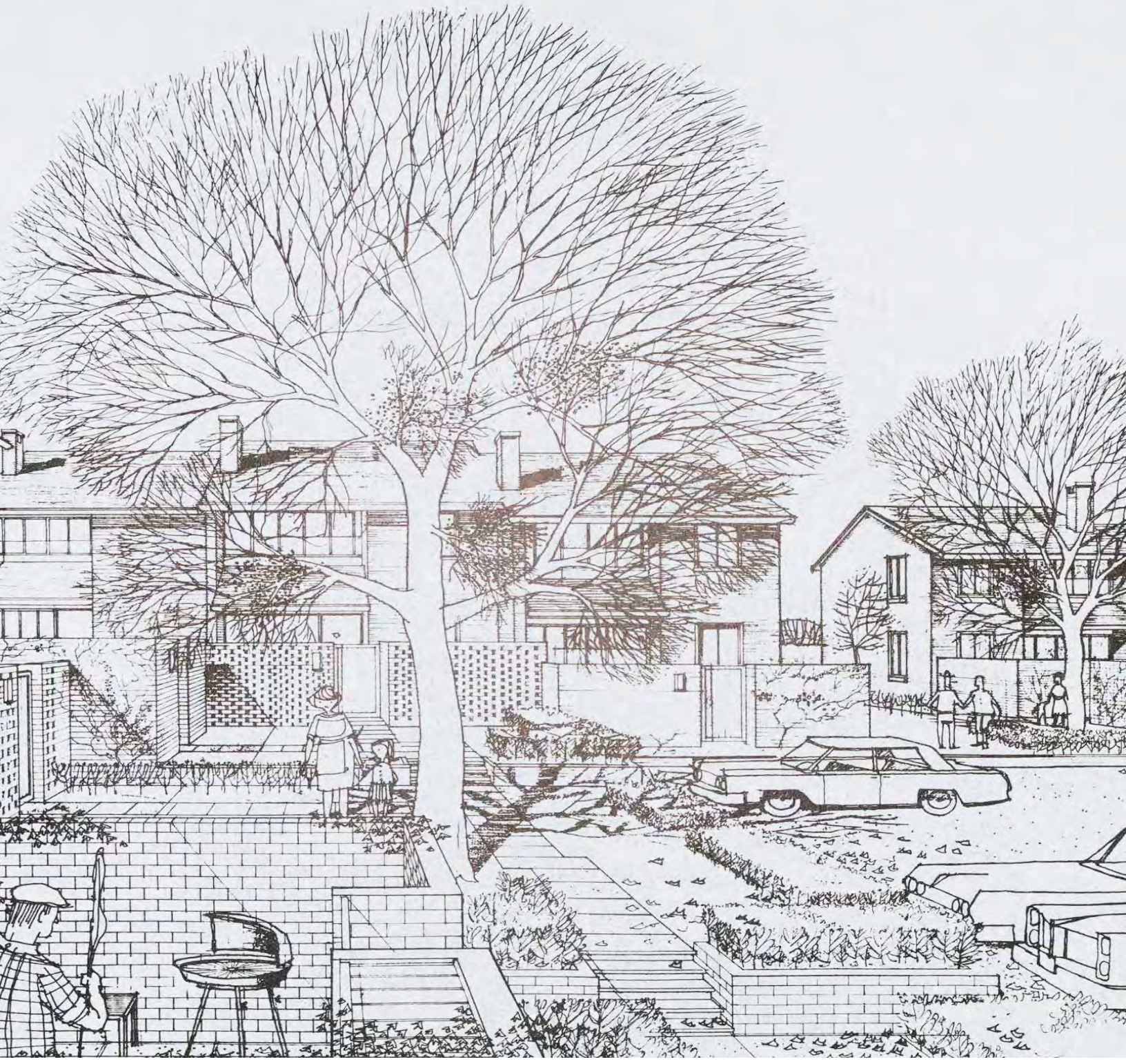




Neighborhood Design Guidelines

for Vietnam War Era Neighborhoods



Preface

The Neighborhood Design Guidelines for Vietnam War Era Neighborhoods (Neighborhood Design Guidelines) are part of an integrated programmatic treatment for Army Vietnam War Era housing that:

- fulfills the requirements of Section 106 of the National Historic Preservation Act (NHPA) of 1966, as amended and
- balances the concerns for the quality of life, health, and safety of resident military families with preservation of Army Vietnam War Era housing.

These guidelines were developed in response to the *Program Comment for Vietnam War Era Housing* approved by the Advisory Council on Historic Preservation (ACHP) effective 17 March 2023. The *Program Comment* stipulated the Army:

- Prepare Vietnam War Era Housing neighborhood design guidelines in coordination with the ACHP within one year of issuance of the *Program Comment*,
- Address the design and setting of Vietnam War Era neighborhoods and landscape features in the *Neighborhood Design Guidelines*,
- Ensure the *Neighborhood Design Guidelines* are available to those installations with Vietnam War Era housing, and
- Implement the *Neighborhood Design Guidelines* to the maximum extent practicable in planning management actions that affect the overall design of Vietnam War Era neighborhoods (Advisory Council on Historic Preservation [ACHP] 2023:28580).

The *Neighborhood Design Guidelines* explore the design principles used in Vietnam War Era neighborhoods and identify treatment approaches that can be executed to the maximum extent practicable in planning management actions that affect the overall design of Vietnam War Era neighborhoods (ACHP 2023:28580). Considerations for planning management actions, including maintenance, modification, demolition, and construction, are presented that will retain the overall design characteristics of the neighborhoods. Additional guidance may be found in the Secretary of the Interior's Standards for the Treatment of Historic Properties, with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings.

The drawings included throughout this document were excerpted from the 1964 *Design Folio for Military Family Housing* prepared by A. Quincy Jones and Frederick Emmons, George Matsumoto, Robert A. Little and George F. Dalton, and Keyes, Lethbridge & Condon. The *Design Folio* presented standardized plans, which subsequently were site-adapted and modified based on individual installation needs. The housing units that ultimately were constructed were much more modest, stripped-down versions of the drawings depicted in the folio.

Neighborhood Design Guidelines for Vietnam War Era Neighborhoods

Submitted To: Office of the Assistant Secretary of the Army for Installations,
Energy and Environment, Army Federal Preservation Officer,
110 Army Pentagon, Washington, DC

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Submitted By: Angayut, LLC

Submitted: October 2023

◀1▶ Introduction

The Neighborhood Design Guidelines will assist the Army with its stewardship and management responsibilities pursuant to the *Program Comment* prepared by the Army and approved by the ACHP. The *Program Comment* is a compliance document under the NHPA. Implementation of management actions to Vietnam War Era neighborhoods is authorized under the Program Comment. Management actions are described in greater detail in Chapter 2.

Purpose

The purpose of these *Neighborhood Design Guidelines* is to offer guidance to Army Residential Communities Initiative (RCI) and Army Family Housing (AFH) managers for the treatment of Vietnam War Era neighborhoods in compliance with the *Program Comment for Department of the Army Vietnam War Era Housing, Associated Buildings and Structures, and Landscape Features (1963-1975)* (ACHP 2023).

Overview of Vietnam War Era Housing Programs

The military developed a comprehensive program for providing family housing during the Vietnam War Era (1963 – 1975). This multi-faceted approach included a combination of private-sector housing available in communities adjacent to military installations in conjunction with housing constructed on behalf of, and owned and managed by the Army and located on Army installations. The Army adopted planning principles and residential designs that also were in use in the civilian market. The neighborhoods have undergone continuous modification in response to changing housing standards, materials failure, architectural stylistic trends, and expectations regarding suburban living.

Design Influences Governing the Construction of Vietnam War Era Housing

Civilian-sector suburbanization trends provided the basis of housing constructed by the Army during the period 1963–1975. In its effort to provide quality housing within congressionally mandated cost limitations, the Army turned to the civilian sector for guidance. Each period of Vietnam War Era housing reflects the design trends and neighborhood planning concepts popular at the time of their construction. The earlier neighborhoods (1963-1964) comprised long blocks of curvilinear streets. The ranch-type dwellings in these low-density neighborhoods had uniform



setbacks. The higher-density neighborhoods constructed between 1964 and 1975 exhibited elements of planned, or cluster, unit development whereby groups of buildings are clustered together around culs-de-sac or loops creating open spaces, or courtyards, that accommodated parking and play areas. Two-story, contemporary-style townhouses and apartment buildings were staggered on buildings lots to provide privacy. Historic stylistic references were absent in the original design of the buildings regardless of the period of construction. Minimal landscaping is present.

Character-defining features:

- High density
- Clustered housing
- Open spaces
- Modern design aesthetic for buildings; few stylistic references or ornamentation
- Continuous program of material modification in response to material failure or to meet current living standards

Army family housing built between 1963 and 1975 evolved over three progressive but overlapping sequential stages:

- 1963-1964. Housing constructed in these initial years of the era generally mirrored housing plans prepared under the earlier Capehart Act program (1955 – 1962).
 - Character-defining features:
 - Curvilinear streets
 - Long blocks

- Small front-yard setbacks that are regular, uniform in size, and equilateral in distance from the street and to each other
 - Spacious side yards
 - Large rear yards
 - Parking stubs (i.e, small pad accommodating one car) or carport
 - Parking courts serving multi-family units
 - Attached or detached storage units
 - Single-family and duplex units
- 1964-1972 (*Design Folio* Neighborhoods). In 1964, the DoD undertook an initiative that resulted in the preparation of new standardized housing designs. This effort was a response to the need to provide a selection of options that addressed a variety of climate and site conditions while meeting the congressionally imposed cost limitations for the construction of new housing units. The DoD commissioned four architectural firms -- A. Quincy Jones and Frederick Emmons, George Matsumoto, Robert A. Little and George F. Dalton, and Keyes, Lethridge & Condon -- to prepare the *Design Folio for Family Housing (Design Folio)* to meet military family housing requirements. The resulting *Design Folio* incorporated planned unit development principles and presented design solutions for townhouses, duplexes, and single-family units. Planned unit development, also called cluster unit development, advocated grouping dwellings closer together than in previous suburban neighborhoods, and encouraging the construction of a variety of housing types, including townhouses and apartment buildings, within the same neighborhood as single-family housing. The *Design Folio* is posted on the Army's Program Comment website <https://www.denix.osd.mil/army-vwehh-pc/>. In addition, under planned unit, or cluster unit development, townhouses and apartment buildings were grouped around courtyards or cul-de-sac to create open space or communal surface parking. Housing units constructed between 1964 and 1972 incorporated the design concepts presented in the *Design Folio*. The majority of this housing was built after 1966, following the resumption of Federal funding for family housing. Using in-house design staff and in consultation with civilian-sector architect Ned H. Abrams & Associates and planner Ken F. Mitchell, the DoD revised the site plans in 1967 with an emphasis on multi-family and townhouse units. These site plans later were incorporated into a revised *Design Folio*.

- Character-defining features:
 - Implementation of cluster unit, or planned unit, development concepts
 - Townhouses and apartment buildings grouped, or clustered, together
 - Maximization of open and green spaces
 - Gently curving major arteries with secondary roads
 - Looping roads and culs-de-sac
 - Communal surface parking or covered carports for townhouse groupings
 - Sidewalks

- 1973-1975 (Post-1972 Neighborhoods). Housing constructed during this final period reflects units constructed in accordance with the revised *Design Folio*, the subsequent *Construction Criteria Manual* issued in 1972, and related construction instructions, such as the *DoD Guide Specifications for Military Family Housing* (DoD 4270.21-SPEC). Updates and revisions were made to the *Design Folio* continuously through the end of the Vietnam War Era.
 - Character-defining features:
 - Variety in side-yard setback, which was dependent on the type of housing, i.e., single-family, duplex, or townhouse
 - Large-off-street parking areas
 - Culs-de-sac
 - Sidewalks on one or both sides of the street (R. Christopher Goodwin & Associates, Inc. 2022).

◀2▶ Organization and Application

Criteria for Application of the *Neighborhood Design Guidelines*

The *Design Guidelines* should be consulted when planning management actions for Vietnam War Era neighborhoods. Management actions include repair, maintenance, rehabilitation, demolition, hazardous material abatement, lease, transfer, conveyance, and new construction. Application of the *Design Guidelines* to management actions must weigh the financial implications against improving the quality of military family housing. Specifically, implementation of the guidelines occurs "to the maximum extent feasible or capable of being considered or carried out with reasonable effort taking into account considerations regarding the financial implications for housing improvements and new construction and the benefits those other management actions have in terms of improving the quality of life, health, [and] safety of military families" (ACHP 2023: 28584).

Program Comment management actions are implemented by Army installations, or by Army RCI partners where the housing has been privatized, without any further review by State Historic Preservation Offices (SHPO), installation Cultural Resources Managers (CRM), or other stakeholders. Review of the management actions by the ACHP, SHPOs, and other stakeholders occurred during the Program Comment development process.

The following management actions as defined in the *Program Comment* are further summarized below to assist RCI partners and AFH with the implementation of the *Design Guidelines* in Vietnam War Era neighborhoods to the maximum extent practicable.

Demolition

Demolition applies to the whole or partial dismantling and/or destruction of Vietnam War Era housing and neighborhoods in their entirety. Demolition may be necessary when housing and neighborhoods are deteriorated; excess to needs; vacant; present health and safety hazards; or when required to improve the quality of life for military families.

Maintenance and repair

Activities undertaken to maintain and repair Vietnam War Era neighborhoods are those necessary to keep the buildings in an operational state, or bring them back to an operational state through the replacement of elements, features, systems, and materials that are damaged, destroyed, broken, obsolete, or deteriorated.

Renovation

Improvements to housing using current industry standard building materials and methods and including any interior and exterior alterations and modifications; exterior additions that increase square footage of housing; interior floor plan changes; actions to improve energy efficiency and climate resiliency; removal and replacement of out of date, obsolete, damaged, deteriorated, or defective interior and exterior building materials and elements including windows and doors; removal and replacement of interior walls, ceilings, and flooring; removal and replacement of mechanical systems or elements thereof; and other alterations and modifications that modernize housing to improve the quality of life of residents.

New Construction

New construction is defined as using current industry standard building materials and methods for the construction of new housing, associated buildings and structures, and landscape features in Vietnam War Era neighborhoods (ACHP 2023:28583, 28584).

The *Program Comment* developed by the Army and approved by the ACHP provides additional information regarding management actions that may be of use to RCI and AFH managers.

The *Neighborhood Design Guidelines* were developed to provide a framework for planning improvements to neighborhoods constructed during the Vietnam War Era and are applicable to all such neighborhoods constructed between 1963 and 1975. The guidelines recognize that Vietnam War Era neighborhoods have been subject to nearly uninterrupted change and that future changes may be necessary for the Army to continue to provide high-quality housing that meets current living standards and expectations.

How to Use the *Neighborhood Design Guidelines*

The guidelines are divided into two sections: Site Plans and Buildings. An overview of the design and layout of the residential communities is discussed under Site Plans. Site Plan topics explored include circulation, landscape plans, and public and private spaces. Building topics focus on scale, mass, proportion, and siting.

The following steps provide general perimeters for implementing and applying the *Neighborhood Design Guidelines*:

1). Familiarize yourself with the neighborhood.

Housing managers should have a working knowledge of the key characteristics of the Vietnam War Era neighborhoods. Knowledge of the neighborhoods and changes over time, are useful for effective implementation of future modifications and alterations.

2). Understand the purpose of the *Neighborhood Design Guidelines*.

The purpose of the guidelines is to allow for modifications and alterations, while maintaining overall neighborhood character. The *Neighborhood Design Guidelines* offer a variety of approaches rather than proscribing a set of specific mandates.

3). Select the guideline that is commensurate with the scope of work.

The relevant recommendation should be considered when planning improvements.



◀3▶ Neighborhood Designs

Site Plans

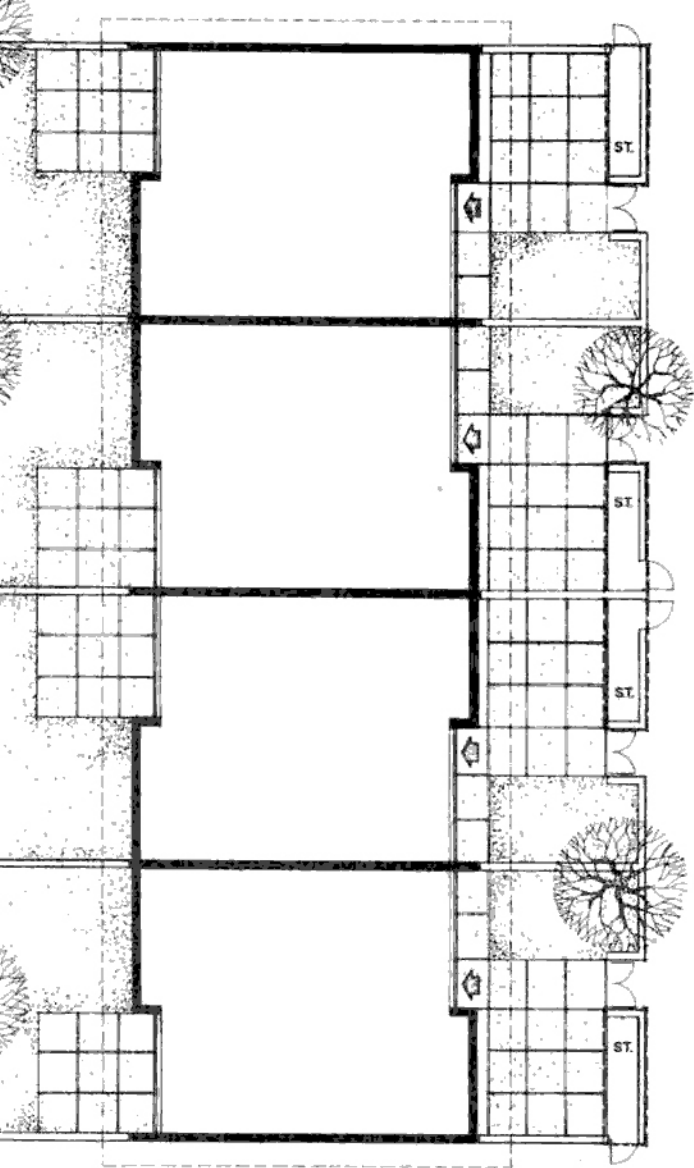
Neighborhoods constructed during the Vietnam War Era have decidedly suburban, residential settings, whereby residential uses are segregated from commercial and other uses.

Vietnam War Era neighborhoods have similar features, regardless of construction location. These features include curvilinear streets, courts, and culs-de-sac; sidewalks; uniformity in building placement, mass, scale, and proportion; minimalistic landscaping; site amenities including communal mailboxes, bus shelters, and street furniture; and ancillary structures such as storage facilities. Variety in building type is common. Neighborhoods can include a combination of one- and two-story, single-family, duplex, townhouse, and apartment buildings. Parking can be communal; driveways are more commonly associated with single-family or duplex buildings. Carports frequently are provided. A select number of garages may be present. The neighborhoods may have all or some of these characteristics. All the neighborhoods, however, are highly uniform in terms of layout and building placement, scale, mass, proportion, and orientation.

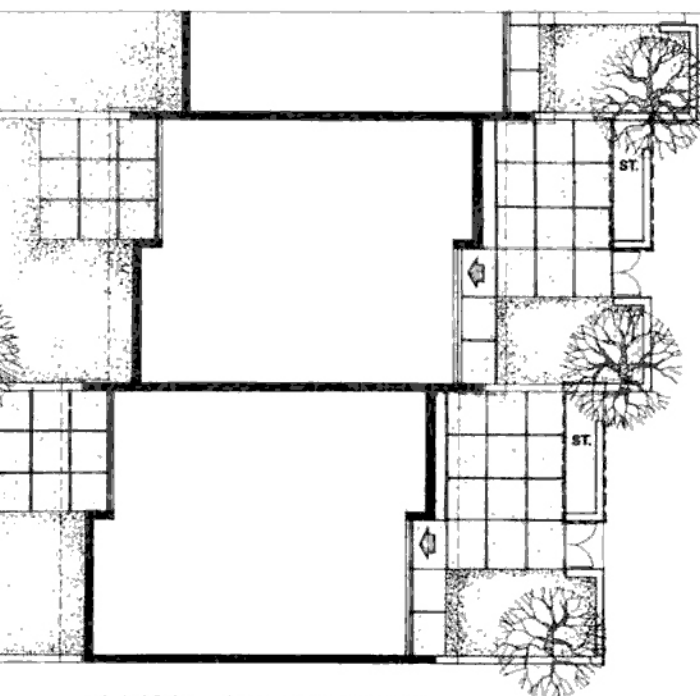
The neighborhoods reflect the installation needs at the time they were constructed. This need-based approach created differences between the neighborhoods within the installation and from one installation to another and resulted in building variety in terms of dwelling type (i.e., single-family, duplex, townhouse, and apartment) among the neighborhoods. For these reasons, differences exist between the different neighborhoods in terms of neighborhood layout and design.

In neighborhoods comprised mainly of single-family or duplex units, the buildings are uniformly aligned along the street and have regular setbacks. These neighborhoods tend to have curvilinear streets. The higher density neighborhoods (usually those based on *Design Folio* designs or constructed post 1972) comprised of townhouse and apartment buildings are organized around a system of primary and secondary roads where by the primary road provides access to and through the neighborhood with the secondary roads leading to courts, loops, or culs-de-sac along which the buildings are sited. Buildings and units may be staggered to afford privacy.

Parking frequently is located in the open space created by the courts, loops, and culs-de-sac. In some instances, the parking was accessible directly from the primary road; residents accessed



TYPICAL GROUP SITING PAIRED UNITS - IN LINE



TYPICAL GROUP SITING SINGLE UNITS - STAGGERED

their dwellings from the parking lot. Single-family and duplex units frequently had driveways, with those constructed post 1972 able to accommodate more than one car. Sidewalks are found on one or both side of the street and provide access to parking areas from the dwelling unit or connect the neighborhoods to other areas of the installation. Tree lawns also are found in select neighborhoods. Ancillary buildings such as storage buildings generally are original to the housing areas. They can be incorporated into the parking area at the front of the dwelling unit or in the rear yard.

Individual Vietnam War Era neighborhoods adopt highly uniform arrangement in building siting and placement regardless of construction period or building type. Differences may be present from one neighborhood to another; however, within each neighborhood uniformity is strictly applied. Neighborhoods may acknowledge the existing terrain as evident in changes in building height or unit entrance. Building orientation, placement on building lot, and setback are strictly uniform. Depending on the type of dwelling unit (single-family/duplex or townhouse), the buildings may front directly onto the street or the communal parking. All building types within a neighborhood have the same size, the same size footprint, are located on the same size lot, and have the same size yard. The buildings run parallel to and face the street or each other across courtyards or culs-de-sac. Privacy fences are common for duplexes and townhouses.

Landscaping is minimal in Vietnam War Era neighborhoods. Generally, stands of trees that were present at the time of neighborhood construction were retained and served as buffers or screens between

the neighborhoods and other uses. Similarly, trees may provide a level of screening for parking areas. Deciduous trees demarcate individual dwelling units. Foundation shrubs and small yards are common.

Vietnam War Era neighborhoods adopt design and planning principles that were popular in the private sector during their respective periods of construction. Early neighborhoods from 1963-1964 generally consist of longer blocks of curvilinear streets; homogeneity in unit type was common. Neighborhoods consisted exclusively of single-family or duplex units. The post 1964 neighborhoods adopted the tenets of planned unit, or cluster unit, design. Under this planning concept, buildings were clustered and sited closer together than in earlier suburban development models. Higher neighborhood density was achieved through the use of townhouses and apartments. This type of neighborhood design enabled more open space by concentrating building locations. Open spaces are used for parking or play areas. The reliance of higher density housing units also was in response to the need to provide more housing for enlisted and lower ranking officers, which represented a large segment of the military population that needed housing. Higher density neighborhoods met the Army's need to provide the greatest number of units as efficiently as possible.

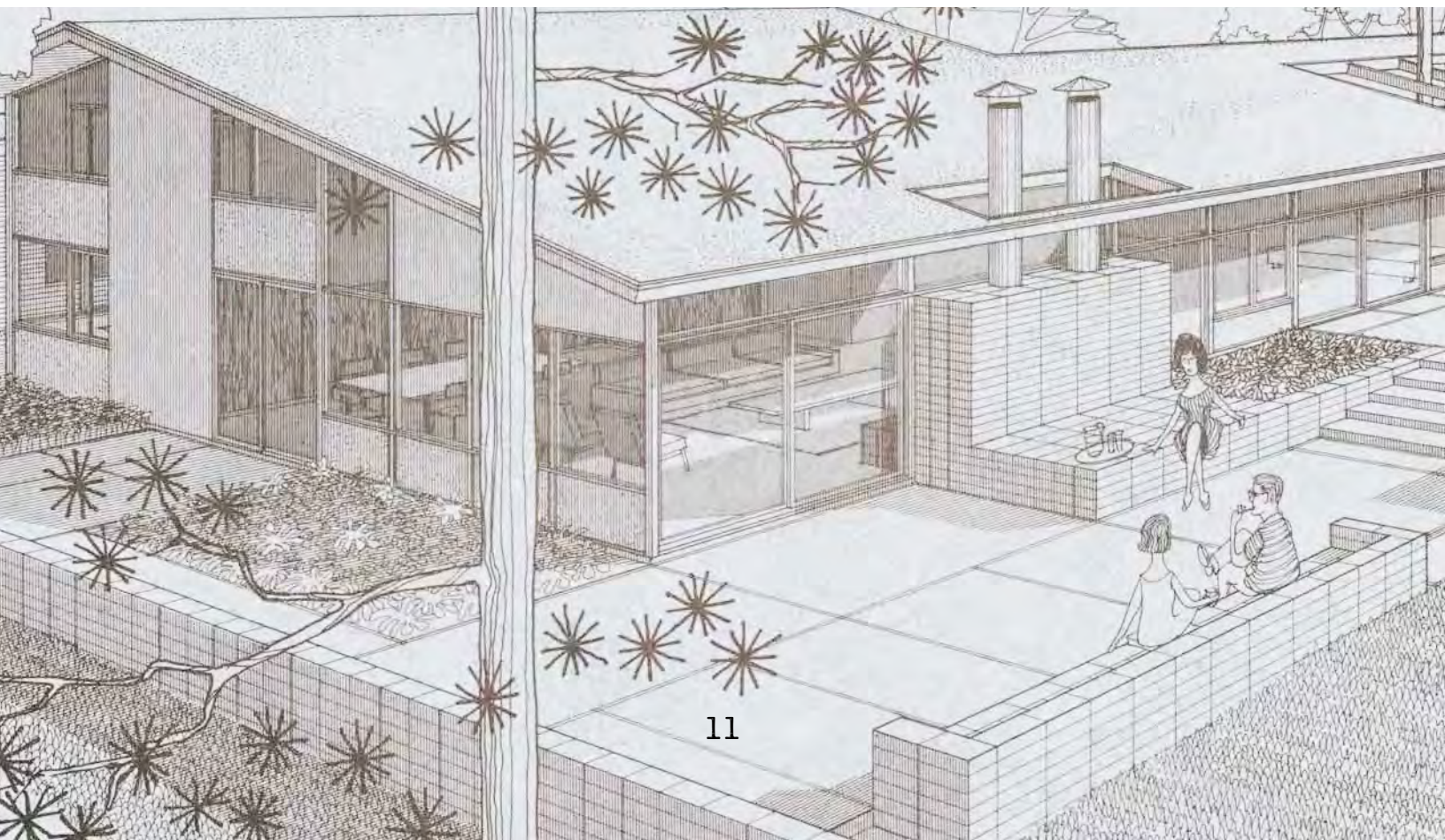


Neighborhood modifications have occurred continuously since original construction. Communal mailboxes and bus shelters have been added to select neighborhoods and play equipment has been added or updated. Similarly, carports and fences have been added or replaced.

Buildings

The buildings in Vietnam War Era neighborhoods adopt design principles popular in the civilian market. Low-scale buildings having rectangular, linear footprints were standard; although, some buildings may have adopted complex massing and roof forms. In general, the buildings have the same height, massing, scale, and footprint. The neighborhoods consist of buildings ranging in height from one to two stories, with single-family units exclusively one story tall. Stylistically, the buildings adopt a modern or contemporary aesthetic. Ornamentation referencing a distinct architectural style is absent; elements recalling popular stylistic references, if present, were applied later.

The neighborhoods have been subject to a continuous program of modification and alteration to building materials and components. These changes were undertaken in response to material failure, to abate hazardous materials, or due to changing tastes. Modifications may be neighborhood-wide or on an individual basis because of need or availability of funding.



◀4▶ Site Plans and Buildings

This chapter presents guidance for modifications and changes to Vietnam War Era neighborhoods. Each topic begins with an overview summary of what was planned and is followed by a brief discussion of current appearances. Guidance for changes to sites plans and buildings are presented.

Site Plans

Vietnam War Era neighborhoods reflect the prevailing trends in suburban neighborhood design from their respective periods of construction. While multi-unit townhouse and apartment buildings were constructed, select numbers of single-family and duplex units also may be present in the neighborhoods. Construction was responsive to changes in grade, adopted uniform setbacks, and comprised one- and two-story buildings. Neighborhood size depended on installation need and varied from infill development in established neighborhoods to large-scale neighborhoods





of more than 200 units. Generally, the early 1963-1964 neighborhoods consisted of long blocks of curvilinear streets, with buildings having small, but uniform front-yard setbacks. Single-family and duplex units were common. By contrast, post-1964 neighborhoods exhibited the principles of cluster development whereby townhouse blocks and apartment buildings were grouped together, which enabled the creation of more open spaces. These buildings were accessible from loops or culs-de-sac that branched off of major arterial roads. Courts or parking areas were created in the areas created by the loops and culs-de-sac. The buildings and units were staggered to maximize privacy. These neighborhoods emphasized greenspaces and retention of existing landscaping and topography. Site plan components included circulation, landscape, public spaces, and private spaces.

Circulation

The neighborhood circulation system is divided into vehicular, street access and pedestrian, sidewalk access.

Streets

The neighborhoods adopt circulation patterns appropriate to their period of construction. Generally, wide, gently curving streets are found in 1963-1964 neighborhoods. The vehicular circulation network of post-1964 neighborhoods employ loops and culs-de-sac around which

groupings of townhouses or apartment buildings were constructed. Primary, arterial roads provided access to the secondary road network of loops and culs-de-sac. Tree lawns (i.e., the grassy strip between the sidewalk and the curb) may be present in select neighborhoods.

Sidewalks

Concrete sidewalks from the building or dwelling unit entrance lead to the parking area or directly to the street. The neighborhood sidewalk network lines one or both sides of the street, depending on the neighborhood. A sidewalk may run parallel to the tree lawn, if present.

Guidelines for Neighborhood Planning: Circulation

When planning improvements to the circulation network, consider to the maximum extent practicable:

- Consulting existing drawings for guidance on the layout of the streets and sidewalks and the location of curb cuts and driveways.
- Maintaining the existing road network including courtyards, loops, and culs-de-sac.

Landscape Plans

Archival research undertaken for the development of the [*Historic Context for Army Vietnam War Era Historic Housing, Associated Buildings and Structures, and Landscape Features \(1963-1975\)*](#) suggests landscaping was a consideration for Vietnam War Era housing neighborhoods; however, research did not identify specific landscape plans. The landscaping of Vietnam War Era neighborhoods is minimalist, regardless of period of neighborhood construction. Plantings typically consist of deciduous trees located at individual dwelling units and foundation shrubs. Large stands of trees acting as buffers



between neighborhoods may be present. Common landscape features include privacy fences and screening, plant materials, topography, and grading; natural features including wooded landscape buffers and screening; and amenities such as street furniture, communal mailboxes, and shelters for refuge collection.

Fences and Walls

Privacy fences may be present between duplex and townhouse units. In addition, some neighborhoods incorporate low-scale masonry walls at individual dwelling units to screen trash receptacles.

Plant Materials

Trees and foundation shrubs may have been planted upon completion of the neighborhoods. Current landscaping may or may not be original to the construction of the neighborhood.

Amenities

Vietnam War Era neighborhoods have a variety of different landscape amenities. The number and type of amenities is dependent on the neighborhood and neighborhood and installation needs and may or may not be original to the construction of the neighborhood. These resources include communal mailboxes, streetlights, bus shelters, and shelters for refuge collection, among other types of street furniture.





Guidelines for Neighborhood Planning: Landscape Plans

When planning improvements to landscape plans, consider to the maximum extent practicable:

- Maintaining existing landscape features, including privacy fences and walls, plant materials, and amenities.
- A regular painting schedule for wood privacy fences to ensure their longevity.
- Regular inspections of walls and privacy fences to help prevent costly future repairs.
- Repairing or replacing sections of walls and fences in need of repair due to deterioration using current industry building materials and methods.
- Demolishing walls and fences that have deteriorated beyond repair.
- Matching the replacement walls and fences if needed, to the original in terms of, location, massing, and scale. Current industry standard building materials and methods may be used when replacing walls and fences.
- Removing diseased or dying plant material and replacing it if practicable.
- Turning to the existing neighborhood for guidance on replacement plant material if original drawings do not exist. The existing neighborhood provides clues on the type, location, and pattern of trees and shrubs.

- Repairing or replacing site amenities in need of repair or replacement. Use current industry standard building materials and methods when replacing materials or constructing new amenities. Repair and replacement efforts should take into consideration the size, scale, and location of the original feature.
- The demolition of those amenities that have deteriorated beyond which it is practical to repair and replace. Consider matching the new features to the originals in terms of size and scale. Current industry standard materials and methods should be used when demolished amenities are replaced.
- Making new features such as bus shelters and streetlights compatible with the character of the neighborhood in terms of location, mass, and scale.

Public Spaces

Building setbacks, collective parking lots, tree lawns, and courtyards provide the basis for public spaces in Vietnam War Era neighborhoods. These public spaces accommodated passive and active recreation. Courtyards or loops created at street intersections afforded opportunities for recreational activities. The specific location of more active recreation areas that included play equipment was not proscribed.



Streetscapes

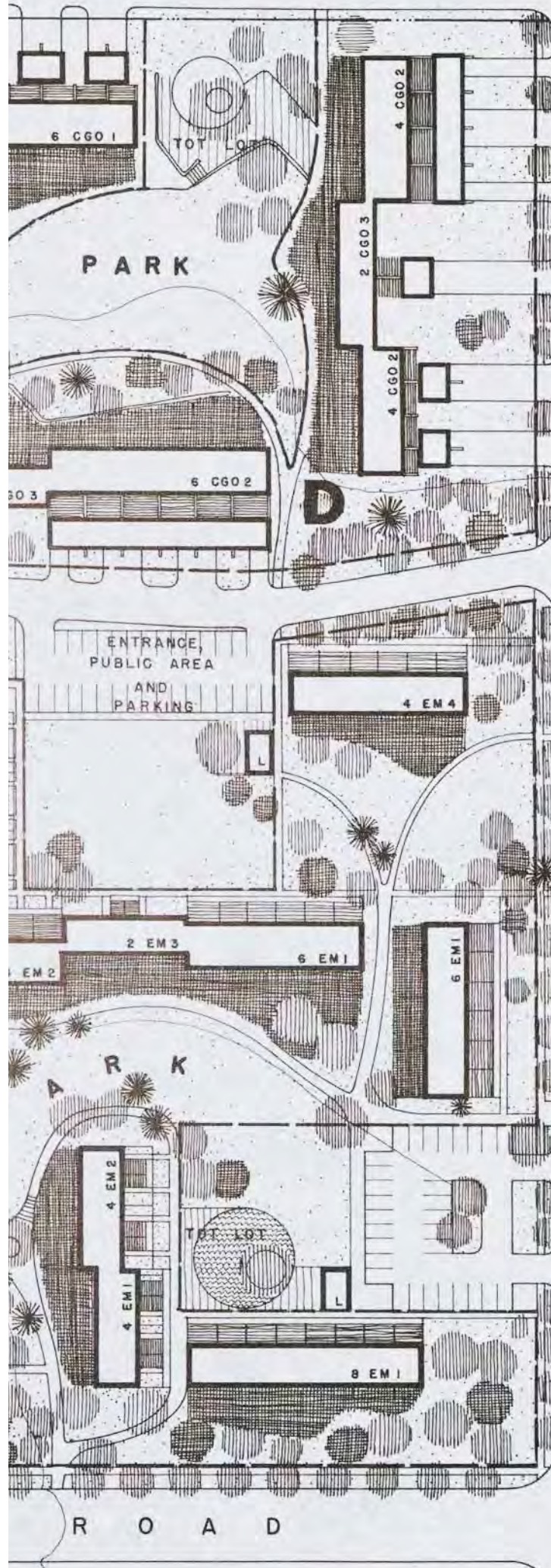
Vietnam War Era neighborhoods adopt uniformity in the streetscape through building placement, orientation, and siting. The building placement in early 1963-1964 neighborhoods is regular. Buildings in post-1964 neighborhoods may be staggered or recessed. While units and buildings may be staggered, regular front, rear, and side yard setbacks define the neighborhoods. Buildings are sited parallel to the road and are recessed to create small front yards.

Playgrounds

Playgrounds may be present in courtyards or other easily accessible open areas of the neighborhood. Few pieces of original playground equipment may be present; new equipment reflecting current safety standards is typical. In addition, play equipment may have been added to neighborhoods that originally were built without such amenities.

Parking Areas

Different types of parking options are present in Vietnam War Era neighborhoods. The type of parking was based on the rank of the neighborhood inhabitants and was commensurate with dwelling type. Single-family and duplex buildings, which generally housed higher ranking service members, could have a parking stub located in front of the dwelling unit, a carport, or a semi-enclosed, attached garage. These parking options most typically are found in 1963-1964 neighborhoods. Fully-enclosed attached garages may be present in select neighborhoods. Parking for multi-family units, i.e., townhouse and apartment buildings, generally is provided through surface parking,





which may or may not have carports. Carports can be original to the neighborhood or later additions. Communal parking defines the post-1964 neighborhoods. Earlier neighborhoods generally provided parking sufficient for one car. Later communities, such as those constructed post 1972, could accommodate two cars per dwelling unit. Residential buildings may front onto or partially surround the communal parking areas.

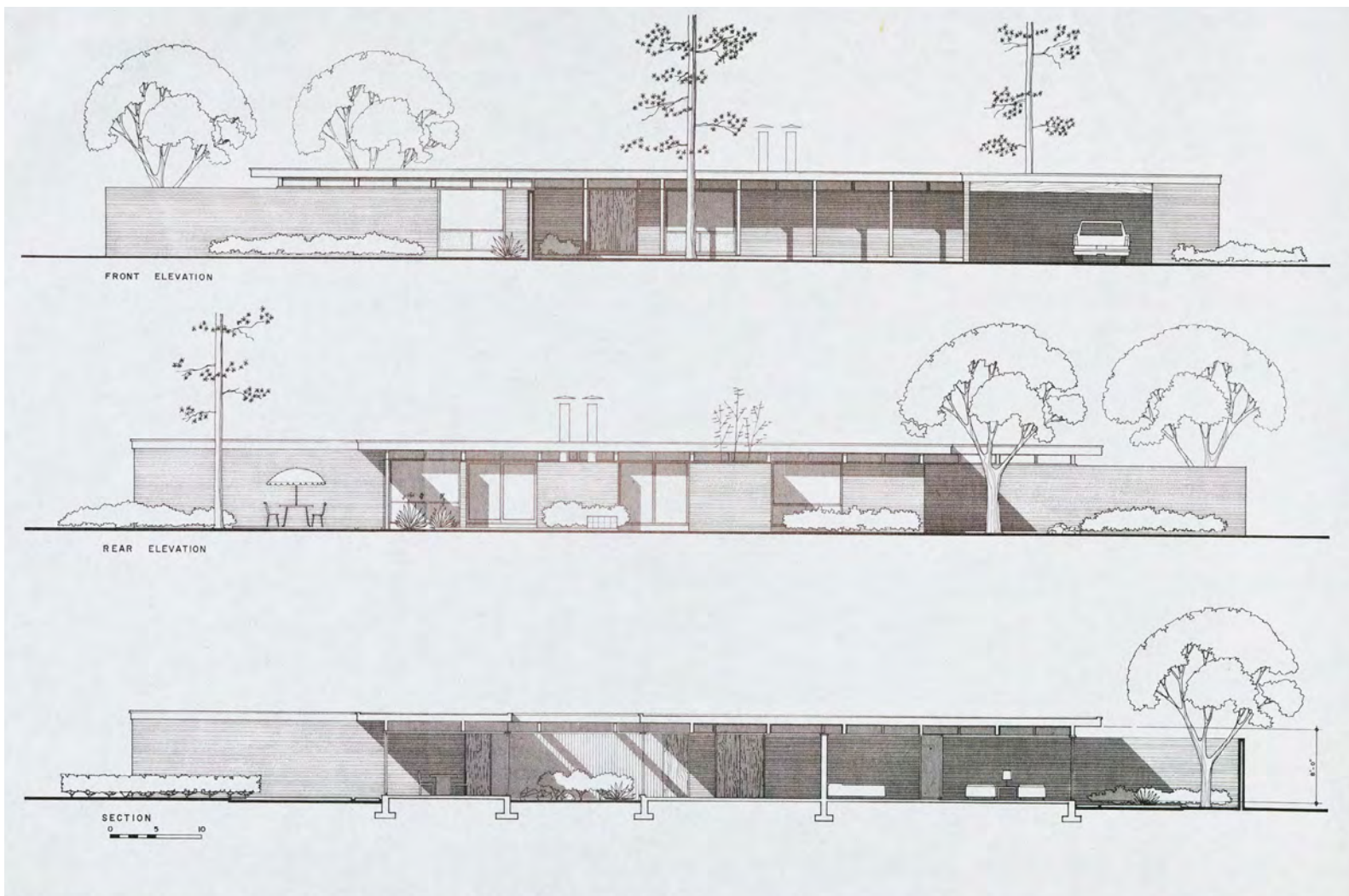
Guidelines for Neighborhood Planning: Public Spaces

When planning for public spaces, consider the streetscape and site improvements, consider to the maximum extent practicable:

- Maintaining the existing circulation networks including street systems, such as courtyards, loops, and culs-de-sac, and sidewalks. Maintaining the public spaces, including streetscapes, playgrounds, and parking areas, as dictated by existing setbacks, building placement, and siting, and the location and configuration of existing playgrounds and parking areas.
- For new and infill construction, replace demolished buildings to eliminate breaks in the streetscape. The construction of new buildings and infill should take into account the alignment, placement, siting, and setback established by the existing buildings. Current industry standard building materials and methods should be used for construction.



- For new additions: Siting additions to the rear or the side elevations should be considered in order to maintain the existing public spaces created by the placement and alignment of current buildings along the street. Consider matching new construction to the setback and alignment established by other buildings along the street. Use current industry standard building materials and methods for new construction.
- Repairing and replacing play equipment in need of repair due to deterioration or changing safety standards.
- Constructing additional new playgrounds where open space permits.
- Repairing and replacing carport features in need of repair and replacement, including the support posts and roof. Current industry standard building materials and methods for the construction the new replacement features should be used.
- Creating new parking lots that are similar in design, placement, location, and size as the existing, if new parking is required.



Private Spaces

Private space in Vietnam War Era neighborhoods is located in the backyards, and to a lesser extent, the side yards of the individual dwelling units. These private spaces are intended for use by the individual resident and not for the community as a whole. Private spaces can open onto public spaces, such as parks and pathways. The residential buildings provide the transition between the private, rear and side yards, and the public spaces fronting the streetscape. Rear yard private spaces can include fences and patios, service yards, and storage buildings. Service yards and storage buildings also can be found in the front and side yards, depending on the building type (i.e., single-family and duplex buildings or townhouses). Fences delineate the individual dwelling units and the commensurate private spaces. Service yards may be screened from public view through the use of low-scale masonry walls. Storage buildings can be located in the rear yard and be used to help define the rear yard perimeter, or in the front of the building. Those storage buildings located in the front of the building often are incorporated into the parking space and covered by a carport.

Guidelines for Neighborhood Planning: Private Spaces

When planning improvements to private spaces, consider to the maximum extent practicable:

- Maintaining the existing relationship of the housing units to the neighborhood's public and private spaces.
- Keeping fences, patios, service yards, and storage buildings in good repair.
- Repairing and replacing fencing and storage buildings in need of repair. Use current industry building materials and methods if repair and replacement of such components of private spaces becomes necessary.
- New construction of fencing, patios, service yards, and storage buildings should match the scale, siting, and location of existing private-space components if feasible. Use current industry standard building materials and methods for new construction of fences, patios, service yards, and storage buildings.



Neighborhood Buildings

The buildings found in Vietnam War Era neighborhoods consist of one- and two-story, single-family, duplex, and townhouse residences; a select number of apartment buildings also were built. The buildings are linear and adopt rectangular footprints. Exteriors generally are symmetrical; however, the façade plane may be interrupted through recessed entries, projecting bays, or in the case of townhouses, staggering of individual dwelling units. Gable roofs are frequent, although complex roof forms also may be present. Neighborhood buildings exhibit a high degree of uniformity in terms of scale, mass, and siting. Differences occur among neighborhoods rather than between buildings within the neighborhoods. The modest scale of the residential buildings reflects the cost restrictions for the construction of family housing imposed by Congress. Architectural stylistic references are absent; if present, they are later applications. Continuous modification and alteration have occurred to the buildings. These changes include replacement, in whole or in part, of cladding and roofing materials, windows, reconfiguration of building interiors, and the application of ornamentation. Few buildings retain the materials original to their construction dates. Modifications have occurred in response to changing tastes and expectations regarding residential design and living habits; because of material failures; and to abate hazardous materials. These changes may have occurred on a building-by-building basis or neighborhood wide. Because of the degree to which Vietnam War Era neighborhoods have been modified, the following guidelines emphasize maintaining overall neighborhood character rather than maintaining individual building features.

Guidelines for Neighborhood Planning: Neighborhood Buildings

When planning improvements to buildings, to the maximum extent practicable:

- Repair or replace neighborhoods and buildings in need of repair or replacement. Use current industry standard building materials and methods when replacing existing buildings or constructing new ones. Repair and replacement efforts should take into consideration the size, scale, and location of the original buildings.
- Replace demolished buildings to eliminate breaks in the streetscape in instances of infill construction. Consider matching new infill construction to the setback, placement, siting, and alignment established by existing buildings along the street. Use current industry standard building materials and methods for new construction.
- Consider locating additions on secondary elevations (i.e., side or rear) and adopting the same massing, scale, siting, and proportion as the primary building.

◀5▶ New Neighborhoods

The replacement of Vietnam War Era neighborhoods with new neighborhoods may be necessary to meet the Army's goal of improving the quality of life, health, and safety for those military families living in Army housing (ACHP 2023:28576). Vietnam War Era neighborhoods incorporate design trends commensurate with their periods of construction. Neighborhoods constructed in 1963-64 may be comprised of long-blocks defined by gently curving roads, with single-story, single-family or duplex units uniformly sited on building lots. Neighborhoods constructed after 1964 generally incorporate planned unit, or cluster unit, development concepts. Key components of this planning principle include a variety of housing types, with single-family, duplex, townhouse, and apartment buildings sited closely together. Buildings are concentrated to facilitate the construction of open spaces. Primary streets provide access to the neighborhoods. Secondary streets ending in courts, loops, and culs-de-sac provide access to the buildings, and are where communal parking or greenspace may be present.

New neighborhoods may adopt contemporary design principles and neighborhood planning concepts. Use of current industry standard building materials and methods are appropriate to meet the Army's family housing goals. The graphics depicted in this chapter represent new



neighborhood and townhouse design examples prepared by Army RCI partners. Such new designs comport with these guidelines.

When designing new neighborhoods, consider to the maximum extent practicable:

- Large open spaces and/or smaller play areas
- Regularity in building placement on buildings lots
- Access to adjacent neighborhoods via trails
- Uniformity in building mass, scale, and proportion
- Two- or three-story buildings
- Installation of street trees
- Secondary roads that provide access to communal parking lots and/or garages



CREDITS

Cover page: Excerpt from 1964 *Design Folio for Military Family Housing*. Located among the George Matsumoto Architectural Drawings and Other Papers MC 00042. North Carolina State University Special Collections Research Center, Raleigh, North Carolina. Hereafter referenced as *1964 Design Folio for Military Family Housing*.

Page 2: Olive Terrace Neighborhood, Fort Gordon, Georgia. Source: Fort Gordon Cultural Resources Management Office, 1978.

Page 7: Potomac Place Neighborhood, Fort Meade, Maryland. Source: R. Christopher Goodwin & Associates (RCG&A), Inc., 2022.

Page 9: Excerpt from 1964 *Design Folio for Military Family Housing*.

Page 10: Gordon Terrace Neighborhood, Fort Gordon, Georgia. Source: Fort Gordon Cultural Resources Management Office, 1966.

Page 11: Excerpt from 1964 *Design Folio for Military Family Housing*.

Page 12: Excerpt from 1964 *Design Folio for Military Family Housing*.

Page 13: Dogwood Terrace Neighborhood, Fort Polk, Louisiana. Source: RCG&A, Inc. 2021.

Page 14: Excerpt from 1964 *Design Folio for Military Family Housing*.

Page 15: Custer Court Neighborhood, Fort Jackson, South Carolina. Source: RCG&A, Inc., 2021.

Page 16: Olive Terrace Neighborhood, Fort Gordon, Georgia. Source: Fort Gordon Cultural Resources Management Office, 1975.

Page 17: Ardennes Neighborhood, Fort Bragg, North Carolina. Source: RCG&A, Inc., 2021.

Page 18: Excerpt from 1964 *Design Folio for Military Family Housing*.

Page 19: Glick Place Neighborhood, Fort Detrick, Maryland. Source: RCG&A, Inc. 2021.

Page 20: Pathfinder Point Neighborhood, Redstone Arsenal, Alabama. Source: RCG&A, Inc., 2022.

Pag 21: Excerpt from 1964 *Design Folio for Military Family Housing*.

Page 22: Fort Carson, Shoshoni Village Neighborhood. Source: RCG&A, Inc. 2021.

Page 24: Erevia Park. Source: Office of the Assistant Secretary of the Army for Installations, Energy and Environment, Army Federal Preservation Officer, 110 Army Pentagon, 2023.

Page 25: Bouton Village Neighborhood, Fort Benning, Georgia. Source: Office of the Assistant Secretary of the Army for Installations, Energy and Environment, Army Federal Preservation Officer, 110 Army Pentagon, 2023.

List of Acronyms

ACHP:	Advisory Council on Historic Preservation
AFH:	Army Family Housing
CRM:	Cultural Resources Manager
DoD:	Department of Defense
NHPA:	National Historic Preservation Act
RCI:	Residential Communities Initiative
SHPO:	State Historic Preservation Officer

References

Advisory Council on Historic Preservation

- 2023 “Notice of Issuance of the Department of the Army Program Comment for Vietnam War Era Historic Housing, Associated Buildings and Structures, and Landscape Features (1963-1975), 88 FR 28573, 5 May 2023.” Electronic document, <https://www.federalregister.gov/documents/2023/05/04/2023-09418/notice-of-issuance-of-the-department-of-the-army-program-comment-for-vietnam-war-era-historic>, accessed August 2023.

R. Christopher Goodwin & Associates, Inc.

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