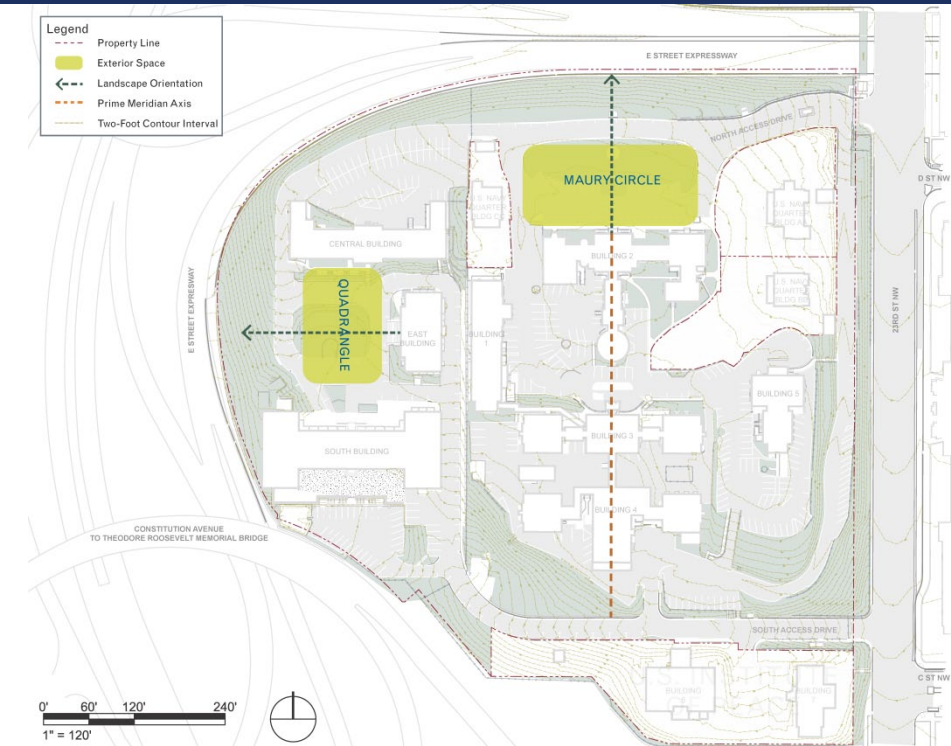
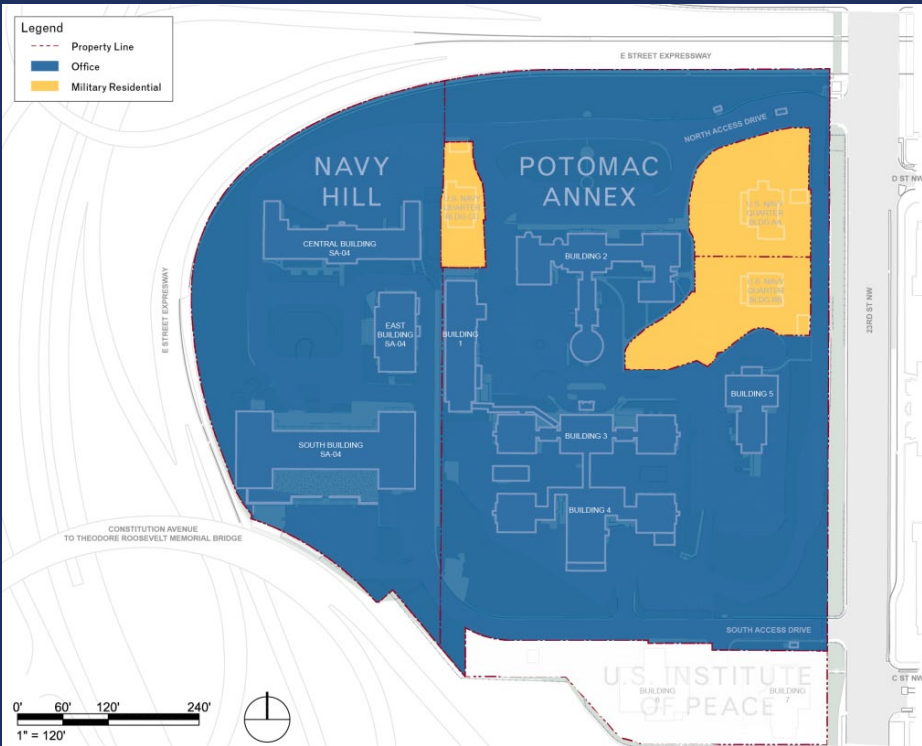
A landscape study was completed in 2005; a draft update including Navy Hill is under review.

## Topography

- Hilltop location prominent in Washington Landscape.
- Grading during nineteenth and twentieth centuries associated with significant uses of the site by the Naval Observatory, Naval Hospital, and Hygienic Laboratory/NIH.



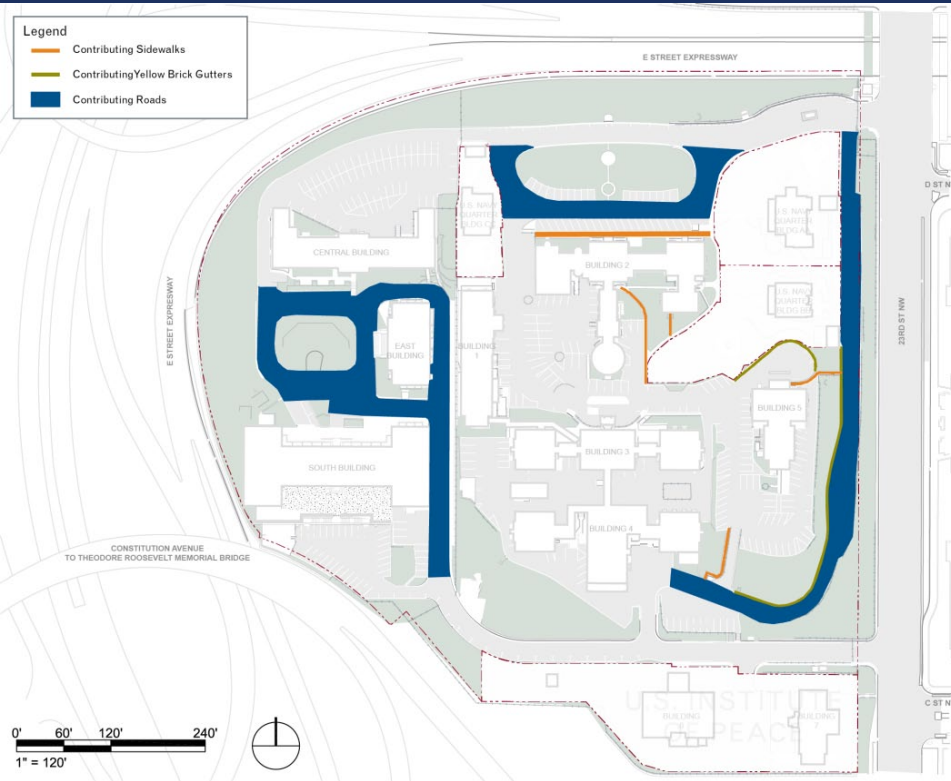
# Landscape



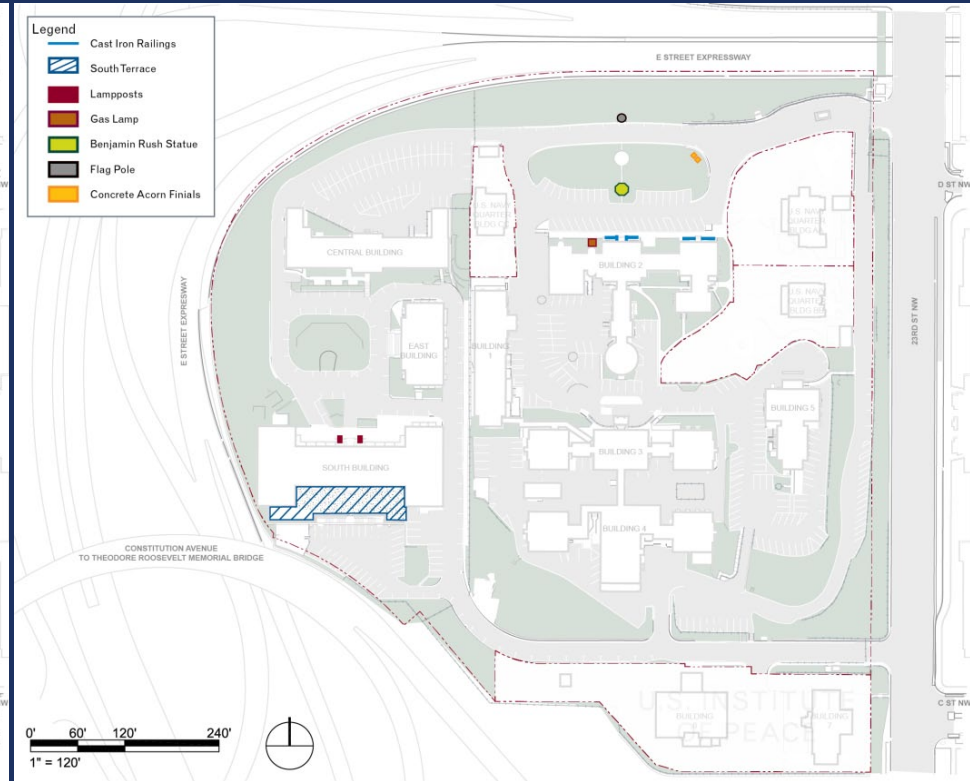
Land Use

Spatial Organization

# Landscape



Circulation

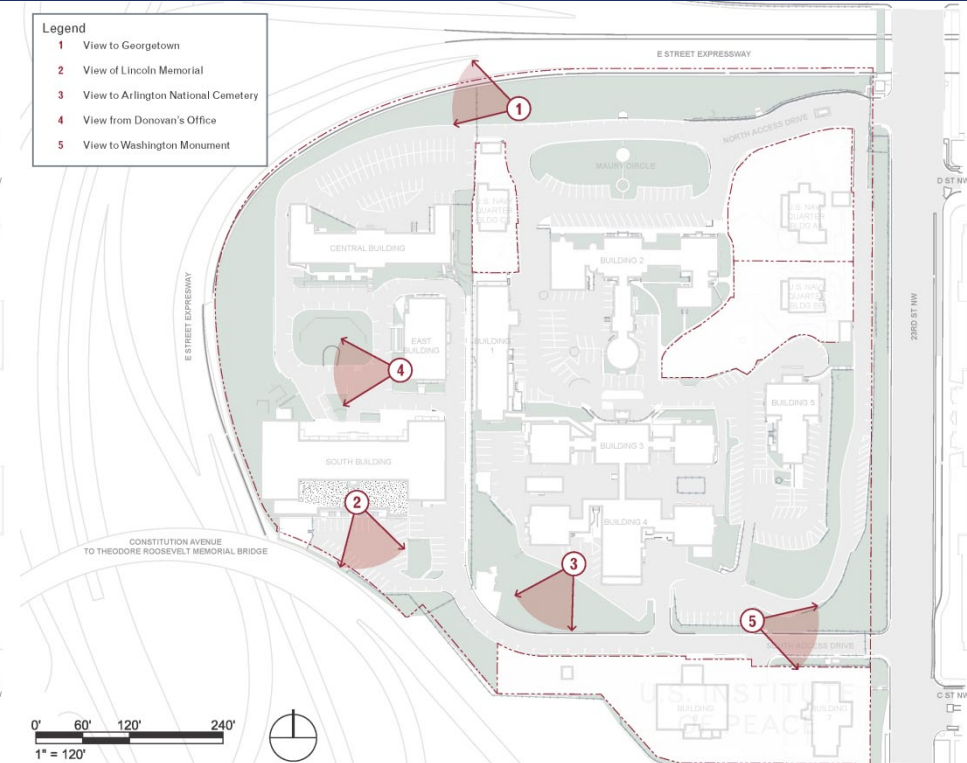


Small Scale Features

# Landscape



Vegetation



Views and Vistas

# Archaeology

## Previous Studies

- Construction monitoring
- 2005 archaeological assessment
- 2007 cultural resources report
- 2014 draft AECOM report

Archaeological features and deposits identified in 2007, evaluated as National Register-eligible. Features and deposits are associated with the Naval Observatory and Naval Hospital.

Areas of archaeological probability identified in survey, will be consulting with DC HPD in August 2014.



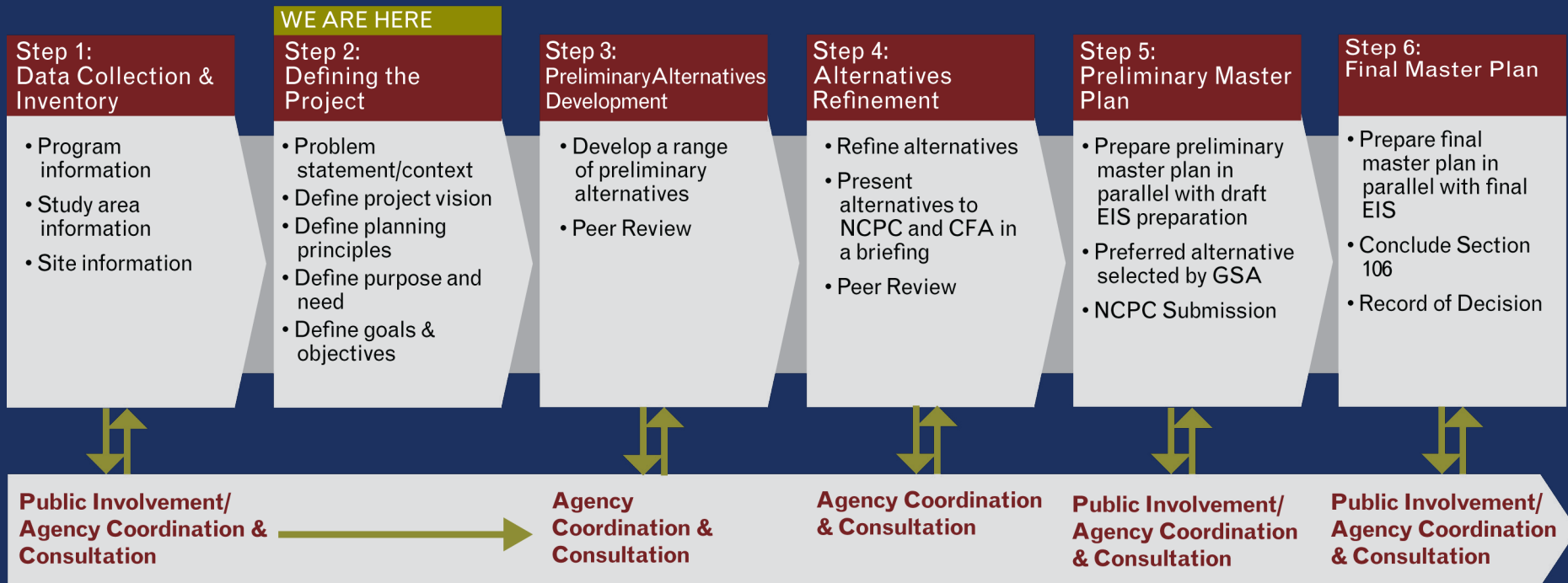
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# Development of the Master Plan

## What is the Master Plan Process?



# Planning Principles

## What are Planning Principles?

The planning principles will guide the development of the Potomac Hill Campus Master Plan. The planning principles address major defining characteristics of the site and provide a framework for developing land use and design concepts that respond to the project's Purpose and Need, and Goals and Objectives.

## What do the Planning Principles Address?

- Site Topography and Visibility
- Views from the Site
- Campus Edges
- Connections
- Planning Relationships and Operational Efficiency
- Preservation and Reuse of Historic Resources
- Campus Landscapes
- Campus Identity, Structure and Cohesiveness
- Site Environment/Sustainability
- Access and Circulation
- Parking
- Security
- Prior Agreements with USIP and Navy

# Next Steps

- Use planning principles to develop alternatives
- Next consulting parties meeting: October 2014



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# For More Information

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