



2025 ANNUAL REPORT

PROGRAM COMMENT FOR DEPARTMENT OF THE ARMY INTER-WAR ERA HISTORIC HOUSING, ASSOCIATED BUILDINGS AND STRUCTURES, AND LANDSCAPE FEATURES (1919-1940)

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INTRODUCTION

The goal of the Program Comment for Department of the Army Inter-War Era Historic Housing, Associated Buildings and Structures, and Landscape Features (1919-1940) (Program Comment) is to achieve programmatic compliance with the National Historic Preservation Act of 1966 (NHPA) 54 USC 306108 (Section 106) for repetitive management actions to this large inventory of similar property types through the program alternative procedure authorized under 36 CFR 800.14(e) in lieu of individual project reviews under 36 CFR 800.4 through 800.7. The objective of the Program Comment is to achieve the goal in a manner that provides the appropriate balance between preservation of the housing and the efficient, consistent and cost-effective management of the housing in order to improve of the quality of life, health, and safety of the Army families living in Inter-War Era housing.

The Department of the Army's (Army) goal and objective have been met by the Advisory Council on Historic Preservation's adoption of the Program Comment, and the Army's implementation of the Program Comment management actions and mitigation measures as summarized in this Annual Report. The Program Comment enables the Army to implement management actions in an efficient, consistent, and cost-effective manner. These actions, in turn, improve the quality of life, health, and safety for the Army families living in Inter-War Era housing and help ensure that the inventory of Inter-War Era historic housing will continue to function as a viable and mission-supporting real property asset, while maintaining the character-defining features of the resources and their continued historical use as housing.

The Program Comment establishes procedures and requirements that address the Army's NHPA compliance responsibilities for its nation-wide inventory of over 3,200 Inter-War Era housing units. It successfully balances historic preservation requirements with the well-being of thousands of military families who live in this historic housing. The management actions addressed by this Program Comment directly improve the material living conditions of the Army's Soldiers and families who live in Inter-War Era housing, while the treatment measures ensure the historic and architectural character of this housing is maintained.

The Army maintains one of the largest inventories of historic housing in the federal government. The Army has an obligation to manage historic housing in compliance with the NHPA, in balance with the safety and well-being of military families that

occupy Army housing. The Army's obligation to military families and its NHPA responsibilities present unique and significant challenges.

The Army must provide for the quality of life for Soldiers and their families; manage high maintenance, repair, and rehabilitation costs for historic housing; address historic building materials that present lead-based paint, asbestos, and other health hazards to housing occupants; address the need for additional bedrooms and expanded living space, kitchen and bathroom improvements, modernization of heating and ventilation systems, and modernization of plumbing and electrical systems; and manage rapid repair and turnaround of homes for reassigned military families, while preserving the historic and architectural character of the housing. The magnitude of this challenge led the Army to develop holistic and cost-effective strategies for compliance with Section 106 of NHPA. The Army's *Program Comment for Inter-War Era Historic Housing, Associated Buildings and Structures, and Landscape Features (1919-1940)* was developed in partnership with the ACHP to meet this challenge.

The Program Comment was formally adopted by the ACHP on 4 September 2020 and established a new paradigm for integration of historic preservation treatments as part of the solution to the Army's most critical military family housing concerns.



Fort Bliss Inter-War Era Housing unit (Goodwin 2025)

1.0 The 2025 Annual Report

The 2025 Annual Report is submitted in fulfillment of Section 5.1 of the Program Comment. The 2025 Program Comment reporting period runs from 1 January 2025 through 31 December 2025. This Annual Report summarizes actions undertaken by the Army during 2025 in the implementation of the Program Comment, including treatment measures specified in the Program Comment.

The Program Comment defined treatment measures for management actions applicable to Army housing, associated buildings and structures, and landscape features constructed during the Inter-War Era (1919-1940). The management actions addressed include maintenance, repair, rehabilitation, renovation, abatement, mothballing, demolition, replacement construction, new construction, and lease and conveyance of Inter-War Era properties. The Program Comment supersedes and replaces installation Programmatic Agreements, Memoranda of Agreements, and any procedures, development agreements, lease and conveyance documents, environmental management plans, guidelines, reporting requirements, Integrated Cultural Resources Management Plans, and any and all other installation documents, standards, procedures, or guidelines pertaining to the preservation and management of Army Inter-War Era housing, associated buildings and structures, and landscape features. The Program Comment applies to all Army Inter-War Era housing, including privatized housing managed under the Army's Residential Communities Initiative (RCI), and housing that remains Army-managed family housing, with exceptions noted.

The Program Comment identifies treatment measures for the management of the Army's Inter-War Era housing. Section 5.1 of the Program Comment mandates annual reporting on the following treatment measures:

- Inter-War Era Historic Context
- Design Guidelines and Building Materials Catalog
- Design Guidelines Professional Assistance and Monitoring Activities
- Army Federal Preservation Officer (FPO) Policy Memorandum for Inter-War Era National Historic Landmarks
- Army's Inter-War Era Housing Program Comment Website Activities
- Public Education/Social Media Activities
- Imitative Substitute Materials Lifecycle Data Provisions Reporting

Program Comment Section 5.1 requires that annual reports be submitted by the Army to the ACHP by 31 January of each year from 2021 to 2025.

2.0 Inter-War Era Housing Historic Context

The Army Inter-War Era Housing Historic Context was prepared to support the Program Comment for the Department of the Army Inter-War Era Historic Housing, Associated Buildings, and Landscape Features (1919-1940), adopted by the ACHP on 4 September 2020. Submitted to the ACHP in June 2021, the historic context addressed five research objectives:

- To expand the existing Inter-War Era housing historic context information
- To address precedents for the U.S. Army Quartermaster Corps Inter-War Era housing styles
- To examine Army Inter-War Era housing design in the context of architectural design in the civilian sector
- To further describe the architectural styles present in the Army's inventory of Inter-War Era housing, and
- To examine Army Inter-War Era housing in the context of social and economic changes during the Inter-War Era

The historic context provided an overview of the military history of the Inter-War Era. The Army's Inter-War Era housing program evolved to address major restructuring of the Army and its installations and the need to remedy the poor condition of family housing following World War I. The context addressed the beginning of the Army housing program after the end of World War I, and its proposed ten-year plan to construct family housing between 1926 and 1932. Funding to construct family housing became available from emergency relief funding through the Public Works Administration and the Works Progress Administration after 1933. The historic context addressed the role of the U.S. Army Quartermaster Corps in the design and construction of family housing in comparison to the trends in the civilian housing market. The increasing role of government intervention in the housing market also was discussed. The historic context provided an in-depth analysis of the Army's family housing construction program, including the housing types and architectural styles.

3.0 Design Guidelines and Building Materials Catalog

Section 3.2.2 Design Guidelines, Building Materials Catalog, and Building Materials Selection Criteria and Procedures for Army Inter-War Era Housing of the Program Comment requires the Army to carry out Inter-War Era housing management actions in a manner that ensures that the historic and architectural

character of Inter-War Era housing is maintained. The completion of the Design Guidelines and the Building Materials Catalog was stipulated in Section 6.b. of the Program Comment as the date of issuance of the Program Comment. These documents were finalized on 4 September 2020, at the time the ACHP issued the Program Comment and are included as Appendices A and B in the Program Comment. The Design Guidelines and Building Materials Catalog are, along with the complete text of the Program Comment, posted on the Army's Program Comment [website](#).



Inter-War Era neighborhood at Aberdeen Proving Ground (Goodwin 2025)

3.1 Design Guidelines

The Design Guidelines provide guidance for the treatment of all Army Inter-War Era housing and associated buildings, structures, and landscape features. Application of the Design Guidelines in decision making ensures that historic materials and character-defining architectural features of Inter-War Era housing, associated buildings, structures, and landscape features are managed within the requirements of the Program Comment. The Design Guidelines establish treatment parameters for the overall shape, style and design of the buildings, decorative details, interior spaces and features, as well as treatment parameters for associated landscape features.

3.2 Building Materials Catalog

The Building Materials Catalog establishes a methodology for selecting building materials for use in the rehabilitation or renovation of Army Inter-War Era housing that maintain the historic and architectural character of this class of resource. Catalog entries are organized to correlate with major building components and include foundations, walls, roofing, porches, windows, entries, landscape elements, and interior features. Design considerations developed for each entry include location, type, size, finish, and maintenance; guidance for the consideration of in-kind and imitative materials in building management is provided when replacement of historic building materials is required. Emphasis is placed on retention of the design integrity of the historic property. It is anticipated that the types of imitative materials addressed in the Building Materials Catalog will be expanded, as acceptable new building materials are introduced on the market, and in consultation with the ACHP as defined in Section 8.0(b). Any amendments to the Building Materials Catalog will be posted on the Army's website.

4.0 Design Guidelines, Building Materials Catalog, Building Materials Selection Criteria, and Building Materials Selection Procedure Professional Assistance, Oversight, and Monitoring Activities

For over 15 years, the Army's privatized housing partners operated and maintained Army Inter-War Era housing under installation-level NHPA Programmatic Agreements, prior to the ACHP adoption of the Program Comment in 2020. The Army's privatized housing partners have extensive experience and expertise in managing historic housing in accordance with the NHPA. Professional assistance, oversight, and monitoring activities are stipulated under Program Comment Section 3.2.2.5 *Ensure management actions follow the Design Guidelines, Building Materials Catalog, Building Materials Selection Criteria, and Building Materials Selection Procedure.*

In the 2025 reporting period, professional assistance, oversight, and monitoring by qualified professionals under Army contract for application of the Design Guidelines, Building Materials Catalog, Building Materials Criteria, and Building Materials Selection Procedure, along with overall application of the Program Comment were completed by the Army. These actions included formal Army-wide

outreach and training events with commands, installations, and privatized housing partners and the establishment by the Army Federal Preservation Officer (FPO) of a contract to provide direct, on-call (telephonic and electronic) and on-site professional assistance and technical support to installations and privatized housing partners. The Army FPO directly engaged in the development, implementation, oversight, and monitoring of all of these actions. The Army FPO ensured on-site professional assistance and technical support visits occurred. Formal training on the implementation of the Program Comment was supplemented by on-call historic preservation professional assistance and technical support from a qualified cultural resources management contractor, Goodwin & Associates, Inc. (Goodwin). Qualified historic preservation professionals from Goodwin meeting the Secretary of the Interior's professional qualifications standard provide support and assistance to the Army's privatized housing partners.

The contact information for Goodwin was distributed to all installations and privatized housing partners managing Inter-War Era housing. Qualified historic preservation professionals from Goodwin continued to provide assistance and technical support that included direct, on-call telephonic and electronic access, to address installation-specific questions regarding the implementation of the Program Comment, and application of all criteria and procedures contained therein within 24 hours.

Overall, the totality of these activities ensures that installations and Army privatized housing partners with Inter-War Era housing fully implement all provisions of the Program Comment including the Design Guidelines, Building Materials Catalog, the Building Materials Selection Criteria and Selection Procedure, and the building demolition criteria and procedures. The Army has made the *Design Guidelines and Building Materials Catalog* publicly available on the Army's Inter-War Era Housing Program Comment website, ensured the availability of historic preservation professional assistance for *Design Guidelines and Building Materials Catalog* implementation, and monitored and reported on the implementation of the Design Guidelines, and Building Materials Catalog, Building Materials Selection Criteria, and Building Materials Selection Procedure. The Army FPO has maintained oversight and monitored Design Guideline and Building Materials Catalog implementation, in full compliance with Program Comment Section 3.2.2.5.

5.0 Examples of 2025 Technical Support Provided

5.1 Site Specific Summary of 2025 Technical Support

The Program Comment criteria for building materials selection are: When health and safety of military families is of concern, or when the initial or on-going use of historic building materials and in-kind building materials impacts the Army's ability to fully implement quality of life improvements to housing for military families, imitative substitute building materials will be considered for use only in a manner that maintains the historic and architectural character of the historic housing and when consistent with the results of the following building materials selection procedure.

Site visits to Inter-War Era installations were undertaken in 2025 to review the implementation of the Program Comment, application of Design Guidelines, Building Materials Catalog, and reporting requirements, and to provide technical support related to proposed projects. Army private housing partners manage the historic housing on the majority of installations. During the 2025 United States federal government shutdown, Goodwin had identified any remaining site visits that could be completed remotely. Installations in which there was a small amount of housing subject to the Program Comment present, that had been visited in-person in recent years or had not previously had any major concerns or proposed projects regarding the Program Comments were deemed viable for remote meetings. All installations were given the option of an in-person site visit, and one ultimately preferred a remote meeting: Presidio of Monterey. Table 1 below includes a summary of housing partners participating in site visits and whether the installations were visited in-person or virtually.

Table 1. Inter-War Era Housing Partners Participating in Site Visits

Installation	State	Housing Partner	Number of Inter-War Units	Date Visited	Visit Type
Fort Belvoir	Virginia	Michaels	146	August 12	In-person
Fort Benning (Moore)	Georgia	Michaels	492	November 12	In-person
Fort Bliss	Texas	Balfour Beatty	170	July 8	In-person
USAG Hawaii	Hawaii	Lendlease	386	December 9	In-person
Fort Bragg (Liberty)	North Carolina	Corvias	230	December 4	In-person
Fort Sill	Oklahoma	Corvias	204	June 24	In-person
Fort Riley	Kansas	Corvias	91	July 11	In-person
Aberdeen Proving Ground	Maryland	Corvias	118	August 13	In-person

Carlisle Barracks	Pennsylvania	Balfour Beatty	40	August 15	In-person
Presidio of Monterey	California	Michaels	4	November 10	Virtual
Fort Sam Houston	Texas	Hunt Companies	296	November 13	In-person

The visits included a discussion of proposed and current projects affecting Inter-War housing and the building materials selection procedure. A survey of selected projects completed during the year and photographs of selected housing units were compiled during each visit. The following provides additional details from several installation site assistance visits during the reporting period with important information bearing on the annual report.

Fort Bliss, Texas

During a July 8th meeting at Fort Bliss, Goodwin and Balfour Beatty representatives reviewed the Program Comment. It was established that while no projects were completed last year, two significant projects are scheduled to begin in 2026.

The first project is an exterior renovation in the Historic Red Bricks South neighborhood. Over the course of two years, the work will include repair or replace roofing, windows, doors, and porch railings, with no interior modifications planned. The second is a drainage improvement project in the Red Bricks North neighborhood. This work aims to resolve issues with water seepage and basement flooding by re-grading the landscape and installing v-ditches and downspout drainage. The project also involves xeriscaping, where grass and bushes will be replaced with rocks and cobblestones, while all existing trees will be retained. Beyond these two initiatives, no other near term major projects are planned.

Carlisle Barracks, Pennsylvania

During an August 15th meeting at Carlisle Barracks, Goodwin and representatives from Balfour Beatty reviewed the Program Comment and Building Materials Selection Procedure, focusing on financial and maintenance implications. The discussion also covered potential future actions. A minor kitchen reconfiguration in an Inter-War Era unit is being considered, though planning is not yet underway. The Army and Balfour Beatty are in the early stages of analyzing the potential demolition of three NCO duplexes. Aside from these considerations, no additional projects are currently planned. At present, the primary ongoing project at the installation is the replacement of geothermal systems with standard HVAC units in the 28 Forbes Apartments, which is continuing from last year.

USAG Hawaii, Hawaii

During a visit to USAG Hawaii on December 9th, Goodwin met with Sentinel, the installation's historic housing partner, to review the reporting requirements for Inter-War Era housing. A key update concerns Rice Manor, an Inter-War Era neighborhood on Fort Shafter that was conveyed back to the Garrison. The demolition of this neighborhood was formally approved in 2025 in accordance with the Program Comment, but the work has not yet been executed. In addition to this approved action, a feasibility study is underway to evaluate the demolition of the Woody neighborhood. It is also anticipated that one Inter-War unit will be demolished within the next five years due to termite damage. Beyond these specific actions, no other projects are currently underway on Inter-War housing.

Fort Bragg, North Carolina

Assistance to Fort Bragg included review of preliminary plans for renovating 21 housing units at Pope Army Airfield. This project will involve interior upgrades, such as new kitchens and lighting, and the removal of lead and asbestos. The most significant part of the renovation is replacing the current terra cotta roof tiles with asphalt shingles, which were used in the original construction as confirmed by historical photos and drawings, and physical inspection (see photo below).



Asphalt Shingle beneath damaged Terra Cotta Clay Tile Roof, Pope Army Airfield, Fort Bragg (Corvias)

Fort Benning, Georgia

On November 12, Goodwin visited Fort Benning to meet with Mr. Richard Foster, the Asset Manager for The Michaels Organization, the installation's historic housing partner. Mr. Foster explained that the installation's housing operations were in a period of sustainment as of 2024. In 2023, 372 Inter-war era historic housing units had been updated but an additional 120 Inter-War era units were not able to be renovated due to funding shortfalls. Mr. Foster indicated they will conduct minor repairs on these remaining units, such as window repair or rehabilitation. Looking further ahead, Mr. Foster raised the possibility of repairing or replacing the terra cotta roofing on many of the homes to address issues like bats and water damage; however, this effort is still early in the planning stage.

Fort Sill, Oklahoma

On June 24, Goodwin visited Fort Sill and met with representatives from Corvias, the installation's historic housing partner and reviewed the Program Comment, Design Guidelines, Building Materials Catalog, and the Building Materials Selection Procedure. Corvias will replace the geothermal units in some of the Inter-War Era houses utilizing in-kind material. No other large-scale projects were discussed.

Aberdeen Proving Ground, Maryland

Goodwin visited Aberdeen Proving Ground on August 13, and met with representatives of Corvias, the installation's historic housing partner. The meeting at Aberdeen Proving Ground included a review of the Program Comment and the Design Guidelines, Building Materials Catalog, and the Building Materials Selection Procedure. Recent projects completed at the installation include the replacement of slate roofs with substitute composite shingles that simulated the slate. The project was completed as a result of wind storm damage the previous year. No demolition or new construction projects are scheduled. Upcoming projects are limited to basement waterproofing in select units.

Fort Belvoir

Goodwin visited Fort Belvoir on August 12, and met with representatives of the Michaels Organization, the installation's historic housing partner. The meeting at Fort Belvoir included a review of the Program Comment and the Building Materials Selection Procedure, emphasizing its financial and maintenance aspects. The installation is in the process of replacing windows in-kind throughout its Inter-War housing units. A total of 177 windows were scheduled for replacement; six windows

are still awaiting replacement. The installation is currently considering two upcoming projects resulting from damage to the housing units. The dwelling at 5500 Mason Drive in Belvoir Village suffered fire damage resulting from a lightning strike. The housing partner is currently assessing the damage before determining how to proceed. Select units in the Belvoir Village, Gerber Village, and Jadwin Village have experienced flooding. The housing partner is exploring the installation of sump pumps or French drains to address the problem. The appropriate solution will be determined after a unit-by-unit assessment of the drainage and flooding issues. Additional projects anticipated over the next five years includes the installation of window limiters to enhance child safety. Interior installation keeps the device hidden from the outside, maintaining the exterior character of the windows and the home.

Fort Riley

Goodwin visited Fort Riley on July 11, and met with representatives of Corvias, the installation's historic housing partner. The meeting at Fort Riley included a review of the Program Comment and the Building Materials Selection Procedure. No upcoming projects are planned for the Inter-War housing units at the installation.

Presidio of Monterey

During the 2025 government shutdown, Goodwin identified Presidio of Monterey as a site suitable for a virtual meeting to discuss the Program Comment for Inter-War Era Housing and any on-going or upcoming projects applying the Program Comment. Ted Lim and Jose Cruz of The Michaels Organization (TMO) had agreed to a brief virtual discussion. During the meeting, the housing partner relayed to Goodwin that Presidio of Monterey had no on-going or upcoming projects that will affect their Inter-War housing units.

Fort Sam Houston

Goodwin visited Fort Sam Houston on November 13, and met with representatives of the Hunt Companies, the installation's historic housing partner. The meeting included a review of the Program Comment and the Building Materials Selection Procedure. Current projects at the installation include the replacement of porch spindles. The replacement was completed in-kind and solely for damaged parts. The remaining spindles are planned to be retained. The installation plans to continue spindle replacement on an as-required basis. Potential, upcoming projects include roof replacement.

5.2 Examples of 2025 Actions

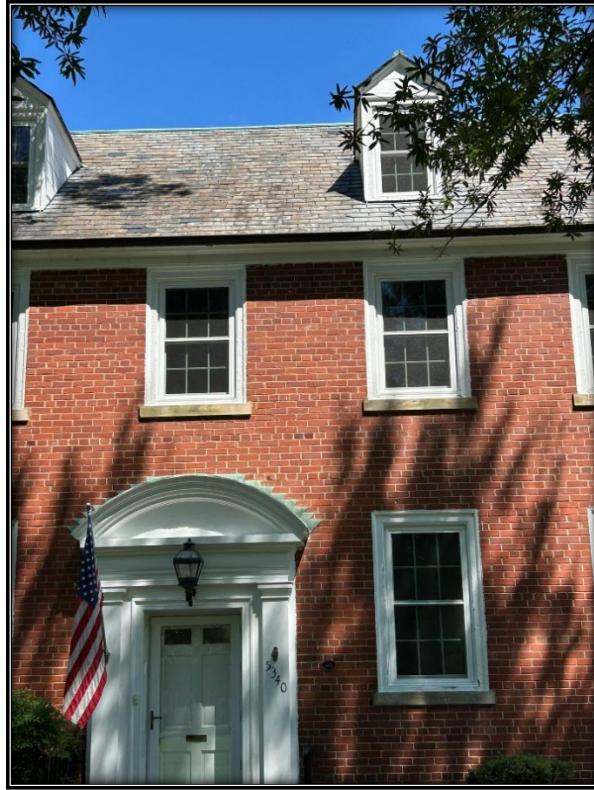
Table 2 provides several examples of actions taken to maintain Inter-War Era housing in 2025 pursuant to the Program Comment. It is noted that both in-kind and imitative substitute building materials are being used to replace highly damaged and deteriorated historic materials.

Table 2. Examples of Actions to Maintain Inter-War Era Housing during 2025

Installation	Action	Number of Units
Fort Bragg	Lead Paint Abatement and In-kind Repairs	150
Fort Bliss	Roof Replacement	N/A
Fort Bliss	Landscape Renovations	N/A
Schofield Barracks, USAG Hawaii	Kitchen renovation	1
Carlisle Barracks	HVAC updates	28
Fort Sill	In-kind geothermal replacement	N/A
Fort Belvoir	In-kind replacement of wood windows	84
Fort Sam Houston	In-kind spindle replacement	N/A



Inter-War Era housing unit at Fort Belvoir (Goodwin 2025)



Detail of window units that will be replaced in-kind at Fort Belvoir (Goodwin 2025)

5.3 Summary of 2025 Demolition Procedures

A demolition procedure for Army Inter-War Era housing was established in section 3.2.5.1 of the Program Comment and outlined in detail in Appendix A. The demolition procedure includes evaluating the condition of the building, considering prudent and feasible alternatives to demolition, preparing a Building Disposition Report, soliciting comments on the Building Disposition Report, and submitting a Major Decision Package. No demolition requests were processed in 2025.

5.4 Summary of 2025 Housing Partner Virtual Support

Fort Knox, Kentucky

In October 2025, the Fort Knox installation housing partner Centinel contacted Goodwin regarding a window replacement project for Inter-War era housing units. Bryan Flower, Historic Preservation Program Director at Centinel, explained that due to limited ventilation in Inter-War era units the oculus and rear gable window units need to be fixed in an open position to promote air flow. This solution allows entry of exterior elements. Several units historically had vents installed in these window openings and Centinel proposes recreating these vents for installation on the remaining units for visual continuity and to alleviate ventilation issues. Goodwin

suggested that any window units proposed for replacement with vents be carefully removed, labeled, and stored in a facility that will allow for the units to be preserved and re-used in the future if an alternative solution for attic ventilation is identified.

6.0 Army Federal Preservation Officer National Historic Landmarks Policy Memorandum for Inter-War Era Housing

In meeting the treatment measure specified in Program Comment Section 3.4.f, the Army FPO issued a NHPA policy memorandum regarding Inter-War Era housing National Historic Landmarks (NHL) entitled *Preservation of Army Inter-War Era National Historic Landmark Housing (1919-1940)*. The NHL policy memo is posted on the Program Comment website. Implementation of this treatment measure is complete. The policy memorandum underscores that NHLs “have specific statutory and regulatory requirements for special consideration and a higher standard of care and preservation under NHPA Section 110(f), and 36 CFR 800.10.” The Army has 213 Inter-War Era housing units that are contributing elements to three Army NHL districts:

- Two-hundred-and-six units within the NHL district at West Point, New York
- Six units within the NHL district at Fort Myer, Virginia, and
- One unit within the NHL district at Fort Shafter, Hawaii.

The policy memorandum clearly states that the Program Comment is not applicable to Inter-War Era housing units that are NHL properties, and that the Army will continue to comply with NHL regulatory requirements including NHPA Section 110(f), 35 CFR 800.3 - 800.7, and 36 CFR 800.10.

7.0 Army Program Comment Website Activities

The Army maintains extensive documentation regarding the history of Army Inter-War Era housing. These public educational and reference materials have been consolidated and are maintained by the Army on a publicly accessible website located at <https://www.denix.osd.mil/army-pchh/home/>. The website was established by the Army in 2019 for the purposes of documenting the Program Comment consultation with interested parties and was redesigned in September 2020 after the ACHP issued the Program Comment. The website redesign was undertaken to better facilitate public access to information in accordance with the Program

Comment. The website now provides clear and easy public access to Army Inter-War Era housing historical information and associated documents as well as the archival administrative record pertaining to the development of the Program Comment. Program Comment implementation materials, including the Program Comment, Design Guidelines, Building Materials Catalog, and the NHL policy memorandum, are also posted on the front page of the website, along with annual reports, technical documents, media links, and Army historic preservation public outreach materials.

In addition, the Army Historic Preservation and Cultural Resources Management website at www.denix.osd.mil/army-cr/home/ provides an easily accessible, centralized location for all Army-wide NHPA and Native American-related policy and compliance documents. The website contains all current Department of the Army NHPA related strategy and policy documents, all Army-wide and applicable DoD-wide NHPA Program Comments and agreements, the Department of the Army's Native American policy and guidance, and baseline information regarding historic Army housing periods and geographic distribution. The Army Historic Preservation and Cultural Resources Geographical Information Systems (GIS) StoryMap, available at www.denix.osd.mil/army-cr/home/, highlights the entire suite of Army historic preservation and cultural resources including Army NHLs, historic housing and archaeological resources. The StoryMap contains an interactive web-based tour of Army Inter-War Era housing that includes photographs and style information for each installation that has Inter-War Era housing.

8.0 Public Education/Social Media Activities

In addition to the existing Inter-War Era housing historic contexts, Design Guidelines, Building Materials Catalog and extensive Inter-War Era housing historical documentation available on the website, additional public educational materials were developed and distributed in 2023 as required in the Program Comment. The Program Comment requires that the Army develop and distribute monthly social media content through 2025 using the information developed for the Program Comment for Inter-War Era housing and general information pertaining to Army historic preservation activities and other Army historic property types.

The Army is conducting its social media outreach using Twitter, rebranded as "X" in 2023, and provided monthly posts published to <https://x.com/DENIXnews> (link to the Twitter page is also provided on the Program Comment webpage). X posts were published monthly throughout 2025, with the exception of October because of the government shutdown. The October tweet was published in December, along

with the regularly scheduled tweet for that month. The Army received 511 views of its X posts during the reporting period. The Tweets and their associated Twitter activity is provided in Table 3.

Table 3: 2025 Program Comment Social Media / Twitter Summary

Posted Date	Post Content	Total Views
Jan. 7, 2025	Preserving the past, protecting our heritage! The @usarmy is committed to historic preservation, safeguarding over 30,000 historic homes across the country. From pre-1919 homes to Cold War-era structures, we're working to preserve our rich history for future generations.	29
Feb. 6, 2025	<ol style="list-style-type: none"> 1. The condition of Army housing is an important factor in maintaining the warfighting readiness of the Army's soldiers. 2. To continue to improve the condition of the Army's 30,000 historic homes, the Army is implementing Section 2823 of the FY25 National Defense Authorization Act. 3. Section 2823 (a) provides the Army with the permanent authority to apply the Capehart Wherry Program Comment (1949-1962) to WWII/Post-WWII era housing (1941-1948); 4. Section 2823 (b) provides a temporary authority through 2045 to apply the Vietnam War Era Program Comment (1963-1975) to housing constructed after 1975. 5. Learn more about the Army's Program Comments for historic housing by visiting: www.denix.osd.mil/army-cr/home/ 	128
Mar. 11, 2025	The warfighting readiness mission of the @USArmy is supported by streamlined historic housing renovation in Army Program Comments: https://www.denix.osd.mil/army-cr/army-dod-comments/	34
Apr. 3, 2025	250 years of Army Readiness: Explore the Army's rich history! Learn more: https://www.army.mil/1775/timeline.html #USArmy #History #Army250	24
May 1, 2025	The @USArmy is approaching its 250th birthday. Lessons learned from past campaigns forge the lethal force we need today. Our heritage isn't just stories; it's the foundation of our future readiness. Check out the Army story here: https://tinyurl.com/4r5446xk	32

Posted Date	Post Content	Total Views
Jun. 9, 2025	<ol style="list-style-type: none"> 1. On May 30, 2025 @USArmy notified @usachp of the Army's intent to request a Program Comment for Warfighting Readiness. Why? ↓ 2. Rapid, efficient, and cost-effective warfighting readiness is CRITICAL for national security. This Program Comment ensures we can achieve that! 3. The Warfighting Readiness Program Comment will directly address key challenges that impact our readiness capabilities. We're committed to being prepared! #Warfighting #Defense 	80
Jul. 8, 2025	@USArmy is proposing a Program Comment to streamline National Historic Preservation Act compliance for buildings, structures, and landscapes associated with warfighting readiness activities. Program Comment Stakeholder Consultation Conferences begin 17 July 2025, and Army anticipates submitting the Program Comment to @USACHP for approval in November	47
Aug. 12, 2025	Dive into the details! 📈 The Federal Register notice for the Army's Warfighting Readiness Program Comment is live: https://www.federalregister.gov/d/2025-14038 #Army #FederalRegister #GetInformed	19
Sep. 3, 2025	In a landmark achievement for both military readiness and historic preservation, U.S. Army Garrison Hawaii has been named the recipient of the 2025 Secretary of the Army Environmental Award for Cultural Resources Management 🏆 https://www.army.mil/article/287332/hawaii_wins_top_army_environmental_award_for_cultural_resources_excellence	38
Nov. 14, 2025	Strengthening our government-to-government relationship! Thanks to tribal representatives who participated in our consultations (Sept 23 & 25) on Warfighting Readiness. Your input on cultural resources is valued. #TribalConsultation #Army #GovToGov	22
Dec. 4, 2025	Congrats to CSU's CEMML & U.S. Army team 🎉 Their work preserving archaeological & historical sites in Hawai'i earned them the Cultural Resources 2025 Secretary of the Army Environmental Award! Mahalo for your dedication! → https://cemml.colostate.edu/cemml-cultural-resources-team-wins-2025-secretary-of-the-army-environmental-award/	21
Dec. 16, 2025	This year, the Army proposed the Program Comment for Army Warfighting Readiness and Associated Infrastructure, holding multiple stakeholder and Tribal consultations to best inform the initiative. 📈 🏿 Learn more at https://www.denix.osd.mil/army-pcwr/	37

9.0 Building Materials Lifecycle Data

Building materials lifecycle data tracking is identified under Program Comment Section 3.2.4 Lifecycle Data Tracking for In-Kind Building Materials and Imitative Substitute Building Materials Used in Army Inter-War Era Housing. The Army is

tracking lifecycle data for in-kind and imitative substitute building materials used on 361 Inter-War Era housing units present on two Army installations. Building material performance is being tracked at one installation located in the Mid-Atlantic region for in-kind wood replacement windows, synthetic (faux) slate roofing, and fiber cement siding, while a second installation located in the Southeast region is tracking for vinyl replacement windows and PVC window trim. A total of over 3,000 building material lifecycle data points are being tracked in this effort. Performance data are collected at the housing unit level and reported annually from 2020 to 2025; performance data will then be collected and reported at five-year intervals, in 2030, 2035, 2040, 2045, 2050, and 2055. Table 4 details the in-kind building material and imitative substitute building materials that are being tracked in 361 Inter-War Era historic housing units.

Table 4. Building Materials Lifecycle Tracking and Associated Number of Housing Units

Material	Number of Housing Units
Windows, vinyl replacement	202
PVC window trim	202
Windows, in-kind wood replacement	83
Synthetic slate roofing	76
Fiber Cement Siding	76

The building materials lifecycle data points tracked include:

- Housing Unit Number
- Date of Housing Unit Construction
- Year New Material Installed (initial installation)
- Year New Material Replaced - this information will be filled out as the material is replaced
- Total Lifecycle of New Material - lifecycle will be calculated at the time of replacement of new material (number of years)
- Lead Paint Hazard Removed (Y/N/ Not Applicable)
- Warranty (Y/N)
- Warranty (# years)
- Warranty Terms of Replacement - includes information regarding terms of replacement (if any)

As of the date of this report, no imitative substitute building materials being tracked have required replacement.

10.0 Summary Review

Program Comment section 5.1 requires that the Program Comment Annual Report include a summary review of significant issues or misunderstandings that may have arisen in the course of applying the Program Comment, how those were addressed, and how they may be avoided in the future; and an assessment of the overall effectiveness of the Program Comment in meeting its intent and purpose.

There have been no major or significant issues or misunderstandings that have arisen in the course of applying the Program Comment during the 2025 reporting period. Regarding the overall effectiveness of the Program Comment, Army commands, installations, and housing privatization partners indicate this Program Comment is fully meeting its intent and purpose and will continue to successfully balance historic preservation requirements with the well-being of the thousands of military families who live in this historic housing.

In the coming year, it is expected that a number of management actions involving the repair or replacement of building materials will be required for Inter-War Era housing at multiple locations. The building materials selection criteria and procedures will be followed for each action. The Army is confident that our implementation of the Program Comment and our sustained oversight and monitoring will ensure that the historic and architectural character of the housing is maintained while implementing actions under the Program Comment that improve the quality of life and overall material living conditions of our military families.

Implementation of the Program Comment is proceeding well and meeting the goal and objective of the document. No problems have been encountered and no amendments to the Program Comment are required.