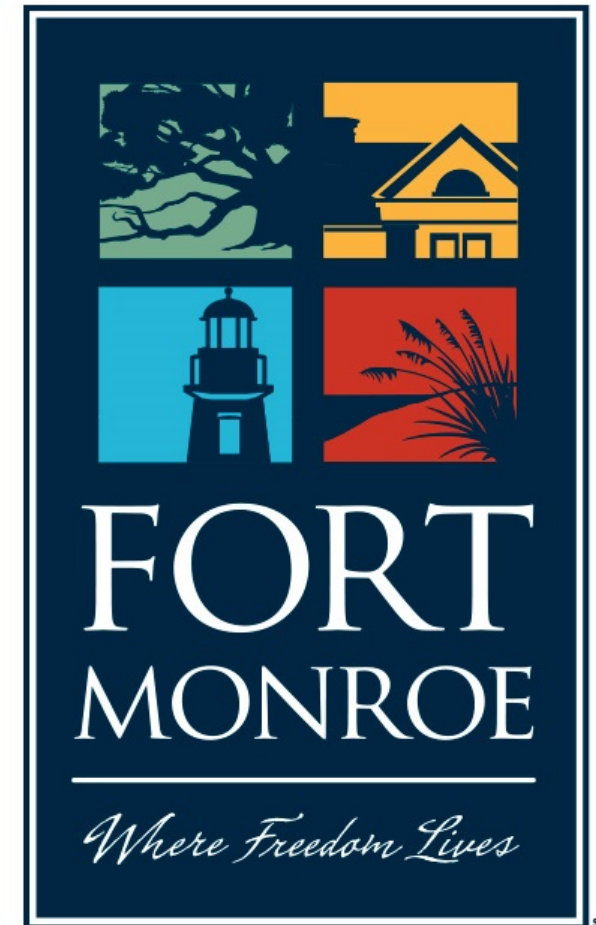


ENCLOSURE 3



QUARTERS 14 REHABILITATION DESIGN PRESENTATION



Quarters 14 was constructed ca 1880. It is located inside the stone fort on Ruckman Road facing the parade ground. It is a contributing resource to the Fort Monroe National Landmark Historic District. Adjacent quarters 15, 62, and 63, as well as nearby Quarters 19 create an enclave of Victorian era dwellings on the west side of the parade grounds not found anywhere else on Fort Monroe. The structure was constructed from a standard Quartermaster Corp plan, OC-21*. It is a significant resource due to its setting, its association with a period of development on Army posts after the Civil War in which standardized plans were first used and former occupant Maj. Gen. Ivan L. Bennet who rose to the position of Chief of the United States Army Chaplains in 1952. The structure has been vacant for approximately 14 years.

* Per "A study of United States Army Family Housing Standardized Plans" by Bethany Grashof, 1986

The Rehabilitation of Quarters 14 will return the structure to a single-family residential use. To guide in the the rehabilitation primary source materials such as a series of historic photographs and construction drawings were used to developed a rehabilitation design that will be to the greatest extent possible the original appearance of the structure in the first quarter of the 20th century. A significant amount architectural ornamentation at the location of the porch has been lost, notably the scrollwork and balustrade. Fortunately, using photographic evidence as well as remaining existing scrollwork on 15, 19, 61 and 62 can be used for patterns in the duplication of missing elements. The structure retains, in various state of repair, wood Dutch-lap siding, an elaborate corbeled cornice, decorative gables trusses as well as original 2 over 2 windows and appropriate to the period and style of the quarters. It retains essentially the original plan configuration, however, there have been additions and alterations.

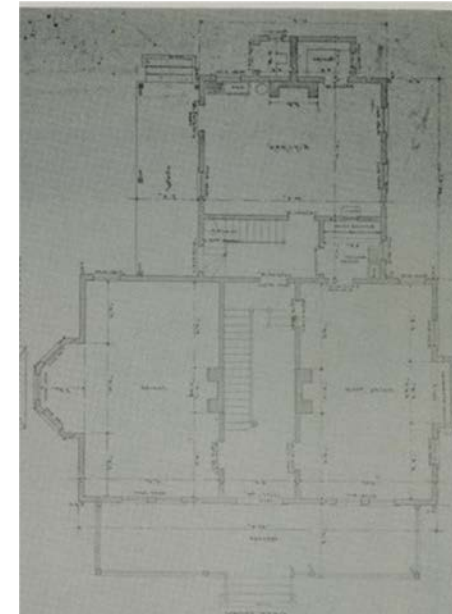


East Elevation, ca 1939

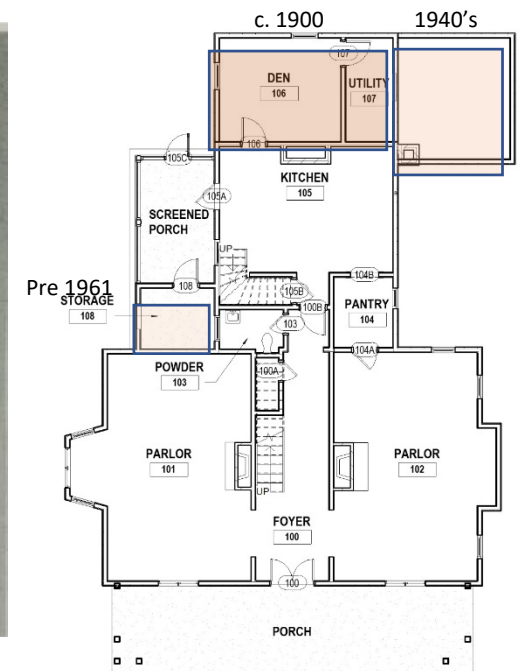


East Elevation, October 2020

Alterations: Servant's quarters and bath were added on the rear of the house ca 1908, a boiler room addition was added in the 1940's. A portion of the rear porch has been enclosed. The earliest record of this enclosure is a set of 1961 documents to procure new gutters and downspouts. Bathrooms were remodeled or added in the 1970's. A fire in 1975 necessitated repairs, primarily to the roof framing and post Hurricane Isabel in 2003, a 3-foot-high section of plaster on the first floor was removed due to water damage.



Quartermaster Corp Plan OQ-21 ca 1884



Current Floor Plan, October 2020

Quarters 14 rests on a brick masonry foundation and over time, the surrounding grade has been elevated and the wood sills are now in contact with grade at numerous locations. This has resulted in an extensive amount of deterioration and termite damage to the skirt boards, the structural sills and to the bottom of the exterior wall framing.

To remedy this situation and pursuant to the NPS *Guidelines on Flood Adaptation for Rehabilitating Historic Buildings*, we have proposing to raise Quarters 14 by 6 courses of masonry constructed on the original foundation wall. This will raise the framing to be above-grade and will keep the first-floor elevation in similar context to the adjacent historic structures Buildings 15, 62 and 63, thus minimally impacting the structures association as well as the historic setting.

The front and rear porches, currently concrete slabs-on-grade, will be removed and it is proposed to replace them with elevated wood tongue-and-groove decks as documented and in keeping with the original intent.

We are proposing to dismantle and salvage as much of the extant porch material as possible (columns, ceiling, and framing) and incorporate those elements in the rehabilitation.

On the interior, the kitchen and bathrooms are in need of sensitive updates that will compliment the character of the house.

Refurbishment of the baths, a new kitchen and converting the servant's quarters bath into a laundry room are the only proposed changes to the interior.

Although a portion of the interior plaster on the first floor has been removed or replaced with gypsum board, it is our intent to retain and repair the plaster. The extant millwork, such as cornices, baseboards and picture rails shall be retained and the profiles will be used to mill replacements where these features have been lost. The wood floors shall remain exposed and shall be sensitively refinished.

The mechanical, electrical and plumbing systems are all in need of replacement. Routing of these systems shall be carefully and sensitively coordinated as to not disturb existing features.



Current conditions of the grade against Quarters 14



Quarters 15 and the relationship of the first-floor levels between 15 and 14.





View from Ruckman Road



Back porch



Entrance Hall and original stair



Double leaf Gothic Front doors

Example of the condition of the exterior siding and deterioration at sills



Mechanical room and chimney proposed to be removed



Parlor slate mantle



Kitchen



Typical Significant Exterior Features and Materials (all elevations):

Dutch lap wood siding, Double-hung windows, shutters (missing,) doors, extant woodwork (cornice and Gable Truss)

Proposed Exterior Rehabilitation:

- Retain and repair wood siding to the greatest extent possible
- Replace wood siding where missing or deteriorated beyond repair with in-kind materials
- Retain and restore windows and doors
- Provide storm windows to protect the historic windows and increase energy efficiency
- Repair and/or replace wood window trim
- Repair and/or replace skirt board as needed
- Install new shutters based on historic images and site evidence
- Replace roofing materials with like materials (asphalt shingles and standing seam)
- Replace gutters and downspouts



NORTH ELEVATION



EAST ELEVATION

North Elevation Significant Features: Chimneys and Chimney pots, cornice with brackets, decorative fretwork at the gable-ends

- Retain and repair to the greatest extent possible the above-mentioned significant features
- Remove boiler flue and below-grade mechanical shed (ca 1940)

East Elevation Significant Features: Chimneys and pots, cornice with brackets, porch (Columns/brackets/rails missing)

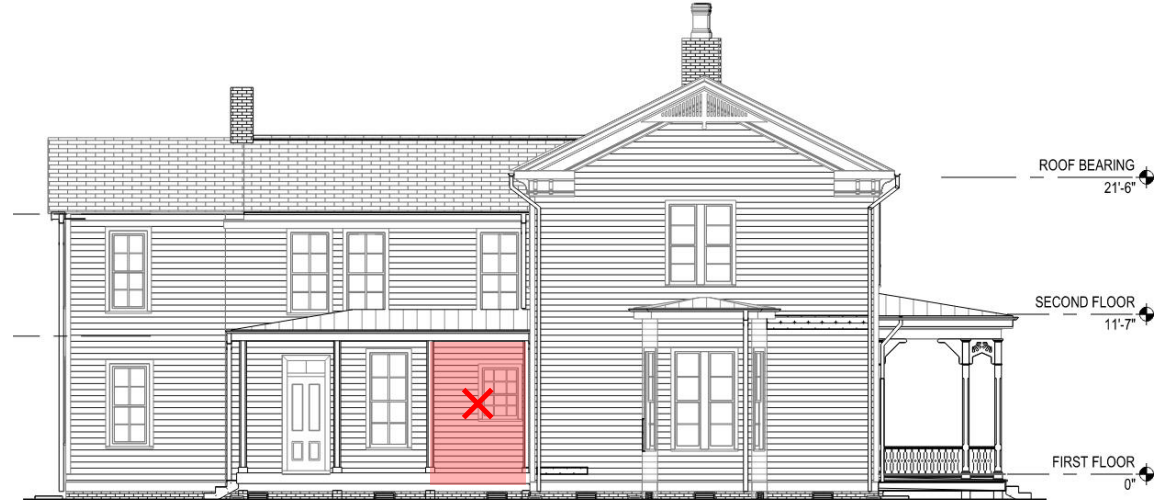
- Repair chimneys
- Replicate the north chimney pot and install
- Retain and repair cornice and brackets
- Reconstruct front porch (columns, rails, brackets, roof)
- Replace the concrete porch floor with wood tongue and groove boards
- Re-locate bathroom vent so that it is not visible on principal facade



West Elevation

- Remove boiler flue and below-grade mechanical shed (ca 1940)
- Reinstall the kitchen chimney (currently terminated below the roof)

WEST ELEVATION



SOUTH ELEVATION

South Elevation Significant Features: Porch, porch brackets, kitchen door, decorative gable bracket

- Remove storage room infill at side porch, return to original configuration
- New screening at side porch
- New wood porch brackets (using an existing bracket as a template)
- Re-locate electrical service entrance
- Retain and repair bead board porch ceiling
- Repair/refinish gable fretwork
- Replace concrete porch floor with wood tongue and groove porch

Typical Significant Features: Wood floors, door and window trim, baseboards, crown and picture molding, wood doors, wood baseboard

- Retain historic floor plan configuration
- Restore/repair wood floors and base
- Restore doors, door and window millwork
- Repair walls with like materials

Porch: Columns, decorative bracket

- Remove storage room and rehab porch to original configuration
- Salvage bracket for use as pattern
- Replace concrete floor with wood T&G boards

Powder Room

- Demolish finishes and fixtures
- New contemporary 1/2 bath

Parlor 101: Fireplace and wood surround

- Retain remaining plaster
- Match plaster-to-plaster and gyp-to-gyp
- Repair fireplace plaster with plaster
- Restore fireplace surround

Mechanical Room and chimney

- Remove, mechanical room and chimney, repair siding

Kitchen

- Remove remaining cabinets and counters
- New contemporary kitchen
- Relocate or enclose electrical panel board
- Retain chimney

Pantry

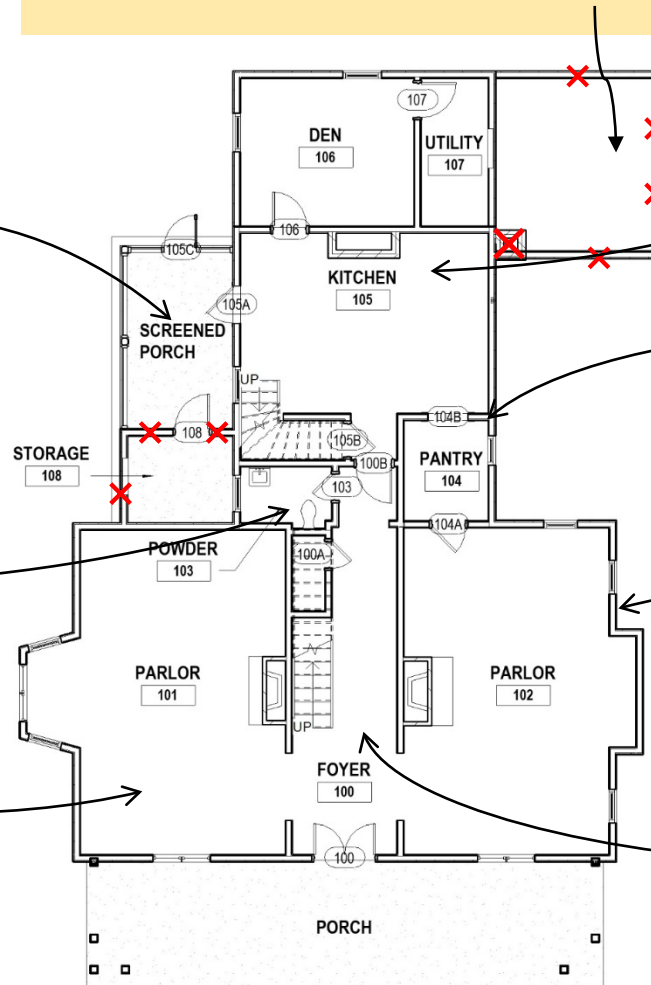
- Retain historic cabinets (south side)
- Replace non-historic cabinets
- Restore historic double swing door

Parlor 102: Fireplace and terracotta hearth

- Retain plaster and repair to logical point
- Match plaster-to-plaster and gyp-to-gyp
- Remove 3rd period radiator base boards

Foyer: Stair and trim, balustrade

- Clean and refinish stair and balustrade
- Repair corridor with gyp on wood studs



Bedroom 207 and 208

- Retain existing configuration
- Repair plaster, add picture rail

Winding stair

- Repair/refinish stair

Hall 200: Stair and trim, balustrade, railing

- Clean and refinish stair and balustrade
- Restore finish work

Master Bedroom: Picture rail

- Restore picture rail
- Retain closets
- Repair ceiling

Mechanical room and Chimney

- Remove mechanical room and chimney, see first floor plan

Bath 205

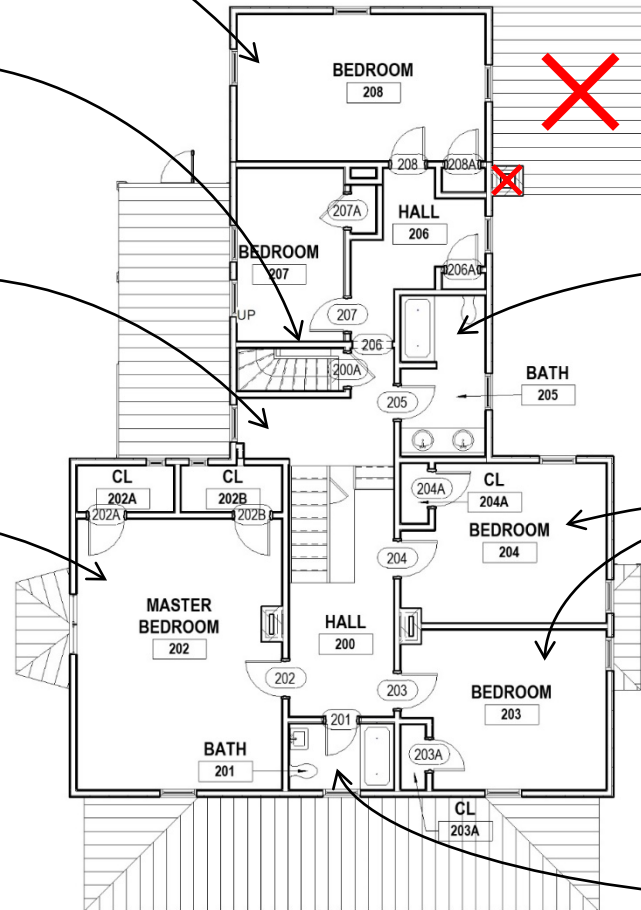
- Demolish finishes and fixtures
- New contemporary bathroom

Bedrooms 203 and 204: Picture rail

- Retain closets
- Repair plaster ceiling
- Restore picture rail

Bath 201

- Demolish finishes and fixtures
- New contemporary bathroom



Convert Existing Bathroom into a Laundry Room

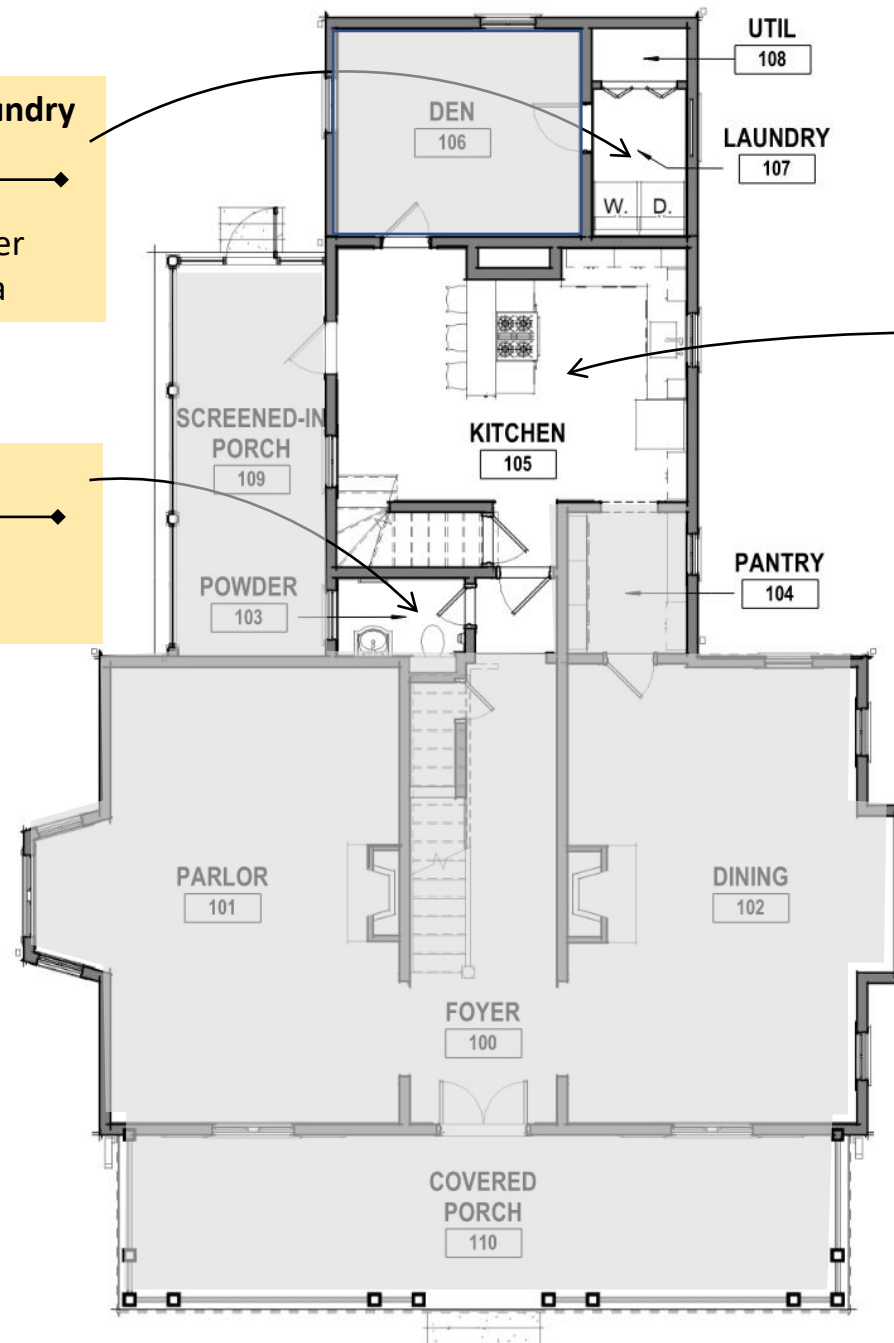
- Revise plumbing for a washer
- Create a utility room for water heater
- Relocate electrical panel to this area

Proposed Powder Room Layout

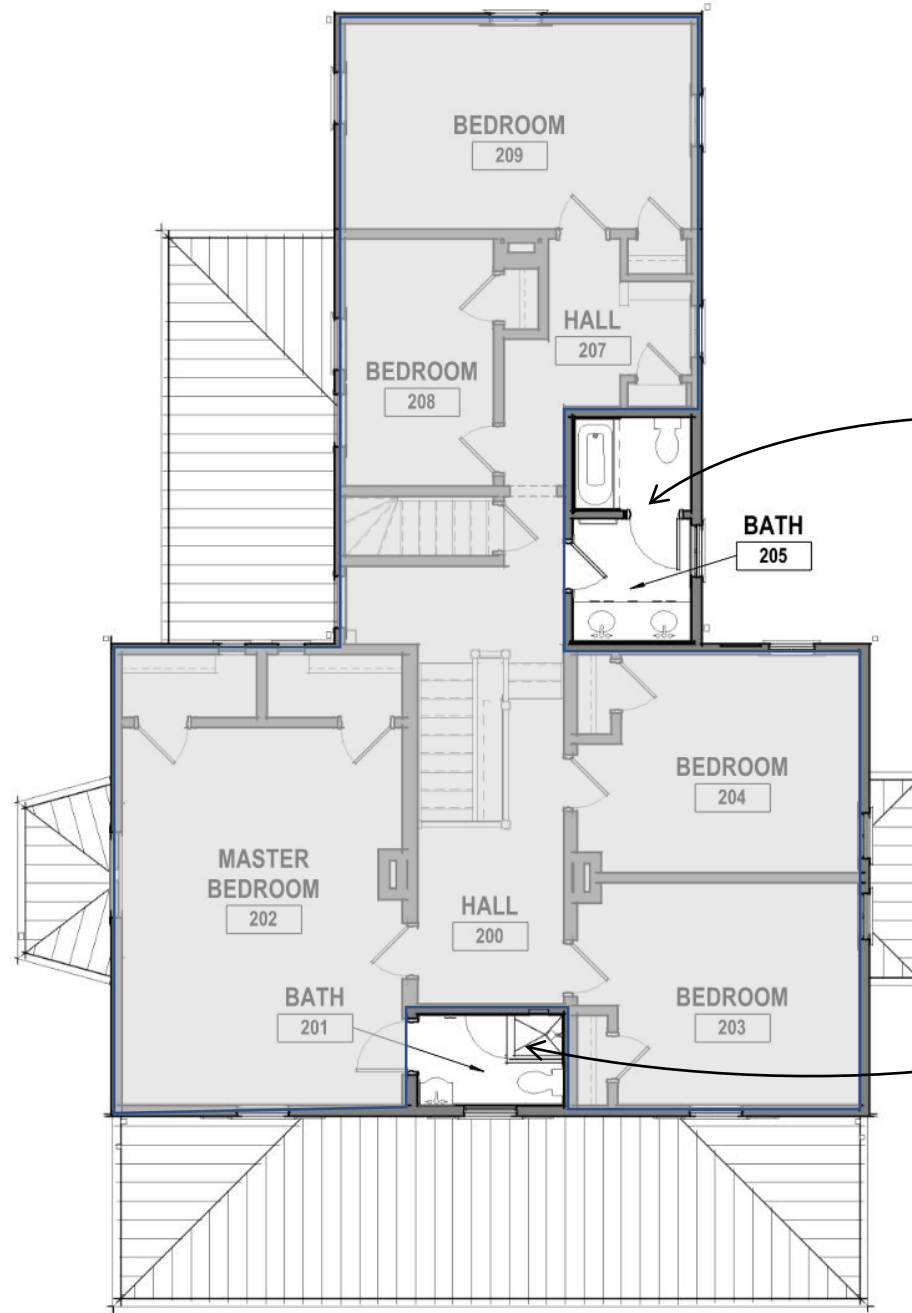
- Pedestal sink and toilet

Proposed Kitchen Layout

- New counter-top, appliances
- Retains chimney
- 1 modified window, sill at counter-top height



NO CHANGES PROPOSED TO THE AREA OF THE PLAN THAT IS SHADED.



**NO CHANGES PROPOSED TO THE
AREA OF THE PLAN THAT IS SHADED.**

Proposed New Bath Layout

- New door; semi-private toilet/bath
- New vanity and plumbing fixtures

Proposed New Bath Layout

- Enclose in-place door from hall and replicate new door to bedroom
- Pedestal sink, shower, and toilet