



**Proposed Program Comment for**  
**Army Inter-War Era Historic Housing 1919-1940**

**Consultation Conference Call on 13 Nov 2019:**  
***Introduction to the Program Comment and***  
***Privatized Housing Discussion***

David Guldenzopf, Ph.D.  
Army Federal Preservation Officer



**INVITATION TO DEPARTMENT OF THE ARMY  
NATIONAL HISTORIC PRESERVATION ACT SECTION 106 CONSULTATION:  
PROGRAM COMMENT FOR ARMY INTER-WAR ERA HISTORIC HOUSING 1919-1940**

**Announcement:** The Department of the Army Federal Preservation Officer is hosting a series of Section 106 consultation conference calls for the proposed *Program Comment for Army Inter-War Era Historic Housing 1919-1940*. The consultation conference calls will engage key stakeholders and members of the interested public as participants in the National Historic Preservation Act Section 106 consultation for the Army's proposed Program Comment.

**Invited Participants:** Invited participants include representatives from the Advisory Council on Historic Preservation, State Historic Preservation Offices, Federally recognized Indian Tribes, Native Hawaiian Organizations, and members of the interested public including representatives from the National Trust for Historic Preservation, National Association of Tribal Historic Preservation Officers, and National Conference of State Historic Preservation Officers. The Army may invite additional participants.

**Format:** Army led briefing on specified topic, followed by open forum discussion

**Roll Call:** A roll call of participants will occur at the beginning of each call

**Schedule:** November 2019 - June 2020, second Wednesday of each month, 2:00-3:00 EST

**2019 Schedule:** Nov 13, Dec 11

**2020 Schedule:** Jan 8, Feb 12, Mar 11, Apr 8, May 13, Jun 10

**Call-in line and Code:** Call-in line - (703) 545-5444, Conference code - 5717045703#

**Agenda / Program Comment Discussion Topics:**

**2019** Nov 13: Introduction and Army Privatized Housing Financing

Dec 11: Inter-War Era Housing Undertaking and Property Types

**2020** Jan 8: Inter-War Era Housing Treatment Measures and Effects

Feb 12: Inter-War Era Housing Design Guidelines

Mar 11: Inter-War Era Housing Properties of Particular Importance

Apr 8: Inter-War Era Housing Public Educational Materials

May 13: Treatment Measure Monitoring and Reporting

Jun 10: Inter-War Era Housing Consultation Summary

**Supporting Documents:** Participants can access the supporting documents for each call at <https://denix.osd.mil/army-pchh/home/>

**Administrative Record:** The Army will prepare a record of each consultation conference call to include a list of call participants and significant topics discussed.

**Army Point of Contact:** David Guldenzopf, Ph.D., Department of the Army Federal Preservation Officer: [david.b.guldenzopf.civ@mail.mil](mailto:david.b.guldenzopf.civ@mail.mil) (571) 256-7822.



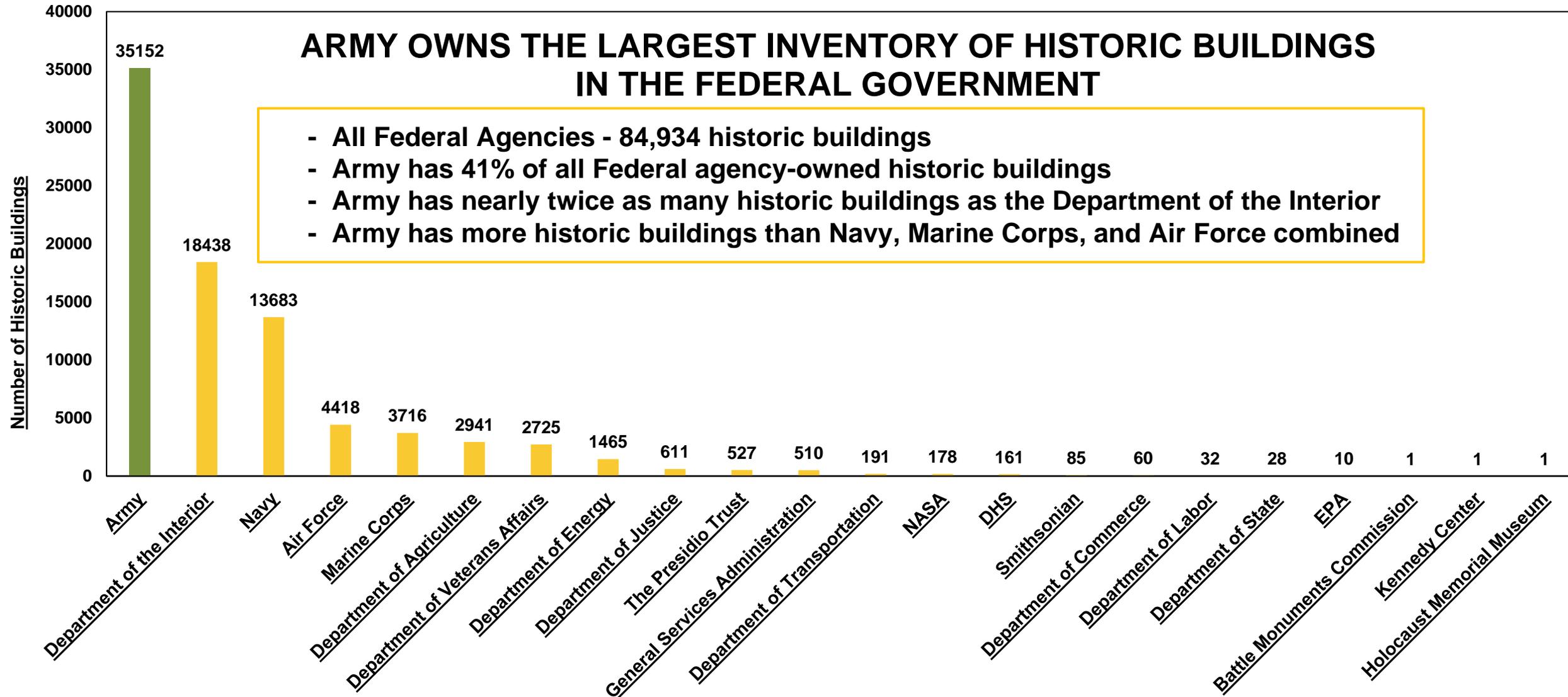
The intent of the *Program Comment for Inter-War Era Housing 1919-1940* is to improve the quality of life, health, and safety of military families, while preserving the historical and architectural character of Army housing through programmatic compliance with the National Historic Preservation Act (NHPA)



# Army Historic Building Inventory

## ARMY OWNS THE LARGEST INVENTORY OF HISTORIC BUILDINGS IN THE FEDERAL GOVERNMENT

- All Federal Agencies - 84,934 historic buildings
- Army has 41% of all Federal agency-owned historic buildings
- Army has nearly twice as many historic buildings as the Department of the Interior
- Army has more historic buildings than Navy, Marine Corps, and Air Force combined



\* GSA Federal Real Property Profile FY2018

## Housing Crisis Declared by Secretary of the Army in Feb. 2019

- Widespread reports of deficient conditions in Army housing
- High degree of attention: Senior Army and Defense Officials, Congress, media
- Lead-based paint, mold, deterioration, infestations
- **Army Inspector General Report: Finding:** Historic housing is more expensive to operate, maintain and renovate, strict rules apply, restrictive floorplans, SHPO / PA review of all actions. **Recommendation:** Assess the feasibility of continuing the PAs, conduct a cost benefit analysis, develop a plan to address historic housing
- **DOD Privatized Military Housing and Historic Preservation Workshop:** Issues identified by DoD privatized housing partners include high cost of “in-kind” materials and specialized craftsmen, high degree of variability in application of Secretary’s Standards, time consuming project-by-project reviews under PAs
  - Partners income is fixed, set on regional market rates, no historic preservation cost differentials
  - Historic preservation costs and processes impact their ability to complete housing improvements, projects are deferred, houses taken off-line, some partners operating in the red, families are delayed occupancy



Inter-War Era Housing at Fort Benning GA, Lead Paint Abatement



- ***Strategic Agenda for Army National Historic Preservation Act Improvement*** July 2019
  - Issued by the Assistant Secretary of the Army for Installations, Energy and Environment
  - Directs the Federal Preservation Officer to pursue a programmatic NHPA compliance solution for historic Army housing
- ***Program Comment for Inter-War Era Historic Army Housing 1919-1940*** is the proposed solution and is informed by the identified issues, the Army's overarching historic context for housing, and past precedent



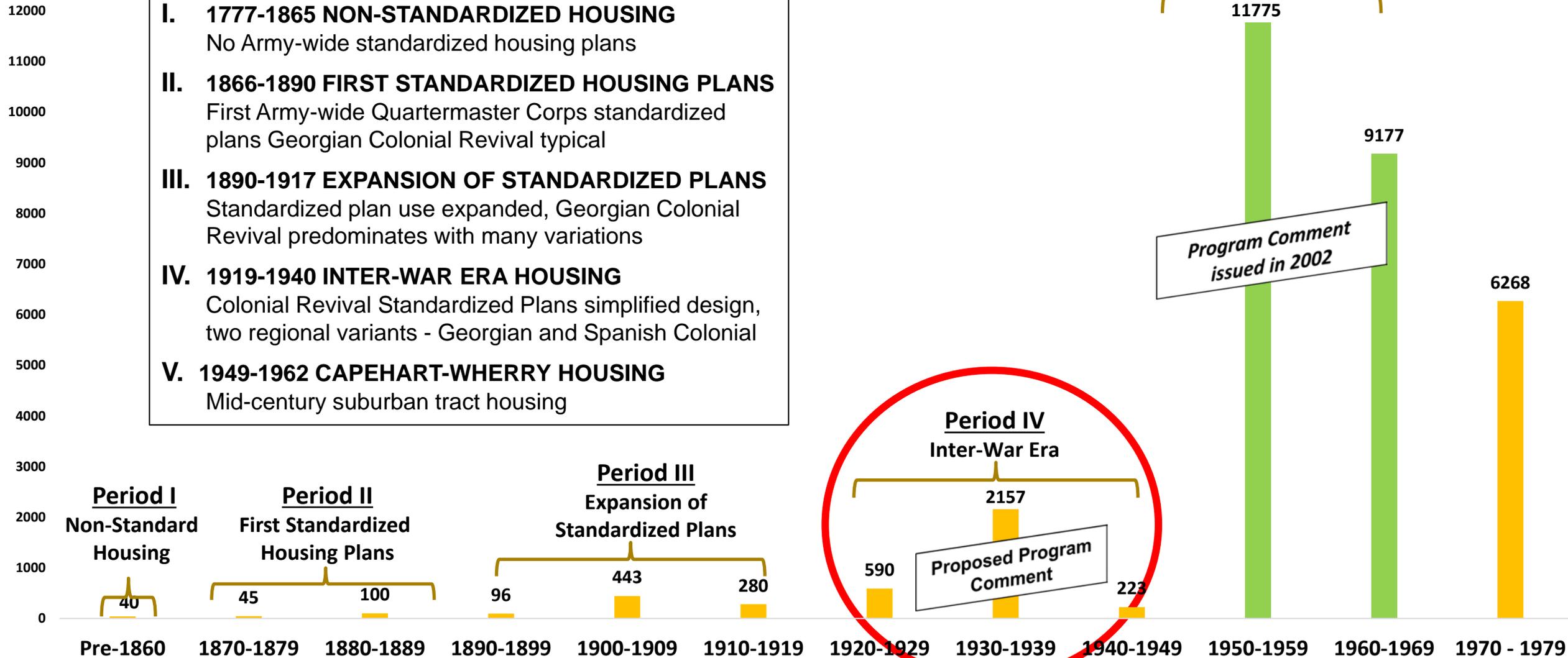
## Program Comment for Army Capehart-Wherry Housing 1949-1962

- Program Comment for Army Capehart-Wherry housing issued by ACHP in 2002
- Programmatically addressed repetitive and frequent management actions (maintenance, repair, rehabilitation, renovation, mothballing, demolition, replacement, transfer, sale, lease) for a large inventory of similar Army historic property types
- NHPA Section 106 compliance met, no further project-by-project reviews or consultation required for management actions
- Treatment provided a significant contribution to scholarship and public information regarding this era of historic architecture
- Identified and preserved properties of particular importance - units designed by the firm of a renowned master architect (Richard Neutra)



## Historic Army Housing Periods

- I. 1777-1865 NON-STANDARDIZED HOUSING**  
No Army-wide standardized housing plans
- II. 1866-1890 FIRST STANDARDIZED HOUSING PLANS**  
First Army-wide Quartermaster Corps standardized plans Georgian Colonial Revival typical
- III. 1890-1917 EXPANSION OF STANDARDIZED PLANS**  
Standardized plan use expanded, Georgian Colonial Revival predominates with many variations
- IV. 1919-1940 INTER-WAR ERA HOUSING**  
Colonial Revival Standardized Plans simplified design, two regional variants - Georgian and Spanish Colonial
- V. 1949-1962 CAPEHART-WHERRY HOUSING**  
Mid-century suburban tract housing



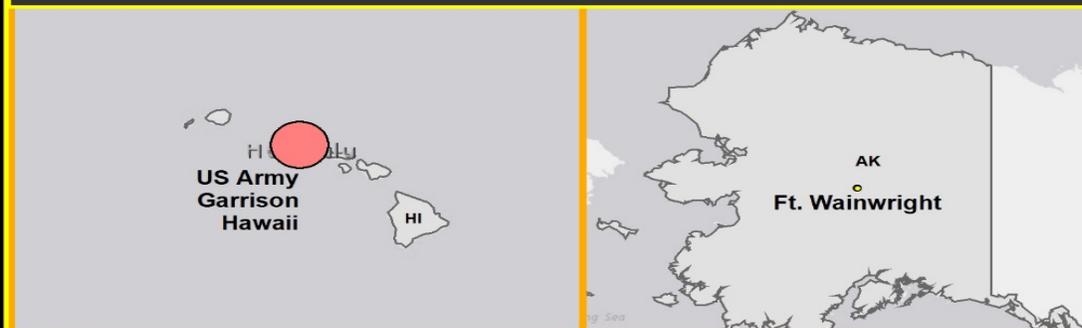
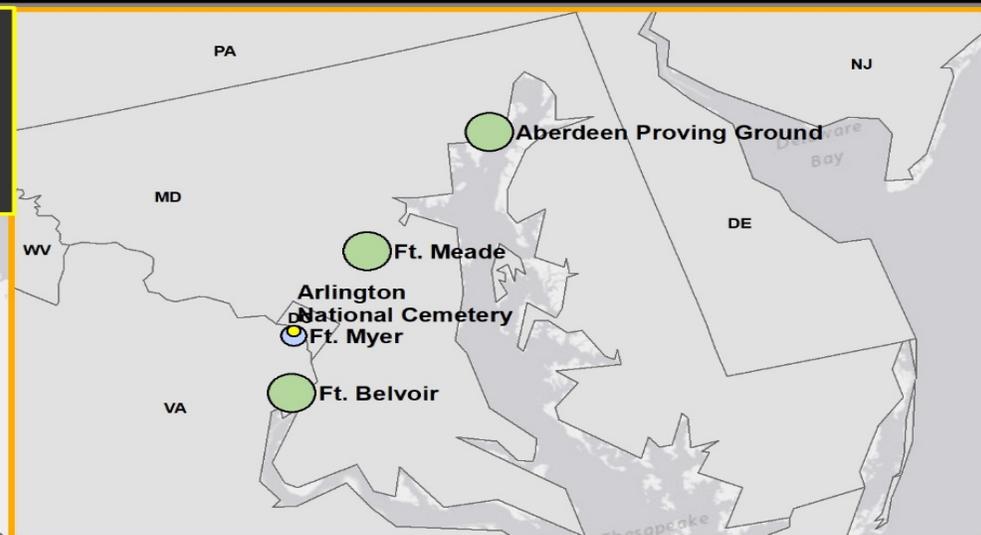
*Program Comment issued in 2002*

*Proposed Program Comment*



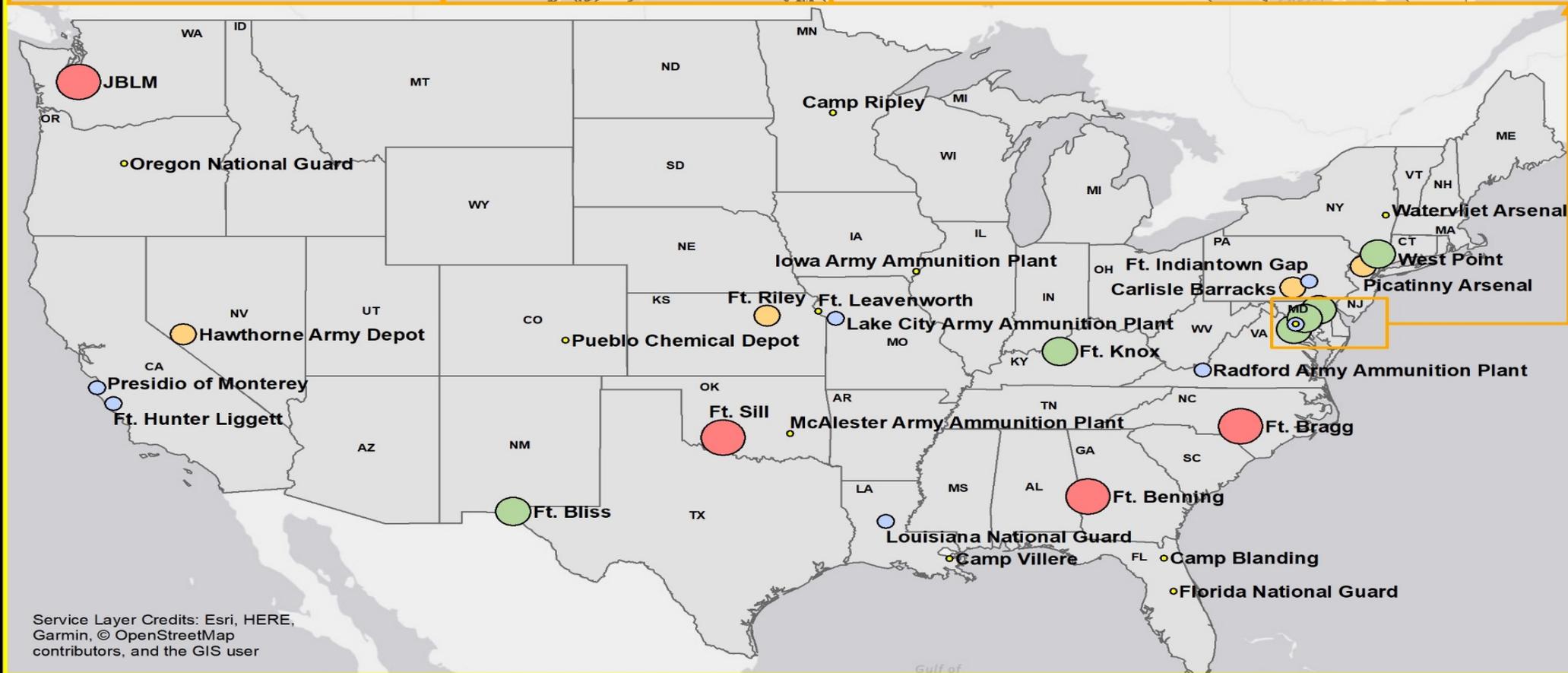
# Army Inter-War Era Historic Housing (1919-1940) Locations

Over 2,700 Total Historic Housing Units



95% of Army Inter-War Era Historic Housing is Located on the following 15 Installations:

Installation	State	# of Historic Housing Units
Fort Benning	GA	453
US Army Garrison Hawaii	HI	308
Fort Bragg	NC	255
Joint Base Lewis McChord	WA	208
Fort Sill	OK	204
Fort Bliss	TX	170
Fort Belvoir	VA	146
Fort Knox	KY	134
West Point Military Reservation	NY	134
Aberdeen Proving Ground	MD	118
Fort George G Meade	MD	113
Fort Riley	KS	91
Picatinny Arsenal	NJ	80
Hawthorne Army Depot	NV	46
Carlisle Barracks	PA	40



**Army Inter-War Era  
Historic Housing 1919-1940**

Number Of Historic Housing Units Per Installation

- 1 - 10
- 11 - 39
- 40 - 100
- 101 - 200
- 201 - 460

Service Layer Credits: Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user



## Tasks and Timeframe

**Initiate Planning and Coordination**



**Stakeholder Consultation**



**Request and ACHP Action**



**Army Implementation**

- ACHP engagement
- Notice of intent to ACHP
- Press release and Army Federal Register Notice

- Public / NTHP / NCSHPO other NGO Participation
- SHPO/THPOs
- Indian Tribe and Native Hawaiian Organizations

- Formal Army request for Program Comment
- ACHP 45 Day Review
- ACHP Comment

- Army Federal Register Notification
- Army Implementing Guidance

**Sep – Oct 2019**

**Nov 2019 – Jun 2020**

**Aug – Oct 2020**

**Nov 2020**



**AMERICA'S ARMY:**

Globally Responsive, Regionally Engaged

UNCLASSIFIED

# Privatized Housing Financing

## Army Privatized Housing Financing Discussion