FORT MONROE
HISTORIC PRESERVATION DESIGN STANDARDS

DESIGN STANDARDS FOR NEW CONSTRUCTION

HANBURY EVANS WRIGHT VLLATAS + COMPANY

January 26, 2010
Historic Viewsheds

- Archival Research
- Inventory Historic Viewsheds and Features
- Evaluate Identified Viewsheds
- Recommendations to Preserve and Maintain Viewsheds
Historic Landscape Inventory

- Archival Research
- Write the Cultural Landscape Development History
- Inventory Historic Landscapes and Features
- Evaluate Identified Landscapes
- Recommendations to Preserve and Maintain Landscapes
Incorporate the findings of these Reports into the Design Standards

- Until now, the Design Standards have focused primarily on the built environment
- These reports give us a broader perspective on the development of Fort Monroe
- Will inform and help shape the Design Standards for New Construction
- Be the basis for Design Standards that will apply to site treatments
Historic Viewsheds

- 41 Viewsheds Identified
- Based on
  - Strategic and defensive positions
  - Historic postcard views
- Defined a Period of significance for establishing Viewsheds as early 20th Century
18. View southwest from southeast bastion

Historic View
This view from the southeast bastion of the fort was a key part of the fort's defensive design, offering a clear view directly toward one or both of the large tourist hotels, the Hotel Chamberlin and the Hygeia Hotel. The fort's water battery, moat, and Flagstaff Bastion in the background were critical components of its defensive strategy.

Figure 91. View southwest from southeast bastion, detail

Figure 92. View southwest from southeast bastion, detail

Significance: high
Integrity: medium

Character-Defining Features
- Fort and terreplein
- Moat
- Hotel Chamberlin
- Flagstaff Bastion

Elements that detract from the integrity include:
- Missing water battery
- Fence
- Trees block view of lighthouse and Hotel Chamberlin

Recommendations
- Preserve view by selectively replanting trees to open views to hotel and lighthouse.
- Avoid building within view

Current View
The water battery was demolished in 1907.

Fort Monroe Historic Viewshed Report – 75% Draft
5 Historic Viewshed Recommendations

Overall District

- Make it a priority to preserve views with high significance and high integrity, as these views were selected as speaking to the overall historic character and feeling of Fort Monroe.
- When making changes within a viewshed, attempts should be made to restore highly significant views (so integrity is improved).
- A manual or vocabulary of materials should be generated to include fencing, air conditioning units, vegetation, street trees, monuments, and signage (FMFADA is currently working on The Historic Preservation and Design Standards).
- Any new construction within a viewshed must be of similar/consistent size, height, and mass. Setbacks and lot lines should match adjacent properties. Compatible materials should be used as well as compatible architectural styles.
- Any new construction or changes should conform to the existing surrounding built environment.
- When absolutely needed, keep new construction to the edges/periphery of a view, as to “frame” the existing view.
Historic Landscape Inventory

- Identified Component Landscapes
  - The Fort
  - Ordinance Yard/Quartermaster School
  - Waterfront
  - Ingalls Road
  - The Batteries
  - Cold War
  - Training and Recreation
Fencing and Screening

Historic Landscape Patterns
6 Recommendations

These general recommendations are made for the proposed management zones as outlined by Fort Monroe and the stakeholders as part of the Programmatic Agreement dated 1 June 2009. These recommendations are intended to be used by the stakeholders and future parties in determining reuse options for Fort Monroe.

Zone A (West Peninsula)
- Since the land use of this area has been consistently training, recreation, and the airfield, it is recommended that any future land use be compatible.
- The area around Wilson Park was heavily wooded with pines prior to the hurricane of 1933. It is recommended that the natural ecosystem of this area be restored.
- Dog Beach has never been developed, and it is recommended that this area remain undeveloped.

Zone B (East Peninsula)
- Wherry housing determined significant to the Army, and program comment in place (Advisory Council on Historic Preservation, 2002). However, minimal Cold War construction at Fort Monroe.
- Replacement of Wherry housing should retain the existing landscape layout and be in mass, size, and height as the existing duplexes and quadruplexes and compatible building materials with the rest of the historic district.
- Guidelines for redeveloping Wherry housing landscapes is available (R. Christopher Goodwin and Associates, 2003).

Zone C (North Gate Road/Stillwell Drive)
- While the historic land use in this area was industrial, recent infill has been administrative in function.
- WWII warehouses should be reused if possible, since their uniform linear layout is military in character and speaks to the history of the military.
- This area has the most diverse style of architecture and building volume and footprint.

Fort Monroe Historic Landscape Inventory, Evaluation, and Recommendations Report – 75% Draft
Part 4 – Design Standards for New Construction

• Introduction
• Reuse Plan Concepts
• Site Constraints/Potential Sites for New Construction
• Planning Concepts
• Design Standards
Part 4 – Design Standards for New Construction

- Introduction
- Reuse Plan Concepts
- Site Constraints/Potential Sites for New Construction
- Planning Concepts
- Design Standards

### Site Design Table

<table>
<thead>
<tr>
<th>Site Design</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Orientation</td>
<td>Unrelated to other buildings; building is an object in space</td>
</tr>
<tr>
<td></td>
<td>Buildings integrated into the landscape</td>
</tr>
<tr>
<td></td>
<td>Edges defined by buildings</td>
</tr>
<tr>
<td></td>
<td>Edges defined by buildings</td>
</tr>
<tr>
<td></td>
<td>Open space defined by buildings &amp; landscape</td>
</tr>
<tr>
<td></td>
<td>Open space defined by buildings</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Setbacks</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Respect existing setbacks</td>
</tr>
<tr>
<td></td>
<td>Respect Existing organization</td>
</tr>
<tr>
<td></td>
<td>No existing setback defined</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Landscape</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Natural</td>
<td>Structured</td>
</tr>
<tr>
<td>Defined</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Streets Sidewalks</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>With Sidewalks</td>
<td></td>
</tr>
<tr>
<td>2'-0&quot;</td>
<td>With Sidewalks</td>
</tr>
<tr>
<td>2'-0&quot;</td>
<td>Without Sidewalks</td>
</tr>
<tr>
<td>2'-0&quot;</td>
<td>2'-0&quot;</td>
</tr>
<tr>
<td>2'-0&quot;</td>
<td>Without Sidewalks</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Parking</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Screened</td>
<td>Located away from primary facade</td>
</tr>
<tr>
<td>Dispersed</td>
<td>Street</td>
</tr>
</tbody>
</table>
Broader planning concepts per Management Zone
Broader planning concepts per zone:

- Streetscape
- Relationship of building/open space
- Precedents for site features
## Concepts

<table>
<thead>
<tr>
<th><strong>Planning</strong></th>
<th>Organization patterns</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Form</strong></td>
<td>Massing</td>
</tr>
<tr>
<td></td>
<td>Height</td>
</tr>
<tr>
<td></td>
<td>Configuration</td>
</tr>
<tr>
<td><strong>Elements</strong></td>
<td>Fenestration</td>
</tr>
<tr>
<td></td>
<td>Porches/Entrances</td>
</tr>
<tr>
<td></td>
<td>Roofs</td>
</tr>
<tr>
<td></td>
<td>Materials</td>
</tr>
<tr>
<td><strong>Site</strong></td>
<td>Views</td>
</tr>
<tr>
<td><strong>Features</strong></td>
<td>Vistas</td>
</tr>
<tr>
<td><strong>Landscape</strong></td>
<td>Patterns</td>
</tr>
<tr>
<td></td>
<td>Defined space</td>
</tr>
<tr>
<td></td>
<td>Relationship to buildings</td>
</tr>
</tbody>
</table>
• Added Sustainable Design Practices
• Fine tuning the Project Review Processes
• Continuing to refine the Standards for New Construction
• Refining the Resource Inventory
FORT MONROE
HISTORIC PRESERVATION DESIGN STANDARDS

DESIGN STANDARDS FOR NEW CONSTRUCTION

HANBURY EVANS WRIGHT VLATTAS + COMPANY

January 26, 2010