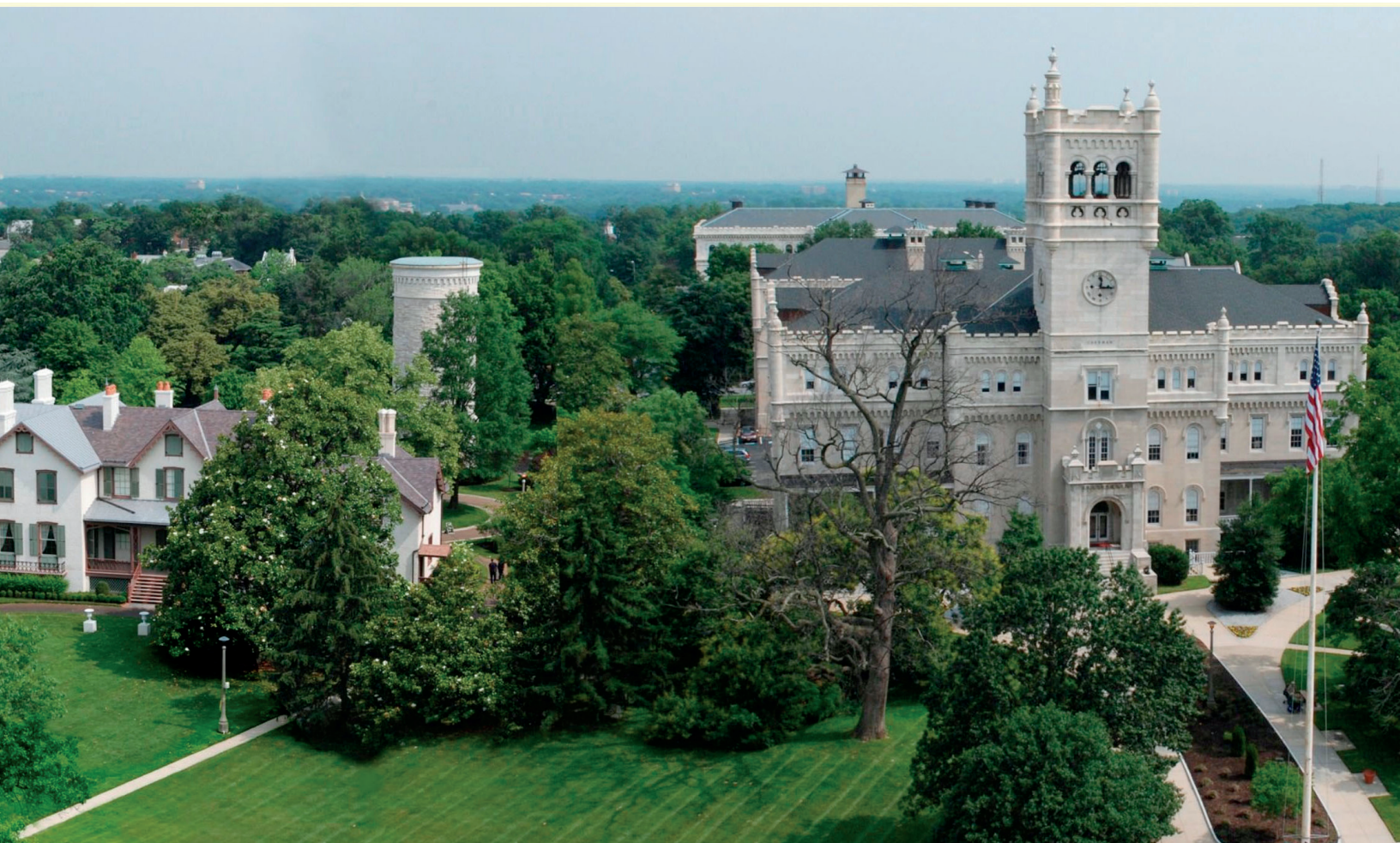


ARMED FORCES RETIREMENT HOME

Section 3 Progress Report Executive Order 13287

SEPTEMBER 2017





ARMED FORCES RETIREMENT HOME

Acting Chief Operating Officer
3700 North Capitol Street, N.W.
Washington, D. C. 20011-8400

September 29, 2017

Chairman Milford Wayne Donaldson
Advisory Council on Historic Preservation
ATTN: Section 3 Progress Report
401 F Street NW, Suite 308
Washington, DC 20001-2637

Dear Chairman Donaldson:

The Armed Forces Retirement Home – Washington (AFRH-W) is pleased to present the following *Preserve America Section 3 Progress Report for AFRH-W, 2017* to the Advisory Council on Historic Preservation (ACHP). This report satisfies progress reporting requirements of Executive Order 13287 (EO 13287), "Preserve America," specifically those stipulated in Section 3(a)-(b), "Improving Federal Agency Planning and Accountability." As requested, AFRH-W has included a second hard copy of the report for distribution to the U.S. Department of the Interior.

As directed by Section 3(b) of EO 13287, this report will provide the results of a review of AFRH's progress in the identification, protection, and use of its historic properties since the submission of the agency's baseline report in January 2010, and Progress Reports in 2011 and 2014. To ensure that this report satisfies the data collection needs of ACHP, AFRH structured this report using the guidance provided in *Advisory Guidelines Implementing Executive Order 13287, "Preserve America" Section 3: Improving Federal Agency Planning and Accountability*, which was updated by the ACHP in 2014.

If ACHP has any questions about the *Preserve America Section 3 Progress Report for AFRH-W, 2017*, please direct any questions to our Federal Preservation Officer, Justin Seffens, at Justin.Seffens@afrh.gov.

Sincerely,

Maurice Swinton
Acting Chief Operating Officer
Armed Forces Retirement Home

Enclosures

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I. INTRODUCTION

The Armed Forces Retirement Home (AFRH) presents this report to satisfy requirements stipulated in Executive Order 13287, "Preserve America," which was issued by President George W. Bush on March 3, 2003. The intention of the Executive Order is to reaffirm the Administration's commitment to Federal stewardship of historic properties and to promote inter-governmental cooperation and partnership for the preservation and use of historic properties. Section 3, "Improving Federal Agency Planning and Accountability," is a major component of the Executive Order and calls for the collection of data on historic property holdings. According to Sections 3(a)-(c), individual agencies are to prepare and submit to the Chairman of the Advisory Council on Historic Preservation (ACHP) and the Secretary of the Interior an assessment of: the current status of their inventory of historic properties; the general conditions and management needs of such properties; the steps underway or planned to meet the management needs of such properties; and an evaluation of the suitability of the agencies' types of historic properties to contribute to community

economic development initiatives, including heritage tourism. The Executive Order also instructs agencies to review their regulations, management policies, and operating procedures for compliance with Sections 110 and 111 of the NHPA, and to provide the results of that review to the ACHP and the Secretary of the Interior.

AFRH submitted its Preserve America Section 3 Baseline Report to ACHP in January 2010. AFRH submitted progress reports in 2011 and 2014 based on the triennial schedule established in EO 13287. The 2017 report is the agency's third progress report.

To ensure that AFRH provides ACHP with all data needed to complete its 2018 report to the Secretary of the Interior, the following progress report is consistent with the "Advisory Guidelines Implementing Executive Order 13287, 'Preserve America,' Section 3: Reporting Progress on the Identification, Protection, and Use of Federal Historic Properties" (Guidelines), which were updated by ACHP in June 2017.



Lithograph of the Old Soldiers' Home, Charles Magnus, 1863

BACKGROUND

The Armed Forces Retirement Home (AFRH) is an independent Federal agency that manages the nation's oldest continuously operating retirement community for enlisted military personnel. The agency was created in 1991 when Congress incorporated the United States Soldiers' and Airmen's Home in Washington, D.C. and the United States Naval Home in Gulfport, Mississippi into a single independent establishment in the Executive Branch. In 2002, Congress reorganized the administration of the agency, replacing its military Board of Commissioners and governor system with a civilian model headed by a single chief operating officer. At that time, the Naval Home was re-named the Armed Forces Retirement Home-Gulfport (AFRH-G), and the Washington, D.C. facility was re-named the Armed Forces Retirement Home-Washington (AFRH-W) — distinguishing the campuses from AFRH as the agency. Today, AFRH owns and manages these two campuses with a mission to fulfill our nation's commitment to its veterans by providing a premier retirement community, exceptional residential care, and extensive support services.

AFRH-G

The Gulfport facility is a 47-acre campus fronting the coast of the Gulf of Mexico in Gulfport, Mississippi. The property now known as AFRH-G originally served as the Gulf Coast Military Academy, a preparatory school



View of pedestrian bridge leading to AFRH-G

for boys founded in 1912 and closed in 1951. The land was purchased by the United States Department of the Navy in the late 1960s to serve as the new site for the United States Naval Home, replacing the historic facility in Philadelphia. In 2005, the Gulfport facility was devastated by Hurricane Katrina, and the late-twentieth-century residential structure that occupied the site at the time suffered severe water damage necessitating demolition. Construction of a new residential facility was completed in 2010. The site's Chapel is the only historic resource located within the facility. Although the Chapel was also severely damaged during the Hurricane, AFRH has taken measures to preserve the historic building.

AFRH-W

The Washington facility is a 272-acre campus located in the northwest quadrant of the District of Columbia. The property now known as AFRH-W was established in 1852 as the northern branch of a new Congressionally organized U.S. Military Asylum, an institution created to provide care for old and disabled veterans of the regular Army. AFRH-W is the only surviving branch of the three original branches established in 1852 and has remained a symbol of the nation's commitment to its military veterans for more than 150 years. The entirety of AFRH-W is listed as a historic district in the National Register of Historic Places (NRHP) and in the District of Columbia Inventory of Historic Sites. Sections of AFRH-W have further designation as the United States Soldiers' and Airmen's Home National Historic Landmark and the President Lincoln's and Soldiers' Home National Monument.

Because there is only one historic resource at AFRH-G, the Chapel, the primary focus of this progress report is on the processes and procedures of AFRH-W, which is the primary historic property of the agency.

II. AFRH HERITAGE INVENTORY

AFRH-G

As a result of Department of the Navy's 1960s modernization of the campus for use as the United States Naval Home and by the devastation caused by Hurricane Katrina in 2005, the Chapel of AFRH-G is the only historic building extant within the boundaries of the facility. While there is ongoing consultation between the Mississippi SHPO and AFRH as to the historic significance of the Chapel, AFRH continues to maintain the Chapel as a historic resource until a final determination is made.

Since the 2014 Progress Report, AFRH has not acquired any additional property at AFRH-G and has not identified any additional historic resources.

AFRH-W

Basis for Identification and Evaluation

As reported in the Section 3 Baseline Report, AFRH completed a comprehensive resource survey of all objects, buildings, structures, and sites (landscape and archaeology) located within the boundaries of the Washington campus in 2006-2007. The survey team systematically documented each resource regardless of its age of construction, integrity, or association to the property. As part of this effort, AFRH also identified Archaeological Sensitivity Zones through a Phase 1a Archaeological Investigation, and these zones were included in the comprehensive resource inventory. The survey resulted in the identification of 250 resources, each of which was evaluated for its eligibility for the National Register of Historic Places as a Contributing resource to a historic district. The AFRH-W Historic District was listed in the National Register of Historic Places in 2008 and comprises the entire 272-acre AFRH-W

campus. The Historic District is also listed in the District of Columbia Inventory of Historic Sites.

Identification Policies

AFRH considers the 2006-2007 survey effort at AFRH-W comprehensive, but the agency implements a policy of continued inventory review. AFRH-W resources are re-assessed on an annual basis to ensure that the eligibility status of each resource is maintained based on the criteria established for the AFRH-W Historic District. In the case that AFRH acquires additional resources, the resources are evaluated based on the agency's established assessment criteria. The AFRH-W Historic Preservation Plan also calls for a full review of the resource inventory every five years in attempt to identify any new or lost resources.

Identification Updates

AFRH completed its most recent comprehensive resource inventory review in the fall of 2014 following the submission of the 2014 Section 3 Progress Report. As of 2017, the total number of evaluated resources within the AFRH-W Historic District is 240, with 140 Contributing resources and 100 Non-Contributing Resources. Changes to the inventory since the baseline report include the demolition of four Non-Contributing buildings and structures, the loss of a Non-Contributing

The definition of a schedule for the resource inventory review has proven to be a helpful guideline for AFRH to ensure that cultural resources management contracts include adequate scope and funding for such efforts.

object, and the loss of a Contributing object. Changes to the quantity of evaluated sites reflect the change in methodology presented by a revised Phase 1A archaeological assessment conducted for the entire campus in 2014.

The 2014 review also resulted in the identification of fifteen built resources (buildings, objects, and structures) that have not been evaluated for their significance to the AFRH-W Historic District. Only four of these fifteen resources potentially date from the period of significance of the Historic District, and the remaining eleven resources will most likely be considered Non-Contributing based on their date of construction or installation.

Resource Classification

AFRH uses the primary heritage asset classifications provided in SSFAS 29: Collection-Type Heritage Assets and Non-Collection-Type Heritage Assets. For Non-Collection-Type Heritage Assets, AFRH identifies buildings, structures, sites, and objects, consistent with the classifications defined by the National Register of Historic Places (NRHP). The heritage asset classifications are used in the agency's annual Performance and Accountability Report (PAR). Because these accounting classifications were not taken into consideration during the original (2006-2007) survey and identification effort, the accounting classifications (Collection-type

and Non-Collection-Type Heritage Assets) do not directly relate to how AFRH's assets are managed as historic resources. Therefore, the accounting classifications have not

proven a useful tool for cultural

resources management. Specifically, AFRH's historic landscapes and archaeological sites do not easily translate into the SSFAS heritage asset classifications.

Because AFRH is not one of the "CFO Act" agencies, AFRH is not subject to the reporting requirements under Executive Order 13327 and has not adopted the FRPP definitions and categories for reporting and managing information on historic resources.

The NRHP classifications (buildings, structures, objects, sites, and districts) are the framework by which assets are managed as historic and cultural resources at AFRH-W. All treatment recommendations and procedures are related to the NRHP classifications.

AFRH continues to find it difficult to translate its inventory of historic resources into the SSFAS 29 classifications, particularly when dealing with landscape resources, which are a substantial component of AFRH's Cultural Resource Management responsibilities

NRHP Resource Type	2010 Baseline		2011 Progress		2014 Progress		2017 Progress	
	C	NC	C	NC	C	NC	C	NC
Structure	43	29	43	29	43	27	43	27
Building	43	39	43	39	43	38	43	37
Object	16	13	16	14	15	14	15	13
Site	42	24	42	24	42	24	39	23
TOTAL	144	106	144	106	143	103	140	100

Changes to the AFRH Resource Inventory since the 2010 Baseline Report. C = Contributing, NC = Non-Contributing to the AFRH-W Historic District. These numbers do not reflect new resources that have not yet been evaluated.

II. AFRH PRESERVATION PROGRAM

AFRH has maintained its preservation program as reported in the 2014 progress report. The basis for the agency's preservation program is the AFRH-W Historic Preservation Plan (HPP) and the Programmatic Agreement (PA).

Staffing

The Federal Preservation Officer (FPO) is the only government staff responsible for preservation compliance at AFRH. In February 2011, AFRH's Chief Operating Officer (COO) appointed AFRH's Chief of Campus Operations (CCO) as the FPO, as required under Section 110(c) of NHPA.

To assist the FPO in the implementation of the AFRH-W HPP and all stewardship policies and responsibilities, the agency has a Cultural Resources Manager (CR Manager). Under the Terms of the PA, AFRH must retain the services of a CR Manager for the duration of the agreement (twenty years), and the CR Manager must be a qualified preservation professional certified under the requirements of 36 CFR 61. The CR Manager works under the supervision of the FPO and assists the FPO with the integration of stewardship policies into the day-to-day operations of the agency. As reported in 2014, the CR Manager is contracted outside the agency to a qualified professional.

Programmatic Agreement

AFRH-W entered into a PA in 2008 as a result of the development of the AFRH-W Master Plan. The purpose of the PA is "to mitigate adverse effects anticipated from the mixed-use development outlined in the Master Plan and to ensure compliance with Sections 106 and 110 of the [NHPA]."

The PA sets forth tailored Section 106 procedures for AFRH undertakings. If proposed undertakings are consistent with the Master

Plan, AFRH can consult directly with the District of Columbia State Historic Preservation Office (DCSHPO) through the Undertaking Review Request (URR) process. If the undertaking is not anticipated by the Master Plan, a Master Plan amendment is required, and a typical Section 106 consultation is initiated for the review of that amendment. This distinction encourages the agency to comply with the Master Plan, ensuring the relevancy and longevity of that document. Additionally, the simplification of the review process for those undertakings that are consistent with the Master Plan makes compliance with Section 106 more manageable for the agency.

The PA also provides for a hybrid process that combines Section 106 review with other federal design reviews that are required for federal projects in the National Capital Region, namely reviews through the National Capital Planning Commission (NCPC) and the Commission of Fine Arts (CFA). The combination of preservation review and design review is often a very cumbersome and sometimes onerous process for agencies, and the hybrid approach developed for AFRH makes the process more defined and manageable. AFRH is better able to anticipate and scope the level of effort required for an undertaking, which is helpful in planning and contracting for reviews.

Built within the Section 106 procedures in the PA is a defined process for internal resolution of potential adverse effects prior to consultation with SHPO, helping to expedite SHPO concurrence. The inclusion of this process ensures

The continued efforts to tailor Section 106 procedures to AFRH has resulted in a more effective, efficient, and thorough preservation program.

that even minor repair and maintenance work at AFRH-W undergoes some level of preservation review. Internal review is the responsibility of the FPO and CR Manager, and engaging agency staff and consultants in the preservation review process allows preservation to be carried through all stages of a project. This system also helps to avoid the perception of preservation as an external requirement rather than an internal responsibility.

In 2015, AFRH and the PA signatories amended the PA to further improve the Section 106 procedures to AFRH's needs. The amendment was based on a careful study of the effectiveness of the procedures and lessons learned from the first several years of the implementation of the PA and HPP. The amendment focused on the following:

- Clarifying the difference in procedures required for agency-led undertakings and actions proposed by private developers.
- Refinement of the list of "Exempt Activities," those activities that do not require external consultation with the SHPO.
- Improved definition of the internal decision-making process that agency staff must go through to determine whether an undertaking is required to go through Section 106 review and whether an activity is considered exempt.
- Simplification of the process and decision points associated with Section 106 review and federal design review.

These clarifications, revisions, and refinements have made the tailored Section 106 process more approachable to agency staff and have eliminated the cost and time associated with external review of routine undertakings. These simplifications are possible because of the agency's experience implementing its procedures for at least five years since the execution of the PA and a better undertaking between AFRH and the SHPO as to what undertakings

should require SHPO review. The amendment will also greatly improve the agency's ability to communicate review responsibilities to other action agents, particularly the private developer who will be selected to redevelop Zone A pursuant to the Master Plan.

Historic Preservation Plan

AFRH continues to implement the AFRH-W HPP as required by the PA. Following the execution of the first amendment to the PA (2015), AFRH has taken steps to ensure consistency between the amended PA and the HPP and will execute an HPP revision to that effect. Consistency between the various guiding documents of the AFRH preservation program is critical to the agency's ability to effectively implement its policies and procedures, particularly when dealing with third-party action agents. HPP revisions will also reflect the information from the Phase 1A Archaeological Assessment (2014), as well as information about resources that have been added or removed from the AFRH-W resource inventory since 2007. AFRH has also worked to better define procedures related to the various types of undertakings addressed by the Historic Preservation Standard Operating Procedures (HP SOPs) in Chapter 6 of the HPP. AFRH will also add HP SOPs to address issues and circumstances that have arisen in the last ten years without clear procedures in place, including:

- Emergency Activities
- Security-Related Activities
- Evaluation of Resources Reaching 50 Years of Age or Exceptional Significance
- HPP Updates

The ability to revise and adapt the AFRH-W HPP is critical to ensuring a viable and sustainable preservation program. Policies and procedures will be revised to reflect the challenges and lessons learned through the first decade of HPP implementation.

III. CHALLENGES TO PRESERVATION

AFRH has experienced substantial challenges that affect the protection and use of its historic resources in the last three years. The agency continues to maintain its historic preservation program and staff in an effort to uphold the policies and procedures set forth in the Programmatic Agreement (2008) and Historic Preservation Plan (2007); but there has been a steady decrease in the resources available to make progress in areas such as adaptive use and maintenance over the last few years. The primary challenges affecting the agency's preservation program are funding and regulatory hurdles related to leasing authority.

Leasing

AFRH does not currently have the regulatory authority to execute leases, which has substantially hindered the agency's ability to accommodate new uses for vacant and underutilized historic properties at AFRH-W. The utilization of historic properties is an objective established by the AFRH-W HPP. AFRH is currently exploring options to give the AFRH Chief Operating Officer leasing authority to make the leasing process more efficient. These regulatory hurdles have also affected the agency's ability to move forward with the implementation of the 2008 Master Plan and the redevelopment of a section of campus. This redevelopment is critical to improving the agency's revenue stream, and the delay in executing a ground lease has not allowed the agency to move forward with planned assessment, maintenance, and rehabilitation efforts related to historic properties. This delay has also caused vacant historic buildings within the redevelopment area to remain unused.

Revenue

AFRH's primary limitation in the preservation of historic resources is related to its limited

revenue, particularly funding available for repair and maintenance of its physical assets. This limitation is primarily a result of federal laws and regulations that define AFRH's fixed income sources, which are insufficient to fund campus operations and improvements. AFRH historically has not received an annual appropriation to fund its operations. For the past 165 years, AFRH has financed its operations with income from its Trust Fund, which is capitalized through the following sources: resident fees (limited by law at 35% of a resident's income of which fewer than 70% pay the maximum); 50 cent paycheck contributions from active duty enlisted military personnel; fines and forfeitures by the military (which have reduced by half due to the reduction of in forces after the Iraq War); and interest on the Trust Fund (law restricts investments to US Treasury Bills) and other smaller investments. Contributions to the Trust Fund have been drastically reduced. In FY2009 AFRH total revenue receipts equaled \$62.4M. In FY2016, AFRH total revenue receipts had fallen to \$47.5M, a 24% reduction since 2009. Due to expenses out-pacing income, Congress authorized \$42M in FY2016 and FY2017 to temporarily support AFRH operations, but AFRH must find solutions to replenishing its Trust Fund .

AFRH's preservation program has been severely impacted by a sharp decrease in revenue and the agency's inability to efficiently move forward with leasing vacant properties.

Because of this drastic reduction in available funding, improvements to historic resources, particularly those not used in direct support of

AFRH's mission, have not been funded to the extent necessary to ensure longterm preservation. The agency also does not have the funding necessary to implement its plans and programs related to building assessments and maintenance.

Mission

AFRH'S mission to provide a premier retirement community for its veteran residents can be a challenge to the agency's responsibilities to use and maintain its historic buildings. As the character of military action continues to evolve, future residents at AFRH-W will have different medical and accessibility requirements than past and current residents. Therefore, AFRH must modernize its facilities to address the changing needs and challenges of veterans from recent conflicts. AFRH must also provide its residents with facilities designed to reflect the latest standards and practices in senior housing and healthcare. These needs and standards are often difficult to accommodate in historic buildings. For instance, the decision to replace the 1950s Scott Building with a modern facility rather than rehabilitate an existing historic building was primarily due to the cost and design challenges associated with accommodating modern senior living needs. All AFRH-W residents are currently housed in two Non-Contributing buildings on the cam-

pus, which relieves pressure on the historic resources to accommodate such specific and sometimes incompatible uses.

Aging Infrastructure

As AFRH-W's infrastructure continues to age, rising costs of maintenance and operation of historic buildings drain the Trust Fund and compete with the agency's responsibility to provide services to the Home's veteran residents. Therefore, the agency must choose to mothball many of its historic buildings rather than maintain them as viable facilities for the agency's operations.

Security

AFRH is also challenged by the need to provide a secure facility for its residents. Possibilities for using heritage tourism or economic development to subsidize the cost of maintaining its historic buildings are greatly reduced by this aspect of the agency's mission. Although AFRH has made great efforts to finding potential new uses for its vacant buildings, the limitations associated with the secure campus and the desire of the agency to limit foot and vehicular traffic are not viewed favorably by many prospective tenants. As such, many of these buildings remain vacant or underutilized, making their maintenance a burden on the agency's Trust Fund.



Historic bandstand at AFRH-W

IV. STRENGTHENING THE FOUNDATION

Despite the limited resources available to contribute to physical improvements and protection of its historic resources, AFRH has remained committed to maintaining its historic preservation program. Agency staff and contractors have spent the last few years continuing to build a strong foundation of information, policies, and procedures that will guide activities at AFRH-W once regulatory and funding challenges are resolved. These proactive steps will allow the agency to effectively and efficiently address its historic preservation compliance responsibilities as activity ramps up on campus. AFRH has also continued to foster relationships with non-profit groups that assist the agency with protection and use of its heritage resources. AFRH reports the following successes related to its preservation program in the last three years (FY2014-FY2017):

Technology

In 2015, AFRH launched the Information and Resource Inventory System (IRIS). This innovative, web-based cultural resources management platform is the first federal implementation of open source software called Arches. This new system provides AFRH with a dynamic, accessible tool that aids in internal management, public education, and external coordination (see the AFRH IRIS feature included in this report).

Identification and Evaluation

AFRH conducted a comprehensive update to the AFRH-W Phase 1A Archaeological Assessment. This assessment replaces the limited study that AFRH conducted in 2004 to provide the agency with more detailed data and a more effective way to make decisions regarding the potential to affect archaeological resources. AFRH's comprehensive and proactive approach to this PA requirement will minimize the burden on the agency and private partners

as development on the campus moves forward (see the Archaeology feature included in this report).

Adaptive Use

AFRH successfully executed a long-term lease with a local charter school that has led to the adaptive use and renovation of Sherman North and Sherman Annex, two of the most significant and prominent buildings on campus. AFRH worked closely with the school to accommodate its specific needs while ensuring that the use remains compatible with the building's historic character (see the partnership feature included in this report).

Partnerships

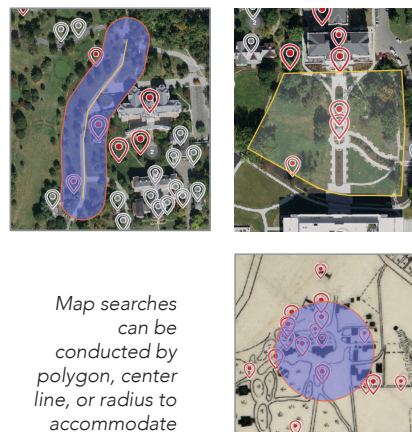
AFRH continues to work with the President Lincoln's Cottage at the Soldiers' Home who is the steward of the President Lincoln's Cottage. This partnership has led to nationwide recognition for a wide range of successes related to heritage tourism, education, and preservation. AFRH has also continued to foster its relationship with a community group, Friends of the Soldiers' Home (FOSH) (see the partnership feature included in this report).

Programmatic Improvements

AFRH's recent updates to its tailored Section 106 process and Cultural Resource Management procedures ensure that the AFRH Historic Preservation Program remains current. Agencies and stakeholders often develop informal understandings regarding process as they discover errors or inefficiencies in plans and agreements. The ability to formally revise procedures to incorporate lessons learned from implementation eliminates the conflicts that can arise from such undocumented changes to the decision-making process (see Section II of this report).

Innovations in Preservation Technology

In 2015, AFRH launched the AFRH Information and Resource Inventory System (IRIS). IRIS is the first federal implementation of Arches, a software system developed by the Getty Conservation Institute and the World Monuments Fund as an open source data management platform for the heritage field. IRIS is a web-accessible, geospatially enabled database created for the management of AFRH's historic campus. IRIS centralizes AFRH's property data, cultural resource management project data, policy and planning documents, and archival materials. Although agency resources are limited, AFRH was able to take advantage of a substantial dip in capital projects and compliance activities to accommodate the development of IRIS through its ongoing Cultural Resources Management contract. As revenue streams are restored and campus improvements and development resume, this innovation in the agency's data management will facilitate more efficient and effective processes and ensure successful implementation of the AFRH Preservation Program.

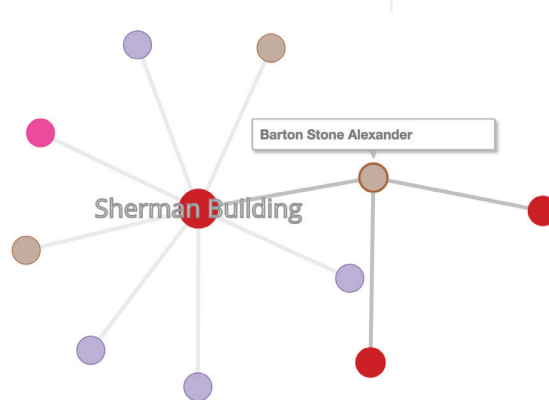


Public Education

IRIS is a one-stop shop for both public education and the agency's cultural resources management. The public can view all information relevant to the National Register of Historic Places listing, find historic photographs and maps, and access historic research. Through special permissions groups and logins, AFRH can use the same system to manage internal procedures and sensitive data related to its physical assets and compliance activities. All users access the system through a single website with no special software requirements or user licenses.

Facilitating Analysis

Because IRIS accommodates GIS data for physical assets, planning areas, archival materials, and project data, AFRH can now conduct one-step site analysis for project due diligence through location-enabled searches. A single map search within IRIS reveals historic and cultural resources to be affected, applicable planning areas and guidelines, relevant archival materials, previous compliance activities, and archaeological sites or potential. AFRH no longer has to coordinate multiple planning documents and approximate project areas on maps and plans when assessing potential effects for Section 106 review.



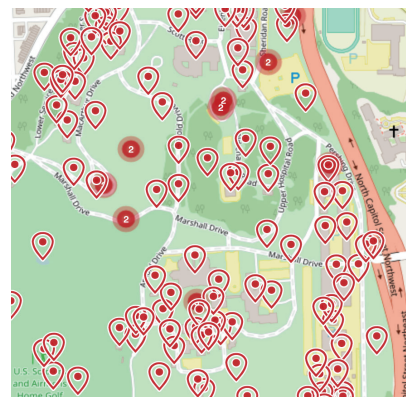
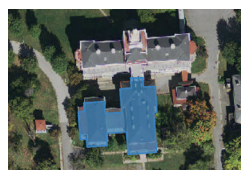
IRIS creates interactive spoke and node graphs to show relationships between data.

Relational Data

IRIS is a relational database that allows AFRH to create and define connections between resources. Relational data leads users to discover "unknown knowns" by revealing additional information that is related to a search result. This feature facilitates better analysis and research.

Identification and Evaluation

IRIS manages comprehensive data on AFRH's diverse range of physical assets including built resources (buildings, objects, and structures), view sheds, and sites (landscape and archaeological). All asset types can be georeferenced and viewed in layers on the map view. IRIS allows AFRH to document changes to conditions and additional research in one place that everyone can access, creating a dynamic repository for information about its historic resources, minimizing the dissemination of outdated information.



IRIS displays geospatial information as both points and polygons to accommodate various types of resources.

Planning

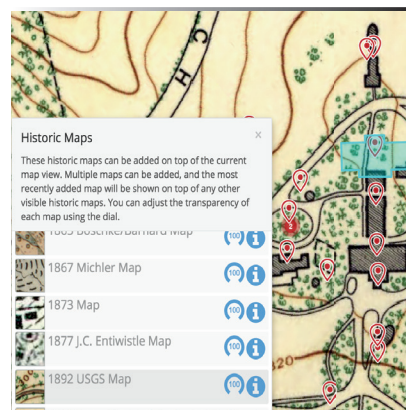
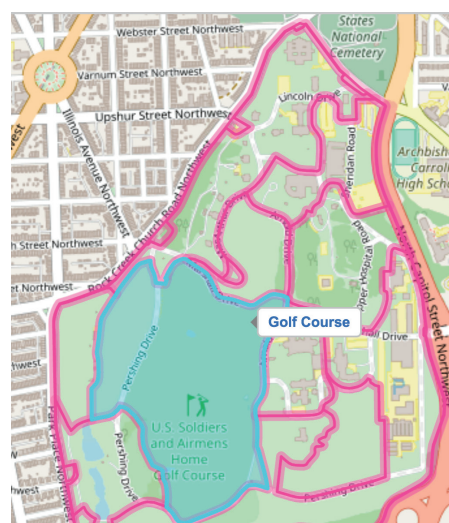
IRIS transfers AFRH's planning data from static documents to an interactive digital platform to allow information to be easily accessed and updated. This allows for more effective project planning, including the assessment of potential effects and application of appropriate guidelines. AFRH has mapped planning data including Character Areas, Master Plan Zones, historic designations (historic district, National Monument, and NHL boundaries), and zones of archaeological potential.

Project Management

IRIS allows AFRH to track and archive its environmental compliance work flows for NHPA and the National Environmental Policy Act (NEPA). All project data can be georeferenced and accessed by location. AFRH tracks project data such as: scopes of work, submission records, project status and milestones, stakeholder contact information, meeting and correspondence records, area(s) of potential effect and/or project boundaries, and applicable guidelines, policies, and regulations.

Archives

IRIS centralizes AFRH's digitized archival material and minimizes the resources spent on common data requests for compliance documents, reports, assessments, photographs, maps, and building drawings. AFRH hopes to begin uploading audio files such as oral histories that have been collected in years past but are currently not accessible to the public.



Maps and plans can be viewed with any other type of data to facilitate site analysis.

Modernizing the AFRH Archaeology Program

In 2014, AFRH completed a comprehensive update to its Phase 1A Archaeological Assessment for the entire 272-acre AFRH-W campus. AFRH had previously completed a Phase 1A assessment in 2004 in preparation for the development of the AFRH-W Master Plan. The 2004 assessment was limited in scope and based on outdated methodologies and technologies, resulting in a stipulation in the 2008 AFRH-W PA that additional individual Phase 1A assessments are required for all private development projects as proposed limits of disturbance are defined. The

The updated AFRH-W Phase 1A Archaeological Assessment will facilitate future decision making and better inform future requirements for investigations. The agency's proactive and comprehensive approach to this assessment will result in better use of AFRH resources, while ensuring a more effective program of archaeological assessments and investigations in the future.

assessment's limitations also led the DC SHPO to require additional Phase 1A assessments for individual agency undertakings covered by the PA. This requirement proved to be a financial burden for the agency, unnecessarily delaying projects of limited scope that were located in areas of substantial previous disturbance.

In 2014, AFRH made the decision to be proactive in moving forward with a more comprehensive approach to its archaeological program to make agency undertaking review requests more time and cost efficient and to pave the way for improved efficiency of reviews as the private redevelopment plans

move forward in Zone A. The updated Phase 1A Archaeological Assessment was completed with the objective of providing the agency, developers, and the DC SHPO with more specific analysis, recommendations, and guidelines. The assessment will facilitate future decision making and better inform the scopes of future investigations.

Innovative Methods

AFRH employed the latest methods for the updated Phase 1A Assessment consistent with the *Secretary of the Interior's Standards and Guidelines for Archaeological and Historic Preservation* and the *DC Preservation League's Guidelines for Archaeological Investigations in the District of Columbia*. The report divides the campus into eleven assessment zones that are largely aligned with the campus Character Areas as defined in the AFRH-W HPP. The new assessment also incorporates a substantial amount of additional research that has been conducted on the historic campus since 2004 and employs a GIS-based approach with limited field verification for improved accuracy. Finally, the assessment incorporates a



Example of a cut and fill analysis for an individual assessment zone at AFRH-W.

comprehensive cut and fill analysis based on a study of over a century of topographic maps of the campus, taking into consideration past impacts on the potential for discovery.

Through background research, the cut and fill analysis, and a comprehensive map study, archaeologists identified zones of moderate to high probability for both precontact Native American and Historic period archaeological resources. Subsequently, shovel test pits (STPs) were excavated to ground-truth the probability maps. The STPs were excavated to determine the accuracy of the elevation-change model, estimated degrees of prior disturbance, and the nature of subsurface deposits. In general, the GIS-generated model of elevation change has shown to be accurate within previously estimated ranges of error. Historic period deposits were found in a number of STPs, which suggests that the models of site location based on historical maps are fairly robust. Based on the results of the ground-truthing exercise, areas of resource potential were modified to better reflect the existing potential for archaeological resources.

Programmatic Improvements

AFRH views the updated Phase 1A assessment as a living document. The assessment identifies areas of archaeological-resource potential and the most effective field methods for future investigations. But the degree of disturbance at AFRH is likely greater than has been incorporated

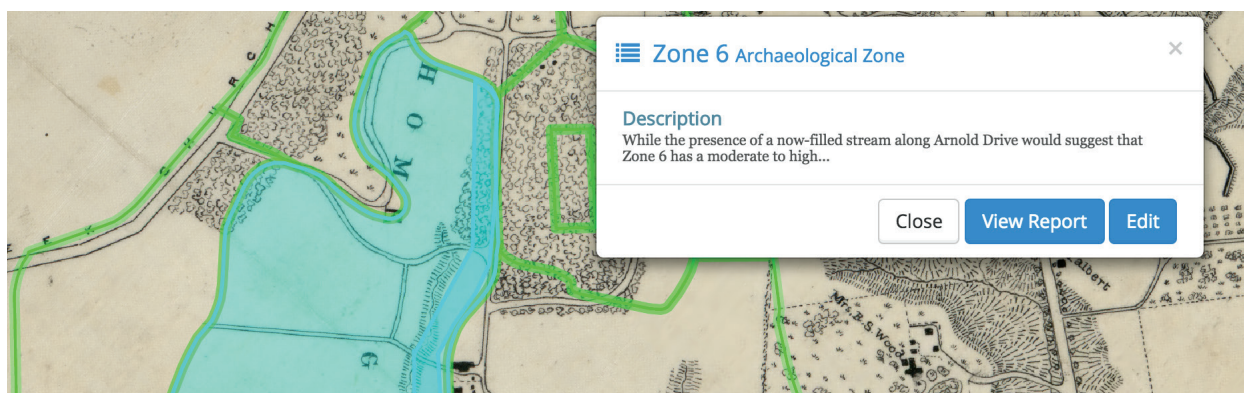
into the models and recommendations.

As the recommendations of the assessment are instituted, the models and recommendations can be further evaluated and revised to better reflect the existing conditions and archaeological site potential at AFRH. The integration of the updated Phase 1A assessment in AFRH IRIS allows AFRH and its contractors to document and map investigations as they are conducted and update areas of archaeological potential as necessary. The public view of IRIS allows users without a secure login to view information about the archaeological assessment

zones and the general potential for archaeological resources within those larger areas; however, AFRH ensured that specific

boundaries of areas of archaeological potential and data on archaeological investigations is protected in accordance with the Archaeological Resources Protection Act (ARPA). AFRH consulted with the DC SHPO to ensure consensus on the level of data that could remain publicly accessible.

The updated assessment is treated as a living document, and integration of the assessment into AFRH IRIS allows for ongoing documentation and updates of archaeological data.



Example of an archaeological assessment zone mapped in AFRH IRIS

Partnerships Benefiting Preservation

Despite AFRH's challenges related to its leasing authority and its ability to accommodate public use of its secure campus, the agency has continued to foster partnerships that benefit its historic campus. Three key partners include the President Lincoln's Cottage at the Soldiers' Home (PLC), The Friends of the Old Soldiers' Home (FOSH), and Creative Minds International Public Charter School (Creative Minds).

President Lincoln's Cottage

Since 1999, AFRH has worked in partnership PLC for the use of the Lincoln Cottage and the Administration Building as the President Lincoln's Cottage and Soldiers' Home heritage tourism site. AFRH and the National Trust for Historic Preservation (NTHP) executed a Cooperative Agreement in 1999 with the goal to study, recommend, and pursue ways to implement options to preserve and rehabilitate the Lincoln Cottage for interpretation and public education. This CA resulted in the Preservation and Management Plan for the rehabilitation and restoration of Lincoln Cottage. Subsequent modifications (2001 and 2004) of this initial agreement have resulted in the restoration of the Lincoln Cottage as a heritage tourism site and the rehabilitation of the Administration Building as a visitor's center. The agreement and modifications protect the historic AFRH-W campus by stipulating controlled public visitation, establishing liability for any damage done to the site during its use by NTHP, and establishing a review process for all work performed on the historic properties by NTHP. In 2015, NTHP established a separate organization, President Lincoln's Cottage at the Soldiers' Home (PLC), as a nonprofit, 501(c)(3) public charity that now works directly with AFRH on the management of the historic site.

PLC has continued to develop educational programs that further AFRH's desire to bring awareness to the historic campus. PLC implemented a new, interactive technology called the Visitor Experience Re-Vision (VERV). This tool enhanced the experience of the historic site by offering guides the opportunity to curate tours to group interests in real time, with the aid of resource-rich tablets and dynamic multimedia. An array of new features, such as crisp, high-quality visuals, audio recordings of never-before-told stories, scents, "windows into the past" and a dramatic presentation on wartime Washington, creates an evocative, sensory experience for visitors. VERV received a 2015 Leadership in History award from the American Association for State and Local History, the highest honor awarded by the organization. The VERV enhancements were made possible by a grant from the U.S. Institute of Museum and Library Services.

Other outstanding recognitions of PLC for the success of this heritage tourism site in the past three years include the Presidential Award for Extraordinary Efforts to Combat Trafficking in Persons for Students Opposing Slavery (2016), the Leadership in History



PLC staff receiving the Presidential Award in 2016

Award, American Association of State and Local History, for Students Opposing Slavery (2016), the American Alliance of Museum's EdCom Award for Excellence in Programming for Students Opposing Slavery (2016), The American Institute of Graphic Arts's AIGA 50 Award celebrating the best designs created in the DC area over the past two years (2016), and the Gold MUSE Award, American Alliance of Museums, for our tour technology platform (2014).

FOSH

As first reported in 2014, AFRH continues to work in partnership with FOSH to provide limited public access to its historic landscape and promote community awareness and stewardship of the campus. Each year, FOSH and AFRH work together to host community events such as a Spring Fling, Oktoberfest, and Independence Day fireworks viewing.



Fishing with an AFRH-W resident during a FOSH event

CREATIVE MINDS

AFRH and Creative Minds entered into an agreement in 2014 for the rehabilitation and adaptive use of two of the most significant buildings on campus, Sherman North and Sherman Annex. Through this agreement, the school is responsible for renovating the

buildings to meet the school's specific needs while ensuring the sensitive treatment of the buildings' historic fabric. AFRH's FPO and CR Manager work in coordination with school staff to ensure that the school has the resources it needs to conduct the review process for its improvements per the procedures in the AFRH-W PA and HPP.

Creative Minds opened its doors for operation in the fall of 2015 and held a ribbon-cutting ceremony in November 2015 to celebrate its move to the historic campus. AFRH also assisted Creative Minds in obtaining approvals for an outdoor playground that is located adjacent to the historic core of AFRH-W. Visible from points outside the campus, the successful integration of the playground within the historic landscape was a critical objective of both Creative Minds and AFRH.



Creative Minds ribbon cutting (top) and students arriving at Sherman North for a day of school (bottom)

VI. Contact Information

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