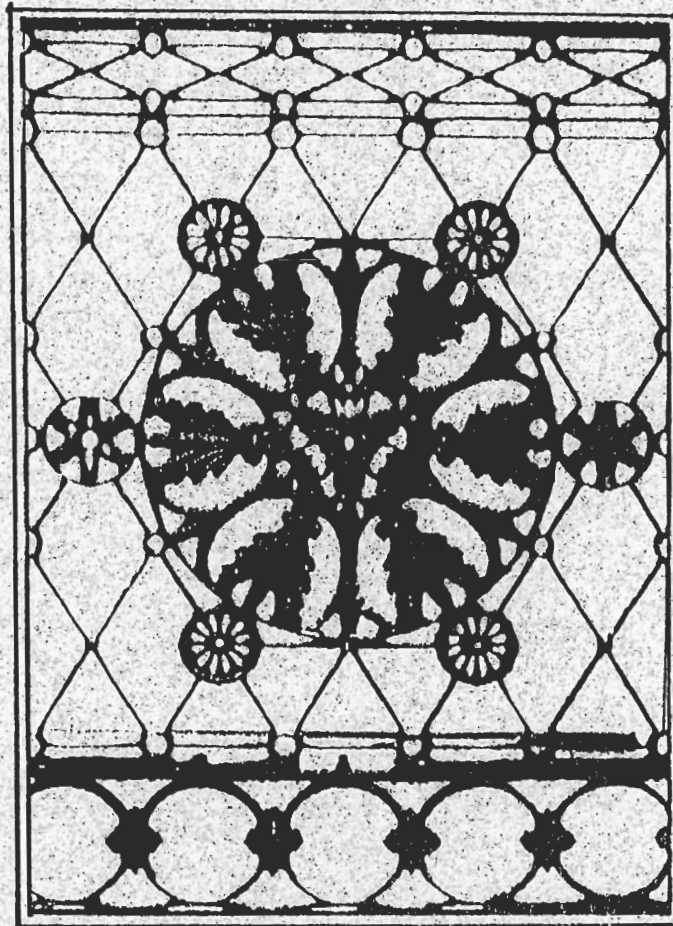


THE OLD NAVAL HOSPITAL



HISTORIC STRUCTURE REPORT

June 30, 1994

HISTORIC STRUCTURE REPORT

The Old Naval Hospital
(The Center for Youth Services)

Prepared for

The District of Columbia Center for Youth Services
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Washington D.C.

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Submitted
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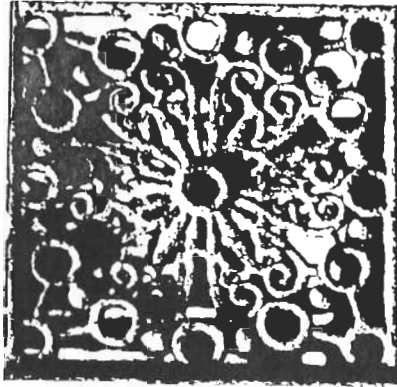
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* (Student Photograph)

1.0 INTRODUCTION



1.0 INTRODUCTION

1.1 Scope and Purpose

The Purpose of this Historic Structures Report (HSR) is:

A. To provide and analyze the results of resource identification, evaluation and documentation of the existing condition of the historic features of the entire National Register Listed Historic Resource, the Old Naval Hospital located at 921 Pennsylvania Avenue, SE, Washington, D.C.

B. To conduct a reconnaissance survey of the property to determine archeological resource potential, and to assess the level of potential resource disturbance that may result from proposed development work.

C. To prepare a report detailing the exact scope of the proposed development.

D. To design and conduct a youth awareness study program providing a forum for participation and significant exposure to the various professional and technical disciplines and skills involved in executing the work of the HSR for the clients of The Center for Youth Services (CYS).

This report was coordinated and edited by R. McGhee & Associates and sponsored by the District of Columbia Department of Consumer and Regulatory Affairs State Historic Preservation Office and The Center for Youth Services. The Report Team was directed by R. McGhee & Associates, an Architectural and Historic Preservation firm in conjunction with Judith Robinson of Robinson & Associates, Architectural Historians, and Daniel Koski-Karéll of Karell Archeological Services.

Scope of the Report

The report provides historical and architectural documentation of the Old Naval Hospital within the context of Naval Hospital development in Washington, D.C. in general. The Project Team conducted non-destructive investigation and reconnaissance of the historic resource including the grounds to ascertain existing and original building (and site) configuration, materials and systems. Documentation methodologies include photographic, graphic and written media.

HSR Reconnaissance activities included: Survey and documentation of the building for the purposes of creating existing condition drawings; Photographic documentation; Resource identification, evaluation and documentation, visual analysis of building and site materials and systems; Evaluation and Analysis of the present condition of historic features, grounds and contributing elements including landscape; Determination of historic significance; Determination of severity of deterioration and appropriate level of rehabilitation intervention; Determination of need and extent for repair and/or replacement;

Historic Research of Site and Building was conducted to determine the historic context, and determine historic integrity of resources (location, design, setting, materials and workmanship).

An Archeological survey of grounds was conducted including test pit(s), historic research and material examination as required to establish character, nature and status of existing site resources; The Archeologist conducted a reconnaissance survey of the property to determine archeological resource potential, and assess potential level of resource disturbance that may result from the proposed development work.

Utilizing historic research, field surveys and technical analysis of existing resources (historic elements), a historic resource conservation and management plan was formulated to define the resources requiring action and activities required to preserve those resources.

Utilizing anticipated site and building development goals, the HSR provides an examination of the impact of development and/or construction on historic resources performed in coordination with the existing condition analysis and conservation plan.

The Historic Structures Report utilizes archival research, architectural drawings, photographs, field tests and written descriptions as required to document the building and provide an archeological and historic analysis of the resources contained within the building and grounds.

1.2 Executive Summary

1.2.1 Summary History of the Old Naval Hospital

In 1864 the Secretary of the Navy was given authority to purchase the balance of square No. 948, in the city of Washington, for a naval hospital. The two-and-a-half-story red-brick structure designed to accommodate 50 beds. Construction began in 1864 and was completed in July of 1866.

The average number of patients treated between 1866 and 1885 was 110 men each year. In 1902, the building was deemed too antiquated for modern hospital requirements and the decision to develop a new hospital was made.

At the completion of the new Naval Hospital in 1906 The Old Naval Hospital at 921 Pennsylvania Avenue was still being used to care for patients with minor disorders and illnesses. In 1907 the Hospital Corps Training School was moved from the naval hospital in Norfolk, Virginia, to the naval hospital in Washington, D.C. In 1909 the property was considered unsuitable for the training school. The building subsequently served the purpose of a combination hospital/training school until 1911.

Soon after 1911 the building was no longer being used as either hospital or school and was being held for use as a temporary hospital in case the new naval hospital became overcrowded.

In 1922, the building was leased to the Board of Management of the Temporary Home for Soldiers and Sailors. The Temporary Home for Old Soldiers and Sailors was run by the Grand Army of the Republic, an organization founded in 1866 by a Civil War veteran to aid veterans, as well as widows and children left without husbands, fathers, and brothers.

The Old Naval Hospital was used as a veterans home funded by the District of Columbia's budget until 1963. During this time, the home housed veterans from all major American Wars through World Wars II. In the 1960's the building was briefly used as a place for training police dogs. In the 1970's, the structure was owned by the Federal Government and used by the District's Department of Human Resources for various programs. The current tenants, the Center for Youth Services, a youth-at-risk educational group moved into the building in 1989.

1.2.2 Summary of Architectural/Historical Significance

In 1964, the District of Columbia's Joint Committee on Landmarks designated the Old Naval Hospital a Category II Landmark in the District of Columbia for its contribution to the cultural heritage and visual beauty of the city. It was subsequently placed on the National Register of Historic Places in 1974. The building is significant for both its distinguished architecture and its important role in the history of Washington naval hospitals.

The structure has remained largely intact after 128 years of constant use, and retains its architectural and historical integrity, enclosed and protected behind

a remarkably detailed cast iron fence. No major structural changes have been made to the building. The National Register defines seven "aspects of integrity" that have been considered in analyzing the historical significance of the Old Naval Hospital. The original location, design, setting, and materials, association, and workmanship of the Old Naval Hospital have all been almost completely retained.

1.2.3 Summary of Archeological Analysis

The archeological investigation of Square 948 demonstrated the presence of cultural remains dating from the 1850's to the present day. The most abundant materials encountered were associated with the construction and operation of the Old Naval Hospital and the Temporary Home for Veterans of All Wars. There is also evidence indicating that remains of the circa 1850's buildings that existed prior to the hospital are buried intact and preserved in the eastern portion of Square 948.

The standing structure architectural features at this location include an historic property that is listed on the National Register of Historic Places. In addition to its buildings, the cultural resources of Square 948 include archeological remains that should be considered as having the potential to be determined historically significant. It is recommended that the archeological deposits of Square 948 be considered as contributing to the historical significance of the property.

In the event that future exterior construction activity that will disturb the terrain is planned for Square 948, it is recommended that a systematic Phase I archeological intensive survey of the terrain be performed prior to the commencement of the proposed construction undertaking.

1.2.4 Summary of Preservation and Conservation and Resource Management Recommendations.

The interior significant elements (See Inventory of Significant Spaces and Details, page 19.) are in generally good condition and are in no immediate danger of damage or deterioration. The existing door and window surrounds and interior trim elements will not be significantly affected by the proposed alterations and rehabilitations. The proposed alterations include repairs to interior trim, replacement of missing elements and potential exposure of covered finishes. The existing ceiling heights and the axial plan can be substantially preserved while accommodating current building code and tenant requirements.

The majority of exterior significant elements (See Inventory of Significant Spaces and Details, page 19.) have survived to the present time substantially intact. Low intensity repairs and maintenance such as flashing repair, drain routing, brick tuckpointing and/or cleaning and regular painting of the wood trim will reduce the danger of damage or further deterioration to the exposed historic elements. Resetting the loose stones at the site structures will prevent further water infiltration protect the stonework from further damage. An overall window repair program combined with a new HVAC system (eliminating the numerous window air conditioning units) will allow the original fenestration to return to view.

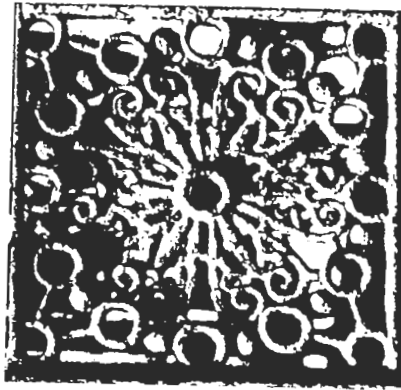
Several of the exterior significant elements however, are in immediate and critical need of repair or restoration. In particular need of attention is the signature element of the site, the unique cast iron fence and associated iron detailing. The iron stairs and the majority of the fence will require disassembly and relocation offsite to be repaired. In general, the exposed metal elements require immediate protection and/or restorative work. It is estimated that fabrication of a fence of this type today would cost over \$1 million. A restoration/repair estimate is currently being prepared.

1.2.5 Summary of Development and Construction Impacts

The anticipated renovation and/or new construction activities (as differentiated from repair, rehabilitation and restoration activities) for the Old Naval Hospital building and grounds will affect the exterior historic resources in a limited fashion. Also see Appendix A, Section 8.4. The exterior fire escape, although possibly enlarged to satisfy current egress requirements, will remain in the same location. Repairs to the existing driveways, concrete walks and areaways should not detrimentally effect the contributing resources. The installation of a central HVAC system will eliminate the numerous window air conditioning units visible from all facades. The proposed installation of removable storm windows is also not seen as having significant impact. The installation of an exterior ramp or lift to provide access the first floor would have to sensitively located to be successful. Site development is anticipated to take the form of landscaping (plants) and repairs to existing contributing resources.

Proposed interior construction will require relocation and/or removal of some limited areas of walls and existing door trim at the first and second floors. The HVAC, electrical and plumbing system upgrades can be instituted unobtrusively and without significant damage to the historic elements or character of the spaces. The single means of egress (central wood stair) presents a problem to be negotiated with the local fire marshall. Enclosing the stair or stair hall changes the visual effect of the open axial plan common to hospital architecture of the period. However, the enclosing panels could be configured to complement the surrounding construction without irreparably damaging the existing materials.

2.0 HISTORICAL EVALUATION



2.0 HISTORICAL EVALUATION

2.1 Historic Context

The Old Naval Hospital in Washington, D.C., fits into a long tradition of providing care for this country's disabled veterans. The first thoughts of establishing naval hospitals in the United States began near the end of the 18th century. At this time, the number of seamen needing medical care had grown so large that Congress was forced to find a way to care for the sick. In 1799, the Secretary of the Navy began deducting twenty cents from the monthly pay of each officer, seaman, and marine. This tax allowed seamen to be admitted to designated civil hospitals. The treatment for the seamen in these hospitals was unsatisfactory, however, and the Navy Department demanded that it have its own hospitals. The result was the passing of a law by Congress establishing the first naval hospitals in the United States.

The law was passed on February 26, 1811, allowing the Secretaries of the Navy, Treasury, and War Departments (appointed as commissioners) to receive the hospital tax accruing from the Navy. An additional \$50,000 was added to this fund from the Marine Hospital Fund.¹ The Secretaries were responsible for choosing sites for the new hospitals, and their plans included using existing buildings or constructing new ones. Every officer, seaman, and marine was entitled to care at any of the hospitals. Although the commissioners were appointed in 1811, it took an additional ten years for them to work together and execute the law passed by Congress. The earliest naval hospitals were established in Norfolk, VA; Philadelphia, PA; Boston, MA; and Brooklyn, NY. (See Figures 1, 2, and 3) Eventually naval hospitals were also established in Chelsea, MA; Annapolis, MD; Washington, D.C.; Pensacola, FL; Mare Island, CA; and Yokohama, Japan. (See Figure 4)

The first naval hospital in Washington, D.C., was established prior to 1830. Although little information exists documenting this hospital, sources note it was located close to the Navy Yard in a building rented for \$200 a year.² This building was soon put out of use and two small frame structures were constructed at the Navy Yard to be used as hospital buildings. In 1830, the Secretary of the Navy reported that the Navy Yard hospitals were unfit for hospital purposes. The structures merely offered shelter in overcrowded buildings. The Secretary stated that these hospitals were "even less favorable to his restoration than the hold of the vessel from which he has been discharged."³ In 1843, Congress appropriated \$8,000 for the construction of a new hospital at the Marine Headquarters. Upon completion of this building, use of the Washington Navy Yard hospital was discontinued.

The heavy volume of men needing hospital care during the Civil War caused the Navy Department to seek more spacious accommodations. A temporary naval hospital near Washington at the Government Hospital for the Insane was chosen as the site. The Secretary of the Interior assigned several wards there for the use of the Navy Department. As the Civil War advanced, the Washington Navy Yard became more important, and the number of naval vessels in the nearby Potomac River increased. It had become apparent by this time that the Government Hospital for the Insane was unsuitable, and other alternatives were again considered. On March 14, 1864, Congress appropriated \$25,000 for the construction of a new building to be used

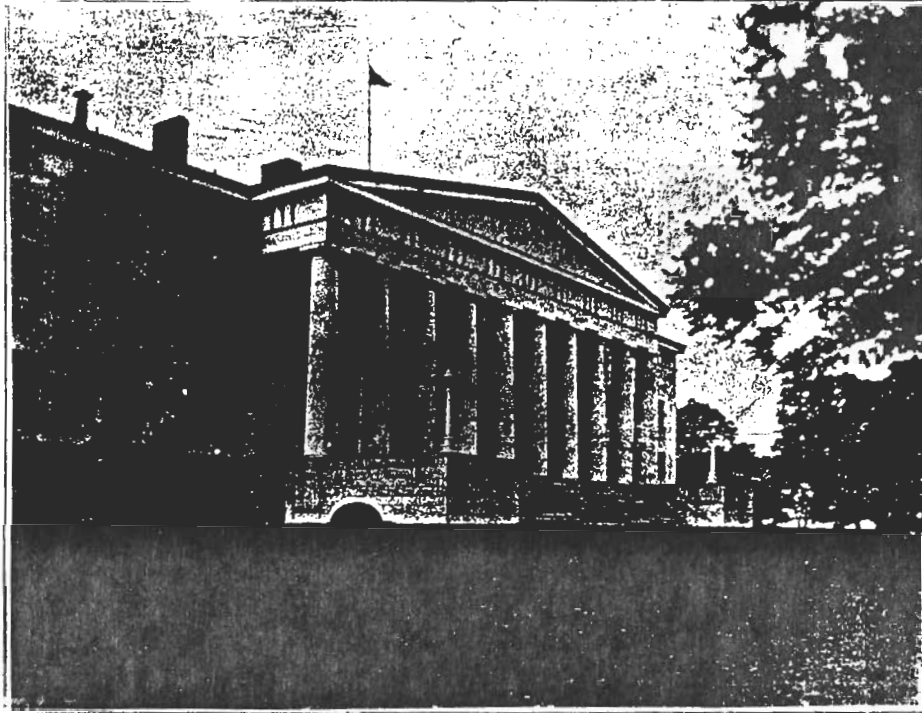


Figure 1 Photograph of the Norfolk Naval Hospital, 1903.
National Archives.

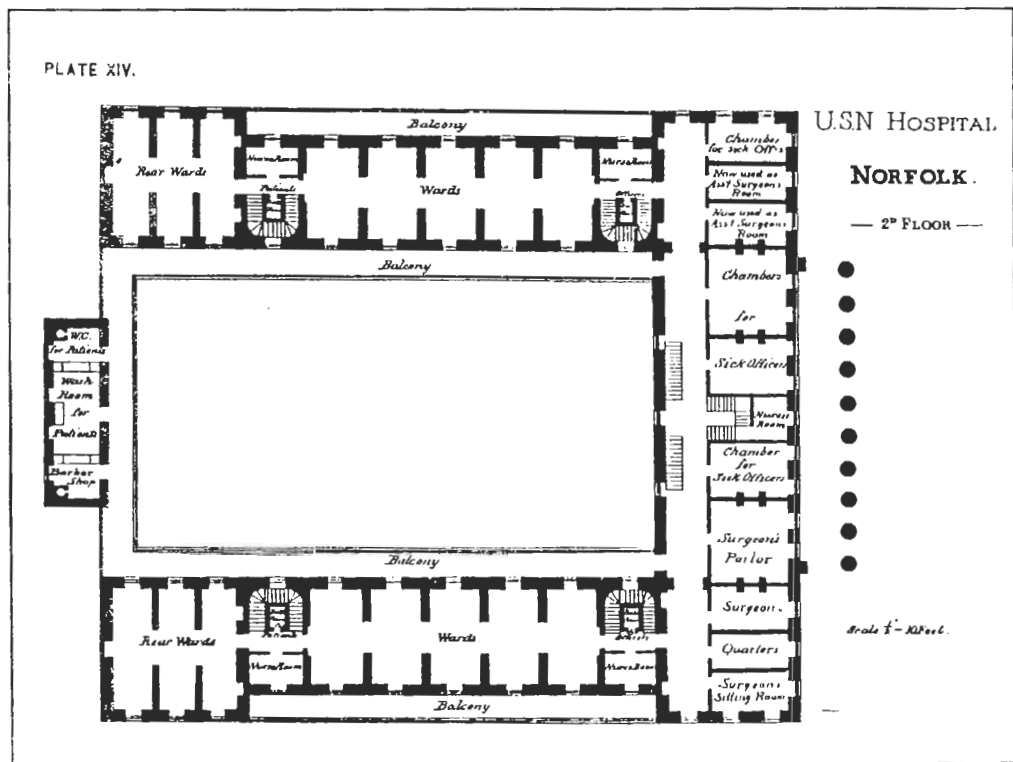


Figure 2 Norfolk Naval Hospital - Second Floor Plan, 1893. Gatewood, Notes on Naval Hospitals and Medical Schools, and Training Schools for Nurses.

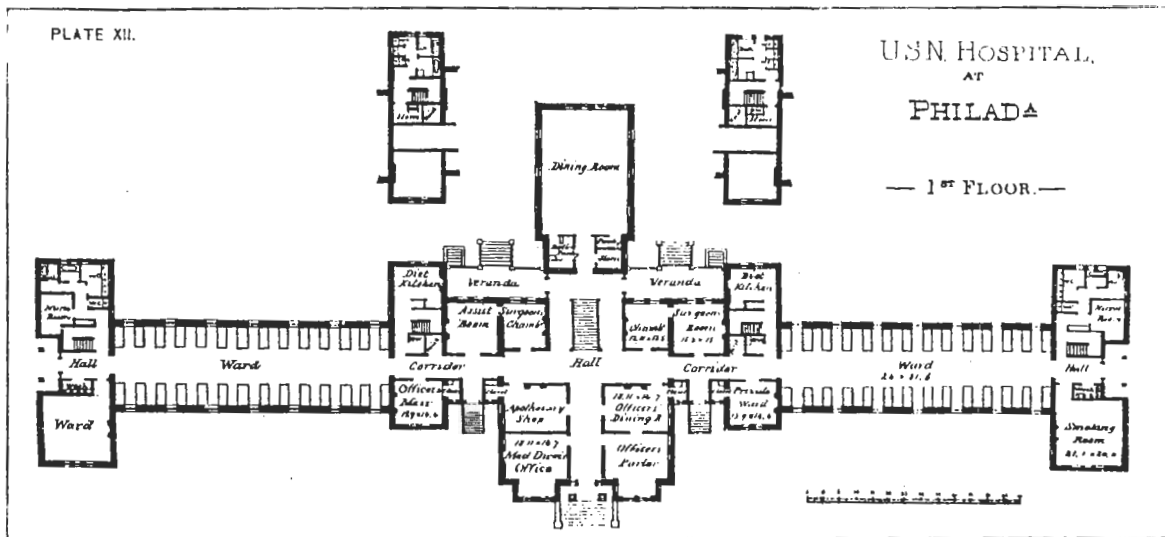


Figure 3 Philadelphia Naval Hospital - First Floor Plan, 1893. Gatewood, Notes on Naval Hospitals and Medical Schools, and Training Schools for Nurses.

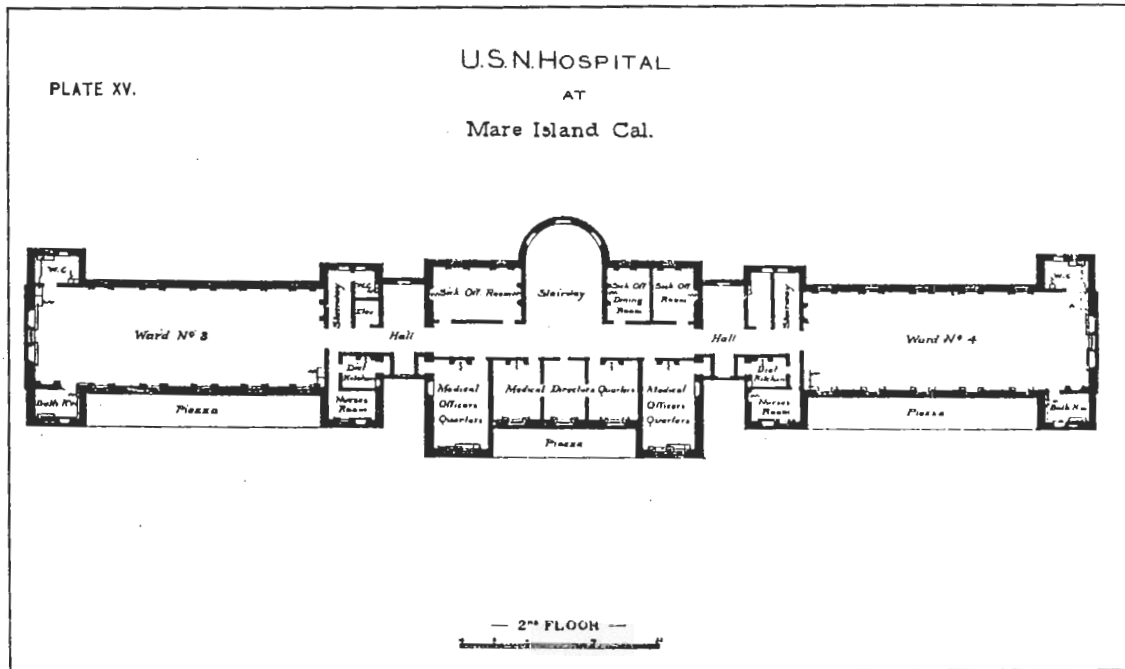


Figure 4 Mare Island Naval Hospital - Second Floor Plan, 1893. Gatewood, Notes on Naval Hospitals and Medical Schools, and Training Schools for Nurses.

solely as a naval hospital.⁴

Once the funds were appropriated, a site had to be chosen for the hospital. The Secretary of the Navy reported in 1864 that "Authority to purchase the balance of square No. 948, in the city of Washington, for a naval hospital, is also requested. The government already owning a portion of the land makes it desirable, on many accounts, that the remainder (some 14,000 feet) should also be under control of the department."⁵ (See Figure 5) The square chosen as the site was (and is) approximately three-quarters of an acre and is located in the southeast quadrant of the city. It is bounded by E Street on the south, Pennsylvania Avenue on the north, Ninth Street on the east, and Tenth Street on the west. Square 948 was purchased and construction began. During the construction of the building, the cost of materials increased due to the war and the final cost of the structure totaled \$115,000. The end result was a two-and-a-half-story red-brick structure designed to accommodate 50 beds. The architectural design and details of the building were a combination of Italianate, Greek Revival, and Second Empire elements. (See Figure 6) Construction was completed in July of 1866 and the first patients were admitted on October 1, 1866.⁶

During the Old Naval Hospital's first year of operation, 181 patients were treated. The average number of patients treated between 1866 and 1885 was 110 men each year. Repairs were made yearly to the structure, but beginning in 1902 thoughts of constructing a new naval hospital were starting to develop. In 1902, the building was deemed "antiquated and insufficient, and conforms in no respect to the conditions of modern hospital requirements."⁷ At this time, an estimate for a new hospital building had been submitted, and the Museum of Hygiene and Medical School grounds were selected as the location. The following year, it was decided that upon completion of the new hospital, the building at 921 Pennsylvania Avenue, SE, would be put out of commission. Congress set aside \$125,000 for the new structure, and the site was approved. The construction of the new naval hospital was supported, and its doors opened in 1906.

The Old Naval Hospital at 921 Pennsylvania Avenue was still being used to care for patients with minor disorders and illnesses. At the same time, an alternative use for the building was being considered. In 1907 the decision was finalized, and the Hospital Corps Training School was moved from the naval hospital in Norfolk, Virginia, to the naval hospital in Washington, D.C. The Hospital Corps Training School was used to train sailors in bandaging, nursing, hygiene, and anatomy; their skills were to be used on hospital ships. The first class began October 1, 1907, and 32 members graduated in January of 1908.⁸ (See Figure 7)

By 1909, the property was considered unsuitable for the training school. The main problem stemmed, not from the building itself, but from lack of grounds for practicing drills and exercises. In addition, the nearness of other buildings and easy access from the grounds promoted "mischief" among the men. The Secretary of the Navy's report for that year stated the following: "the present location is satisfactory only as a temporary expedient, and it is the intention of the bureau that the school shall ultimately be located in the grounds of the naval Medical School Hospital, Twenty-fourth and E streets NW, Washington."⁹ The building served the purpose of a combination hospital/training school until

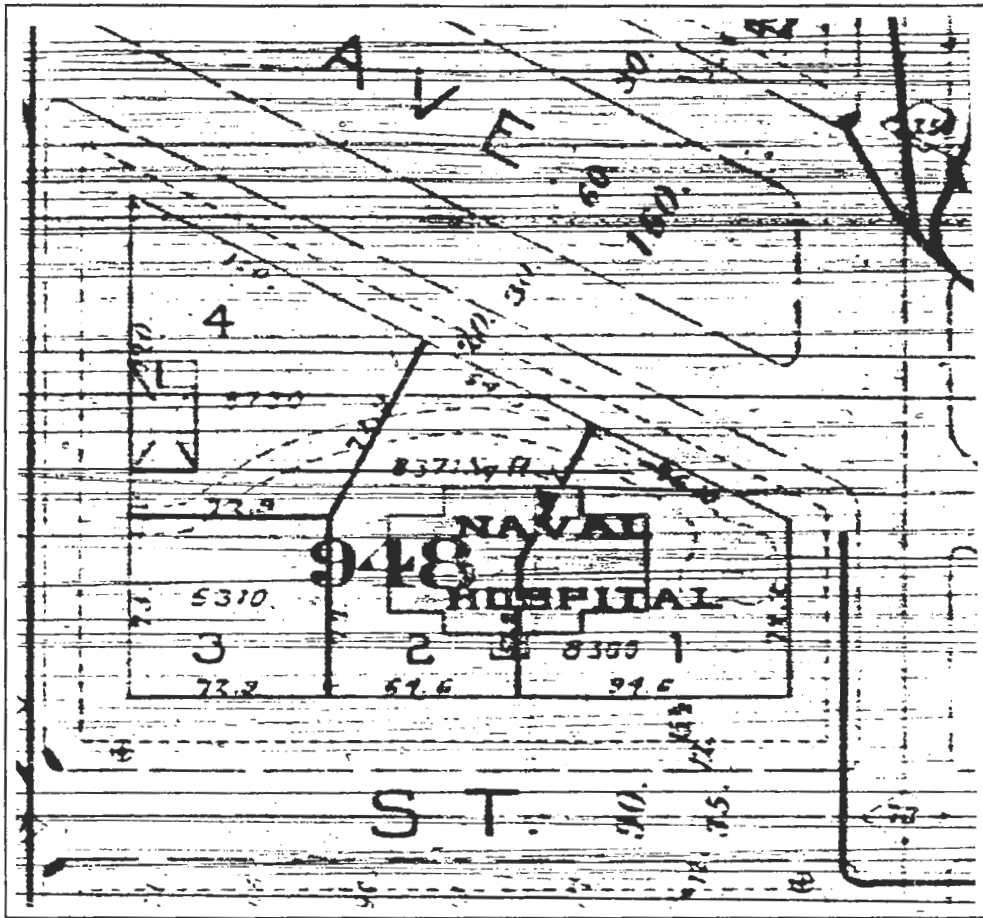


Figure 5 Real Estate Surveys of Washington, Hopkins, 1892.

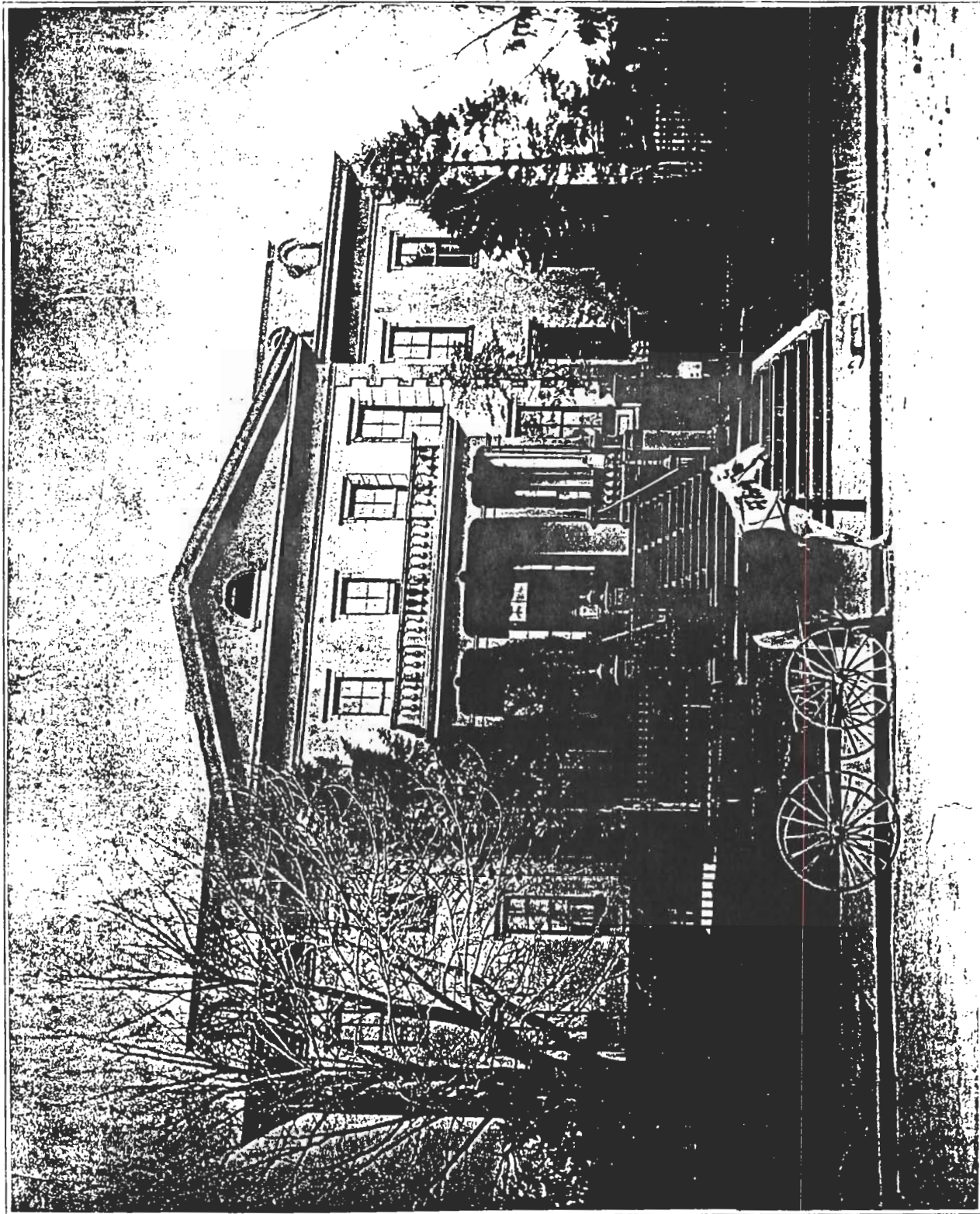


Figure 6 Photograph of the Washington Naval Hospital, c. 1900. National Archives.

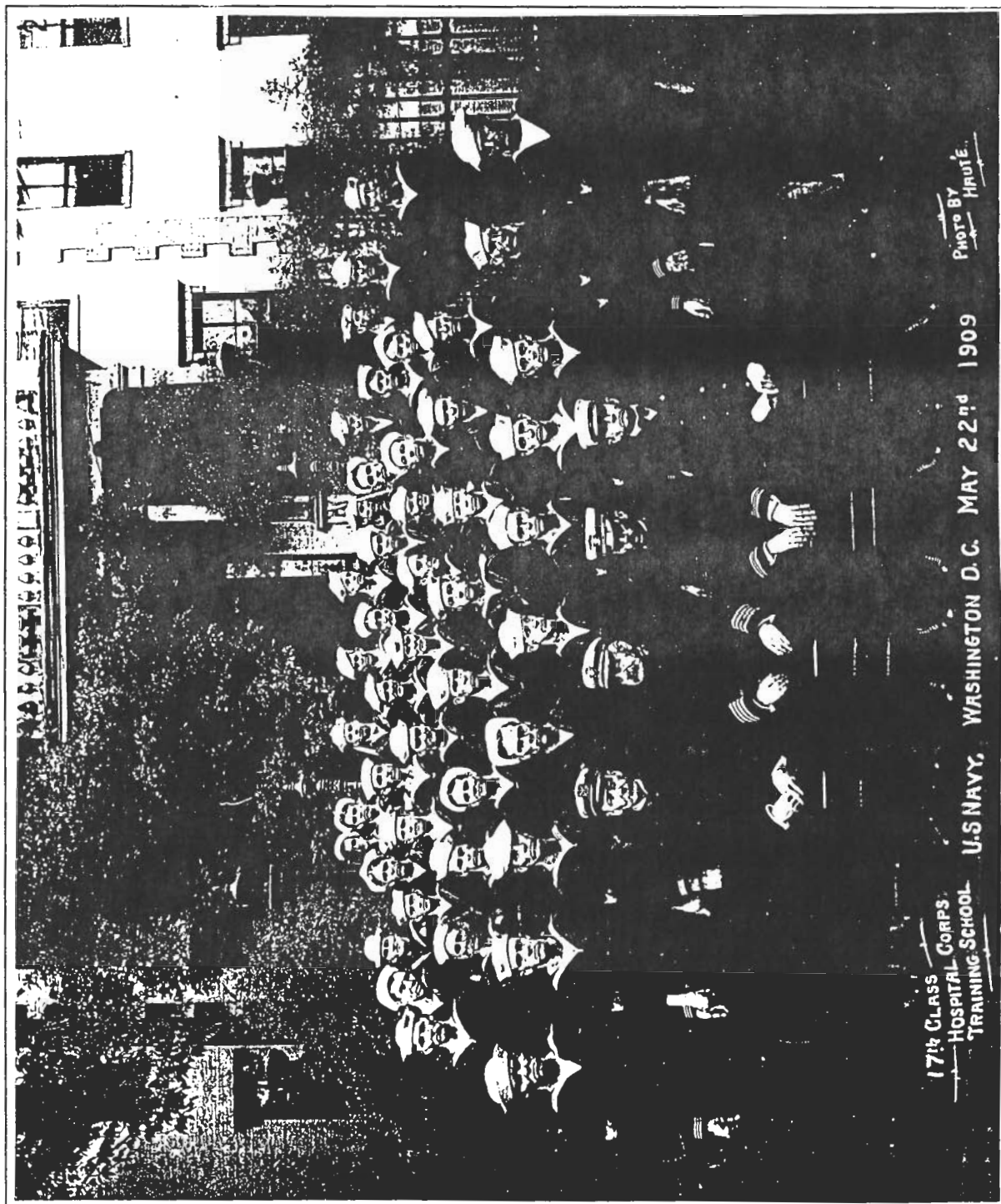


Figure 7 Photograph of the 17th Class of the Hospital Corps Training School, Washington Naval Hospital, May 22, 1909. National Archives.

1911. The Secretary of the Navy's report for that year establishes that the building was no longer being used for either the hospital or the school. In addition, the report also stated that the Training School had been abolished. The building was being held for use as a temporary hospital in case the new naval hospital became overcrowded.

During the next eleven years, the use of the building is unclear. It was held for some amount of time as an emergency hospital and then later used by the Reserve Force as an office. In 1922, the building was leased to the Board of Management of the Temporary Home for Soldiers and Sailors. The Temporary Home for Old Soldiers and Sailors was run by the Grand Army of the Republic, which was an organization founded in 1866 by a veteran in Springfield, Illinois, for fellow Civil War veterans.¹⁰ The purpose of the Grand Army of the Republic was to aid veterans, as well as widows and children left without husbands, fathers, and brothers. The organization quickly grew, and departments were established across the country.

The Washington division was called the Department of the Potomac, and was originally established as the Soldiers and Sailors' Union in June of 1865. Its main purpose was stated in its first meeting "for mutual aid and protection in securing action in the settlement of accounts with the departments, and to aid veterans in securing employment."¹¹ The Washington home was used by veterans who came to Washington to apply for hospital benefits, pensions, and compensation claims. Any veteran who was honorably discharged could be admitted to the Home providing that he was not ill, under the influence of alcohol, and had less than \$50 "on his person." Veterans were allowed to stay in the home for a maximum of ten days, excepting those without work compensation. Certain rules were enforced on the veterans during their stay including no loud or indecent language, no trading or betting, and daily cleaning duties.

The Old Naval Hospital was used as a veterans home until 1963. During this time, the home housed veterans from the Civil War, Spanish-American War, and both World Wars. Although records were not located documenting the number of veterans staying in the home every year, it was recorded that 1,031 men stayed there in 1952 and a similar number were accommodated in 1957.¹² It was often a struggle to obtain the funding needed to keep the home in operation, and in the late 1950's and early 1960's it became more difficult for the home to maintain its funding. The funding for the home came from the District of Columbia's budget, although it was actually a federal expense. The extinction of the home came with the approval of the District's 1963 budget, which excluded funding for it. The home shut its doors on August 1, 1963. Forty-nine veterans were still living in the home at the time and had to be relocated to other homes and shelters.

The building stood vacant for the next year and was then considered as a place for training police dogs who were learning to search and enter buildings. In the 1970's, the structure was owned by the Federal Government and used by the District's Department of Human Resources for the WIN Basic and Functional Education Program. The current tenants, the Center for Youth Services, moved into the building in 1989.

2.2 Construction Chronology

Constructed in 1864-66, the Old Naval Hospital has remained largely intact to its original design, and is a strong example of the combination of the Italianate, Greek Revival, and Second Empire styles in the District of Columbia. Although sources are available documenting the date construction was completed and the opening date of the hospital, other records documenting the actual construction of the building have not been located.

The site chosen for the construction of the Old Naval Hospital was Square 948, a three-quarter-acre tract of land in southeast Washington. Construction was completed in July of 1866, and the first patients were admitted on October 1, 1866. As constructed, the structure was two-and-a-half-stories in height plus a basement. The brick walls terminated in a mansard roof covered with hexagonal pieces of slate. The building was nine bays long (measuring 91 feet) and five bays wide (measuring 44 feet) and followed an axial plan. The north and south facades each displayed a pediment containing a lunette window. Decorative features of the structure included wood paneled doors, wood window hoods, recessed brick panels underneath the windows, and brick quoining. The south entrance was the original main entrance and displayed a handsomely detailed wood portico. The portico was made up of four square wood piers and two pilasters with simple capitals which supported a flat roof. The roof of the portico was originally surrounded by a wood balustrade. The north entrance (now the main entrance) had a small cast-iron porch, covered by a bell roof. A small cast-iron gazebo or summer house was located northeast of the north entrance. The building was originally designed to house 50 beds. In addition to the hospital building, a stable was also located on the grounds. This one-and-a-half-story structure still remains (on a separate parcel under different ownership).

Although the architect for the building is unknown, its skillful design suggests a talented architectural hand. There are several possible candidates who are known to be responsible for comparable Italianate buildings in Washington. These possibilities include the team of Starkweather and Plowman, noted Baltimore architects in the late 1850's who by 1860 were listed in the Washington city directory (See Figure 8); Adolf Cluss, also practicing in Washington during the 1860's in private practice with Joseph Wildrech van Kammerhueber, who designed many public buildings as well as private residences (See Figure 9); and James H. McGill, another noted architect designing in Washington during the second half of the 19th century (See Figure 10).

Minor repairs were made yearly and are documented in the Bureau of Medicine and Surgery's reports found within the Secretary of the Navy's annual reports. These repairs included repainting, replacing floors and windows, and the general upkeep of the grounds. In 1868, more substantial changes were made including the addition of two 1,000-gallon water tanks to the attic and completely replacing all the water closets.¹³ In the 1870's, only the most minimal amount of money was spent on repairs to the building, but by the 1890's more extensive repairs were being undertaken. This included numerous repairs in 1891 and 1892, as well as what the Bureau of Medicine and Surgery called an "entire renovation" in 1893. This renovation included the following: "supplied ... sufficient heating apparatus, the sanitary arrangements have been overhauled, all interior woodwork has been painted, neuchantel floors laid in the basement, and the wards furnished



Figure 8 Cooke's Row, Villa No. 3 (3013 Q Street, NW). Commission of Fine Arts and Historic American Buildings Survey, Georgetown Residential Architecture, Northeast.



Figure 9 Photograph of Phillips Row (1302-1314 Connecticut Avenue), 1929. Goode, Capital Losses.

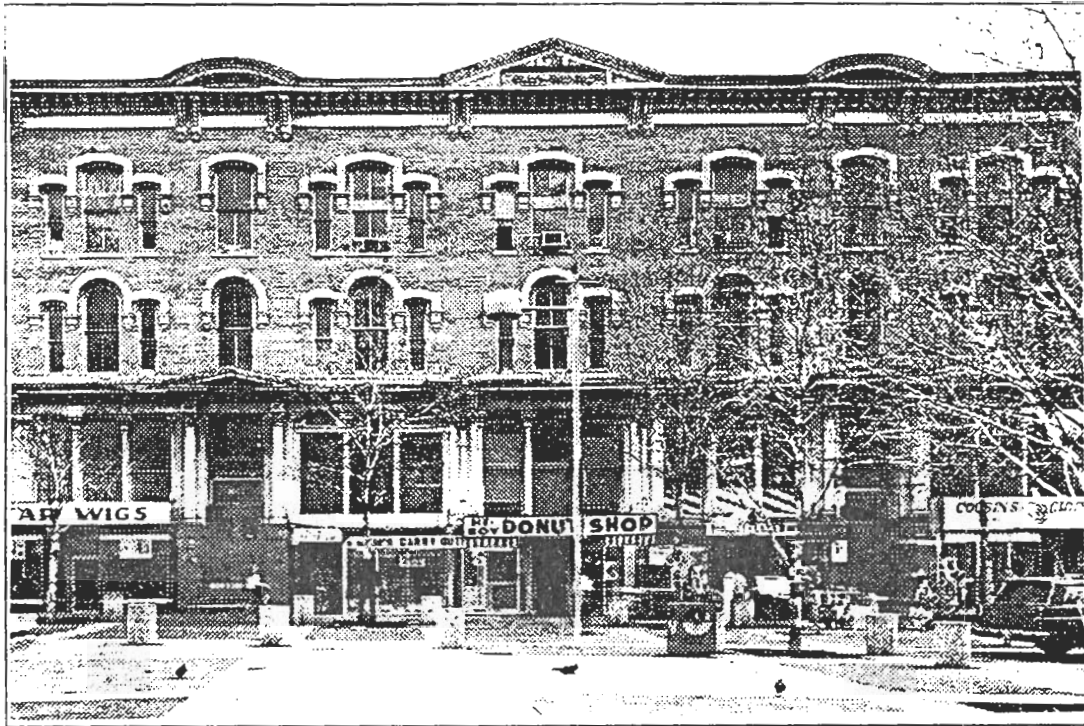


Figure 10 Photograph of the Le Droit Building (800-812 F Street, NW).
Scott & Lee, Buildings of the District of Columbia.

with new iron bedsteads, comfortable chairs, and durable lockers."¹⁴ Most of the changes made to the building are documented in the Secretary of the Navy's reports under the Bureau of Medicine and Surgery, although additional correspondence exists between the surgeons at the hospital and the Chief of the Bureau of Medicine and Surgery.

Photographs from the early 1900's (See Figure 11) show that the exterior walls were painted a light color and the windows, doors, quoining, and foundation were painted a dark color and document its appearance at that time. The interior of the building was again modified in 1907, when the Hospital Corps Training School moved from the naval hospital in Norfolk, Virginia to the naval hospital in Washington, D.C. At that time, the building was altered slightly in order to serve its dual purpose as both a hospital and a school. The main floor lecture hall was fitted with benches, and blackboards were added to it for demonstrations. Lockers for the recruits belongings were also placed on the first floor. Another room was used as a reading room. The second floor was converted into two large dormitory spaces for members of the Hospital Corps. Iron frames were added in each room from which hammocks would be hung. The basement held a "modernly equipped" kitchen and mess hall which could hold up to 60 men.¹⁵

Little is known regarding changes to the structure after it left the jurisdiction of the Navy Department. The structure was used as a veterans home from 1922 to 1963 and accommodated a fairly large number of men each year. It is likely that during this time additional changes were made to the interior in order to house the high number of veterans passing through its doors.

No major structural alterations or additions appear to have been made to the structure. Presently, the building is in good condition and still displays many of its original architectural features on the exterior as well as the interior. The exterior is no longer painted. The red brick walls are exposed and the wood doors and window trim has been painted white. The original wood doors and windows remain, as well as the original wood portico on the south facade and cast-iron porch on the north facade. The site remains enclosed by its original decorative cast-iron fence, although it has deteriorated a great deal. The small cast-iron gazebo or summer house remains, as does the wood flagpole. The building has had no major structural alterations and the spatial arrangement of the interior rooms remains relatively intact. The majority of the changes have been made to the interior and involved moderate alterations of the rooms to accommodate the building's various uses over time. The overall composition and arrangement of space has changed minimally over time. A comparison between a second floor plan from 1893 and 1994 shows an almost identical placement rooms. (See Figures 12 and 13) The interior flooring is now linoleum tile. The original wood floors may still exist under this layer. The original doors and windows remain intact, including the transoms above the interior doors. A few of these have been covered over, but the original wood surrounds remain. Decorative metal ventilation grates are located on all of the floors, and early radiators are also present.

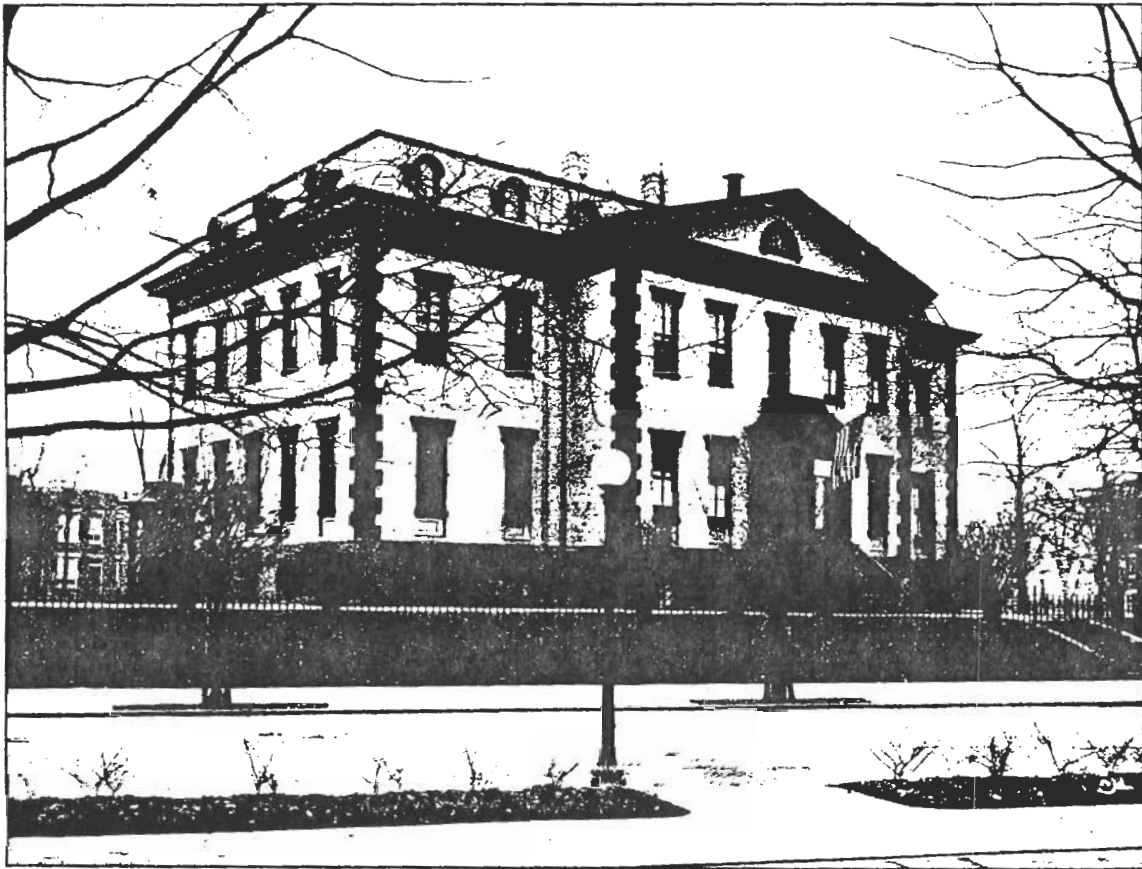


Figure 11 Photograph of the Old Naval Hospital, 1917-1918. Martin Luther King Memorial Library.

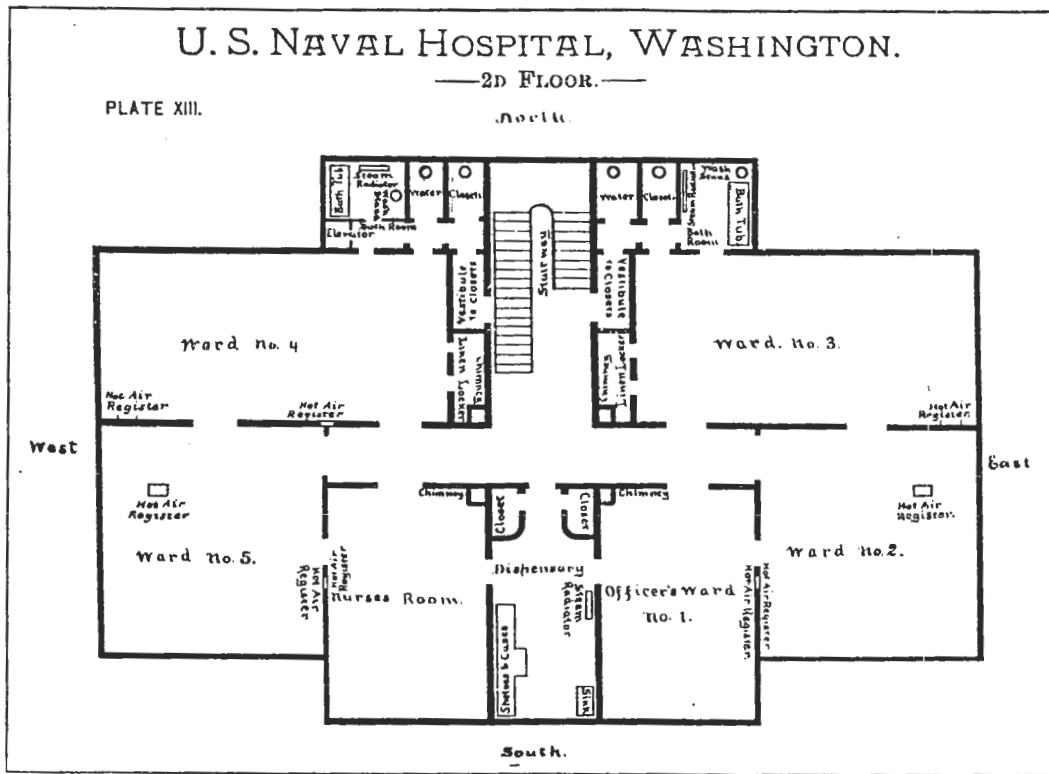


Figure 12 Washington Naval Hospital - Second Floor Plan, 1893. Gatewood, Notes on Naval Hospitals and Medical Schools, and Training Schools for Nurses.

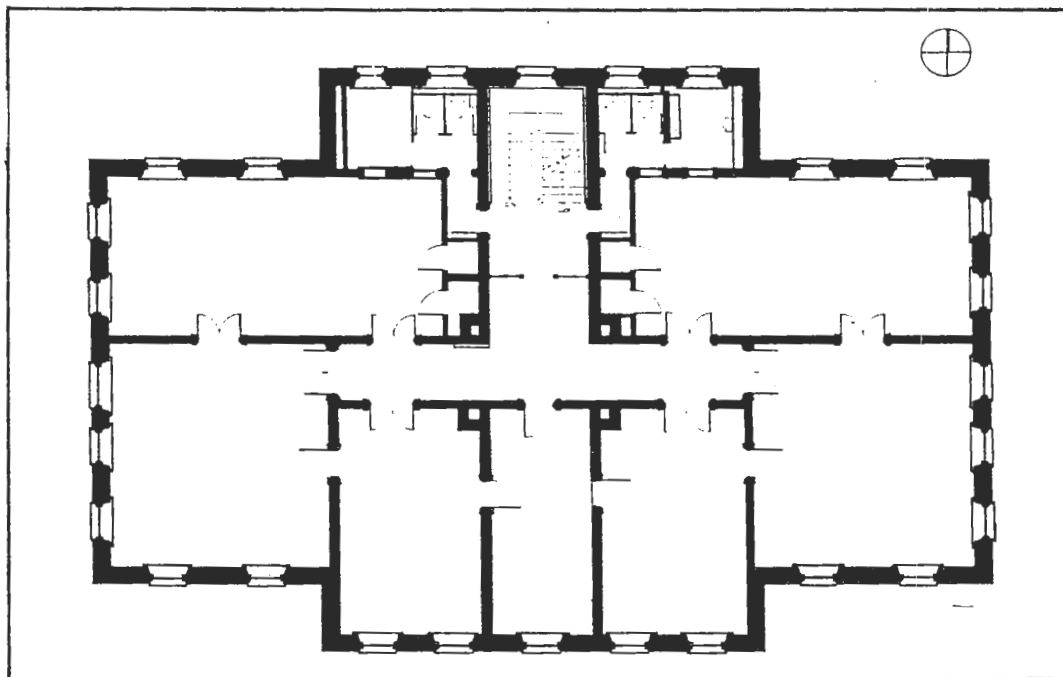


Figure 13 The Old Naval Hospital - Second Floor Plan, 1994. R. McGhee & Associates.

2.3 Statement of Architectural/Historical Significance

In 1964, the District of Columbia's Joint Committee on Landmarks designated the Old Naval Hospital a Category II Landmark in the District of Columbia for its contribution to the cultural heritage and visual beauty of the city. It was subsequently placed on the National Register of Historic Places in 1974. Although, - as is typical of landmark documentation of the time - the nomination form does not specifically address the criteria of significance met by the property, it is clear that it is significant for both its distinguished architecture and its important role in the history of Washington naval hospitals.

The Old Naval Hospital has played an important role in the District of Columbia since its construction in 1866. The building is the oldest documented naval hospital in Washington and was the first naval hospital designed on a large enough scale to serve for an extended period of time. It is representative of this country's commitment to providing care for its disabled veterans. The hospital was in use for 45 years, through the end of the Civil War into the early 20th century. It was next used for the care of veterans from the Civil, Spanish-American, and the two World Wars. Most recently, it is used as an educational institution by the Center for Youth Services.

Obviously the product of a talented architectural hand, the building is significant for its architectural design. It is a skillful combination of three late-19th century styles, the Italianate, Second Empire, and Greek Revival. The building follows an axial plan, with pedimented five-bay pavilions with porticos on the north and south elevations. The brick quoining, hood moldings, and porches reflect the Italianate style. The mansard roof is characteristic of the Second Empire style, and the pediments located on the north and south facades are typically Greek Revival in design. The combination of these elements produces a building notable for its form and massing, distinctive slate mansard-roofs, and decorative cast iron details.

The structure has remained largely intact after 128 years of constant use, and retains its architectural and historical integrity. No major structural changes have been made to the building. The National Register defines seven "aspects of integrity" that have been considered in analyzing the historical significance of the Old Naval Hospital. The original location, design, setting, and materials, association, and workmanship of the Old Naval Hospital have all been almost completely retained. The feeling of the building's original use as a hospital can still be envisioned as one walks through the interior of the building, which retains its original spatial arrangement and ceiling height.

2.0 INVENTORY OF SIGNIFICANT SPACES AND DETAILS

The Old Naval Hospital serves as a strong example of architectural resolution. The structure is characterized by features from the Italianate, Greek Revival, and Second Empire styles. The following features are important to the historic integrity of the structure and should be maintained and preserved.

Exterior Inventory

- Wood window frames on the north, south, east, and west elevations.
- Wood cornice on the north, south, east, and west facades.
- Stone brackets over windows.
- Arched dormer windows on the north, south, east, and west facades.
- Original wood entrance doors on the north and south facades.
- Transoms above the doors on the north and south facades.
- Wood pediment on north and south facades (with lunette window).
- Wood porch on the south facade (includes wood floor, wood balustrade, original roof, and iron steps leading to porch).
- Cast-iron portico surrounding north entrance, includes original iron steps, posts and railing, and bell roof.
- Mansard roof covered with hexagonal pieces of slate.
- Standing seam metal roof covering pediment portion of the roof.
- Brick quoining on the north, south, east, and west elevations.
- Recessed brick panels located under windows on north, south, east, and west elevations.
- Brickwork of north, south, east, and west elevations.
- Cast-iron fence extending around the perimeter of the grounds.
- Wood flag pole located east of the south facade.
- Four original chimneys.
- Cast-iron gazebo structure located northeast of the north entrance.
- One-and-a-half-story brick stable building (not currently on the property).

Interior Inventory*

- Original wood-paneled doors on basement, first, second, and third floors.
- Original door and window surrounds.
- Original door transoms.
- Decorative metal ventilation grates in basement, first, second, and third floors.
- Original high ceilings.
- Original floor plan on second floor (compare to Figure 10).
- Relatively intact floor plan on first floor (no original plan exists for comparison).
- Early radiators on first and second floors.
- Original or early wainscoting along basement stair.
- Main stairway, with wood balustrade.
- Flooring ? (potentially extant under linoleum tile)
- Plaster walls ? (potentially early or original)
- Hardware ? (potentially early or original)

* Further investigation may be needed relating to the interior features in order to determine whether or not they date to the original period of construction.

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3.0 ARCHEOLOGICAL EVALUATION



3.0 ARCHEOLOGICAL EVALUATION

3.1 ABSTRACT

This report describes the findings of an archeological investigation of Square 948 in Southeast Washington, D.C. That is the location of the Old Naval Hospital, a 19th century structure listed on the National Register of Historic Places (NRHP). The property is currently operated by the District of Columbia Center for Youth Services (DCCYS). The work performed consisted of background research and field work. The field work included the participation of students from the DCCYS in the conduct of a controlled surface collection survey and the excavation of two 3' by 3' test pits. The findings of this work resulted in the documentation of the Square 948 Archeological Site (51SE...). It is recommended that the archeological deposit of site 51SE... be considered a contributing resource for the historical significance of the Old Naval Hospital NRHP. It is also recommended that further archeological investigations be performed prior to the disturbance of the property of Square 948 associated with future construction activity.

3.2 Introduction

This report describes the conduct and results of an archeological survey investigation of Square 948 in Washington, D.C. That location contains a large late 19th century building presently occupied by the District of Columbia Center for Youth Services (DCCYS). The location of Square 948 is shown in Figure 14. It is in Washington's Southeast Quadrant, at 921 Pennsylvania Avenue, S.E. It is within the Capitol Hill Historic District.

Square 948 is occupied by two buildings (see Figure 15). The larger of the two structures was constructed in 1865-1866 as a hospital for U.S. Navy personnel. It is a substantial brick building, that is referred to in historic preservation literature as the Old Naval Hospital (Historic Preservation Division 1990, 1991). This building is listed on the National Register of Historic Places.

Adjacent to the western side of the Old Naval Hospital there is related brick outbuilding of similar vintage. It is presently occupied by a non-profit social services organization not connected with the DCCYS.

The archeological investigation of Square 948 was conducted by Karell Archeological Services for R. McGhee and Associates, Inc., on behalf of the District of Columbia Center for Youth Services.

There were two main goals in this investigation. One was to assess the archeological potential of the DCCYS facility. The other was to determine whether or not the property archeological resources should be considered a contributing resource to the historical significance of the property.

The investigation consisted of background research, a field survey, and analysis of the artifacts and data collected. The field survey included an archeological surface inspection and artifact collection covering the property, followed by the excavation of two 3' by 3' test squares.

FIGURE 14. LOCATION OF SQUARE 948

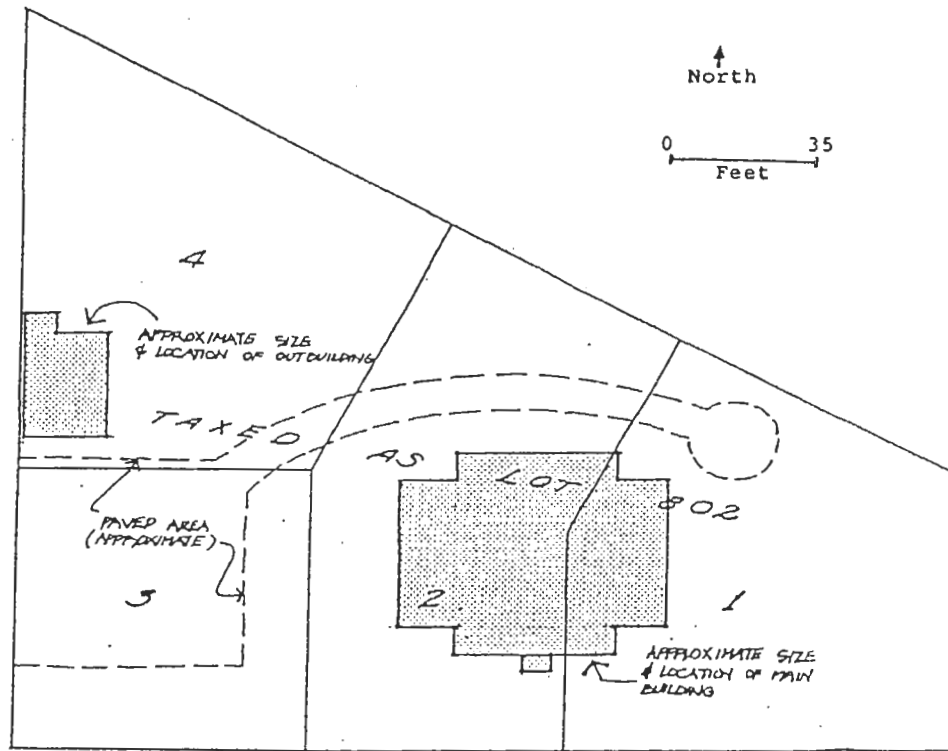
Square 948 is located in the Southeast Quadrant of Washington, D.C., at 921 Pennsylvania Avenue, S.E., between 9th and 10th Streets, S.E.



(U.S. Geological Survey 1982)

FIGURE 15. EXISTING BUILDINGS IN SQUARE 948

The locations of the existing buildings in Square 948 are shown in this figure. They consist of the Old Naval Hospital and the Brick Outbuilding in the western portion of the property.



(Map courtesy of R. McGhee & Associates, Inc.)

Students from the DCCYS were provided with an orientation lecture describing the conduct and procedures of archeology in an urban environment, and participated in the field work over the course of three days. They were supervised by Daniel Koski-Karell, a professional archeologist.

The following report provides a summary discussion of the archeological background of the study area. That is followed by a description of the investigation's research design and methods used during the field work. The field work findings are presented after that. The report's conclusion includes recommendations concerning archeological issues as they relate to the property at 921 Pennsylvania Avenue, S.E.

3.3 Archeological Background

The environmental setting of Square 948 is on the coastal plain uplands of the Capitol Hill neighborhood of the District of Columbia. It is situated 4,000 feet (0.75 mile) from the Anacostia River (formerly called "Eastern Branch").

The natural terrain contours in this vicinity were nearly level to gently sloping. The nearest watercourse was a small stream a short distance west of Square 948. It drained southward, flowing into the Anacostia River at the Washington Navy Yard. There does not appear to have any natural springs in or near Square 948 that might have made the location attractive for habitation during prehistoric times (Moore and Jackson 1989).

Square 948 was laid out in the 1790's during the original survey of the City of Washington, and was situated in the city's Southeast Quadrant. It is bounded on the north by Pennsylvania Avenue, and on the south by E Street. Its western side is along 9th Street, with 10th Street forming the eastern boundary.

Pennsylvania Avenue has been one of the City of Washington's most important thoroughfares since very early in its history. However, much of the land along the avenue between the U.S. Capitol and the Anacostia River remained largely undeveloped until after the Civil War.

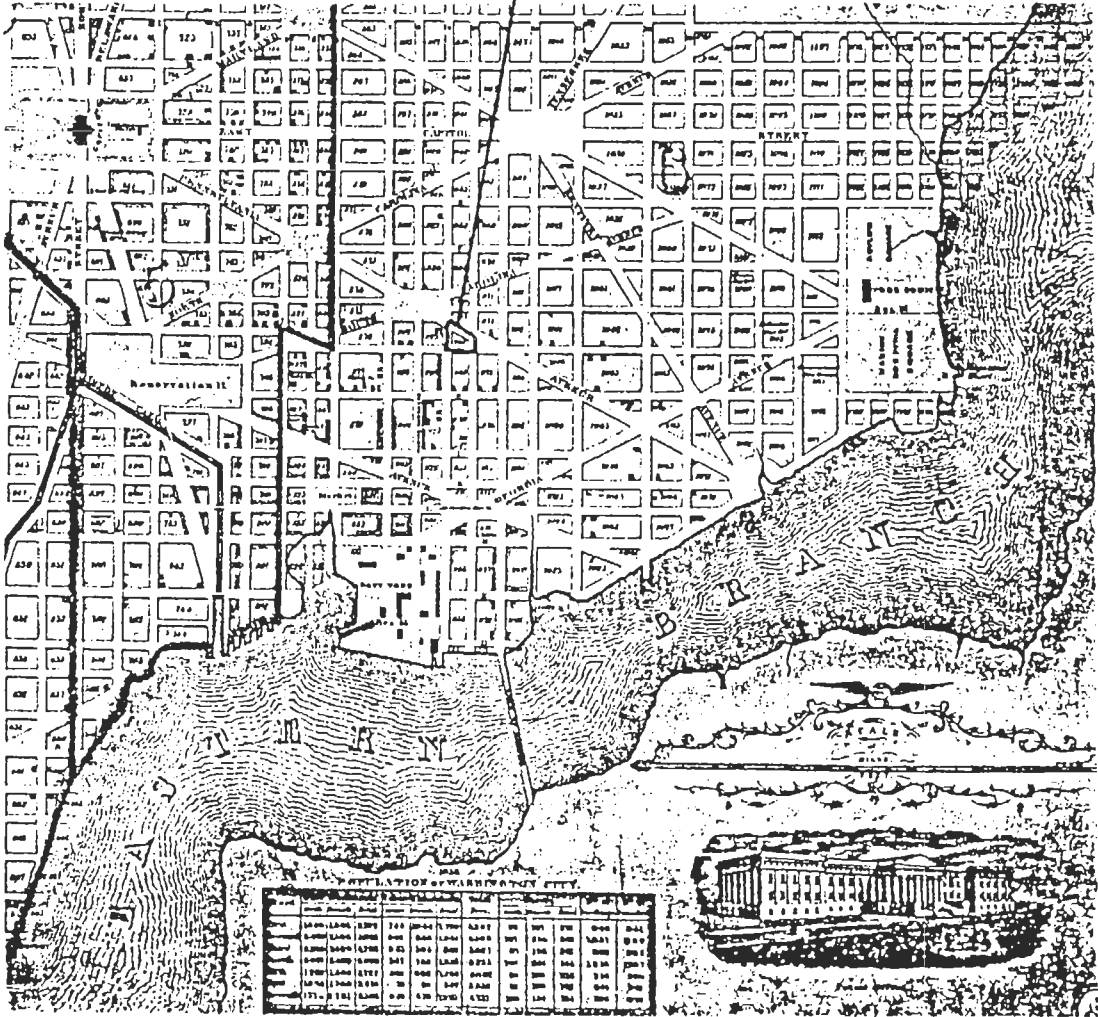
The initial development of Square 948 appears to date to the decade before the Civil War. A detailed map of Washington published in 1851 does not show the presence of any structures in Square 948 at that time (see Figure 16).

Subsequently, however, a methodical survey of Washington was conducted between 1856 and 1859 by Albert Boschke. His map (Boschke 1861) shows the presence of two buildings on Lot 1 of Square 948 (see Figure 17). The Boschke map illustrates a structure facing 10th Street in the eastern portion of Square 948 between Pennsylvania Avenue and E Street. A smaller building was located to the rear of the larger one.

During the course of the Civil War, the vast number of casualties led to the establishment of several temporary hospitals in the Washington area (Cooling and Owen 1988; Lee 1981). The need for a more permanent facility specifically for U.S. Navy personnel resulted in the decision to erect a Naval hospital at Square 948. Beginning in 1865 and ending in 1866, a substantial brick hospital was

FIGURE 16. SQUARE 948 IN 1851

Square 948



(Van Dermeer 1851)

FIGURE 17. SQUARE 948 IN 1861



(Boschke 1861)

constructed (Ganschinietz 1973).

The facilities at 921 Pennsylvania Avenue, S.E., served as a Naval Hospital from 1866 until 1908, when it's main mission was changed to a training center for the U.S. Navy's Hospital Corps. After 1911 it was no longer used as a hospital.

The Old Naval Hospital was one of the earliest development projects along this segment of Pennsylvania Avenue. One factor associated with late 19th century settlement in this portion of Southeast Washington was the installation of infrastructure improvements. During the 1870's public water, sewer, and gas utilities were installed and street grading and paving was undertaken in the vicinity of Square 948 (Reps 1991). Pennsylvania Avenue ended at the Anacostia's riverbank until the 1880's when a bridge across the Anacostia River was built at that location.

The neighborhood surrounding Square 948 subsequently experienced a building boom. From the 1870's to 1900, buildings were constructed on most of the lots in the vicinity. During that period the hospital on Square 948 was a prominent landmark in the vicinity (see Figure 18).

In 1920 the Old Naval Hospital property was leased to a private veterans' organization and became the Temporary Home for Veterans of All Wars. That institution remained in operation until 1963, when it ceased to exist.

The Old Naval Hospital currently serves as the D.C. Center for Youth Services (DCCYS). It houses administrative offices and classrooms utilized by the DCCYS for its operations and programs.

The Old Naval Hospital was nominated to the U.S. National Register of Historic Places (NRHP) in 1974 (D.C. Historic Preservation Division 1990). It is listed on the National Register as an individual property, and is also included within the National Register's Capitol Hill Historic District.

3.4 Research Design and Field Methods

The goals of this survey were to determine if archeological resources were present or absent in the terrain investigated, to excavate two subsurface test squares, provide field experience training to student participants, and prepare a brief report describing the work and its findings.

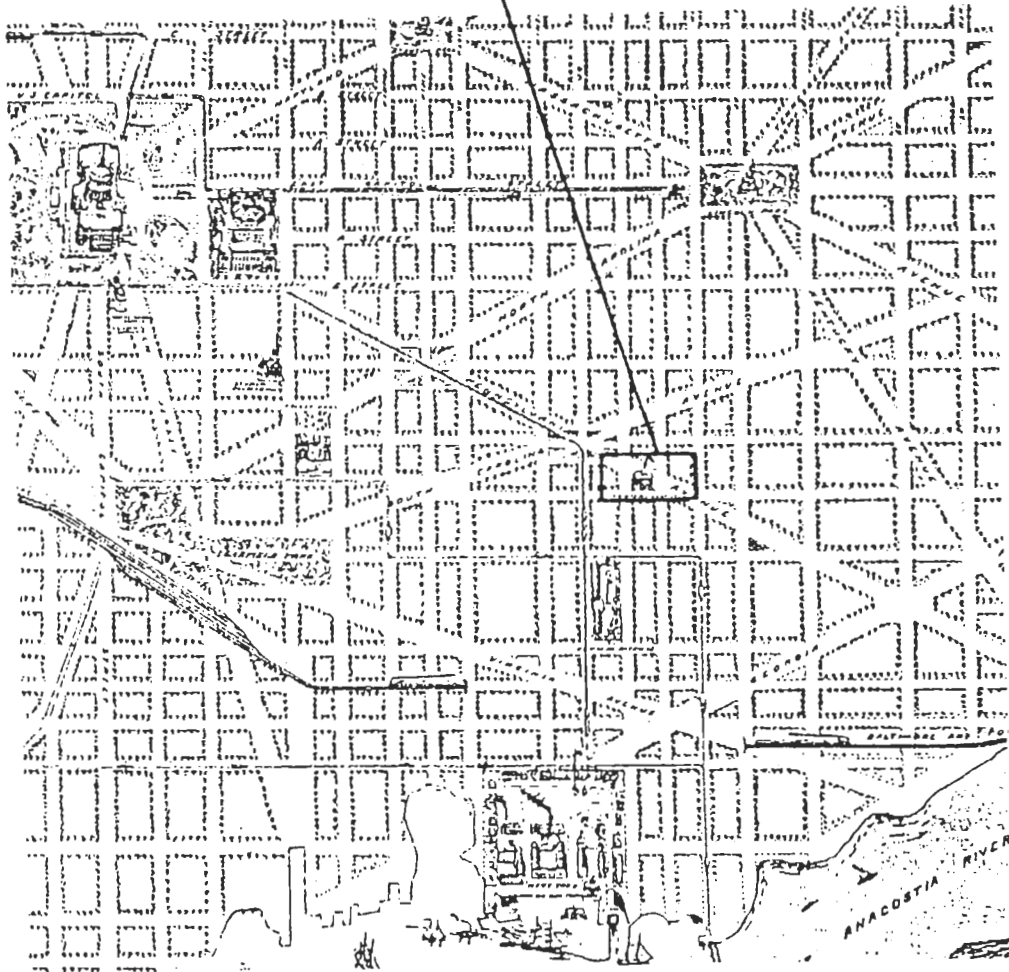
This investigation consisted of the accomplishment of three tasks. These were as follows: pre-field work preparation, field work, and data analysis and report preparation. Each is described in more detail in the following narrative.

Task 1. Pre-Field Work Preparation:

Information was compiled concerning the historic archeological background of Square 948 at 921 Pennsylvania Ave., S.E. Sources consulted will include District of Columbia Historic Preservation Division (DCHPD) files and documentation concerning Square 948.

FIGURE 18. SQUARE 948 IN 1892

Square 948



(DuBois 1892)

Any coordination necessary for conducting the investigation was accomplished. The objectives and methodology of the field investigation were coordinated with the DCCYS, R. McGhee & Associates, and the D.C. Historic Preservation Division (DCHPD).

Task 2. Field Work:

The investigation's Principal Investigator observed and recorded information of archeological interest during the conduct of the archeological field work. He coordinated the activities of volunteer youth workers from DCCYS in order to foster a basic understanding of the role of the archeologist on an urban historic site. The volunteer youth workers were instructed on the goals and procedures of urban archeology, and participated in the conduct of the field work to the extent allowed by the time allotted.

The terrain surface of the 921 Pennsylvania Ave., S.E. property was examined for evidence of archeological resources. The initial field work consisted of pedestrian surface inspection survey to locate any visible archeological materials. Locations of any archeological remains encountered were marked on a plan map of the project area and a sample of the artifacts observed were collected. The walkover survey consisted of a series of systematic parallel transects spaced at no greater than fifty foot (15 meter) intervals.

Following the surface inspection, two 3' x 3' test squares (each one square meter in area) were excavated at locations having the potential to contain archeological materials. The results of the Task 1. background research and surface inspection survey were used to determine the locations of the two test square units.

Both test squares were excavated according to natural/cultural levels and the soil screened through a 1/4-inch mesh for the recovery of artifacts. Field data forms were used to record information. Artifacts were placed in bags labeled with their provenience. All excavation units were backfilled. No units were left open overnight or otherwise posed a hazard.

Task 3. Data Analysis and Report Preparation:

The findings of Tasks 1. and 2. were compiled and analyzed. Artifacts were washed, cataloged, and placed in polyethylene bags labeled with all appropriate provenience information. The collection was organized with all bags numbered consecutively and boxed that way in archival boxes labeled on the outside with acid-free labels placed in stick-on plastic envelope label holders attached to the boxes. A list of the number of bags by unit and level will accompany the boxed artifacts. The artifacts and data from the investigation were boxed for transfer to the client. The investigation's budget covered treatment of a maximum of one hundred (100) artifacts.

A technical report describing the conduct and findings of the investigation was prepared. Three copies of the technical report were submitted to R. McGhee & Associates.

FIGURE 19. ARCHEOLOGICAL GRID AND LOCATION OF BUILDINGS

The archeological grid for this investigation is marked by the labelled tick marks along the southern and western boundaries of the Square 948 property. The two existing buildings are shown in black. The approximate locations of the two structures shown on the 1861 Boschke map are shown by diagonal shading.

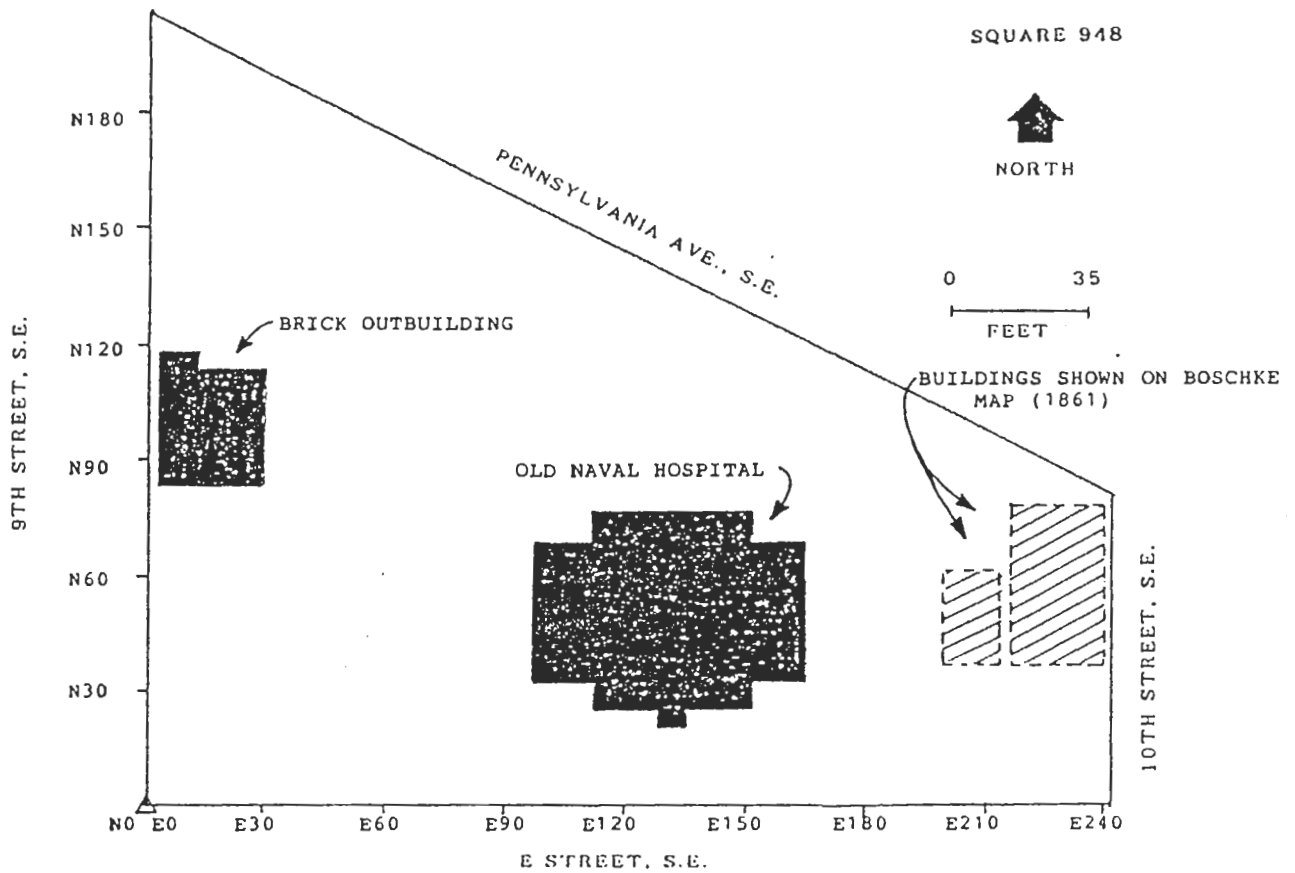


FIGURE 20. SURFACE COLLECTION RESULTS

The locations of artifacts recovered during the surface collection survey are shown in this figure. Their surface collection (SC) number corresponds to the numbers provided in Appendix I. The locations for individual objects are shown by a point enclosed by a solid circle. The locations of multiple artifacts collected as individual SC items are shown by points enclosed by a broken circles.

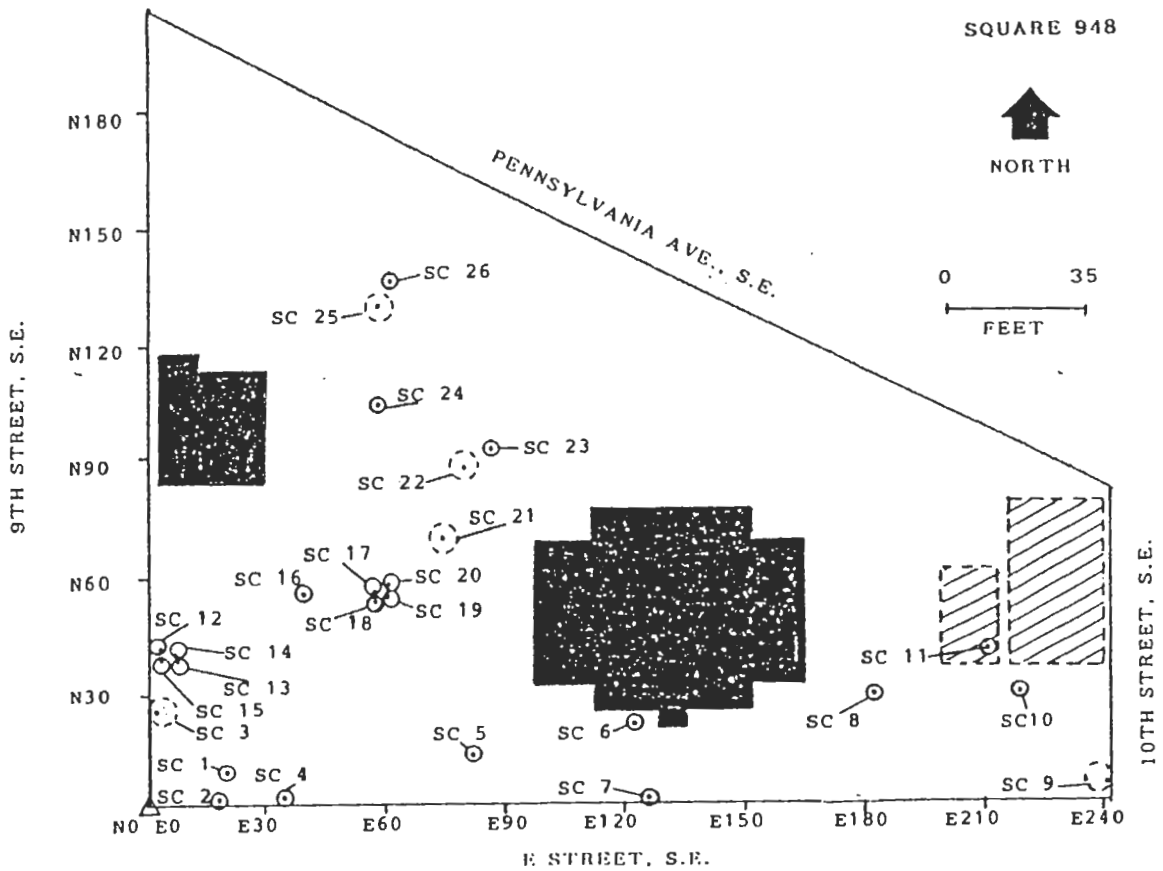
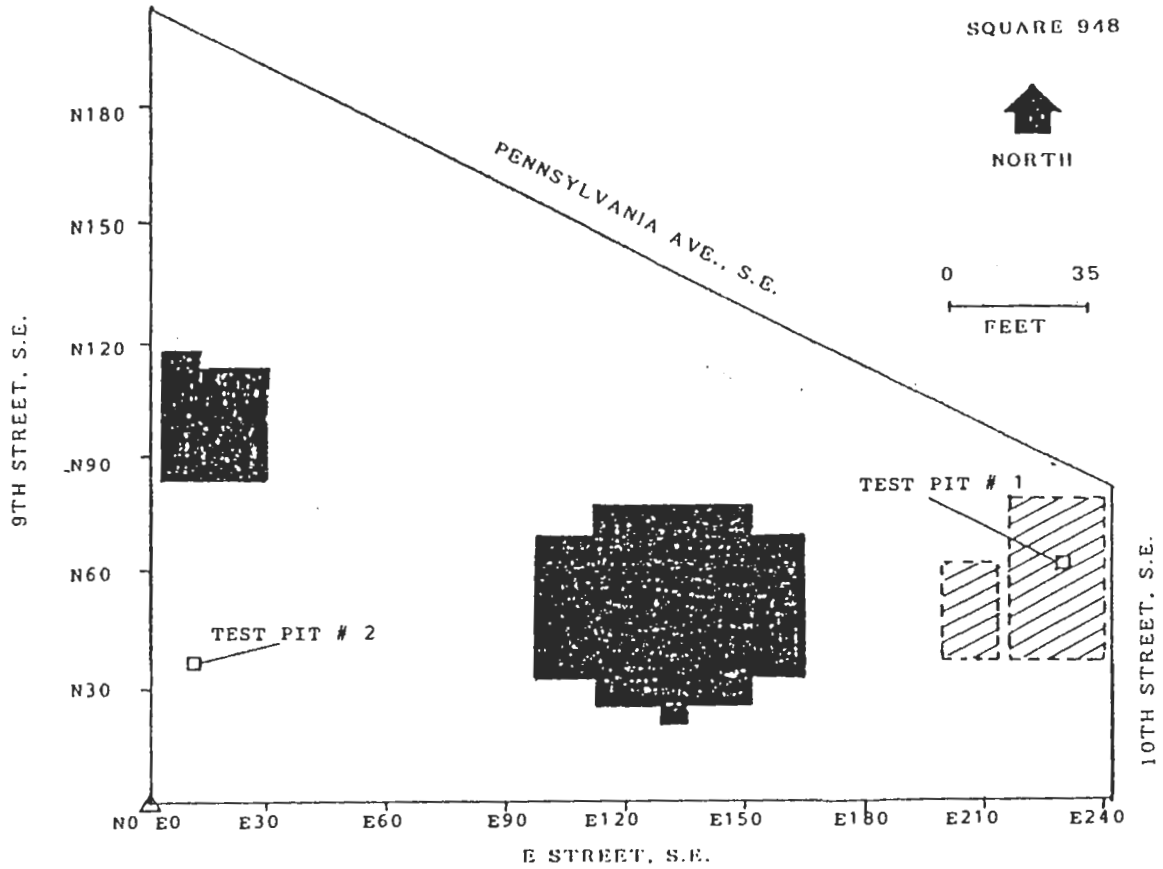


FIGURE 21. TEST PIT LOCATIONS

The locations of the two 3' by 3' test pits that were excavated is shown in this figure.



3.5 Field Work Results

The results of the field survey of Square 948 demonstrated the presence of archeological materials dating from the middle 19th century to recent times. While the most abundant artifacts were associated with the operation of the Naval Hospital and its subsequent usages, archeological evidence was encountered that appears to be associated with the initial development and occupation of Square 948 during the decade predating the Civil War.

The presence of abundant artifacts and subsurface archeological features of cultural original warrants the documentation of Square 948 as an archeological site. As a consequence, a District of Columbia archeological survey site inventory form has been completed for Square 948. A copy of that form is presented in Appendix I. The original has been filed with the D.C. Historic Preservation Division (DCHPD), Department of Consumer and Regulatory Affairs.

The artifacts collected during the field survey have been cleaned, cataloged, and placed in plastic bags labeled with their provenience. The collection has been provided to R. McGhee & Associates for placement at a suitable facility for curatorial storage. A complete provenienced catalog of the artifacts is presented in Appendix II.

The following discussion of the field work's results is divided into four parts. Following this introduction, the results of the surface inspection survey are provided. That is followed by presentation of the findings of the excavations of Test Pit 1 and Test Pit 2.

The results section is followed by a summary of the investigation's findings with recommendations concerning archeological issues as they relate to the historical significance of Square 948.

Surface Inspection Results:

The initial work accomplished at the commencement of the surface inspection survey was the establishment of a horizontal grid. The grid's point of origin was the southwestern corner of the wrought iron fence surrounding Square 948 (see Figure 19). Flagging tape marked with appropriate grid reference numbers tied to the fence was used to mark the grid.

While laying out the grid, the approximate positions of the two 1850's buildings in the eastern part of Square 948 were identified (see Figure 19). They were determined through comparison of the 1861 Boschke map with the existing terrain.

The flagged grid reference points were used to guide the surface inspection survey. Artifacts collected were recovered with reference to their locations on the survey grid. Figure 7 illustrates the locations of the artifacts recovered during the surface survey. A listing of the material recovered is provided in Appendix II.

The results of the surface collection were influenced by the locations of paved areas in Square 948. Most of the ground surface north, northeast, and east of

the Old Naval Hospital is covered with cement or asphalt paving for walkways, driveways, and a retaining wall along Pennsylvania Avenue.

On the west side of the hospital building there is a rectangular area of bare earth presently used for vehicular parking. This location contains walkways in a configuration indicating the former presence of one or more structures. Embedded in the earth at this location is a cut and polished stone that may have been associated with the former utilization of this portion of Square 948.

Nearly all of the artifacts collected in the surface survey were associated with the operations of the Old Naval Hospital and the Home for Veterans of All Wars (circa 1866-1963). This material largely consisted of ceramic fragments, utilitarian hardware objects and fragments, and broken pieces of the wrought iron fence that surrounds the property. The only material that might predate the construction of the hospital consisted of two fragments of grey stoneware of a type that was in common use throughout the 19th century.

The majority of surface artifacts collected were found in the area west of the hospital building and south of the brick outbuilding. This portion of the property contains a substantial portion of the unpaved open space of Square 948. Present day refuse containers are located near the iron fence south of gate opening along 9th Street, S.E. Because of its proximity to the vehicular entrance for the property and the brick outbuilding, this portion of Square 948 appears to have been appropriate for various service-oriented activities, including the temporary storage of refuse prior to removal.

Subsurface Excavation Results:

The findings of the background research and surface inspection results were used to selecting locations to be investigated by the excavation of two 3' by 3' test pits (see Figure 8). It was decided to place one of the test pits at the former location of the circa 1850's buildings in the eastern part of Square 948. The other was excavated in the western portion of the property.

Test Pit 1 was situated at the apparent location of the 1850's building that faced 10th Street, S.E. The soil profile of this excavation is provided in Figure 9.

This test pit was found to contain a series of fill layers that contained brick, mortar, and refuse fragments, and included artifacts that appear to date to the 1865-1866 period of the hospital's construction. The deepest cultural level was at a depth of 35 to 38 inches below the ground surface. It consisted of firmly packed yellow clay overlying undisturbed natural red clay subsoil.

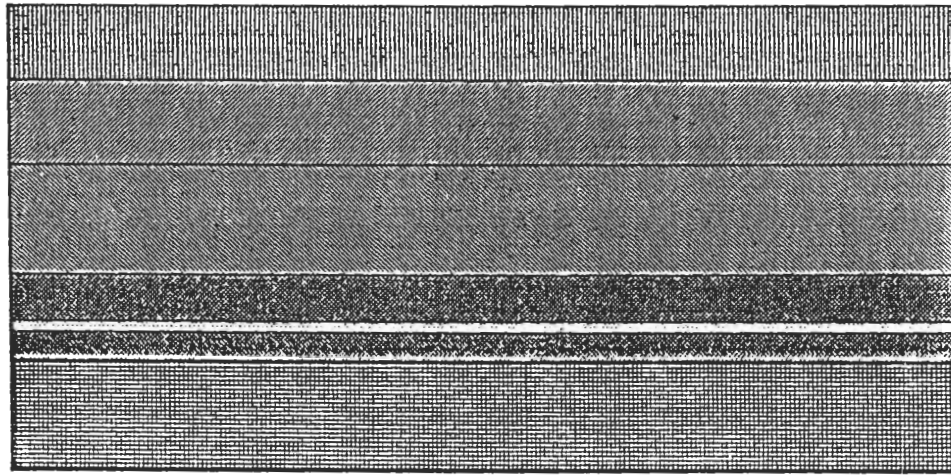
The interface between the yellow clay and red clay strata contained several ceramic shards. They consisted of fragments of a late variety of green shell-edged pearlware and whiteware shards that were consistent with a dating of circa 1850-1860.

The depth of the yellow clay stratum and its associated artifacts appears to indicate that the location of Test Pit 1 had been part of the interior cellar of

FIGURE 22. PROFILE OF TEST PIT 1

DCCYS Test Pit # 1 N60 E228

Ground Surface



- ▤ Sandy Silt
- ▧ Clay Fill
- ▨ Mixed Fill
- ▩ Brk. Rubble
- Silty Loam
- Yellow Clay
- ▬ Red Clay

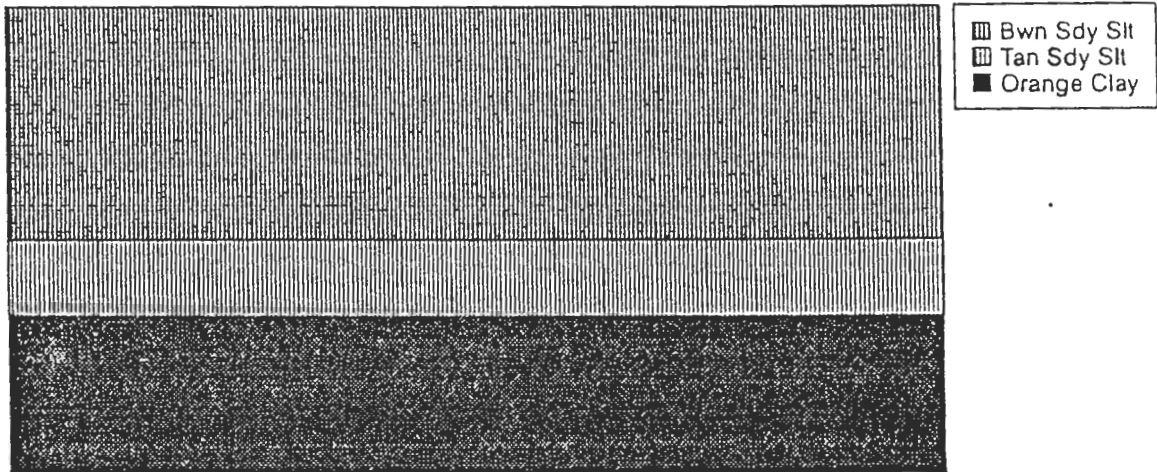
Vertical Scale
|-----|
0 Inches 10

West →

FIGURE 23. PROFILE OF TEST PIT 2

DCCYS Test Pit # 2 N35 E10

Ground Surface



Vertical Scale
|-----|
0 Inches 4

South—>

a building dating to the 1850's. The yellow clay appears to have been purposely placed on top of the natural red clay, and then firmly packed.

At some time after that a deposit of fill was placed on top of the yellow clay. The fill soil contained artifacts dating to the circa 1865-1866 period. It also included ashy coal refuse and brick rubble along with mixed soil. The fill deposit appears to have been used to raise the grade of this location almost up to the natural ground elevation. Sandy silt topsoil was subsequently deposited on top of the fill, which facilitated the growth of ground cover vegetation.

The content and stratigraphy of Test Pit 1 is interpreted to be evidence for the presence of a cellar pit for a structure dating to the 1850's that had subsequently been demolished around 1865. The building's cellar was then filled with disturbed soil materials and refuse back to the natural grade level.

Test Pit 2 was excavated near the iron fence in the western portion of Square 948. It was placed there rather than closer to the hospital in order to avoid disrupting the vehicular parking area for DCCYS.

The soil profile encountered in Test Pit 2 is shown in Figure 10. It consisted of three soil strata. The uppermost extended from the ground surface to a depth of six inches. It consisted of mixed brown sandy silt (plowzone-like) that indicated the presence of gardening and/or landscaping activity. Below that there was a two-inch stratum (-6" to -8") of undisturbed tan sandy silt. Below the tan sandy silt was undisturbed orange clay subsoil lacking any artifacts.

3.6 Conclusion and Recommendations

The archeological investigation of Square 948 demonstrated the presence of cultural remains dating from the 1850's to the present day. The most abundant materials encountered were associated with the construction and operation of the Old Naval Hospital and the Temporary Home for Veterans of All Wars. There is also evidence indicating that buried intact remains of the circa 1850's buildings that existed prior to the hospital are preserved in the eastern portion of Square 948.

The standing structure architectural features at this location include an historic property that is listed on the National Register of Historic Places. In addition to its buildings, the cultural resources of Square 948 include archeological remains that should be considered as having the potential to be determined historically significant.

It is recommended that the archeological deposits of Square 948 be considered as contributing to the historical significance of the property. In the event that future construction activity will disturb the terrain of Square 948, it is also recommended that a systematic Phase I archeological intensive survey of the terrain to be disturbed be performed prior to the commencement of the proposed construction undertaking.

APPENDIX I. ARCHEOLOGICAL SURVEY SITE INVENTORY FORM

An archeological survey site inventory form for the Square 948 Archeological Site (51SE...) has been completed. A copy is provided in this appendix. The original of the form has been submitted to the District of Columbia Historic Preservation Division.

ENVIRONMENT	13. TOPOGRAPHY <input type="checkbox"/> Flood plain <input type="checkbox"/> Terrace <input type="checkbox"/> Valley slope <input checked="" type="checkbox"/> Uplands <input type="checkbox"/> Stream cut <input type="checkbox"/> Other (specify)	
	14. WATER Nearest source	Distance from site
	Prior to urbanization: Intermittent stream 500' west of site.	
	15. CURRENT GROUND COVER Varies: Lawn, bare earth, paved walkways, paved driveways.	
	16. CURRENT LAND USE	PAST LAND USE (Describe)
	<input type="checkbox"/> Vacant <input type="checkbox"/> Residential <input type="checkbox"/> Parkland <input checked="" type="checkbox"/> Institutional <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Parking lot <input type="checkbox"/> Other (specify)	Circa 1850-1865, site was probably residential. From 1866 to c.1910 it was operated as a Naval Hospital. Subsequently, was Temp. Home for Veterans
17. SURROUNDING ENVIRONMENT <input type="checkbox"/> Open land <input type="checkbox"/> Waterfront <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Woodland <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Other (specify)		

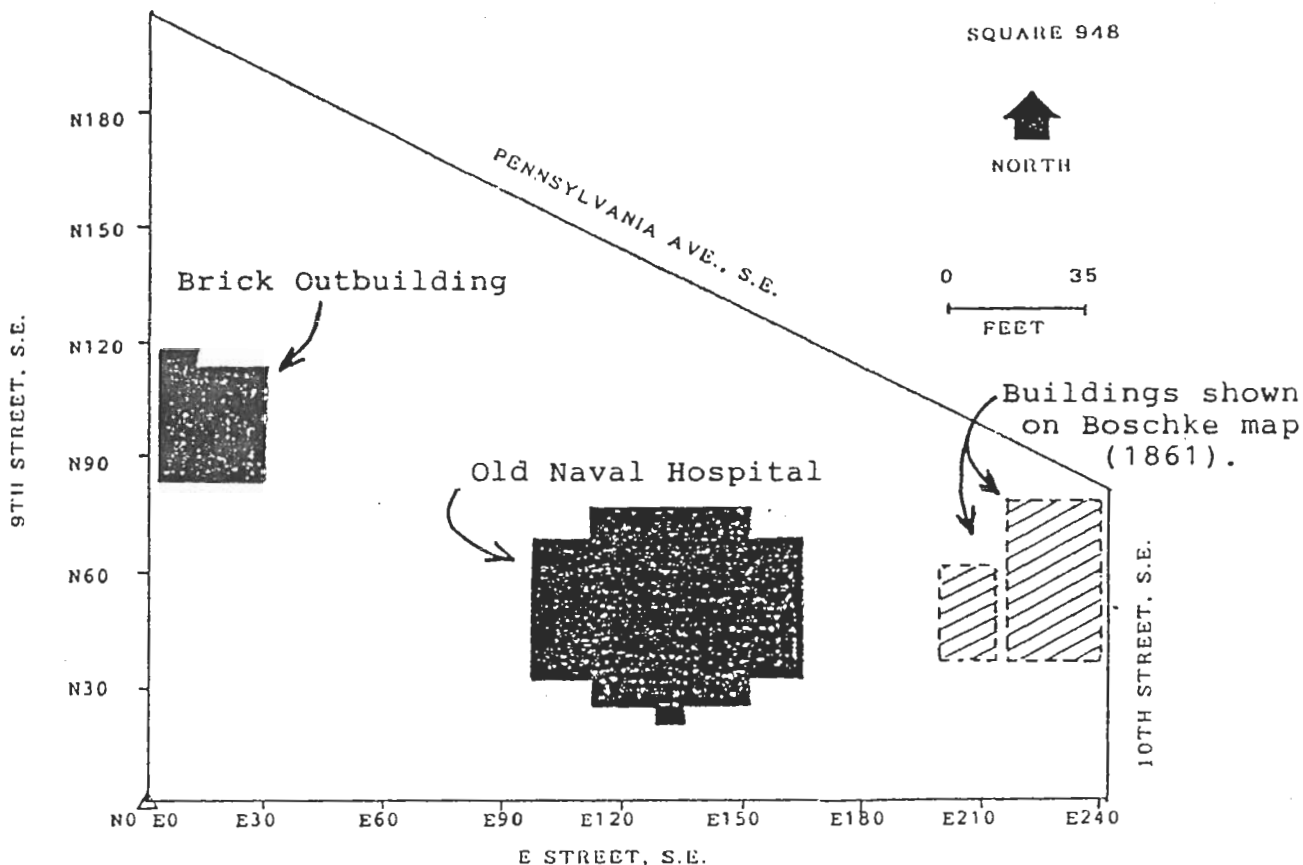
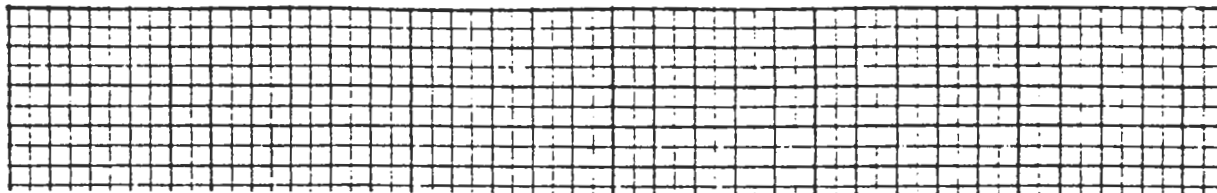
CONDITION	18. SITE INTEGRITY -- Varies. Degree of Disturbance <input type="checkbox"/> Undisturbed <input checked="" type="checkbox"/> Slightly disturbed <input checked="" type="checkbox"/> Moderately disturbed <input checked="" type="checkbox"/> Extensively disturbed <input type="checkbox"/> Unknown	
	Type of Disturbance <input type="checkbox"/> Natural causes <input checked="" type="checkbox"/> Scientific excavation <input type="checkbox"/> Non-scientific excavation <input type="checkbox"/> Extensive surface collection <input checked="" type="checkbox"/> Construction <input checked="" type="checkbox"/> Utility trenches <input type="checkbox"/> Road/Highway <input checked="" type="checkbox"/> Grading <input type="checkbox"/> Periodic inundation <input type="checkbox"/> Long term inundation <input checked="" type="checkbox"/> Buried site/urban fill <input type="checkbox"/> Unknown <input type="checkbox"/> Other (specify)	
	19. THREATS TO SITE <input checked="" type="checkbox"/> Renewal <input type="checkbox"/> Highways <input type="checkbox"/> Private <input type="checkbox"/> Vandalism <input checked="" type="checkbox"/> Deterioration <input type="checkbox"/> Developers <input type="checkbox"/> Zoning <input type="checkbox"/> Unknown <input type="checkbox"/> Other (specify)	
20. ACCESSIBILITY TO PUBLIC <input type="checkbox"/> Free access <input checked="" type="checkbox"/> Need owner's permission <input checked="" type="checkbox"/> Restricted <input type="checkbox"/> No access		

RESEARCH STATUS	21. PREVIOUS INVESTIGATIONS		By Whom/Affiliation	Date
	Scientific Investigations		Daniel Koski-Karell	6/94
	<input checked="" type="checkbox"/> Surface collected	Karell Archeological Services		
	<input checked="" type="checkbox"/> Tested <input type="checkbox"/> Excavated			
Non-scientific Investigations				
<input type="checkbox"/> Surface collected <input type="checkbox"/> Excavated				
22. PRESENT LOCATION OF MATERIALS Artifact & data collection will be deposited with the D.C. Center for Youth Services, 921 Pennsylvania Ave., SE, Washington, DC 20003.				
23. PUBLISHED REFERENCES TO SITE District of Columbia Inventory of Historic Sites, 1990, published by Historic Preservation Division, D.C. Dept. of Consumer & Regulatory Affairs (1990).				
24. RECOVERED DATA (Identify in detail, including features, burials, related outbuildings, landscape features, etc.)				
Documentary		Archaeological		
Boschke (1861) map shows the presence of 2 structures facing 10th St., SE in the eastern part of Square 948, on Lot 1 of Sq. 948.		A 3' x 3' test pit at the location of the bldg. facing 10th St., SE (see Boschke 1861 map) showed the presence of a filled man-made excavation that appears to be a former structure's cellar. That bldg. was demolished prior to the construction of the Old Naval Hosp.		
NRHP nomination form states that the "Old Naval Hospital" was built in 1865-1866.				

25. ATTACH TO THIS FORM THE PORTION OF USGS QUAD WITH SITE AREA MARKED
 Attached is a portion of "Washington East" Quad with Sq. 948 marked.

26. SKETCH PLAN OF SITE

Scale: 1 inch = 50 feet



SITE PLAN

27. PHOTOGRAPHS (Attach if available. Label each with: date of photo, photographer, view shown, name of site, site number, where negative is filed.)

28. LANDMARK STATUS Listed in National Register Not eligible
 Eligible to NR under criteria A, B, C, D.
 Listed as D.C. Landmark Not eligible to Landmarks list
 Eligible for Landmark list under criteria 1 2 3 4 5 6

SIGNIFICANCE

29. ARCHAEOLOGICAL AND/OR HISTORICAL SIGNIFICANCE (Describe. Give also thematic categories as appropriate) Site contains archeological data associated with two major historical themes. Its c.1850's occupation was part of the pre-Civil War urbanization of the Capitol Hist. District. The operation of the Old Naval Hosp. (c.1866-1911) coincided with the late 19th century building boom and expansion of settlement that established the urban identity of the Capitol Hill Hist. District. Artifactual materials of archeological interest are abundant in Square 948, and the presence of intact subsurface cultural features was demonstrated for the c.1850's building locations in the eastern part of Sq. 948.

30. ADDITIONAL INFORMATION

The Lloyd Van Dermeer map of Washington (1851) does not show the presence of any structures in Square 948. This indicates that the buildings shown on the Boschke (1861) map were probably erected circa 1850-1858 . Those bldgs. were on Lot 1 of Square 948.

The buildings shown on the Boschke (1861) map were subsequently demolished, probably circa 1865. The Old Naval Hospital and its associated brick outbuilding (stable/residence) were erected in 1865-1866. They were built to the west of the earlier structures.

The Old Naval Hospital served as a medical treatment facility for U.S. Navy personnel from 1866 to about 1911. In 1920 it was leased by the Federal Govt. to a nonprofit veterans' group and was used as the "Temporary Home for Veterans of All Wars" until 1963.

The Old Naval Hosp. was listed on the National Register in 1974.

31. REPORTED BY

	Karell Archeological Services
Name Daniel Koski-Karell	Organization

Address P.O. Box 342, Washington, DC 20044	Date 6/20/94
--	--------------

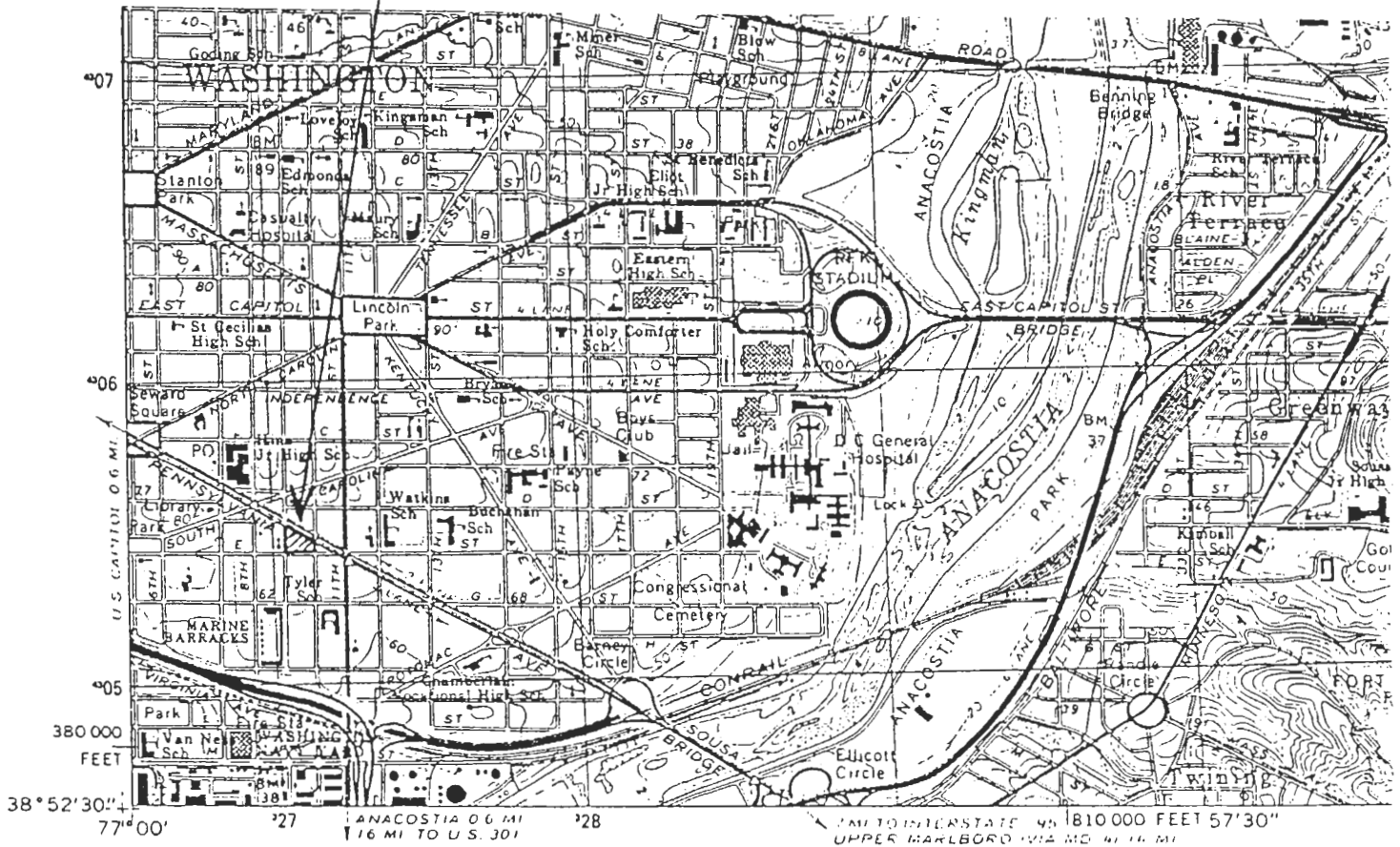
FOR OFFICE USE ONLY

FIELD EVALUATION	// Site inspected/verified	Date:
By Whom:		

COMMENTS

PORTION OF "WASHINGTON EAST, D.C.-MD." QUADRANGLE (1982)

Square 948 Archeological Site



(ALEXANDRIA)
5561 1 SE

Mapped, edited, and published by the Geological Survey and the National Ocean Survey

Control by USGS, NOS/NOAA, USCE, NCPS, and WSSC

Compiled by photogrammetric methods from aerial photographs taken 1955. Field checked 1957. Revised 1965

Bathymetry compiled by the National Ocean Survey from tide-coordinated hydrographic surveys. Soundings compiled from NOS chart 12285. This information is not intended for navigational purposes

Mean low water (dotted) line and mean high water (heavy solid) line compiled by NOS from tide-coordinated aerial photographs. Apparent shoreline (outer edge of vegetation) shown by light solid line

Polyconic projection. 10,000-foot grid ticks based on Maryland coordinate system

1000-meter Universal Transverse Mercator grid, zone 18

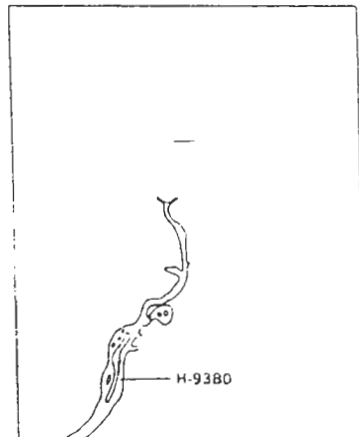
1927 North American Datum

To place on the predicted North American Datum 1983 move the projection lines 8 meters south and 26 meters west as shown by dashed corner ticks

Red tint indicates areas in which only landmark buildings are shown

There may be private inholdings within the boundaries of the National or State reservations shown on this map

NATIONAL OCEAN SURVEY
HYDROGRAPHIC SURVEY INDEX



APPENDIX II. CATALOG OF ARTIFACTS RECOVERED

The following is a catalog of the artifacts recovered from the District of Columbia Center for Youth Services at Square 948 in Washington, D.C. The material recovered is grouped by provenience.

The material recovered during the surface collection survey is listed first, following by the artifacts encountered in the subsurface test pit excavations.

Collection Category

<u>Provenience</u>	<u>Amount</u>	<u>Description</u>
--------------------	---------------	--------------------

A. SURFACE COLLECTION (SC):

N9 E20 (SC # 1):

Architectural:	1	Ornamental iron fence fragmt., painted green.
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N1 E18 (SC # 2):

Architectural:	1	Ornamental iron fence fragmt., painted green.
----------------	---	---

N25 E1 (SC # 3):

Architectural:	4	Brick fragments.
	1	Plaster/mortar fragment.

N2 E34 (SC # 4):

Architectural:	1	Ornamental iron fence fragmt., painted green.
----------------	---	---

N13 E82 (SC # 5):

Architectural:	1	Door hinge, iron.
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N21.5 E122 (SC # 6):

Domestic:	1	Earthenware flower pot, shaped like a bird, marked "Made in Guatemala" (head is missing).
-----------	---	---

N0.5 E126 (SC # 7):

Domestic:	1	Whiteware body sherd with blue glaze outside, white glaze inside.
-----------	---	---

N29.5 E182 (SC # 8):

Architectural:	1	Slate fragment.
----------------	---	-----------------

N5 E242 (SC # 9):

Domestic:	1	Roosevelt dime, dated 1985.
	1	Lincoln penny, dated 1979.
	1	Lincoln penny, dated 1990.

N30 E226 (SC # 10):

Fuel:	1	Coal fragment.
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N41 E210 (SC # 11):

Architectural: 1 Brick, wedge-shaped, marked "3 ARCH".

N42 E3 (SC # 12):
Domestic: 1 Stoneware rim sherd with blue glaze outside,
white glaze inside.

N39 E7.5 (SC # 13):
Domestic: 1 Brass decorative casing.

N40.5 E7 (SC # 14):
Architectural: 1 Iron rod fragment.

N39.5 E3.5 (SC # 15):
Domestic: 1 Iron flat and round object, with traces of
white plastic coating on one side.

N56 E39 (SC # 16):
Architectural: 1 Steel truss plate.

Food remains: 1 Bone fragment.

N56 E56 (SC # 17):
Domestic: 2 Whiteware rim shards with green decal
decorative band inside.
1 Whiteware plain body sherd.

N54 E56 (SC # 18):
Domestic: 1 Earthenware flower pot rim sherd, unglazed.
1 Earthenware flower pot body sherd, unglazed.

N56 E60 (SC # 19):
Domestic: 1 Porcelain toilet fragment.

N57.5 E60 (SC # 20):
Architectural: 2 Whiteware body shards with traces of decal
decorations in green.

N69.5 E73 (SC # 21):
Architectural: 4 Porcelain bathroom tile or fixture fragments.

Domestic: 2 Porcelain plain body shards.
1 Porcelain plain basal sherd.

N89.5 E78 (SC # 22):
Domestic: 1 Porcelain plain body sherd.
1 Porcelain plain rim sherd.
1 White glass utilitarian fragment.
3 Bottle glass fragments, brown, 20th c.

N93 E86 (SC # 23):

Domestic: 1 Porcelain plain body sherd.

Food remains: 1 Oyster shell fragment.

N104.5 E57 (SC # 24):
 Architectural: 1 Window hinge, iron.

N131 E55 (SC # 25):
 Domestic: 1 Stoneware rim sherd with grey glaze and blue decorations.
 1 Ceramic drain pipe fragment.

Food remains: 1 Bone fragment.
 2 Oyster shell fragments.
 1 Clam shell fragment.

N137 E60 (SC # 26):
 Architectural: 1 Brick, wedge-shaped, marked "WOODLAND 2".

.....

B. TEST PIT # 1 (N60 E22):

GROUND SURFACE:

Architectural: 1 Window glass fragment, clear.
 1 Wire nail, iron.
 2 Brick fragments.
 1 Mortar fragment.
 1 Slate fragment.

Domestic: 8 Bottle glass fragments, clear, 20th c.
 1 Bottle glass fragment, brown.
 1 Plastic fragment, clear.

Fuel: 13 Coal fragments.

LEVEL 1 (-0" to -10"):

Architectural: 26 Window glass fragments, clear.
 1 Encrusted nail, iron.
 1 Square nail, iron.
 2 Square nail fragments, iron.
 1 Brass O-ring.
 112 Brick fragments.
 31 Slate fragments.
 3 Asbestos shingle fragments.

Domestic: 2 Kaolin clay tobacco pipe bowl fragments.
 3 Kaolin clay tobacco pipe stem fragments.
 1 Yellow ware body sherd.
 3 Rockingham ware rim shards.
 1 Stoneware body sherd with white glaze on both

sides.

- 1 Porcelain plain body sherd.
- 2 Whiteware body shards with blue on white transfer printing.
- 1 Whiteware body sherd with brown transfer printing.
- 3 Whiteware plain basal shards.
- 7 Whiteware plain body shards.
- 3 Whiteware plain rim shards.
- 1 Whiteware rim sherd with traces of blue decoration.
- 1 Bottle glass fragment, dark green.
- 1 Bottle glass fragment, green, 20th c.
- 1 Bottle glass fragment, light green, 20th c.
- 2 Bottle glass fragments, aqua.
- 15 Bottle glass fragments, brown.
- 1 Bottle glass fragment, purplish.
- 49 Bottle glass fragments, clear, 20th c.
- 1 White glass utilitarian fragment.

- 1 Turn key for food can, iron.

Food remains: 1 Bone fragment.
 2 Oyster shell fragments.

Fuel: 126 Coal fragments.
 1 Cinder fragment.

LEVEL 2 (-10" to -21"): This layer of mixed fill soil contained very few artifacts and was removed by shoveling. No artifacts were collected from it.

LEVEL 3 (-21" to -34"):

Architectural: 30 Window glass fragments, clear.
 1 Window glass fragment, obscured.
 2 Square cut nails, large, iron.
 1 L-headed square cut nail, iron.
 8 Square cut nails, iron.
 1 Wire fragment, iron.
 3 Hollow tubing fragments, iron.
 6 Brick fragments.
 7 Plaster/mortar fragments.

Domestic: 1 Kaolin clay tobacco pipe stem fragment.
 1 Stoneware rim sherd with grey salt glaze.
 1 Whiteware plain rim sherd.
 2 Whiteware plain body shards.
 1 Whiteware tea cup handle fragment.
 1 Porcelain plain rim sherd.
 7 Bottle glass fragments, aqua, patinated.
 1 Bottle glass fragment, brown.

Food remains: 6 Bone fragments.
 1 Oyster valve.

3 Oyster shell fragments.

Faunal material: 1 Bear claw.
1 Bear claw fragment.

Fuel: 11 Coal fragments.

LEVEL 4 (-34" to -38"):

Architectural: 6 Window glass fragments, clear.
3 Brick fragments.
5 Plaster/mortar fragments.

Domestic: 4 Pearlware green shell-edge rim shards.
8 Whiteware plain body shards.
1 Whiteware tea cup handle fragment.
2 Yellow ware rim shards.
2 Yellow ware body shards.

Food remains: 3 Oyster shell fragments.

Fuel: 2 Coal fragments.

.....

C. TEST PIT # 2 (N35 E10):

GROUND SURFACE:

Architectural: 27 Window glass fragments, clear.
1 Iron strap fragment.
1 Plaster/mortar fragment.
3 Vinyl tile fragments.

Domestic: 10 Bottle glass fragments, clear, 20th c.
2 Bottle glass fragments, green tint, 20th c.
3 Bottle glass fragments, brown, 20th c.

Fuel: 1 Slag fragment.

LEVEL 1 (-0" to -8"):

Architectural: 45 Window glass fragments, clear.
1 Square cut nail, iron.
1 Wire nail, iron.
1 Bolt, iron.
1 Screw, steel.
1 Tin twisted fragment.
1 Brick fragment.
1 Plaster fragment.
1 Cement fragment.
1 Ceramic drain pipe fragment.
3 Iron rusted fragments.

6 Brick fragments.
1 Slate fragment.
6 Mortar fragments.

Domestic:

1 Clay marble.
2 Whiteware plain rim shards.
10 Whiteware plain body shards.
1 Whiteware plain basal sherd.
2 Whiteware body shards with brown transfer printing.
1 Pearlware green shell-edge rim sherd.
2 Porcelain plain shards.
1 Porcelain body sherd with red line decoration.
1 Yellow ware body sherd with brown annular design.
1 Stoneware body sherd with grey glaze outside.
1 Earthenware rim sherd with brown glaze on both sides.
1 Earthenware body sherd with brown glaze on one side.
3 Terra cotta flower pot body shards.
4 Bottle glass fragments, clear, patinated.
61 Bottle glass fragments, clear, 20th c.
23 Bottle glass fragments, brown.
10 Bottle glass fragments, green.
2 Plastic fragments, white.
2 Plastic fragments, brown.
1 Plastic small tubing fragment.

Food remains:

4 Bone fragments.
2 Oyster shell fragments.

Fuel:

22 Coal fragments.

APPENDIX III. QUALIFICATIONS OF THE PRINCIPAL INVESTIGATOR

The Principal Investigator for this study was Daniel Koski-Karell, President of Karell Archeological Services. He is registered as a consulting archeologist with the D.C. Historic Preservation Division, and has twenty-two (22) years of working experience in the fields of archeology and historic preservation. As a Consulting Archeologist and Principal Investigator he has conducted and directed more than sixty archeological, historical, and architectural history studies for federal, state and local governmental agencies and other clients. These projects included prehistoric and historic terrestrial archeology, underwater archeology, and architectural history studies in the United States, the Antilles, and Mexico. He is President of Karell Archeological Services, a consulting firm, and Executive Director of the National Institute of Archaeology, a non-profit scientific research organization.

He holds the degree of Bachelor of Arts from Cornell University where he was the first student to complete the Undergraduate Concentration in Archaeology (1969). Subsequently, he served as a commissioned officer in the United States Army in the Vietnam War, where a combat wound inflicted a permanent disability. In 1976 he received the degree of Master of Arts in Anthropology, specializing in Archeology, from the Catholic University of America.

Since 1977 Mr. Koski-Karell has been a member of the Society of Professional Archeologist (SOPA), certified in Marine Survey Archeology, Archeological Field Research, and Theoretical, Library, and Archival Research. He has been trained in Prehistoric Archaeology, Historic Archaeology and Underwater Archaeology, as well as the operation and interpretation of remote sensing instrumentation for underwater archeological surveys. He is a certified scuba diver.

Mr. Koski-Karell meets the professional standards for both Archeologist and Historian as they are stated in the Code of Federal Regulations (36 CFR 61) and in the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation (Federal Register, September 29, 1983: 44738-44740).

Organizations of which he is a member include the Society for Historical Archaeology, Society for American Archaeology, Institute of Nautical Archaeology, Archeological Society of Delaware, Archeological Society of Maryland, Council of Maryland Archeologist, Archeological Society of Virginia, and the Florida Archeological Council. Among other decorations, he has received the United States of America's Purple Heart medal and the Philippine Ramon Magsaysay Award.

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4.0 EXISTING CONDITIONS



4.0 EXISTING CONDITIONS

4.1 Summary Description

Constructed in 1864-66, the Old Naval Hospital has remained largely intact to its original design, as constructed, the structure was two-and-a-half-stories in height plus a basement (The third floor is counted as a half floor). The brick walls terminate in a slate covered mansard roof with circular headed dormers. The roof deck is galvanized metal standing seam (not original). The building measures 91 feet by 44 feet and follows an axial plan on the main (first) and second floors. The north and south facades each display a pediment containing a lunette window. Decorative features of the structure included wood paneled doors, stone window hoods, recessed brick panels underneath the windows, and brick quoining. The typical windows are wood four over four double hung.

The south entrance (originally the main entrance) displays a detailed wood portico made up of four square wood piers and two pilasters with simple capitals which supported a flat roof (see Figures No. 32, 56 and 141). The present main (north) entrance has a small cast-iron porch, covered by a bell roof (see Figure No. 25). A small cast-iron gazebo or summer house is located northeast of the north entrance. In addition to the original hospital building, a one-and-a-half-story stable structure still remains on the grounds under separate ownership (see Figures No. 35 and 36). (The interior of the stable structure was not surveyed.)

The building is surrounded on all four sides by areaways allowing access to various basement level entrances (see Figures No. 29 and 42). The site and grounds are bounded by a cast iron fence with cast iron columns and decorative patterns at the original (south) entrance.

The interior design has also remained largely intact. The original axial plan and room locations remain with a large number of original doors (with transoms) and door and window surrounds (trim) intact. The original ceiling height remains on the first and second floors (see Figures No. 70 and 150). Many walls still display the original plaster finish. The original decorative cast iron radiators installed in the 1870's, also remain (see Figures No. 53, 73, 150 and 154).

4.2 Structural Conditions

The Old Naval Hospital is a three story plus basement masonry bearing wall structure with wood interior framing and wood floors. The slate covered mansard roof structure appears to be in good condition with no sagging or deterioration visible from the exterior. (The actual roof framing was not visible and was not analyzed). The running bond masonry bearing walls generally appear to be in good condition and although the mortar is deteriorating, no settling or stress fractures are visible at doors, window heads or corners.

The stone plinth and bracket window heads and stone sills on the first and second floors (see Figures No. 29, 61, 62 and 63) are in excellent condition with no visible cracking.

The building is surrounded on all four sides with areaways approximately three feet in depth. The concrete parged masonry retaining walls appear in good

condition. The stone copings at the areaway walls at various locations are dislodged and need to be reset. The floor of the areaway is spalling and broken in places. The masonry mortar joints of the building near the basement level have eroded somewhat (see Figures No. 109 and 120) near the downspouts and cast iron boots.

The interior floors are 2-1/2" to 3" wood planks (now covered with linoleum and/or vinyl tile) (see Figures No. 126, 128, 129 and 149) and show some evidence of sagging or past water damage. The floors of several rooms are uneven but retain their structural integrity. The main stair carriage is also sagging but stable. The visible areas of the basement foundation walls show no visible cracks or significant structural problems.

In general, other than mortar masonry joints, the Old Naval Hospital shows little evidence of significant structural deterioration for its age.

4.3 Exterior Conditions

Contributing Elements

North Entrance

The condition and style of the main (north) entrance, (see Figures No. 44, 45, 132, and 133) cast iron work is characteristic of the ironwork exhibited around the site. A cast iron grillage trellis supports the standing seam bell shaped metal roof over the entry way (see Figure No. 25). The cast iron medallion with filigree (tracery) type detailing is rusting but substantially intact. The same medallion motif is repeated in several locations including the gazebo-like structure on the northeast side of the site, the north portico trellis, north stair rail, and the rooftop vent structure railing (see Figures No. 44, 45, 132 and 133). The flared stone stairs, bounded on both sides by cast iron railings are terminated by cast iron posts (see Figure No. 44) at the base. The stone risers and top landing are in good condition although several of the supporting stones have been dislodged (see Figure No. 133). The underside of the top landing platform is spalling due to water infiltration and is supported by a severely spalled stone bracket (see Figure No. 44).

The first floor entry consists of wood double doors with sidelights and transom panel (above the doors only) (see Figure No. 46). A pediment on brackets forms the hood over the entrance. The twelve panel wood double doors appear to be early or original. The sidelight has four lites and wood base panel separated from the door by a chamfered wood mullion that also acts as the jamb (see Figures No. 46 and 135). The hardware is a combination of early or original and contemporary devices.

A basement entrance is symmetrically placed below the first floor stone stairs and landing. The north stair and porch hide the simple brick arch opening that is infilled with a wood door and panel system forming one of the basement access points. It consists of a brick arch opening inset with a wood double door with two narrow lite side lights (see Figure No. 107). The wood door jambs continue vertically to the bottom of the arch forming an arched transom over the door.

South Entrance

The south entrance exhibits a wood portico (see Figures No. 32) covering the entrance, flanking windows (sidelights) and left and right double hung windows. The metal roofed portico is supported by four chamfered columns with pilasters at the building wall (see Figure No. 141). Spanning between the columns are circular wood balusters supporting a (deteriorated) top rail (see Figures No. 140 and 142). The early or original porch flooring is 2 to 2-1/2 inch wide wood planking (similar in width to the interior original flooring). The wood beaded board ceiling is divided into three coffers by wood ceiling beams coinciding with the chamfered columns (see Figures No. 141 and 144). Cast iron lanterns (see Figure No. 59) on a stone base frame the base of the cast iron stairs (see Figure No. 78). The stair railing consists of a single (early but not original) pipe rail similar to the rail at the lower concrete stair at the north entrance. The south entrance cast iron stairs are in deteriorated condition. The stair stringers are cracked and numerous risers are missing or damaged (see Figure No. 143).

The first floor entrance consists of wood double doors with sidelights and transom panel (above the doors only) (see Figure No. 58). A pediment on brackets forms a hood over the doorway, matching the north entrance. The raised panel wood double doors have a circular panel motif at the center and appear to be early or original. The sidelight has four lites and wood base panel separated from the door by a chamfered wood mullion that also acts as the jamb (see Figure No. 57). The hardware is a combination of early or original and contemporary devices.

The basement entrance matches the north and is symmetrically placed below the first floor stairs. It consists of a brick arch opening inset with a wood double door with side lights. The wood door jambs continue vertically to the bottom of the arch forming an arched transom over the door.

Wood Pediments

The north and south facades of the Hospital are topped with a classical revival wood pediment with a raking cornice (see Figure No. 32). A brick arched lunette window (currently occupied by an air conditioner) (see Figure No. 72) is centrally placed within the tympanum. The wood trim of the cornice, which appears to be original, is in surprisingly good condition. The frieze is formed by the brick trim band located below the cornice (see Figure No. 77).

Wood Cornice

The classical revival wood cornice (see Figures No. 28, 63, 72 and 117) projects approximately two feet, is continuous around the building blending into the horizontal cornice of the north and south pediment. The cornice appears to be original and is in good condition.

Roof

The building roof is a mansard roof (see Figures No. 34, 35 and 71) covered with hexagonal pieces of slate (see Figure No. 104) and crowned with a metal trim cornice. The mansard terminates in a integral copper gutter (see Figure No. 93).

The upper roof is a galvanized standing seam metal roof (not original) covering the central axis and north and south pediments (see Figures No. 37, 94, 95, 96, 97, 98 and 106). Projecting through the mansard roof on all four principal facades are circlehead dormers (see Figures No. 89, 90, 91, 99, 100, 103 and 105) and openings for air conditioners (see Figures No. 92, 99, 100, 103 and 105). The metal roof is in good condition, needing only to be re-coated to maintain its integrity. The slate roof exhibits many loose slate and rusted fasteners and may be nearing the end of its service life. However very few slate are actually dislodged or missing.

The north and south facades each display a pediment containing a lunette window (see Figure No. 72). The north portico is made up of four square wood piers and two pilasters with simple capitals which support a flat roof (see Figures No. 32 and 56). The roof of the portico was originally surrounded by a wood balustrade (See Section 2.2).

Windows

The typical window is a four over four double hung wood window (see Figures No. 29, 34 and 61). The windows have routed trim at the meeting rail and mullion separator (see Figure No. 108). Almost all windows appear to be original, the majority of which still exhibit the original glazing. A significant number of basement, first and second floor windows have window-type air conditioning units retro-fitted into the top two lites of the upper sash (see Figures No. 30, 32, 117 and 138). At the first and second floor the window heads have stone, shallow bracketed projected plinths as hoods with stone sills and aprons (see Figures No. 62, 63 and 76). The first (main) floor windows have a recessed brick panel within a panel below the stone sill (see Figures No. 39, 61 and 134). The windows are generally in good condition. There is deterioration at the lower sections of the wood jambs and stools (see Figures No. 148 and 151) and the window counterbalancing weights will have to be reattached if operability is desired.

The arched dormer windows (see Figures No. 71, 89, 90, 91, 99, 100, 103, 105 and 155) are wood with four lite circlehead casement type windows surrounded by arched wood trim set in a metal barrel vault roof and slate side wall construction (see Figures No. 99, 100, 103 and 105).

The basement windows are wood, arched head, casement type wood windows with four lites, set in a brick arched opening (see Figures No. 118 and 122) with stone sills. A significant number of the basement windows have been altered or have the window sashes removed entirely (see Figures No. 29 and 30).

Brickwork

The masonry bearing walls of the Old Naval Hospital are running bond with modest detailing (see Figure No. 39). The building has been painted repeatedly but not recently. Most of the original brick color is visible. The most significant details include the molded brick trim band located just under the wood roof cornice (see Figure No. 77), a recessed panel just below each first floor stone window sill (see Figures No. 39 and 61) and quoining at all corners of the building above the watertable (see Figures No. 42, 59 and 61). A molded brick watertable occurs two courses below the bottom of the recessed window panel and

defines the basement level (see Figures No. 42, 109 and 118).

Four original brick chimneys (see Figures No. 88, 94 and 102) at the center of the building form a rectangle surrounding a roof vent structure (see Figures No. 94, 101 and 102). The chimneys are in good condition with stable joints and brickwork. The status and/or condition of flues is unknown.

The mortar at the brickwork near the downspouts has been washed out of the joints at the basement level. Overall the masonry appears to be in good condition, although the mortar is loose and friable in places. In general the brickwork appears stable with few loose elements (see Figures No. 109 and 120).

The running bond brickwork of the ancillary site structure (see Figures No. 35 and 36) is also in good condition. The building has few details. The one-and-a-half story building has symmetrical window openings at the principal facade with heavy stone lintels over both windows and doors.

Site Structures

The grounds surrounding the Hospital contain several historic resources including:

An early if not original wood flag pole set in concrete at the northwest side of the site. The flag pole is square at the base with chamfered corners that gradually transform the shaft into a rounded element at the top;

A cast iron gazebo structure north east of the north entry (see Figures No. 41, 110, 111 and 116), formed from the same cast iron, six leaf circular panel motif (see Figures No. 38, 45, 47, 86, 87 and 94) found in other cast iron detailing around the site and set in a trellis structure supporting a bell shaped metal roof; The gazebo structure is in deteriorated condition and in immediate need of repair. Most of the metal detailing is rusting but intact and the structure itself is leaning from the vertical, at the base. The gazebo structure appears to be an abandoned well dating from the installation of interior plumbing. Analysis of its contents may yield additional archeological evidence from the period.

The most visible element defining the property is the heavy cast iron fence (see Figures No. 24, 25, 26, 31 and 34) set with lead in stone and concrete at the perimeter of the site (see Figures No. 24 and 31). The fence system runs continuously around the site terminating in detailed square columns (see Figures No. 82, 83, 84, and 85) at the corners and openings. The south (originally the main) entrance gate fence terminates in a doubled column motif (see Figures No. 31, 78, 83, 84 and 85). The columns consist four cast iron panels fastened together (see Figure No. 82 and 84) to form the shaft and base which supports a highly detailed egg and dart motif capital topped with a finial (see Figure No. 33). The west side opening near the former stable has one remaining panel of a swinging gate. This opening is bracketed by a single column motif. The north opening appears not to have been original. The intermediate fence support forms the termination of the opening, atypical for this site (see Figures

No. 24, 25 and 26). The concrete stair leading to this opening in the fence also appears to be a later addition to the site (see Figure No. 256).

In general the fence is in a severe state of disrepair (see Figures No. 79 and 81). Several sections are on the ground and many others are loose and in danger of collapse. Less than 50 percent of the column capitals remain (see Figures No. 33, 82, 83, 84 and 85) and several have panels missing or separated from each other. The integrity of the heavy gauge individual fence sections is generally intact but the connections between sections has broken down in places.

Areaways

The masonry areaways that form a moat like separation between the building and the surrounding site (see Figures No. 42, 109, 112, 113, 114, 115, 116 and 118), are capped with both cut granite stones and rough hewn stone (possibly sand stone). A number of stones have been dislodged and must be reset. Access to the basement from grade level to the basement level is via various stone stairs with open risers (see Figures No. 113 and 115). Basement doors occur on all four principal facades. The narrow (approximately four feet wide) areaways open into a large patio type area at the north east facade directly in front of one of the basement doors (see Figure No. 107). The brick retaining walls are stable but in need of tuck pointing where exposed (see Figure No. 112). The masonry is generally covered by a concrete parging scored to appear like large stone blocks. (Also see Appendix A, Section 8.2)

4.4 Interior Conditions

General Interior Elements

The first and second floors of the interior of the Hospital exhibit the fifteen foot high ceiling heights (see Figures No. 51, 52 and 150) and axial plan (see Figures No. 51 and 70) of the original construction. The third and basement floors have undergone more extensive renovations and/or changes and contain dropped or furred ceilings (see Figures No. 119, 124 and 154). All floors contain a number of the original wood-paneled doors (see Figures No. 48, 52, 55, 66, and 136), door surrounds (see Figures No. 68, 69 and 70) transoms (see Figures No. 54 and 70). Early or original hardware is visible at some of the corridor doors (see Figure No. 67), combined with various contemporary items added by various tenants.

Most of the windows on the basement through second floors have the original wood trim surrounds, stools and aprons (see Figures No. 64, 119, 122). The original or early plaster remains on most of the first and second floor walls. In some cases a skim coat of texturing has been added to cover damaged or uneven areas. The plaster has incurred some damage at various locations at the interior due to the plumbing and radiator systems (see Figures No. 121, 123, 127, 145 and 153).

The wood plank flooring is visible in some rooms (see Figure No. 60) and it is possible that a substantial amount of original flooring may remain underneath the current linoleum and vinyl tile flooring at the upper floors.

The main (wood) stairway, balustrade and posts are relatively intact from the basement to the third floor (see Figures No. 43, 49, 50, 125, 128 and 129). Several balusters and staircase trim elements are damaged and/or missing (see Figures No. 130 and 131). The basement sidewalls exhibit the original or early beaded board wainscoting (see Figures No. 65 and 129) paralleling the basement stair.

The preponderance of cast iron work associated with this building is continued in the interior by the decorative metal ventilation grates (see Figure No. 72) at various walls and ceiling throughout the structure. Early decorative radiators manufactured in the 1870's and installed in one of the early building upgrades, are intact and in use on the basement, first, second, and third floors (see Figures No. 52, 53 and 73).

4.5 Building Systems

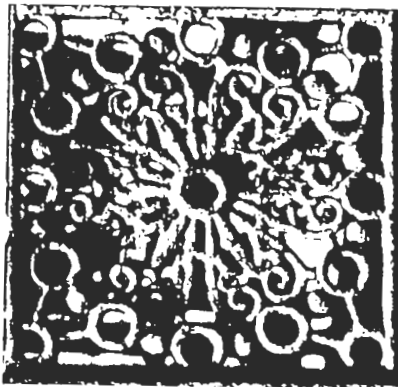
The building heating system is an exposed pipe radiated steam or hot water system. The radiator system has been augmented by additional space heaters installed at the ceiling of many of the larger rooms. The boiler if not original, dates back to one of the early renovations of the building. Plumbing, piping and electrical conduit are generally exposed at the interior (see Figures No. 146, 149, 150 and 153). Cast-iron radiators of various types are mounted under windows in hallways and as centerpieces in rooms (See Figure No. 73). Two large metal vents/flues extend through the first and second floors (see Figure No. 152). One vent/flue connects to the boiler. The purpose of the second is unknown. The four original chimneys extend up through the roof and surround a roof vent providing fresh air to lower floors (see Figures No. 37, 94, 101 and 102). The decorative cast-iron metal grilles at various locations (see Figure No. 74) are covers for either fresh air vents or heat supply grilles from the original, pre-radiant heat system installed in chases in the masonry walls.

The existing bath rooms, although located in the areas occupied by bathrooms in the 1893 second floor plan (see Figure No. XX), the fixtures and configuration are recent rehabilitations.

The existing electrical system is a series of exposed subpanels located at various places throughout the building including the first floor main hall. Lighting is a mixture of incandescent and fluorescent ceiling mounted fixtures all of recent vintage (see Figures No. 119 and 154). Electrical outlets are a non-grounded type.

The building contains a small domestic type kitchen used for both the daycare and student meals.

5.0 THE REHABILITATION PLAN/RECOMMENDATIONS



5.0 Preservation, Rehabilitation and Historic Resources Management Plan

5.1 Preservation, Rehabilitation and Resource Management

Preservation and Resource Management Recommendations.

The interior significant elements (See Inventory of Significant Spaces and Details, page 19.) are in generally good condition and are in no immediate danger of damage or deterioration. The existing door and window surrounds and interior trim elements will not be significantly affected by the proposed alterations and rehabilitations. The proposed alterations include repairs to interior trim, replacement of missing elements and potential exposure of covered finishes as listed below. A dropped ceiling within the existing ceiling height can accommodate a new HVAC system while retaining the overall volume of the interior spaces. The proposed alterations options (See First Floor Plan, Section 8.4) will substantially return the axial plan at the first floor while accommodating current building code and tenant requirements.

The majority of exterior significant elements (See Inventory of Significant Spaces and Details, page 19.) require only low intensity repairs and maintenance such as flashing repair, drain routing, brick tuckpointing and/or cleaning and regular painting of the wood trim will reduce the danger of damage or further deterioration to the exposed historic elements. Resetting the loose stones at the site structures will prevent further water infiltration protect the stonework from further damage. A thorough cleanout of all existing site drains will facilitate control of stormwater runoff, usually a significant factor in brick and stone preservation. An overall window repair program combined with a new HVAC system (eliminating the numerous window air conditioning units) will allow the original fenestration and facade appearance to return to view.

Several of the exterior significant elements however, are in immediate and critical need of repair or restoration. The signature element of the site is the unique cast iron fence and associated iron detailing. The exposed metal elements require immediate protection and/or restorative work. Several fence columns and picket sections have fallen or have been undermined. Most sections are loose and could pose some danger to passersby. The south stair stringers are damaged and also may collapse if loaded. The fence column sections and capitols are disassembling and subsequently disappearing. The repetitive cast iron medallion filigree detailing needs to be cleaned and painted to protect its integrity. The metal gazebo well cover structure is in particular need of restorative work.

The entrance stairs, gazebo well structure, fence columns etc. will all require sand blasting and a rust inhibiting coating. A significant number of elements will have to be fabricated (replicated) to replace missing sections to complete the restoration. The iron stairs and the majority of the fence will require disassembly and relocation to an offsite repair shop to be restored. The existing ironwork fabrication (fence and attendant detailing) is estimated to be worth over \$1 million dollars at today's prices.

Specific Preservation, Rehabilitation and Resource Management Activity Recommendations:

Exterior Inventory

- Wood window frames on the north, south, east, and west elevations: Retain and restore.
- Wood cornice on the north, south, east, and west facades: Repair and paint.
- Stone brackets over windows: Point as required; Paint.
- Arched dormer windows on the north, south, east, and west facades: Repair loose slate and metal flashing; Repair window and window hardware.
- Original wood entrance doors on the north and south facades: Retain.
- Transoms above the doors on the north and south facades: Retain.
- Wood pediment on north and south facades (with ocular window): Repair and paint wood trim; Scrape, seal and paint all wood surfaces;
- Wood porch on the south facade (includes wood floor, wood balustrade, original roof, and iron steps leading to porch): Repair and/or replace wood plank flooring, Repair deteriorated balustrade top rail and balusters, Repair or replace deteriorated porch joist framing; Scrape, seal and paint (coat) all wood and metal surfaces; Disassemble stairs, sandblast and repair rusted elements; Re-fabricate missing elements; Re-assemble stairs and re-install; Seal and paint with rust inhibitor.
- Cast-iron portico surrounding north entrance, includes original iron steps, posts and railing, and bell roof; Cast-iron fence extending around the perimeter of the grounds; Cast-iron gazebo structure located northeast of the north entrance. Restore and repair cast iron elements as described above.
- Mansard roof covered with hexagonal pieces of slate: Repair metal flashing at roof; Repair and replace missing slate with matching material. (If substrate is damaged or deteriorated, total re-slating of roof will be required.
- Standing seam metal roof covering pediment portion of the roof: Scrape, seal and paint (coat) all wood and metal surfaces.
- Brick quoining on the north, south, east, and west elevations; Recessed brick panels located under windows on north, south, east, and west elevations; Brickwork of north, south, east, and west elevations: Pressure clean brick and tuckpoint entire facade.
- Wood flag pole located east of the south facade: Scrape, seal and paint all wood surfaces.
- Four original chimneys: Tuckpoint as required and provide chimney (flue) caps.
- One-and-a-half-story brick stable building (not currently on the property): No work planned.
- Areaway coping stones and stair stonework: Reset existing dislodged stones at main stairs and coping stones at areaways.

Interior Inventory

- Original wood-paneled doors on basement, first, second, and third floors; Original door and window surrounds; Original door transoms: Retain in place. Where alterations are planned, reuse existing doors and reuse or replicate existing trim elements; Scrape, seal and paint all wood surfaces as required.
- Decorative metal ventilation grates in basement, first, second, and third floors; Early radiators on first and second floors: Retain grates in place; Scrape, seal and paint all metal surfaces as required. If new HVAC system is

provided, disconnect radiators and retain selected elements within significant spaces.

- Original high ceilings: Retain existing configuration in most spaces.
- Original floor plan on second floor: Substantially retained with provisions for code required elements.
- Relatively intact floor plan on first floor: Substantially retain with provisions for code and tenant required elements.
- Original or early wainscoting along basement stair: Retain; Refinish as required.
- Main stairway, with wood balustrade: Retain; Repair damaged elements and replace missing trim elements; Refinish as required..
- Flooring: Remove existing vinyl and linoleum flooring; Examine condition (if existing) of wood plank flooring. If flooring is in good condition, expose and refinish if appropriate to present tenant use of spaces.
- Plaster walls: Retain existing plaster walls as appropriate and compatible with Owner approved alteration plans.
- Hardware: Reuse existing early or original hardware where appropriate and salvageable. Retain existing early or original hardware where no new work is planned.

5.2 Alteration Plans/Recommendations

The Center for Youth Services (the current occupant of the building) has limited plans for development of the building and site. The structure's mechanical, plumbing and electrical systems have fallen behind the times as has been the case throughout the building's history. The current radiated heat system is inadequate and central air conditioning is desired. The electrical system requires an upgrade and all bathrooms are in need of rehabilitation. The life safety, fire detection and control systems are wholly inadequate for present Building Codes and handicapped access is limited to the basement only.

The Owner would like to relocate selected walls (some original) to accommodate the current building usage on the first and second floors. See Appendix A, Section 8.4. The entry doors at both the north and south are in violation of egress requirements. The single means of egress from the upper floors (main stair) may require a fire rated enclosure to satisfy current code requirements. The building by code requires a second means of egress. This has been provided in the past by the fire escape at the east and west sides of the building. The fire escape is in need of repair and possibly replacement to meet code specified egress requirements.

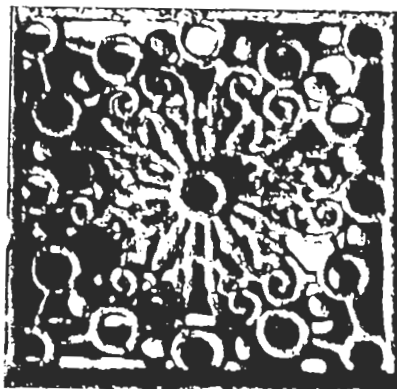
The basement as now configured is not responsive to the current Owner's program. The basement has few contributing resources and lends itself to reorganization more readily than the first and second floors. A new commercial type kitchen and dining hall for 40 students is desired. Expanded clinical services are also desired to serve the students.

Specific Rehabilitation/Alteration Recommendations:

1. Option 1: (See Appendix A, Section 8.4) Move Day Care to basement to achieve greater accessibility.
- 1A. Option 2: (See Appendix A, Section 8.4) Relocate various first floor

- activities and expand the Day Care area at the first floor by reconfiguring the first floor.
2. Provide Building Code required egress and fire safety systems.
 3. Provide new intercom and communications system.
 4. Move all electrical and telephone breakers, meters and switching equipment to basement mechanical room. Upgrade systems as required to accommodate activities.
 5. Provide new forced-air H.V.A.C. system throughout building. Provide dropped ceiling (1'-4") to accommodate system.
 6. Remove all window air conditioners, repair all windows, sashes, glazing etc. and provide new interior or exterior storm windows.
 7. Repair wood window sash counterbalance weight system; Repair and/or replace glazing; Repair or replace trim, stops and hardware as required.
 8. Provide new standard door hardware at interior. Provide new hardware at exterior matching historic hardware as closely as possible. Reuse historic hardware at selected public hallway doors.
 9. Provide new upgraded energy efficient light fixtures. Provide period type fixtures at main (public) corridor and at exterior.
 10. Restore wood flooring if possible.
 11. Restore all ironwork, stairs and decorative elements.
 12. Restore North and South Porches.
 13. Provide new kitchen and dining area at basement.
 14. Provide Elevator/Lift (only if required by code).
 15. Provide additional office/class room space by subdividing existing rooms and reorganizing existing spaces after a formal programming study of CYS activities.
 16. Disconnect decorative grates and radiators, refurbish as required and reinstall in original locations on first and second floors. Relocate circular radiators at third floor as indicated in Appendix A, Section 8.4.
 17. Remove all exposed plumbing and piping lines at interior.
 18. Coat metal standing seam roof and repair gutter flashing.
 19. Remove existing air conditioning openings at roof (see Figure No. XX) and repair slate to original condition. Replace and/or repair loose and damaged slate at the mansard roof.
 20. Refurbish and rehabilitate existing bathrooms.
 21. Repair site drains at areaways.
 22. Tuckpoint entire facade.
 23. Clean and paint exterior of building.
 24. Concrete parge areaway walls to match existing walls.
 25. Repair wood roof cornice as required and paint.
 26. Clean out vent structure at roof and provide bird screen.
 27. Reset dislodged stones at main stairs and coping stones at areaways.

6.0 OLD NAVAL HOSPITAL PHOTO ESSAY



6.0 Old Naval Hospital Photo Essay

6.1 Building Photos • Figures 24 through 155

Figure 24 Cast Iron Fence Details on North Side of Site.

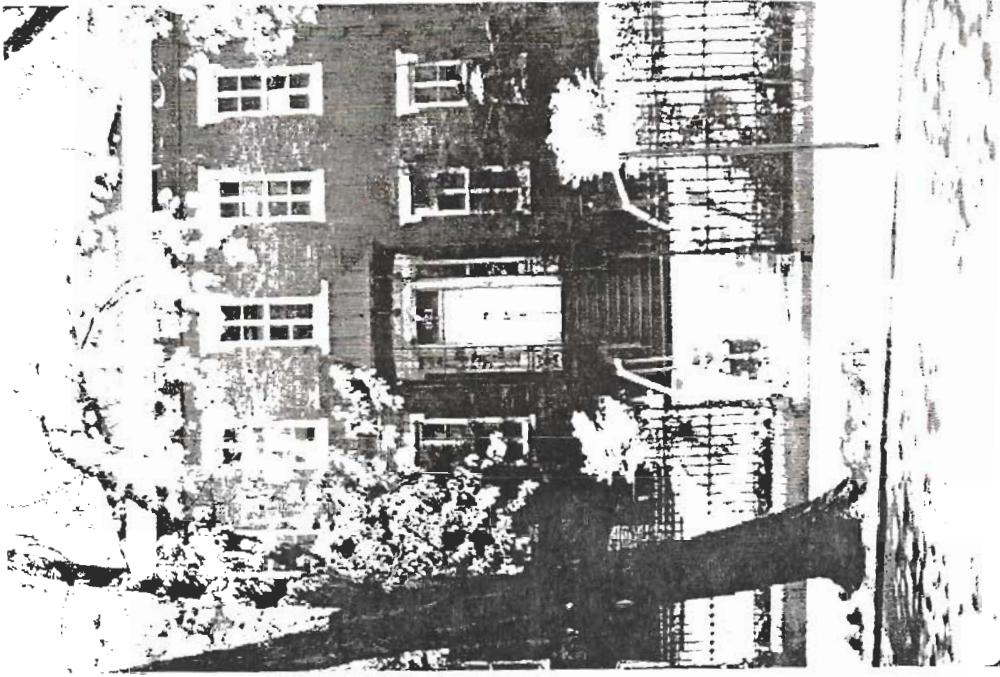


Figure 25 North Entrance.

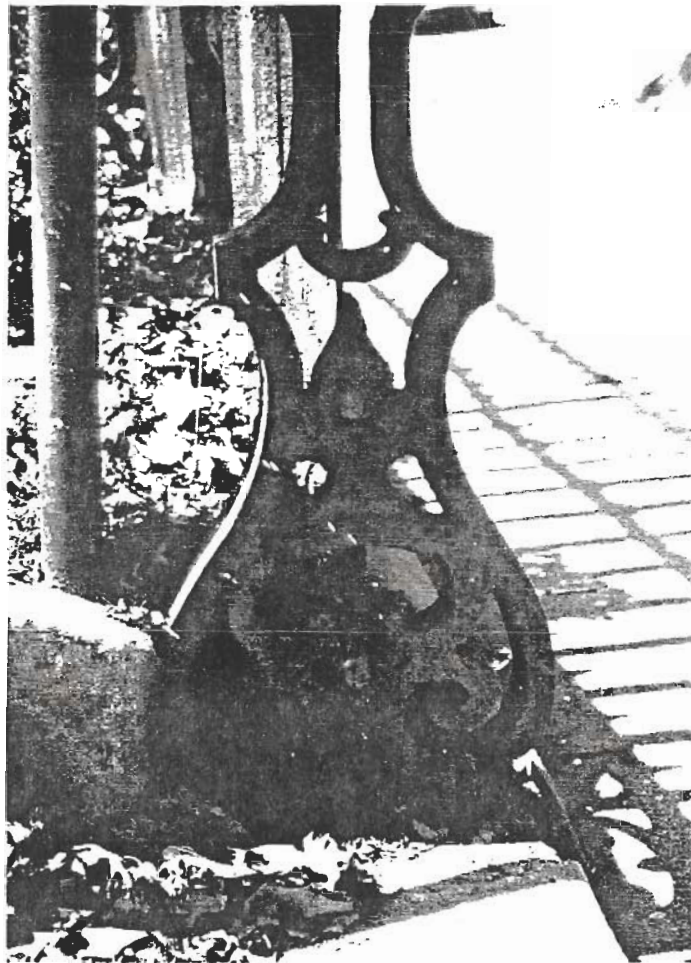


Figure 26 Cast Iron Fence Detail.



Figure 27 Site Context - North Side of Pennsylvania Avenue.

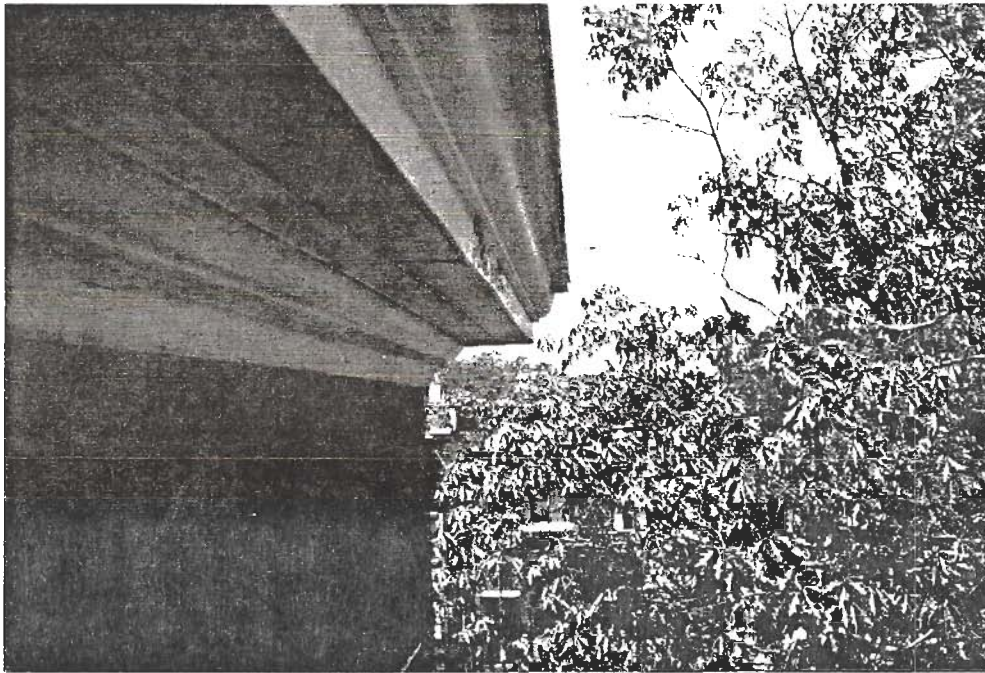


Figure 28 Cornice and Window Trim Details at East Elevation.



Figure 29 East Elevation.

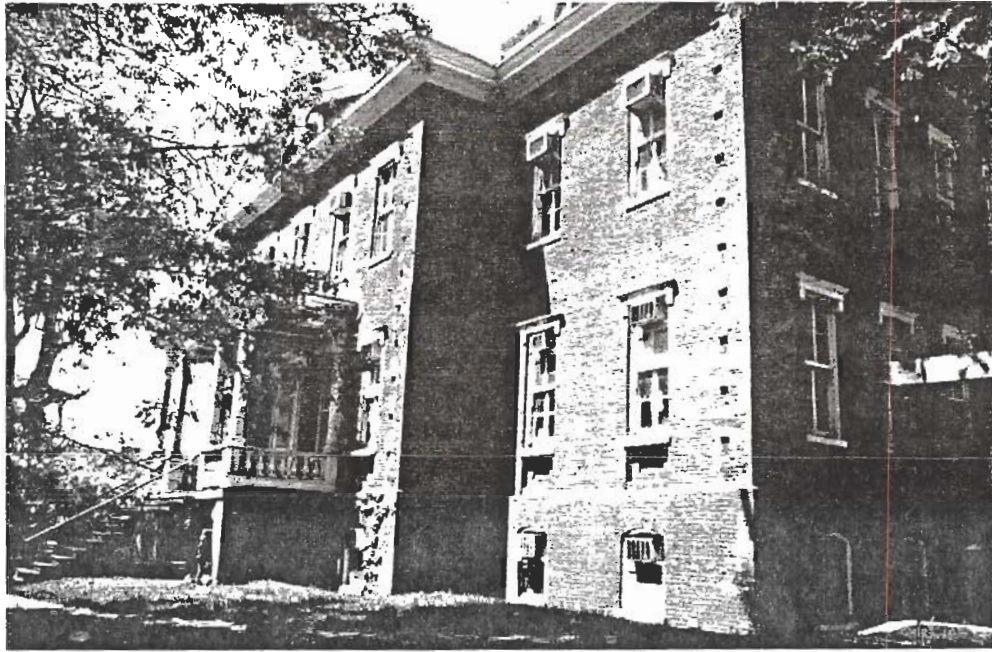


Figure 30 Elevation at South-East Corner of Building.



Figure 31 Cast Iron Fence Column Details at South Gate.

Figure 33 Cast Iron Fence Column Capital Detail at South Gate.

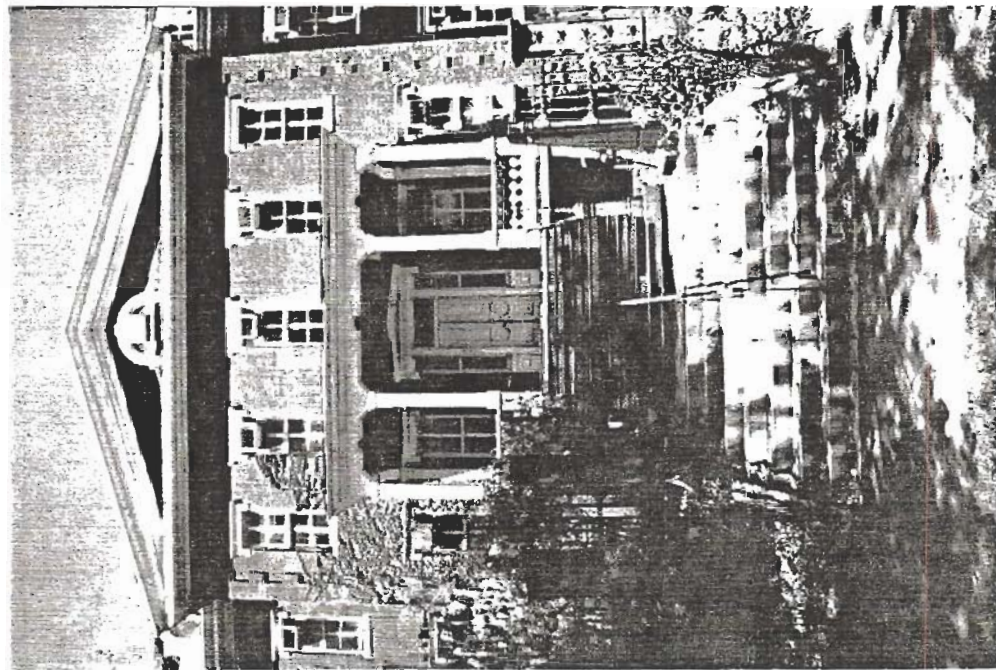
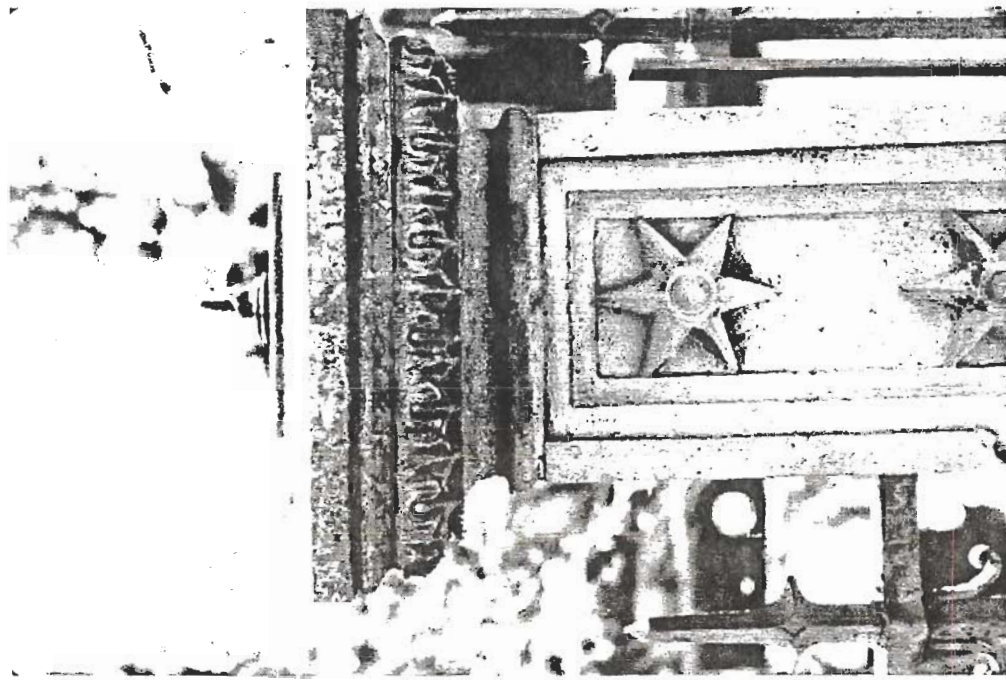


Figure 32 South Entrance Elevation.

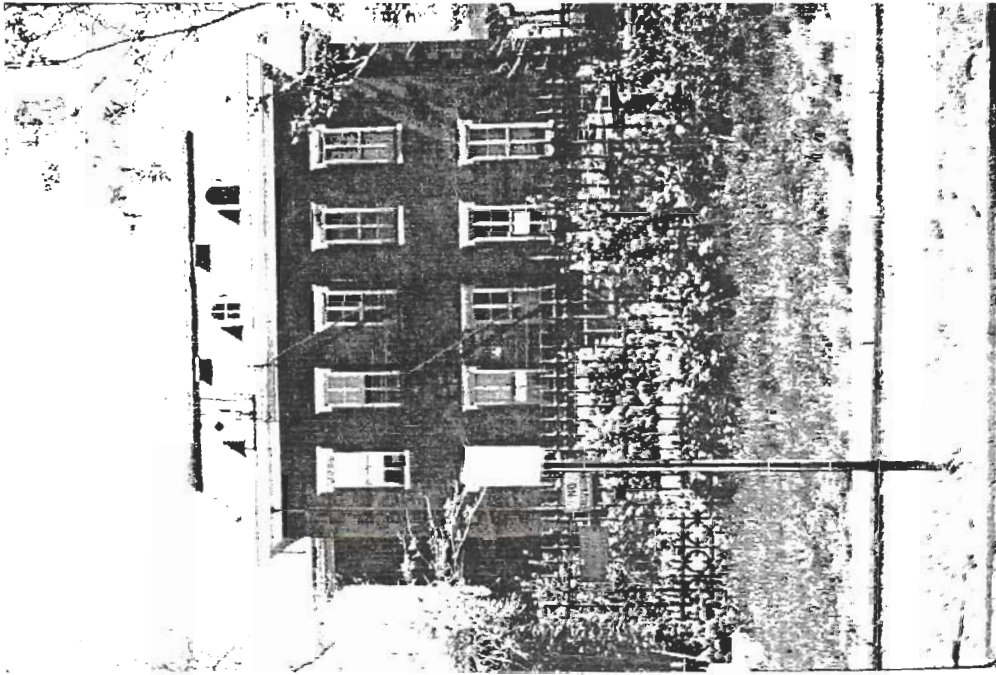


Figure 34 West Elevation.

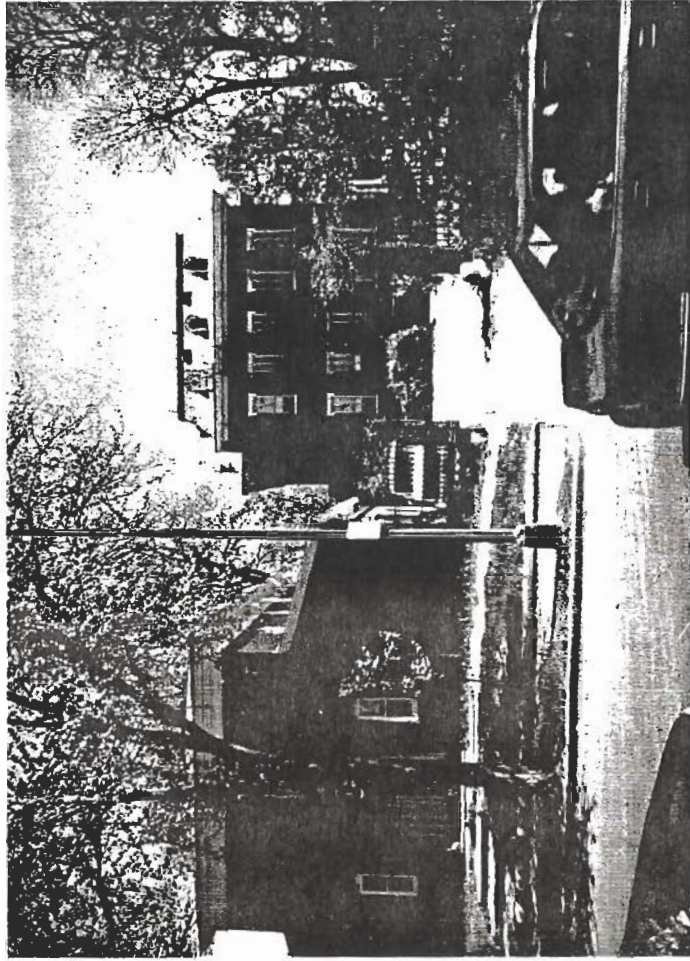


Figure 35 West Elevation of Ancillary Building (Former Stable) on Site.

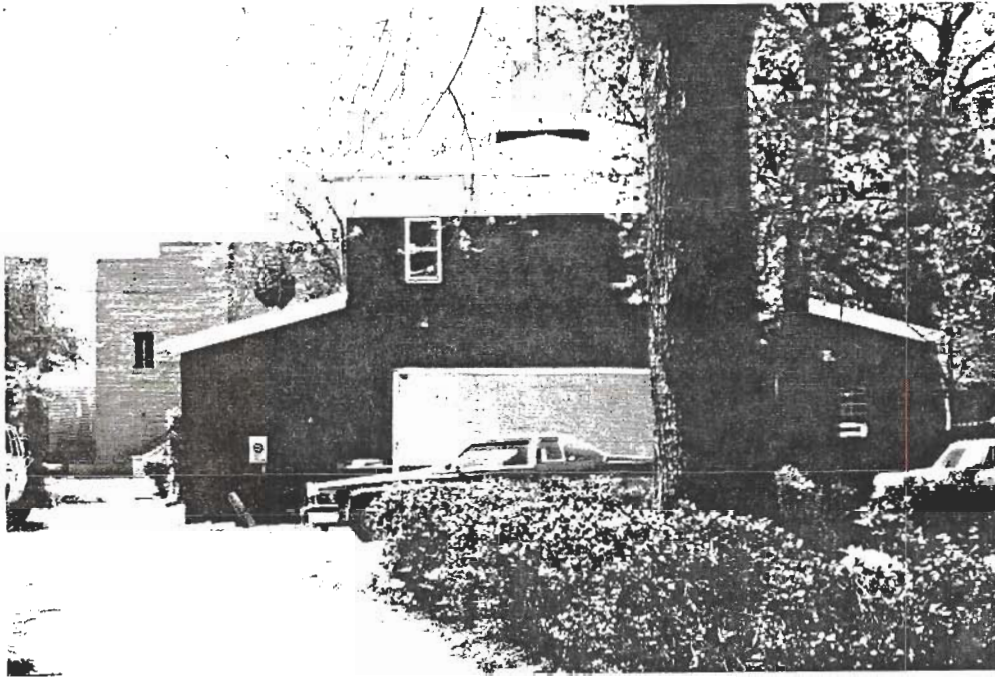


Figure 36 East Elevation of Ancillary Building on site.

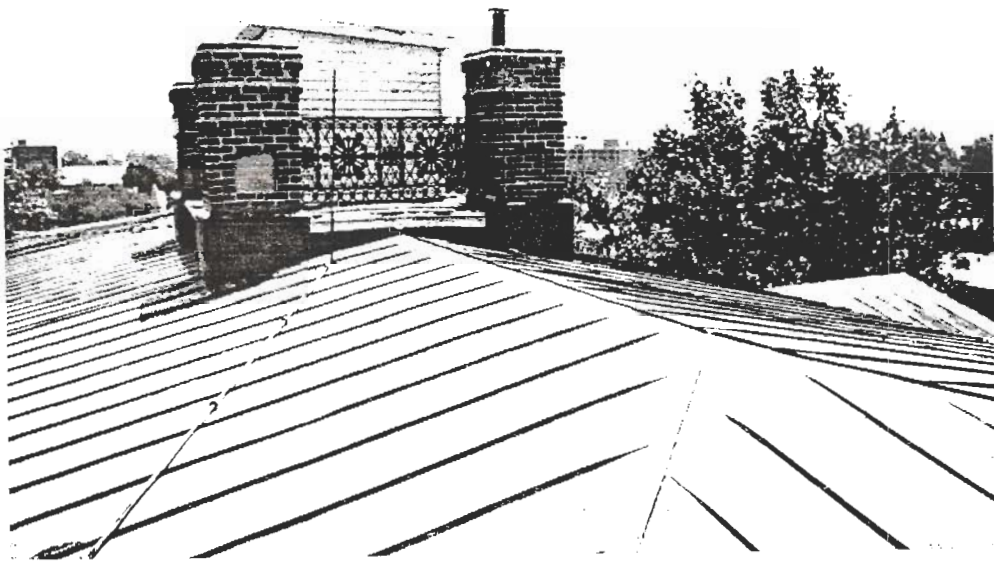


Figure 37 West Elevation of Chimneys and Roof Vent Structure Showing Hipped Roof.

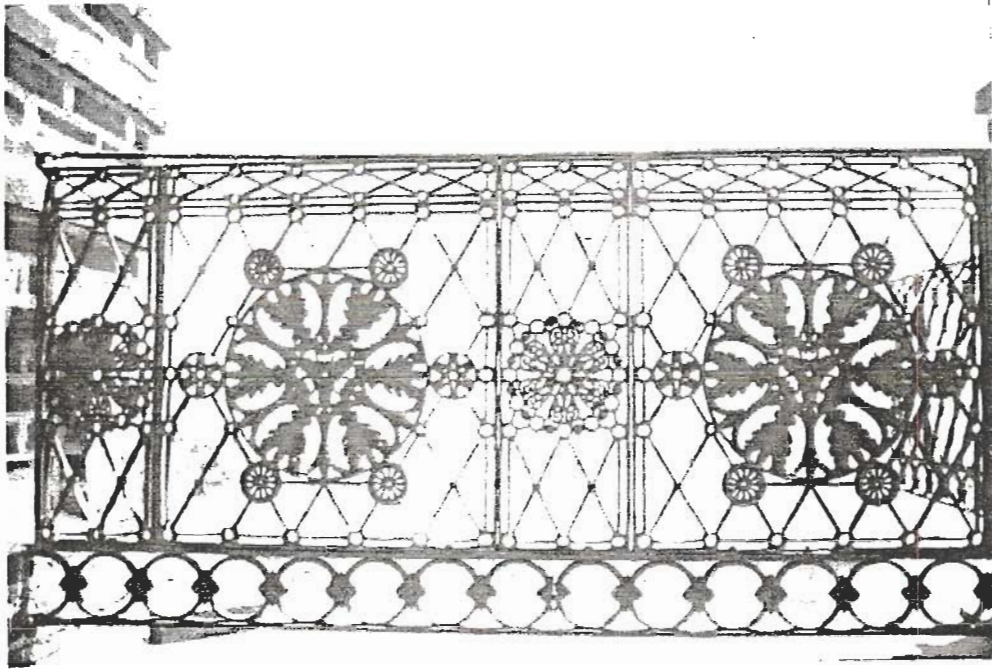


Figure 38 Cast Iron Filigree Railing Detail at Roof Vent Structure; West Face.



Figure 39 First Floor Window Recessed Brick Panel Detail at North Facade.



Figure 40 C.Y.S. Students and RMc Staff Examining East Facade.



Figure 41 Cast Iron Gazebo/Well Detail.

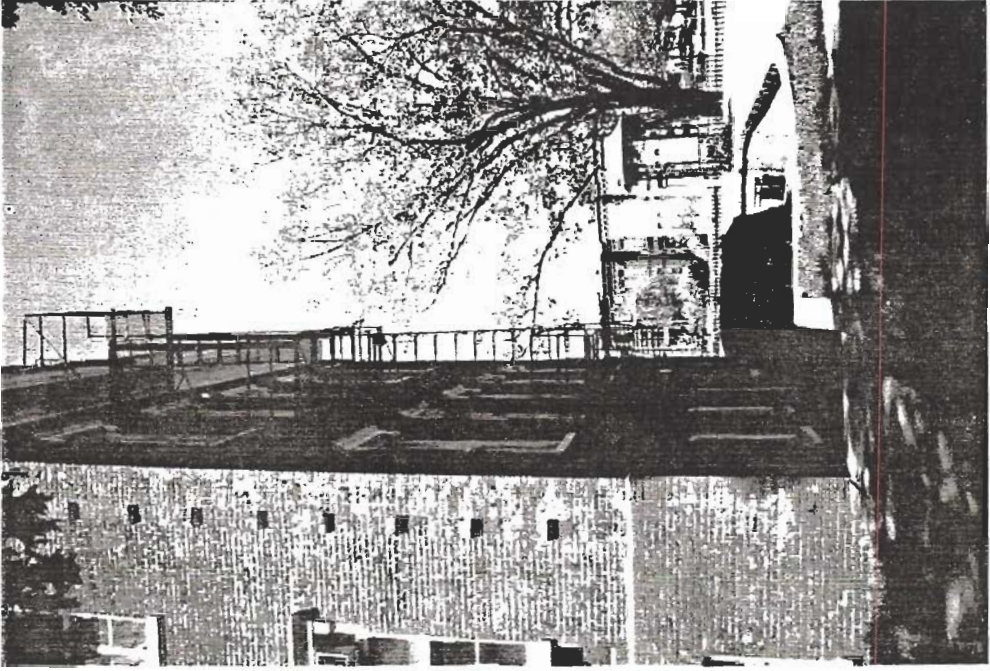


Figure 42 East Elevation and Areaway.

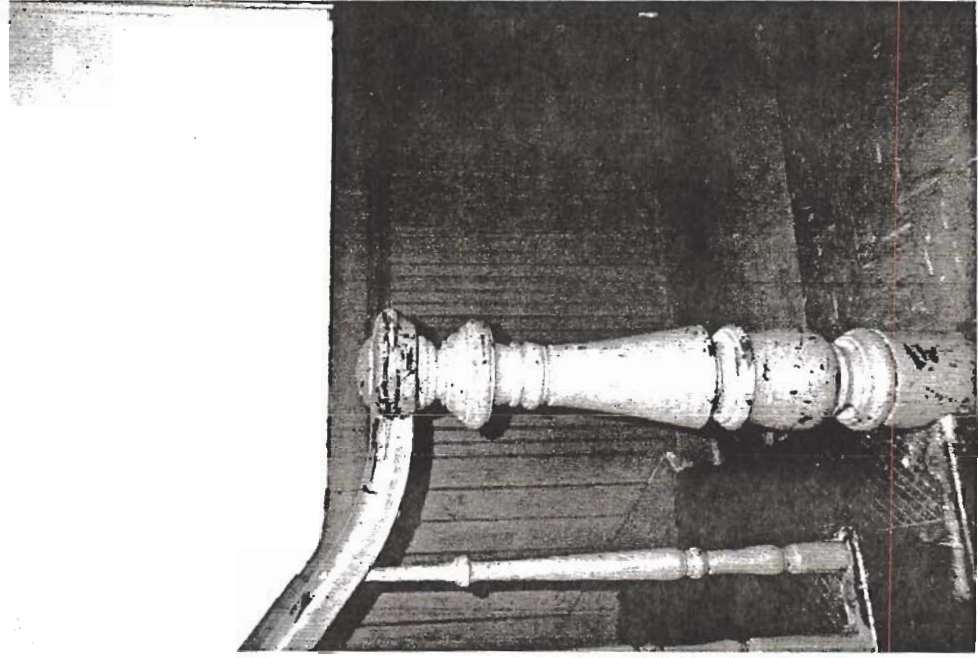


Figure 43 Basement Stair Newel Post.*

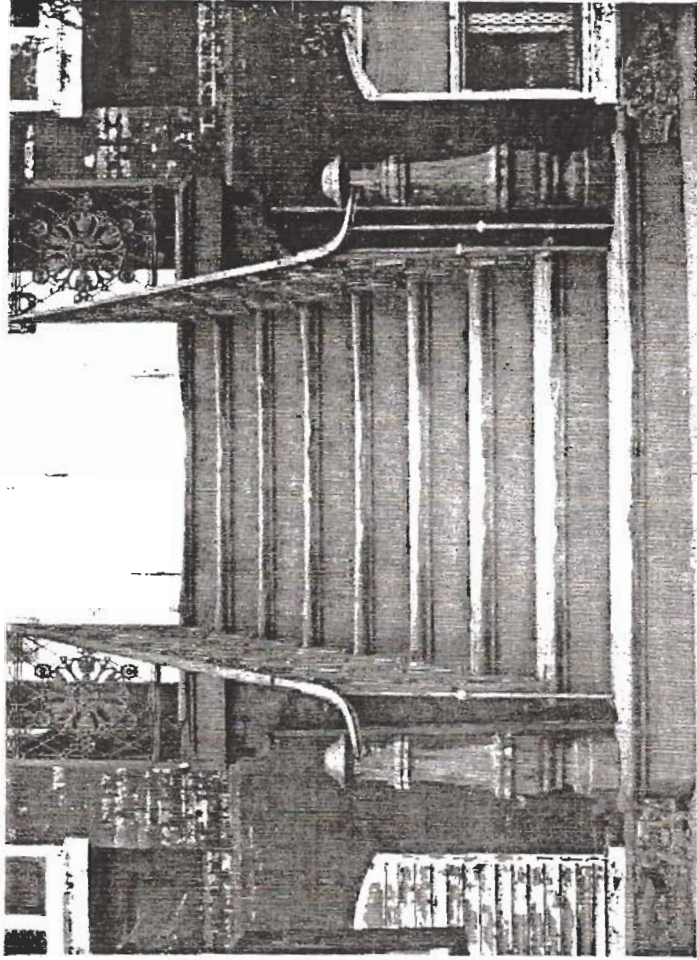


Figure 44 North Entrance Portico Cast Iron Railing and Stone Stair Detail.

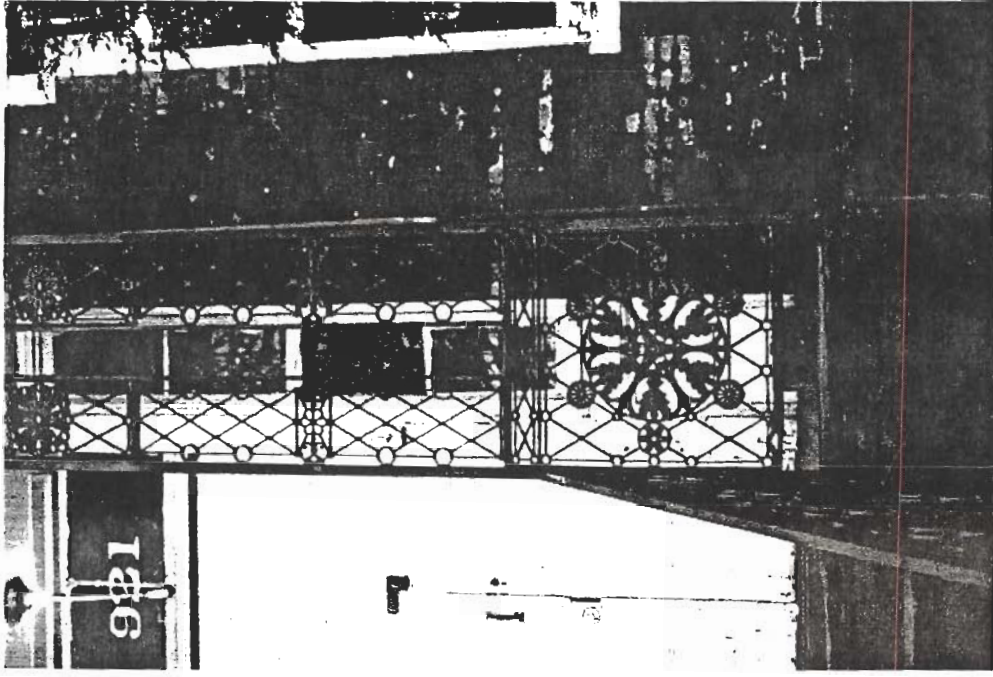


Figure 45 North Entrance Portico Cast Iron Filigree Detail.



Figure 46 North Wood Entrance Portico and Door Detail.



Figure 47 First Floor: C.Y.S. Students at Work Examining Rail Detail at North Entrance Portico.*



Figure 48 First Floor Entrance Vestibule Side Panel Detail.*

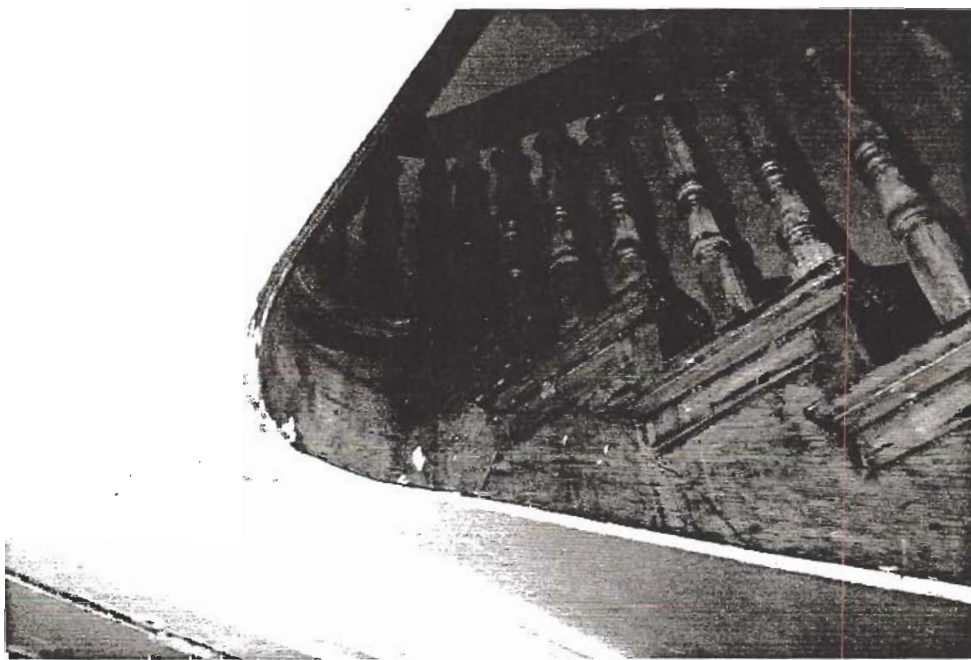


Figure 49 Stair Landing Between First and Second Floors.*

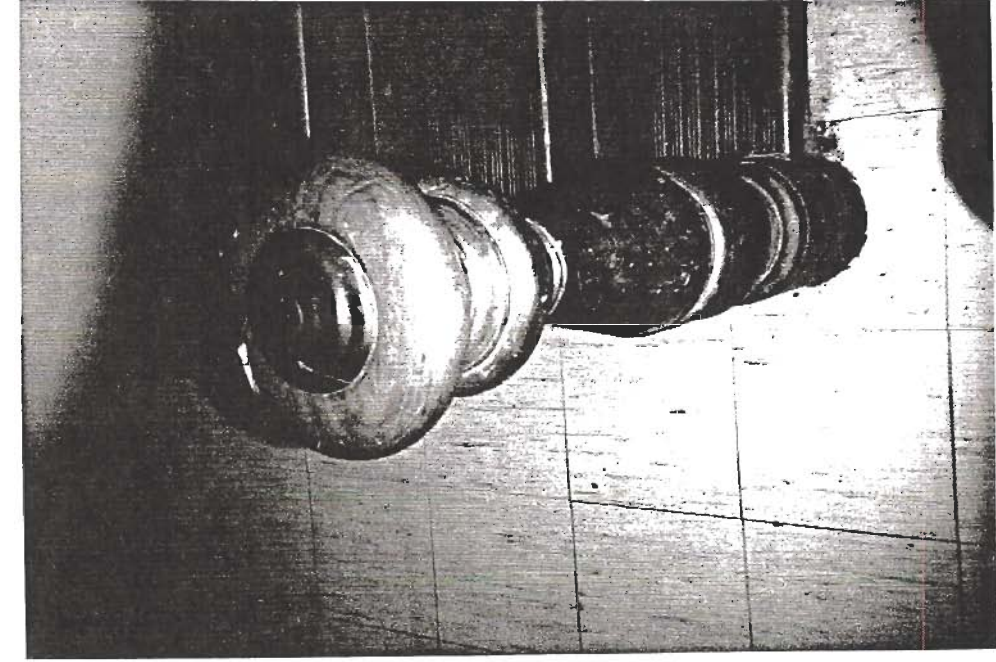


Figure 50 First Floor Stair Wood Newel Post.*

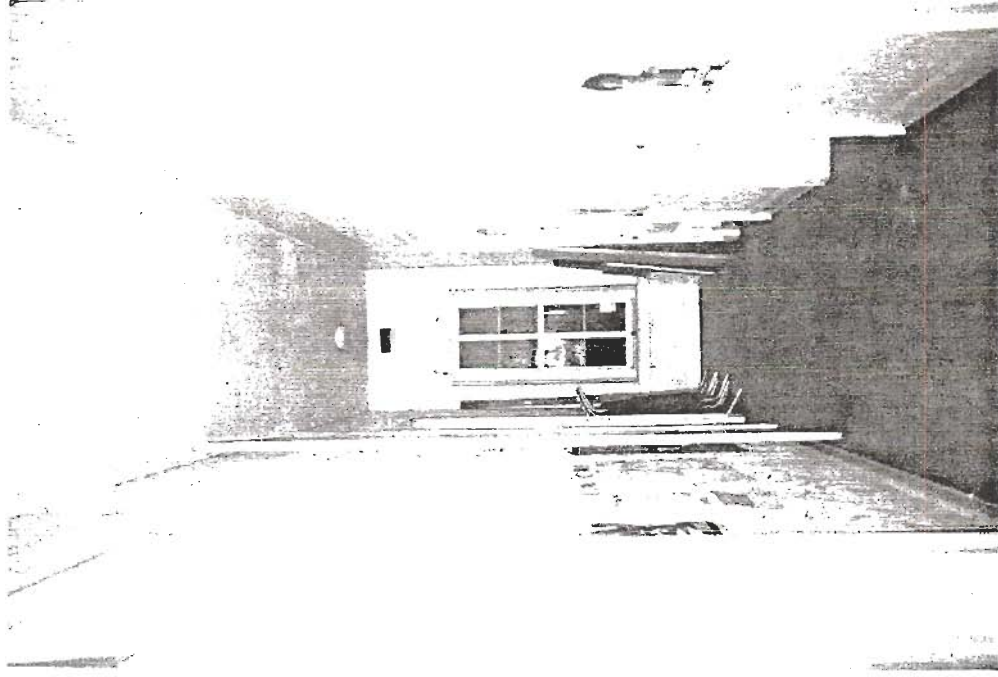


Figure 51 First Floor Hall Looking East.

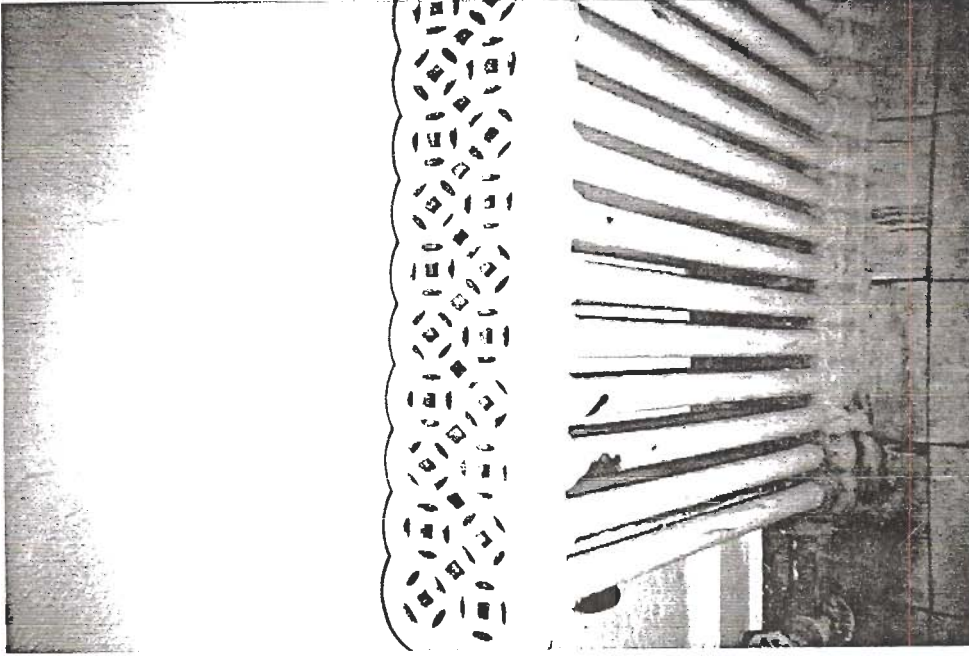


Figure 53 First Floor Hallway Cast Iron Radiator.*

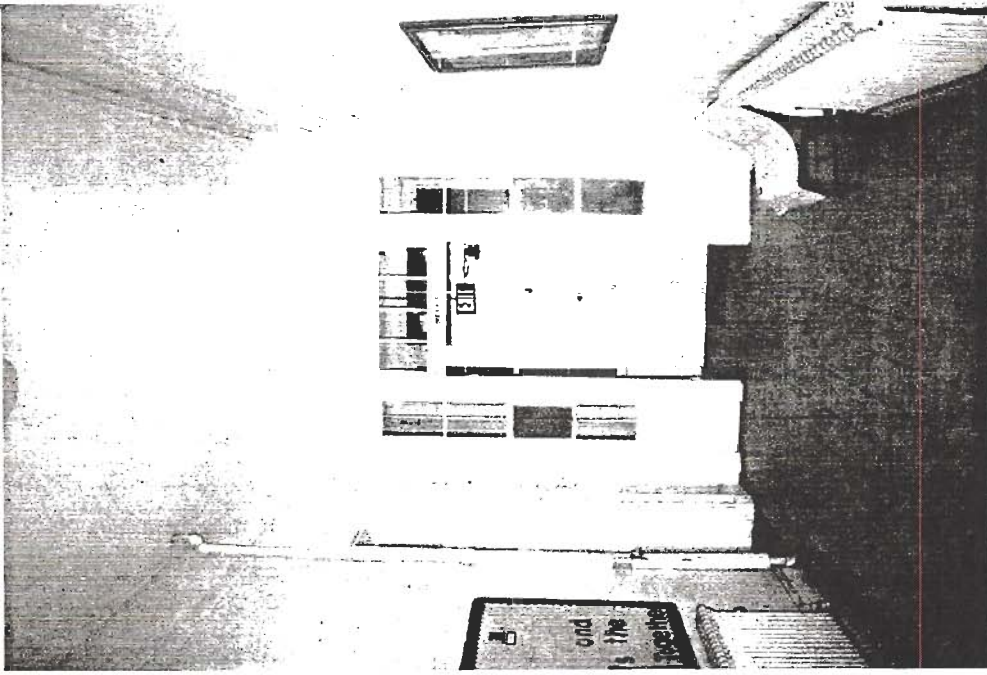


Figure 52 First Floor Hall Looking South.

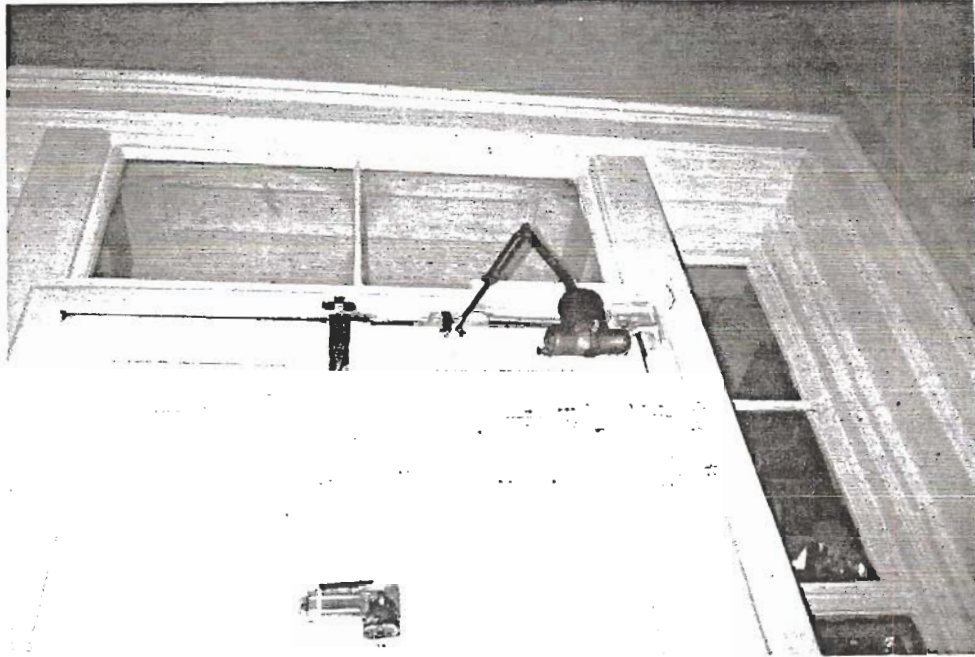


Figure 54 First Floor Transom Above South Entry Door.*



Figure 55 First Floor South Entry Door ("Star") Hardware.*

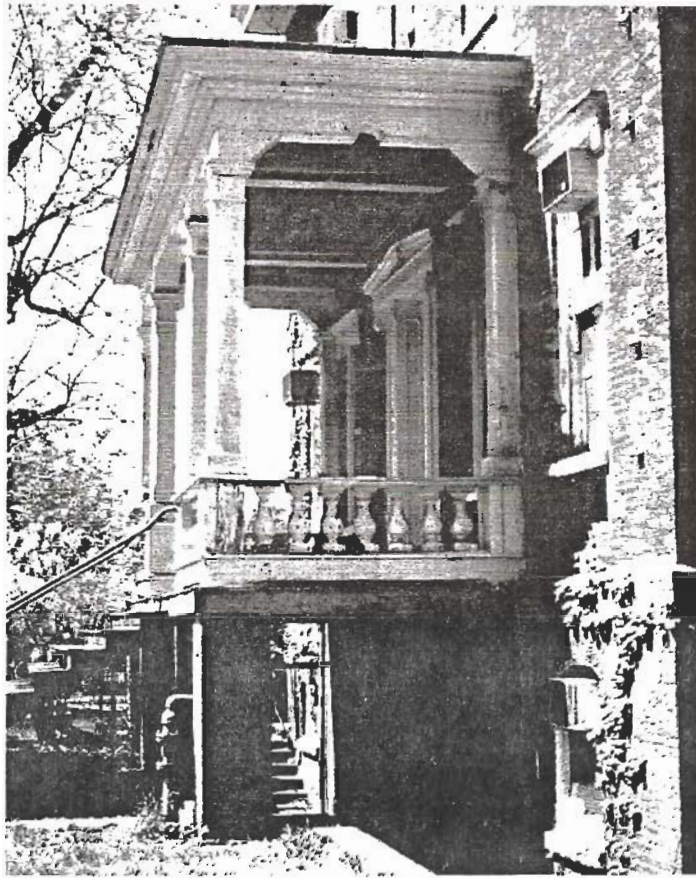


Figure 56 South Portico Detail (East Elevation).

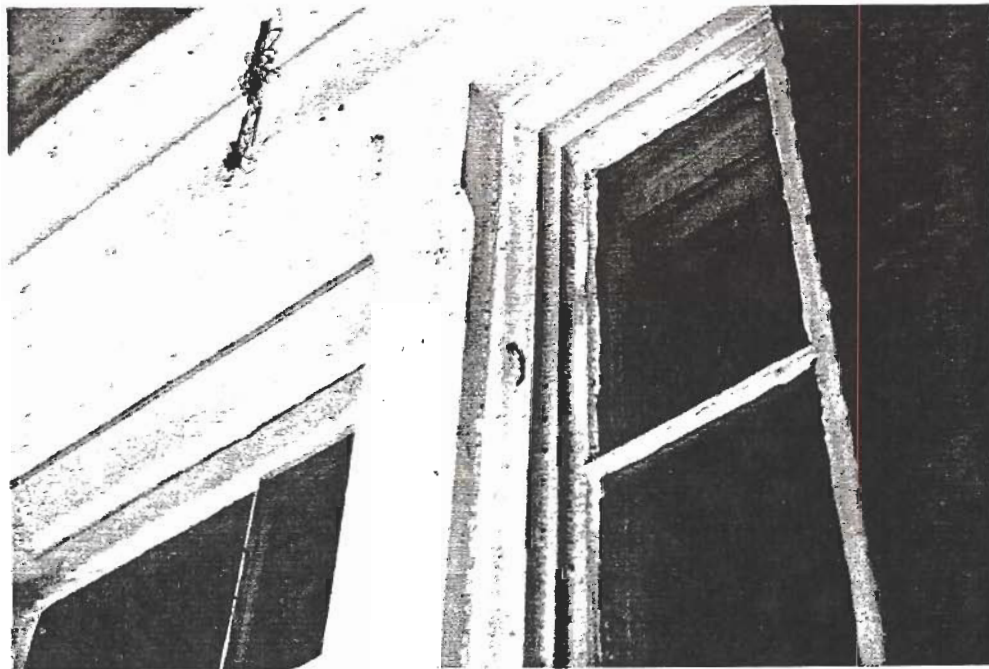


Figure 57 South Entrance Door Jamb, Trim and Sidelight Detail.

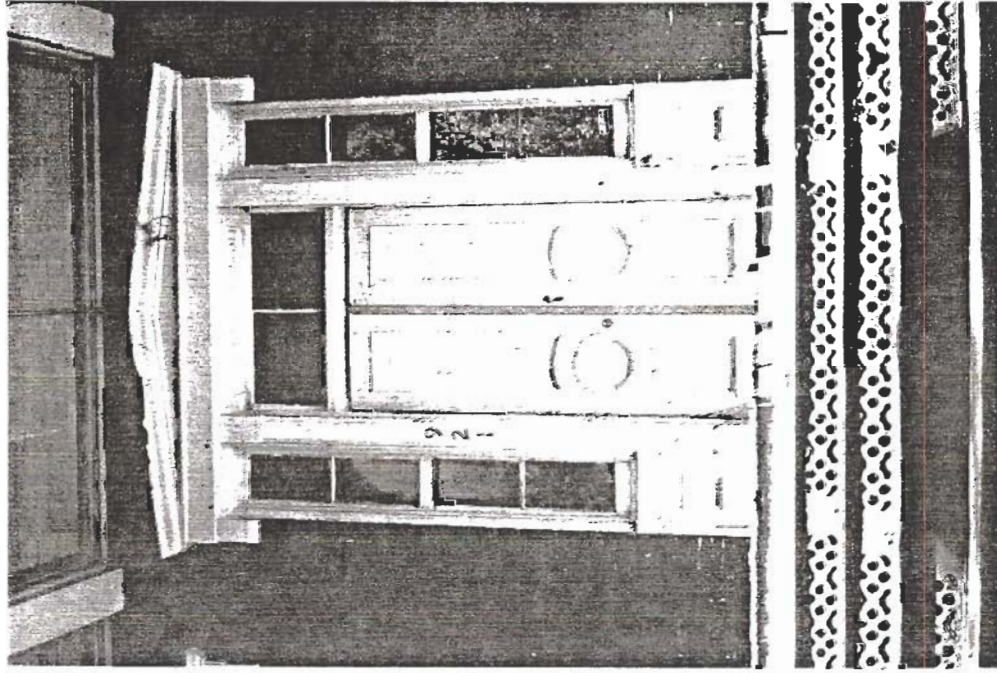


Figure 58 South Entrance Wood Door and Sidelight Elevation.

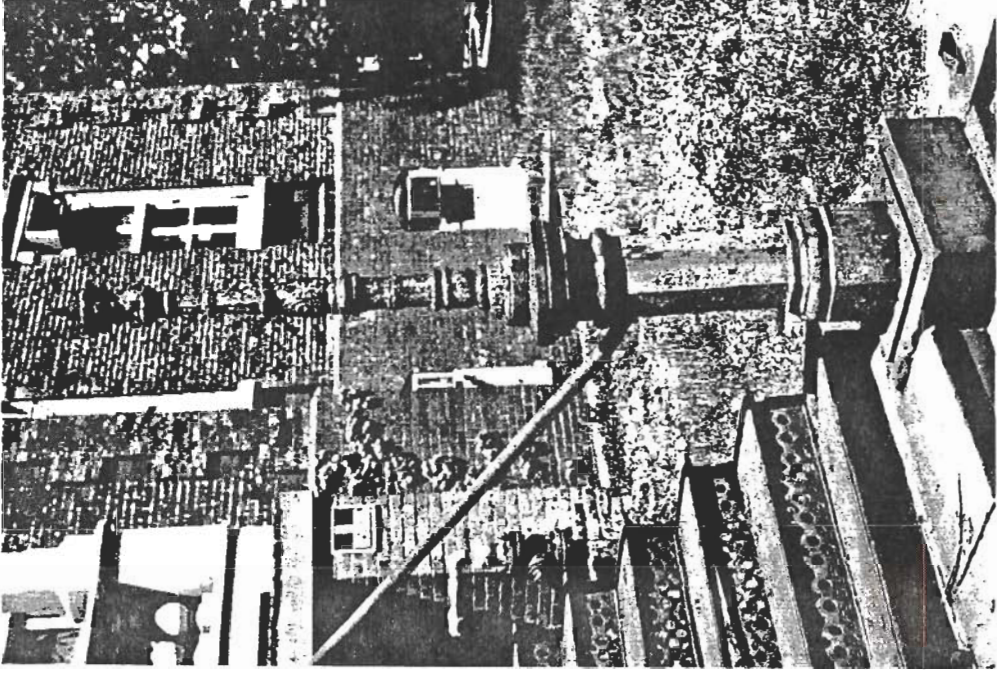


Figure 59 South Entrance Cast Iron Post Detail at Entry Stair.

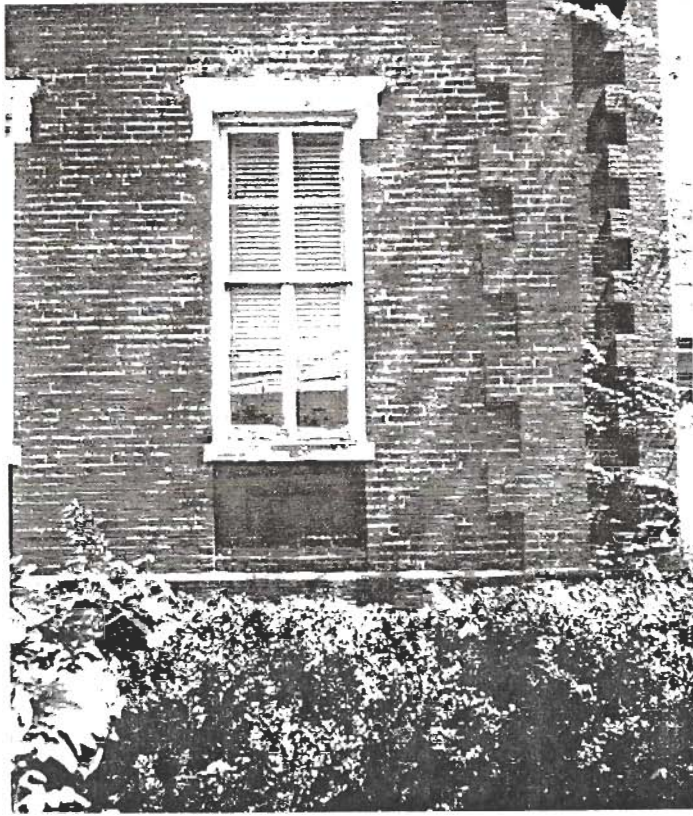


Figure 61 Brick Quoining and Window Detail at West Elevation .



Figure 60 First Floor Hardwood Flooring.

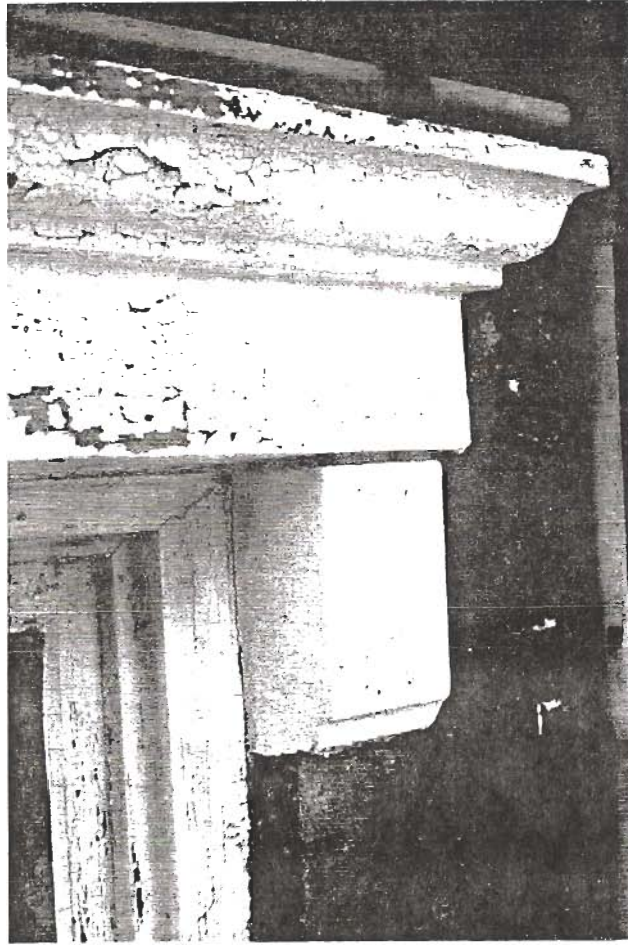


Figure 62 Window Pediment and Bracket Detail East Elevation.



Figure 63 Cornice Detail at West Elevation.

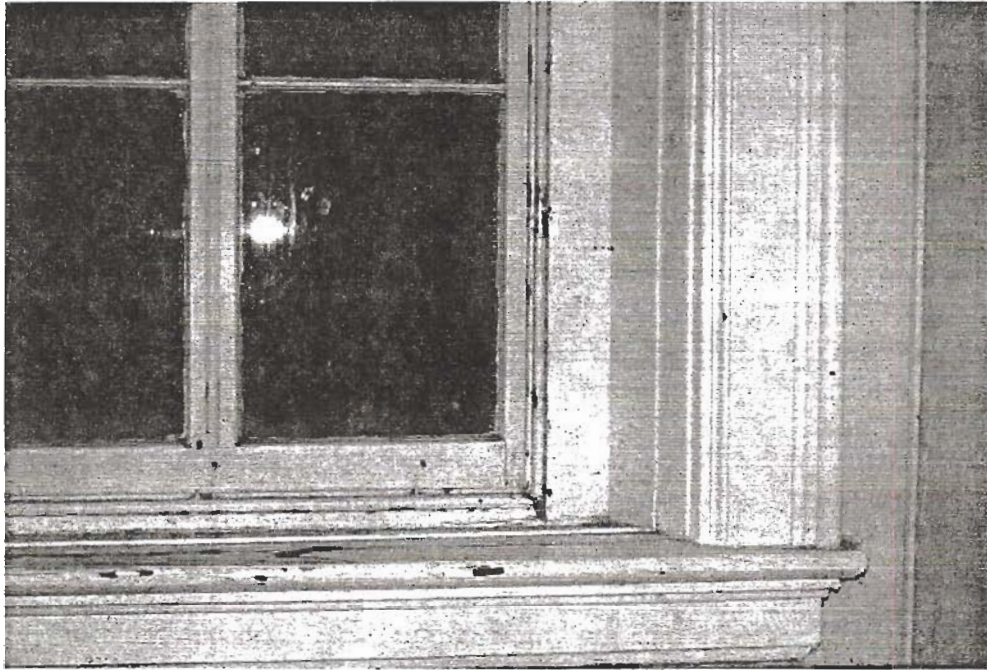


Figure 64 Second Floor Typical Wood Window Surround, Sill and Sash Trim.

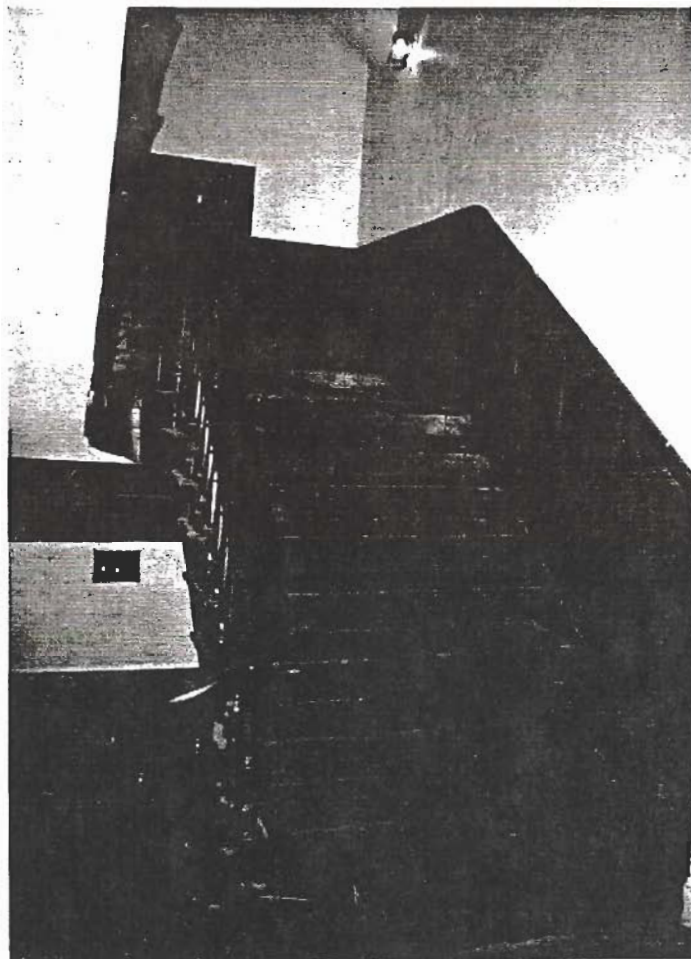


Figure 65 Second Floor Main Staircase and Beaded Board Wainscoting.



Figure 70 Second Floor Hall Looking East.

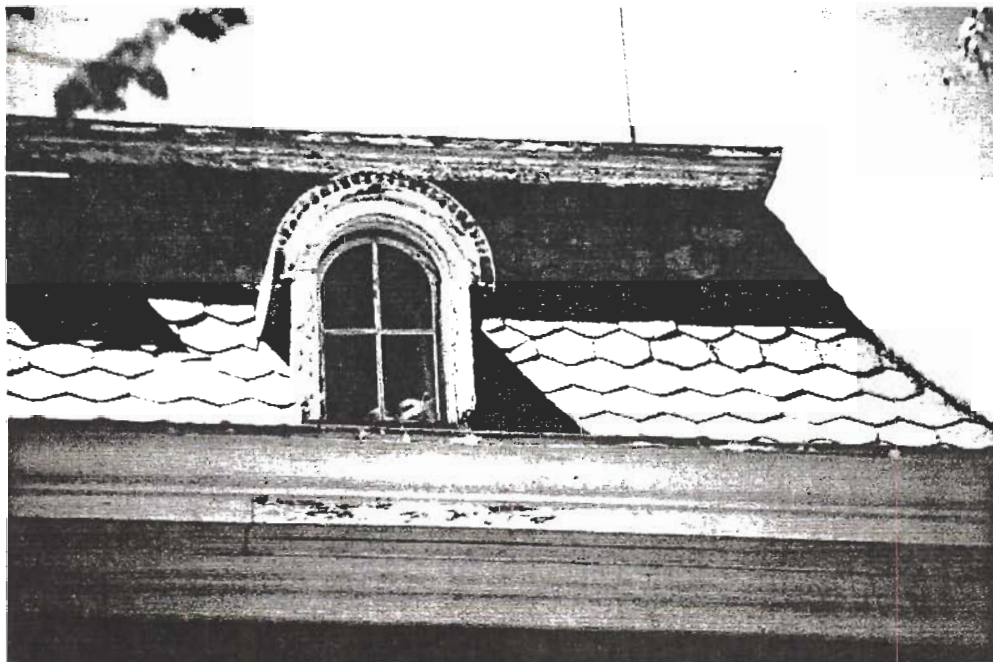


Figure 71 Detail at Mansard Slate Roof, Wood Cornice and Circleheaded Dormer.

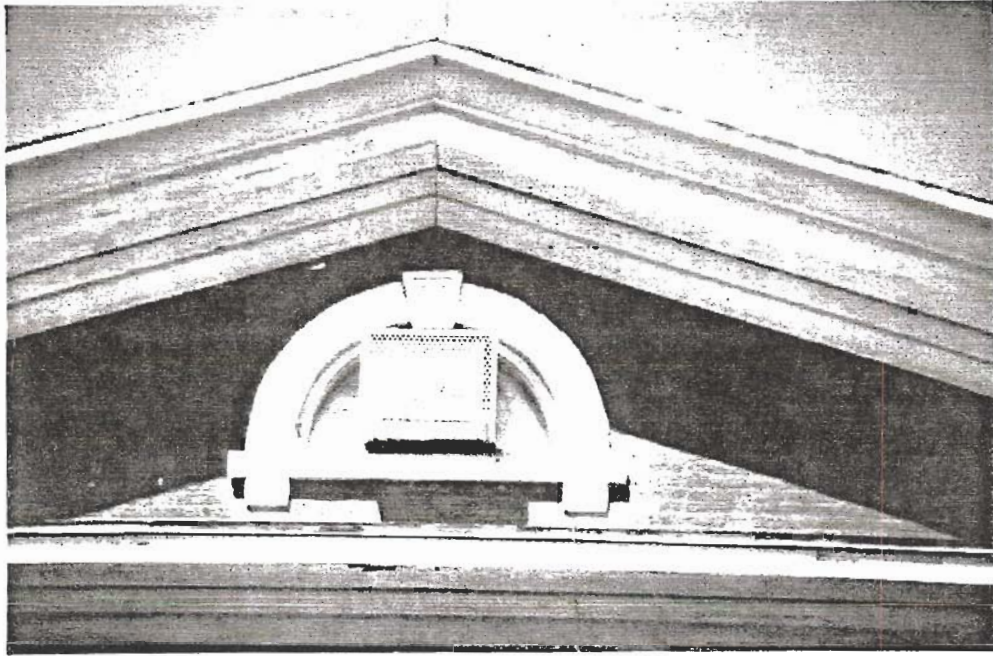


Figure 72 Pediment Trim and Lunette Window Detail.

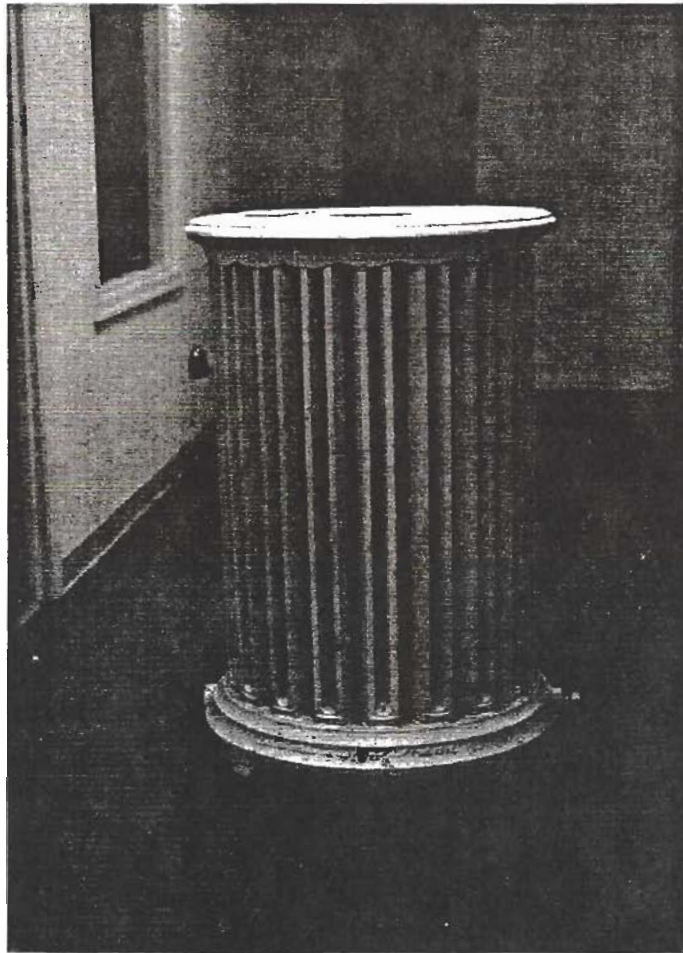


Figure 73 Third Floor Cast Iron Circular Radiator Detail.

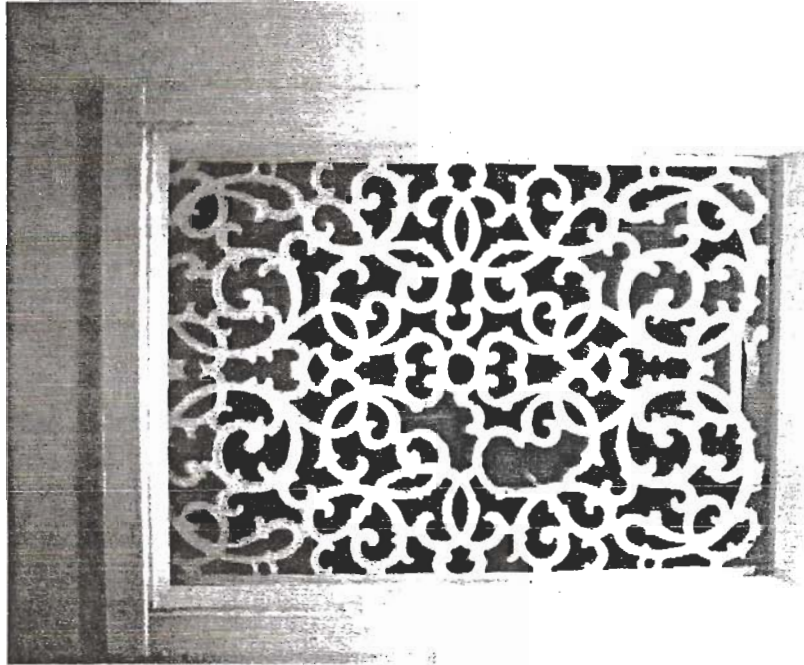


Figure 74 Third Floor (Fresh Air) Ceiling Grille.

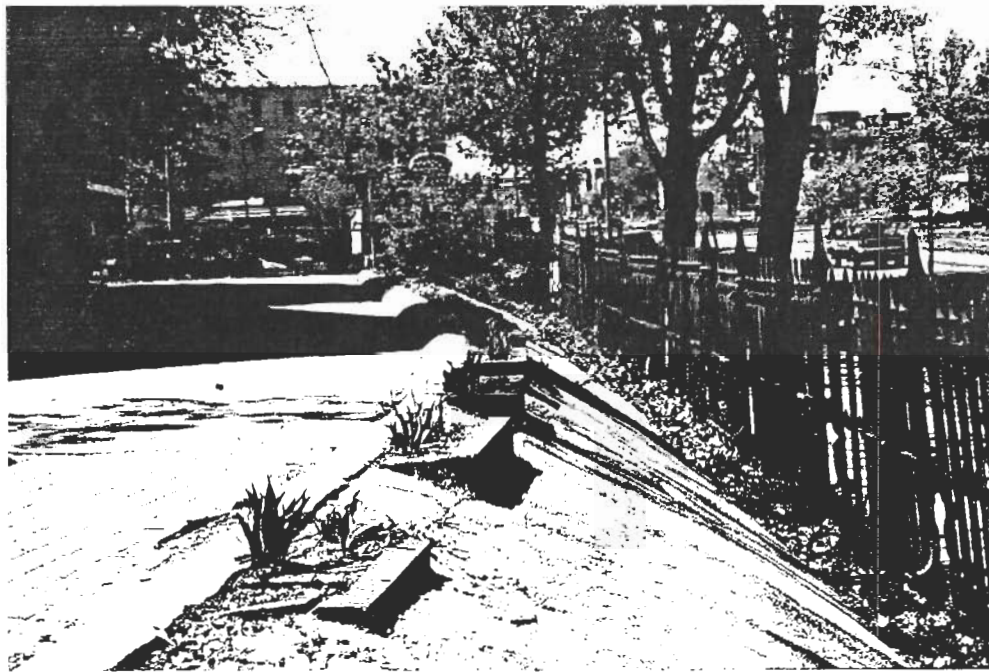


Figure 75 North-East Corner of Site Looking West Showing Cast Iron Gate.

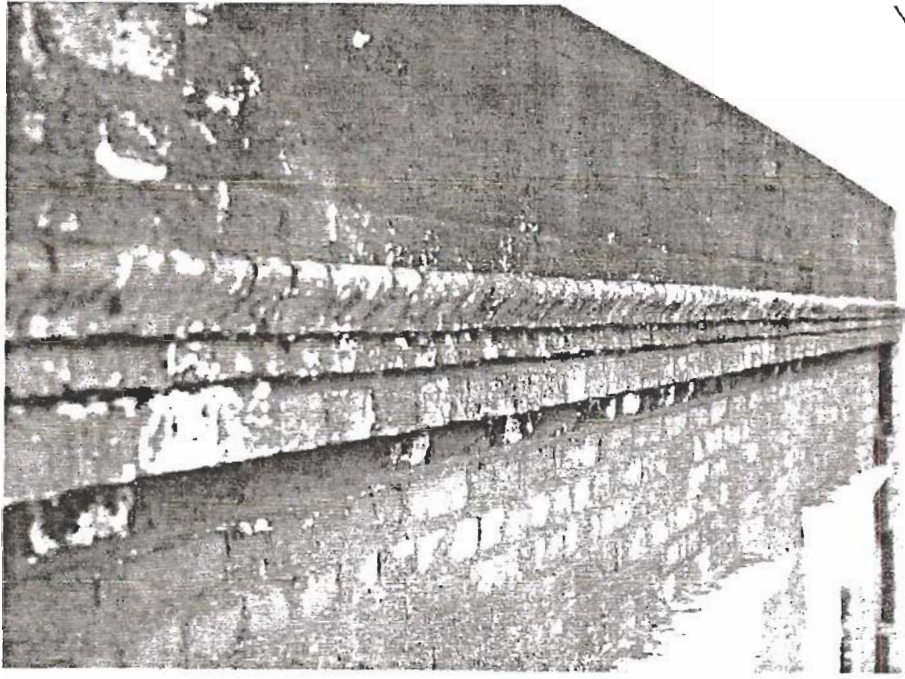


Figure 77 Brick Trim Detail Below Roof Cornice at East Facade.

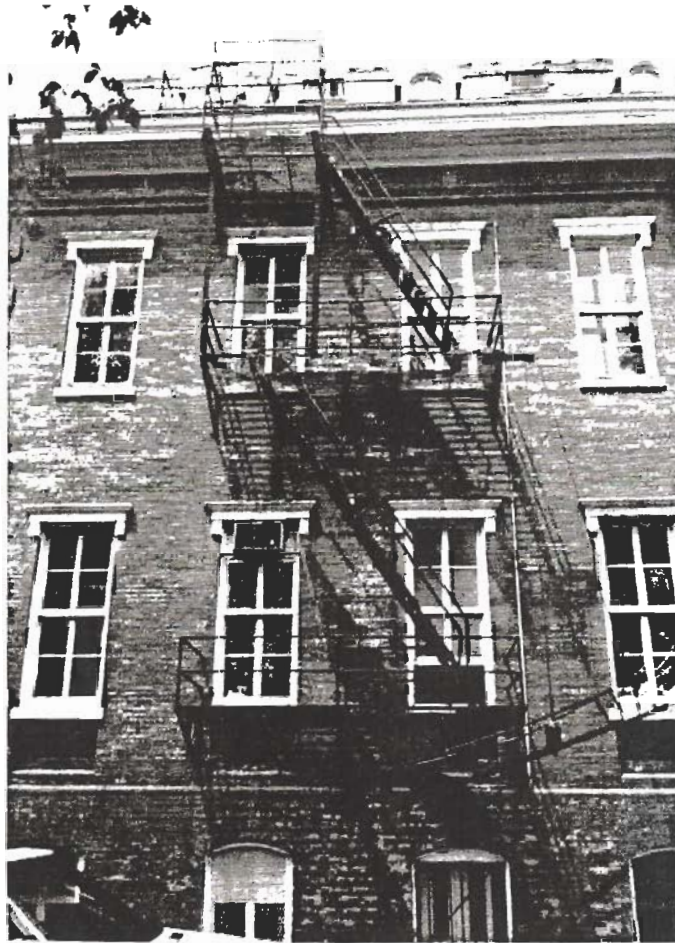


Figure 76 East elevation with fire escape.*

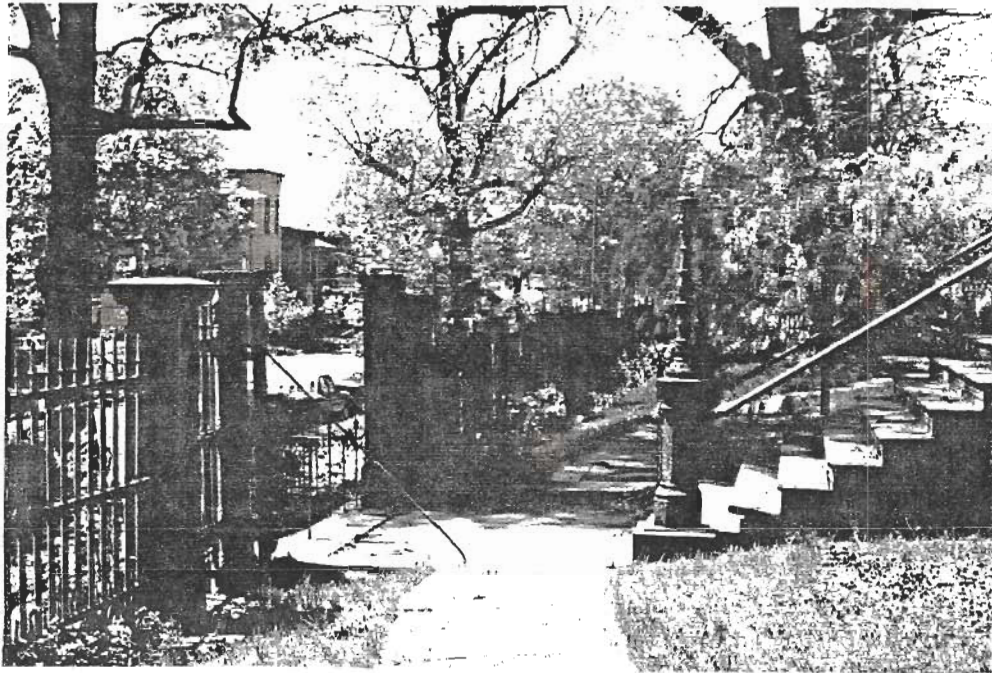


Figure 78 Main (South) Gate Entrance (With Cast Iron Columns) and South Portico Stair Looking West.

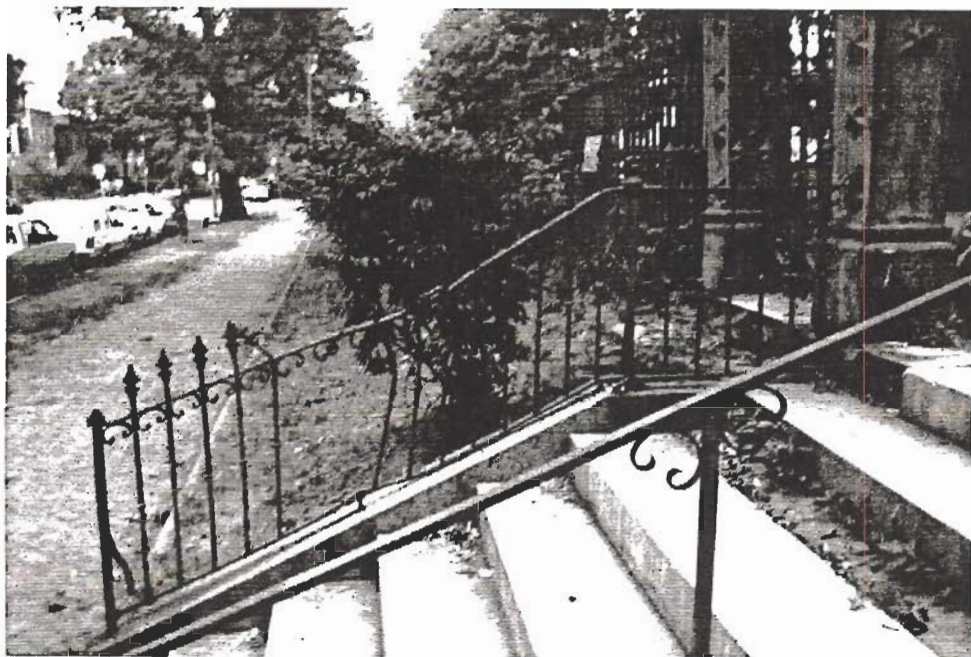


Figure 79 Stone Stairs at South Entrance Gate.*

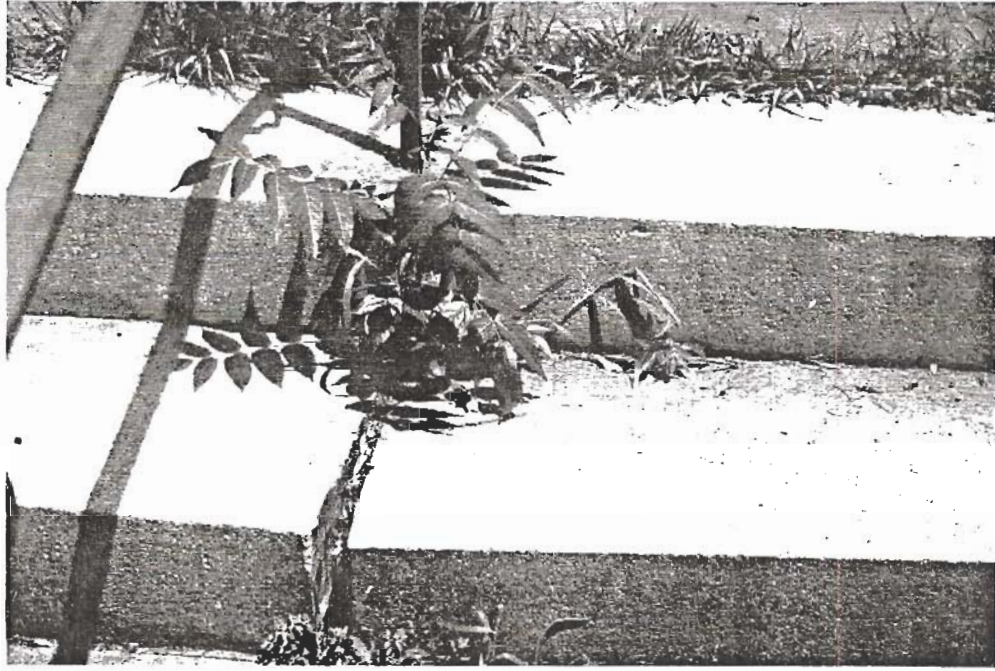


Figure 80 Stone Site Entry Stair Detail at South Entrance.



Figure 81 Site Entry Stair Rail Looking East.*



Figure 83 Detail at Capital of Damaged Cast Iron Fence Columns (South Gate).

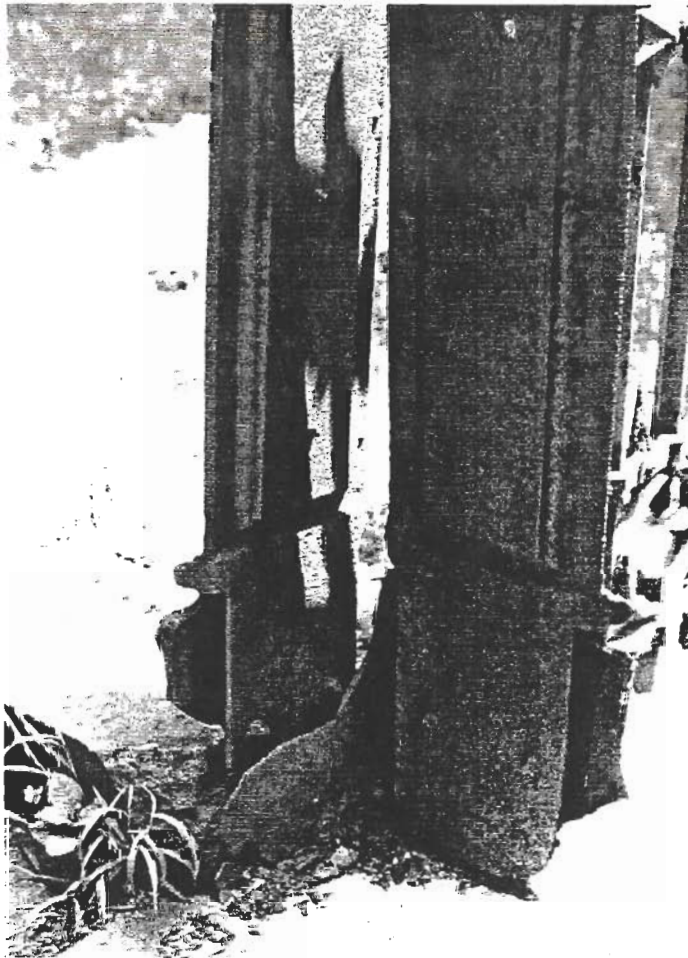


Figure 82 Detail at Base of Damaged Cast Iron Fence Columns (South Gate).

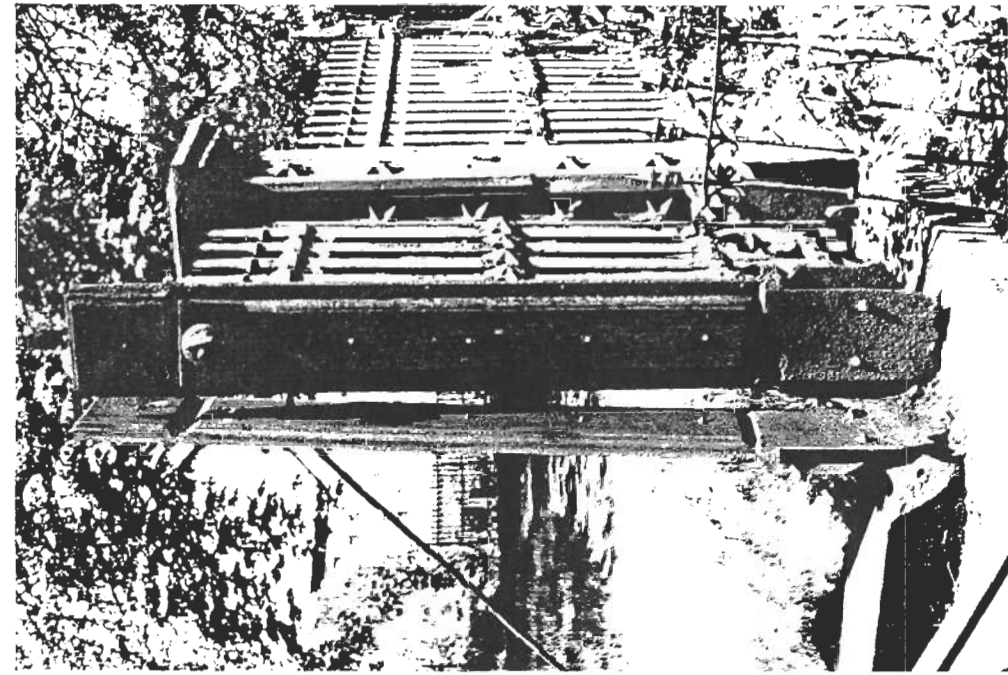


Figure 84

South Site Entry Showing Deteriorating Cast Iron Gatepost.

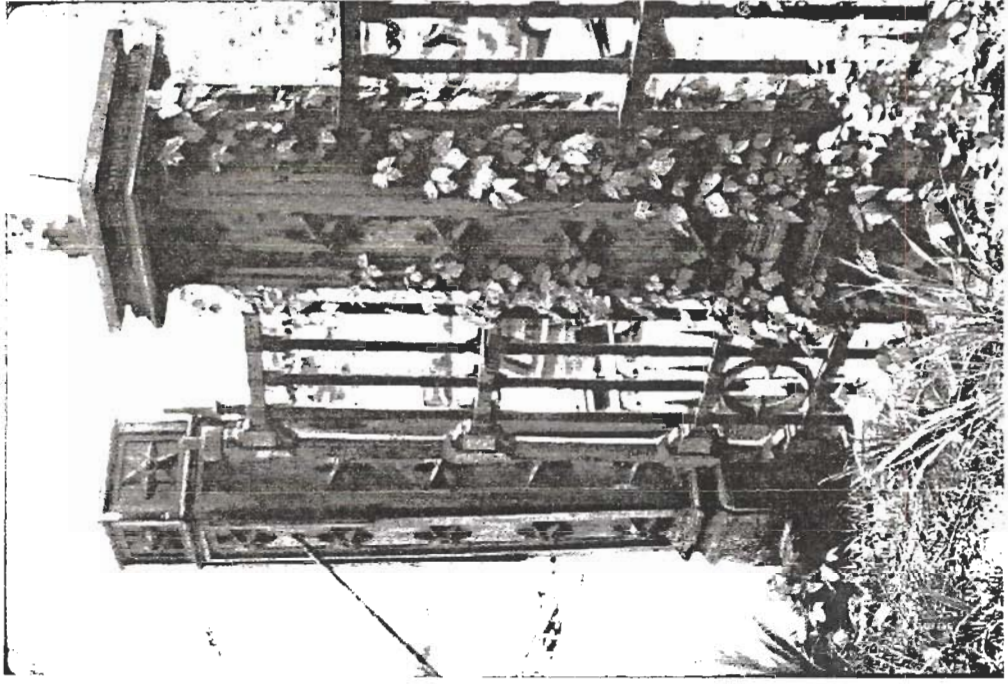


Figure 85

Cast Iron Fence Detail at South Site Entry.

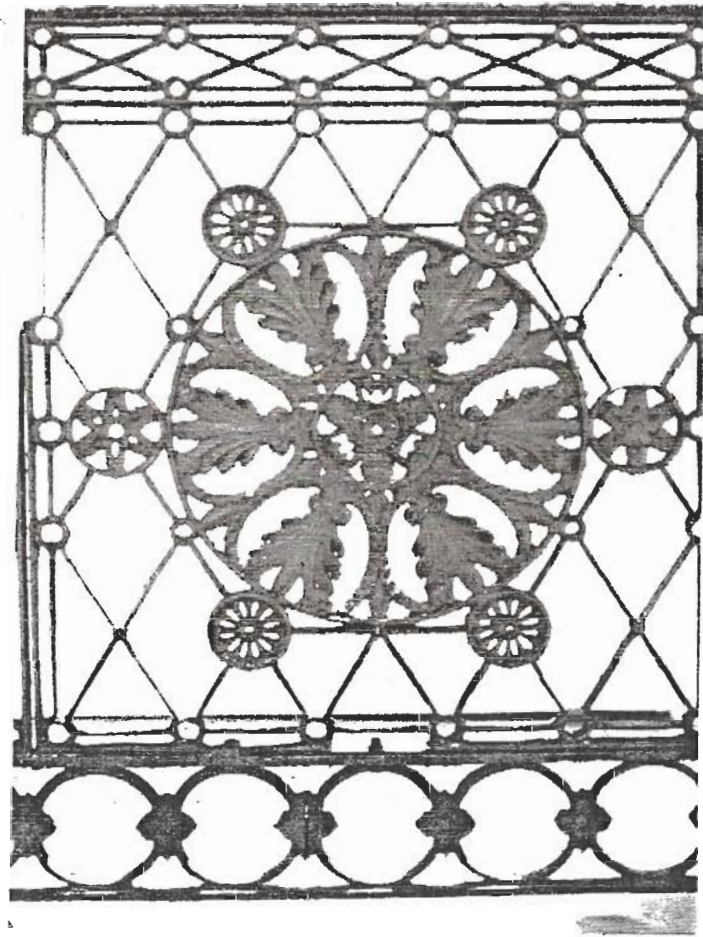


Figure 87 Cast Iron Filigree Railing Medallion Detail at Roof Vent Structure; West Face.

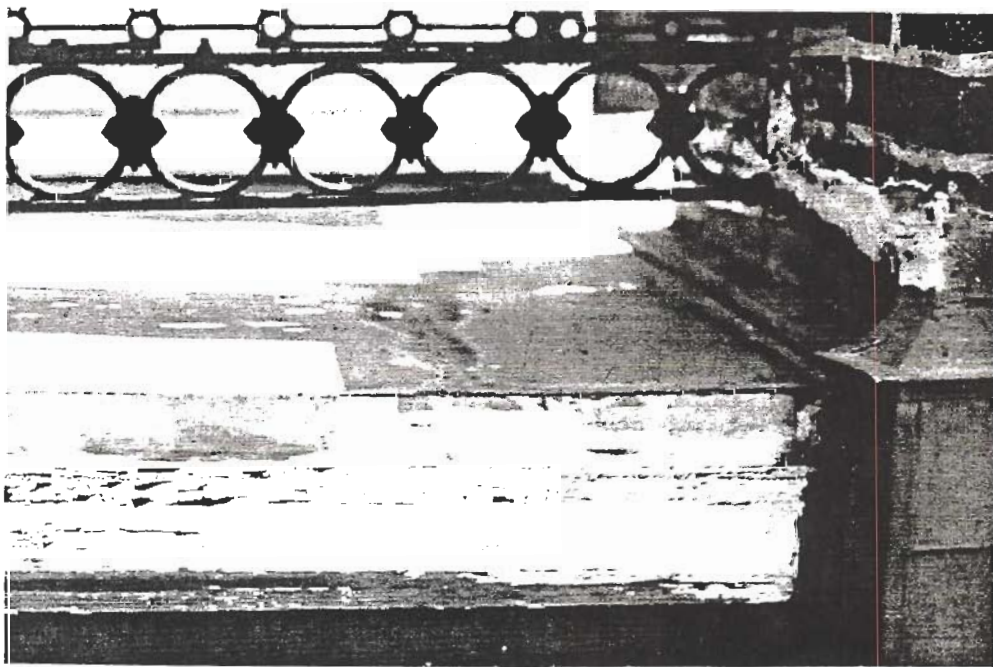


Figure 86 Wood Detail and Flashing Detail at Base of Roof Vent Structure; West Face.

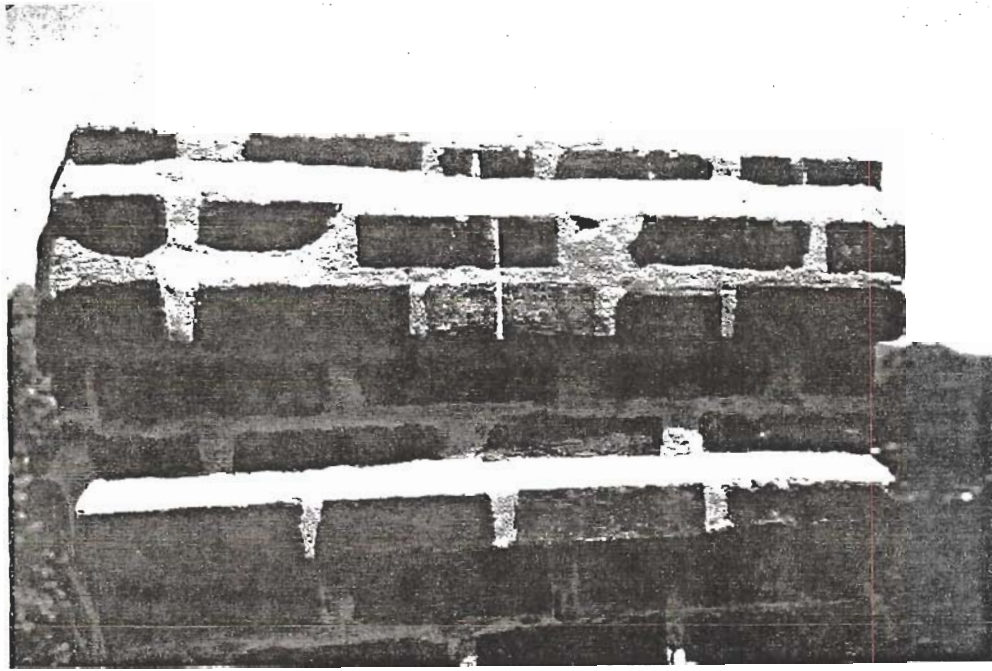


Figure 88 Masonry Chimney Detail at Roof Vent Structure.

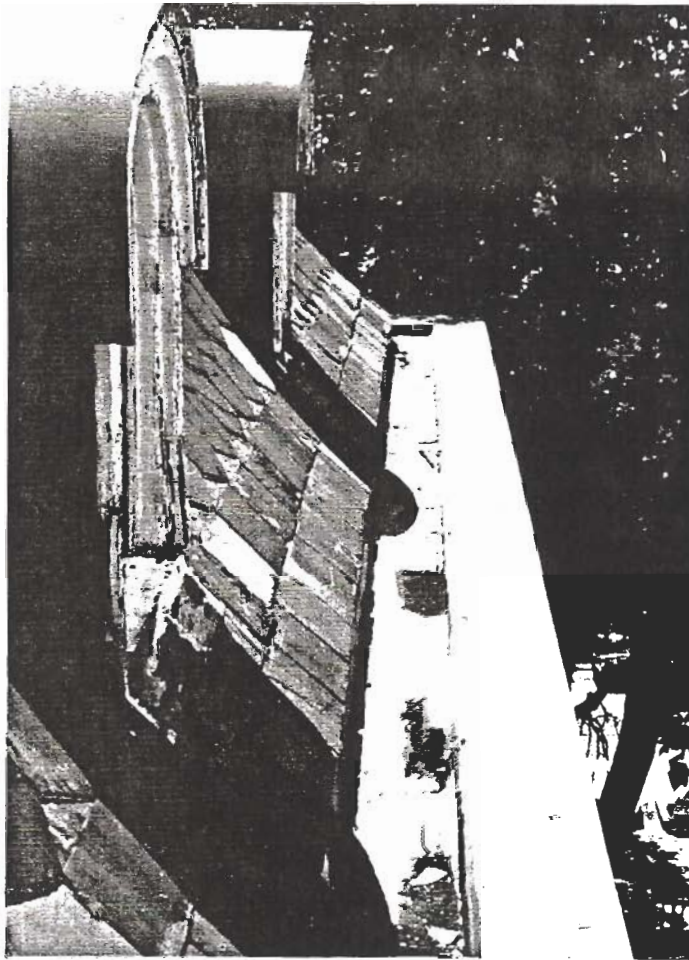


Figure 89 West Elevation at Mansard Roof and Integral Copper Gutter showing Circleheaded Dormers.

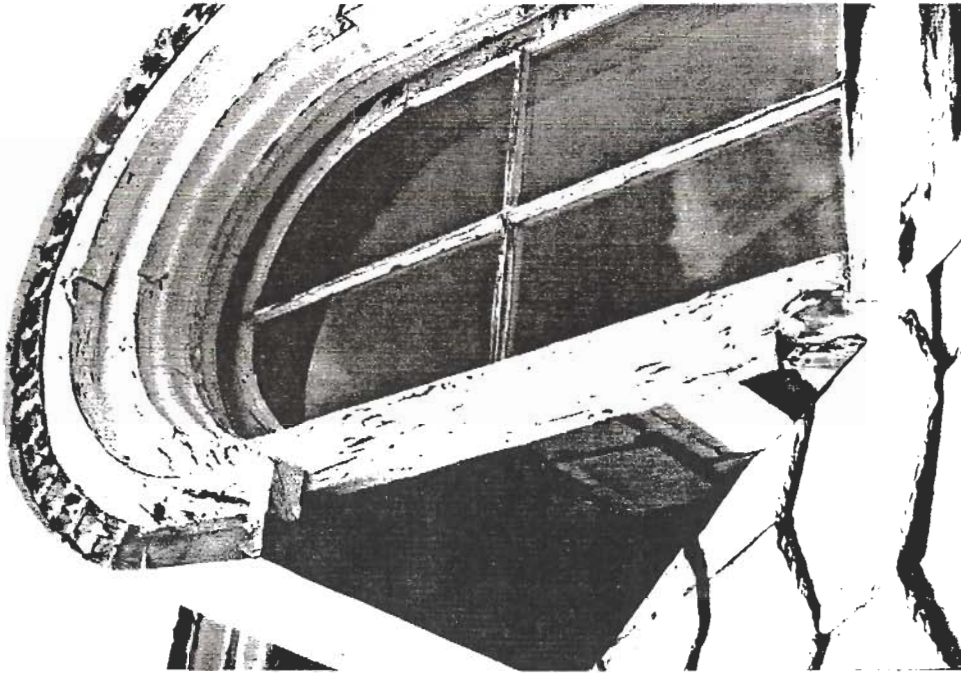


Figure 90

Third Floor Dormer Window Detail West
Elevation.

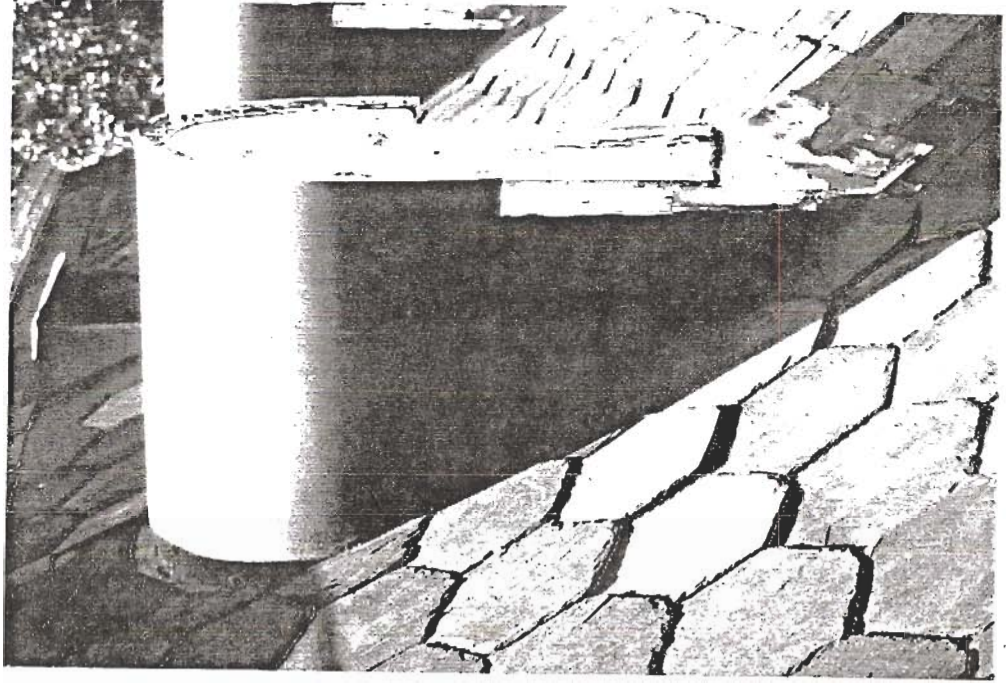


Figure 91

West Elevation at Mansard Roof: Dormer/Hexagonal Slate
Detail.



Figure 92 West Elevation at Mansard Roof Showing Typical A/C Opening.

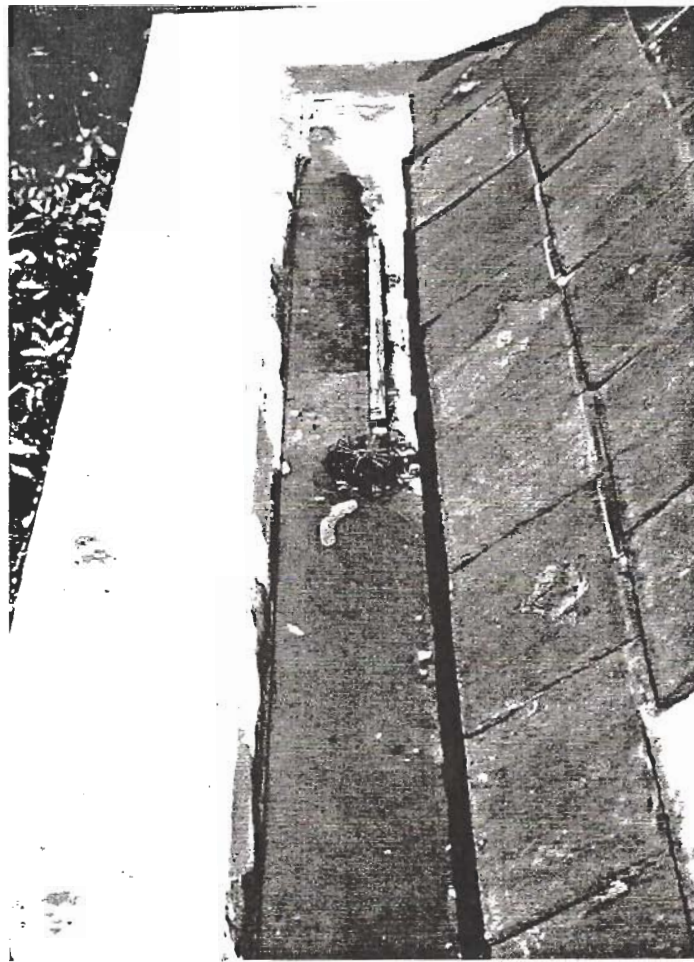


Figure 93 Typical Formed Gutter Detail at West Elevation.

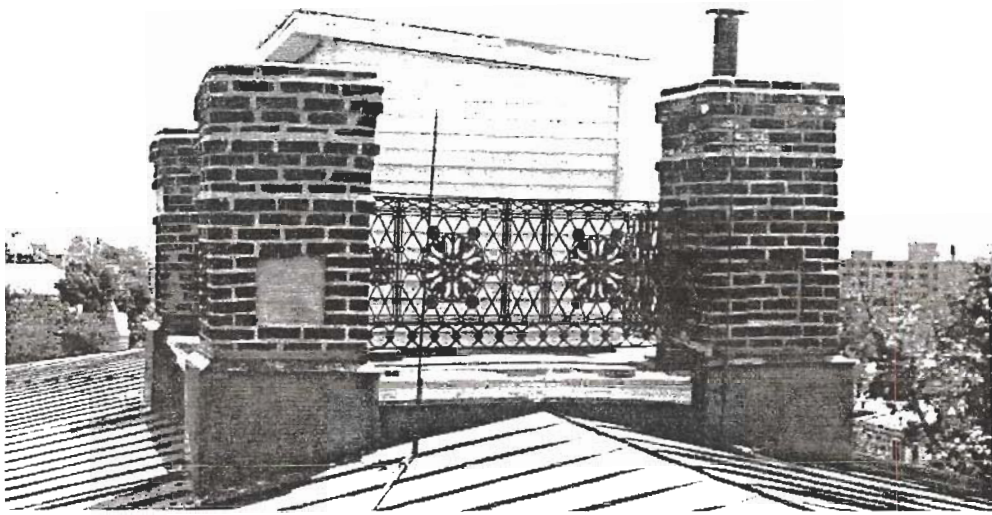


Figure 94 West Elevation of Chimneys and Roof Vent Structure.

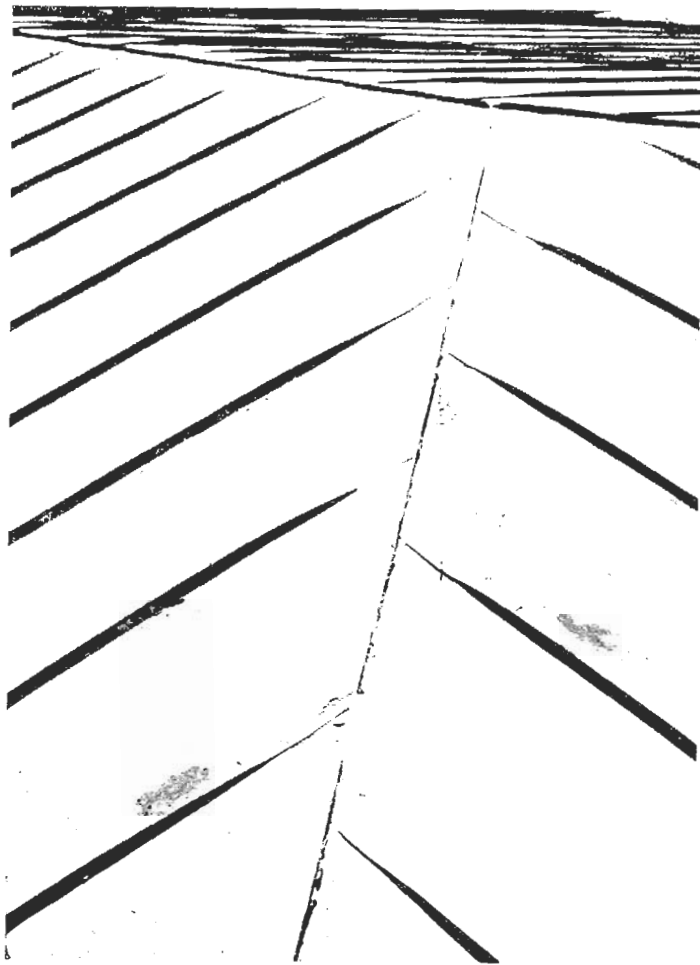


Figure 95 Standing Seam Metal Roof Hip Detail.



Figure 96 Standing Seam Metal Roof/Chimney Vent Detail
Overlooking North Pediment.



Figure 97 East View of Standing Seam Metal Hipped Roof.



Figure 98 North Pediment Roof/Chimney Vent Detail.

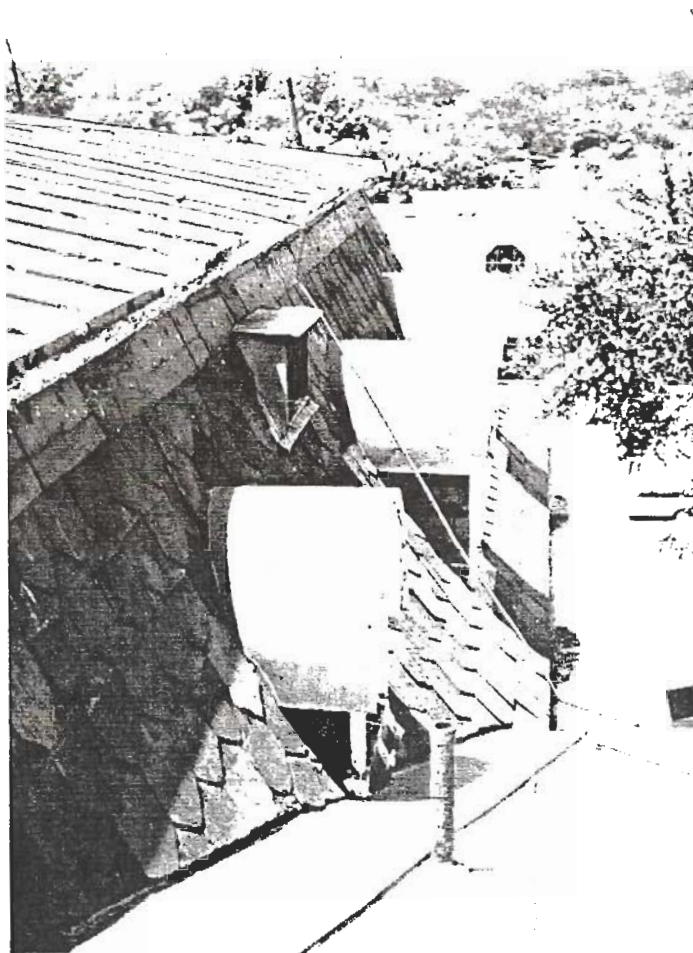


Figure 99 Northwest Elevation at Mansard Roof and Dormers (Note A/C Opening).

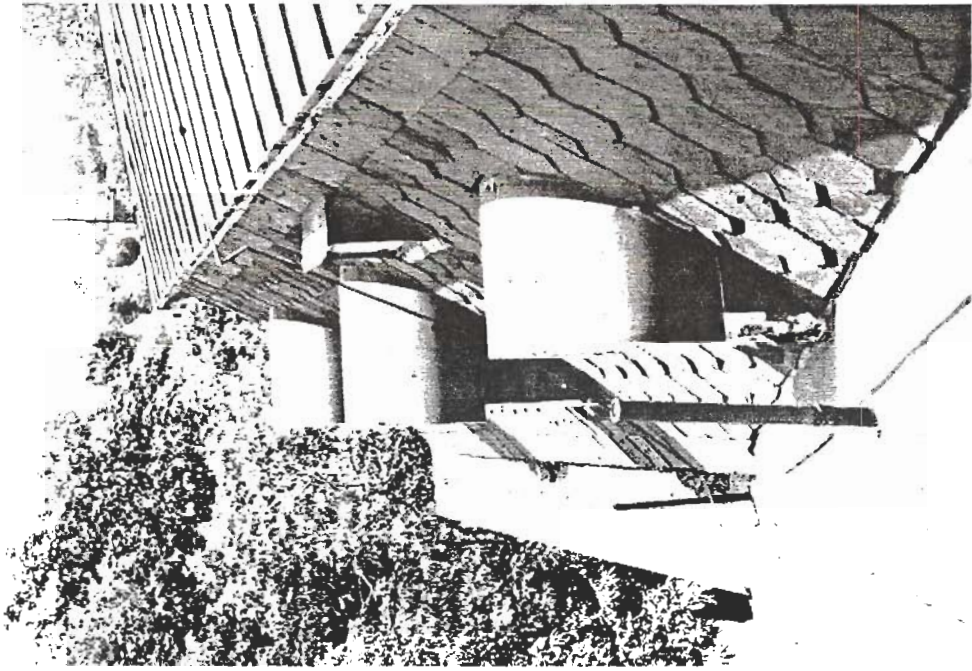


Figure 100

Northeast Elevation at Mansard Roof and Dormers (Note A/C Opening).

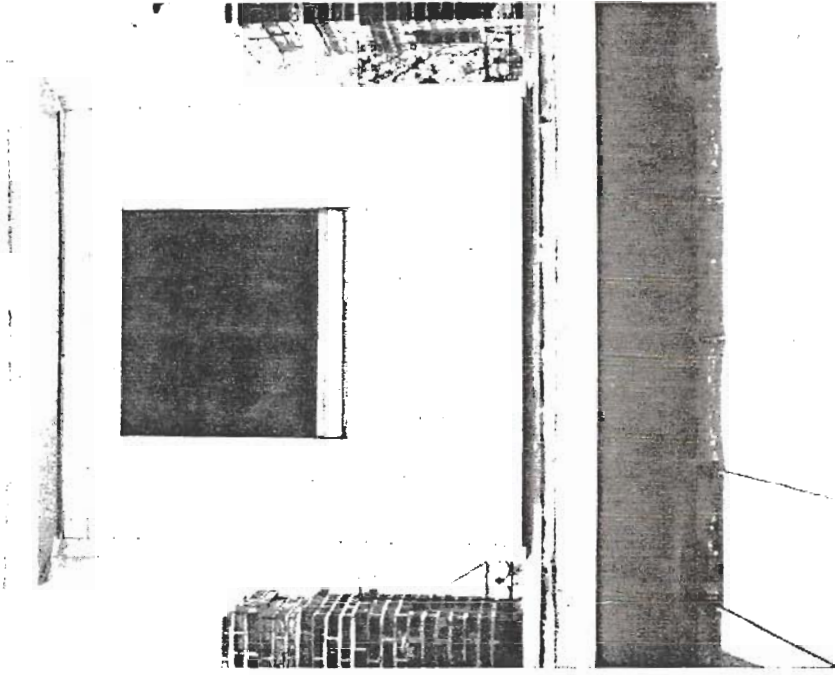


Figure 101

North Face of Roof Vent Structure (Vinyl Siding Over Wood).

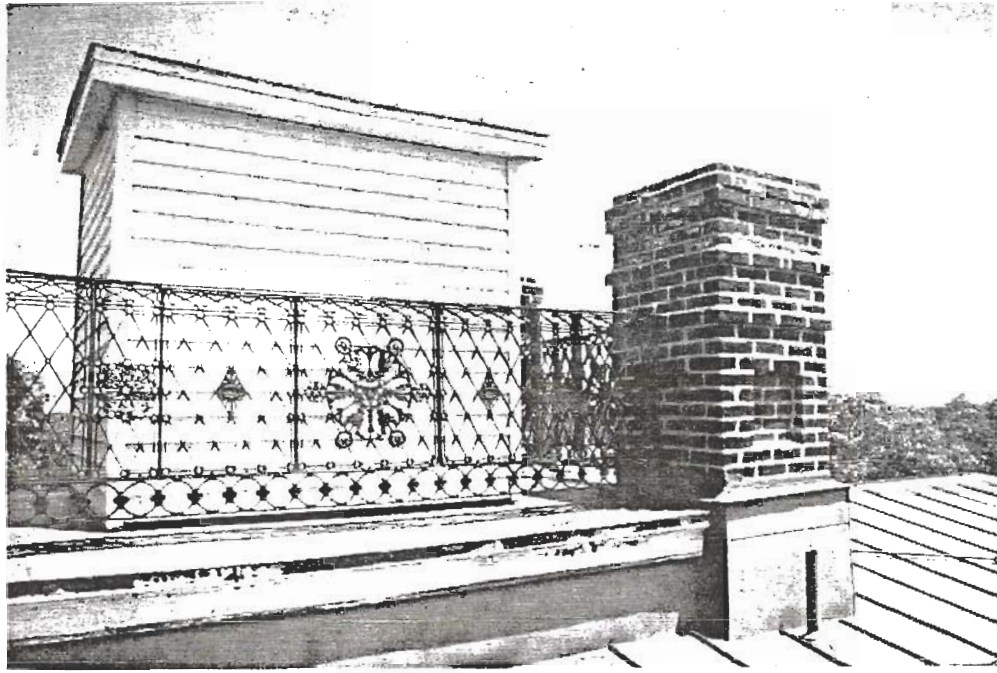


Figure 102 South Elevation of Roof Vent Structure Showing Cast Iron Filigree Railing.



Figure 103 Southeast Elevation at Mansard Roof and Dormers (Note A/C Openings).

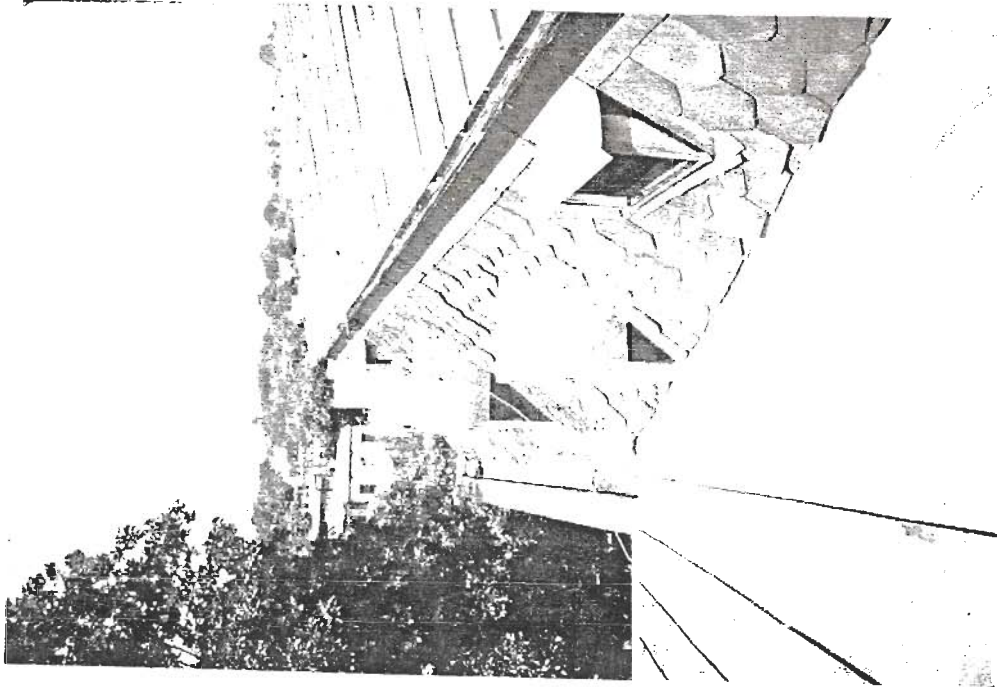


Figure 105

Southwest Elevation at Mansard Roof and Dormers (Note A/C Openings).



Figure 104

Detail of Typical Slate and Flashing at Mansard Roof.



Figure 106 South Pediment Metal Standing Seam Roof.

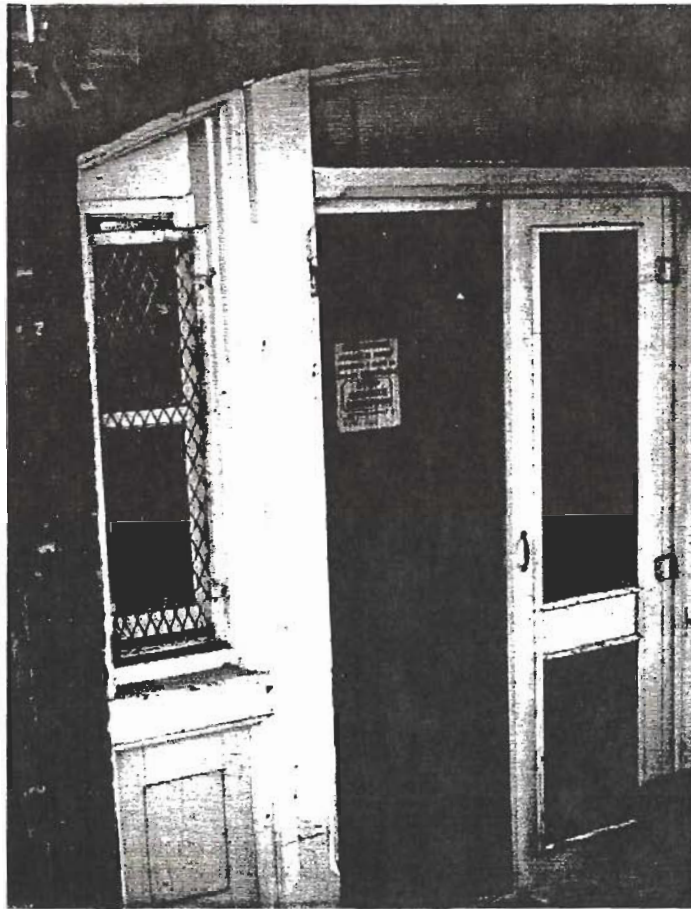


Figure 107 Basement Entrance at North Elevation.

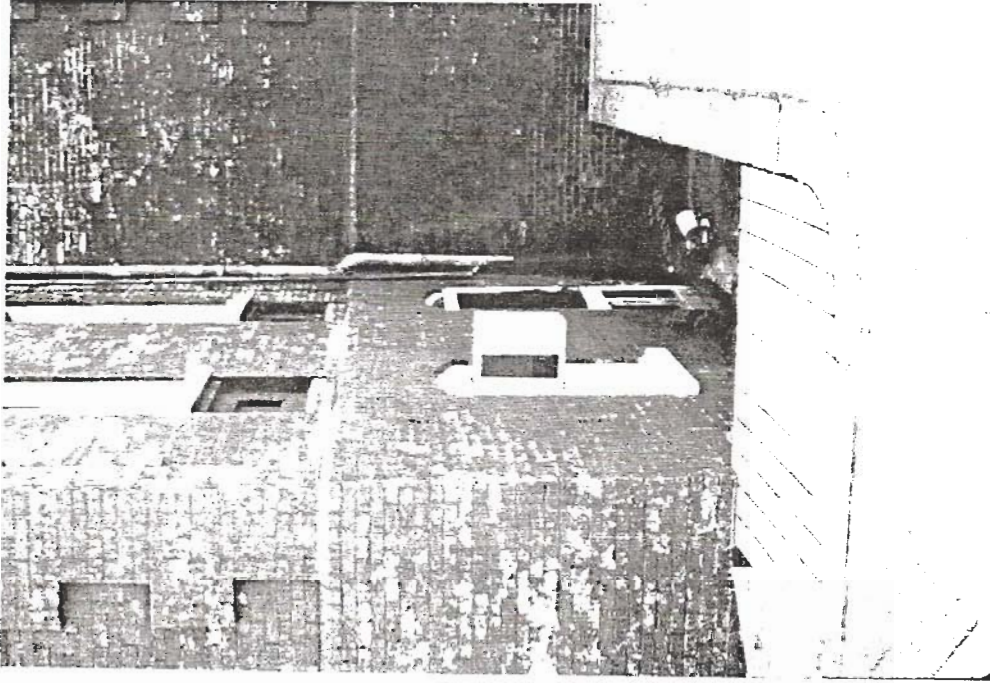


Figure 109 Areaway and Wood Ramp at Northeast Corner.

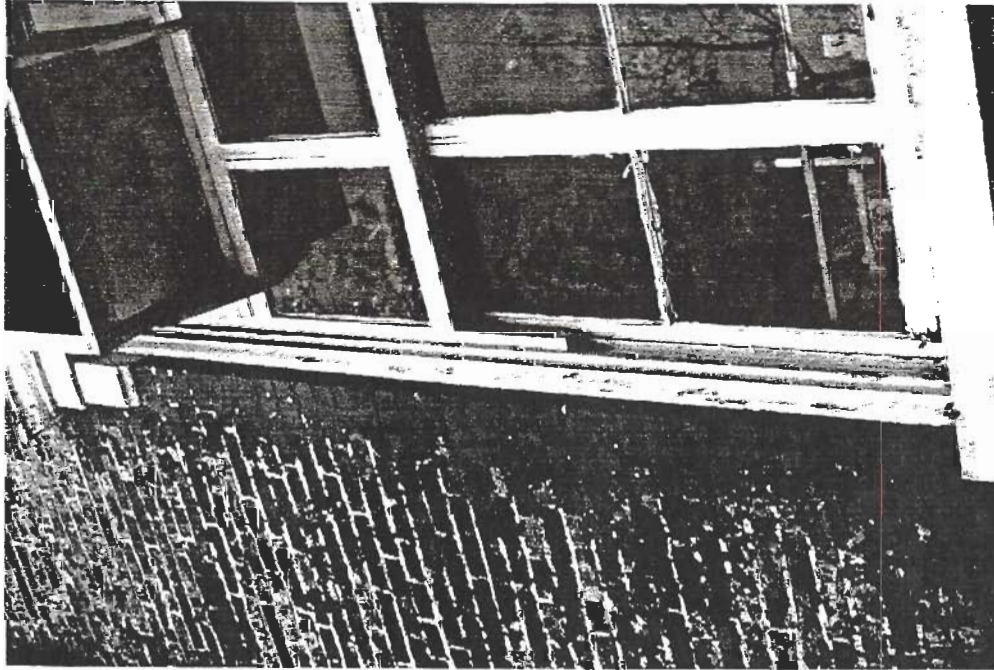


Figure 108 First Floor Window Detail at North Facade.

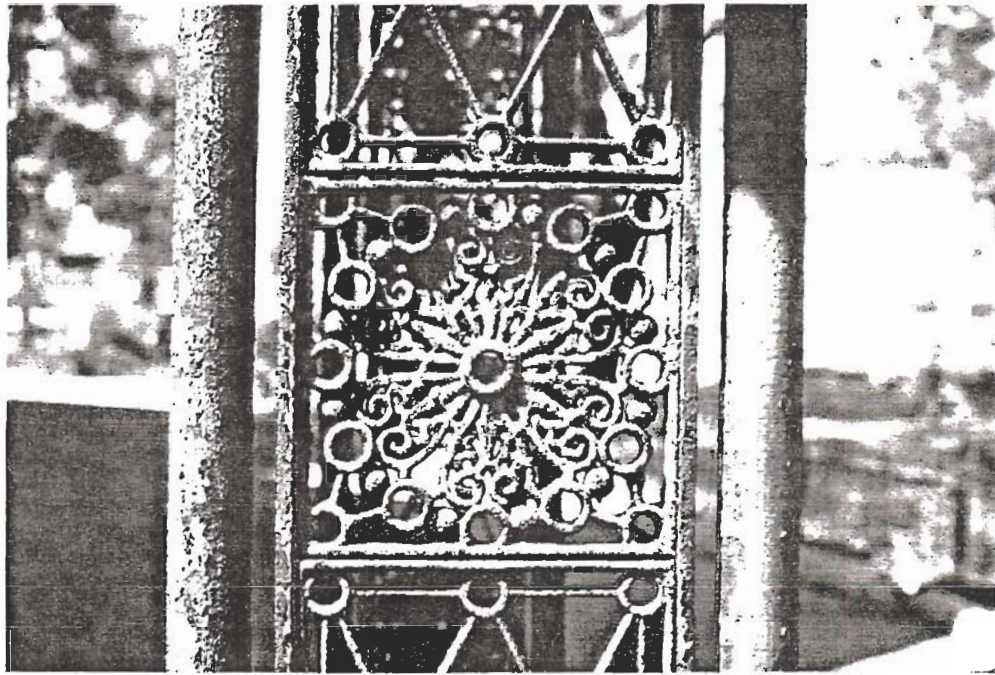


Figure 110 Cast Iron Filigree Closeup at Gazebo/Well.

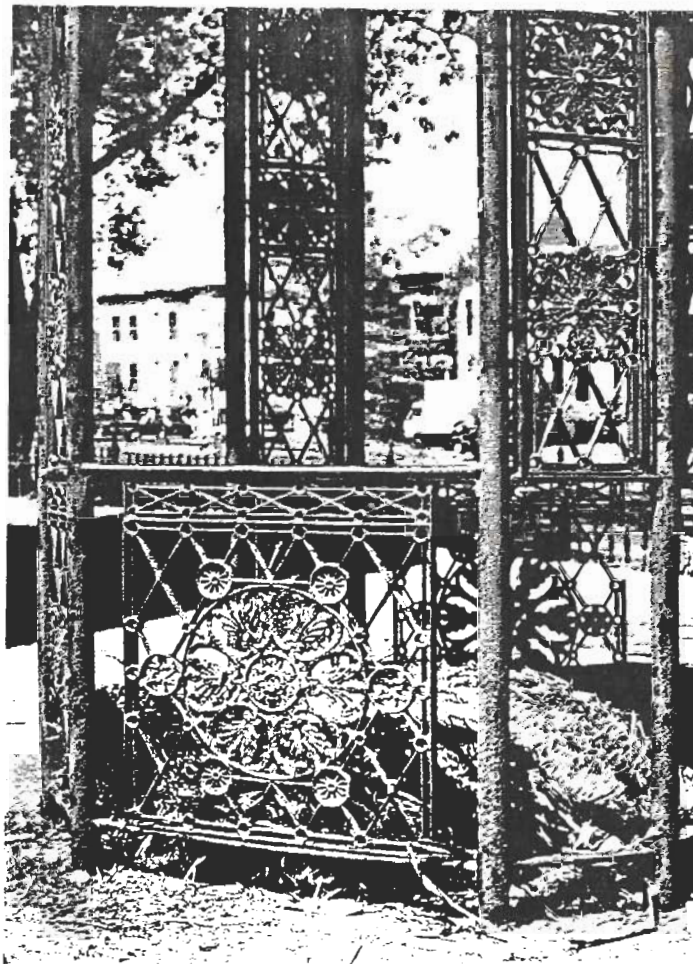


Figure 111 Cast Iron Gazebo/Well Detail.

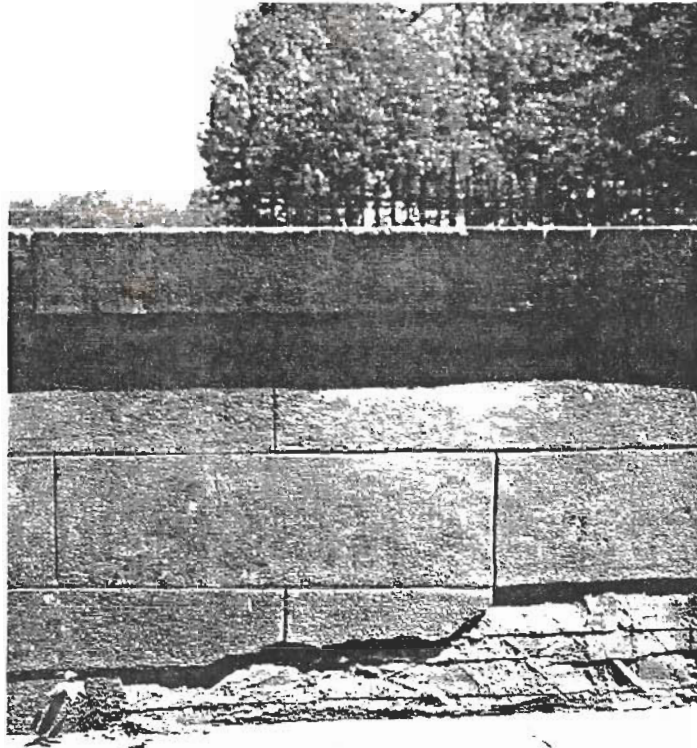


Figure 112 East Areaway Retaining Wall.

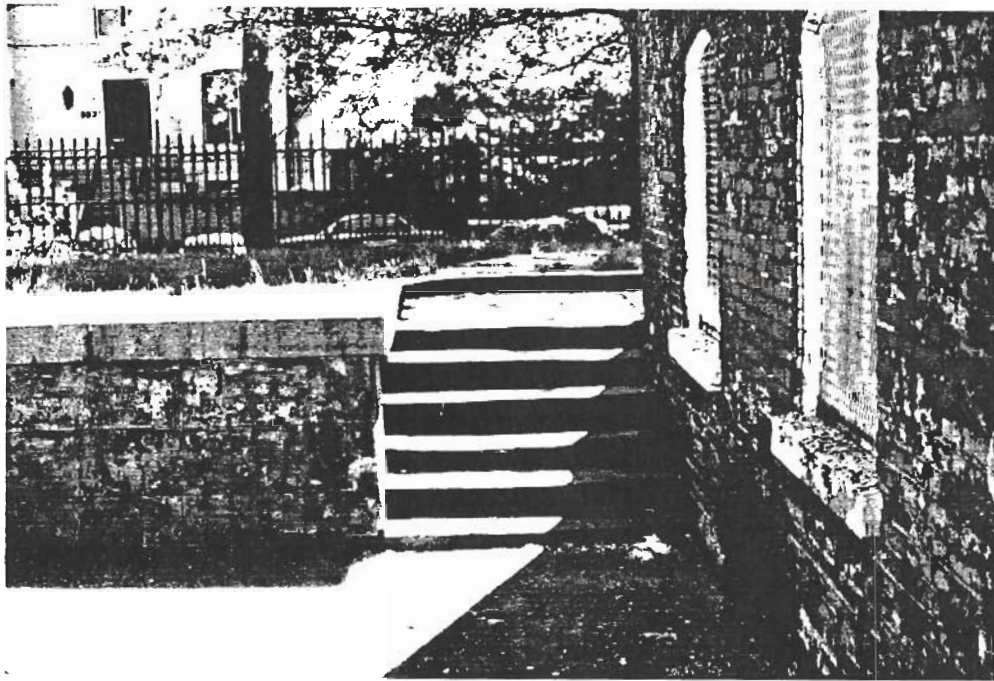


Figure 113 East Areaway Looking South at Stairs.

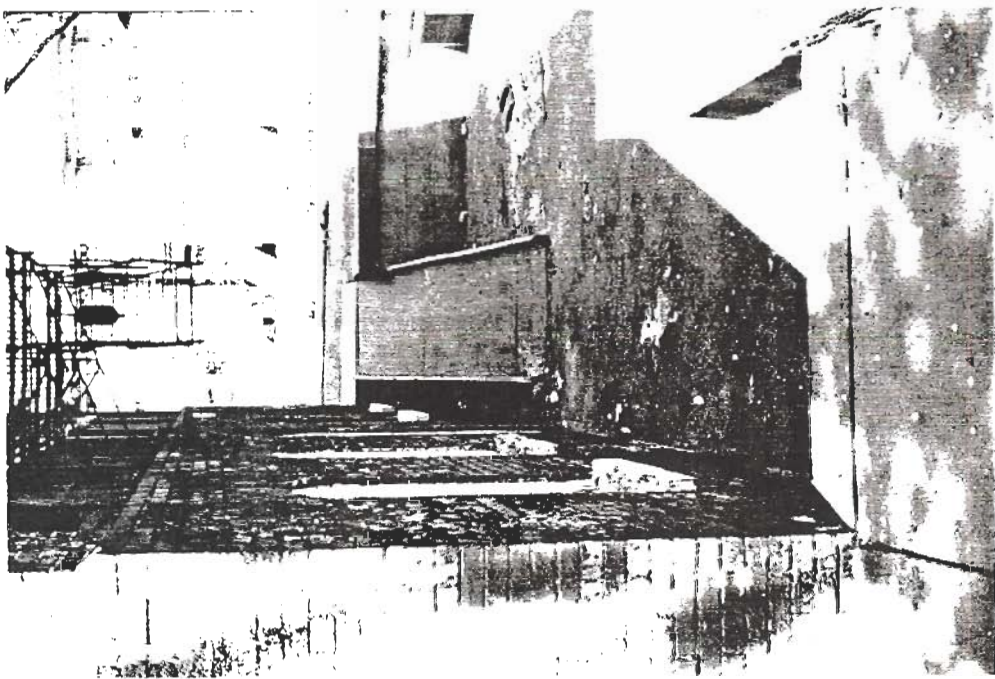


Figure 114 East Areaway and Handicapped Ramp

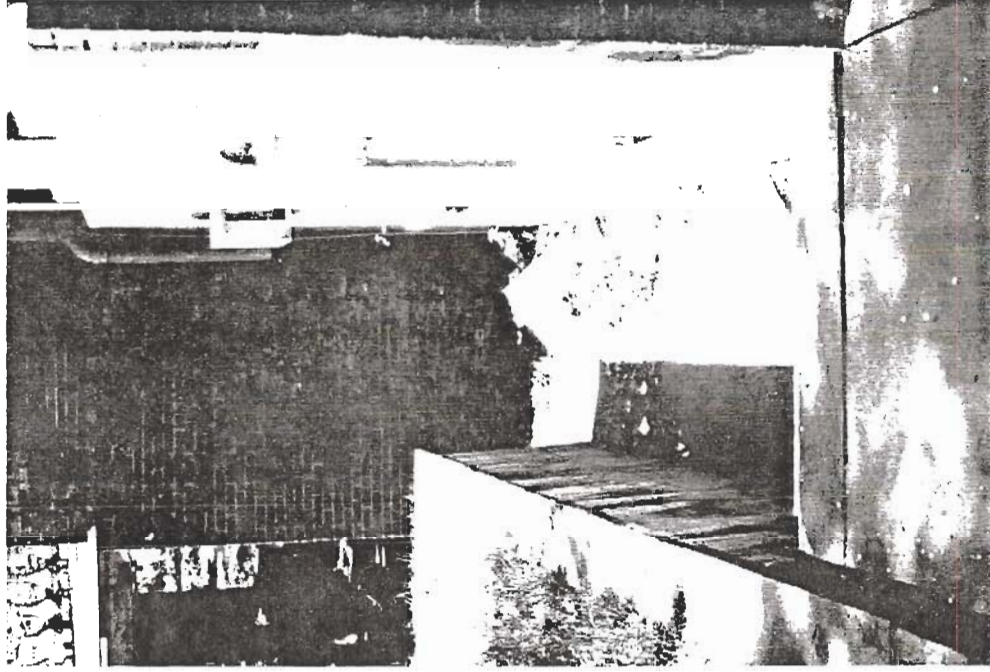


Figure 115 Southeast Areaway.

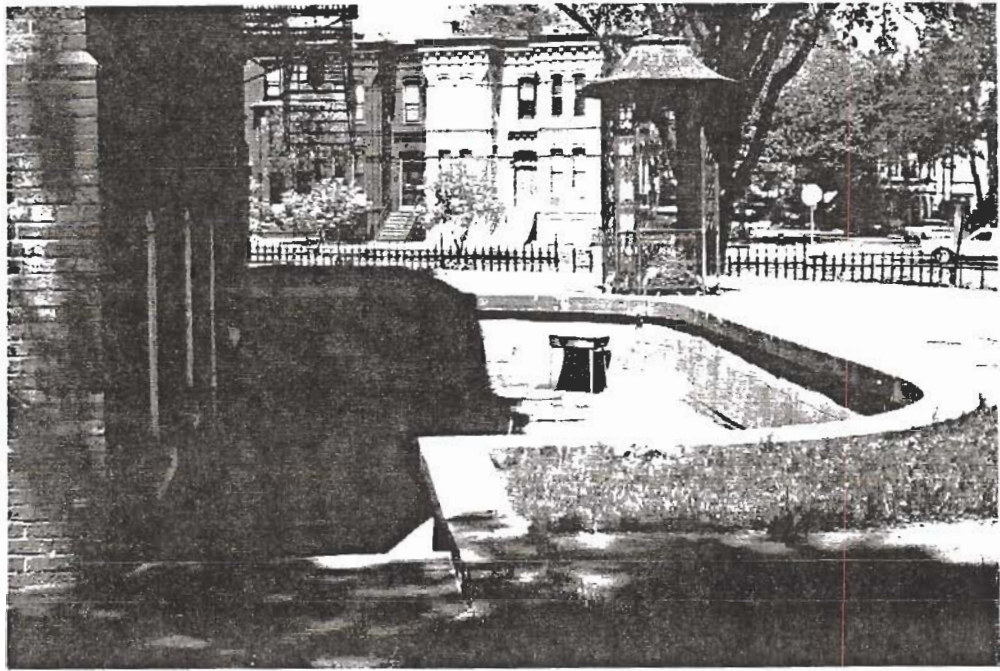


Figure 116 East Elevation Areaway.



Figure 117 Roof Cornice Detail at Southeast Corner.

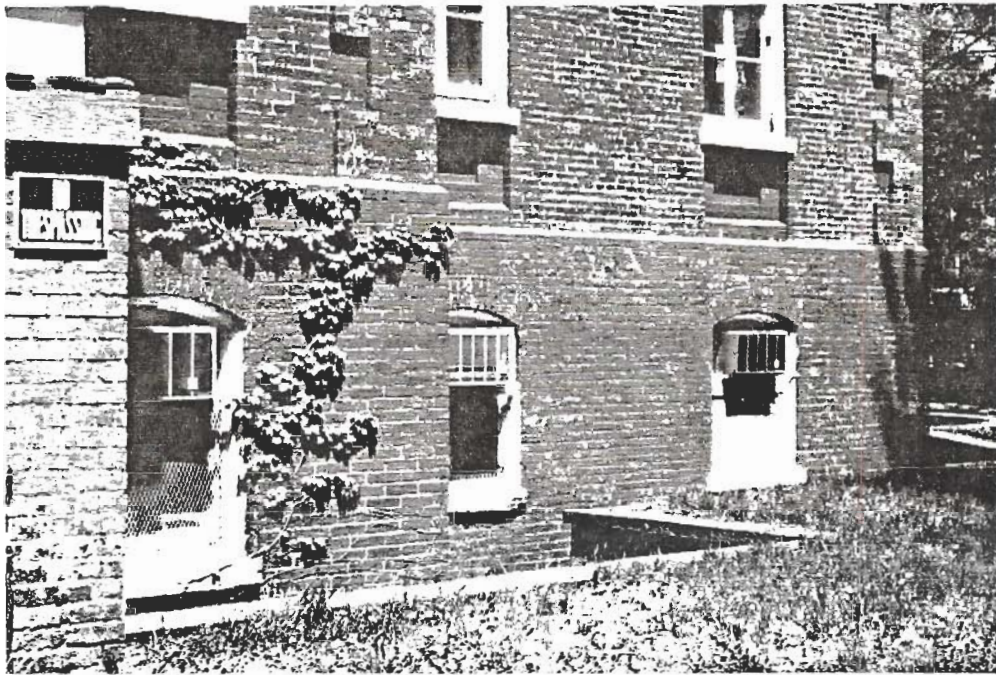


Figure 118 Southeast Elevation at Basement Level.

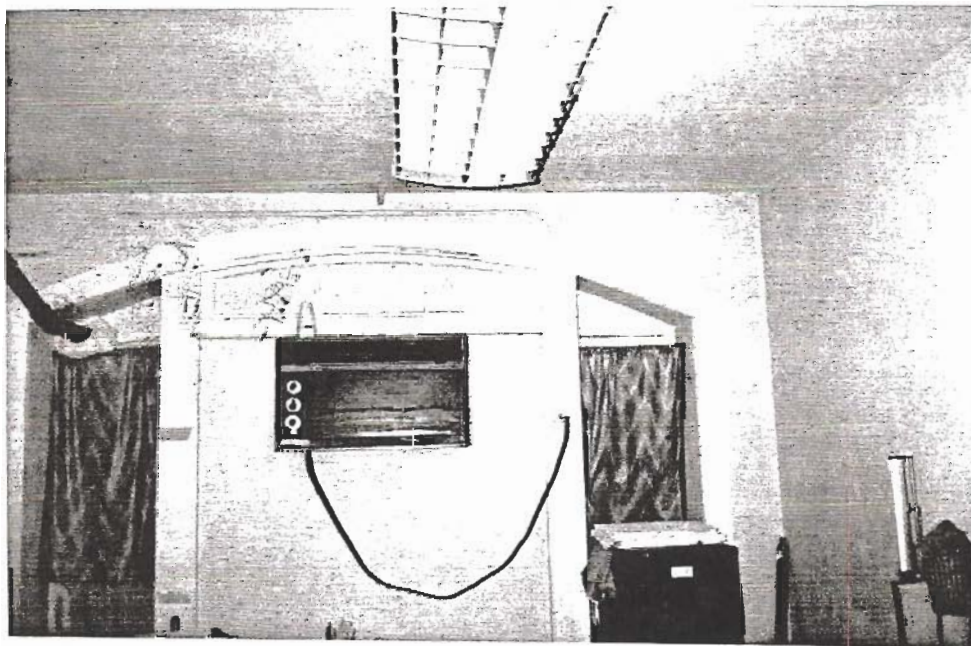


Figure 119 Basement Level Looking South Along North/South Axis.*

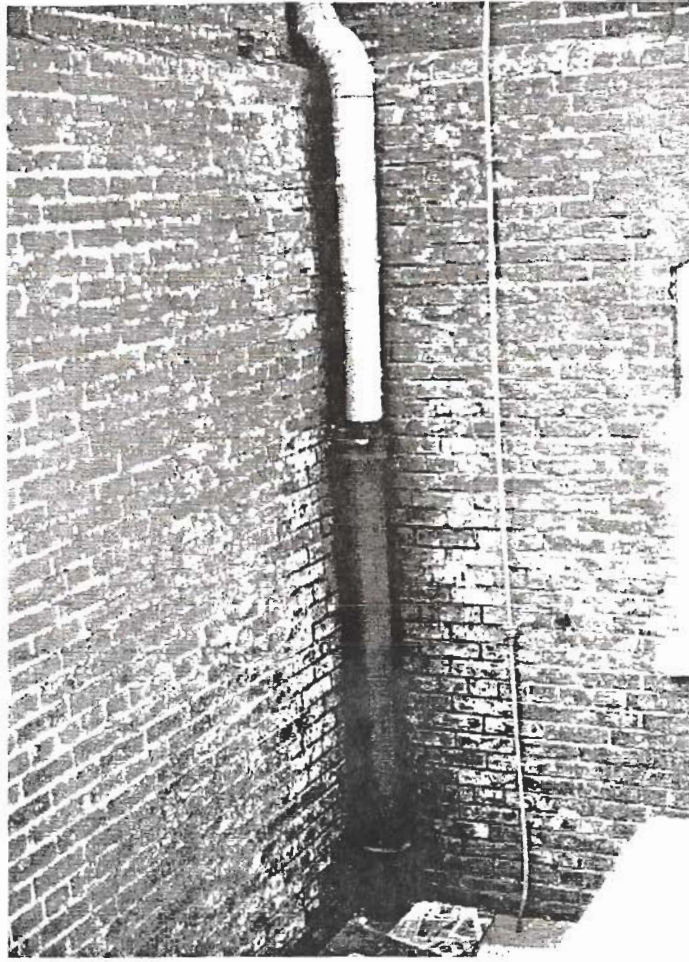


Figure 120 Downspout and Cast Iron Boot at Southwest Corner.

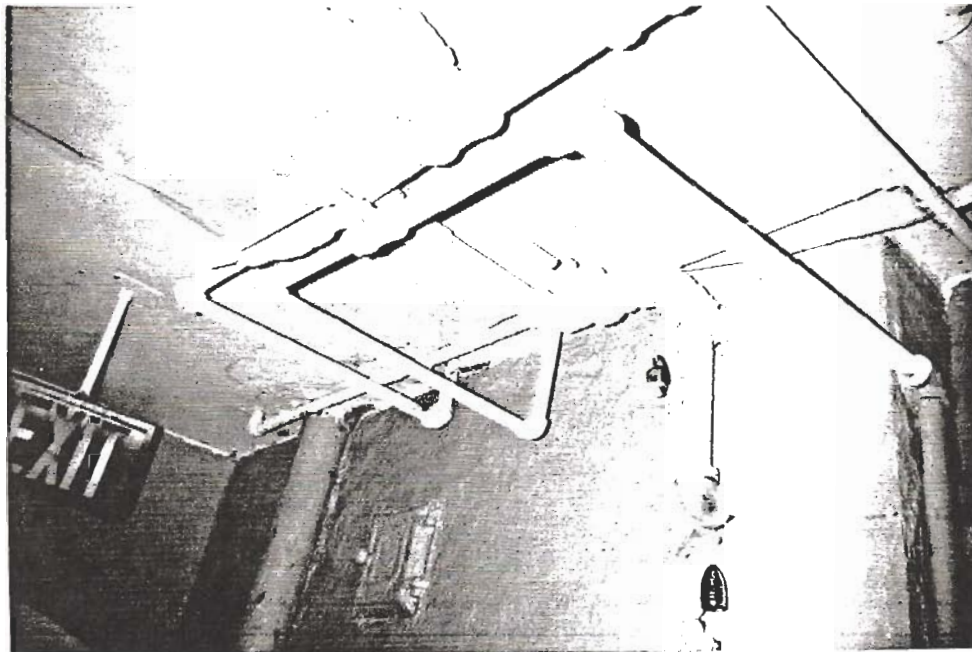


Figure 121 Basement Water Damage on Ceiling Above West Exit.*



Figure 122 Basement Window Trim Damage.*

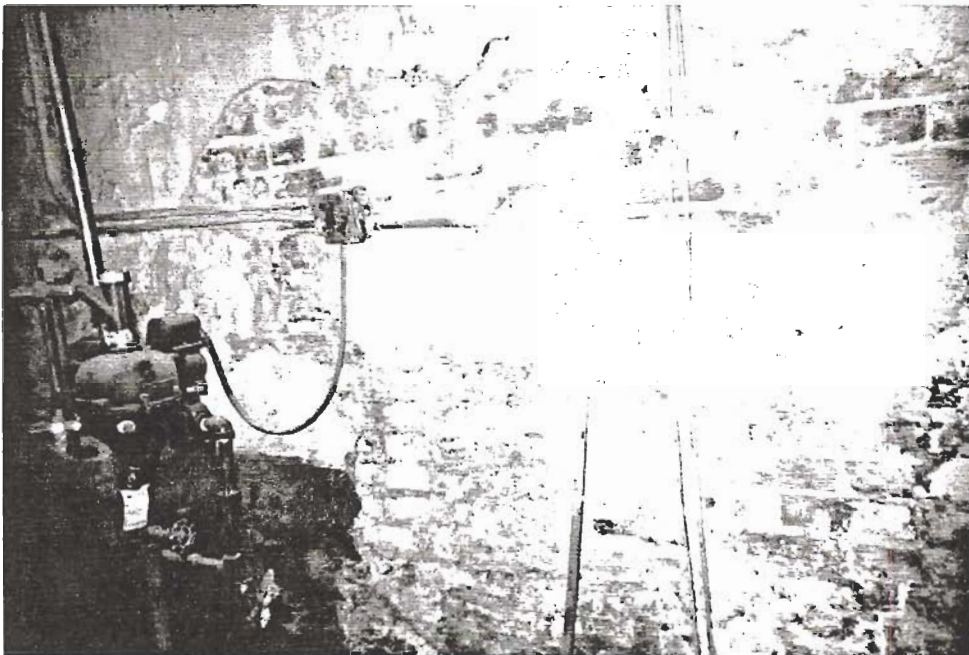


Figure 123 Basement Mechanical Room, Damage to Brick Wall and Plaster.*

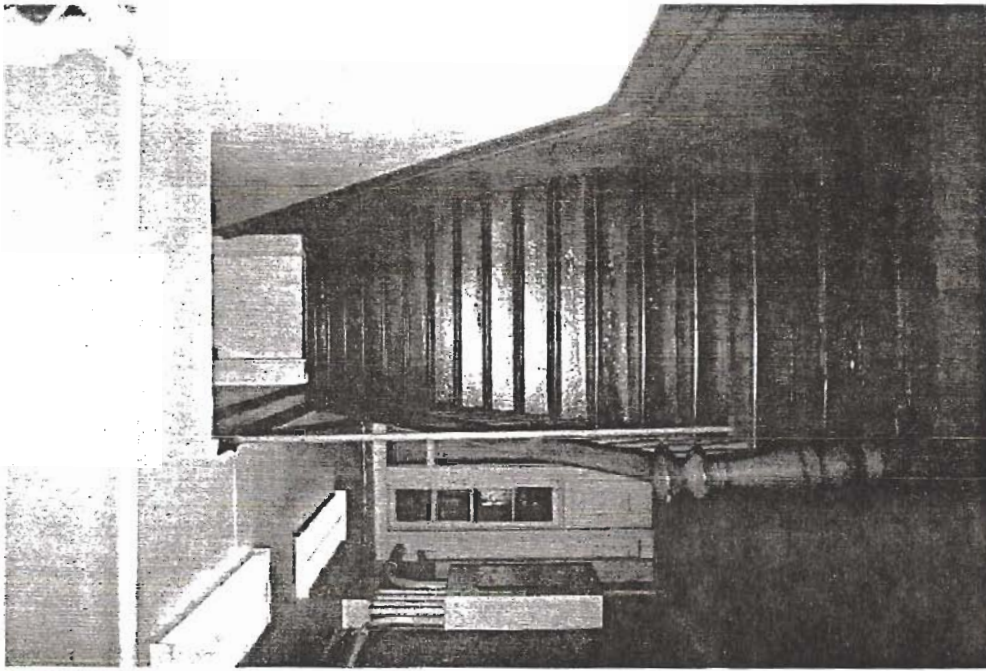


Figure 125 Basement Corridor Looking North at Stairs.

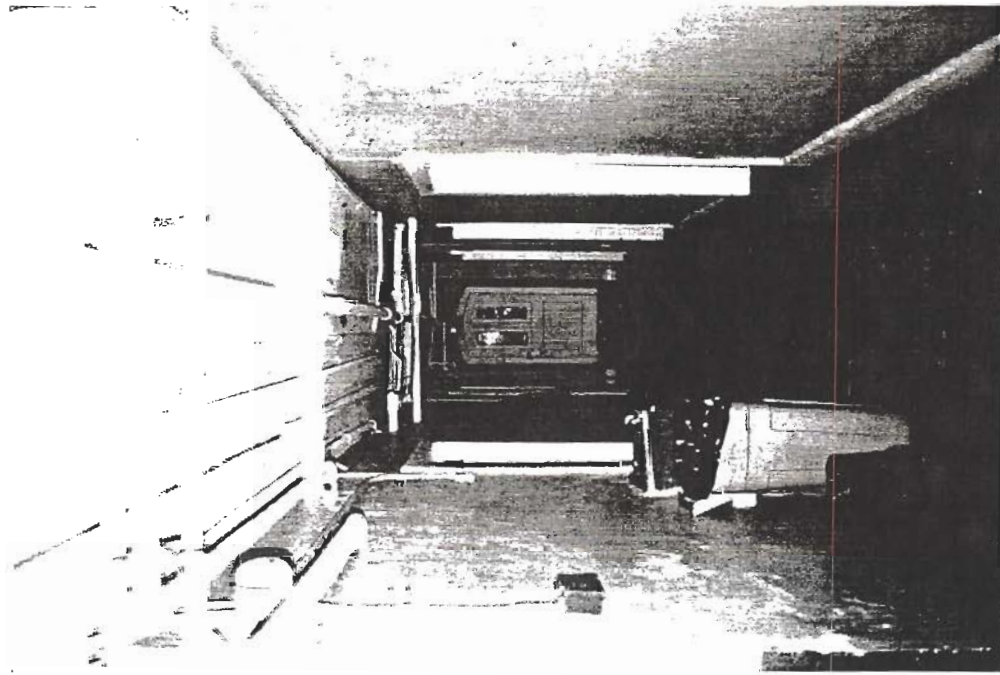


Figure 124 Basement Corridor Looking East.

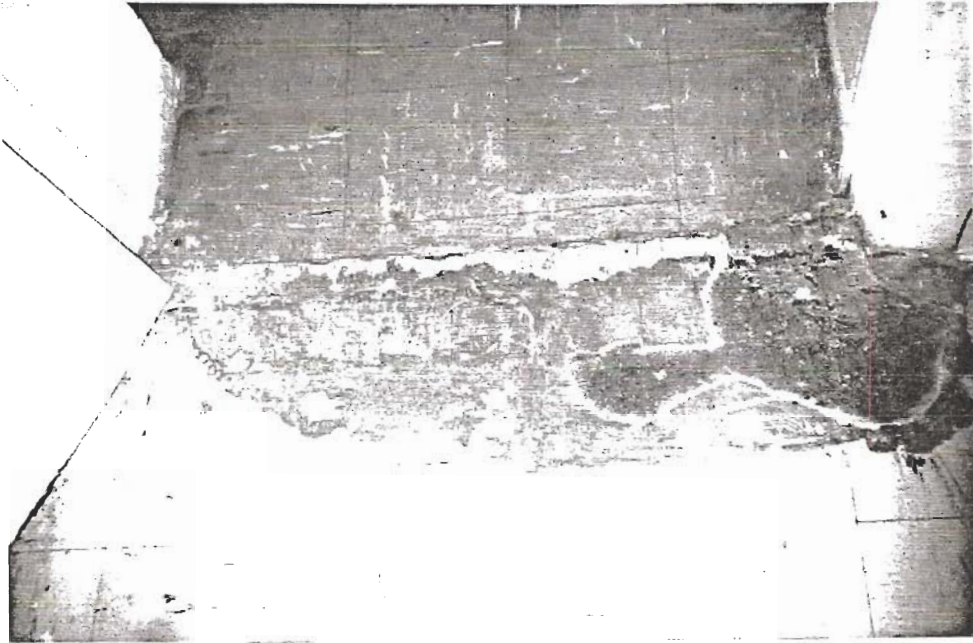


Figure 126 Basement Level Damage at Vinyl Floor at Entry to Kitchen.*

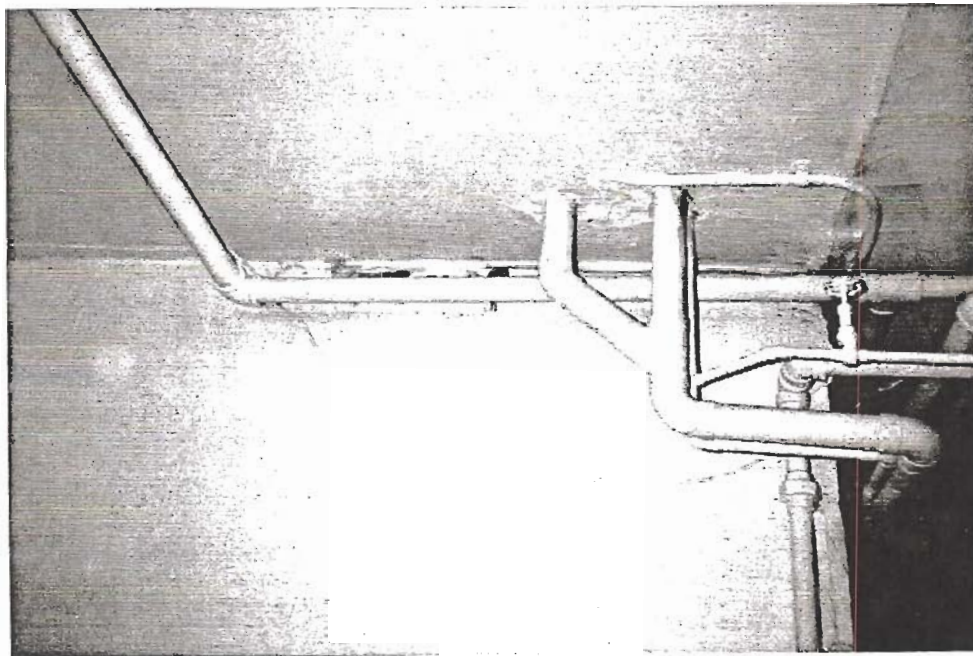


Figure 127 Basement Corridor: Water Damage on Ceiling Around Exposed Pipes.*



Figure 128 Basement Stair Detail.*



Figure 129 Basement: Stair Detail at Baluster.*



Figure 130 First Floor Stair - Side View.*

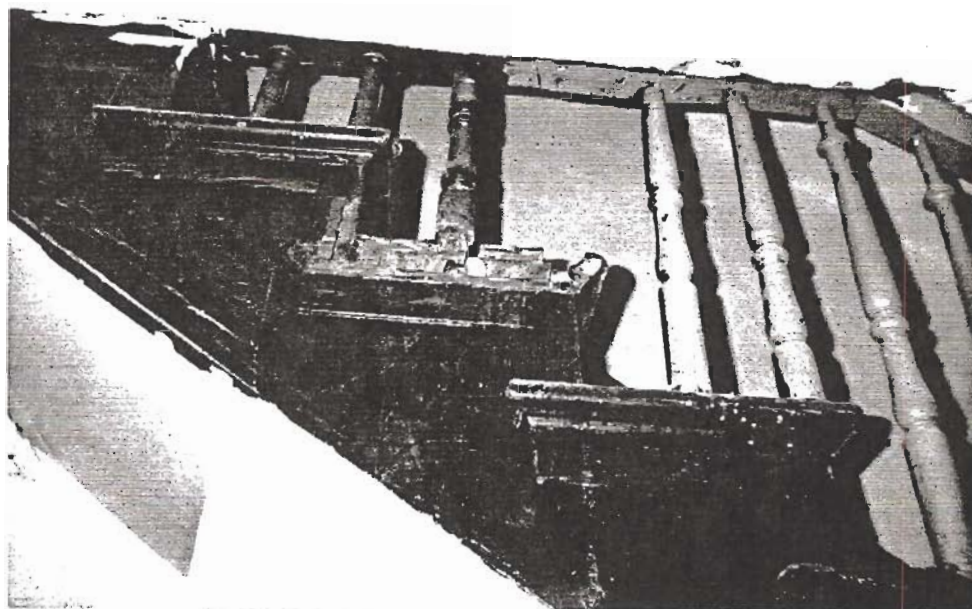


Figure 131 Basement: Damaged Wood Railing and Stair.*

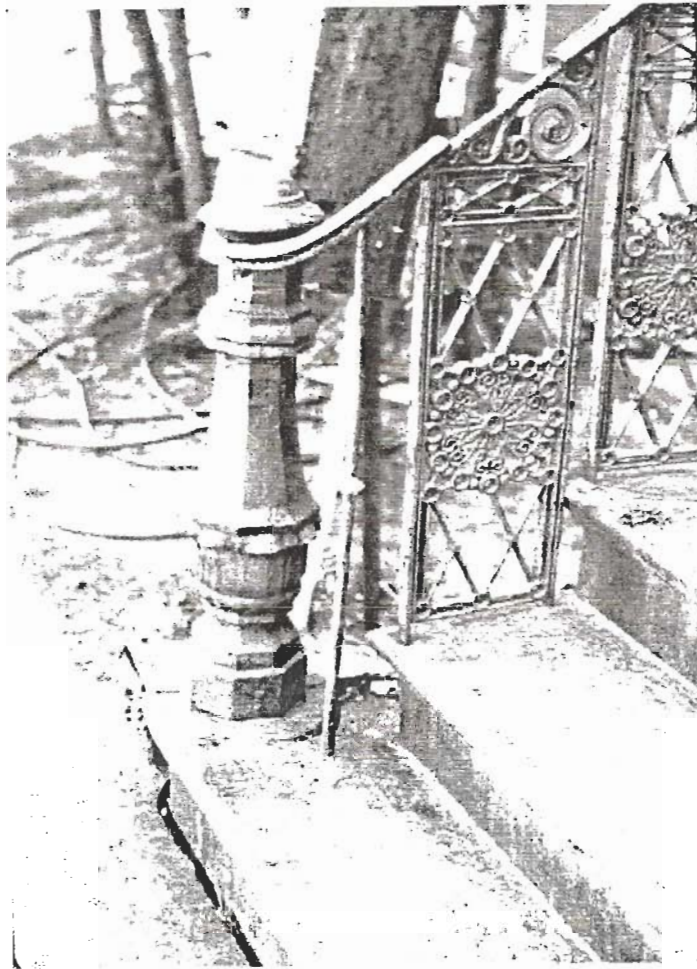


Figure 132 North Entrance Portico Cast Iron Post and Filigree Detailing at Railing.



Figure 133 North Entrance Stone Stairs.



Figure 134 First Floor Window Sill and Recessed Brick Panels, Exterior View, at North Facade.*



Figure 135 First Floor North Entrance Door Transom from Exterior.*

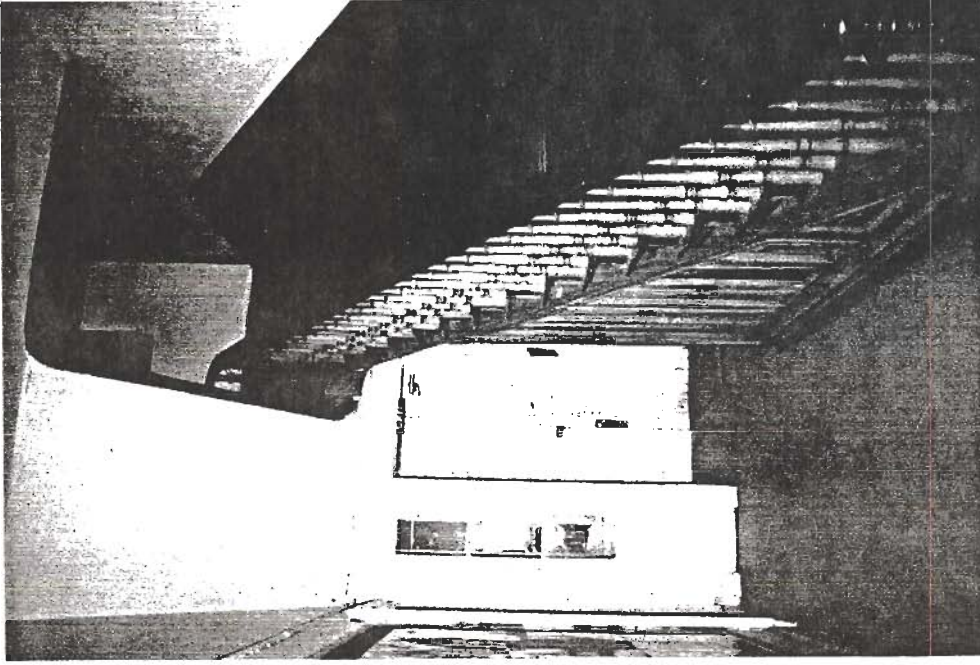


Figure 137

First Floor Lobby Looking North at Entry Doors.

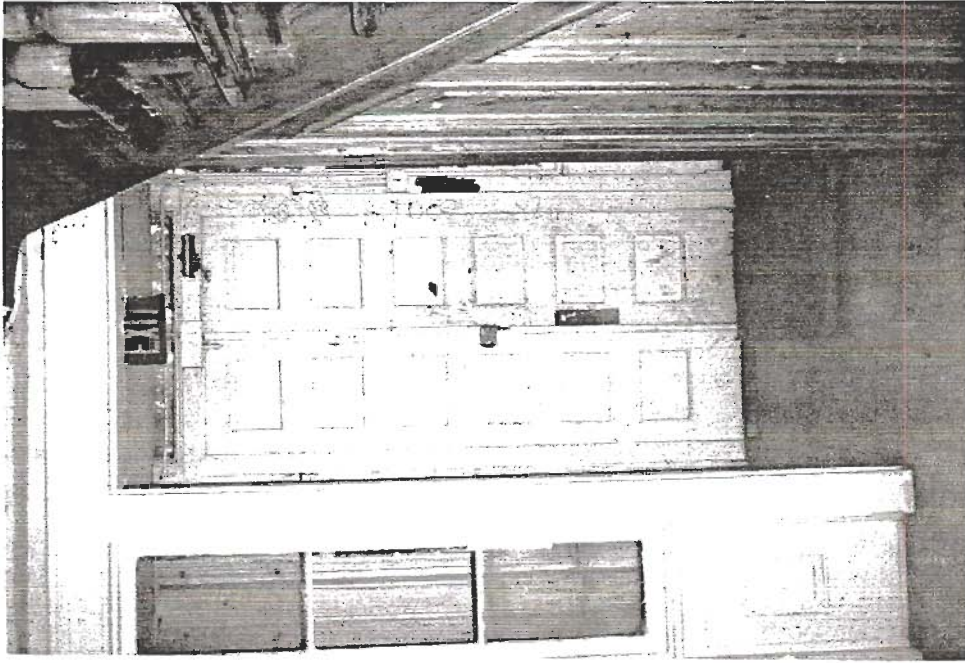


Figure 136

First Floor North Entrance Door Detail.*

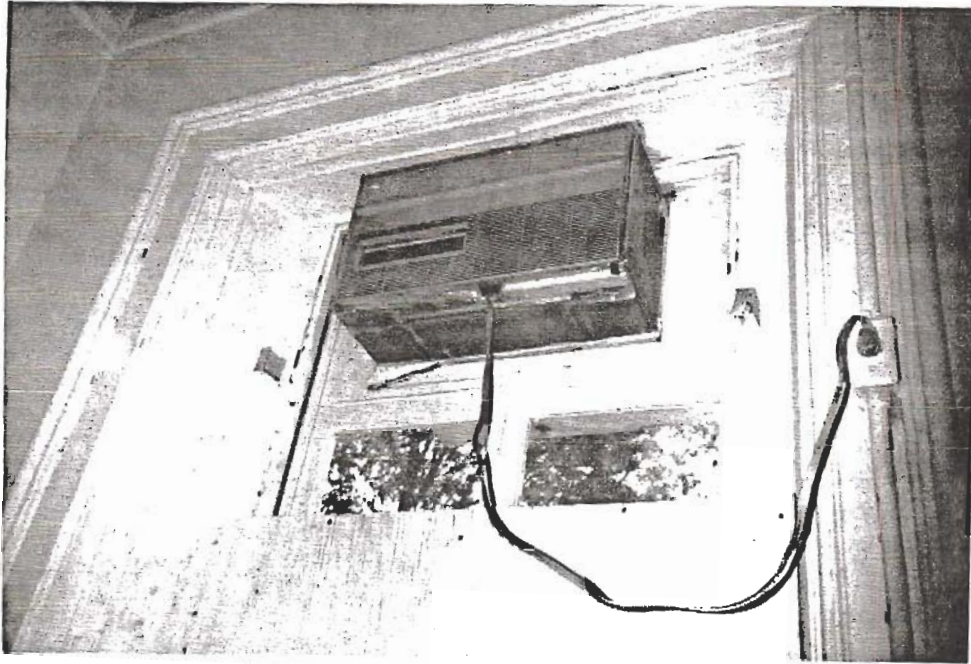


Figure 138 First Floor: Detail at Typical A/C Unit in Window.*

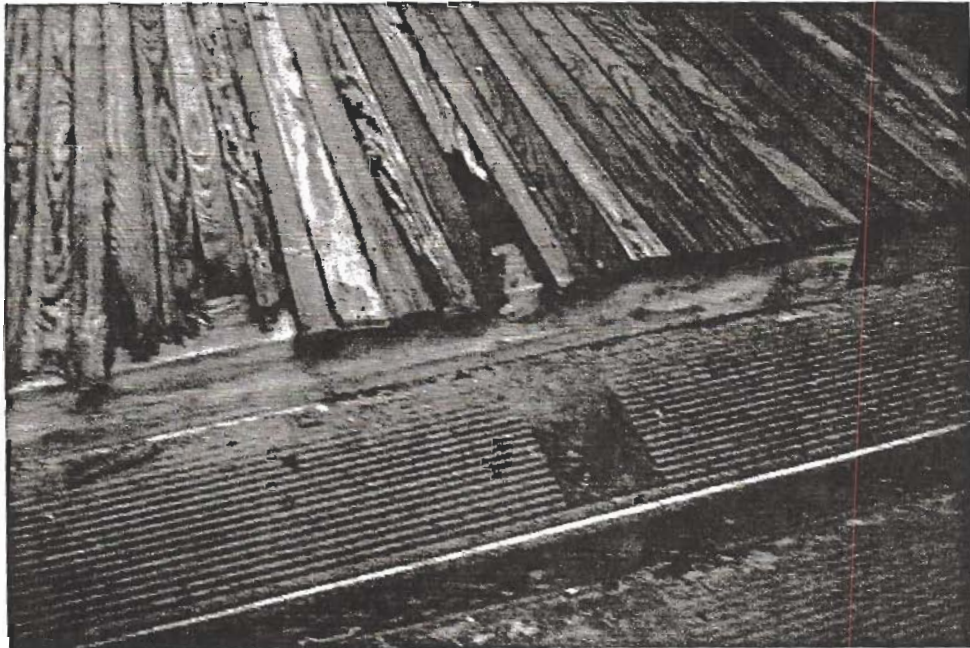


Figure 139 Detail at South Portico Tongue and Groove Flooring.*



Figure 140 Side View of South Portico.*



Figure 141 East Side Elevation of South Entrance Portico.

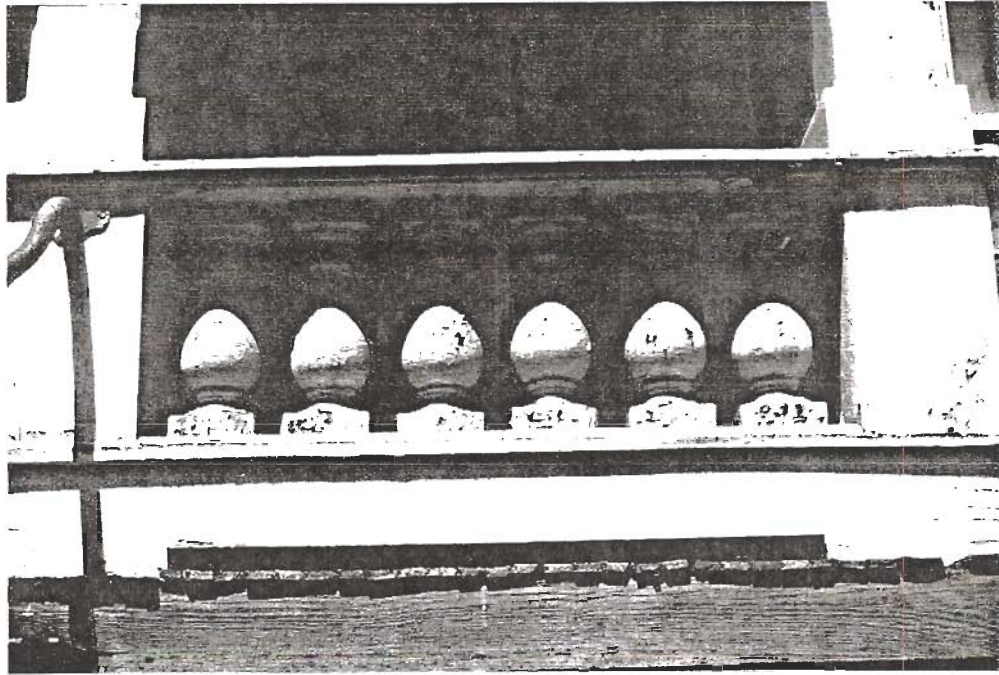


Figure 142 South Entrance Portico Balustrade Detail.

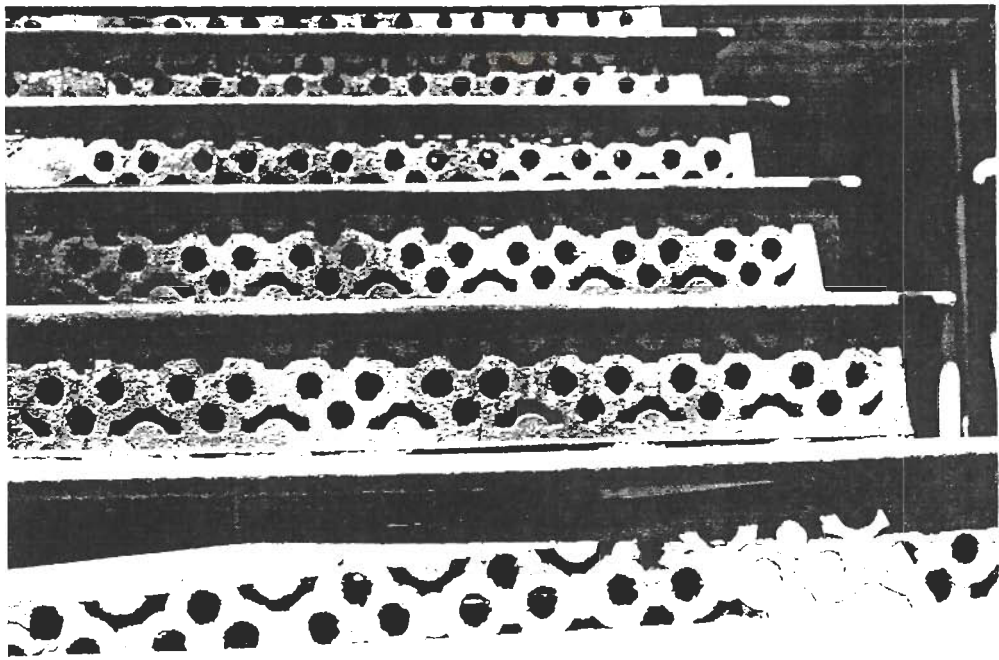


Figure 143 Cast Iron Stair Riser Detail.

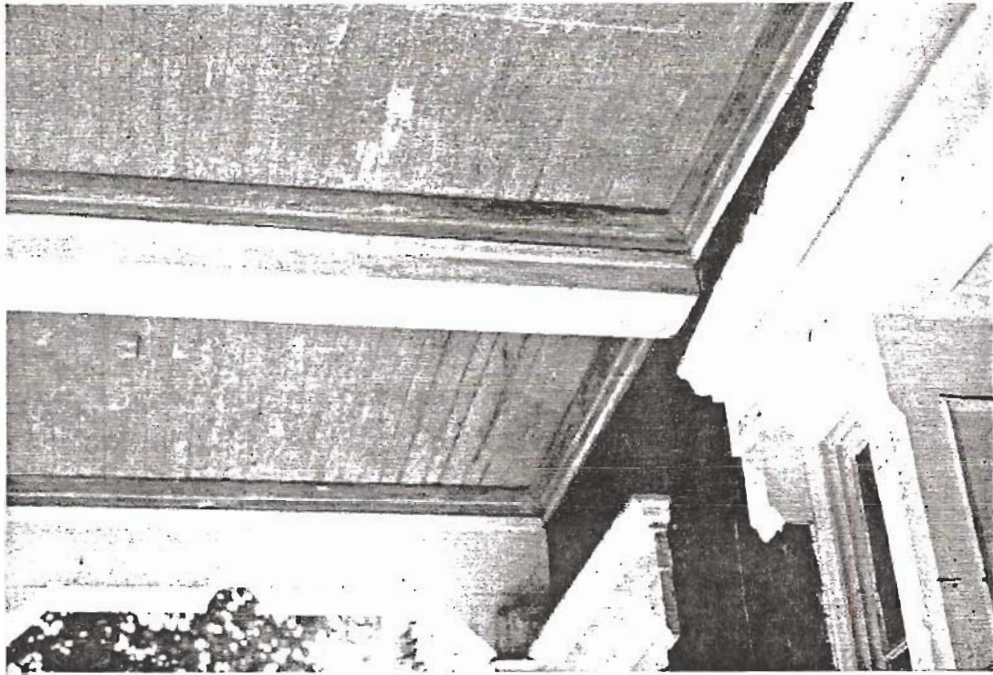


Figure 144 South Entrance Portico Ceiling.

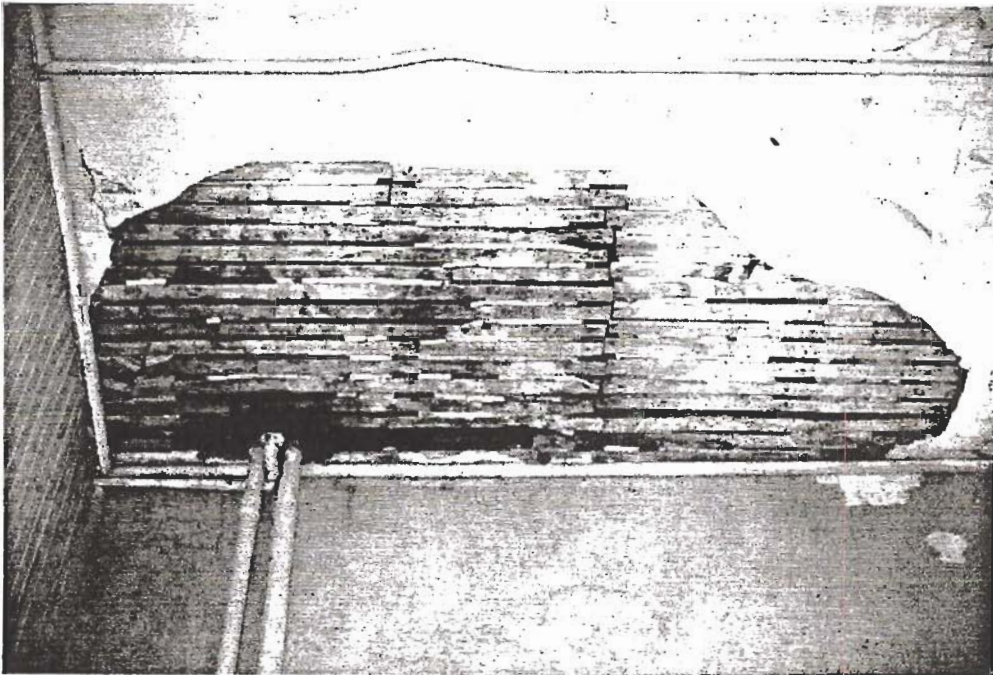


Figure 145 First Floor: Water Damage to Ceiling.

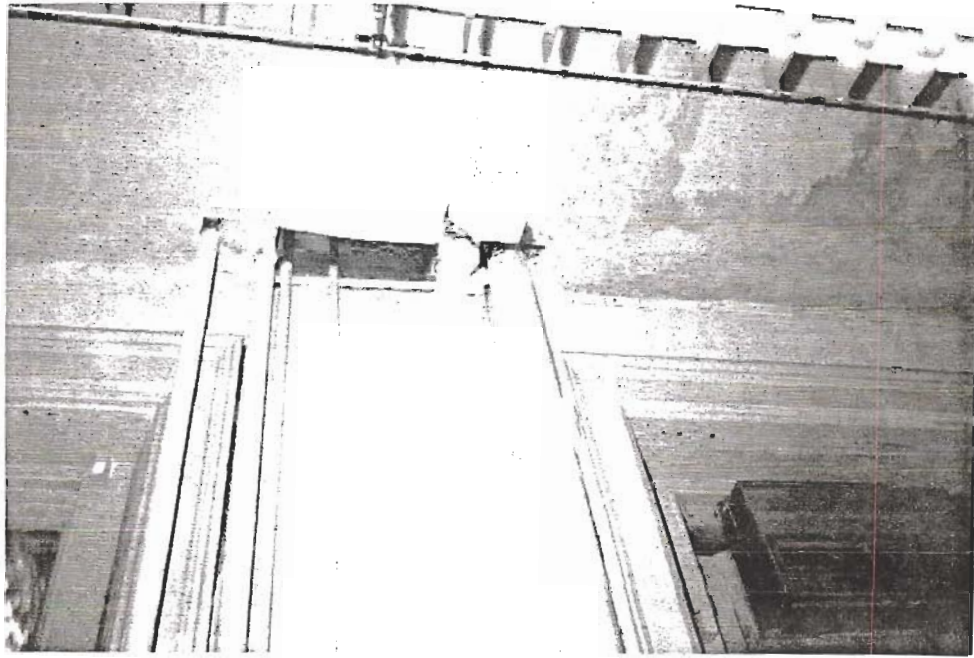


Figure 146 First Floor: Ceiling Plaster Damage and Water Stains.*



Figure 147 Second Floor: Missing and Damaged Tiles at Women's Bathroom.*



Figure 148 Deteriorated Window Jamb and Sill Detail at East Facade.

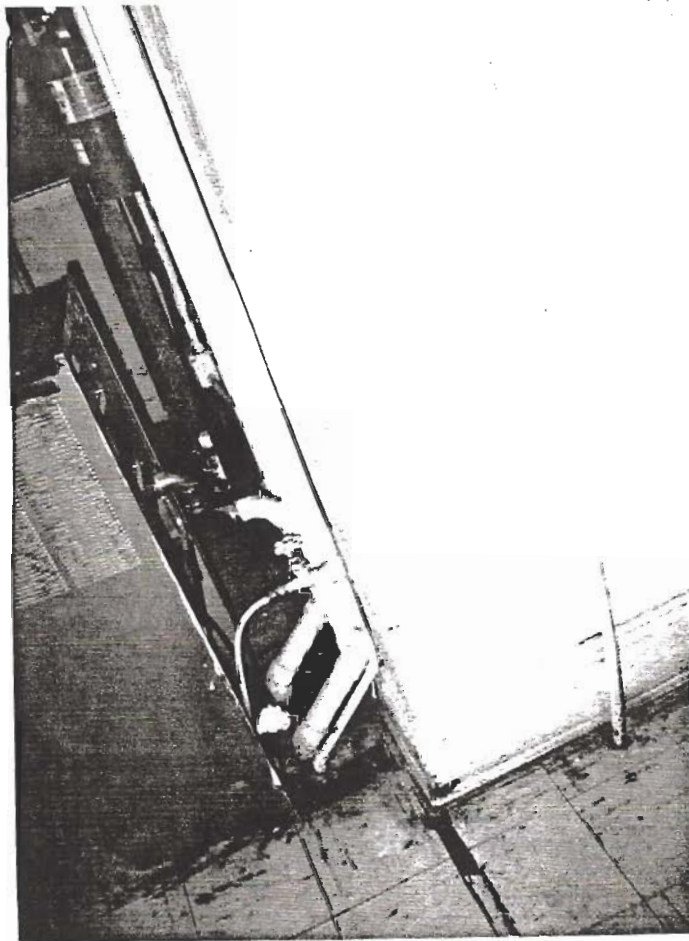


Figure 149 Second Floor Corridor: Water Damage to Floor.*



Figure 151 Second Floor: Window Dry Rot.*

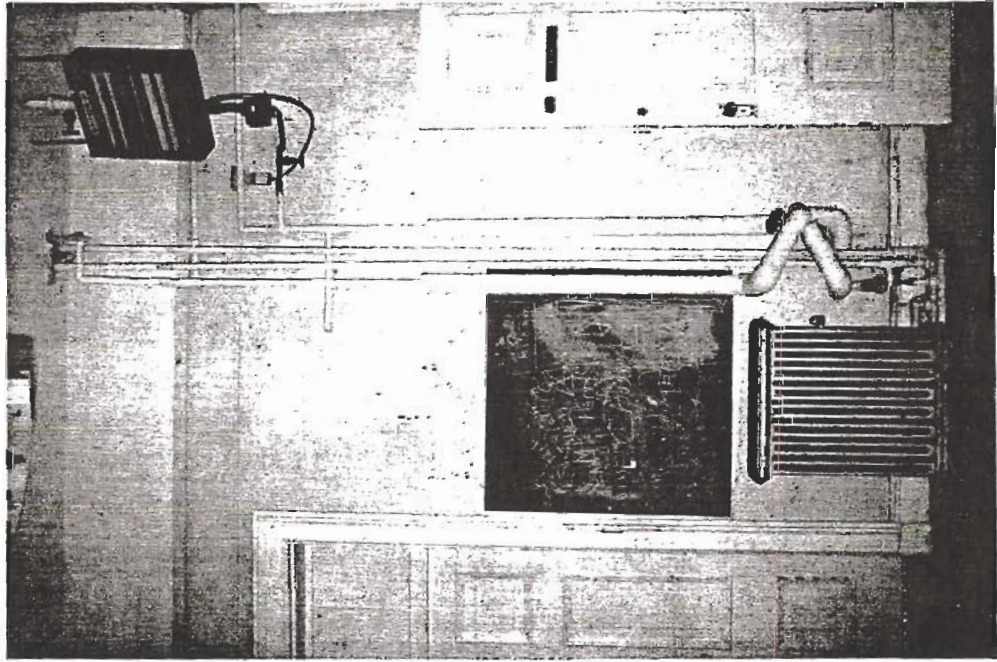


Figure 150 Second Floor North Wall Typical Office/Classroom.

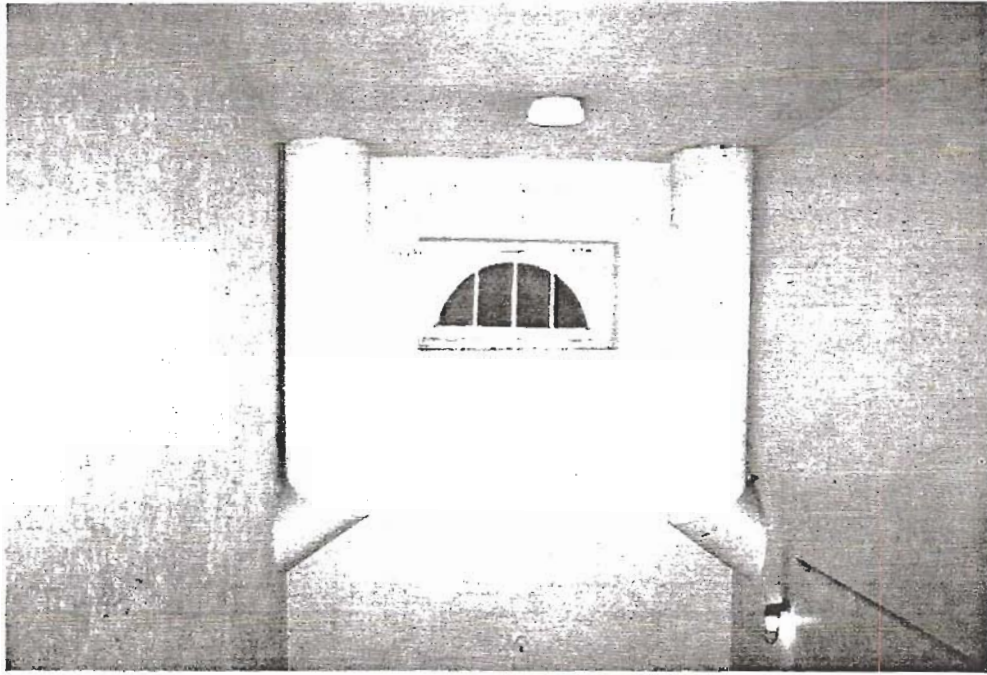


Figure 152 Metal Vents at Landing Between Second and Third Floors.
(Looking North)

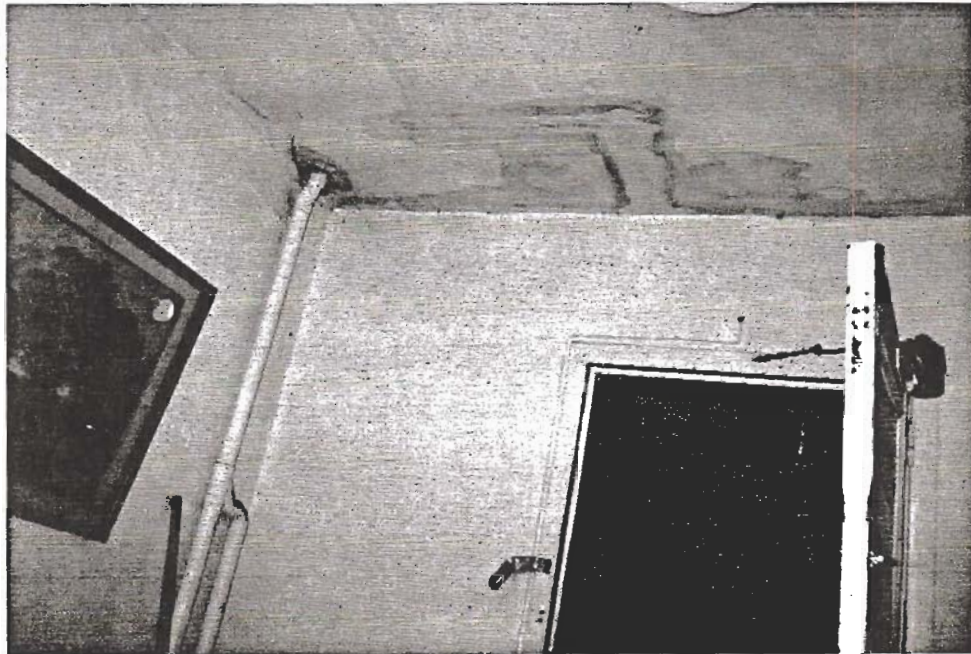


Figure 153 Third Floor Landing: Water Damage at Ceiling.*

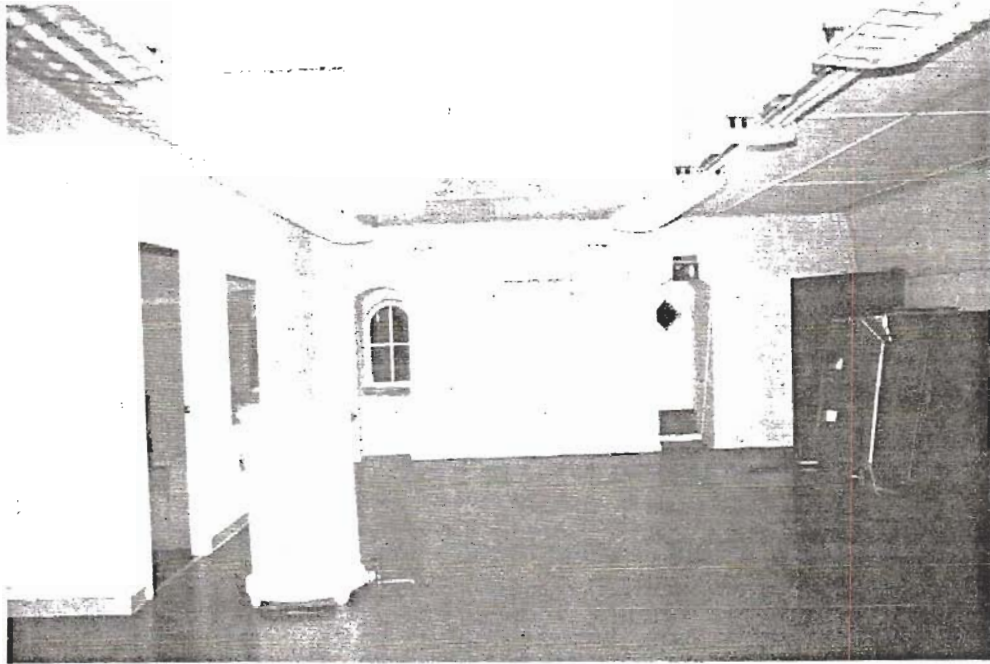


Figure 154 Third Floor Looking West.

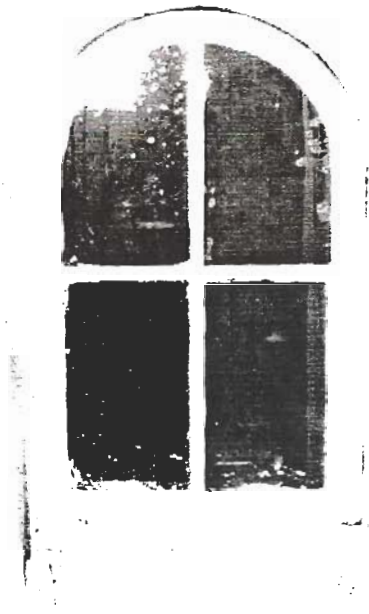
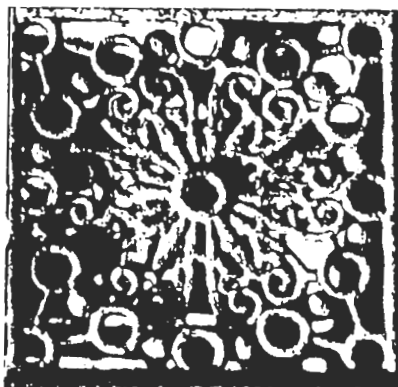


Figure 155 Third Floor Circlehead Window.

7.0 STUDENT TRAINING PROGRAM



7.0 Student Training Interface Program

7.1 General Student Activities:

- ◆ Assist Architects with investigation, research and reconnaissance of entire National Register Listed Historic Resource Including Grounds. Assist with survey and documentation (measurement and photography) of building and grounds for the purposes of creating existing condition drawings; Assist with initial field and historic research to ascertain existing and original building (and site) configuration, materials and systems;
- ◆ Assist Architects with Resource Identification/Evaluation/Documentation Including Technical Analysis of Building and Site Materials and Systems. Assist in evaluation/analyzation of existing conditions of historic features, resources, and contributing elements including landscape at 921 Pennsylvania Avenue, SE;
- ◆ Visit National Building Museum and other historic preservation resources. View historic building construction techniques and types. Maintain personal journal.
- ◆ Assist Historian with building and site historic research. Observe research techniques and report writing. Observe library and archival research techniques. Perform archival research unassisted. Assist in determination of Historic Context (Performed by Architectural Historian); Assist in determining Historic Integrity of Resources (location, design, setting, materials and workmanship);
- ◆ Assist Architects with preparation of Conservation Plan. Utilizing historic research, field surveys and technical analysis of existing resources (historic elements), formulate resource conservation and/or repair plan; Production of a historic resources management plan;
- ◆ Visit urban archeology site in progress. Observe collection and analysis techniques. Prepare report of experiences.
- ◆ Tour and discuss recently restored historic resource: Whitelaw Hotel Apartment Building.
- ◆ Assist and observe Archeological Survey of Grounds. Observe test pit preparation and material collection and analysis. Assist preparation of test pit(s), historic research and material examination as required to establish character, nature and status of existing site resources; Conduct Reconnaissance Survey of the property to determine Archeological Resource potential.
- ◆ Assist Architect in assessment of organizational needs and produce statement of potential CYS development and construction activity.
- ◆ Prepare report of (student) experiences for use as prototype for future D.C. Government grants.

7.2 Student Activity Chart (One for each Student)

STUDENT WORK ACTION TIMECHART (PROGRESS) • HISTORIC STRUCTURES REPORT: OLD SAILOR'S HOSPITAL

Tasks completed to date: 6/22/94

TASK / TIME(HRS)	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
ARCHITECTURAL															
Survey Sketching				4											
Field Measuring												12			
Photography	1														
Drafting		2													
Programming				4											
ARCHAEOLOGICAL															
Background Research	1														
Shovel Testing							7								
Test Pits								8							
Mapping	1														
Field Trips								8							
HISTORICAL															
Research					5										
Walk-through		2													

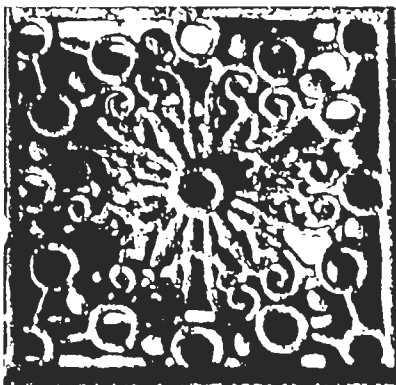
7.3 Typical Student Experience Sheet (One of Four)

C.Y.S. STUDENT PARTICIPATION PROGRESS CHART

PATRICE GREEN

TASK	TIME(HRS)	
	BUDGETED	ACTUAL
ARCHITECTURAL		
Survey Sketching	04.00	04.00
Field Measuring	12.00	15.00
Photography	01.00	03.00
Drafting	02.00	00.00
Programming	04.00	03.00
SUBTOTAL	23.00	25.00
ARCHAEOLOGICAL		
Background Research	01.00	01.00
Shovel Testing	07.00	07.00
Test Pits	08.00	07.00
Mapping	01.00	01.00
SUBTOTAL	17.00	16.00
FIELD TRIPS		
Alexandria Archeology	02.50	02.50
Whitelaw Hotel	02.50	02.00
Engineering Science	03.00	03.00
SUBTOTAL	8.00	7.50
HISTORICAL		
Orientation, Walk-thru	02.50	02.00
Research	05.00	04.00
SUBTOTAL	7.50	6.00
TOTALS	55.50	54.50

8.0 APPENDIX A



8.0 Appendix A

8.1 List of Drawings

Historic Preservation/Contributing Elements Drawings

Plate One:	Site Plan
Plate Two:	Basement Plan
Plate Three:	First Floor Plan
Plate Four:	Second Floor Plan
Plate Five:	Third Floor Plan

Existing Conditions/Repair Work Drawings

Plate One:	Site Plan
Plate Two:	Basement Plan
Plate Three:	First Floor Plan
Plate Four:	Second Floor Plan
Plate Five:	Third Floor Plan

Alteration Plan Drawings

Plate One:	Basement Plan Option One
Plate Two:	Basement Plan Option Two
Plate Three:	First Floor Plan Option One
Plate Four:	First Floor Plan Option Two
Plate Five:	Second Floor Plan
Plate Six:	Third Floor Plan

8.2 Room Key for Historic Preservation, Existing Condition and Alteration Plans.

Key to Basement Floor Plan

ROOM #	ROOM NAME
B01	Storage
B02	Foyer
B03	Toilet 1
B04	Toilet 2
B05	Toilet Vestibule
B06	Mechanical Room
B07	Storage
B08	Weatherization Office
B09	East Corridor
B10	Office
B11	Storage
B12	Storage
B13	Men's Clinic
B14	Men's Clinic
B15	Men's Clinic
B16	Women's Clinic
B17	Women's Clinic
B18	Office
B19	Office
B20	Office
B21	Office Vestibule
B22	Office
B23	Storage
B24	Storage
B25	West Corridor
B26	Office
B27	Kitchen
B28	Dining Hall
B29	Storage
B30	North Corridor

Key to First Floor Plan

ROOM #	ROOM NAME
101	Lounge
102	North Foyer
103	Toilet 3
104	Toilet Vestibule
105	Daycare Toilet 4
106	Daycare Room
107	East Corridor
108	Office
109	Office
110	Secretary's Office
111	South Corridor
112	South Foyer
113	Meeting Room
114	A.N.C. Office
115	A.N.C. Office
116	Toilet 5
117	Storage
118	Conference Room

Key to First Floor Plan (Continued)

119 North Corridor

Key to Second Floor Plan

ROOM #	ROOM NAME
201	Toilet 6 (Women)
202	Second Floor Landing
203	Toilet 7 (Men)
204	Classroom
205	Classroom
206	Office
207	Office
208	Office
209	Classroom
210	Computer room
211	West Corridor
212	North Corridor
213	East Corridor

Key to Third Floor Plan

ROOM #	ROOM NAME
301	Game Room
302	Toilet 8
303	Third floor landing
304	Toilet 9 / Changing Room
305	Martial Arts Room
306	Office
307	Office
308	Sitting Room
309	Corridor

8.2.1 Room Key For Alteration Plans

Key to Basement Floor Plan (Scheme 1)

ROOM #	ROOM NAME
B01	Pantry
B02	Storage
B03	Foyer
B04	Toilet 1
B05	Toilet 2
B06	Toilet Vestibule
B07	Mechanical Room
B08	Electrical Room
B09	Office
B10	East Corridor
B11	Office
B12	Clinic
B13	Daycare
B14	Toilet and Changing Room
B15	Daycare
B16	West Corridor
B17	Dining
B18	Kitchen
B19	Stairwell

Key to First Floor Plan (Scheme 1)

Same as Existing, Except:
106 Office

Key to Second Floor Plan

Same as Existing.

Key to Third Floor Plan

Same as Scheme 2

Key to Basement Floor Plan (Scheme 2)

ROOM #	ROOM NAME
B01	Pantry
B02	Storage
B03	Foyer
B04	Toilet 1
B05	Toilet 2
B06	Toilet Vestibule
B07	Mechanical Room
B08	Electrical Room
B09	Office
B10	East Corridor
B11	Office
B12	Men's Clinic
B13	Women's Clinic
B14	Women's Clinic
B15	Office
B16	Office
B17	Office
B18	West Corridor
B19	Dining

Key to Basement Floor Plan (Scheme 2)
(Continued)

B20	Kitchen
B21	Stairwell

Key to First Floor Plan (Scheme 2)

ROOM #	ROOM NAME
101	Lounge
102	South Foyer
103	Toilet 1
104	Toilet Vestibule
105	Toilet 2
106	Office
107	East Corridor
108	Office
109	Office
110	Office
111	South Corridor
112	South Foyer
113	Daycare
114	Toilet and Changing Room
115	Daycare
116	Conference Room/ Optional Daycare Expansion
117	North Corridor
118	West Corridor

Key to Second Floor Plan

ROOM #	ROOM NAME
--------	-----------

Same as Existing.

Key to Third Floor Plan (Scheme 2)

ROOM #	ROOM NAME
301	Game Room
302	Toilet 1
303	Stairwell
304	Toilet 2
305	Female Changing Room
306	Male Changing Room
307	Martial Arts Room
308	Office
309	Office
310	Sitting Room
311	Corridor

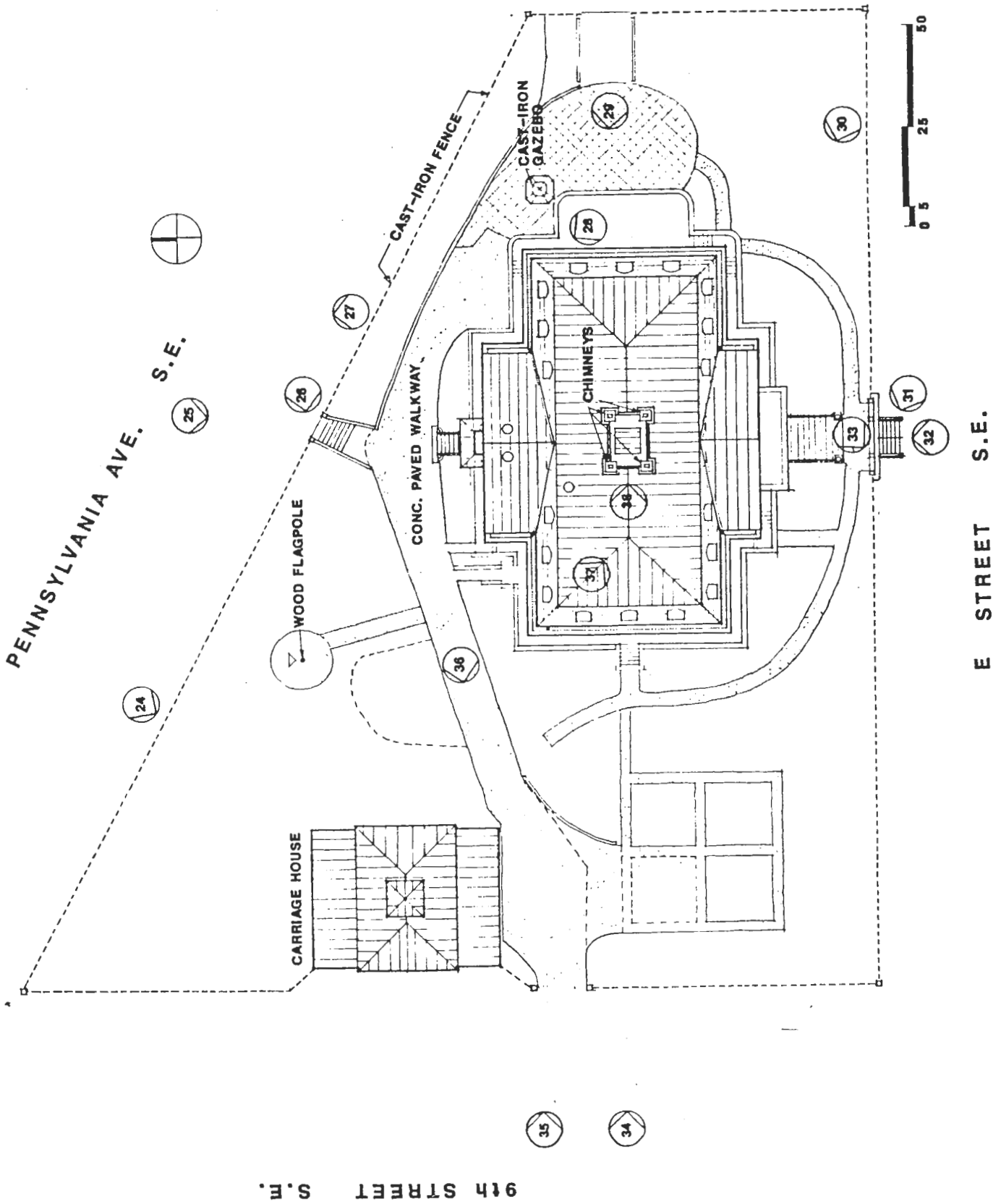
8.3 Alteration Plan Note Key

ALTERATION PLAN NOTE KEY

N-1	PROVIDE NEW FIRE RATED DOOR(S) AND WALL
N-2	PROVIDE NEW WALLS AS INDICATED
N-3	REPAIR OR REPLACE FIRE ESCAPE
N-4	RELOCATE EXISTING CAST-IRON RADIATOR
N-5	RELOCATE DOOR SWING
N-6	REHABILITATE EXISTING BATHROOM
N-7	PROVIDE NEW DOOR OPENING AND DOOR
N-8	PROVIDE NEW DOOR(S)
N-9	REUSE EXISTING DOOR
N-10	PROVIDE NEW BATHROOM
N-11	NEW CLOSET
N-12	NEW VINYL OR CERAMIC TILE FLOORING

Historic Preservation/Contributing Elements Drawing

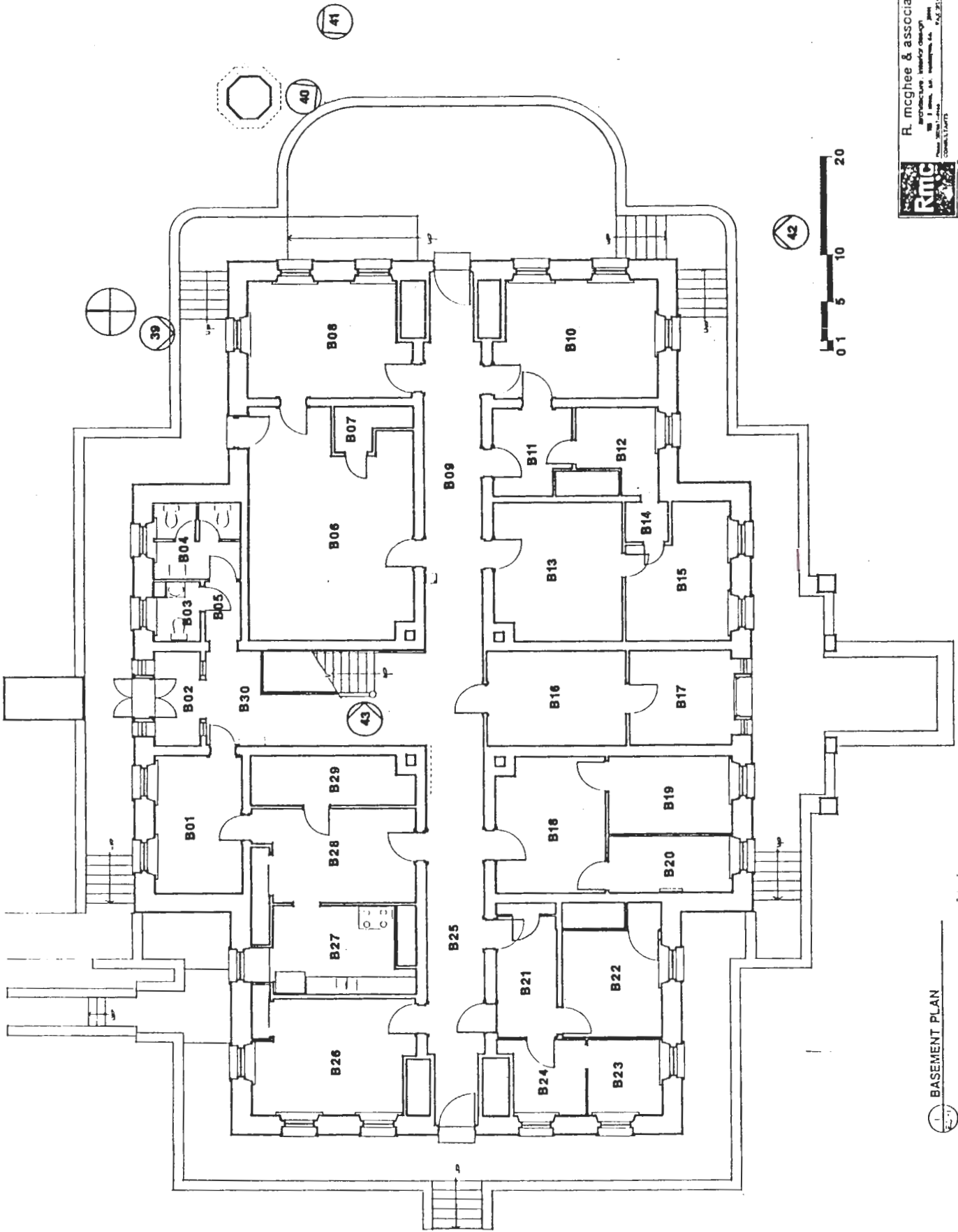
10TH STREET S.E.



9TH STREET S.E.

Plate One: Site Plan

Historic Preservation/Contributing Elements Drawing




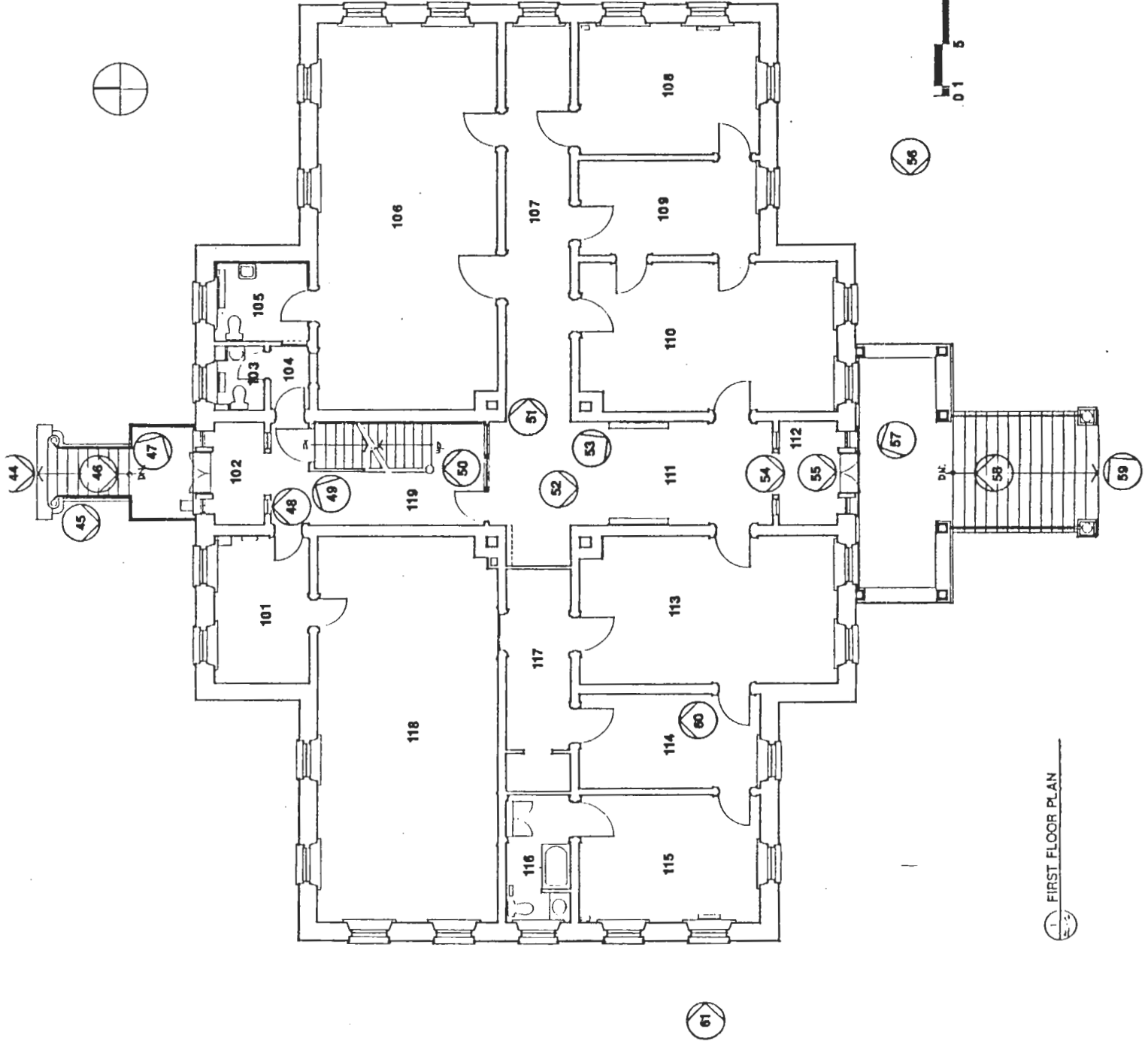
	R. mcghee & associates ARCHITECTS 101 J. ST. N.E. WASHINGTON, D.C. 20002-4242 PHONE: (202) 546-1100 FAX: (202) 546-1101 WWW: WWW.RMC-ARCH.COM	REVISIONS NO. DATE 1 11/17/04 2 1/23/04
	PROJECT NAME RENOVATION CENTER FOR YOUTH SERVICES	SHEET TITLE EC-1

Plate Two: Basement Plan

BASEMENT PLAN

Historic Preservation/Contributing Elements Drawing

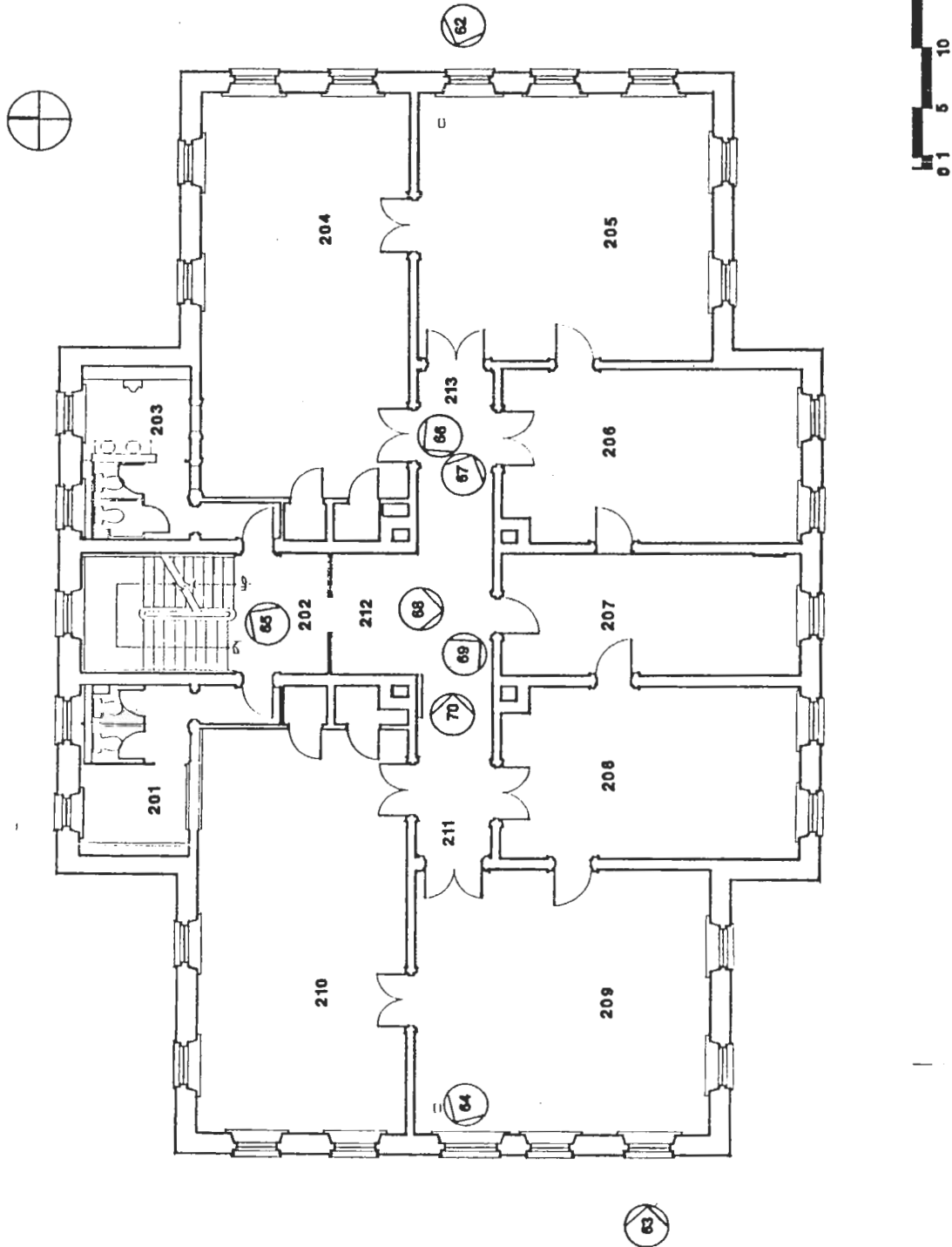


	R. mcghee & associates ARCHITECTURE 1000 N. 10th St. Oklahoma City, OK 73102	PROJECT NO. 1 SHEET NO. 1 DATE 12/14/04	EC-2
	PROJECT TITLE RENOVATION CENTER FOR YOUTH SERVICES	SHEET TITLE 1	

1. FIRST FLOOR PLAN

Plate Three: First Floor Plan

Historic Preservation/Contributing Elements Drawing




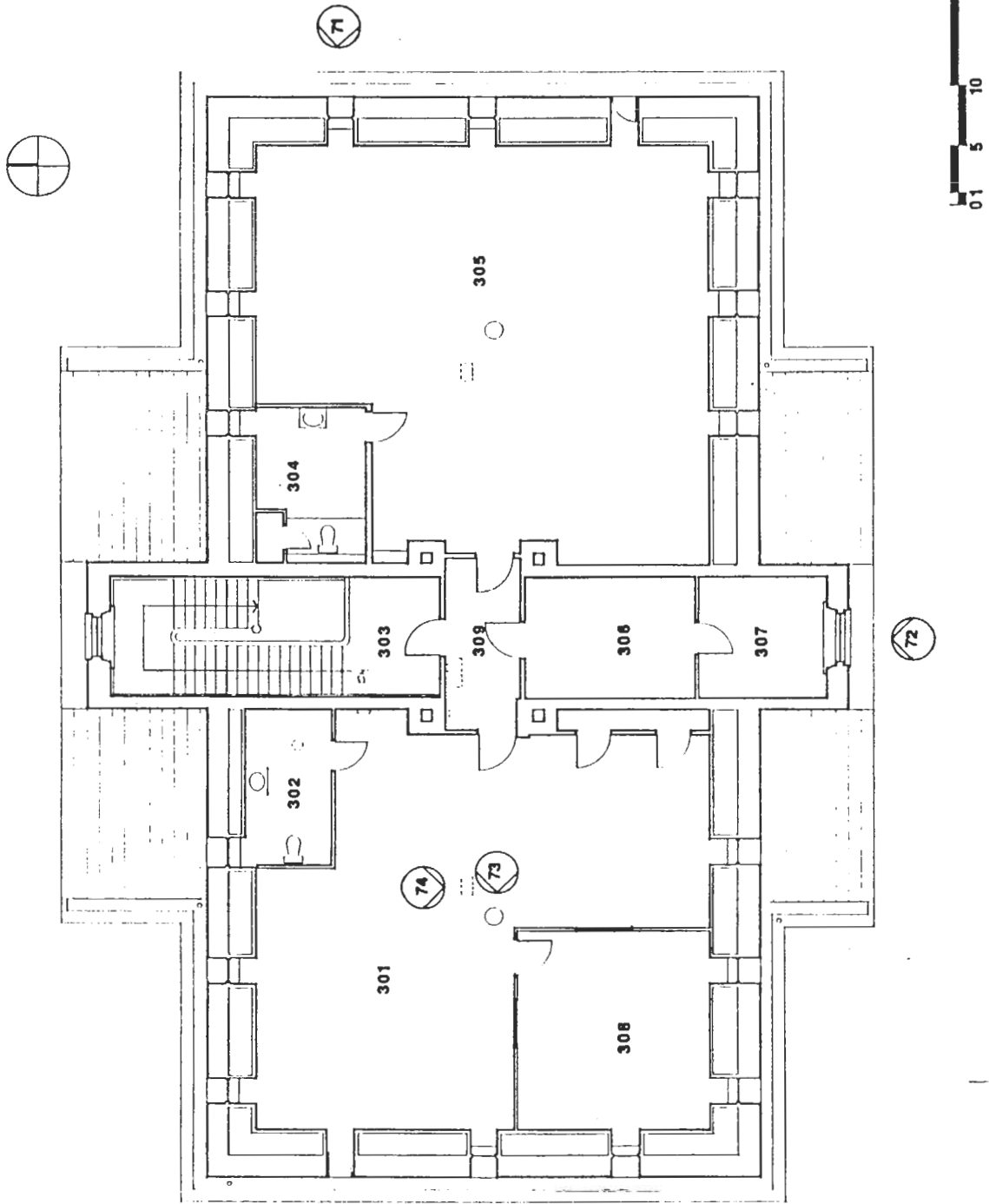
	R. mcghee & associates ARCHITECTURE, INTERIOR DESIGN 1000 N. W. 10th St., Suite 100 Fort Lauderdale, FL 33304 PHONE: (954) 561-1111 FAX: (954) 561-1112 WWW: WWW.RMCARCH.COM	REVISIONS NO. DATE 1 1/15/11
	PROJECT TITLE RENOVATION CENTER FOR YOUTH SERVICES	PROJECT NO. EC-3

1 SECOND FLOOR PLAN

Plate Four: Second Floor Plan

Historic Preservation/Contributing Elements Drawing

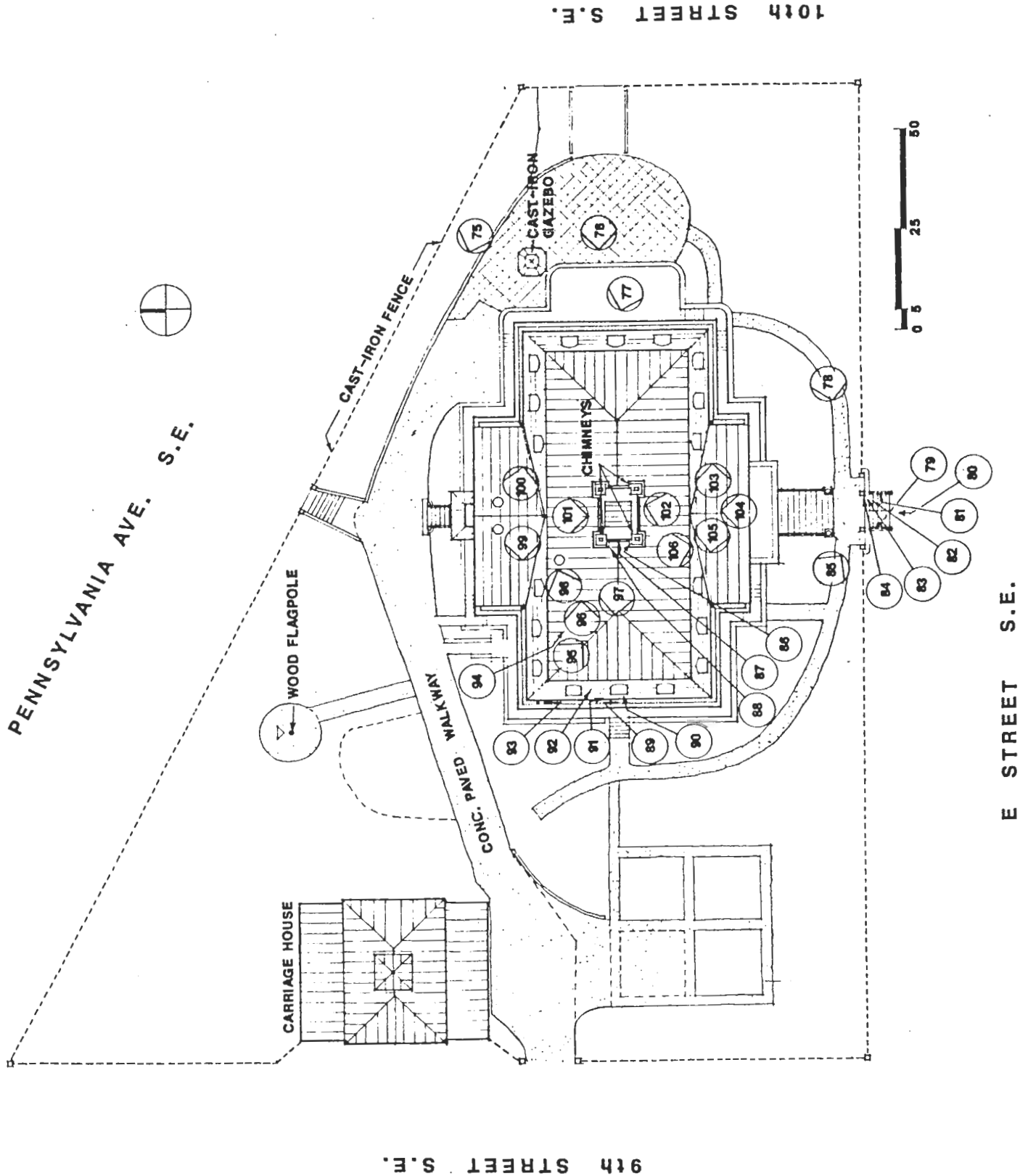
	R. mcghee & associates ARCHITECTURE INTERIOR DESIGN 101 S. 1st St., Suite 100 Minneapolis, MN 55401 TEL: 612.338.1111 FAX: 612.338.1112	REVISIONS NO. DATE 00 03/12
	PROJECT NUMBER: _____ PROJECT TITLE: _____ SHEET: _____	SHEET NO.: 25 OF 44
RENOVATION CENTER FOR YOUTH SERVICES		EC-4



1 THIRD FLOOR PLAN


Plate Five:Third Floor Plan

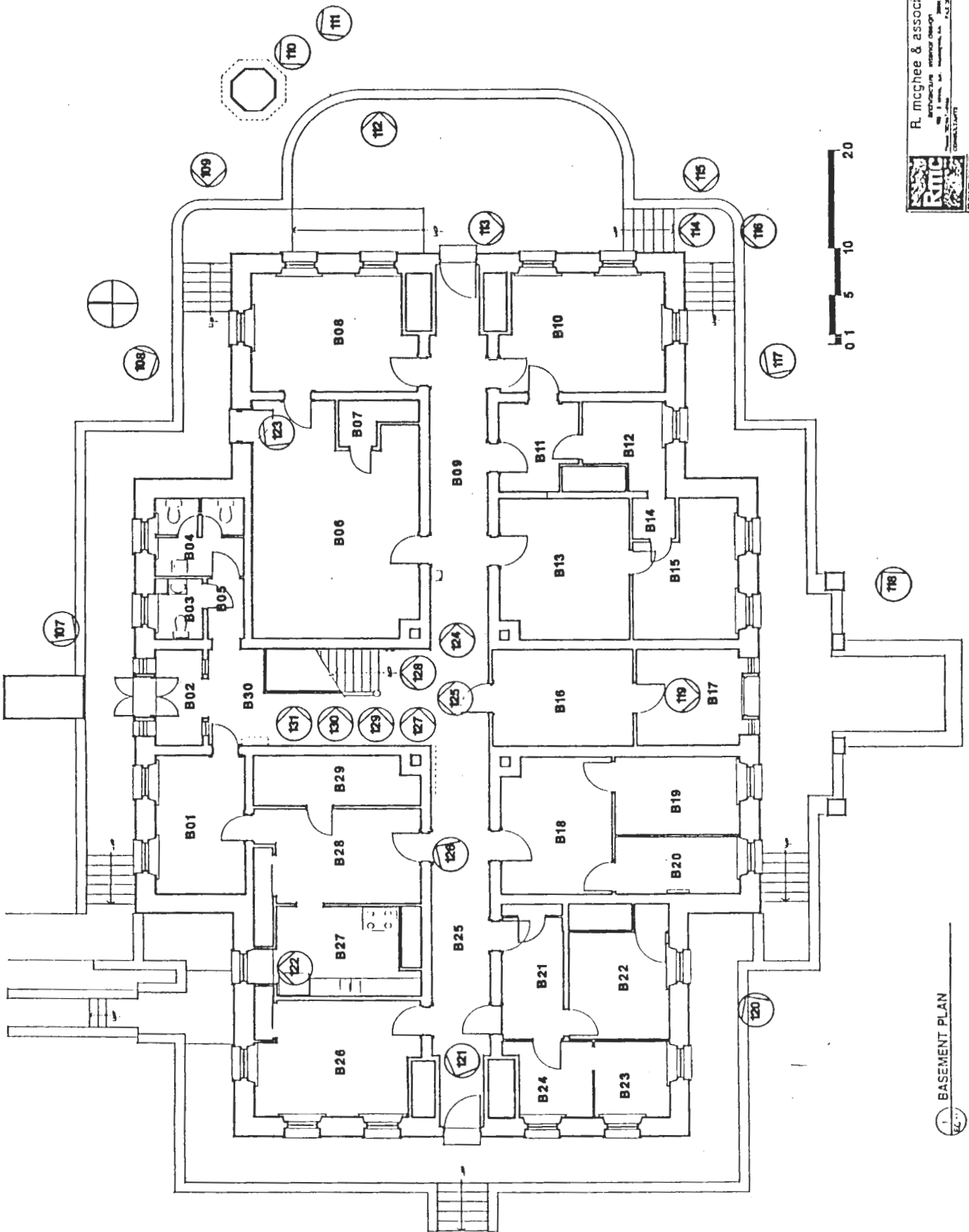
Existing Conditions/Repair Work Drawing



9th STREET S.E.
Plate One: Site Plan

Existing Conditions/Repair Work Drawing


	R. mcchee & associates ARCHITECTURAL SERVICE DESIGN 1011 W. 10th St., Suite 100 Lincoln, NE 68502 PHONE: 402.441.1111 FAX: 402.441.1112 WWW: RMC-ARCH.COM	REVISIONS NO. DATE 1 1/11	EC-1
	PROJECT TITLE RENOVATION CENTER FOR YOUTH SERVICES	SHEET NO. 2 / 29	

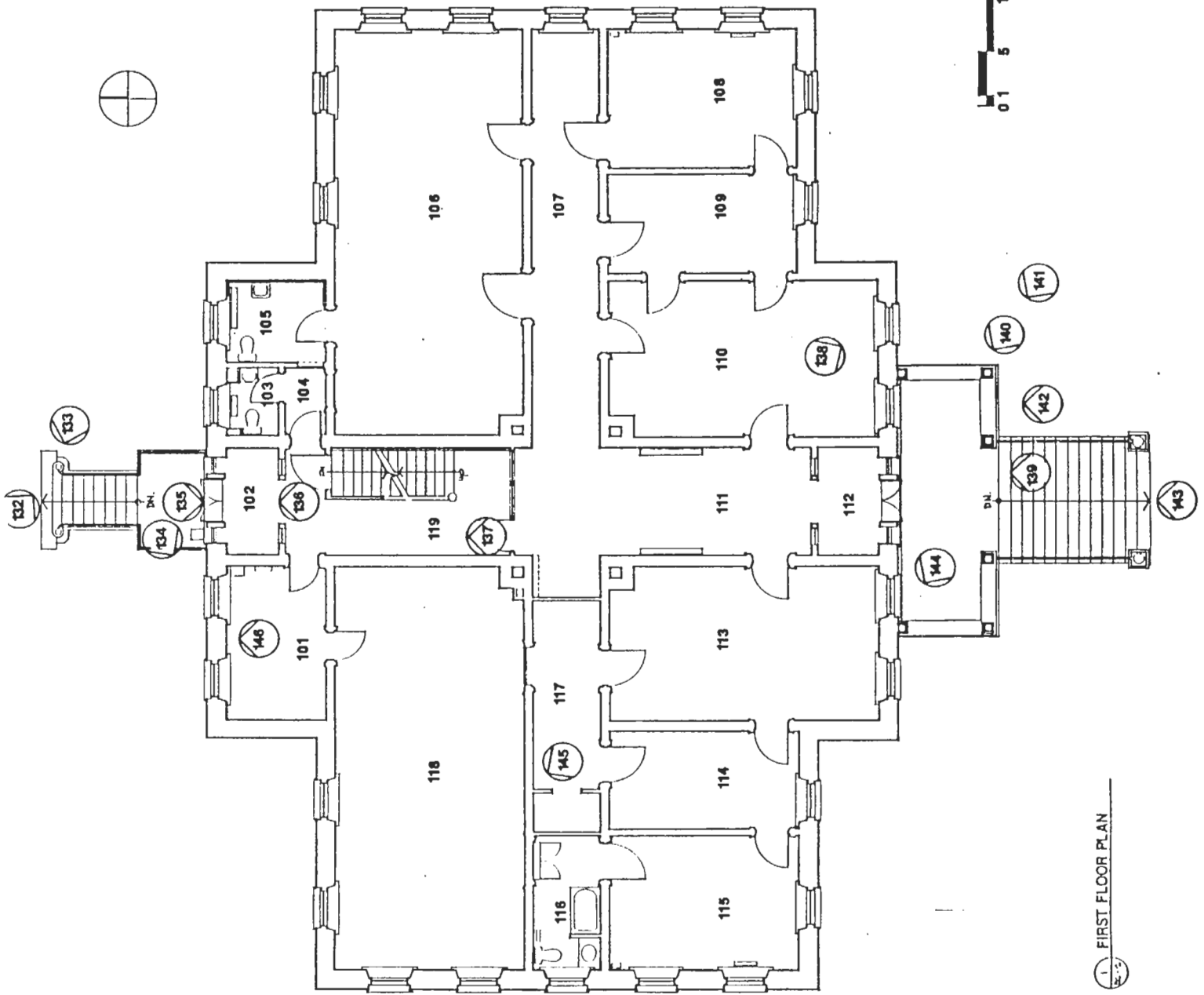


1 BASEMENT PLAN

Plate Two:Basement Plan

Existing Conditions/Repair Work Drawing

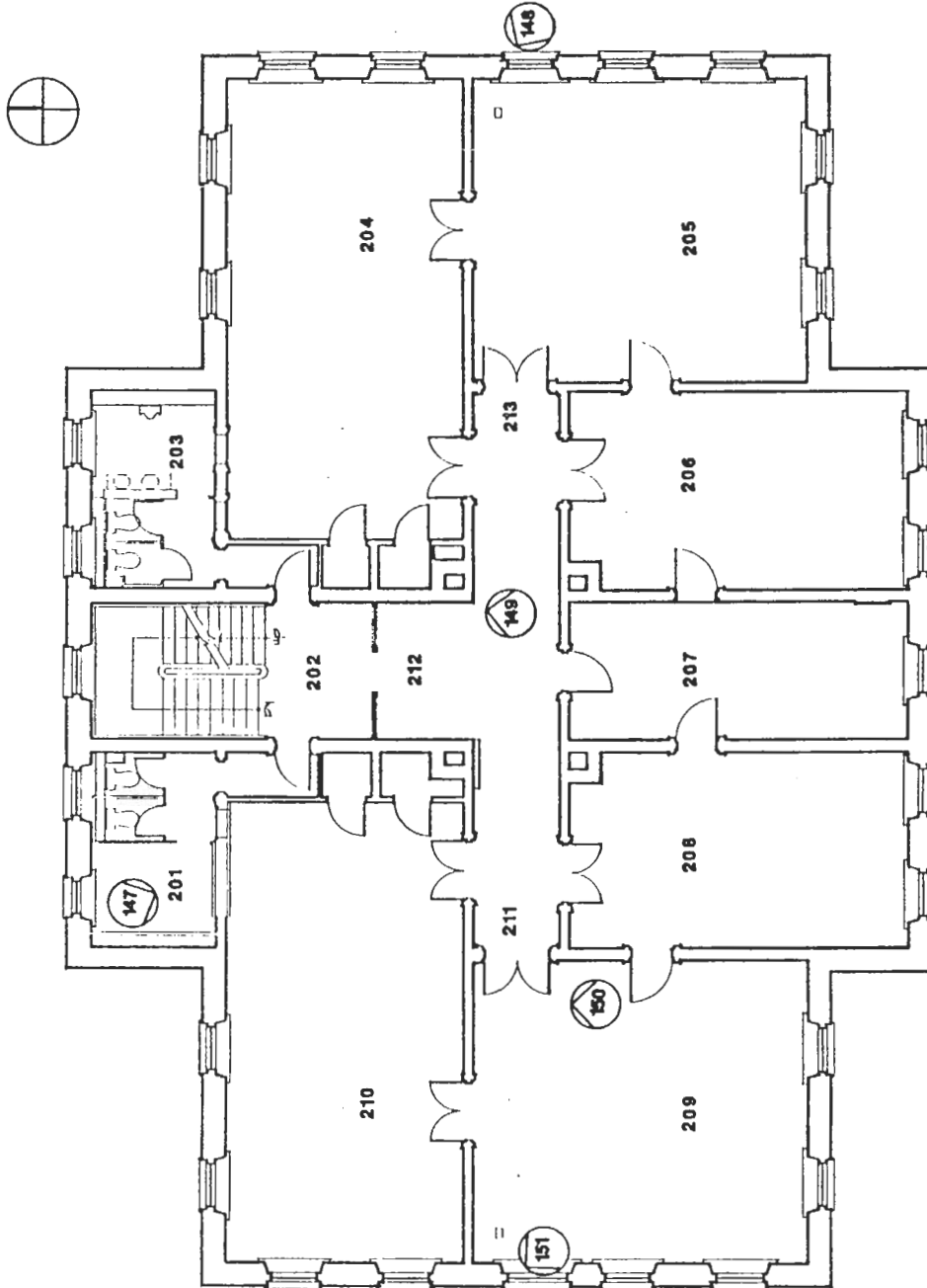
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	PROJECT NAME			
R. mcghee & associates architecture interior design 1011 1st St. N. Minneapolis, MN 55401 Phone: 612-338-1111 Fax: 612-338-1111				
PROJECT DATE 10/12/10				



1 FIRST FLOOR PLAN

Plate Three: First Floor Plan

Existing Conditions/Repair Work Drawing

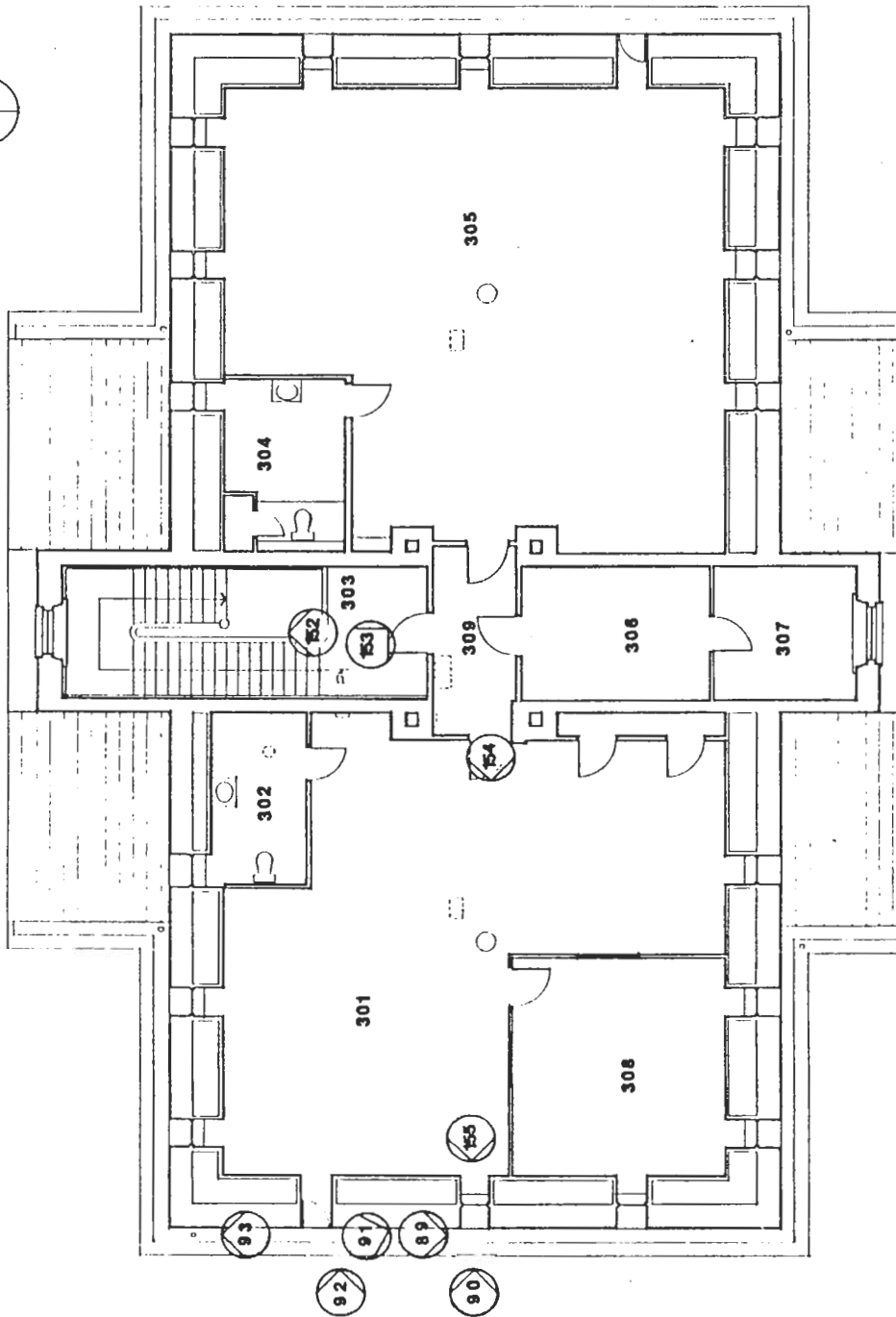


	R. mcghee & associates ARCHITECTURE INTERIOR DESIGN 1000 W. 10th St., Suite 100, Oklahoma City, OK 73101-2000 (405) 233-1111		REVISIONS NO. DATE 1 2/21/04
	PROJECT NO. PROJECT TITLE SHEET TITLE	RENOVIATION CENTER FOR YOUTH SERVICES	

1 SECOND FLOOR PLAN

Plate Four: Second Floor Plan

Existing Conditions/Repair Work Drawing



	R. mcghee & associates architecture - interior design 1000	REVISIONS NO. DATE 1 10/1/04 2 10/1/04
	PROJECT NAME RENOVAION CENTER FOR YOUTH SERVICES	SHEET TITLE EC-4

1 THIRD FLOOR PLAN

Plate Five: Third Floor Plan

Alteration Plan Drawing

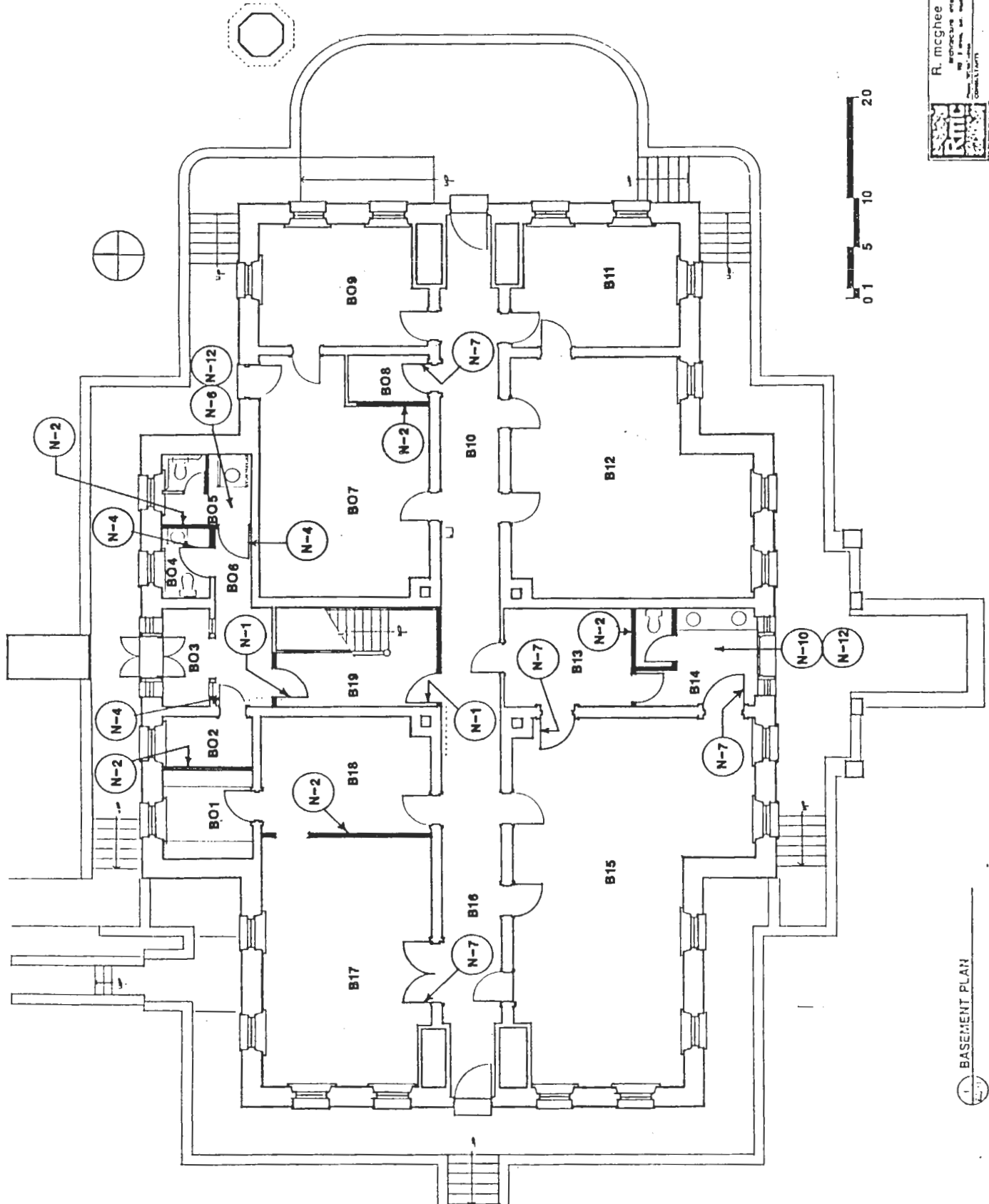

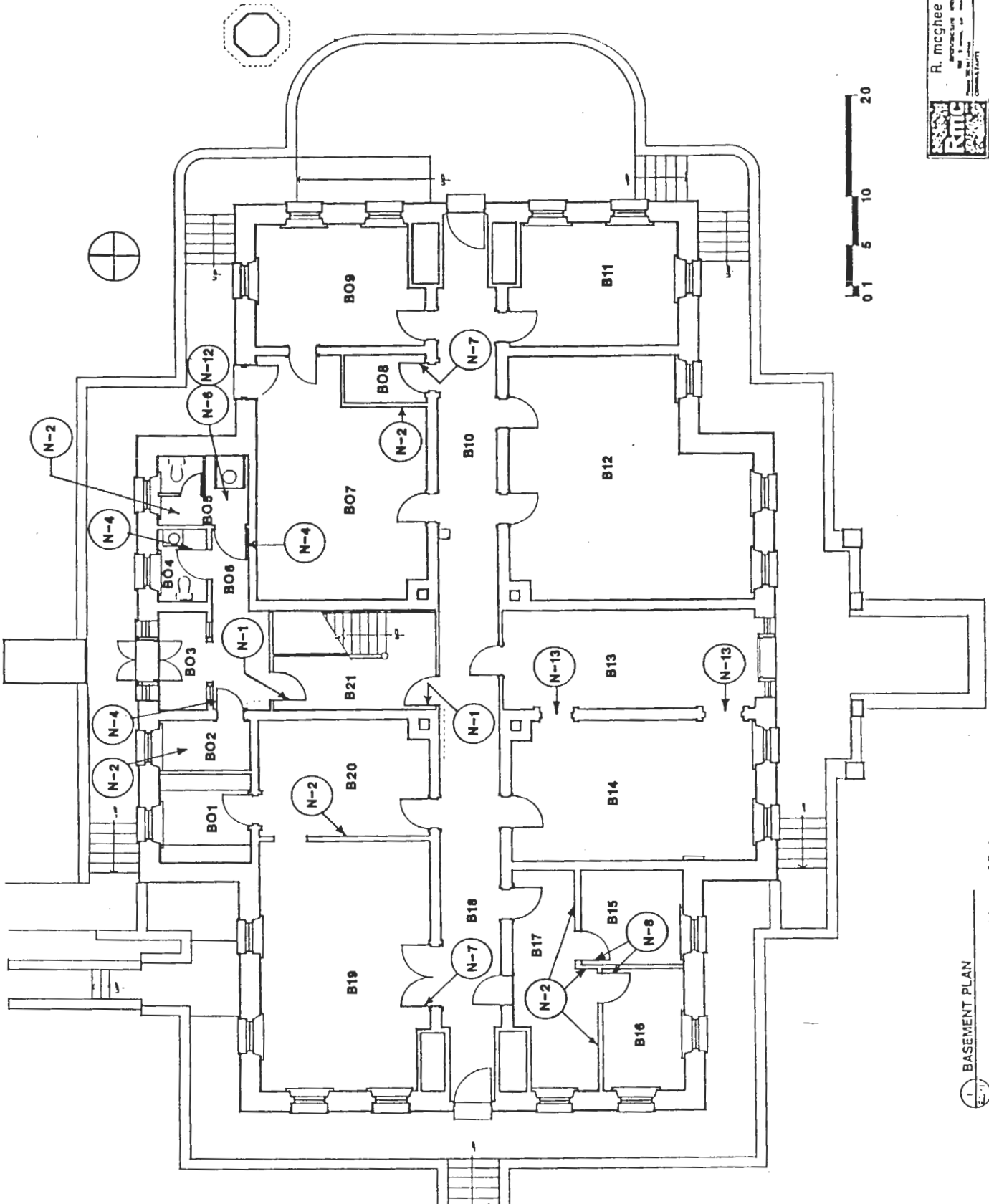



Plate One: Basement Plan Option One

	R. mcghee & associates ARCHITECTS 1001 10th Street, N.W. Atlanta, Georgia 30309 Phone: 404.525.1111	PROJECT TITLE RENOVATION CENTER FOR YOUTH SERVICES	Option 1 EC-1
	SHEET NO. 1 DATE: 1/25/94	PROJECT NO. 94-01	SHEET TITLE RENOVATION CENTER FOR YOUTH SERVICES

1 BASEMENT PLAN

Alteration Plan Drawing

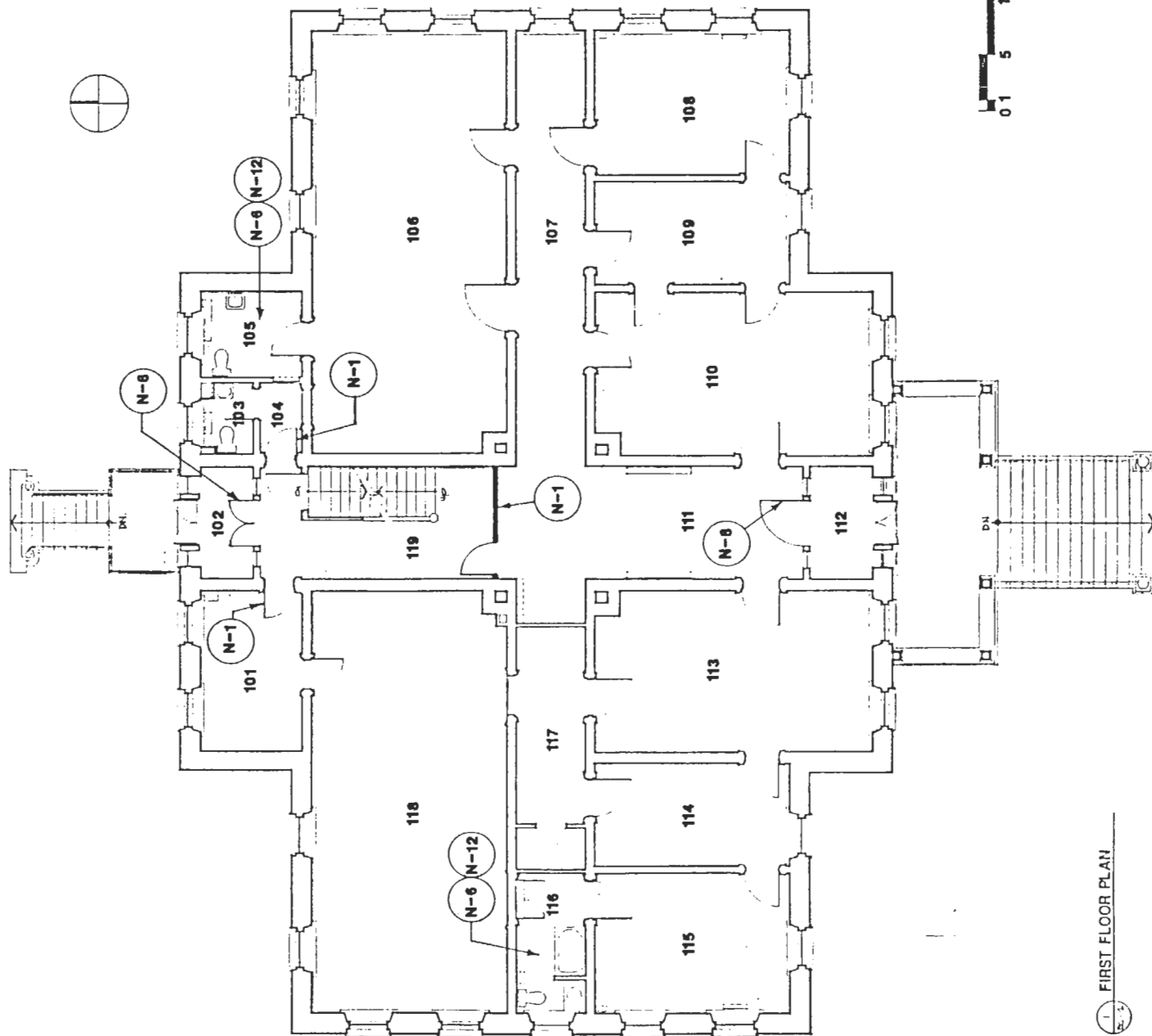


	R. mcghee & associates ARCHITECTS PROJECT NO. 100-100-100-100 PROJECT NAME: RENOVATION CENTER FOR YOUTH SERVICES SHEET TITLE: BASEMENT PLAN SHEET NO.: EC-1
	PROJECT NO. 100-100-100-100 PROJECT NAME: RENOVATION CENTER FOR YOUTH SERVICES SHEET TITLE: BASEMENT PLAN SHEET NO.: EC-1

BASEMENT PLAN

Plate Two: Basement Plan Option Two

Alteration Plan Drawing




	R. mcghee & associates architecture interior design 1010 1st St. N. Minneapolis, MN 55412 (612) 338-1111 CONSULTANTS	PROJECT NO. 94-23	SHEET NO. 1	DATE 10/14
	PROJECT TITLE RENOVATION CENTER FOR YOUTH SERVICES	SHEET TITLE ATTACH 1	EC-2	

1 FIRST FLOOR PLAN

Plate Three: First Floor Plan Option One

Alteration Plan Drawing

	R. mcghee & associates ARCHITECTURE INTERIOR DESIGN 1011 17th St. N. Suite 100 Grand Rapids, MI 49503-1111 Phone: 616-971-1111 Fax: 616-971-1112	PROJECT NO. 1 DATE 12-11-11	EC-2 RENEWAL CENTER FOR YOUTH SERVICES
	PROJECT NO. 1 DATE 12-11-11	PROJECT NO. 1 DATE 12-11-11	

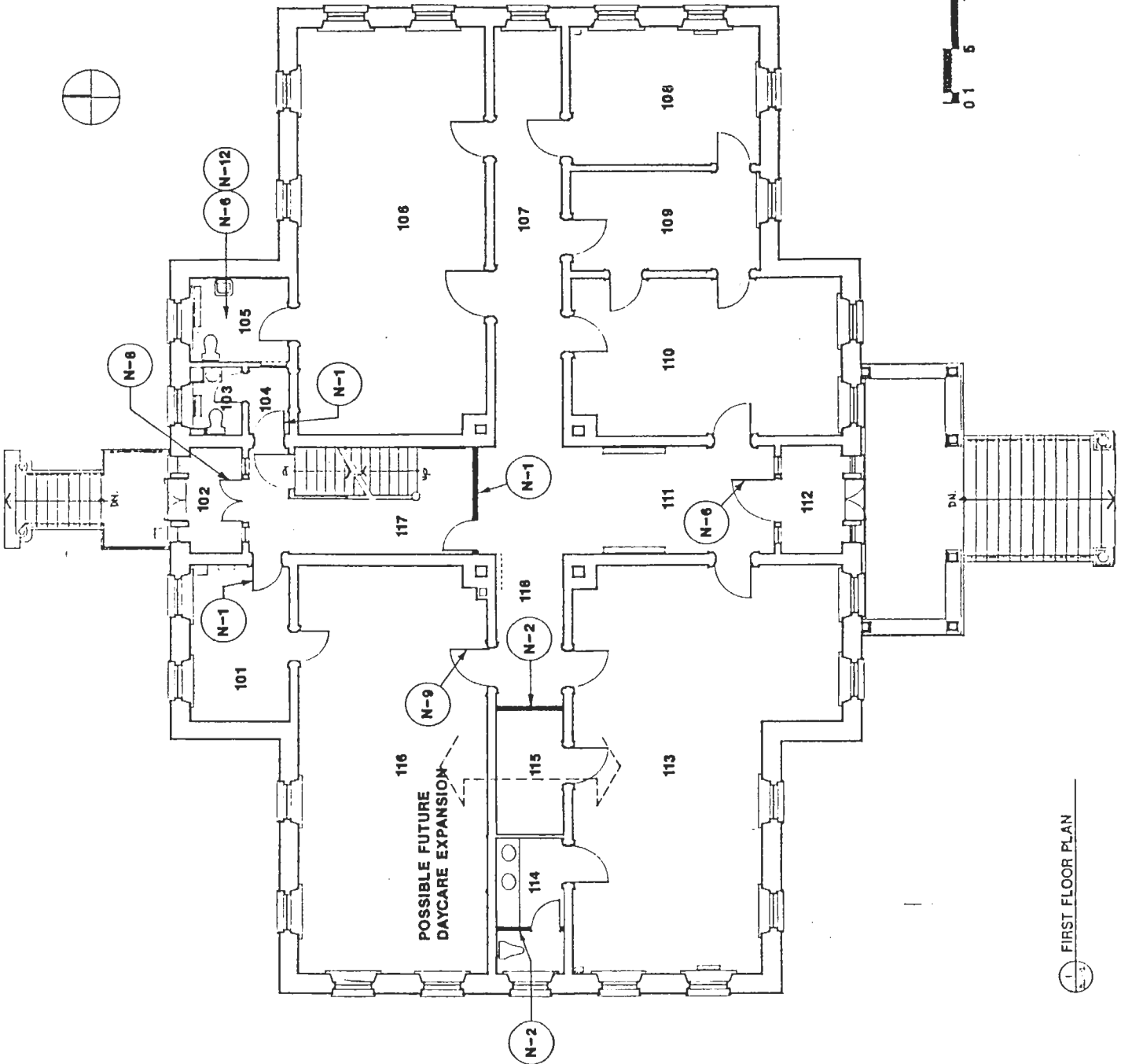
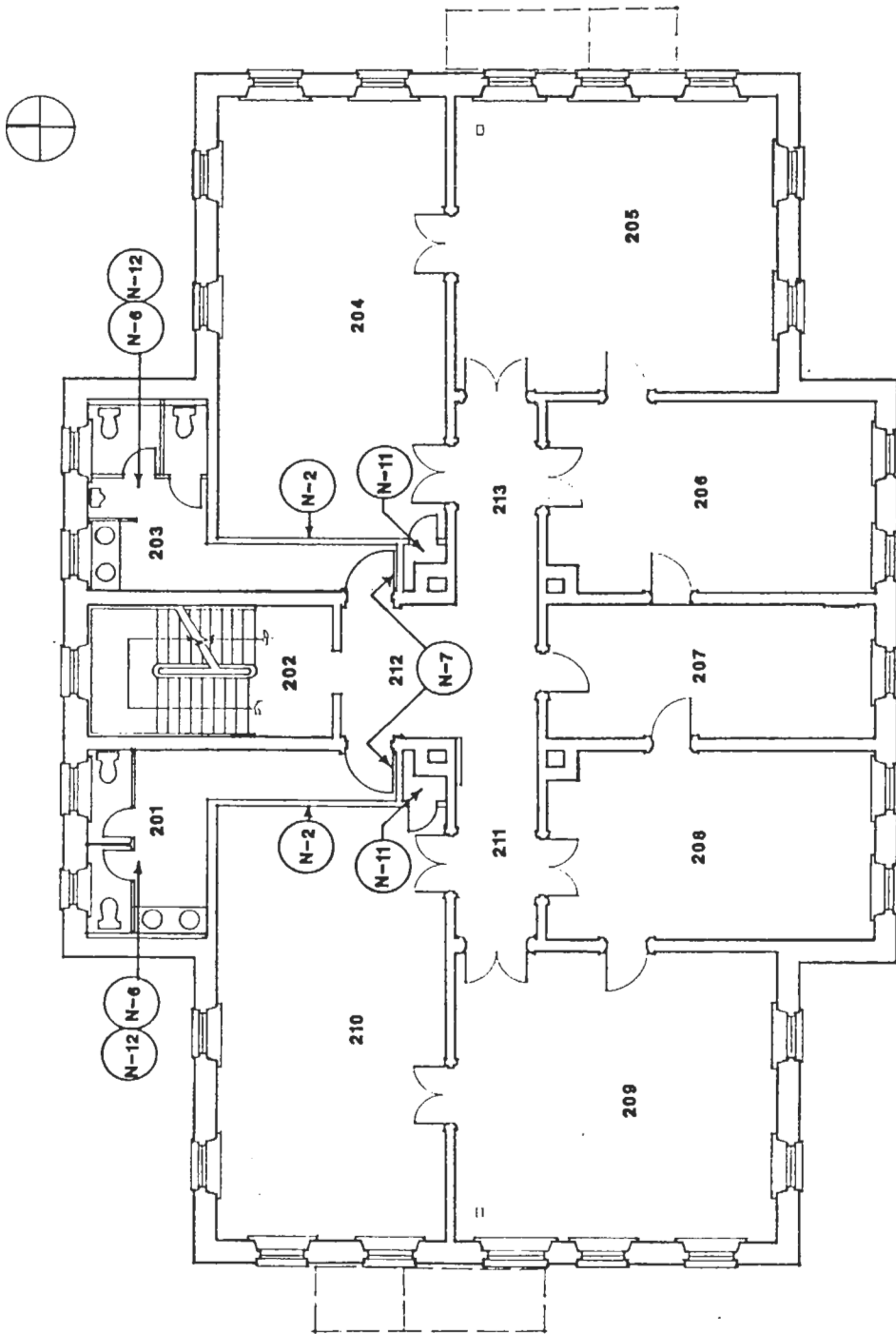


Plate Four: First Floor Plan Option Two

Alteration Plan Drawing

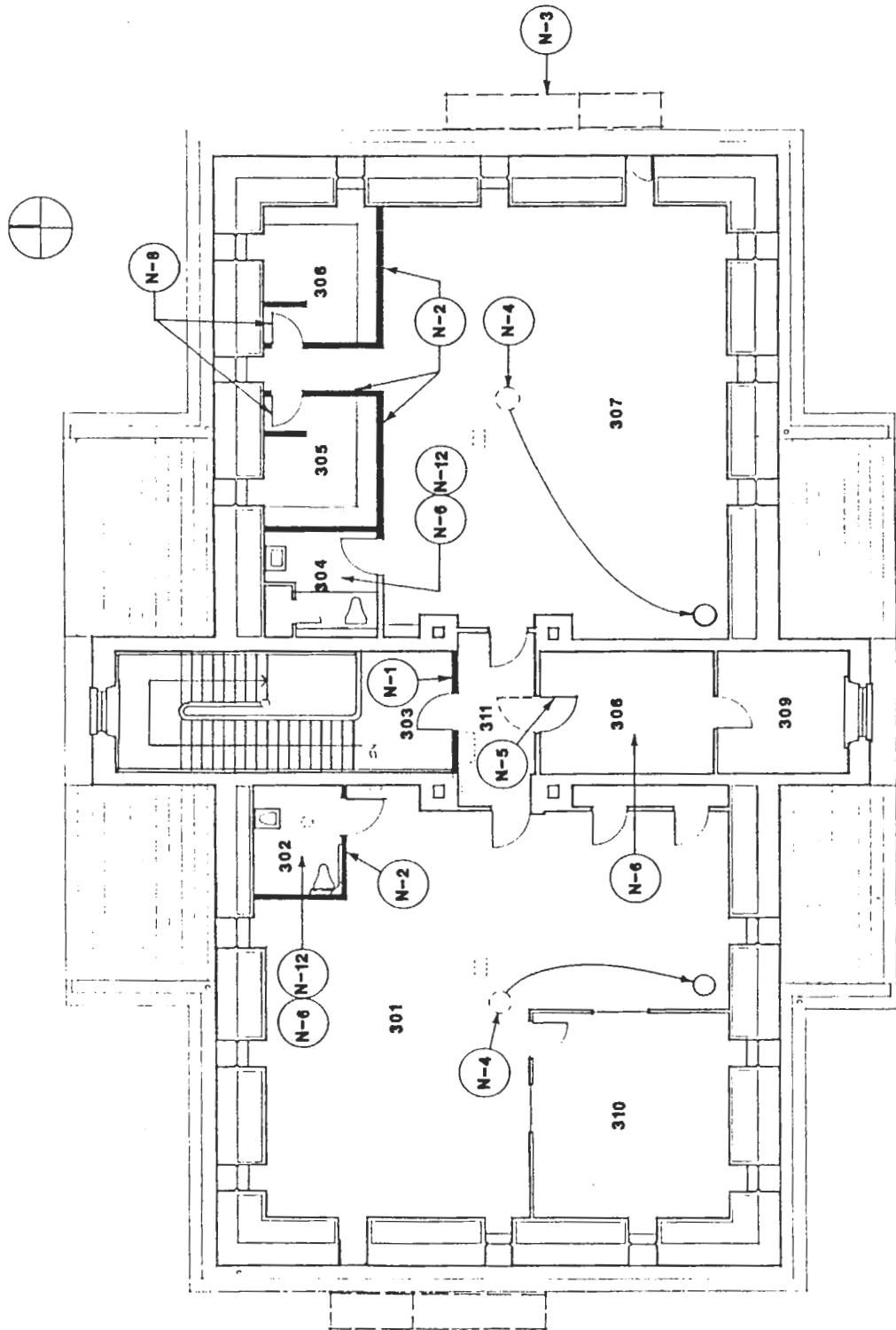


	R. mcghee & associates ARCHITECTURE INTERIOR DESIGN 1000 W. 10th Street, Suite 100 Minneapolis, MN 55408 TEL: 612-338-1111 FAX: 612-338-1112	REVISIONS NO. 0-1 DATE 1/14/94
	PROJECT TITLE RENOVATION CENTER FOR YOUTH SERVICES	EC-3

1 SECOND FLOOR PLAN

Plate Five: Second Floor Plan

Alteration Plan Drawing



	R. mcghee & associates ARCHITECTURE INTERIOR DESIGN 1001 E. 12th St., Suite 100 Lincoln, NE 68502	PROJECT NO. 1001 SHEET NO. 1001-3	EC-4
	SUBJECT: RENOVATION CENTER FOR YOUTH SERVICES	DATE: 10/1/88	

1. THIRD FLOOR PLAN

Plate Six: Third Floor Plan