

Capehart Wherry Program Comment Summaries

The Capehart Wherry Program Comments (PC) were adopted pursuant to 36 CFR 800.14(e). [The Army PC](#) was signed on May 31, 2002 and the combined [Navy and Air Force PC](#) was signed on November 18, 2004. The PCs demonstrate Service compliance with their responsibilities under Section 106 of the National Historic Preservation Act.

Property Types Included within the Program Comment:

Army (2002)

Properties included within the PC include military housing built between 1949 and 1962. The Army considers its inventory of Capehart and Wherry Era properties, including any associated structures and landscape features, to be eligible for the National Register of Historic Places for the purposes of section 106 compliance. A small percentage of buildings and structures constructed during this period were not constructed with funds provided through the Capehart and Wherry funding programs, but are similar in all other respects, and are therefore included in this Program Comment.

The following property types are included in the Program Comment:

- Family housing,
- Detached garages, Carports,
- Storage buildings,
- Landscape features including but not limited to the overall design and layout of the Capehart and Wherry Era communities including:
 - Road patterns, Parking areas,
 - Plantings and landscaping, Open spaces, Playgrounds,
 - Signage,
 - Site furnishings,
 - Views into and out of the community, Setbacks,
 - Lighting, Sidewalks,
 - All other associated cultural landscape features.

Navy and Air Force (2004)

The PC includes Navy and Air Force family housing built between 1949 and 1962 termed 'Capehart and Wherry.' The Air Force and the Navy consider their inventory of Wherry and Capehart properties, including any associated structures and landscape features, to be eligible for the National Register of Historic Places for the purposes of Section 106 compliance.

Property Types Not Included in the Program Comment

Army, Navy and Air Force

The following properties that are listed, or eligible for listing, on the National Register of Historic Places are not included in the Program Comment:

- Archeological sites;
- Properties of traditional religious and cultural significance to federally recognized Indian tribes or Native Hawaiian organizations;
- Historic properties other than Army/Navy and Air Force Capehart and Wherry Era housing, associated structures and landscape features.

Impact

Army

Installations are no longer required to follow the case-by-case section 106 review process for each individual management action affecting Capehart and Wherry Era housing, associated structures and landscape features. Undertakings that are included within this PC include the following management actions for Capehart and Wherry Era Army family housing, associated structures and landscape features:

- Maintenance and repair;
- Rehabilitation; renovation;
- Layaway and mothballing;
- Demolition; Demolition and replacement; and
- Transfer or sale of lease out of Federal control.

“The Army’s proposal will, in effect, exempt one property type from any and all future compliance with section 106. The Program Comment process is not an exemption. The Program Comment reflects what the Army must follow to be in compliance with section 106.”

Navy and Air Force

By following this comment and the six treatment requirements (listed below), the Air Force and the Navy have met their responsibilities for compliance under Section 106 regarding management of their Wherry and Capehart era housing., Air Force and Navy bases will not have to follow the case-by-case Section 106 review process for each individual management action.

Navy and Air Force identified the categories of undertakings as:

- Maintenance, Repair, Layaway, Mothballing,
- Privatization and transfer out of federal agency ownership,
- Substantial alteration through renovation,
- Demolition, and Demolition and replacement.

Treatment

Army

- Historic Context: expand and revise the existing historic context, “For Want of a Home: A Historic Context for Wherry and Capehart Military Family Housing” to address the following important issues:
 - Changing Army family demographics following the end of the World War II and their impact on housing needs and responsive programs;
 - Focus on post-World War II suburbanization, housing trends and affordable housing programs in the civilian sector;
 - Identify those Capehart and Wherry properties that may be of particular importance due to their association with historically important builders, developers and architects;
 - Discuss associated structures, and landscape features, in addition to addressing the housing units; and
 - Describe the inventory of Capehart and Wherry Era housing, providing information on the various types of buildings and architectural styles and the quantity of each.
- Properties “of particular importance” list: prepare list of properties that are “of particular importance” based on the context study
 - Conduct additional historical documentation for these properties if appropriate
 - Consider preservation of these properties through continued use as military housing within funding and mission constraints

- Focus video documentation on these properties
- Design Guidelines: develop Capehart and Wherry Era Neighborhood Design Guidelines that consider the importance of Capehart and Wherry Era family housing, associated structures and landscape features.
- Tax Credits: advise developers involved with housing privatization about historic preservation tax credits
- Video Documentation: document and record Capehart and Wherry Era housing, associated structures and landscape features.
 - Document and record representative structural types and landscape features at three installations, including appropriate examples of properties of particular importance;
 - Explain the relationship of this housing construction program to significant issues and topics researched for the expanded and revised context study.

Air Force and the Navy

- Historic Context: revise the Army’s historic context, “The Wherry and Capehart Era Solutions to the Postwar Family Housing Shortage (1949–1962): A Historic Context”, to include information pertinent to Air Force and Navy bases where this information differs from that provided in the Army’s context study, including information on Navy and Air Force Capehart and Wherry Era Housing architects, sponsors and bidders, and projects.
- General Public Report: report suitable for release to the general public based on:
 - Revised context study
 - Oral histories
- Properties “of particular importance” list: prepare list of properties that are “of particular importance” based on the context study
 - Conduct additional historical documentation for these properties if appropriate
 - Consider preservation of these properties through continued use as military housing within funding and mission constraints
- Neighborhood Design Guidelines: use or modify Army’s design guidelines: “Neighborhood Design Guidelines for Army Wherry and Capehart Housing”
- Tax Credits: advise developers involved with housing privatization about historic preservation tax credits
- Oral Interviews: “attempt to located and conduct” oral interviews with
 - families who lived in the houses (can include Army families)
 - people involved with the design and construction of the housing