

# Mountain View Officers' Club

PLAN FOR REVITALIZING A NATIONAL TREASURE AT FORT HUACHUCA, ARIZONA

# Overview

NOTE: The following is a greatly condensed version of the National Trust team's proposal for rehabilitation and reuse of the historic Mountain View Officers' Club, which was submitted to Fort Huachuca staff and leadership in June 2017. This presentation provides a brief summary of:

- ▶ the **history and significance of the MVOC**;
- ▶ the **opportunities presented by reusing and reactivating the MVOC**;
- ▶ ways the **history and legacy can be shared through reuse**; and
- ▶ **highlights of the reuse proposal**.

Additional details about the full proposal, market research, cost estimates, and operating pro forma can be provided on request.

# MVOC History and Significance

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- ▶ During WWII, Fort Huachuca was ***home to the 92<sup>nd</sup> and 93<sup>rd</sup> Infantry Divisions.***
- ▶ ***Army policy required construction of separate camps or cantonments for training of black soldiers.*** A separate, full-size city was built at Fort Huachuca in 1941-1942 to train the 92<sup>nd</sup> and 93<sup>rd</sup>, complete with housing, logistical, utility, administration, education, recreation, and religious facilities.
- ▶ As a result, ***Fort Huachuca became the country's largest training facility for black soldiers.***





# MVOC History and Significance

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- ▶ By 1942, nearly **\$30 million** was spent to construct nearly **1,400 buildings** for the **New Cantonment**.
- ▶ This new “city” housed, fed, trained, and entertained **over 100,000 soldiers, officers, and civilians**.



# MVOC History and Significance

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- ▶ *The MVOC is one of only a handful of structures that survive from the over 1,400 that made up the segregated New Cantonment at Fort Huachuca.*
- ▶ *The MVOC is incredibly rare. It is one of only 2 documented examples of a black officers' or service club that still exists on an active military post.*





# Honoring the Legacy through Reuse

- ▶ In the spirit of the original Officers' Club, this concept revives the historic building and grounds as **a new full-time restaurant, bar, events, and catering facility** that **actively celebrates the rich history of the site and the garrison**, and **fulfills some of the most pressing business and entertainment needs of Fort Huachuca and the city of Sierra Vista**. This will once again position the MVOC as a destination for dining, recreation, meetings, and outdoor activities, whose **vitality promotes better connections between Fort Huachuca, Sierra Vista, and Cochise County**.





# The Opportunity

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- ▶ **Reactivating the MVOC as a facility with consistent, high-quality service in a distinctive historic setting** will create a casual refuge for enlisted soldiers, officers, and staff to meet and socialize at the end of the day; a comfortable local spot for families and friends to have dinner on a regular basis; an upscale option for daily business meetings or lunches; and an attractive venue for large-scale events, gatherings, and performances at Fort Huachuca.





# Telling the Story of the MVOC

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Reuse of the MVOC provides the opportunity to:

- ▶ **Shape a meaningful interpretive program that tells the story of the MVOC, the Buffalo Soldiers, the New Cantonment, and Fort Huachuca**, and is deftly woven into the building and grounds.
- ▶ Coordinate with the Southwest Association of Buffalo Soldiers, Fort Huachuca Museum staff and others to **identify and assess the available historic resources and potential narratives**.
- ▶ **Work with Howard University Curatorial staff to identify artwork from MVOC in their collection**, its condition, and the terms under which it could be accessible for re-creation or re-installation in MVOC.





# Summary of Proposed Reuse Plan

- ▶ Concept includes a multi-phased rehabilitation and reuse plan for the historic building and grounds that:
  - ▶ **Restores the building to its historic appearance** in compliance with the Secretary of the Interiors Standards for Rehabilitation
  - ▶ **Sensitively updates and expands the facilities** to accommodate and encourage contemporary event, restaurant, and recreational use on a daily basis;
  - ▶ **Provides a canvas upon which the significance and stories of the MVOC, the Buffalo Soldiers, and Fort Huachuca can be shared** with a large military and public audience;
  - ▶ **Creates a facility that will become a source of pride** for Fort Huachuca, the Army, and Sierra Vista.

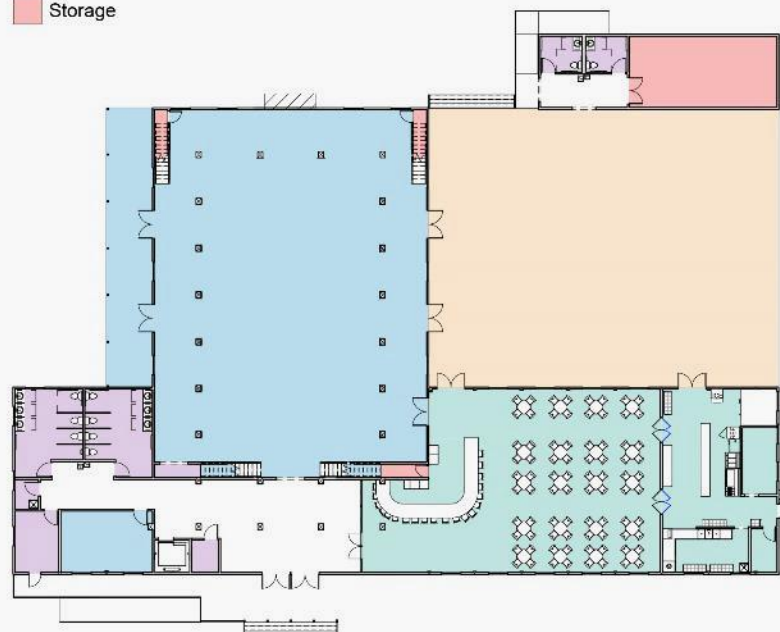
# Programming Diagram

## Reuse Plan

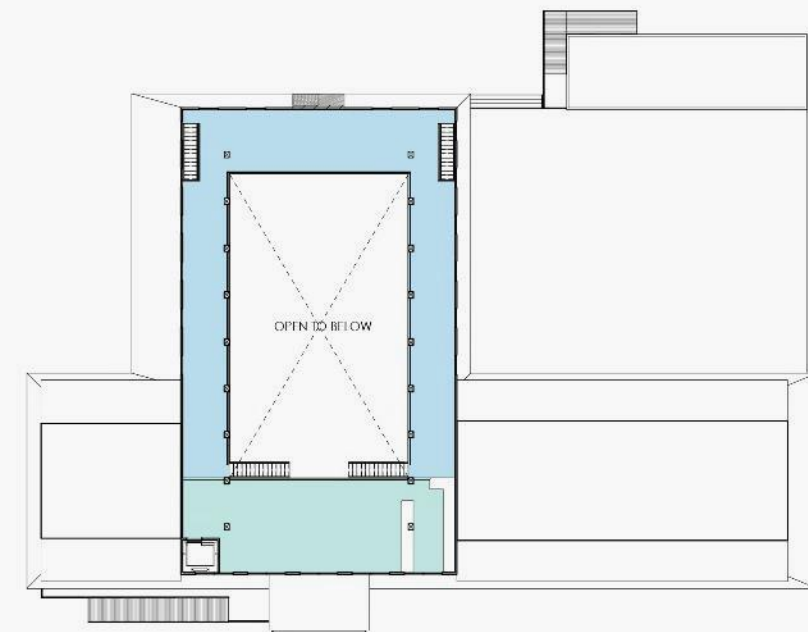
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| ROOM AREA              |         |         |           |
|------------------------|---------|---------|-----------|
| Name                   | Area    | Level   | Seats     |
| BAR                    | 195 SF  | LEVEL 1 | 20 SEATS  |
| CAFE OFFICE            | 52 SF   | LEVEL 1 |           |
| COMMERCIAL KITCHEN     | 778 SF  | LEVEL 1 |           |
| CONFERENCE ROOM        | 256 SF  | LEVEL 1 | 12 SEATS  |
| DANCE HALL             | 4375 SF | LEVEL 1 | 224 SEATS |
| DECK                   | 4439 SF | LEVEL 1 | 240 SEATS |
| DECK STORAGE           | 480 SF  | LEVEL 1 |           |
| DRY STORAGE            | 106 SF  | LEVEL 1 |           |
| ELEV                   | 52 SF   | LEVEL 1 |           |
| ELEV MECH              | 40 SF   | LEVEL 1 |           |
| FIREPLACE              | 2067 SF | LEVEL 2 | 48 SEATS  |
| JAN                    | 32 SF   | LEVEL 1 |           |
| LOBBY                  | 970 SF  | LEVEL 1 |           |
| MENS RESTROOM - DECK   | 69 SF   | LEVEL 1 |           |
| MENS RESTROOM          | 247 SF  | LEVEL 1 |           |
| NS1 - STORAGE          | 42 SF   | LEVEL 1 |           |
| NS2 - STORAGE          | 42 SF   | LEVEL 1 |           |
| OFFICE                 | 123 SF  | LEVEL 1 |           |
| OFFICERS PUB           | 1087 SF | LEVEL 2 | 32 SEATS  |
| RESTAURANT             | 1983 SF | LEVEL 1 | 80 SEATS  |
| SERVER SUPPORT         | 29 SF   | LEVEL 1 |           |
| SS - STORAGE           | 29 SF   | LEVEL 1 |           |
| WEST PORCH             | 596 SF  | LEVEL 1 |           |
| WOMENS RESTROOM - DECK | 69 SF   | LEVEL 1 |           |
| WOMENS RESTROOMS       | 248 SF  | LEVEL 1 |           |

- Event Space
- Flex
- Restaurant
- Service
- Storage



1 LEVEL 1 - CONCEPT DIAGRAM



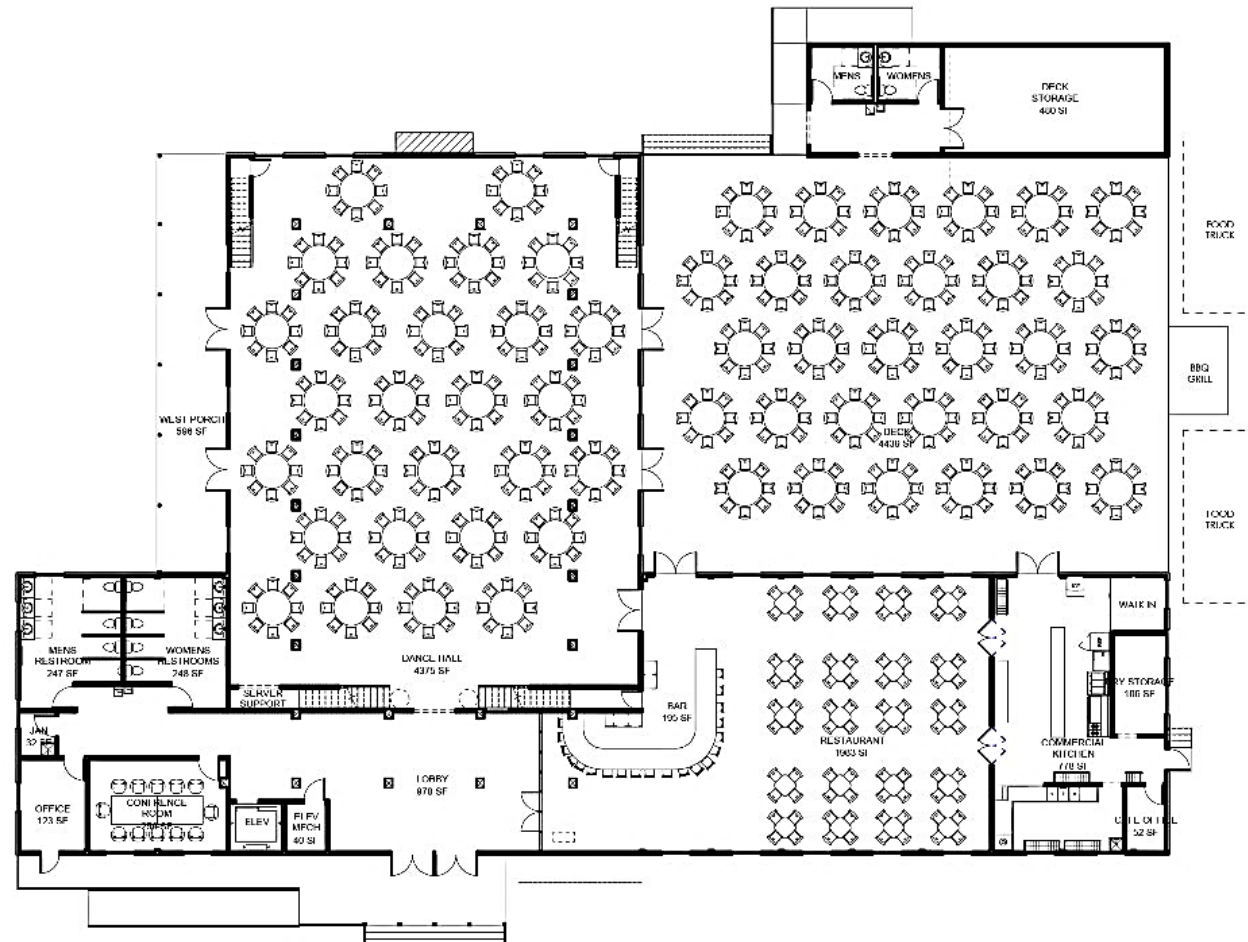
2 LEVEL 2 - CONCEPT DIAGRAM



# Level 1

## Reuse Plan

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# Level 1 - Dance Hall

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# Level 1 - Restaurant

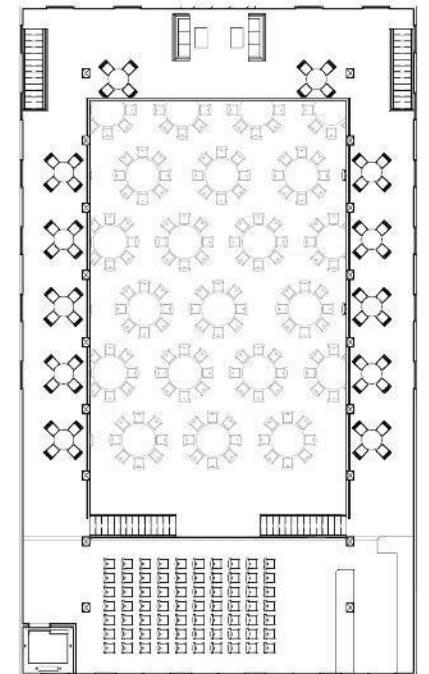
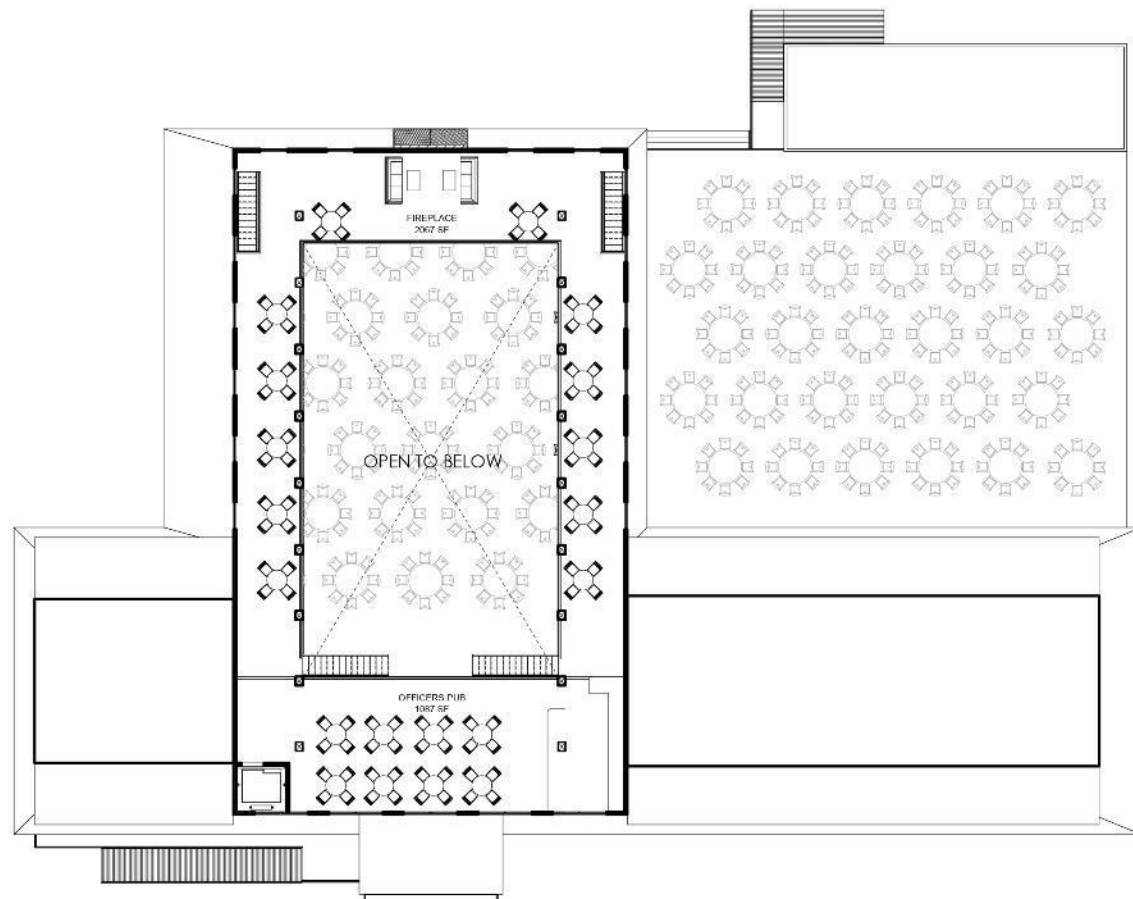
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# Level 2

## Rehabilitation and Reuse Plan

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OPTIONAL SEATING



# Level 2 - Officers Bar

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# Outdoor Deck Space

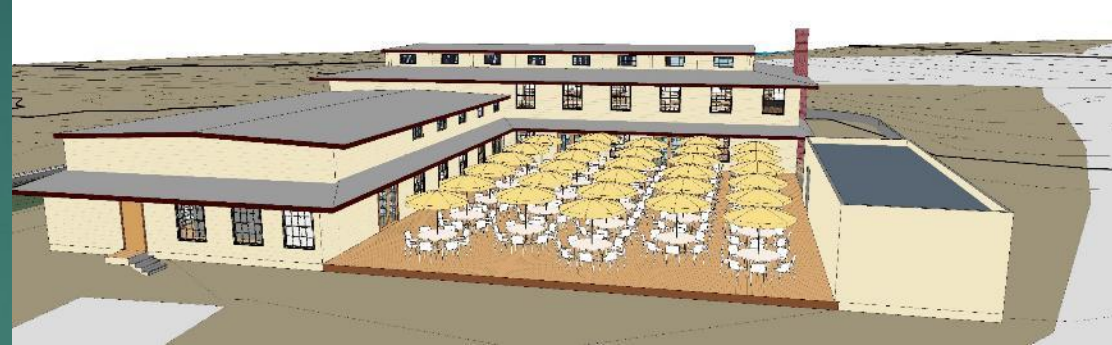
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# Creating Additional Flexible Space

- ▶ A new 4400 SF deck on the rear creates a **large flexible event space capable of hosting an additional 220 dinner guests**.
- ▶ Can **accommodate large groups in different configurations with enclosed tents or open-air seating** for performances and screenings.
- ▶ New low-profile **out-building supports additional restroom facilities and events storage** and serves as a windbreak.



# Financial Analysis of Reuse Concept

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The project team assessed and tested the financial feasibility of this reuse concept by:

- ▶ **Conducting market research** on restaurant operations and local labor needs and costs.
- ▶ **Interviewing local operators** and **examined comparable restaurant and event space operating budgets** to estimate projected operating revenue and expenses for the reuse concept.
- ▶ **Interviewing local stakeholder groups on Fort Huachuca and in Sierra Vista to understand the volume, frequency, and pricing associated with event activity** in the area to approximate a calendar year of events and estimated potential revenue to the MVOC.
- ▶ Developing an **operating pro-forma** to evaluate the financial feasibility of the project given anticipated capital and operating expenditures required.



# Contact Information

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For questions or to request additional information:

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