



DEPARTMENT OF VETERANS AFFAIRS
Office of Construction & Facilities Management
Washington DC 20420

NOV 05 2008

Mr. John M. Fowler
Executive Director
Advisory Council on Historic Preservation
1000 Pennsylvania Avenue NW, Suite 809
Washington, DC 20004

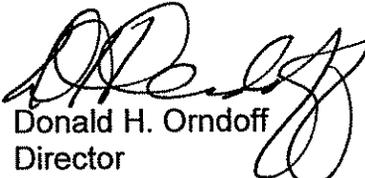
Dear Mr. Fowler:

The Department of Veterans Affairs (VA) is pleased to submit its 2008 Section 3 report as required by Executive Order 13287, Preserve America. As you can see, VA has entered into a number of enhanced used leases that incorporate historic properties. These leases allow unused or under-used VA historic properties to remain viable. In addition, VA has invested a significant amount of funds in the last three years for the protection of historic properties to ensure that they continue to meet VA needs.

This report is also being submitted simultaneously to the Cultural Resource Office, Historic Preservation at the National Park Service on Historic Preservation.

If you have any questions regarding this report, please contact Kathleen Schamel, VA's historic preservation officer. She can be reached at 202-461-8254 or kathleen.schamel@va.gov.

Sincerely,


Donald H. Orndoff
Director

Enclosure

Department of Veterans Affairs

2008 Preserve America Section 3 Report

IDENTIFICATION/USE/PROTECTION

The Department of Veterans Affairs (VA) has taken implementation of Executive Order 13287, Preserve America seriously since submitting its 2005 report. VA has maintained, used and protected numerous historic properties on both Veterans Health Administration medical centers (VAMCs) and National Cemetery Administration (NCA) sites. In addition, VA has entered into a variety of partnerships, especially through the Enhanced Use Leasing program, to ensure the continued long term viability of many of our most important historic properties. On August 1, 2007, VA became a voting member of the Advisory Council on Historic Preservation.

The following summarizes VA preservation work totaling over \$100M since 2005:

Veterans Affairs Medical Centers

Alexandria, LA

The VAMC includes 15 historic buildings constructed prior to 1930. Since September of 2005, \$1.2M was spent on interior renovations. In FY08, over \$5.1M has been obligated for a variety of projects aimed to preserve the buildings and ensure their usefulness. These projects include the design and/or construction for new roofs for seven buildings, elevator replacement in three buildings, major HVAC upgrades in two buildings, window repair in one building, and roof drainage repair in one building. All of these buildings are used in the day-to-day operations of the medical center, and preserving them for continued use is a top priority.

Brecksville, OH Clinic

An 1846 residential building is leased to the National Energy Business Center which in partnership with the VA maintains the National Register eligible building. An Enhanced Use Lease with the Veterans Development, LLC is planned.

Central Arkansas Veterans Healthcare System (Little Rock), AR

The Central Arkansas Veterans Healthcare System has spent \$1.6M on its 27 historic structures since September, 2005. Work involved roofing, exterior painting, replacement of rotten wood, and interior renovation.

Cheyenne, WY

The VAMC continues to maintain in good condition and actively use all 11 of the historic buildings on campus.

Chillicothe, OH

Four vacant National Register eligible buildings (Buildings 2, 6, 10 and 11— all built in 1923) are being maintained through routine maintenance, heating and roof repair, using medical center funding.

Dayton, OH



Building 116, VAMC Dayton, OH.

From FY05-08, the VAMC spent \$21M on the restoration and maintenance of 14 historic buildings, including Buildings 116, 118, 119, 120, 210, 211, 212, 213, 214, 221, 225, 226, 401, and 402 – some of the most significant historic properties in the VA inventory. VA has entered into three (3) Enhanced Use Leases in Dayton VAMC since FY 05, which includes; building 401 in December 2004 with Catholic Social Services for the child care development center, building 412 in December 2004 with Miami Valley Housing Opportunity for housing, and building 402 in April 2007, constructed in 1900, also with the Ohio Avenue Commons, LLC for the transitional housing. Non-VA financing for the completed project made up of low income tax credits, historic tax credits, HUD home program funding and local financing.

Fayetteville, AR

The VAMC identified 12 historic buildings and spent \$3M to protect them. Efforts include replacement of the sanitary sewer in Building 2; painting Buildings 5, 6, 7, 8, 9, 10, 11, and 16; replacement of gutters on Buildings 2 and 3; lead abatement for Building

5; mold abatement for Buildings 3 and 4; replacement of the fire alarm system and fire pump; repaired /replaced roofs on Buildings 1, 2, 3, and 10; and electrical upgrades to Buildings 1, 2, 3, 8, and 9.

Fayetteville, NC

The VAMC invested non-recurring maintenance funds for roof repair and exterior maintenance of Building 1, the 1939 main hospital. Maintenance was done using sympathetic materials including slate shingles and copper gutters. In addition, the VAMC maintained Buildings 4, 5, 7, 8, 9, 10, 15, 16 and 18 including painting exterior wood surfaces and re-shingle roofs on garage buildings. All of these were built in 1939 and range from dorms to administration to quarters. Building 30, a 1959 Quonset Hut, had extensive restoration to replace damaged interior and exterior wood, roof sealing, lead paint removal, and replacement windows.

Fort Harrison, MT

In FY07, Fort Harrison hired a consultant for \$7K to update its 1981 Cultural Resource Report. Seven buildings previously listed as non-contributing were changed to contributing in a recent report, which included updating Montana Historic Property Record forms. The shingled roof was replaced on one of the duplex quarters and three other roofs have been repaired for \$20K. Minor repair and cleaning of Quarters 5B in 2007 cost \$3K and flooring replacement in Quarters 35 was \$3K in 2008.

Fort Thomas (Cincinnati), OH

The VAMC identified 16 vacant historic buildings which have received routine maintenance. Directed by legislation, the VAMC will transfer the Fort Thomas campus to the state, which will then sell the buildings with preservation restrictions.

Huntington, WV

Roofs have been replaced on Buildings 1 (1932 main hospital) including cupola repair, 3, 6 and 12. Additional work is in design for Buildings 2, 5 and 6.

Kansas City, MO

The VAMC restored the 1925 "Windsor Manor" for use as transitional residence for veterans participating in the compensated work program. The medical center invested \$1.4M in 2005 and plans another \$1.9M in interior improvements in 2009.

Leavenworth, KS



Old Quarters converted into Affordable Housing through an Enhanced Use Lease at Leavenworth, KS VAMC.

The VAMC spent \$2.2M for routine maintenance, roof repairs of the main hospital and support buildings and other preventive maintenance of the long term care buildings. An Enhanced Use Lease with the Eisenhower Ridge Association (ERA) in 2005 will redevelop up to 38 historic buildings. To date, 11 have been renovated into one and two bedroom apartments which are leased to low income persons under a HUD grant.

Marion, IL

The VAMC invested \$1.1M on three projects to protect its seven historic buildings. An additional \$835K is planned in FY09 for preservation.

Mountain Home, TN

In 2006, the National Park Service completed a study that identified the VAMC as one of the National Homes for Disabled Volunteer Soldiers to be nominated as a National Historic Landmark (the multiple property nomination is being drafted). Buildings 2, 3, 5, 69 and 77 were renovated in 2005 for \$10.7M. An additional \$935K was spent on Buildings 36, 37 and 69 in 2007 and 2008. Building 6 was renovated in 2007 for \$6.2M and Building 7 was renovated in 2008 for \$7.5M for use by East Tennessee State University. A 35-year Enhanced Use Lease began in 1998 with the State of Tennessee, which include all real property, facilities, buildings, and other improvements located on approximately 31 acres of land.

Murfreesboro, TN

The VAMC has numerous projects completed, underway and planned for 11 historic buildings. Building 1 (main hospital) is currently being reroofed along with other work to the exterior envelope at a cost of \$2.1M. Building 2 (dining hall) is nearing completion of \$2.1M of work, with another \$2.1M planned for FY09. Projects in Building 3 totaling \$5.1M since FY05 have upgraded the exterior and interior. A \$4M elevator retrofit was completed in Buildings 6 and 7. Buildings 7 and 8 had a \$25.2M major renovation in 2004. Air handling units were replaced in Building 9 for \$1.1M. Buildings 9, 10 and 11 are scheduled for \$4M in reroofing and exterior envelope work. Recent mold remediation and accessibility in Building 10 totaled \$734K. Work in Buildings 12 and 14 include lead abatement, repainting and security for \$108K.

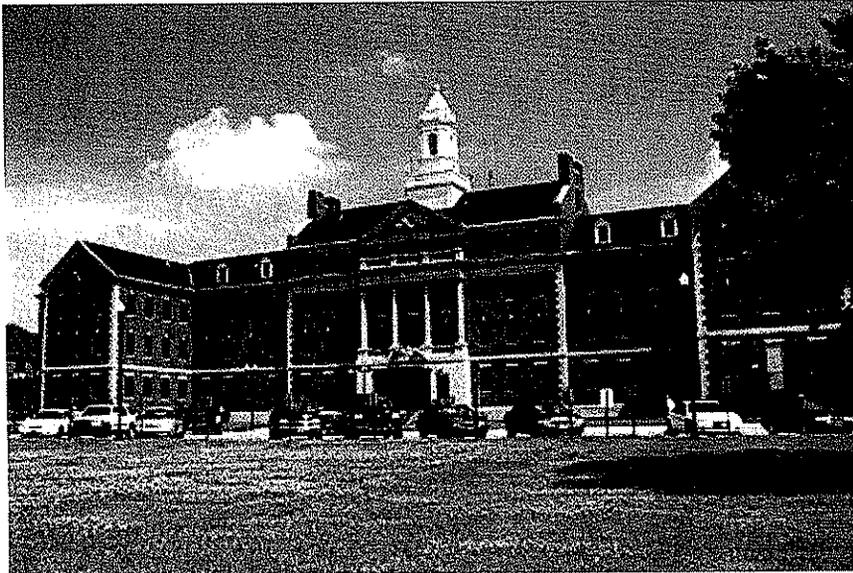
Sheridan, WY

This National Register listed VAMC currently rents two historic buildings to community and state agencies that provide for a homeless shelter, an elderly and disadvantaged teen work assistance group, the state of Wyoming, and a truck driving school. The facility is preparing an updated and comprehensive Historic Preservation Plan that encompasses the facility and grounds to plan for future growth of the medical center. The original bowling alley, built in 1908, was recently remodeled with the assistance of the State of Wyoming American Legion and Sons of the American Legion.

Waco, TX

The historic VAMC continues with routine efforts to protect identified historic property on its campus. Four recently approved construction projects totaling \$39.6M will include Buildings 9, 10 and 11 in the Community Living Center, Building 93 for Center of Excellence stressing research and treatment of veterans with Post Traumatic Stress Disorder and Traumatic Brain Injury; and Buildings 8 and 7 for psychiatric inpatient treatment. As has been done in the past, all construction will preserve historic characteristics of the affected buildings, particularly the exterior appearance, while allowing continued use to provide the highest quality of care to our veterans for the foreseeable future.

Wichita, KS



VAMC Wichita, KS.

Since 2005, the historic VAMC has expended \$339K protecting the exterior integrity of its 17 historic buildings.

VA National Cemeteries

Alton National Cemetery, IL

A \$400K project for architectural renovations and improvements to the historic entrance structure/steps/rostrum is being designed in FY08.

Camp Butler National Cemetery, IL

A \$19K FY08 project is refinishing the historic ornamental wrought iron fencing.

Camp Chase Confederate Cemetery, OH

A \$20K FY05 project accomplished tuck point repairs to the historic stone wall surrounding the cemetery.

Camp Nelson National Cemetery, KY

A \$75K FY08 project is replacing the roof and chimney on the historic Meigs Lodge.

Congressional Cemetery, DC



Restoration of the Macomb grave marker required archeological excavation in order to stabilize the 13-foot-tall obelisk.

In 2007, NCA funded \$1.8M in repair and rehabilitation of 169 cenotaphs, the U.S. Arsenal Monument and Major General Alexander Macomb's grave obelisk at Congressional Cemetery. VA partnered with the cemetery, National Park Service Heritage Preservation Training Center, Smithsonian Institution's National Museum of Natural History and the DC SHPO.

Dayton National Cemetery, OH

Approximately \$100K in renovations to the historic Guard House located at the far northeast corner of the cemetery property is being completed. Work includes exterior tuck pointing, new interior finishes, window restoration, ADA accessibility improvements, and HVAC/electrical upgrades that will allow the building to be used for museum purposes.

Fort Snelling National Cemetery, MN

A \$2.5M FY06 project is accomplishing architectural, electrical, plumbing, and HVAC renovations and improvements to the existing historic Visitor Building, Administration Building, old gate entrance structure, and ornamental wrought iron fencing/columns located along entire front of the cemetery.

Jefferson Barracks National Cemetery, MO

A \$35K FY06 project accomplished tuck pointing repairs to the historic stonewall in the older portion of the cemetery. A \$26K FY07 project replaced roofing on the historic old

Maintenance Building. A \$13K FY08 project is replacing failing sealant joints at the historic limestone entrance columns and gateway structure.

Jefferson City National Cemetery, MO

A \$200K FY08 project is underway to renovate the historic Public Restroom/Maintenance Building for ADA accessibility improvements and HVAC/electrical system improvements.

Keokuk National Cemetery, IA

The historic Meigs Lodge has been undergoing \$40K of renovation each year since 1999 under a 20-year Revocable License for Non-Federal Use of Real Property between the NCA and Keokuk Historic Preservation Commission (\$160K 2005-2008). Funding is being provided via yearly grants from the State of Iowa to the commission. A \$300K project in FY08 will repair and renovate the historical ornamental wrought iron fencing surrounding the older side of the cemetery.

Lebanon National Cemetery, PA

A \$33K FY08 project is removing existing lead-based paint from exterior trim and window features of the historic Old Maintenance Building and repainting them.

Marion National Cemetery, IN

A \$23K FY05 project replaced the roof on the historic Upper Barn building. A \$6K FY07 project replaced roofs on the historic Lower Barn and Caretaker Hut. A \$31K FY08 project is replacing existing chain link fence along the front of the cemetery with new ornamental steel fencing. A \$30K FY08 project replaced the roof on the historic Administration Building. Design work totaling \$80K in FY08 was completed for improvements to the Administration Building, Upper and Lower Barns, and Caretaker Hut, with \$400K of renovations to these buildings planned for FY09.

Mound City National Cemetery, IL



This historic Meigs Lodge was restored through an Enhanced Use Lease with the Mound City National Cemetery Commission.

A \$100K FY08 project will strip and repaint the existing historic ornamental wrought iron fencing along the entire front of the cemetery. A 25-year Enhanced Use Lease signed in 2003 between the VA and Mound City National Cemetery Preservation Commission has provided total renovation work to the historic Meigs Lodge, Rostrum, and Maintenance Garage/Public Restroom. Work was completed in FY06 and the Meigs Lodge is now a visitor center/museum.

New Albany National Cemetery, IN

A \$17K project in FY08 will replace the roof of the historic Maintenance Garage.

Quincy National Cemetery, IL

A \$38K project in FY08 replaced the existing chain link fence around this historic cemetery with new ornamental steel fencing.

Wood National Cemetery, WI

A 10-year lease agreement between the NCA and Soldiers Home Foundation is being finalized. The agreement will accomplish approximately \$100K of renovations to the interior and exterior of the historic Gatehouse building, allowing it to be used for museum purposes.

Zachary Taylor National Cemetery, KY

Approximately \$60K of design work for improvements to the existing historic storm drainage system that is no longer fully functional is being done in FY08. An FY09 project is planned to construct the storm drainage improvements at a cost of \$350K.