



Executive Director's Report for the  
Fort Monroe Authority Board of Trustees Meeting  
Bay Breeze Conference Center  
June 16, 2016

**Operations Report**

VDOT FY16 Maintenance Funds

Work continues on the bridge repairs funded by the FY16 VDOT maintenance funds. Earley Marine commenced work in April and has been focused on the Main Gate bridge. A second crew has recently started on the repairs to the East Gate bridge. The repair work on the Postern Gate bridge is included in the scope of work and is expected to be completed before the end of June. Due to the limit of available VDOT funds, the bridge repairs on the North Gate bridge will be delayed until early in FY17.

Recreational Fishing Advisory Board (RFAB) Grant

The FMA submitted a RFAB grant request for \$240,675 to repair and renovate the Finger Pier into a structurally sound, functional and accessible fishing pier. After a preliminary review by the RFAB as its meeting on January 11<sup>th</sup>, the FMA reduced its request to \$195,675. At its meeting on May 9<sup>th</sup>, the RFAB disapproved the grant request. Despite the vote of the RFAB, the Virginia Marine Resource Commission (VMRC) approved the grant request at its meeting on May 24<sup>th</sup>. Once the grant documents are finalized, the FMA will request proposals from marine engineering firms to design the repairs and improvements.

Land and Water Conservation Fund (LWCF) Grant

The Finance and Operations department, with support from Kimley-Horn and WPL, developed and submitted a grant for Phase 2 improvements to the area around the Mill Creek launch. The grant includes shoreline restoration around the existing dock area, improvements to the parking area as well as ADA ramp and stair access to the beaches on either side of the dock structure. The grant is managed by the Department of Conservation and Recreation (DCR) on behalf of the National Park Service (NPS). The preliminary project budget is \$951,000. The maximum grant funding is \$400,000.

Utility Master Plan (UMP) / Capital Improvement Plan (CIP)

The FMA staff is continuing to develop project descriptions to be submitted to the Department of Planning and Budget (DPB) for approval and fund allocation from either the \$2.5 million in remaining Maintenance Reserve funding or the \$22.5 million in VBPA bond allocation. Once DPB approves the project and the funds are allocated, the FMA will solicit proposals from the list of architectural and engineering firms under term contracts with the FMA to begin the design work on these projects. The priority projects remain roof repairs on buildings with chronic roof leaks, HVAC replacements on buildings with non-functional or end-of-useful-life boilers and/or chillers, and the implementation of the first phase of the UMP including the sanitary sewer evaluation study.

RFP for Design Services for the Visitor Center

The Operations Department is managing the RFP process for the architectural and engineering design proposals for converting the former Library building into the Fort Monroe Visitor Center. The FMA's Procurement Manager set up a meeting with all interested FMA staff and the National Park Service to solicit input on the desired services to be supported at the Visitor Center. The Procurement Manager compiled the results into the RFP format and forwarded the draft document for comment. The final document will be issued in June with contractor selection expected to be complete in July.

**Real Estate Activity Report**

Commercial Division

**Commercial Property Breakdown - By Category**

<b>Category</b>	<b>Square Footage</b>	<b># of Buildings</b>	<b>% of Total SF</b>	<b>SF Leased</b>	<b>% Leased</b>
1	204,147	27	17%	155,851	76%
2	42,747	2	4%	0	0%
3	360,496	26	31%	0	0%
4	213,049	9	18%	0	0%
5	285,069	33	24%	63,851	22%
6	69,448	4	6%	11,646	17%
<b>Total</b>	<b>1,174,956</b>	<b>110</b>		<b>181,743</b>	<b>15%</b>

**Category Descriptions**

- 1 Immediately available, Standard Tenant Improvements and deferred maintenance
- 2 Priority to repair for leasing, additional capital improvements required
- 3 Significant capital investment required for leasing
- 4 Residential adaptive reuse candidate
- 5 Infrastructure, not a viable revenue producing asset
- 6 Reserved for Internal Use

*Pending Vacancies*

Red Skye Solutions, LLC: Red Skye Solutions leased 403 SF in Building 77. The principals of Red Skye are a military family and, due to reassignment, Red Skye has requested to terminate their lease. Fortunately, Senex Law has agreed to add the 403 SF to their lease in the building so the loss of Red Skye will have no impact on rental revenue.

Carson Helicopters, Inc.: Carson Helicopters leased 7,189 SF, the entirety of Building 261 under a 5-year lease beginning July 1, 2013. The lease contained an option to terminate the lease at the end of 3 years. Carson had made the decision to consolidate the composite tail rotor manufacturing operation into its main facility in Perkasi, Pennsylvania. The lease will terminate on June 30, 2016. The building is being actively marketed by OPCRES to prospective tenants.

*Active Prospects*

Building 218: The FMA and OPCRES are finalizing the terms of a lease for the former 2,689 SF auto repair facility. The lease term would commence on July 1, 2016 for 3 years with one 3-year option. The lease has been reviewed by the OAG and execution is expected to occur in the near future.

Building 245: The FMA and OPCRES are finalizing the terms of a lease for the former 9,969 SF Child Development Center. The term is proposed to commence on July 1, 2016 for 5 years with one 5-year option. The lease has been reviewed by the OAG. The lease premises are located within the additional parcel of land to be donated to the NPS. The lease has been forwarded to the NPS for their review.

Buildings 96 and 265: Negotiations are ongoing with a state agency to occupy the entirety of these two buildings. The space planning test fit was completed in April. The test fit has been submitted to the agency for approval. If accepted, the terms of the lease must still be negotiated. The leased premises would be approximately 33,700 SF full service. The lease term is expected to be 10 years with occupancy expected in October 2017. The lease premises are located within the additional parcel of land to be donated to the NPS. The lease will be forwarded to the NPS for their review.

Navy Range Building: Negotiations are ongoing with the law enforcement entity for a lease on the upper two floors of this building. Leased premises would be approximately 1,250 SF triple-net. The FMA and OPCRES are negotiating the letter of intent with the prospect. The building contains lead-based paint that must be remediated prior to occupancy. The lease premises are located within the additional parcel of land to be donated to the NPS. The lease will be forwarded to the NPS for their review.

Building 300: The FMA and OPCRES are in early negotiations for a prospect for this 1,130 SF duplex unit. This building is the last remaining unit from the Wherry Apartments. The prospect is interested in operating a beach-front café. Negotiations are in the early stages. The lease premises are located within the additional parcel of land to be donated to the NPS. The lease, if the prospect decides to move forward, will be forwarded to the NPS for their review.

Building 81: A state agency is interested in leasing this 7,708 SF warehouse building and the adjacent fenced yard. The building is located on the North Gate parcel and must be leased from the Army prior to executing the lease.

Building T-99: Youth Sailing Virginia is interested in a license agreement for a portion of this 7,744 SF building and the adjacent fenced yard for their storage needs. The building is located in the North Gate parcel and must be leased from the Army prior to executing the license agreement.

Building T-100: The local homeless provider that was looking for warehouse space was unable to procure the funds to lease this warehouse space.

Building 73: Unfortunately the prospect for this building did not receive the grant funding necessary to establish the proposed business incubator facility.

### *Significant Projects*

Oozlefinch Craft Brewery: The FMA continues to work on meeting its obligations under the 5-year lease for 4,662 square feet in Building 12. After receiving preliminary comments from BCOM on the construction plans, the plans were submitted to 11 general contractors. Four contractors submitted bids. The two most qualified contractors were interviewed and Spacemakers was selected to perform the alterations to the building. Separate contracts were awarded for the landlord alterations to meet building code compliance and for the tenant's improvements. The building permit was approved by BCOM on May 2<sup>nd</sup> and construction commenced on May 11<sup>th</sup>.

Building 80: Construction work for the conversion of Building 80 to multi-family housing has been completed. The building has been transferred to the residential leasing department.

Building 100: The construction drawings for the bathroom renovations at Building 100 were submitted to BCOM for code review and comments have been received. Based on comments received on the initial submittal, the FMA staff met with the architect to review the comments and revise the drawings. The final drawings were completed and submitted to BCOM. The final drawings were reviewed with no further comments. The FMA is working to empty the building of surplus furniture to assist with the marketing of the space.

Building 77 Repairs: Building 77 is the former Garrison Command building that sits in a prominent location across from the YMCA Building and Cannon Park. The condition of the external features of the building have deteriorated due to deferred maintenance, the marine environment, and rain water management issues. The FMA, working through OPCRES, issued a RFP for assessment and design services to address the conditions. The FMA received four proposals in response to the RFP. After reviewing the proposals for scope of work, pricings and experience with similar projects, the FMA selected Guernsey Tingle to assess the current conditions and to design the repair work necessary to address the deteriorated external elements and rain water management issues at the building.

Residential Division

With the addition of Building 80 to the residential inventory and the transfer of Building 119 to Special Events, the leasable residential inventory is 177 units. Seven units remain in “down” status. Residential occupancy is currently 92.9% based on the 170 units in leasable condition. Demand for residential units remains strong but the FMA has a large number of leases that expire during the summer months. The occupancy rate may fluctuate during the summer due to the large number of expiring leases.

Residential Inventory	177
Units requiring significant repairs	7
Units in leasable condition	170
Occupied Units	158
Vacant Units (including “down” units)	19
Vacant Units Leased	6
Near Term Vacancies	10
Near Term Vacancies Pre-Leased	5
Controlled Availability	11
Occupancy Percentage	92.9%

*Significant Projects*

Building 80: The alterations to Building 80 were substantially complete on April 1<sup>st</sup>. The punch-list items have been completed and the FMA is working to process the project close-out with BCOM. As of this report, all 10 of the apartment units have been leased. The project reached 100% occupancy within 45 days of construction completion.

Unit 61B: The replacement of the fan coil units and all repairs have been completed on this unit. The unit has been placed into the leasable inventory.

Building 119: After extensive internal discussion, the former Commanding General's Residence has been transferred to the Special Events department to be marketed as a special event facility. It has been removed from the residential inventory.

Unit 19: This a single family home inside the moated fortress. The home suffered significant water damage as a result of a leaking two-pipe HVAC system. The system is antiquated and poorly designed. It is not feasible or practical to repair the system. The work necessary to bring this unit online includes the design and installation of a modern HVAC system as well as significant ceiling and floor repairs necessitated by the failure of the old HVAC. The construction drawings for the repairs have been completed and approved by BCOM for code review. The plans must be approved by DHR before work can commence. The work is expected to be completed once funds are available.

Units 15, 62, and 63: These three duplex units are also inside the stone fortress. All six units have gas-fired boilers feeding radiators. Conditioned air is provided by window units. Leaks from the radiator supply lines have resulted in floor and ceiling damage. As with Unit 19, the FMA expects to install a modern forced-air HVAC system. Additional repairs will be required to bring these units to leasable condition. These projects will be completed as funds become available.

Exterior Improvement Program: This is an ongoing program that was previously referred to as the exterior painting project. Work started on Building 124, a duplex on Ingalls Road, in April. The recent weather has delayed progress on wood repair and exterior painting. The repairs and painting on Building 124 is expected to be completed in June. The FMA has reviewed the remaining units and determined that Building 55 will be the next project. The scope of work is being developed and the project is expected to be submitted to contractors for bids in June.

Storm Damage: The buildings on Fort Monroe experienced significant roof damage during the severe weather event on February 24<sup>th</sup>. A large number of roofs lost flashing, shingles, or slates. In addition, three trees were uprooted. Work is ongoing to repair the roof damage. The repair work is expected to be completed in June. The majority of the repair costs are covered by the insurance damage claim.

### **Special Events Report**

The *2016 Historic Garden Week of Virginia* toured Fort Monroe on Wednesday, April 27<sup>th</sup>. Five historic homes and one formal garden were selected by the Hampton Roads and Huntington Garden Clubs for this year's tour. The ticket sales far exceeded the expected 1,000 with almost 2,000 tickets sold. A wine and cheese reception, *Flowers After Hours*, was held at the Commanding General's Residence and Garden after the tour with over 175 in attendance.

For the third year, the *Bodacious Boardwalk Bazaar* took place at Fort Monroe on April 29 through May 1. In addition to the 200 vendors, music and exhibits, there was a Virginia Wine-tasting festival and beer garden. Unfortunately, this event was plagued by bad weather and attendance was held to approximately 6,500. This event generated \$11,500 in revenue for the FMA.

On Friday, June 3 the US Army Training and Doctrine Command Band returned to Fort Monroe to kick-off the *2016 Music by the Bay Concert Series*. Due to impending and unpredictable weather, the concert was moved inside the Fort Monroe Theater. Over 360 people were in attendance for this very special performance. In addition to the musical entertainment, exhibits from the Casemate Museum and Heritage Assets Departments were on hand for viewing throughout the concert. The rest of the summer concerts will take place on Thursday evenings in June, July and August with similar bands and activities.

*Fourth at the Fort* will be held on Monday, July 4 from 6:00 to 9:30 pm. In addition to the traditional patriotic celebration, Langley Air Force Base and the NPS will celebrate their 100 year birthdays. The program will feature free family-friendly activities, food vendors, a flyover by Langley's F-22 jets, and a concert by the US Air Force Heritage of America Band. The spectacular fireworks will be launched from atop the ramparts at 9:15 pm.

*The 91<sup>st</sup> Hampton Cup Regatta* will return on Saturday and Sunday, August 8 and 9. They will use the same basic footprint along Mill Creek as they have in the past.

*The Fort Monroe Ghost Walk* will have more stories to tell on Friday and Saturday, October 21 and 22. On Saturday, December 10, the *Mistletoe Homes Tour* will feature four historic homes decorated for the holidays and open house locations at other special points of interest.

In addition to the public special events at Fort Monroe, there are many private events taking place. There are currently 18 weddings booked at the *Bandstand in Continental Park* for 2016. Several different fee levels were added for ceremonies to accommodate a variety of styles and budgets. The *Fort Monroe Theater* has been rented for church services, concerts, training seminars and memorial services.

Since late April, the *Commanding General's Residence and Garden* and the *Post Office and Customs House* have been introduced as rental venues for special occasions. Several receptions, meetings and weddings have been booked at these new sites for 2016 and 2017.

## **Casemate Museum Report**

### Exhibits

Jefferson Davis Under Lock & Key opens Saturday, July 2, 2016. This new exhibit includes updates to existing interpretive panels and the exhibition of the original cell door.

The "Contraband Decision" at Freedom's Fortress opens Saturday July 30, 2016. The exhibit highlights how the right people, at the right time, at a uniquely situated fort made brave decisions that shaped the path to emancipation and the abolition of slavery in the United States.

The Missing Man Table exhibit was updated with improved interpretation/signage and correct object display.

### Visitation

March 2016 visitation totaled 3,402, up 41.99% (an increase of 1,006 guests) from March 2015.

April 2016 visitation totaled 4,611, up 17.30% (an increase of 680 guests) from April 2015.

May 2016 visitation was 3,505, down 18.62% (a decrease of 802 guests) from May 2015. This decrease is the direct result of the cancellation of Contraband Day programming due to inclement weather.

### Tours

Throughout March, April, and May, museum guides hosted eight, elementary, middle, and high school groups representing 763 students. Tours included students from the Commonwealth Challenge Youth Academy, Bethel High School, Kecoughtan High School, Saint Patrick's School in Norfolk, and Pembroke Meadows Elementary in Virginia Beach.

Museum staff met with Hampton City Schools Curriculum Coordinator Beth Leatherwood and Hampton History Museum staff to assess this year's Hampton City Schools 12th Grade field trips and begin planning for next year.

Additional tours of note include seminars from the Joint Forces Staff College, Chief Officers of Langley's 480<sup>th</sup> ISR Wing, 276ACD Unit from Fort Story, VA, and several Girl and Boy Scout troops.

### Volunteers and Interns

From March 1 through May 31, 2016, volunteers accumulated 820 hours. Hours were earned by museum tour guides, greeters, and interns. Volunteer tour guides provide vital support that enable the museum to host all 12<sup>th</sup> graders from Hampton City Schools each year. Many museum volunteers have worked or lived at Fort Monroe, providing unique insight for visitors.

### Outreach

Casemate Museum staff members regularly present historical lectures throughout the region. During the spring months presentations of note included, "Fort Monroe and the Casemate Museum" lecture at the Warwick Rotary Club and "The History of Fort Monroe and the Casemate Museum" lecture at the Poquoson Exchange Club.

Museum staff hosted a table at the Fort Monroe Foundation sponsor reception. The display showcased the type of work the museum is involved in and included display of several artifacts from the collection and archives.

Casemate Museum staff and volunteers, along with Fort Monroe National Monument Ranger Aaron Firth, represented the Casemate Museum at Hampton Heritage Day in downtown Hampton.

"Young Robert E. Lee Tested at Fort Monroe," by Mark. St. John Erickson appeared on the front page of the *Daily Press* on May 7, 2016. Casemate Museum Historian Robert Kelly provided historical contributions and was featured in an accompanying online video outlining the experiences of Robert E. Lee at Fort Monroe in the 1830s.

Museum staff met with the Isle of Wight Parks and Recreation Summer Programs Manager Chalinda Warren to plan field trips to the Casemate Museum and Fort Monroe for Isle of Wight Parks and Recreation's summer camps.

Casemate Museum staff met with Jim Clark, Boy Scout Troop 31 Chairman and CJ Major, Troop 31 Historian to digitally scan, organize, and catalog the Troop's original charters and accompanying archival material. Known locally as the "Moat Monsters," Troop 31 was established at Fort Monroe in 1918 and is one of the oldest Boy Scout Troops with continuous service in the Commonwealth. This project will ensure the preservation of the troop's historical documents that, in many instances, are well over 75 years old. Copies of the digital images were donated to the Casemate Museum archives.

## Partnerships

Casemate Museum staff continues to work closely with Fort Monroe National Monument staff to plan professional development and hone the site vision for living history interpretation, to include historic weapons training and demonstrations.

Casemate Museum staff and guides assisted in the Garden Club of Virginia's Historic Garden Week. The Casemate Museum was featured as one of the main attractions of the event and accommodated 830 visitors, the largest single day visitation in at least 10 years.

Museum staff continue to collaborate with Dr. Natalie Robinson of Hampton University to discuss ongoing grant opportunities. The Casemate Museum and Hampton University are completing a National Endowment for the Humanities (NEH) Grant Application which will be submitted this coming August.

Staff held a conference call with Dr. Abby Cooper, History Professor at Brandeis University, to begin a collaborative research partnership. Dr. Cooper has researched extensively about life in the Contraband Camps.

Casemate Museum staff represented the FMA at a ceremony and luncheon in honor of Lafayette Day at the Virginia State Capitol Building. Honorary attendees included the Consul General of France in Washington; Virginia Secretary of Education; President of Alliance Française; American Friends of Lafayette; General Society Sons of the Revolution; Society of Cincinnati; and the Daughters of the American Revolution. Lafayette's connections to Fort Monroe include an 1824 visit when he stayed at Quarters No. 1. Representatives from many of these organizations attended the Fort Monroe Foundation fall 2015 fundraiser *Lafayette Returns!*

The museum director and staff met with Donald Woodruff, member of the Board of Directors of the Warrant Officers Historical Foundation (WOHF). The WOHF is planning the centennial of the Army Warrant Officer Corps, which originated at Fort Monroe with the Coast Artillery in 1918.

## Programs

Casemate Museum staff and Fort Monroe National Monument collaborated to host NPS Kite Day at Continental Park on Sunday, April 17, 2016.

Casemate Museum staff and Fort Monroe National Monument collaborated with the Contraband Historical Society and the Sankofa Project to host the annual Contraband Commemoration Ceremony in Cannon Park. Events included a living history vignette, an awards ceremony for the Contraband Commemoration Art Contest winners, and a candlelit vigil.

### New upcoming summer programming

*Campfire Talks*, an evening education program, will commence on Friday, July 1 and will continue each Friday through September 2, at 7:30PM at the Colonies RV & Travel Park. New topics will be presented each week related to the natural, cultural, and historical wonders of Fort Monroe and coastal Virginia.

### Operations / Preservation

The FMA Heritage Assets department and the National Park Service continue to work closely with the Casemate Museum to complete the Historic Structure Report (HSR). Museum staff continues to provide research assistance, and currently monitors environmental and engineering readings, while documenting and mapping fall-out. All of this information will be incorporated in the completed HSR document. Additional information regarding the current status and next steps of the HSR is included in the Heritage Assists section of this report.

Museum Staff will complete a "visitors count" survey through the American Association of State and Local History (AASLH). The count will help measure and analyze data and feedback, implement positive changes, and serve as valuable marketing, planning, and fund-raising tool. The survey will take place from July 15, 2015 to November 17, 2016.

### Collection / Exhibit / Archive Management

Over 85 records were entered into Re:discovery, the museum's database software used to create and maintain complete and accurate collections records, including information on donors, artifact histories, and status of the physical condition of each artifact in the collection.

During the spring, the museum accepted nine new accessions totaling approximately 75 new objects into the collection.

### Training and Professional Development

Casemate Museum staff attended the Virginia Association of Museums (VAM) three day Annual Conference. Staff members attended sessions on a variety of museum topics such as development, volunteers, and collection management. Museum Director Robin Reed presented a conference session entitled "The Confederate Embattled Emblem: A Discussion," along with historians Dr. Cassandra Newby-Alexander and Dr. John Coski. The panel discussion addressed the role of museums and cultural sites in interpreting the Confederate flag.

Museum staff attended the Fine Art, Library, and Museum Collections Risk and Insurance Training at the Virginia Museum of Fine Arts in Richmond. This training provided staff the opportunity to learn from professionals about risk assessment and mitigation and insurance concerns.

Casemate Museum staff attended the American Alliance of Museums (AAM) annual conference in Washington D.C. Staff was able to attend and participate in sessions that have direct relevance to the Casemate Museum, as well as network with other museum professionals across the nation and internationally.

## **Heritage Assets Report**

The Department works continuously with NPS personnel at Fort Monroe, other NPS units, US Army personnel responsible for federal lands in their management, and the Virginia Department of Historic Resources (DHR). Notable within this report period (March-June), the Department has interacted almost daily regarding FMA cultural resource programs with the former Superintendent of the Fort Monroe National Monument, with two Acting Superintendents, senior regional leadership, and the regional support staff for cultural resource protection. The new Superintendent will begin June 13 between the dates of this report to FMA Trustees and the June 16 FMA Board meeting. Developing a working understanding with the new FOMR management is critical to the efficient operation cultural resource management programs by both parties along with DHR and the US Army.

## Environmental Management

The Virginia Department of Environmental Quality (DEQ) sent FMA a revised Memorandum of Understanding (MOU) agreement for operating the proposed Land Use Control Implementation Plan (LUCIP) for the responsible management of munitions and explosives of concern by the Army, FMA, NPS, City of Hampton, and Explosive Ordnance Disposal (EOD) responders. The MOU was executed on May 24<sup>th</sup>. DEQ will have separate MOUs with NPS and the City of Hampton.

FMA entered the fourth quarter of the second year as a Municipal Separate Storm System (MS4) operator permit holder in April 2016. There are two main focus areas during this quarter: 1) education and outreach, and 2) operational assessments to identify reductions of organic matter being calculated for Total Maximum Daily Loads (TMDL) for the Chesapeake Bay. The staff planned new education and outreach activities to reach residents, businesses, and visitors to Fort Monroe before the end of June and into next report year. We project meeting FMA's Program Plan education and outreach goals and making target audience impressions consistent with FMA Establishment Act for "exemplary stewardship of natural resources." The TMDL regulations include increasingly stringent load reductions from baseline levels. FMA's likely achievements have been assessed and projected to meet regulatory requirements for the next 3-7 years. Anticipated future property transfers including Army and NPS lands require adjusting projected calculations based on current ownerships.

Local Girl Scout Mallory Tevis earned her Silver Award with her project on environmental awareness of water quality issues at FMA public events and helping with the FMA storm drain marking program. We are proud of her creative and dedicated presentations and that the Girl Scout Council voted to award Community Service Awards to FMA staff Sam Henderson, Joan Baker, and Josh Gillespie. Thanks to Joan for making this connection and setting up these accomplishments.



Joan is also the driving force for the success of Clean the Bay Day at Fort Monroe over the last two years. We expect the June 4 event to be the best attended yet, with over 100 people registered. A notable organizational supporter is the National Parks Conservation Association (NPCA), whose local members were invited to participate in this educational work day. The Hampton Clean Cities Commission is a significant partner supporting this event and a valuable resource for others throughout the year.

### Cultural Resource Management

The Heritage Department is responsible for the Commonwealth's management of Fort Monroe's cultural resources including architectural, archaeological and landscape features. The Department activities March through June included projects in the long, short and near terms.

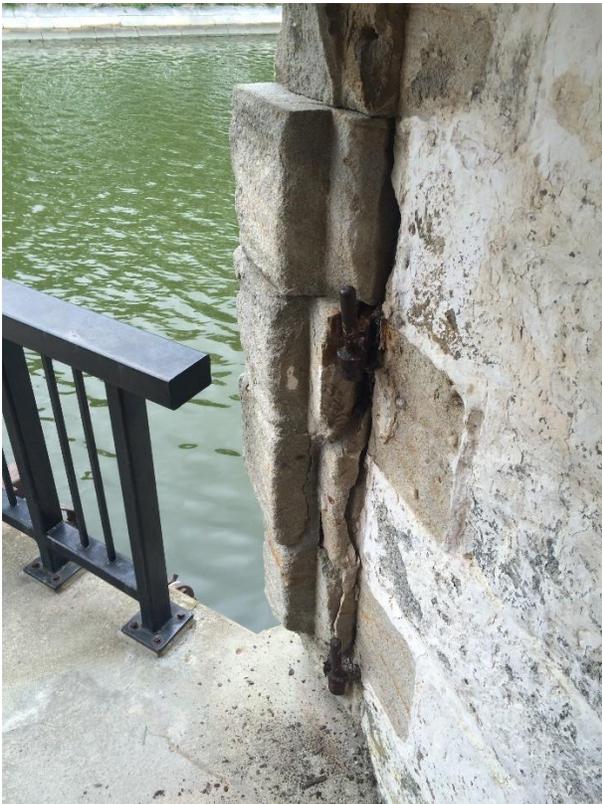
### Updates

May was National Preservation Month: FMA hosted an event with tours, lectures, and demonstrations of traditional repair and coating techniques and materials. Twenty-five participants attended, including visitors from across Virginia and from New York, Pennsylvania, Ohio, and North Carolina. Preservationists from the North Carolina State Historic Preservation Office (SHPO) shared knowledge of casemate leaks discovered at Fort Macon, NC caused by firing artillery above the casemates there, discovered in 2003 when the terreplein was removed and replaced over three years. Fort Macon is the second most visited North Carolina state park, with 1.3 million visitors each year. It is suggested artillery firing might contribute to cracking of Fort Monroe's casemates and chronic leaks.

Fort Monroe Design Standards: The Design Standards went through five additional revision rounds from March through April after issuing revised Volume 1 (Parts 1, 2 & 3) on February 23 and revised Volume 2 (Part 4) on February 25. Agreements were reached with NPS and DHR staffs on March 25 at DHR regarding revisions responding to the latest NPS comments. DHR Director Julie Langan approved the revised version on May 20. FMA mailed NPS Northeast Regional Director Mike Caldwell on May 31 for approval.

Historic Preservation and Access Easement between the Commonwealth of Virginia and National Park Service: This is expected shortly after NPS approval of the Design Standards. FMA staff commented on drafts and revisions and awaits an executed easement. FMHPO Josh Gillespie has met throughout the period with the NPS regional compliance coordinator about cooperative consultation using NPS and FMA public information tools.

The NPS regional maintenance/preservation team established at Fort Monroe: The team is led by NPS Senior Preservation Specialist Larry Waldrop, reporting to Richard Chilcoat, Chief, Construction, Conservation & Training Architectural Preservation, Engineering and Maintenance, at the NPS Historic Architecture, Conservation, and Engineering (HACE) Center in Lowell, Massachusetts. The NPS HACE team at Fort Monroe will be a three person complement and FMA expects working with them will bring continuing benefits to the Fort Monroe partnership. This expertise benefitted FMA, after FMHPO Gillespie found deteriorated sandstone corner blocks and embedded iron hardware vandalized to a failing point. Mr. Waldrop joined FMA in a temporarily stabilization May 20.



Chamberlin Expansion: FMA staff met with the owners of the Chamberlin, US Army, DHR and NPS to discuss plans to expand the Chamberlin. As the property owner, the Army is lead agency for historic preservation compliance and will update the consulting parties in future.

Casemate Museum Historic Structures Report (HSR): four milestone draft reports have been delivered, the 50% and 90% drafts of Part 1 and the 50% and 90% drafts of Part 2. Additional reports produced by FMA staff and archaeological, structural, and geotechnical consultants were prepared for the Part 2 report. The project is scheduled to complete by the end of June 2016 and will guide Casemate Museum decision-making.

Hands On Preservation Experience (HOPE) Crew: Glenn Oder, John Hutcheson and Josh Gillespie met with the HOPE team and Student Conservation Association (SCA) volunteer coordinators at Fort Monroe. Josh Gillespie followed up with the HOPE program director to discuss the project(s) and other logistics. This is currently on hold.

Spray paint vandalism: This is scheduled for further discussion with the new Superintendent. It was recently determined that alternatives including concrete patching/painting to cover the graffiti on concrete may be necessary after the first responses to remove spray paint vandalism of Battery Parrott were not completely effective.

Fort Monroe Timekeepers: FMA restarted the historic 1898 Seth Thomas Model #5 Tower Clock in the Old U.S. Post Office August 12, 2015 and is now preparing for adjustments with the first full summer season. The clock is wound weekly and time has run even with the international atomic clock without needing adjustment since April 2016. The environmental monitor placed in February continues to be logged in for study. FMA consulted masonry and whitewash expert Andy deGruchy of Limeworks.us to discuss renewing the 1890s finishes for aesthetic and preservation reasons to help conserve this showpiece artifact in our care.

Collaboration with Virginia Foundation for the Humanities (VVFH) and the Encyclopedia Virginia on digital initiatives for virtual tour access to Fort Monroe's historic properties: This follows tours at the Virginia State Capitol, Monticello, Stratford Hall, and other significant historical sites in partnership with Google. This is awaiting a VFH site visit to Fort Monroe

### Archaeology

Among archaeological investigations during this period, excavations were made to replace water distribution lines to Building 80 (near 1860s Contraband Quarters) and to place new pole signs at the FMA office (near the former DeRussy house) and the YMCA (near the former 1820s Hygeia Hotel).

NPS contractor Pyramid Environmental conducted site investigations around the former Range House for any potential fuel releases from a former fuel storage tank there as a prerequisite to NPS acceptance of this property from the Commonwealth. FMA secured a Permit to Conduct Archaeological Investigations on State-Controlled Lands from DHR for this work.

Dr. Matt Laird of James River Institute for Archaeology (JRIA) delivered both a key professional report contributing to the Casemate Museum HSR and a lecture to the Historical and Archaeological Society of Fort Monroe (HASFAM) on JRIA's work around the Grand Contraband Camp and Slabtown.

### Underway

FMA is spearheading the development of a Master Sign Plan, in cooperation with and funded by the NPS.

Solicitation of proposals from contractors to repair damage caused by leaking condensate drain lines in Building 117 (Quartermaster Storehouse). Investigations and remedial design reported in the last period found many areas of damage and prior repairs around the systems and equipment.

### Upcoming

Planning to repair the damaged stone quoins and iron pintels at the Postern Gate.

An Annual Meeting with PA and MOU Signatories and with identified stakeholders is planned to review implementation and achieved outcomes under the agreements and to determine if amendments are needed.

50<sup>th</sup> anniversary of the National Historic Preservation Act (NHPA) and publication of With Heritage So Rich occurs during 2016. The Preservation50 program recognizes commemorative activities through the year. Preservation50 provides a great outlet to promote Fort Monroe's "NRHP Birthday" with NHPA's signing into law in September 1966. This should be commemorated.

Phase 2 of new plantings in the gardens behind the Commanding Officer's House, preceded by preliminary archaeological testing.

A major repair to the Building 10 (former barracks) elevator, involving archaeological implications.

Planning and design to replace decorative roof balustrades of types found at Buildings 119 (Commanding General's House), 141 and 142 (Flattops), 143 and 144 (Officers' Quarters), 171 (YMCA), and others with similar chronic deterioration.

