

Carnegie Library Rehabilitation and Modernization

801 K Street, NW, Washington, DC 20001

Section 106 Assessment of Effects Report

July 18, 2017



Prepared for:
National Capital Planning Commission

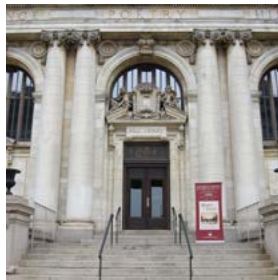


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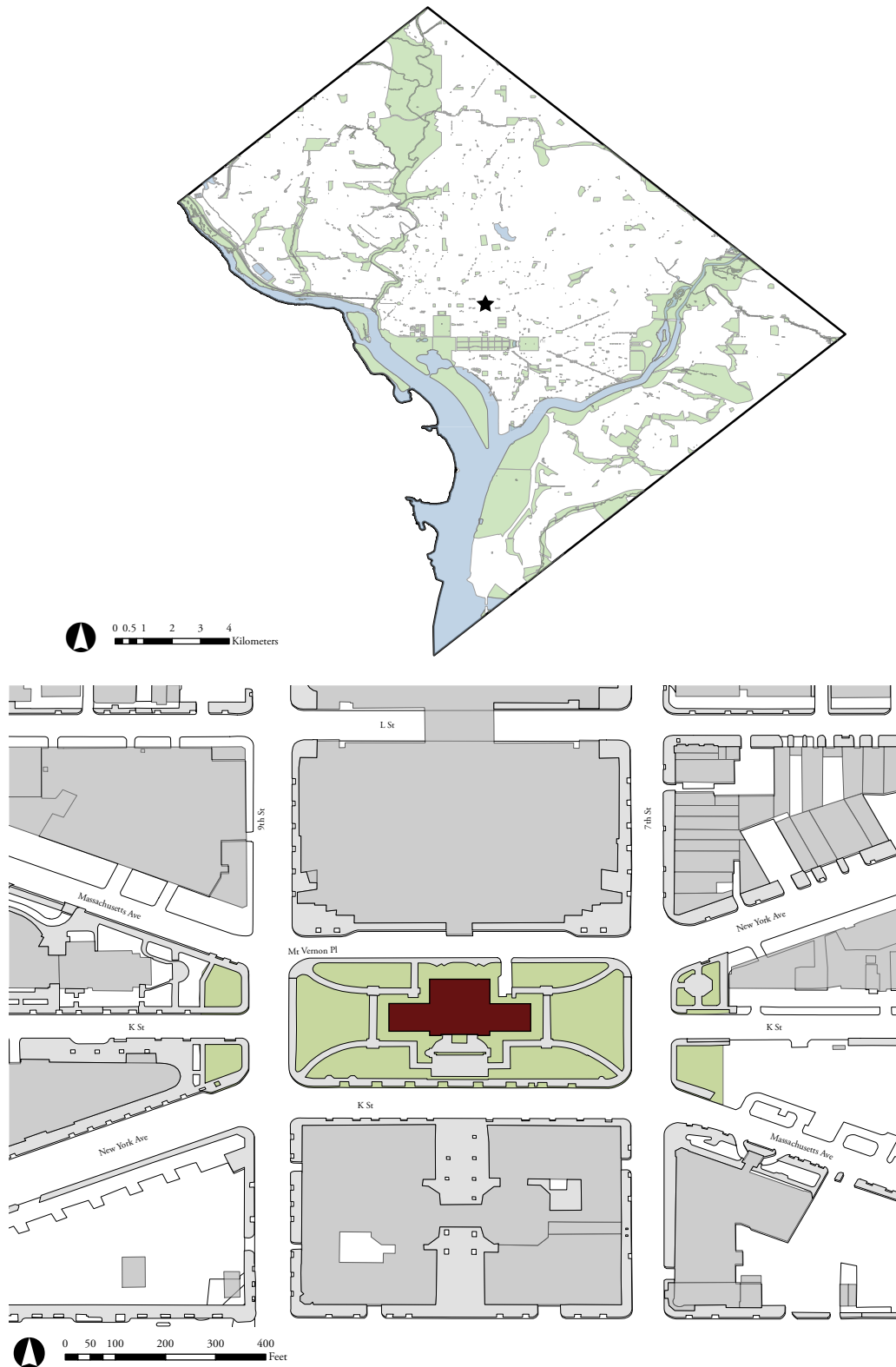


Figure #01
Carnegie Library, Location Maps. EHT Traceries.



Figure #02

Carnegie Library, north entrance. EHT Tracerics

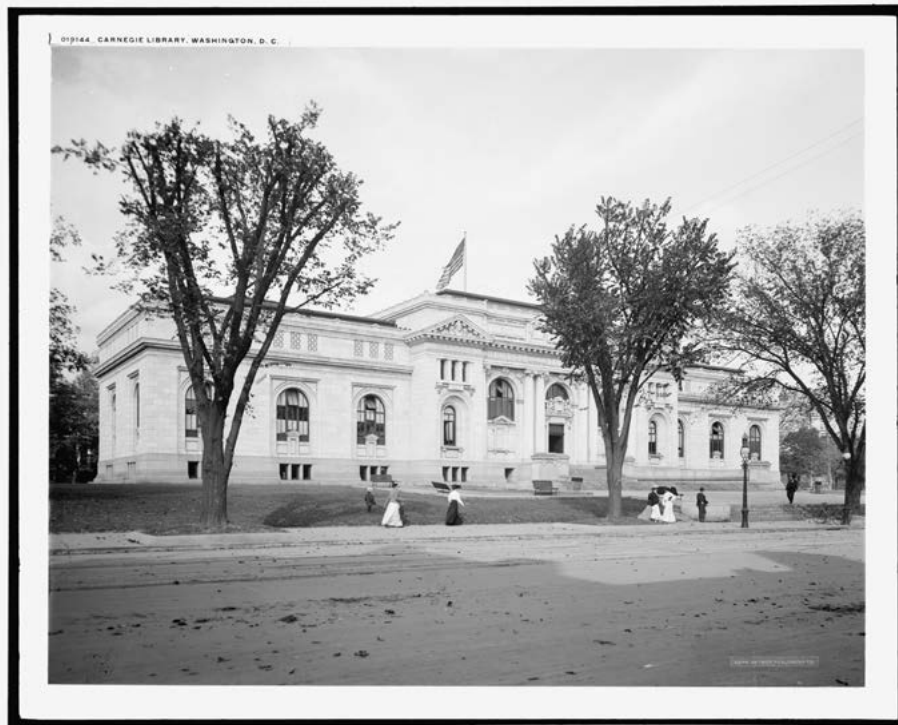
INTRODUCTION

The Washington Convention and Sports Authority t/a Events DC is proposing to rehabilitate the Carnegie Library located at 801 K Street, NW, on Mount Vernon Square in Washington, DC. The purpose of the project is to rehabilitate and modernize the Carnegie Library building to accommodate retail, education and community uses. The building will be leased jointly by the Historical Society of Washington, DC (HSW, which will continue to operate its research library, exhibit galleries, and administrative offices) and a retail tenant (which will operate a retail, events, and educational facility in the building).

Administrative jurisdiction over the Carnegie Library building is held by Events DC, an independent instrumentality of the District of Columbia. Mount Vernon Square (Reservation 8), upon which the Carnegie Library is located, is owned by the United States Government. In 2006, the United States Congress transferred administrative jurisdiction over Mount Vernon Square to the District of Columbia Government.

Carnegie Library Historical Overview

Constructed in 1899-1902, Carnegie Library was listed in the District of Columbia Inventory of Historic Sites in 1964 and the National Register of Historic Places in 1969 as the Central Public Library. The nomination recognized the building's significance as one of many buildings given to American cities by industrialist and philanthropist Andrew Carnegie to promote free library systems. It also reflects the growth of the D.C. Public Library (DCPL) system from humble beginnings in rented quarters to a Beaux-Arts edifice on Mount Vernon

**Figure #03**

Central Public Library
South Entrance, 1906.
Library of Congress.

Square. Mount Vernon Square is a contributing resource to the Plan of the City of Washington (L'Enfant Plan; L'Enfant-McMillan Plan).

Since its completion, the Carnegie Library has undergone several small- and large-scale renovations. Shortly after the library's dedication in 1903, Carnegie donated additional funds to complete the building's then-unfinished interior, including interior painting and expansion of the closed book stacks. From 1905 through 1962, DCPL undertook several additional changes, notably the reconfiguration of the Delivery Room and the addition of mezzanines in the east and west reading rooms. Carnegie Library operated as the Central Public Library for the District of Columbia until 1971, when those operations were transferred to the newly constructed Downtown Central Library, subsequently renamed the Martin Luther King, Jr. Memorial Library.

The building's two later tenants, the University of the District of Columbia (UDC) (1977-1990s) and HSW (1999-Present), each completed major rehabilitations. At the time UDC acquired the library in 1977, it had been vacant for six years and was suffering from neglect. UDC's \$4.2 million renovation included the reorientation of the building towards Mount Vernon Place, NW, with the construction of a new main entrance at the north elevation, the removal of book stacks, the addition of a large HVAC unit, new lighting, the conversion of the former stack room and Lecture Hall into office space, removal of the Delivery Room counter, alteration of the west stairway in the northern portion of the building, and an additional layer of plaster onto the existing decorative plasterwork.

In 1999, Congress designated the Carnegie Library as the site for a city museum. HSW, which would operate the museum and house its administrative and research facilities in the former library, entered into a 99-year lease for the building. A comprehensive rehabilitation was undertaken to accommodate the City Museum, which opened in the spring of 2003. The project included: a newly constructed 150-seat theater in the east wing of the building; a permanent exhibit in the former west reading room on the first floor; new egress stairs and elevators; community galleries focusing on D.C. neighborhoods; two galleries, a public reading room, and

a library on the second floor; and an archaeology lab, with classrooms and workshops in the basement. Though the City Museum only remained operational through November 2004, HSW remains in the building and continues to operate the library on an appointment basis.

Description of the Proposed Project

The proposed project will rehabilitate and modernize the Carnegie Library building to become a retail and education facility. The building will be leased jointly by HSW (which will continue to operate its research library, exhibit galleries, and administrative offices there) and a retail tenant (which will operate a retail, events, and educational facility in the building). The project will include a full restoration of the building exterior, including the repair and cleaning of the exterior stone, repair and retrofit of the original wood windows, repair and retrofit of the original skylight frames, and repair of the copper roof cladding. On the north side, the non-original stair and awning will be removed and replaced with a new stair that improves access to the building. Windows on this elevation—modified during the UDC and HSW rehabilitation projects—will be replaced or retrofitted.

The interior of the building will be rehabilitated, including removal of non-original infill construction throughout the building dating from the 2003 City Museum rehabilitation. The scope of this project included the enclosure of the central atrium with a museum gallery, offices, and clerestory extension with hipped roof. This addition will be removed, creating a central, skylit atrium space. The new atrium will be enclosed with a flat skylight, positioned below the existing roof line to obscure its visibility from the surrounding streetscape. Additionally, the MEP and other systems throughout the building will be upgraded or replaced.

Existing conditions photographs and project drawings and renderings are enclosed in **Appendix A** of this report.

Summary of Section 106 Consultation

Because the Carnegie Library is a District of Columbia Government-owned building in the Central Area, the proposed project is subject to the review and approval of the National Capital Planning Commission (NCPC) under the National Capital Planning Act. NCPC's approval of the project is considered a federal undertaking; therefore, the project must undergo review under Section 106 of the National Historic Preservation Act and the National Environmental Policy Act to consider its effects on historic and environmental resources. NCPC initiated Section 106 consultation with the D.C. State Historic Preservation Office (DCSHPO) on April 21, 2017.

Similarly, because Carnegie Library is a public, District Government building, the project must undergo review by the U.S. Commission of Fine Arts (CFA) to seek its advice on any exterior alterations to the building. This federal entitlements process is being coordinated with the D.C. Historic Preservation Review Board (HRPB) process to ensure the proposed project is compatible with the character of the Carnegie Library and surrounding historic properties.

Events DC and NCPC hosted a public scoping meeting on May 9, 2017 at the Carnegie Library. The purpose of this meeting was to invite public comment on the range of alternatives to be considered in the Environmental Assessment. NCPC hosted a Section 106 consulting parties meeting on May 17, 2017 to present the proposed project and identify historic properties that have the potential to be affected by the undertaking. A record of that meeting and the public comments received are enclosed in **Appendix B** of this report.

IDENTIFICATION OF HISTORIC PROPERTIES

In accordance with Section 106 of the National Historic Preservation Act (NHPA) (CFR 36 § 800.4), NCPC, as the lead federal agency, is required to consider the effects of the proposed action on historic properties. Historic properties, as defined by NHPA, are any prehistoric or historic district, site building, structure, or object included in, or eligible for inclusion in, the National Register of Historic Places (NRHP). This term includes artifacts, records, and remains that are related to and located within such properties, as well as properties of traditional religious and cultural importance to an Indian tribe or Native Hawaiian organization and that meet the National Register criteria.

To be included in, or found eligible for inclusion in, the NRHP, historic properties must meet one of the following criteria (as defined in 36 CFR Part 60.4):

- A) Be associated with events that have made a significant contribution to the broad patterns of our history; or
- B) Be associated with the lives of persons significant in our past; or
- C) Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction, or
- D) Have yielded, or are likely to yield, information important in prehistory or history.

Historic properties must also possess sufficient integrity to convey their significance, including their location, design, setting, materials, workmanship, feeling, and association.

An early step the Section 106 process is the determination and documentation of the Area of Potential Effects (APE). As defined by 36 CFR Part 800.16(d), an APE is “the geographic area within which an undertaking may directly or indirectly cause alterations in the character or use of historic properties, if any such properties exist. The area of potential effects is influenced by the scale and nature of an undertaking and may be different for different kinds of effects caused by the undertaking.” Upon initiation of Section 106 consultation, NCPC identified a preliminary APE, which was refined in consultation with DCSHPO and other consulting parties.

Delineation of Area of Potential Effects

The APE for the Carnegie Library project is bounded by L, H, Tenth, and Sixth Streets, N.W. The APE for this project was delineated to include views and viewsheds from the surrounding area to the project site. The APE boundaries reflect the outer limits from which views toward the property may reasonably generate indirect adverse effects.

Historic properties within the project site and the APE were identified through a review of multiple sources, including NRHP, National Historic Landmark, District of Columbia Inventory of Historic Sites (D.C. Inventory), and Determination of Eligibility (DOE) documentation. This review was also supplemented by consultation with DCSHPO, historic map research, and on-site survey. The project area is located in Downtown Washington, D.C., a dense urban setting that has been well documented through historic resources surveys and National Register documentation.

Historic Properties Located within the Area of Potential Effect

The boundaries of the APE overlap with portions of the Downtown Historic District and pending Downtown Historic District Boundary Expansion, Mount Vernon Square Historic District, and the Plan of the City of Washington (L'Enfant Plan; L'Enfant-McMillan Plan). It also includes six individual resources listed in the D.C.

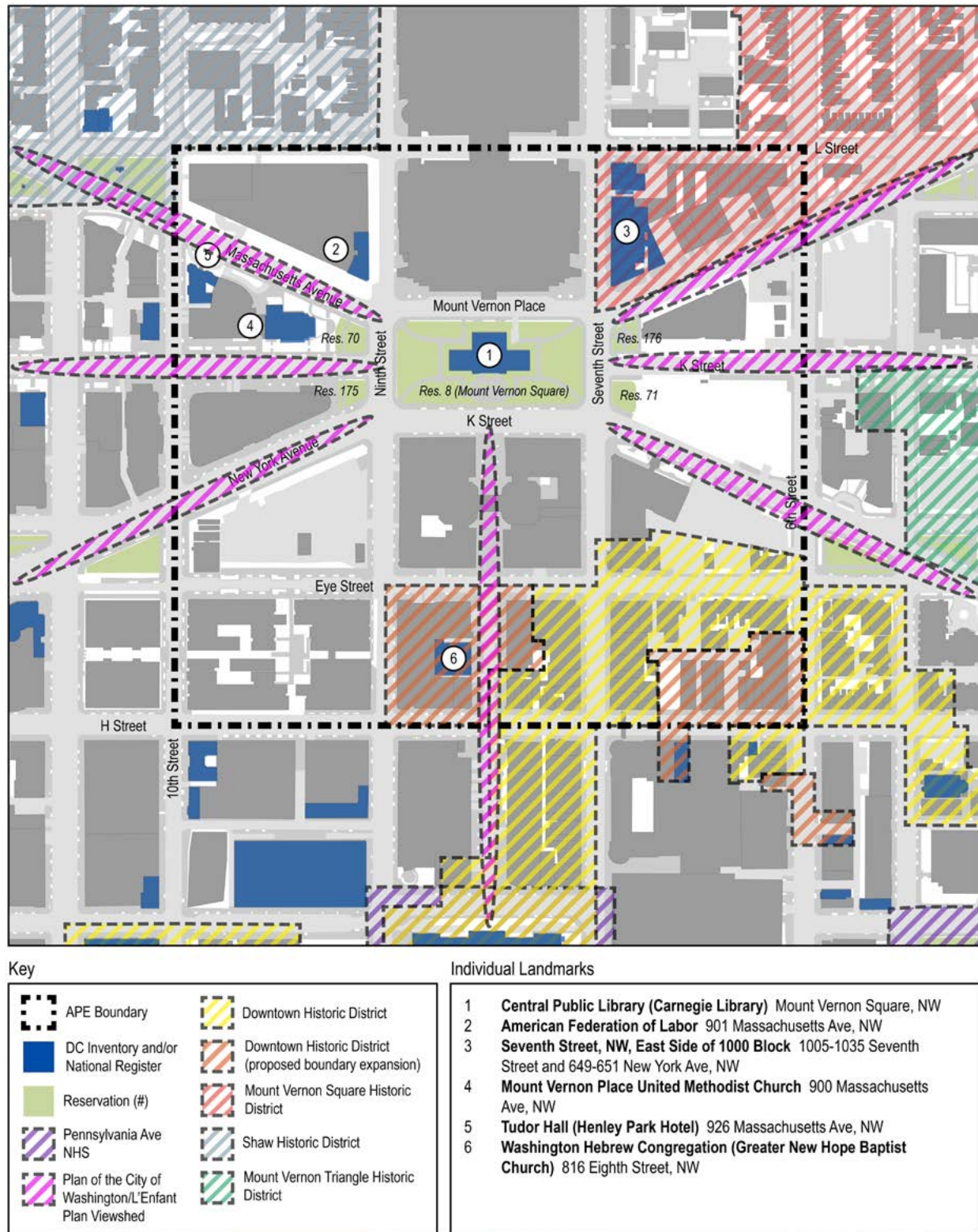


Figure #04
Area of Potential Effects (APE) Boundary Map. EHT Tracerics

Inventory and/or the NRHP. See below for descriptions of these resources.¹

Historic Districts

The Plan of the City of Washington (L'Enfant Plan; L'Enfant-McMillan Plan) and Reservations 8, 70, 71, 175, 176

D.C. Inventory, 1964 (identified), 1971 (designated), 1997 (expanded); National Register, 1997; HABS DC-682; HABS DC-668

The Plan of the City of Washington is the largest and most comprehensive example of a Baroque city plan in the United States. The plan is comprised of three contributing element types: reservations and appropriations; streets and avenues; and vistas. The plan is the masterpiece of Pierre Charles L'Enfant, a French architect and civil engineer asked by President George Washington to survey the site of the future capital and recommend locations for its important buildings. L'Enfant returned with a Baroque city plan based on European precedents, with a coordinated system of radiating avenues and vistas overlaid upon an orthogonal grid of streets. L'Enfant's grandiose vision—which relies on geometric, visual, symbolic, and hierarchical patterns—has come to define the physical character of the national capital.

The L'Enfant Plan was realized incrementally throughout the eighteenth and nineteenth centuries. Major federal buildings were erected on some of the original appropriations purchased by the federal government in 1792, including the White House, Capitol, and Old Patent Office. Others were improved and maintained as landscaped parks, including Lafayette Square, President's Park, and the Mall. During the 1870s, a number of municipal improvements were taken throughout Washington by the Office of Public Buildings and Grounds. The Office undertook to improve the avenues, resulting in the improvement of the plan's major circles and squares as well as the acknowledgment of the lesser parks and reservations. This trend continued throughout the 1880s and 1890s, with dozens of additional reservations being identified and improved.

In the twentieth century, evaluating and improving the L'Enfant Plan was a fundamental component of the McMillan Commission's recommendations. The Commission revived a number of L'Enfant elements while recasting them to meet the ideals of the City Beautiful movement. The result was an elegant and monumental city plan that became a national model for urban planning.

The Plan of the City of Washington is significant as a representation of two centuries of civic, design, and political ideals. During the past two centuries, it has provided a framework for the dramatic growth of Washington, D.C. as well as innumerable nationally significant events, serving continuously as the setting for national political expression.



Figure #05
1887 Facsimile of the L'Enfant Plan. Library of Congress

¹ All descriptions of properties were adapted from the *DC Inventory of Historic Sites, Alphabetical Version* (DC Historic Preservation Office, 2009) and their respective DC Inventory or National Register forms.

Reservations 8 (Mount Vernon Square), 70, 71, 175, and 176

*Bounded by Seventh and Ninth Streets and New York and Massachusetts Avenues
D.C. Inventory, 1971 (expanded 1997); National Register, 1997; HABS DC-682*

Mount Vernon Square (Reservation 8) and the four small adjacent parks located to the east of Seventh and west of Ninth Streets (Reservations 70, 71, 175, 176), make up 2.8 acres and contain numerous trees, footpaths and Washington standard lamp posts. The Central Public Library, also known as the Carnegie Library, is the outstanding feature of the square.

The square was originally shown as a rectangular-shaped open area on the 1791 L'Enfant Plan, one of fifteen squares planned to be divided among the states to feature statues and memorials. In 1846, a large public market was erected in the square along Seventh Street after residents petitioned the city government for permission. The market was later removed in 1872 and in that same year the intersecting streets and avenues were continued through the square and landscaping improvements were made. By 1882, the carriageways were removed and replaced with gravel footpaths and the square was turned into a park with newly installed drinking fountains, planted trees and flowering shrubs. In 1899, Andrew Carnegie offered to donate funds for a central library provided the city maintain a free library service. The resulting Central Public Library was completed in 1903, but the square was not redesigned and landscaped until 1913, and that design remains largely intact today.

Mount Vernon Square Historic District

*Roughly bounded by First Street, New York Avenue,
Seventh Street, M and N Streets, N.W.
D.C. Inventory, 1999; National Register, 1999*

The Mount Vernon Square Historic District is significant as a Victorian-era commercial and residential neighborhood located within the historic boundaries of the District of Columbia's Federal City. The developing neighborhood's rapid growth was in response to the city's increased demand for housing following the Civil War, the extensive programs to modernize the city in the 1870s, and the expansion of the national capital's economy and population. The greatest development phase for the area occurred in the last four decades of the nineteenth century, with the majority of the resources erected and designed by local builders and architects for speculative developers. Primarily dwellings, the buildings comprise an intact and cohesive collection of brick, flat- and bay-fronted row houses executed in a variety of styles and expressions. The Mount Vernon Square neighborhood is also significant for its commercial resources, which generally front Seventh Street and New York Avenue and stand two- to three- stories in height with storefronts on the first floor. These mercantile buildings range in date from the middle part of the nineteenth century to the early twentieth century, documenting the existence of the significant transportation system that serviced the community as it grew northward.

The Mount Vernon Square Historic District includes 429 contributing buildings with period of significance that begins circa 1845 and extends to 1945.



Figure #06
Mount Vernon Square Historic District. DCSHPO, 2008.

Downtown Historic District

7th Street, N.W., between Pennsylvania Avenue and Eye Street; F Street, N.W. between 7th and 11th Streets; and H and Eye Streets, N.W., between 5th and 7th Streets

D.C. Inventory, 1982 (effective 1994); National Register, 2001

With two hundred contributing resources, the Downtown Historic District is among the smaller of the city's historic districts, yet it is also one that captures the greatest breadth and diversity of architectural and historical development. Beginning in the early nineteenth century, growth of a commercial corridor along Seventh Street radiated north from the newly established Center Market. Federal investment in the 1830s added the Patent Office and General Post Office buildings, two imposing edifices that anchored the center of the district and stimulated additional growth, drawing both trade and professional classes to the area. In the second half of the nineteenth century, growth continued north along Seventh Street, dominated by a mix of department stores, dry goods businesses, and furniture stores. Development shifted westward in the twentieth century, with a number of grand department stores lining F Street by the mid-1920s.

Although primarily commercial in nature, the Downtown Historic District includes a number of significant religious, institutional, and federal buildings, in addition to several residential groupings. Its period of significance dates from 1830 to 1940.

Downtown Historic District (Boundary Increase)

600 and 800 blocks of H Street N.W.; 800 block of 8th Street, N.W.; and 700 and 800 blocks of 6th Street, N.W.

Designation Pending

A Landmark Application for the historic district boundary increase has been submitted by the DC Preservation League to DCHPO for review by the Historic Preservation Review Board. The landmark application proposes the expansion of the existing boundaries of the Downtown Historic District to augment the description of religious institutions, alley dwellings, and residential buildings as they contributed to the growth and character of the neighborhood. The boundary expansion also allows Essex Court (within Square 453) to be included in the district in its entirety. Essex Court represents the largest and most physically intact collection of alley buildings within Downtown.

The application also expands the scope of the original nomination to include a more detailed discussion of the growth of Chinatown within Downtown throughout the twentieth century. Beginning in the 1930s, the

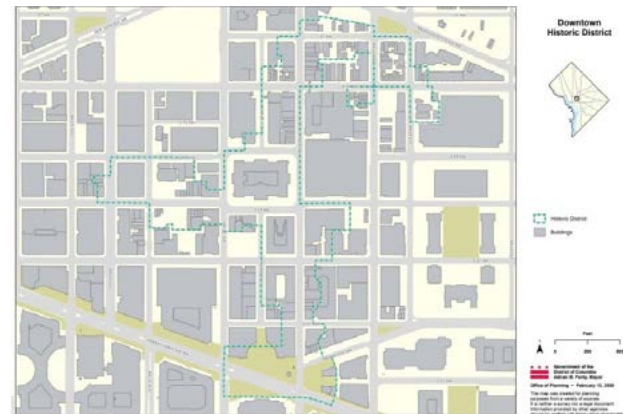


Figure #07

Downtown Historic District. DCSHPO, 2008.

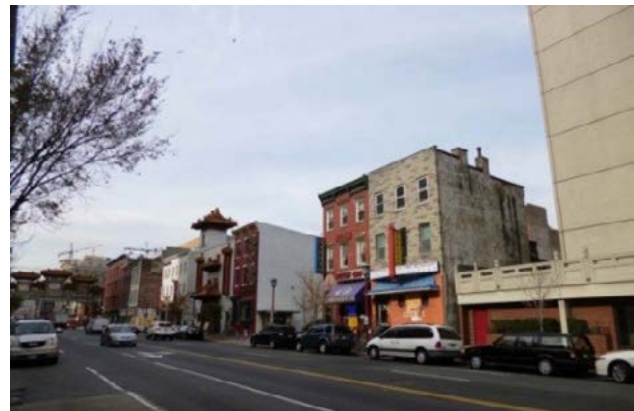


Figure #08

Buildings in the proposed boundary expansion, along 600 Block of H Street, NW.

city's Chinese population relocated to this area of Downtown, bringing with them a unique culture, mix of businesses, and architectural vocabulary. A corresponding expansion in the district's period of significance—to 1986—has also been proposed for those buildings contributing to the history and character of Chinatown.

The proposed Downtown Historic District Boundary Increase includes fifteen contributing buildings and one contributing structure.

Individually Designated Properties

(1) Central Public Library (Carnegie Library)

Mount Vernon Square, N.W.

D.C. Inventory, 1964; National Register, 1969

One of the many public library buildings bestowed upon American cities by Andrew Carnegie at the turn of the century, the Central Public Library was dedicated in Mount Vernon Square by Carnegie and President Theodore Roosevelt in 1903. The choice of site was an auspicious one, identified as one of fifteen major public squares in Washington by L'Enfant's original plan, but not dedicated to any permanent civic use until that time. A national competition was held to select the architect, with the winning entry submitted by New York-based Ackerman and Ross. Their design for the building was in the Beaux Arts style, with a central pavilion flanked by secondary bays. Four stories in height, the building has a partially exposed basement, two principal stories, and a recessed attic story. The basement walls are clad in pink Milford granite and the upper-story walls in white Vermont marble. Facing south along the Eighth Street axis, the building's principal façade features several inscriptions and sculptural groupings. The building is significant for the prominence of its design and architectural character, and also as a far-reaching educational institution in Washington, D.C.



Figure #09

Central Public Library in Mount Vernon Square.

(2) American Federation of Labor

901 Massachusetts Ave, N.W.

*D.C. Inventory, 1979; National Register, 1974;
National Historic Landmark, 1974*

The American Federation of Labor Building at Ninth Street and Massachusetts Avenue, N.W. was dedicated in 1916 by President Woodrow Wilson and was heralded as the “national labor temple” during its tenure as the headquarters of that organization. Its seven-story, Italian Renaissance Revival-style design by architecture firm Milburn Heister & Co. was intended to symbolize the strength and stolidity of the country's most powerful labor union. Clad in variegated brown brick with limestone accents, the building served as the A.F.L. headquarters until 1956, following their merger with the C.I.O.



Figure #10

AFL Building.

(3) Seventh Street, N.W., East Side of 1000 Block

1005-1035 Seventh Street, N.W. and 649-651 New York Ave, N.W.

D.C. Inventory, 1978; National Register, 1984; Contributing Resource to the Mount Vernon Square Historic District

Buildings included within this multi-property resource are architecturally cohesive, representing an almost intact row of small and moderately size, nineteenth-century commercial buildings. Dating predominantly from the 1870s and 1880s, but with a span of construction that extends to the 1930s, the buildings range in width from three to six bays. The ornate cornices that crown the facades denote individual buildings, each designed and erected by different architects and builders. The most ornate structure in this grouping is the Isaac Levy and Son paint store at 1015 ½ Seventh Street, N.W., erected in 1888. This building's architectural detailing is the epitome of the Italianate style with its heavy window hoods and finely detailed cornice.

Strategically located near the intersection of Massachusetts and New York Avenues at Mount Vernon Square, the buildings convey their post-Civil War development within the aesthetic and historic context of the implementation of the L'Enfant Plan during the course of the nineteenth century. The buildings retain a cohesive appearance with architectural similarities including height, ornament, materials, rhythm, scale, and style. Together, they the most architecturally distinguished group of late nineteenth and early twentieth century commercial buildings in the vicinity of Mount Vernon Square.



Figure #11

Seventh Street, NW, East Side of 1000 Block.

(4) Mount Vernon Place United Methodist Church

900 Massachusetts Ave, N.W.

D.C. Inventory, 1964

Due to the nature of its triangular site, Mount Vernon Place United Methodist Church is a highly visible landmark. Located at the convergence of Massachusetts Avenue and K Street, N.W., the church faces Reservation 70 and Mount Vernon Square and has exposures on three sides. The Beaux Arts-style building, elevated on a raised basement, was designed by Sauguinet & Staats and completed in 1917. It is fully clad in white marble, with a hexastyle Doric portico on its main (east) entrance, accessed by a generous, cascading stair. An additional portico faces north.



Figure #12

Mount Vernon Place United Methodist Church.

(5) Tudor Hall (Henley Park Hotel)

926 Massachusetts Ave, N.W.

D.C. Inventory, 2001

Completed in 1918, Tudor Hall was constructed to respond to the massive housing shortage caused by the influx of workers into Washington during World War I. The eight-story, brick-and-stone clad building was designed by local architect Walter Granville Guss. Although its apartments were modest in size and appointment, the building boasted a handsome façade and lobby designed in the Tudor Revival style. Unlike the Neo-Classical apartment buildings of a generation earlier, Tudor Hall was less formally composed, with an asymmetrical silhouette and irregular concentration of detail.



Figure #13
Tudor Hall.

(6) Washington Hebrew Congregation (Greater New Hope Baptist Church)

816 8th Street, N.W.

D.C. Inventory, 1964

The former Washington Hebrew Congregation, now the Greater New Hope Baptist Church, visually dominates the 800 block of Eighth Street, N.W. Designed by architects Stutz & Pease in the Exotic Revival style, the building featured a monochromatic sandstone façade; a handsomely detailed interior; monumentally scaled stained glass windows; lance-like corbelling along the roof parapet; and two towering, engaged belfries with domed roofs (the roofs were removed circa 1970). When completed in 1897, the building's architectural style and physical prominence were intended to distinguish and reflect that of its Jewish congregation. The congregation remained in the building until the 1950s, when the property was sold to the predominantly African American Greater New Hope Baptist Congregation, reflecting a twentieth-century demographic shift in downtown, as well as much of the District of Columbia.



Figure #14
Washington Hebrew Congregation.

IDENTIFICATION OF EFFECTS

Criteria of Adverse Effect

Effects assessments are based on the criteria of adverse effect as defined in the ACHP regulations (36 CFR § 800.5). The criteria of adverse effect are defined as follows:

An adverse effect is found when an undertaking may alter, directly or indirectly, any of the characteristics

of a historic property that qualify the property for inclusion in the National Register in a manner that would diminish the integrity of the property's location, design, setting, materials, workmanship, feeling, or association. Consideration shall be given to all qualifying characteristics of a historic property, including those that may have been identified subsequent to the original evaluation of the property's eligibility for the National Register. Adverse effects may include reasonably foreseeable effects caused by the undertaking that may occur later in time, be farther removed in distance or be cumulative. [36 CFR 800.5(a)(1)]

Examples of adverse effects may include: physical destruction or damage; alterations that are inconsistent with the *Secretary's Standards for the Treatment of Historic Properties*, including restoration, rehabilitation, repair, maintenance, stabilization, hazardous material remediation, and provision of handicapped access; removal of the property from its historic location; change of the character of the property's use or of contributing physical features within the property's setting; introduction of visual, atmospheric, or audible elements that diminish the property's integrity of the property's significant historic features; neglect or deterioration (except in certain religious or cultural cases); and transfer, lease, or sale of property out of Federal ownership or control without adequate preservation controls.

The following analysis is an assessment of the effects of the project on NRHP-eligible or NRHP-listed historic properties and is based upon the Section 106 criteria of adverse effect.

Determination of Effect

The determination of effects is organized by the historic properties located in the APE. The first section addresses effects on the Carnegie Library Building and the second section addresses other historic properties in the APE.

NCPC finds that the proposed project would have an adverse effect on the Carnegie Library building. There would be no adverse effects to other historic properties located in the APE.

Carnegie Library

The project proposes to rehabilitate Carnegie Library, including an exterior restoration and minor site improvements. Under the proposed action, the use of the building would be changed to introduce a retail component to the existing event, research, education, and office uses, which would continue. The minor change in use does not inherently represent an adverse effect.

Site Improvements

Although no major landscape or site improvements are being proposed, minor alterations are being proposed to the site paving, grading, and vegetation to meet stormwater management and accessibility requirements. These alterations have no potential to adversely affect the Carnegie Library.

Carnegie Library Exterior

The project proposes the exterior restoration of Carnegie Library, including the repair and retrofit of exterior architectural elements and the removal of non-original additions. These alterations are being proposed to improve the operation and energy efficiency of the building and enhance its visual appearance and architectural character. Proposed alterations include the following:

1. Clean and consolidate exterior masonry, including limited repointing;
2. Replace non-original exterior lighting;

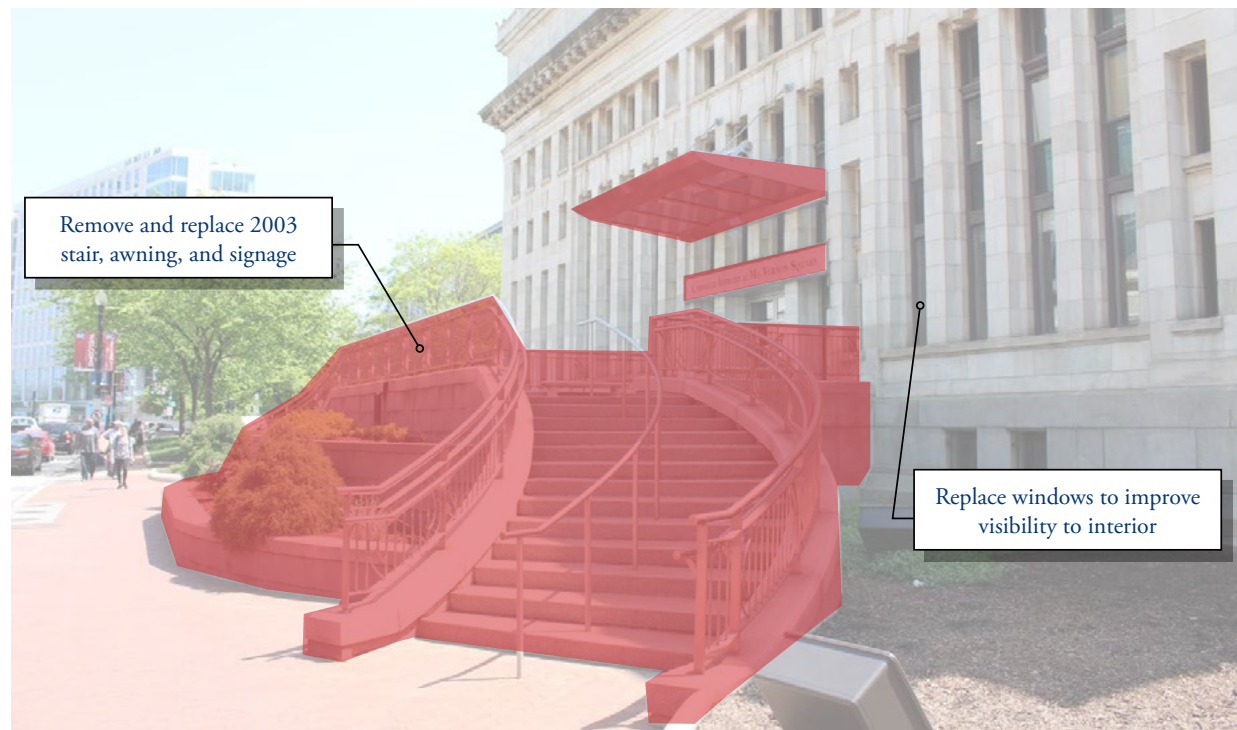
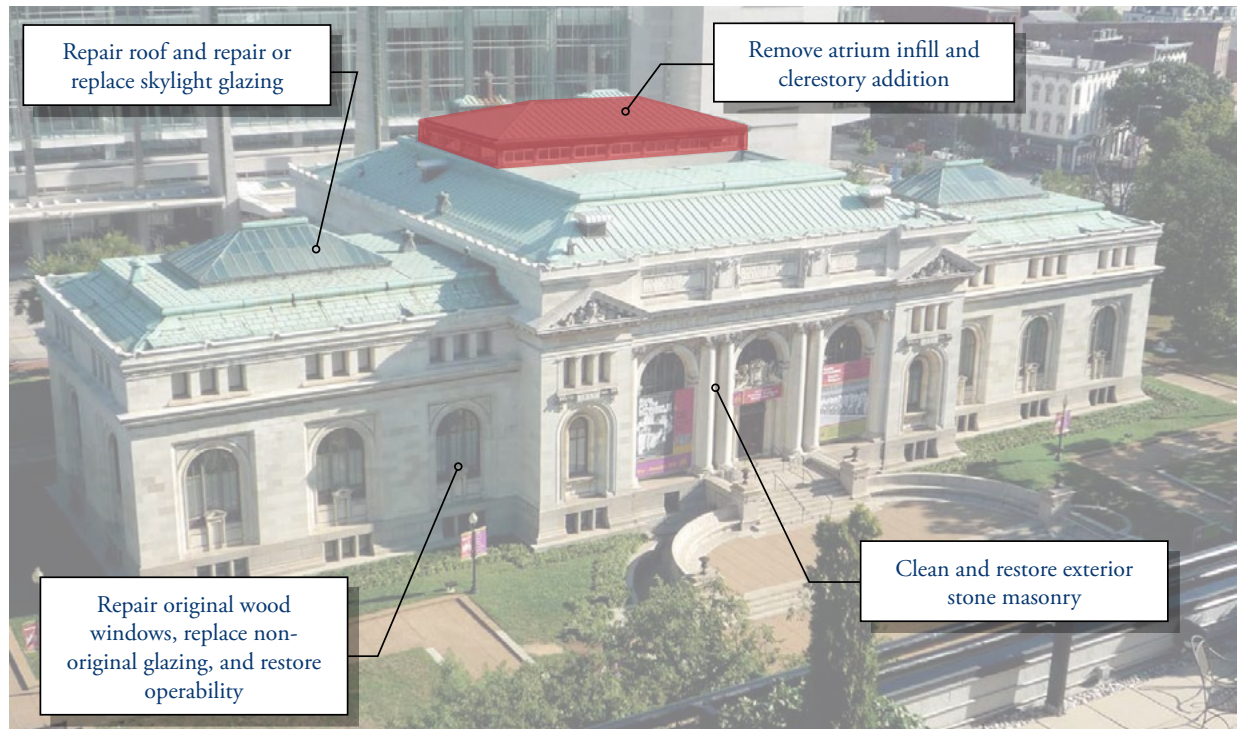


Figure #15
Illustrations of Proposed Exterior Changes. EHT Tracerics

3. Repair and/or replace exterior windows, including replacement of non-original glazing;
4. Repair and/or replace exterior doors, as necessary;
5. Repair of roof and skylight glazing, as necessary;
6. Remove atrium infill and non-original clerestory addition;
7. Remove and replace non-original stairs, landing, awning, and signage on north side of building; and
8. Replace windows on central portion of north elevation to improve visibility, including removal of the central stone pier;
9. Replace deteriorated stone window pediments in-kind.

The first seven actions described above would result in a minimal loss of historic fabric, although the associated adverse effects would be negligible. The eighth action, the removal of the north elevation windows and a portion of the central stone pier, constitutes an adverse effect. The ninth action, replacement in-kind of deteriorated stone pediments, represents a replacement in kind, and is not an adverse effect.

Carnegie Library Interior

The project proposes the interior rehabilitation of the Carnegie Library building to support retail and associated programmatic uses. This rehabilitation affects spaces throughout the building, although most changes would affect non-original infill construction and would not adversely affect the historic character of Carnegie Library. Proposed alterations include the following:

1. Retention and repair of a majority of historic finishes and features throughout the building, including decorative wood and plaster, principal public stairwell, original doors, and original terrazzo flooring and laylight ceiling on the second story landing;
2. Removal or reconfiguration of non-original wall, floor, stair, and elevator components throughout, including alteration or replacement of material finishes;
3. Repair and/or replacement of building systems, including mechanical, electrical, plumbing, and other systems;
4. Removal of infill construction in the first story reading rooms and the restoration of the original ceiling and floor configurations in those spaces;
5. Removal of the non-original gallery infill at the center of the building to create a two-story atrium.

The first four actions described above would result in a minimal loss of historic fabric, although the associated adverse effects would be negligible. The last action, the creation of a central atrium in the building, would result in the more extensive removal of historic fabric. This includes the historic laylight ceiling on the first floor and portions of the north wall on the second-floor landing. This action constitutes an adverse effect.

Short-Term and Temporary Effects

Short-term effects would occur during construction due to the visual impact of construction equipment and materials staging. These would not generate adverse effects to the Carnegie Library.

Other Historic Properties in APE

Site Improvements

Although no major landscape or site improvements are being proposed, minor alterations are being proposed to the site paving, grading, and vegetation to meet stormwater management and accessibility requirements. These alterations will result in a removal of historic paving, curbing, and stair features from Mount Vernon Square. These changes would not adversely effect the character or integrity of the Square.

Carnegie Library Exterior

The project proposes the exterior restoration of Carnegie Library, including the repair and retrofit of exterior architectural elements and the removal of non-original additions. Any repair or restoration efforts would be minimally visible from the surrounding area beyond the boundaries of Mount Vernon Square. In most cases, the non-original additions being proposed for removal date from an earlier, 2001-2003 rehabilitation of the Carnegie Library. Therefore, the exterior alterations proposed for the Carnegie Library building have no potential to adversely effect the character or integrity of Mount Vernon Square or other historic resources in the APE, either directly or indirectly.

Carnegie Library Interior

The interior rehabilitation of the Carnegie Library building has no potential to adversely effect Mount Vernon Square or other historic resources in the APE.

Short-Term and Temporary Effects

Short-term effects would occur during construction due to the visual impact of construction equipment and materials staging. These would not generate adverse effects to Mount Vernon Square or other historic properties in the APE. Healthy, mature trees within Mount Vernon Square would be protected during construction.

Archaeological Resources

The project proposes no new excavation and only limited alterations to the existing site paving and grading. Therefore, no effects to previously undiscovered archaeological resources are anticipated. The Section 106 resolution document will include stipulations for the treatment of unanticipated archaeological and cultural resources discovered during project implementation. These stipulations will require that Events DC consult with NCPC and DCSHPO to ensure that that reasonable efforts are made to avoid, minimize or mitigate adverse effects to such resources.

Resolution Strategies

The Section 106 consultation process is ongoing. NCPC, Events DC, DCSHPO, and the consulting parties are continuing to identify ways to avoid, minimize, and mitigate adverse effects to historic properties. These parties will develop mitigation measures that will be implemented in accordance with the agreement document developed to resolve the Section 106 process. This could include measures to mitigate the adverse effects described above, including the removal of historic fabric on the Carnegie Library building interior and exterior. The Section 106 agreement document will identify these mitigation measures and stipulate that consultation would continue through the design and construction processes.

Documentation of Section 106 and External Agency Consultation

Matrix of Dates

| | |
|--|------------------|
| Interagency Meeting - Introduction | January 12, 2017 |
| Interagency Meeting - Site Visit and Proposed Design | February 9, 2017 |
| Section 106 Initiation Letter to DCSHPO | April 21, 2017 |
| Advisory Neighborhood Commission 2C Public Meeting | May 8, 2017 |
| NEPA Scoping Meeting | May 9, 2017 |
| Section 106 Consulting Party Meeting | May 17, 2017 |
| CFA Concept Review | May 18, 2017 |
| NCPC Concept Review | June 1, 2017 |
| HPRB Concept Review | June 29, 2017 |
| Environmental Assessment Release for Public Review | July 7, 2017 |
| CFA Revised Concept Review | July 20, 2017 |

Consulting Parties

NCPC invited the following organizations, including neighboring property owners, to participate in the Section 106 consultation process:

| | | |
|--|--|--|
| Akridge | American Association of Medical Colleges | Advisory Neighborhood Commissions 2C, 2F, and 6E |
| Boston Properties | Brookfield Properties | Carr Properties |
| U.S. Commission of Fine Arts | Committee of 100 on the Federal City | DC Preservation League |
| D.C. City Council | D.C. Department of Transportation | D.C. Office of Planning |
| D.C. Office of the Mayor | Douglas Development | Downtown Business Improvement District |
| Gould Property | Historical Society of Washington, D.C. | Mount Vernon Triangle CID |
| Mt. Vernon Place United Methodist Church | National Park Service | National Trust for Historic Preservation |
| Oxford Properties | Penn Quarter Neighborhood Association | D.C. State Historic Preservation Office |
| Suntone K9 LLC | The Meridan Group | Tudor LP |

Consulting Party Meetings

See **Appendix B** for minutes and written comments received from the May 17, 2017 consulting parties meeting. This appendix also provides a record of the organizations above who participated in consultation through attending and commenting at that meeting. The complete presentation from the May consulting parties meeting can be found on NCPC's website (www.ncpc.gov/project/carnegie).

APPENDIX A: PROJECT DRAWINGS AND PHOTOGRAPHS

Existing Conditions Photographs



Figure #16
Carnegie Library and Mount Vernon Square, facing northwest from Sixth Street and Massachusetts Avenue, N.W.



Figure #17
Carnegie Library and Mount Vernon Square, facing north along Eighth Street from H Street, N.W.



Figure #18
American Federation of Labor Building, facing northwest from Ninth Street and Massachusetts Avenue, N.W.



Figure #19
Carnegie Library and Mount Vernon Square, facing southeast from Massachusetts Avenue and Tenth Street, N.W.



Figure #20
Mount Vernon Place United Methodist Church, facing northwest from Ninth and K Streets, N.W.



Figure #21
Carnegie Library and Mount Vernon Square, facing east from K Street and Tenth Streets, N.W.



Figure #22
South and west elevations, facing northeast.



Figure #23
South elevation, facing north



Figure #24
South and east elevations, facing northwest



Figure #25
West elevation, facing east



Figure #26
North elevation, facing south



Figure #27
North elevation (including non-original stair and awning), facing southwest



Figure #28
Typical exterior conditions details.

Figure #29
First floor interior existing conditions.





Figure #30
Second floor interior existing conditions.



Project Drawings and Renderings

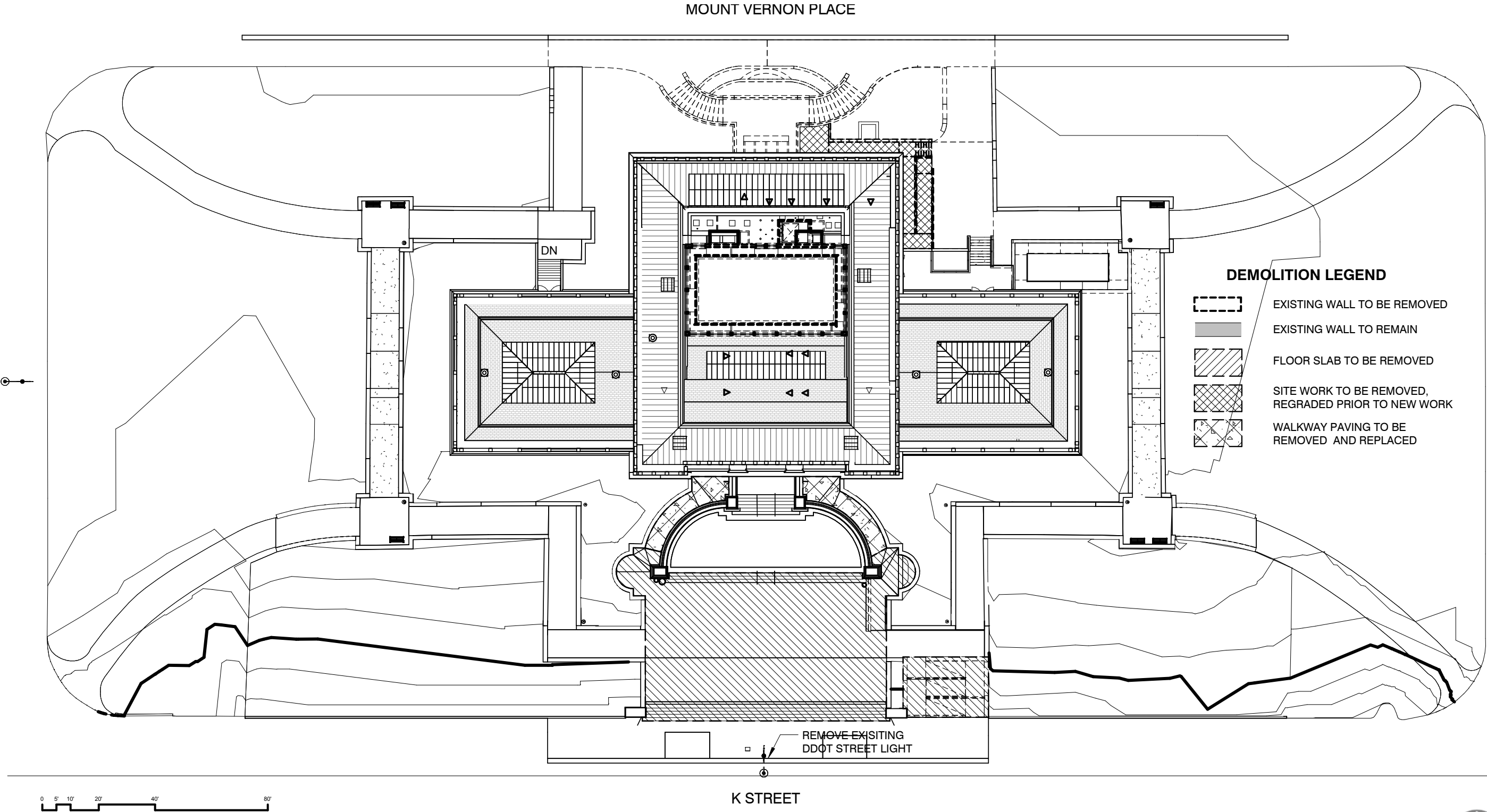


Figure #31
Site Plan - Demolition

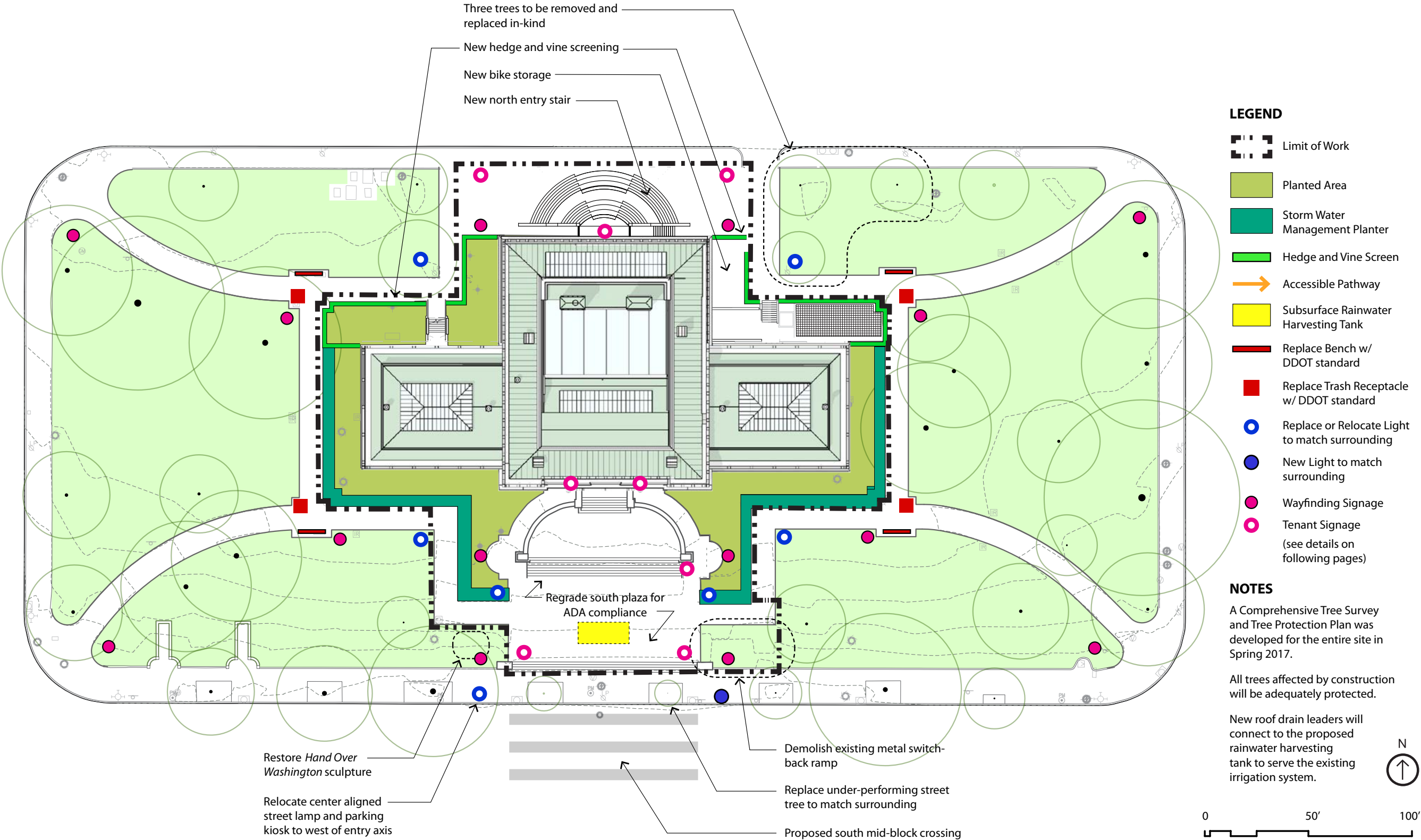


Figure #32
Site Plan and Landscape Plan - Proposed

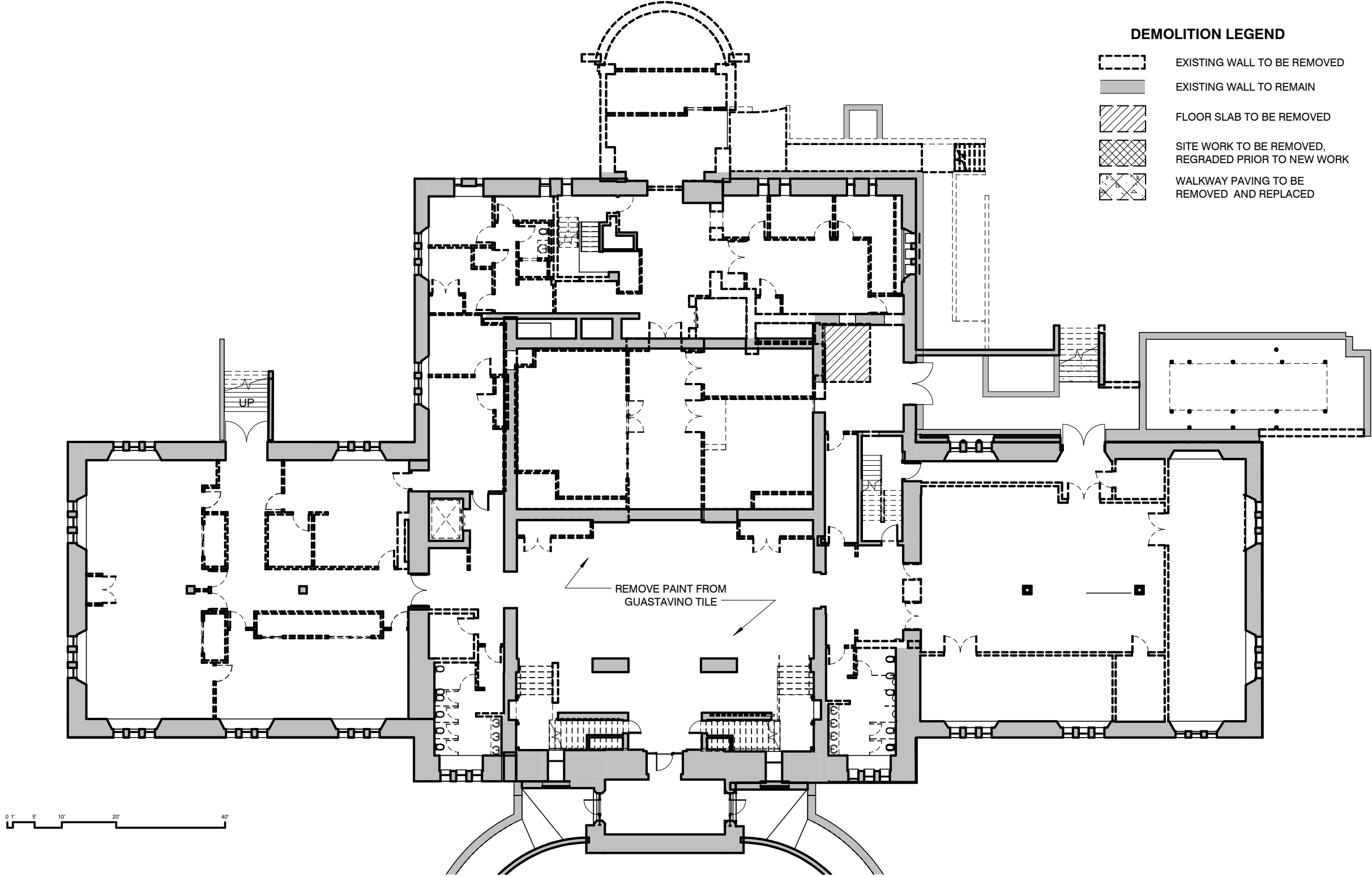


Figure #33
Basement Floor Plan - Demolition



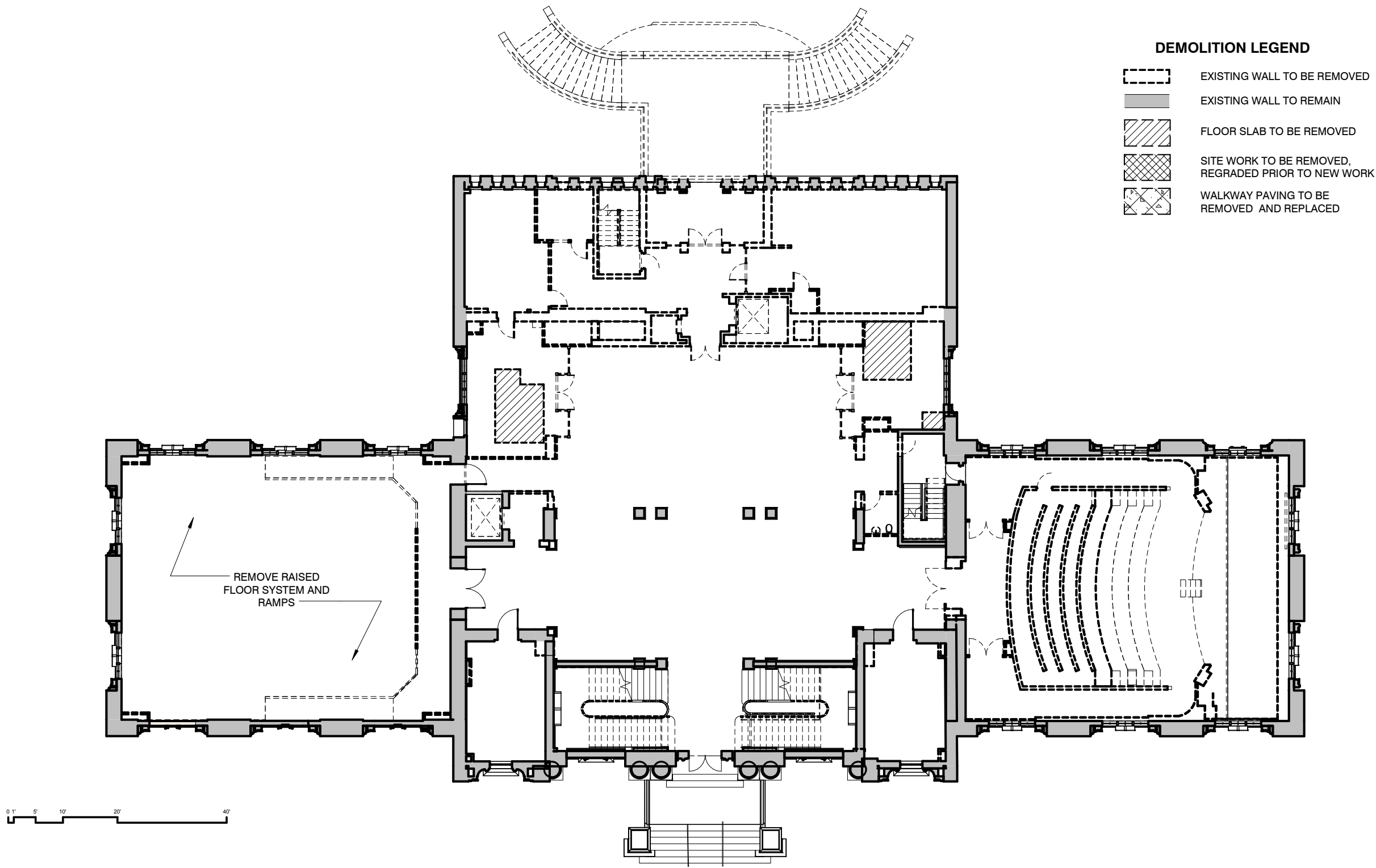


Figure #34
First Floor Plan - Demolition



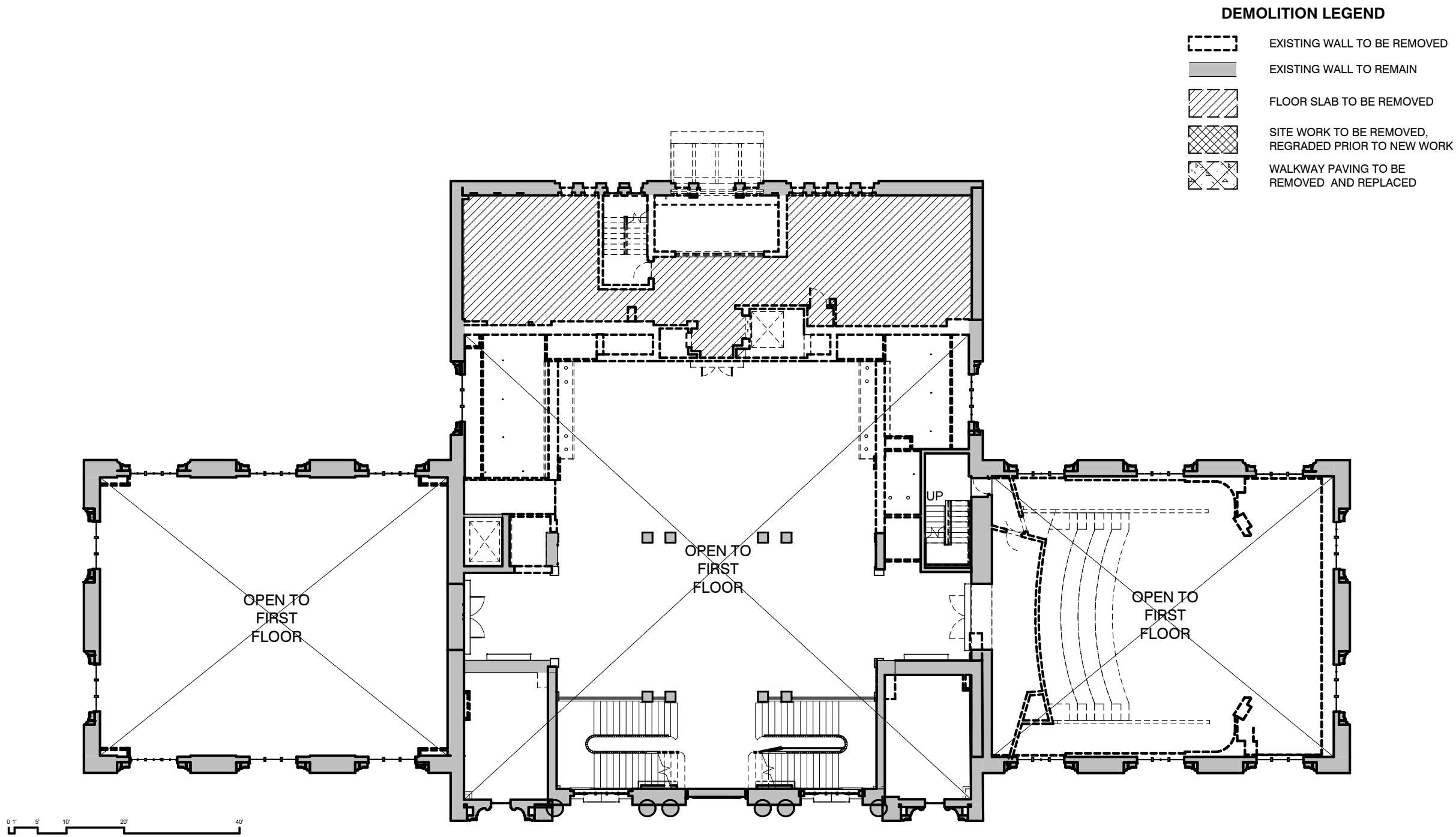


Figure #35
First Floor Mezzanine Plan - Demolition



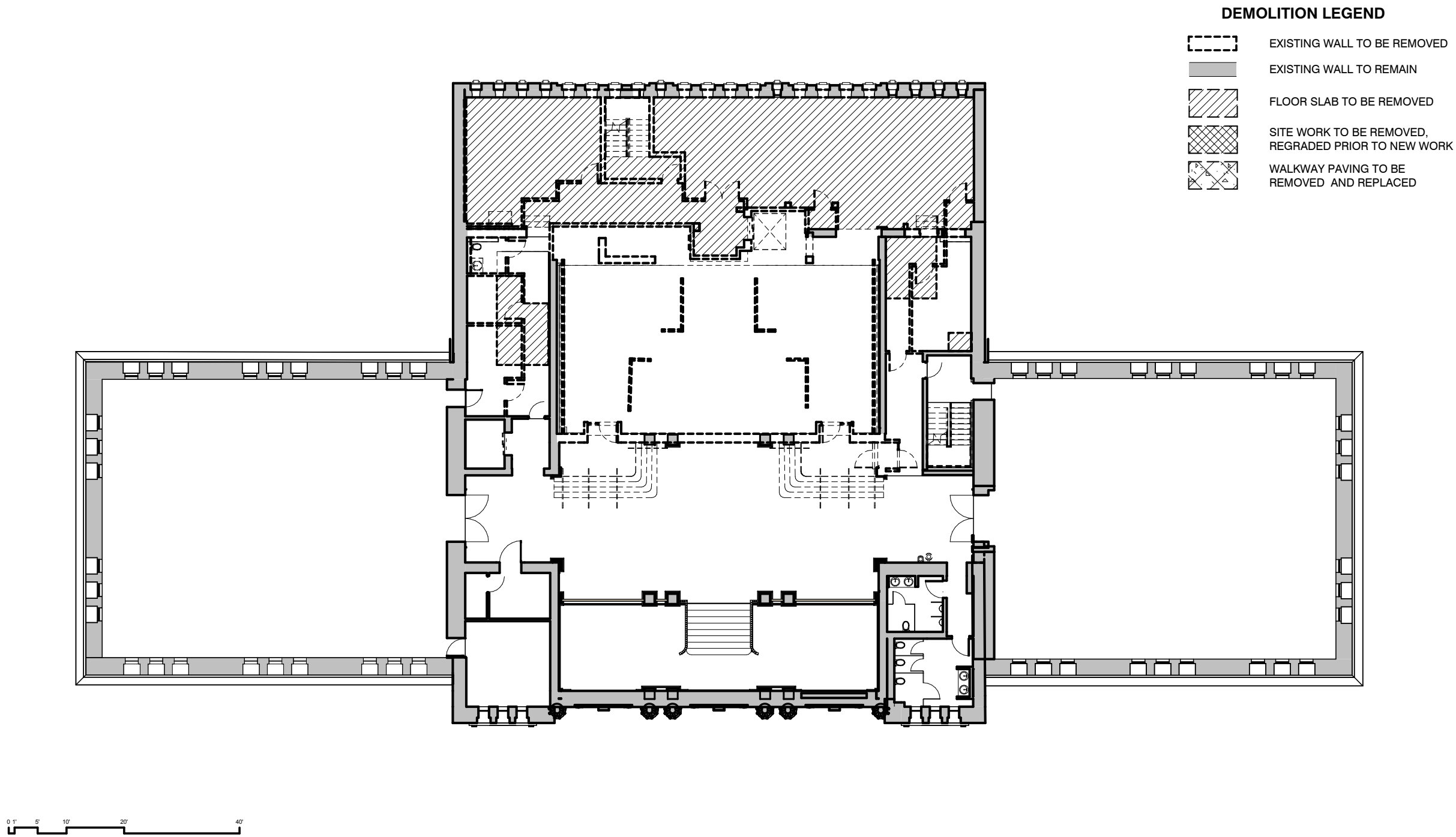


Figure #36
Second Floor Plan - Demolition



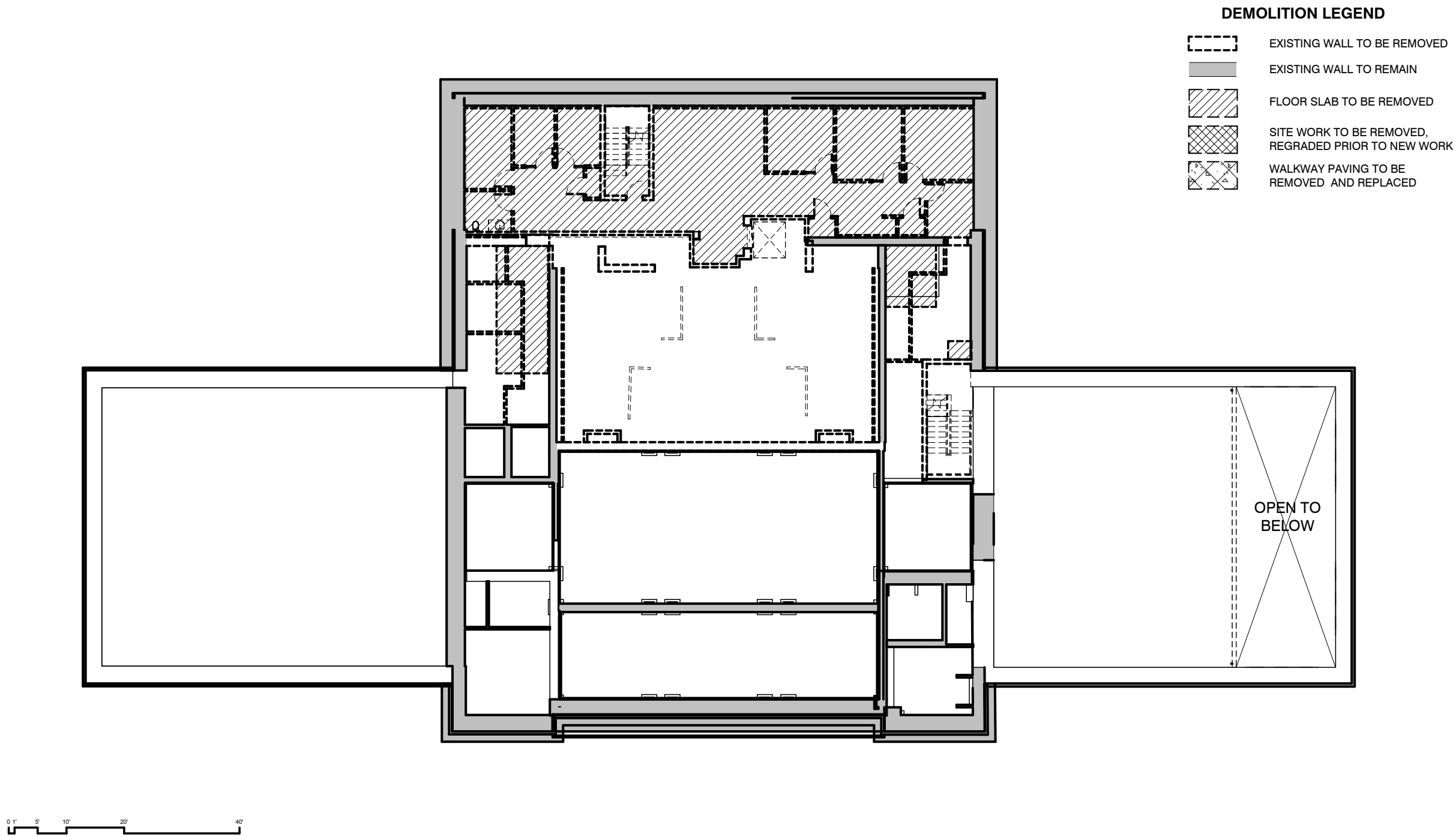


Figure #37
Second Floor Mezzanine Plan - Demolition



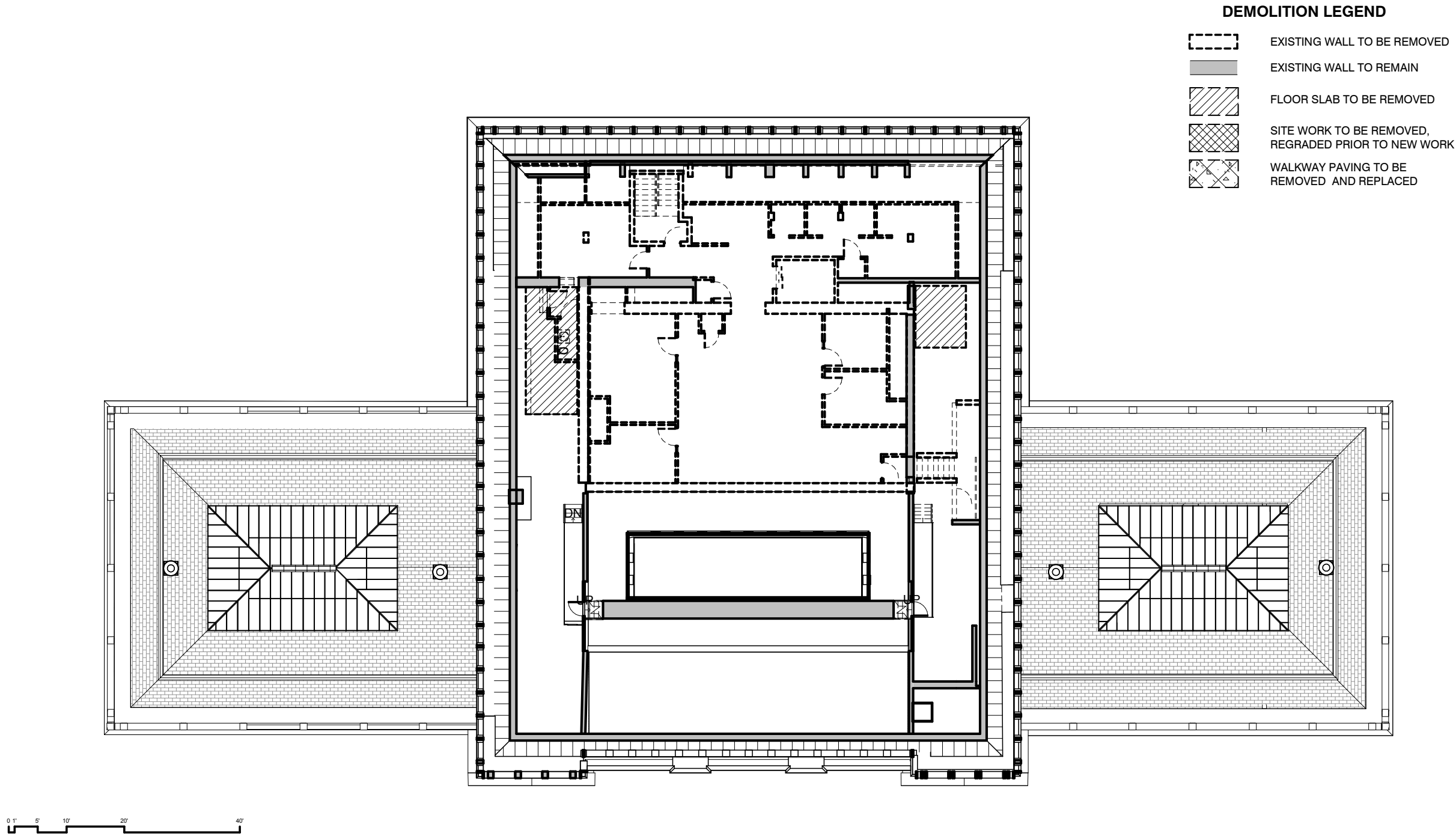


Figure #38
Third Floor Plan - Demolition



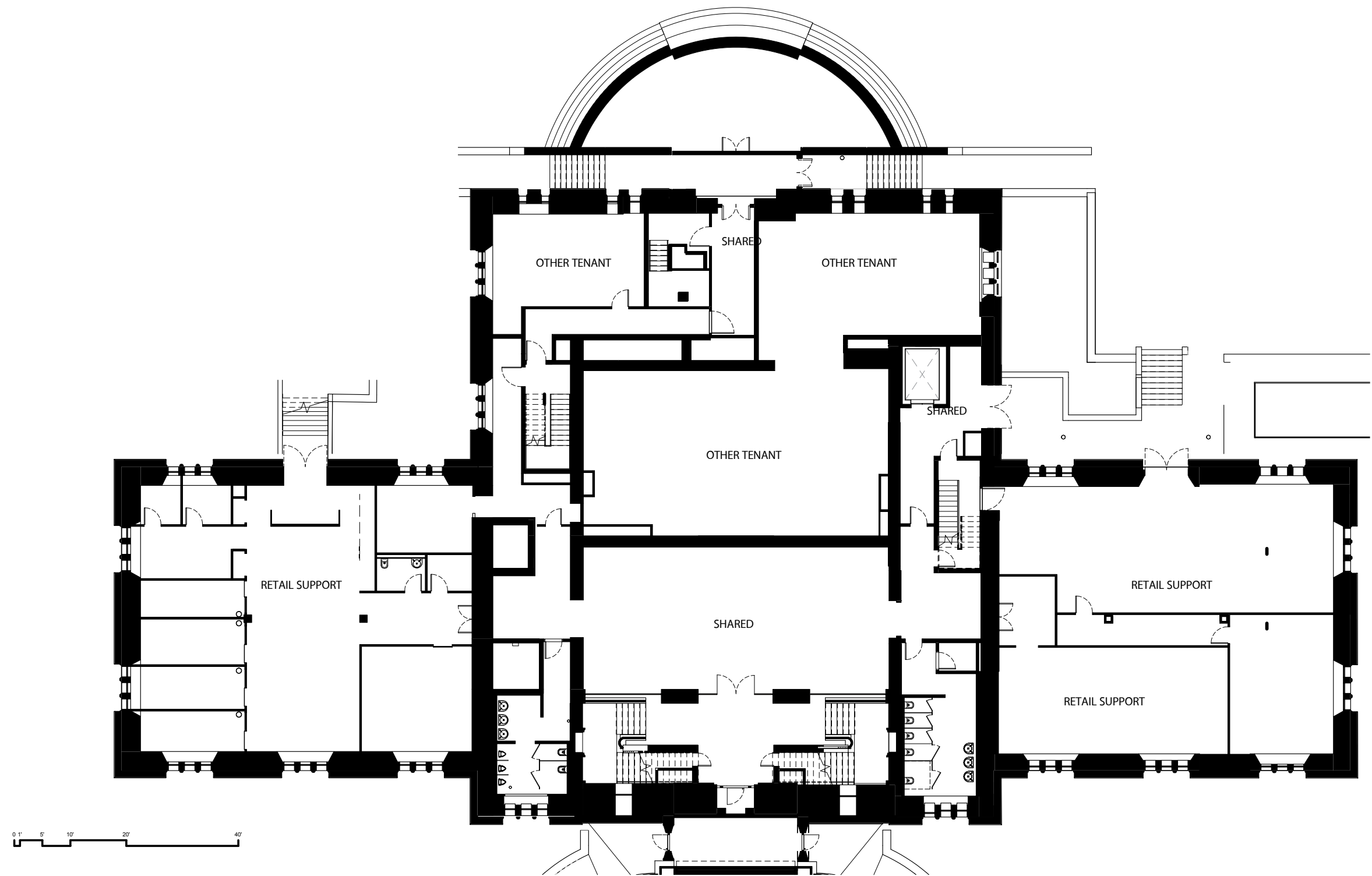


Figure #39
Basement Floor Plan - Proposed

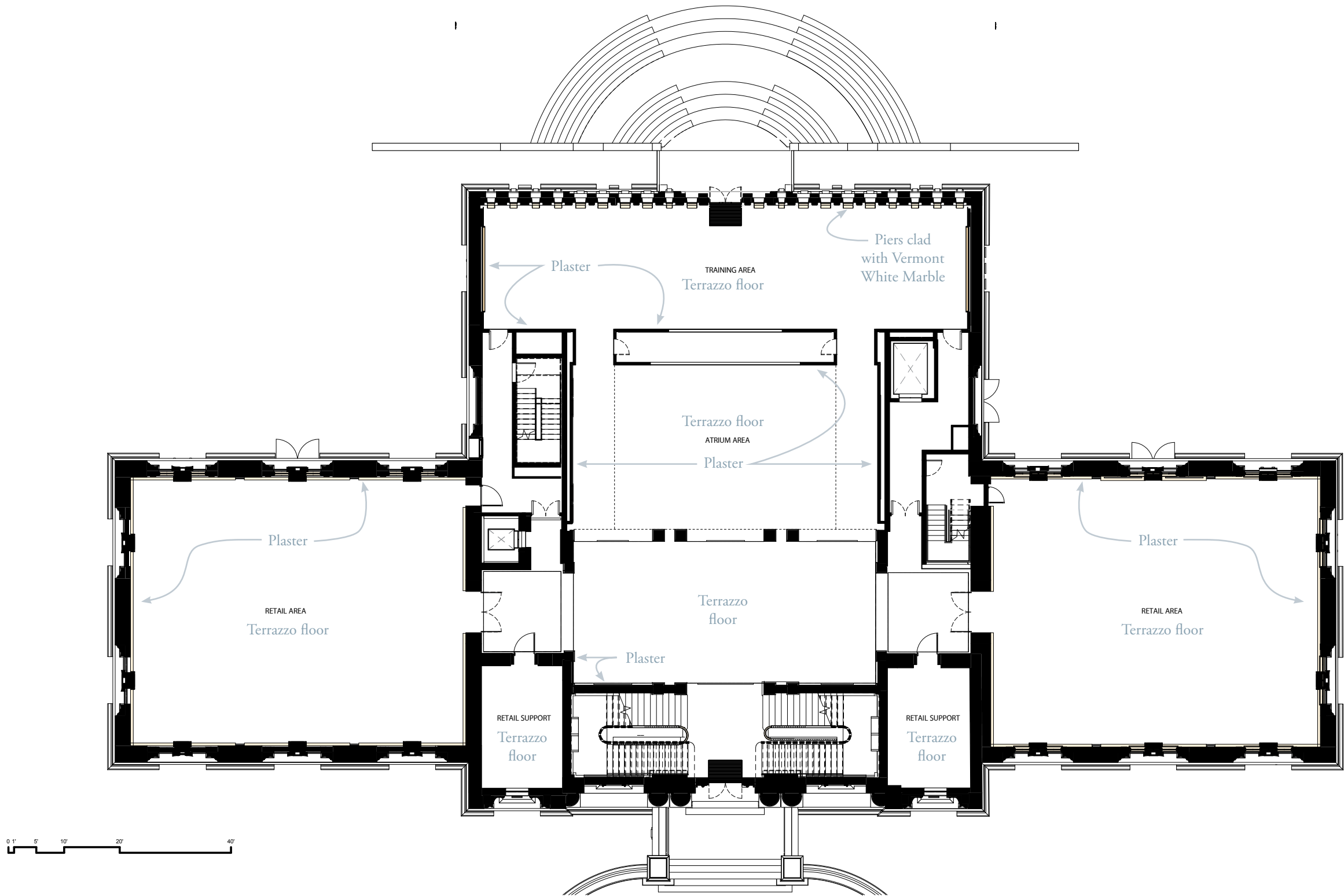


Figure #40
First Floor Plan - Proposed

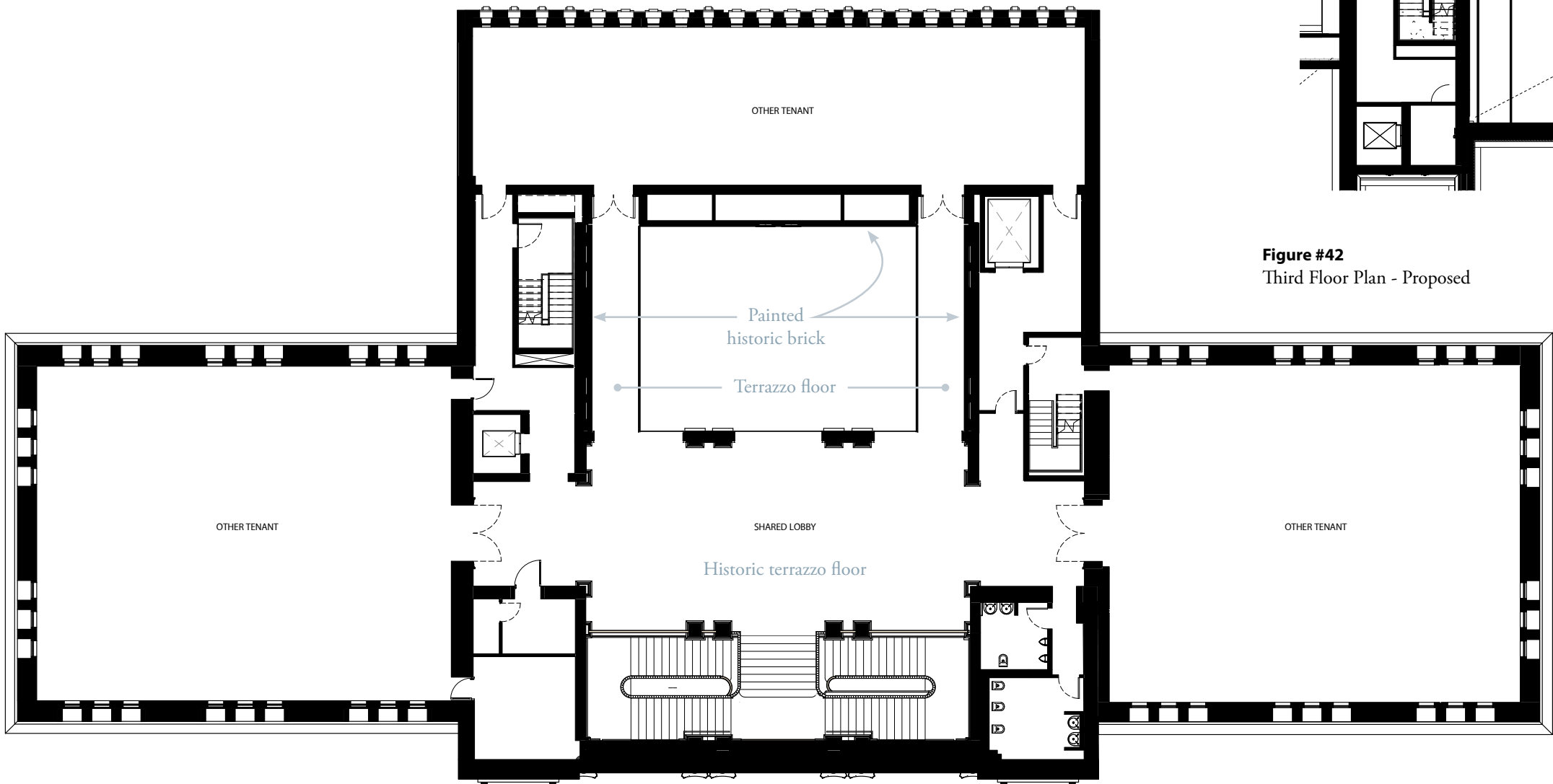


Figure #41
Second Floor Plan - Proposed

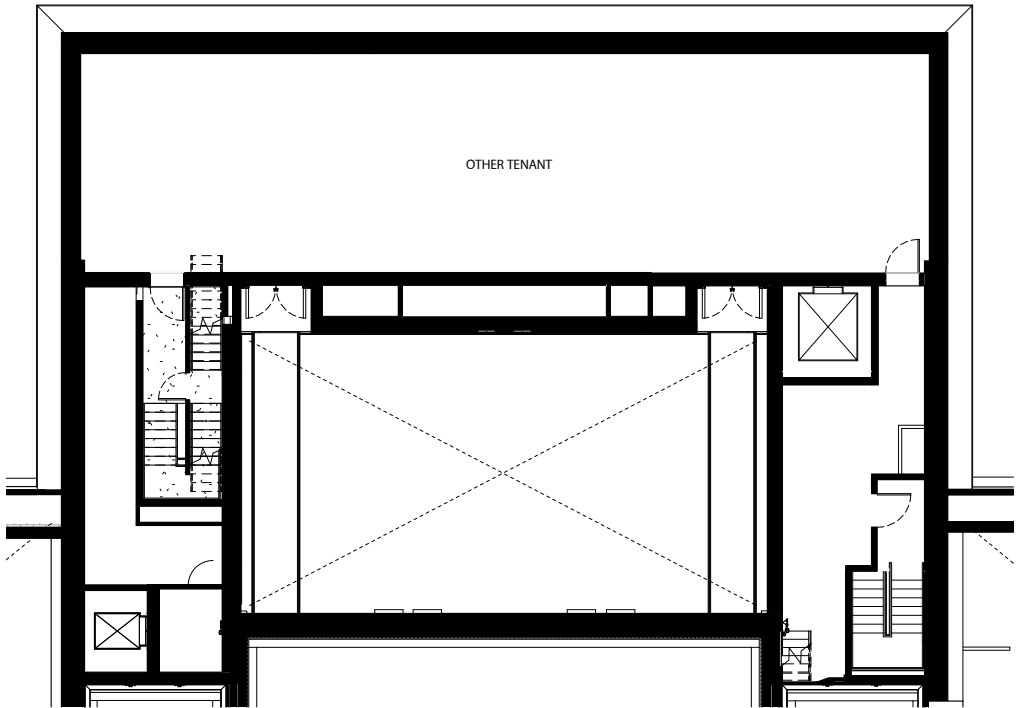
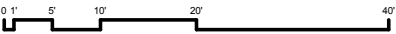


Figure #42
Third Floor Plan - Proposed



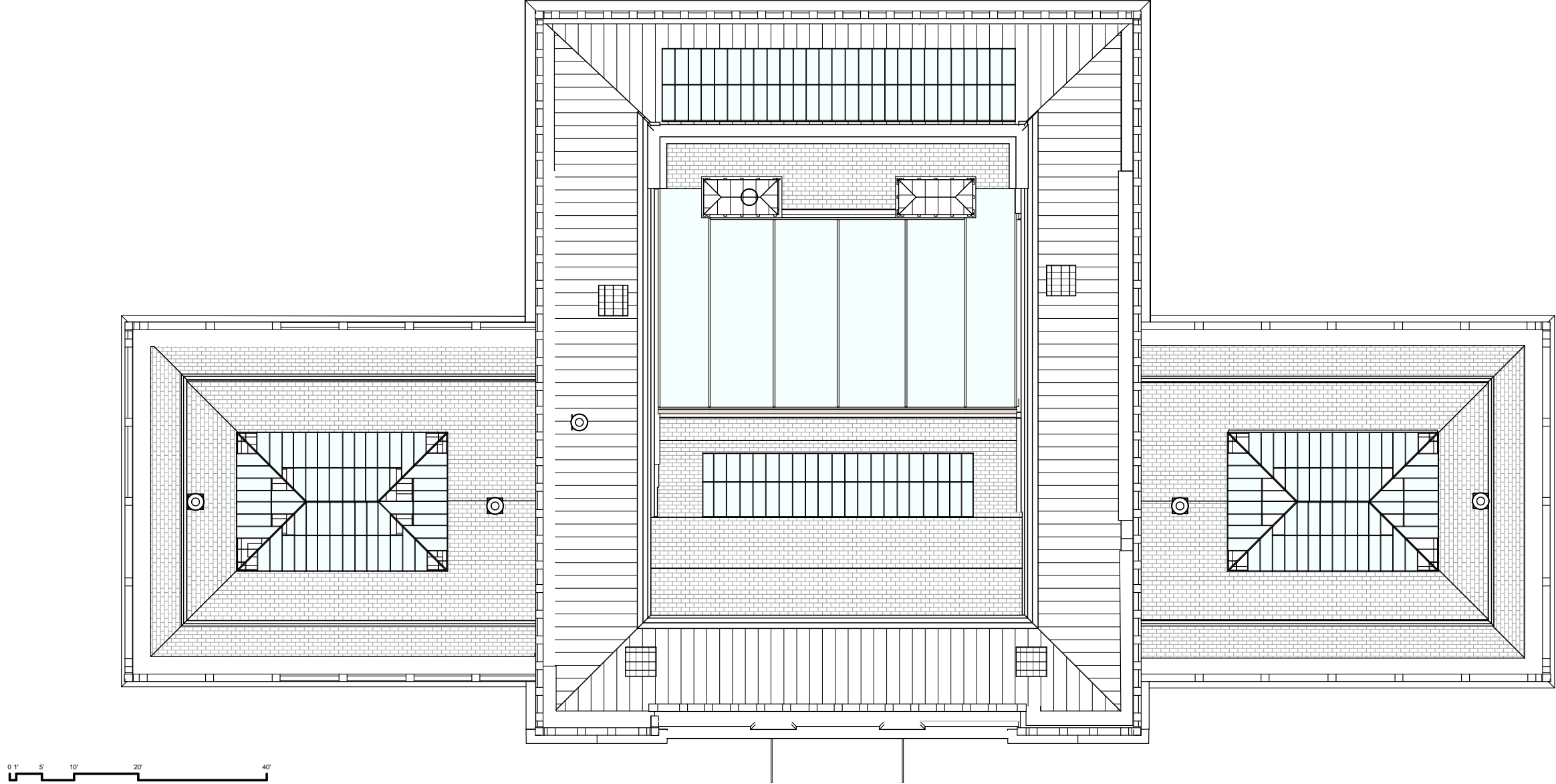
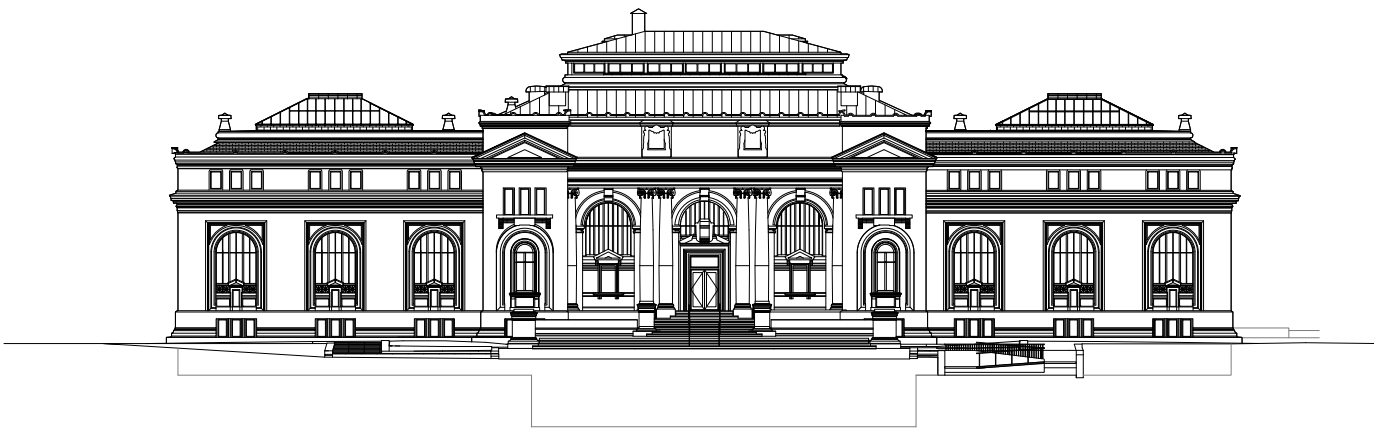


Figure #43
Roof Plan - Proposed

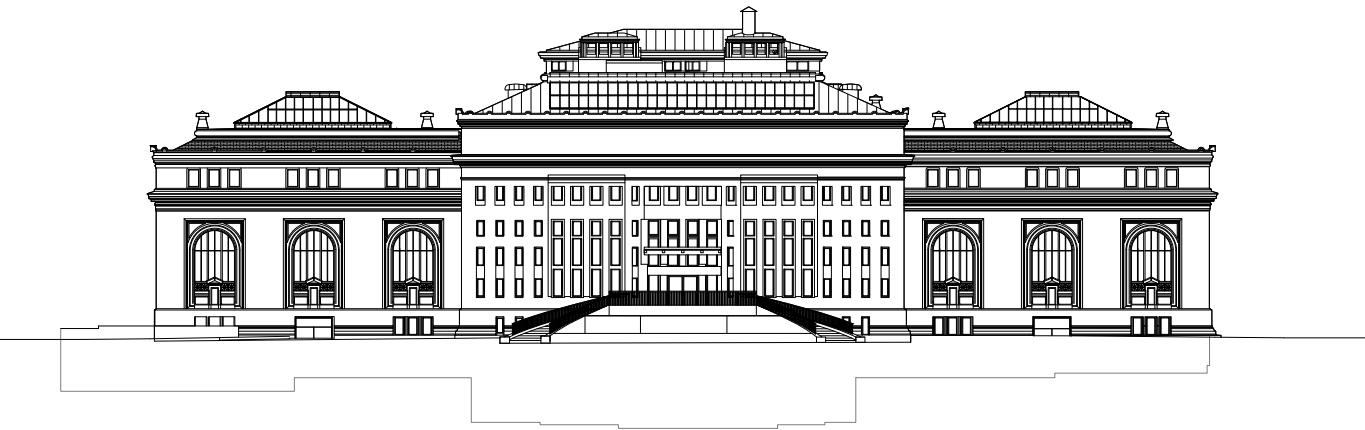




Existing South Elevation



Figure #44
South Elevation - Proposed



Existing North Elevation

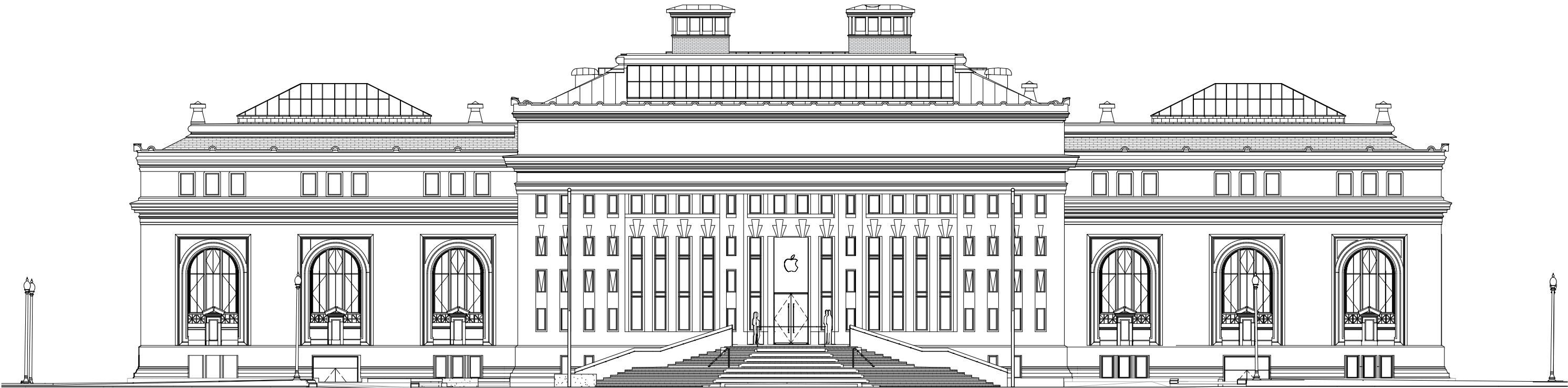
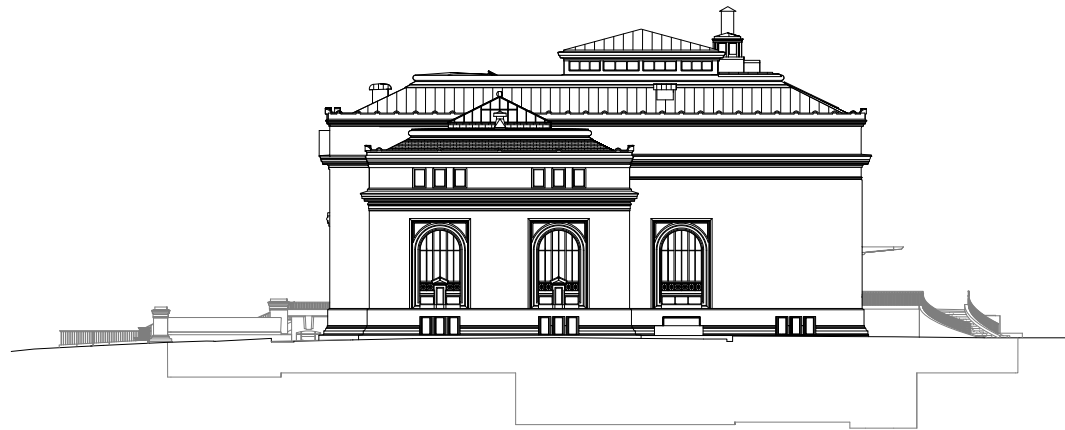


Figure #45
North Elevation - Proposed



Existing East Elevation

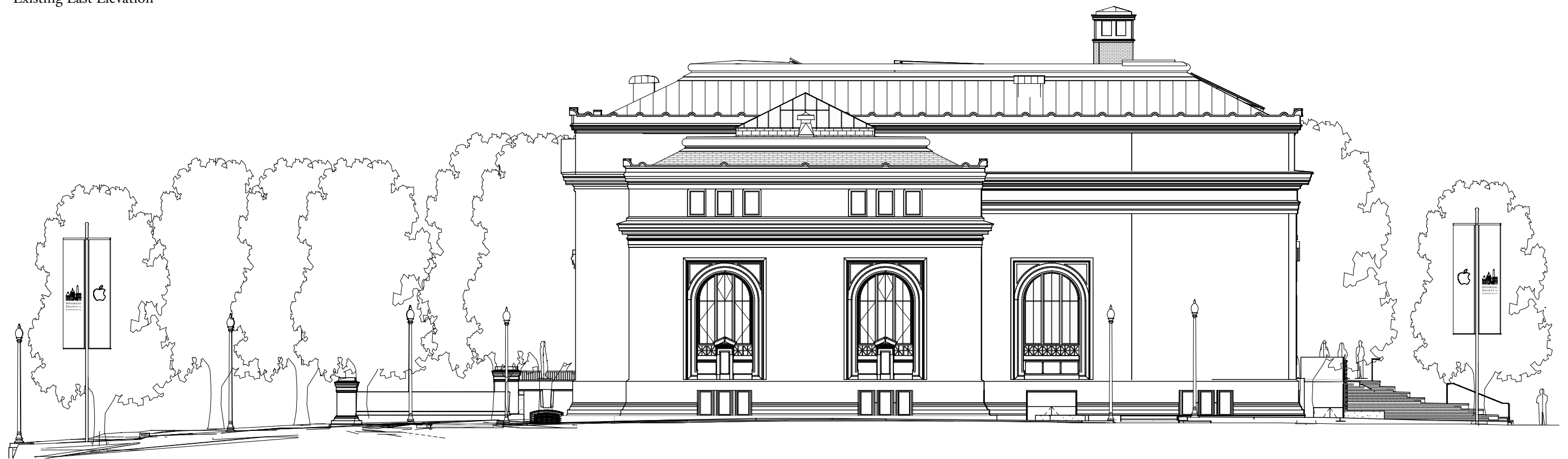
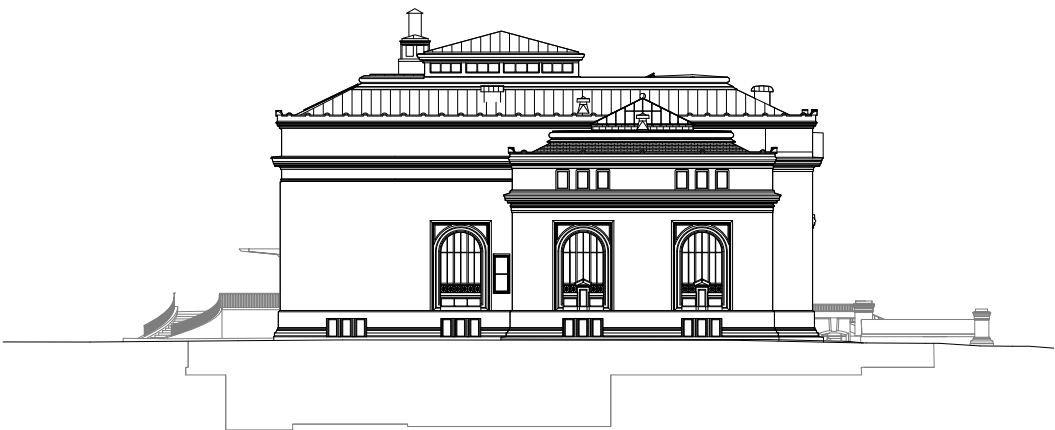


Figure #46
East Elevation - Proposed



Existing West Elevation

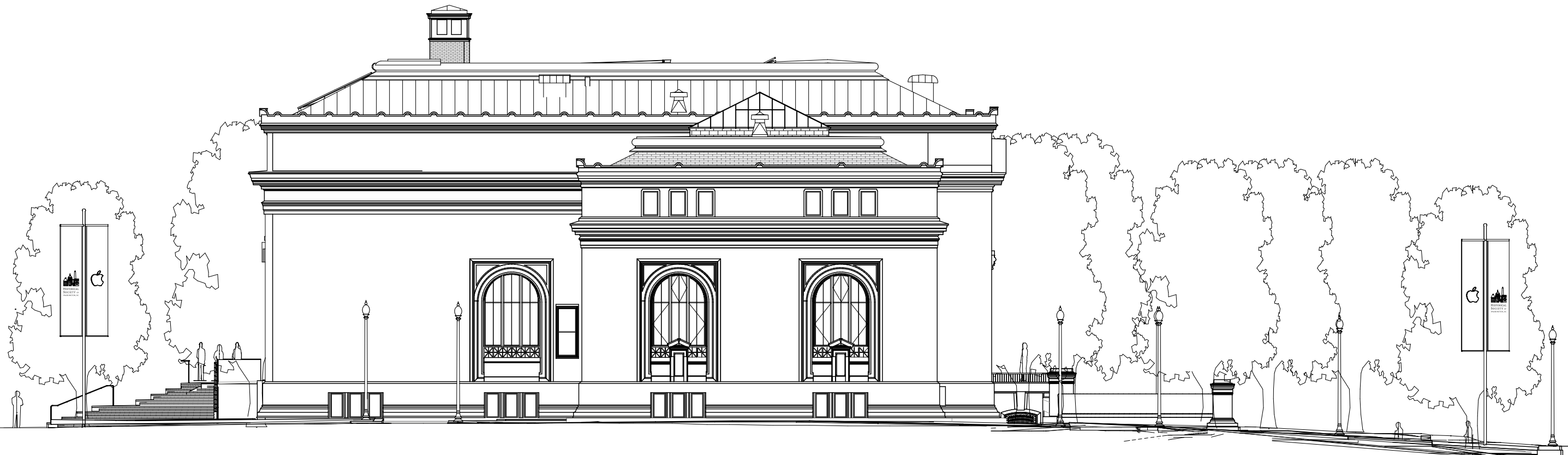


Figure #47
West Elevation - Proposed

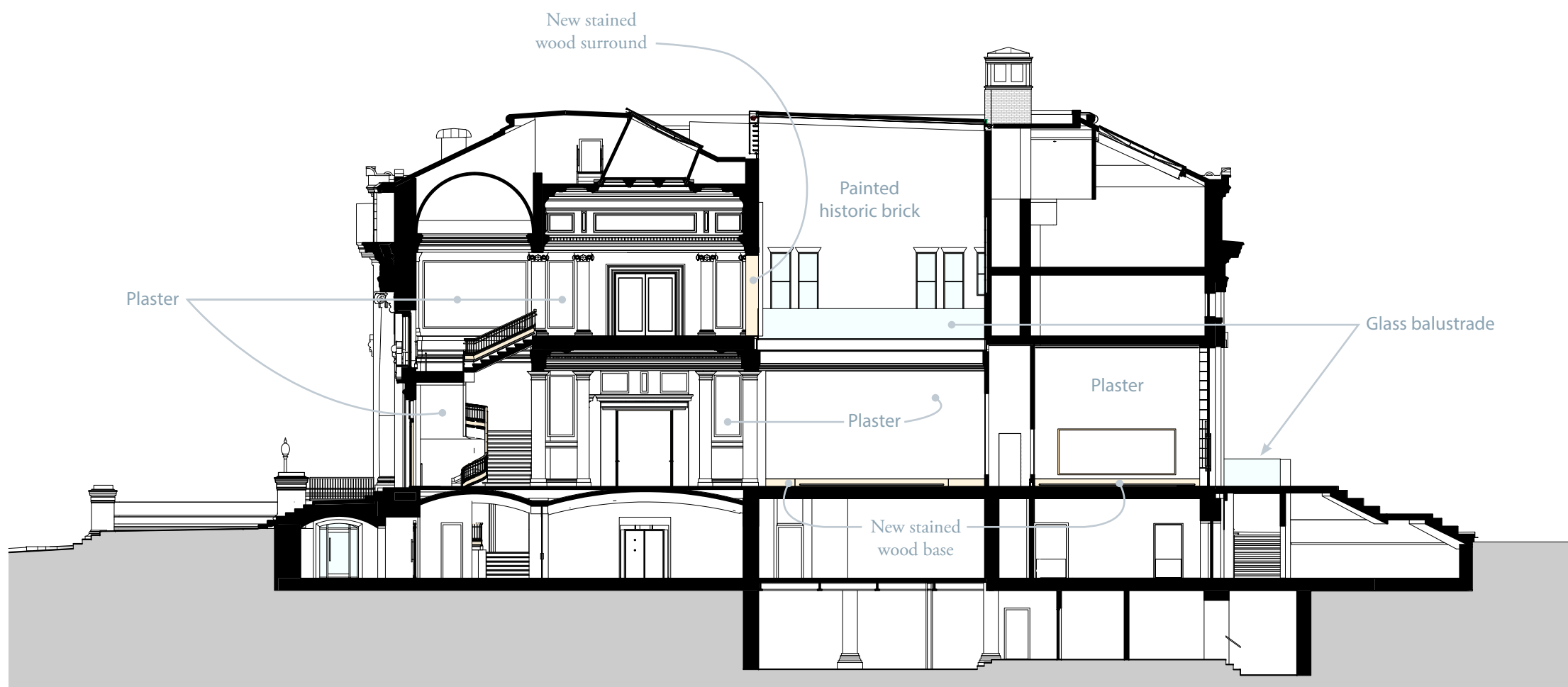
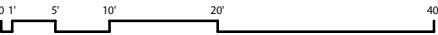


Figure #48
Transverse Section (Facing West) - Proposed



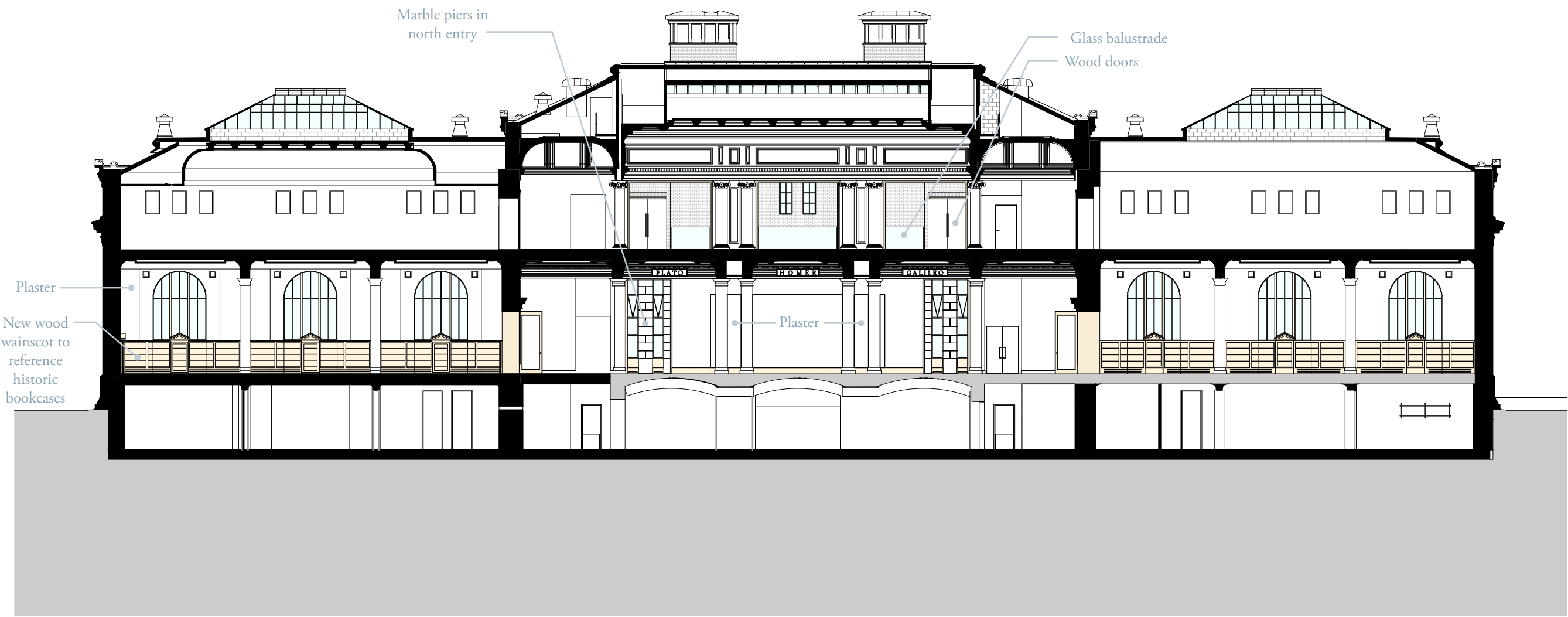
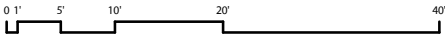
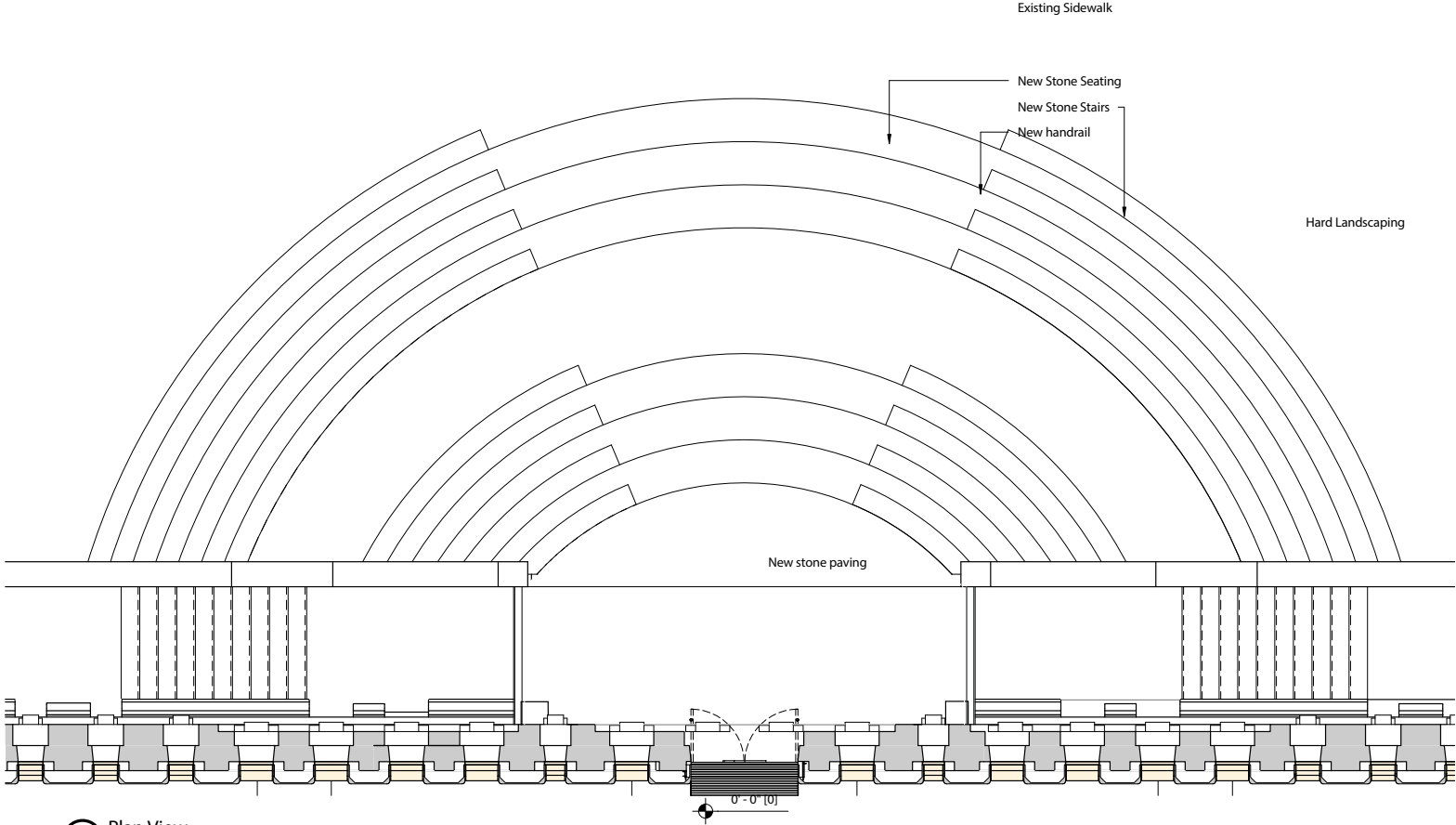
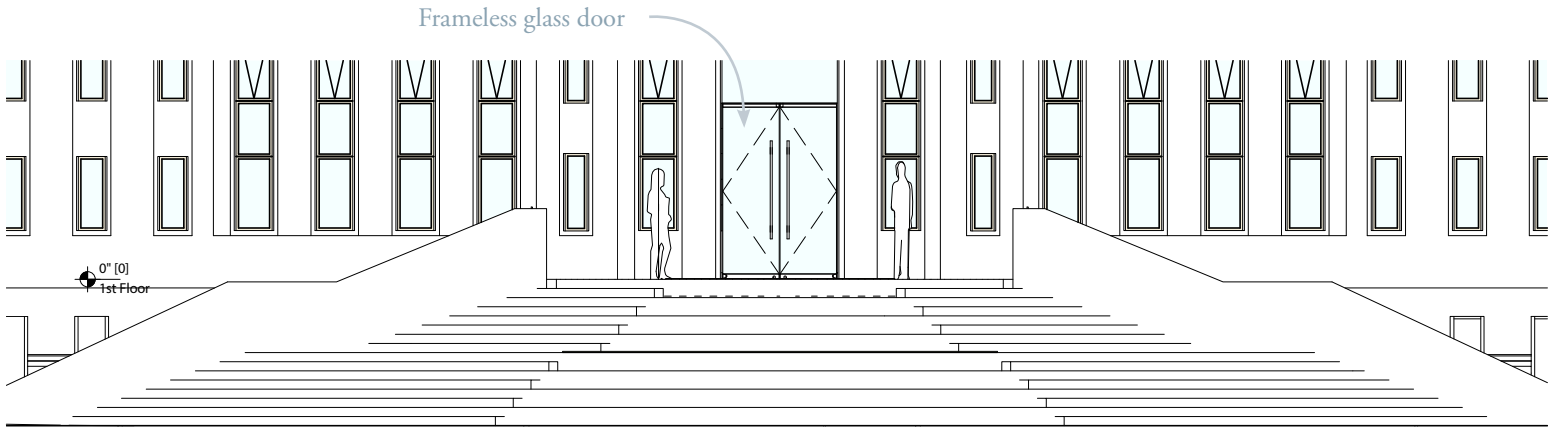


Figure #49
Longitudinal Section (Facing North) - Proposed

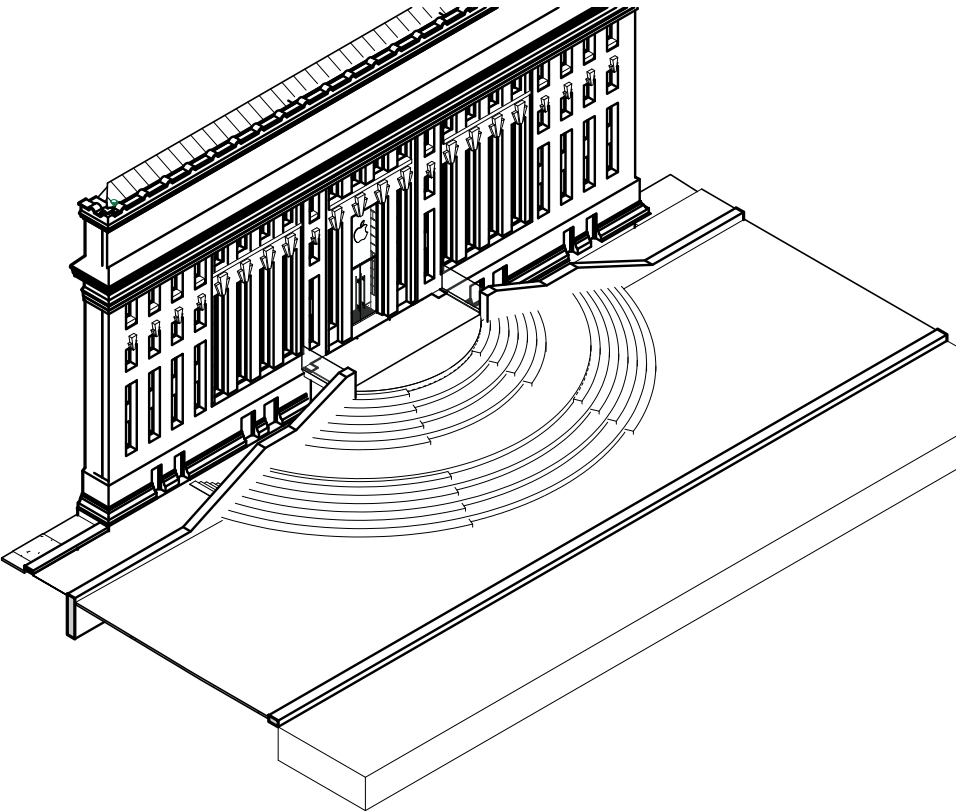




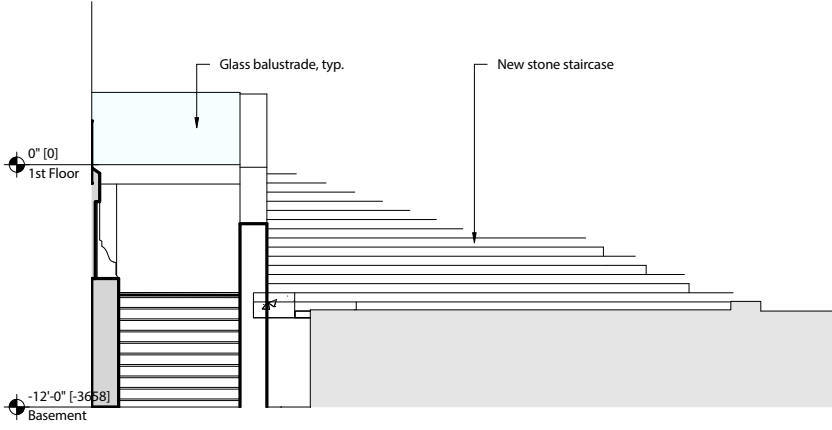
A Plan View
1/8" = 1'-0"



B Elevation
1/8" = 1'-0"



C North Stair ISO View



E Elevation
1/8" = 1'-0"

North Stairs

Figure #50
North Stair Details - Proposed



Figure #51
North Wall Details - Proposed



Facing North



Facing South

Figure #52
Central Atrium - Existing



Facing North



Facing South

Figure #53
Central Atrium - Proposed



Figure #54
South Elevation - Proposed



Figure #55
South Elevation - Proposed

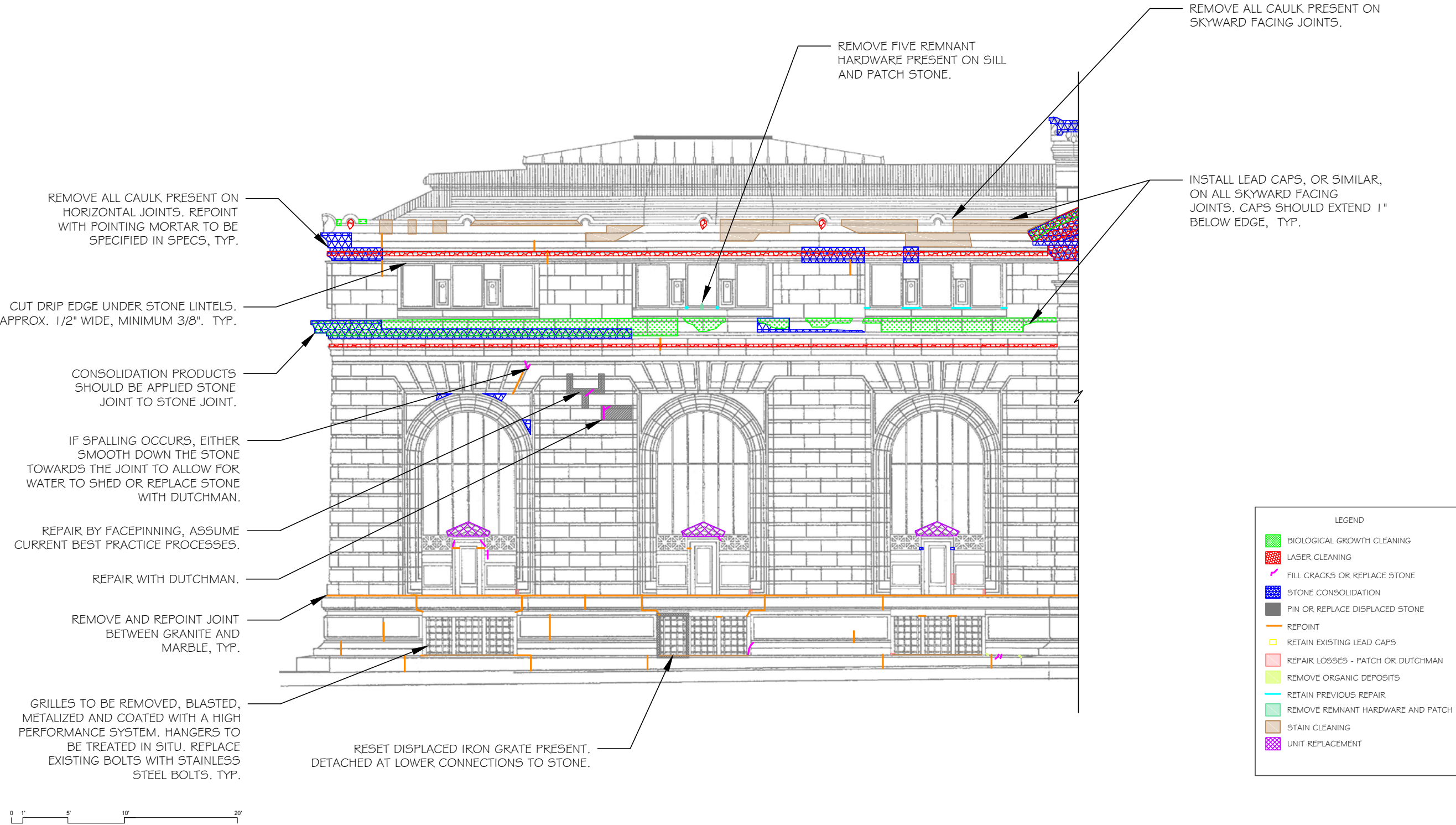


Figure #56
Stone Restoration, South Elevation - West

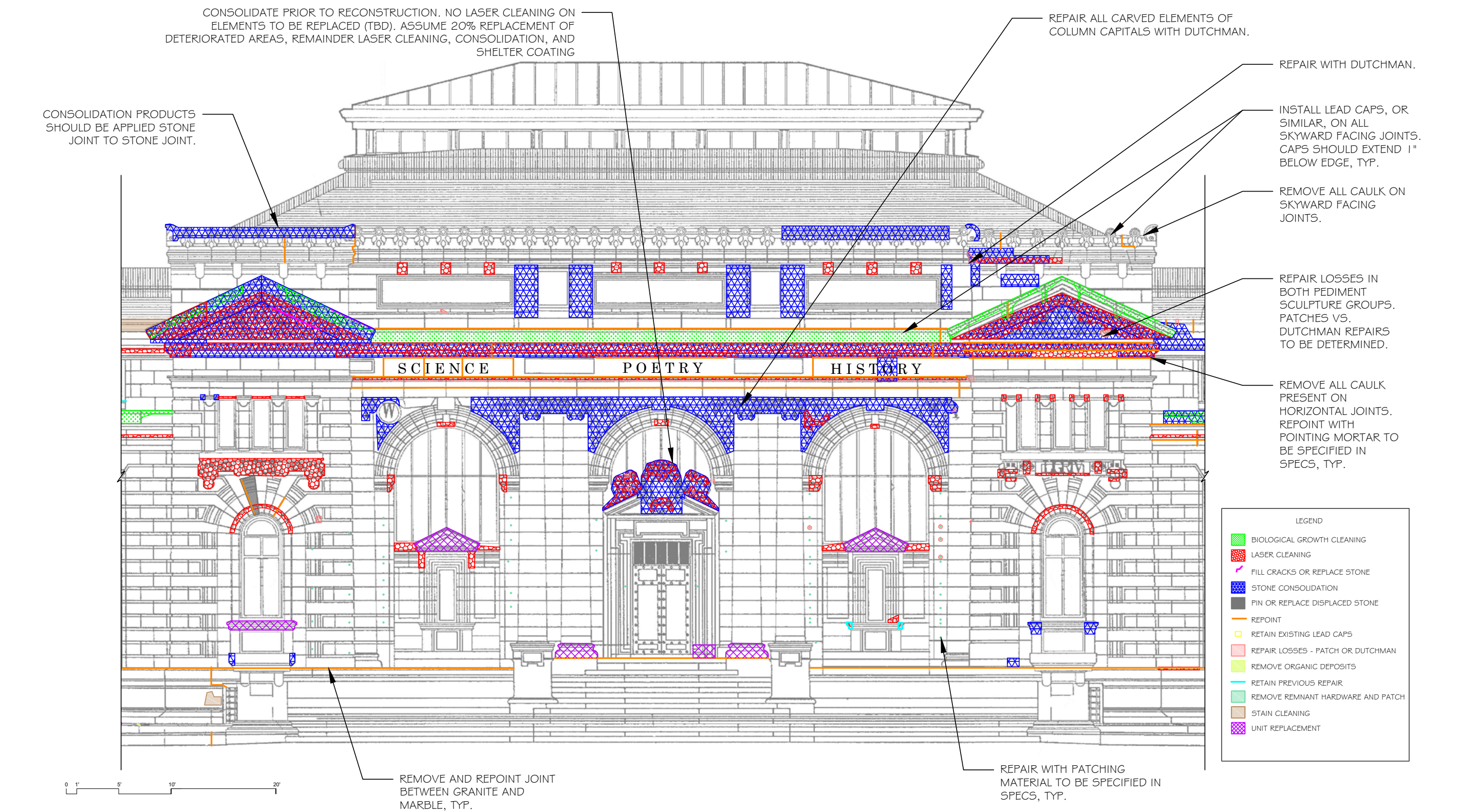


Figure #57
Stone Restoration, South Elevation - Center

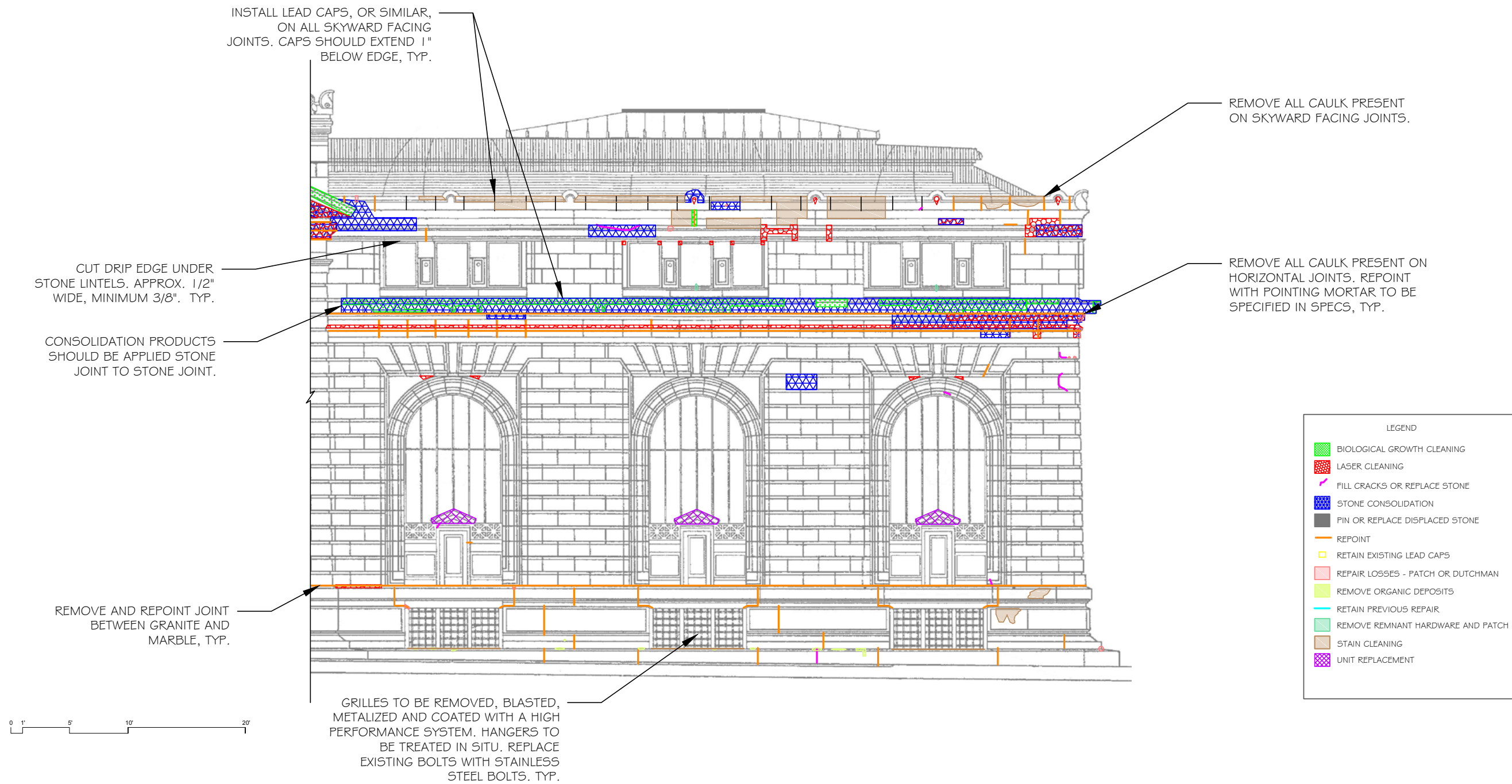


Figure #58
Stone Restoration, South Elevation - East

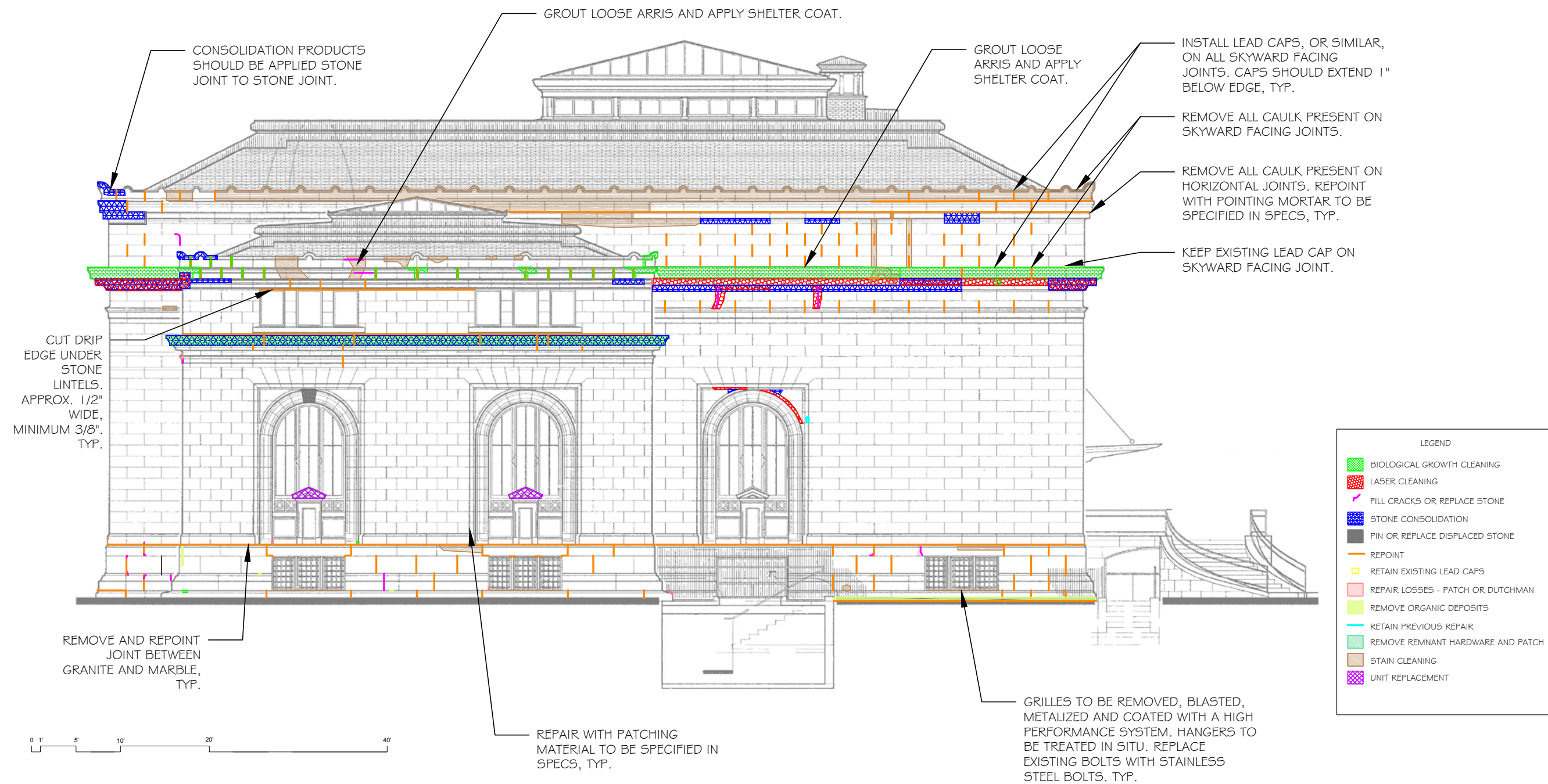


Figure #59
Stone Restoration, East Elevation

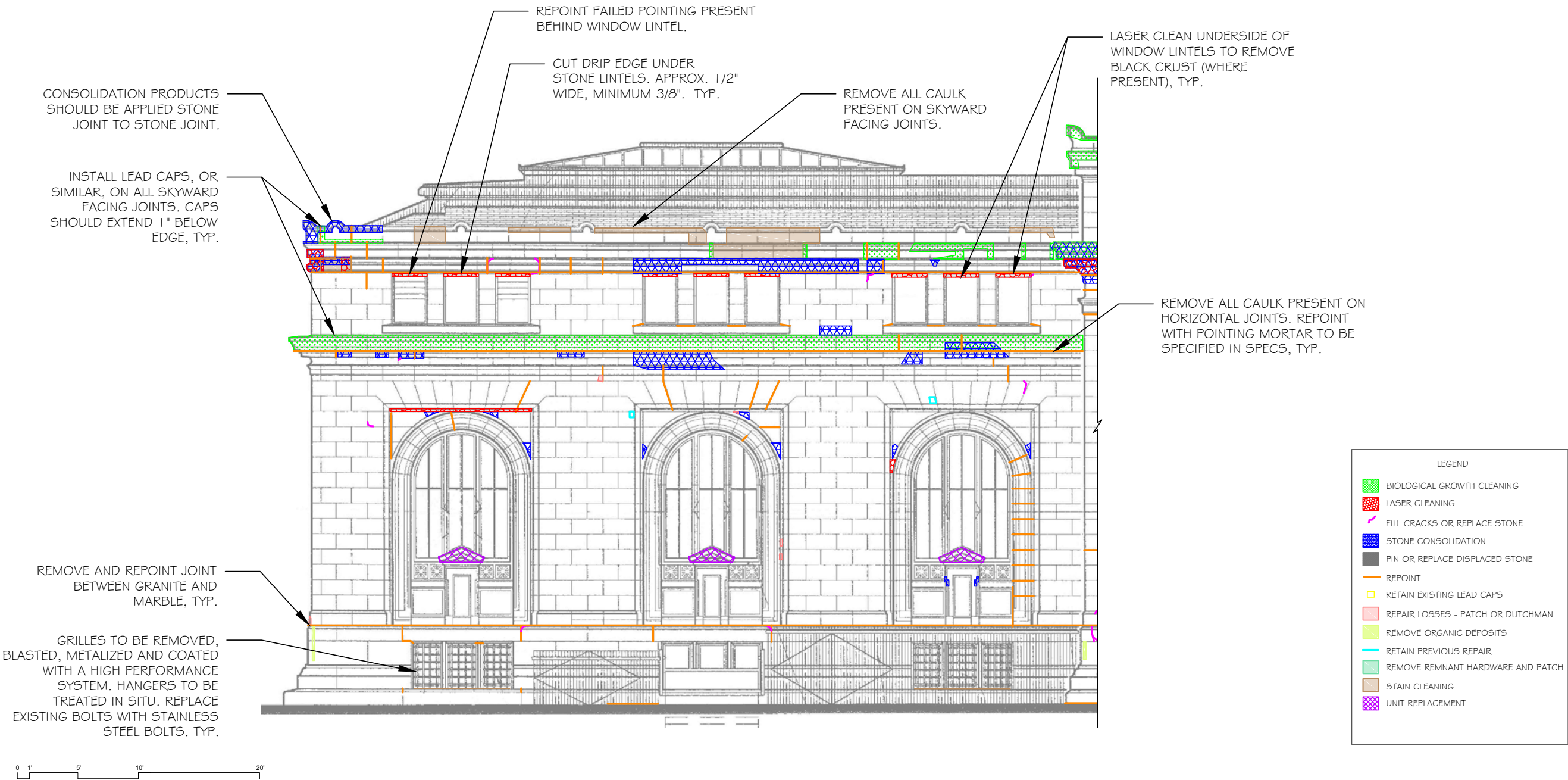


Figure #60
Stone Restoration, North Elevation - East

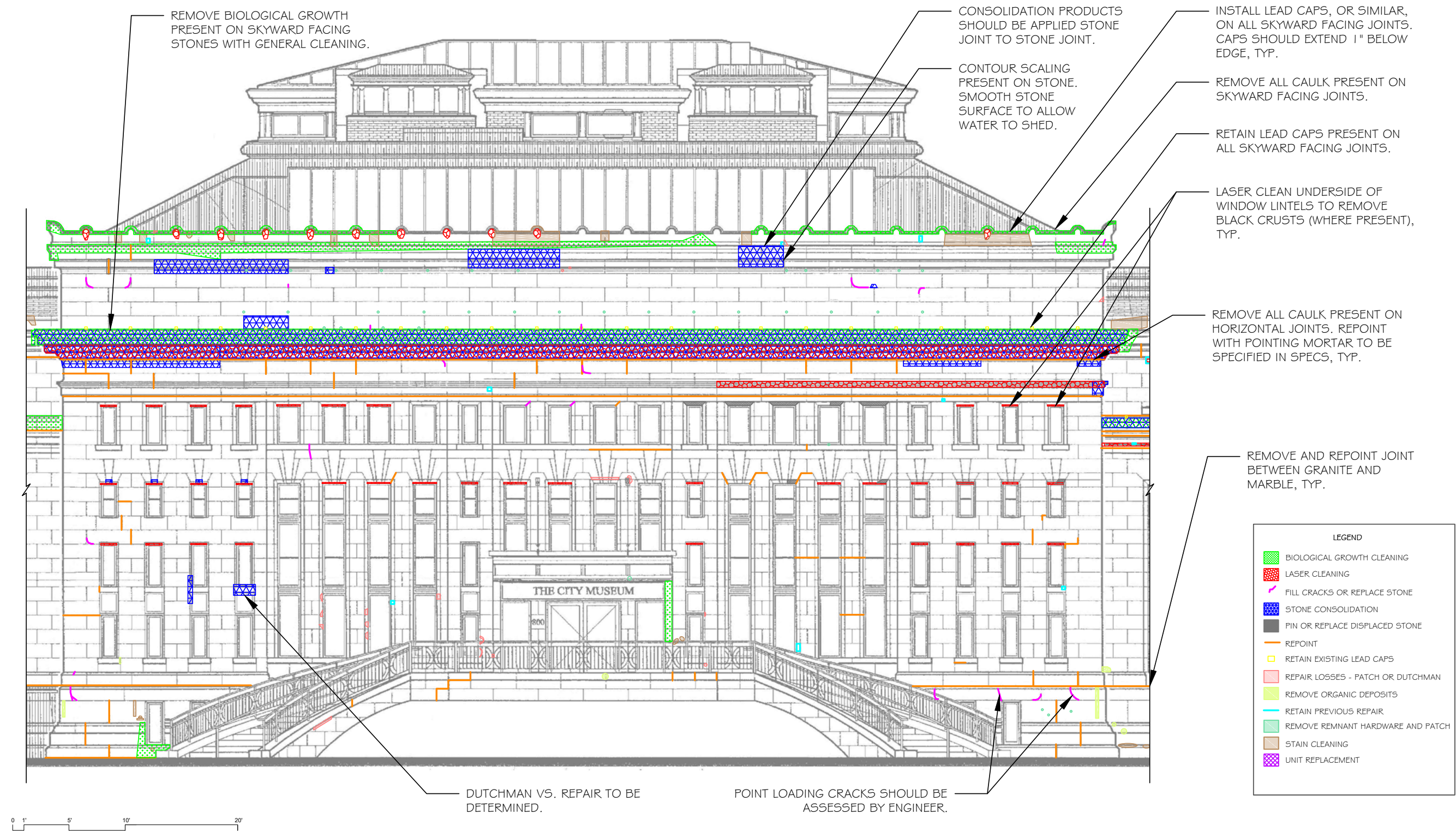


Figure #61
Stone Restoration, North Elevation - Center

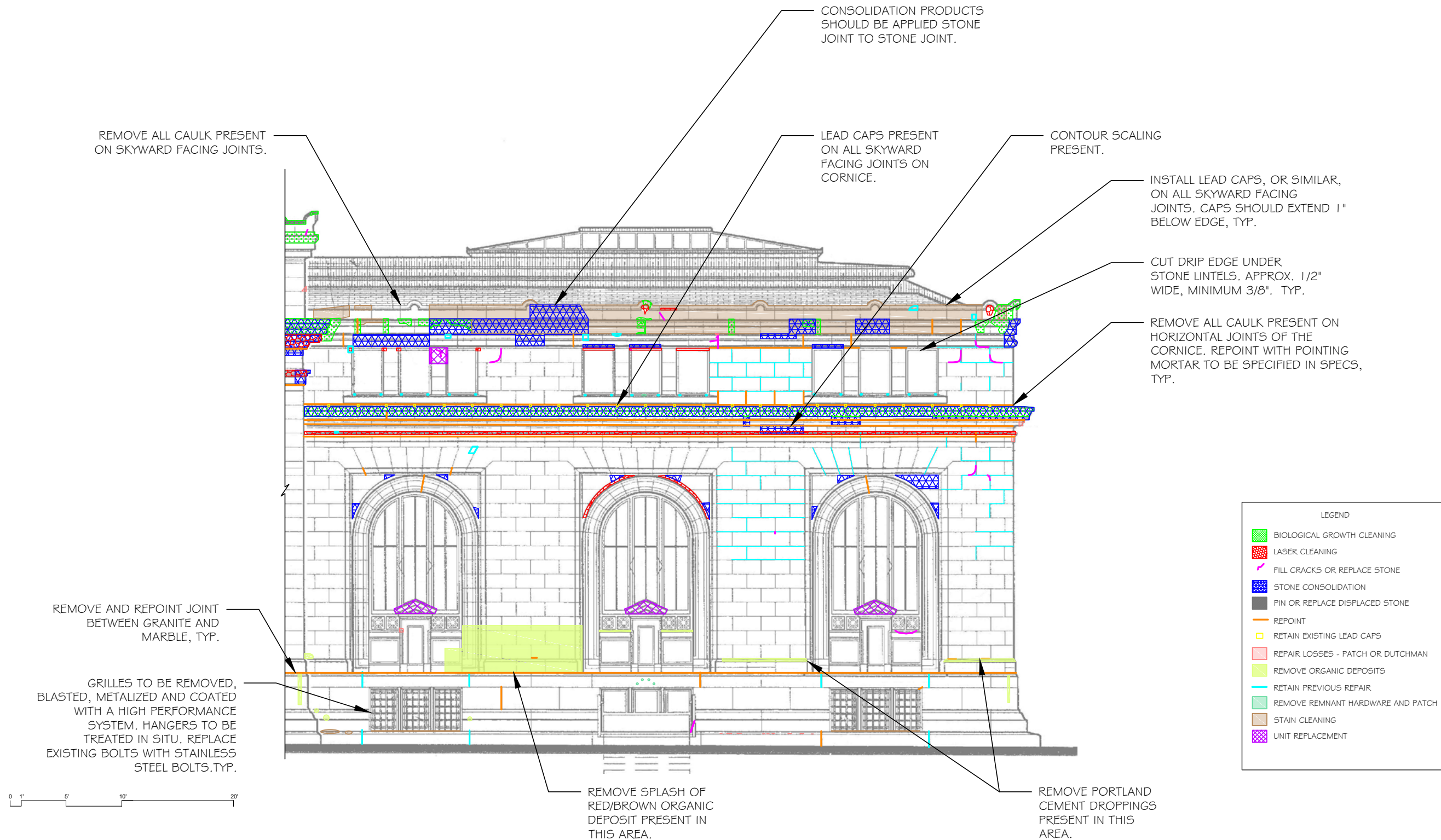


Figure #62
Stone Restoration, North Elevation - West

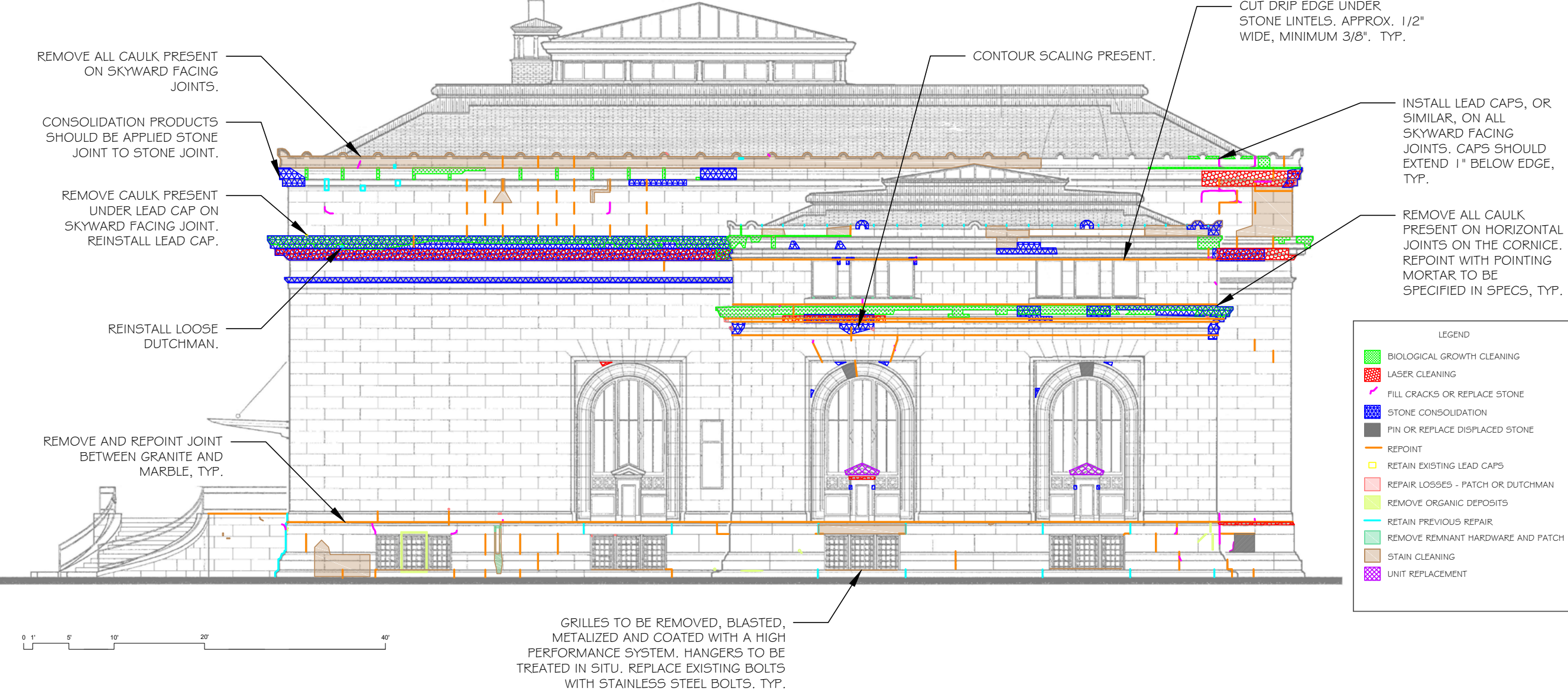


Figure #63
Stone Restoration, West Elevation

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APPENDIX B: CONSULTING PARTY MEETING MINUTES AND WRITTEN COMMENTS RECEIVED

Memorandum

FROM: EHT Traceries

SUBJECT: Carnegie Library Rehabilitation and Exterior Restoration
Section 106 Consulting Parties Meeting #1

LOCATION: NCPC Commission Chambers
401 Ninth Street, NW, Suite 500, Washington, DC, 20004

DATE: May 17, 2017

The following minutes represent comments received during the May 17, 2017 Section 106 consulting parties meeting for the Carnegie Library Rehabilitation and Exterior Restoration.

Attendees*

| | | |
|---|--------------------|--------------------------|
| The Association of the Oldest Inhabitants of D.C. | Bill Brown | |
| | Scott Williams | Anne McDonough |
| The Historical Society of Washington, D.C. (HSW) | Katrina Ingraham | Jessica Smith |
| | Catherine Smith | John Suau |
| | Karen Harris | Julie Koczela |
| D.C. State Historic Preservation Office (DC HPO) | Andrew Lewis | David Maloney |
| D.C. Historic Preservation League (DCPL) | Rebecca Miller | |
| D.C. Department of Transportation (DDOT) | Haley Peekett | |
| DowntownDC BID (DCBID) | Ellen Jones | Eileen Andary (also HSW) |
| MLK Library Friends | Robin Diener | |
| National Trust for Historic Preservation (NTHP) | Elizabeth Merritt | |
| Penn Quarter Neighborhood Association (PQNA) | Jo-Ann Neuhaus | |
| Mount Vernon Triangle Community Improvement District (MVTICID) | Kenyattah Robinson | Jerome Raymond |
| Commission of Fine Arts (CFA) | Dan Fox | |
| Advisory Neighborhood Commission (ANC) 2C | John Tinpe | |
| Gould Property Company | Kingdon Gould III | |
| Committee of 100 | Richard Busch | |
| EventsDC | Jennifer Iwu | |
| National Capital Planning Commission (NCPC) | Lee Webb | |
| Apple | Mike Brown | Rick Millitello |
| Beyer Blinder Belle (BBB) | Hany Hassan | Jennie Gwin |
| | Jill Cavanaugh | |
| EHT Traceries | Emily Eig | Kendra Parzen |
| | Kimberly De Muro | |
| Additional | Kim Hoagland | |

*This list includes attendees who signed the sign-in sheet or were otherwise noted.

Presenters

Lee Webb (LW) – Preservation Planner at NCPC

Emily Eig (EE) – Principal EHT Traceries

Mike Brown (MB) – Apple

Hany Hassan (HH) – BBB

Presentation

1. LW opened the meeting and spoke about the meeting agenda, the propose of the meeting, the project purpose and need, Carnegie Library ownership, and a Section 106 overview.
2. EE presented the identification of historic properties, a brief history of the library, the library's existing conditions, and the studies that have been prepared as a part of this rehabilitation effort.
3. MB presented Apple's vision for the library as a Global Flagship store, what is new at Apple's stores including new programming including creative educational programs, and Apple's prior historic preservation projects, including their Opera store in Paris, Birmingham, UK store, Covent Garden, London, UK store, and Upper East Side, NY store. MS also presented the project team and process, including the use of the HSR and site studies to inform the planning and design of the building.
4. HH introduced conceptual architectural plans for the Carnegie Library. Stated that the Apple store would be located on the first floor of the building, and the Historical Society of Washington, DC (HSW) would have spaces at the east, west, and north sections of the building's second story. The conceptual design included the removal of the third-story addition at the central skylight and the creation of a two-story atrium in its place.

Presentation Questions

1. Rebecca Miller – DC Preservation League – The speaker asked why the second-floor historical society spaces and galleries were not being restored.
 - a. MB stated that the Kiplinger Library is staying in its existing location. HSW is working with SmithGroupJJR to space plan their spaces. East side gallery, theater backstage extends through the first and second floor, proposing to infill floor second floor, will increase gallery space, may add wood floor to that space. North gallery – not clear what HSW will specifically do – mentioned classrooms or exhibit space.
 - b. Ms. Miller asked if there were sections of the building that were not being restored.
 - c. MB responded that there are some areas of the building that will not be restored. Several building elements outside of Apple's retail space will be updated, including the mechanical system, and bringing up the mechanical equipment to museum level requirements, and the restoration work to the building's exterior. Added that the project team does not control the work to be completed in other spaces.
 - d. Ms. Miller asked if the restoration of other spaces is an option although it is someone else's space, and wanted to make sure the HSW is not the "red-headed stepchild."
 - e. MB stated that DC Events and HSW will make some of those decisions for those other spaces.
2. Jo-Ann Neuhaus – Penn Quarter Neighborhood Association – The speaker asked how handicap people would get into the building with the removal of the ADA ramp.

- a. Ms. Neuhaus stated that she missed having a banister at the lowest step on the south side of the building, and noted that assists at the level of one's hand would be helpful.
 - b. Ms. Neuhaus asked if a landscape architect was to be hired, and noted that the presentation mentioned that the landscape around the building will be addressed.
 - c. HH stated that the entire site from all four corners with the current slope are all accessible with the appropriate slope. By leveling the south plaza, this will flatten the plaza and will meet ADA requirements. The existing accessible ramp on the south elevation of the building will be maintained.
 - i. HH stated the landscape architect for the project is OLIN.
 - ii. HH stated that modifications to the two groupings of stairs at the south plaza were not addressed today, but will be addressed in the future.
- 3. Elizabeth (Betsy) Merritt – National Trust for Historic Preservation – The speaker asked where the video screen MB mentioned during his presentation would be located, and if it would be visible through exterior windows.
 - a. HH stated that the video screen will be located in the atrium facing the forum space, center space of the building. The speaker said he could not imagine that the screen would be visible at the building's exterior.
- 4. Kim Hoagland – Representing Self – The speaker asked what type of signage would be on-site.
 - a. HH responded that this was very important, and that the project team will be developing a comprehensive interior and exterior signage plan. Not the intention to have anything big or loud, examples are very subtle, minimal, and appropriate. In NY example presented by MB (brought up this image on the projector) it is just a small Apple flag outside of the building.
 - i. HH stated that this small flag at the NY store is the only signage on the exterior of the building, shows quality of restoration work, would be doing "exactly the same thing."
 - ii. HH stated that signage will be a whole other package with presentation, hasn't been started yet.

Assessing Effects Presentation

LW presented information regarding the assessment of effects for the proposed undertaking. Specific proposed changes to both interior and exterior historic fabric were introduced. Proposed exterior changes included those to the north windows, exterior stone, first floor windows, atrium and clerestory, and skylights. Proposed interior changes included those to the Delivery Room, the Exhibition Room, Reading Rooms, Main Stair, Guastavino Tile ceiling, and Stack Room.

Adverse Effects: Questions and Discussion

- 1. Ms. Merritt asked if the interior list of alterations could be shown again. The speaker stated that the list was confusing, and that it sounded like some of the elements being altered were from the 2001 restoration, and some were original. She asked if the list could be modified to reflect the date of the architectural element.
 - a. LW stated that this was a great point.
 - b. EE stated that the left list was problematic (meaning original features).
 - c. Ms. Merritt stated she was unclear regarding how access into the building would work if the stair at the building's north elevation was removed.

- d. HH responded that the stair would start where the existing planter ends and would go up to the new entrance door in two tiers.
 - e. Ms. Merritt asked if there will be handicap access at the north elevation.
 - f. HH responded that handicap access into the building will only be on the south side.
- 2. Andrew Lewis – DC Historic Preservation Office - Referencing the north side of the building, the speaker asked how the existing window frames had been previously modified.
 - a. HH responded that frames would be around the openings, and that the intention was not to have secondary mullions, furthering that many of these windows had previously been severely modified, and that there was a desire to have a frame only around the window opening to maximize the view.
 - b. Mr. Lewis stated that originally these mullions would have coincided with the stacks. Stated that the removal of these mullions was an adverse effect, because the mullions are a unique characteristic. Stated that the incorporation of mullions into the design should be considered.
- 3. Ms. Merritt stated that she was not enthusiastic about the removal of the cut-out piece that was done in 2001 on the north elevation.

Next Steps

LW stated that the project would be presented at the U.S. Commission of Fine Arts on May 18, the National Capital Planning Commission on June 1, and that the next consulting parties meeting would be held in Summer 2017, most probably in late June or early July.

Minutes prepared by Kimberly De Muro, EHT Tracerics, May 17, 2017 (revised May 30, 2017).

GOVERNMENT OF THE DISTRICT OF COLUMBIA
STATE HISTORIC PRESERVATION OFFICER



May 18, 2017

Mr. Marcel Acosta
Executive Director, National Capital Planning Commission
401 9th Street, NW
North Lobby, Suite 500
Washington, DC 20004

RE: Initiation of Section 106 Consultation; Rehabilitation of the Carnegie Library (aka Central Public Library) for Use as an Apple Corporation Retail Store; 801 K Street, NW

Dear Mr. Acosta:

Thank you for initiating consultation with the DC State Historic Preservation Office (SHPO) regarding the above-referenced undertaking which involves review and approval of the project by the National Capital Planning Commission (NCPC) pursuant to the National Capital Planning Act. This letter provides our initial comments regarding effects on historic properties in accordance with Section 106 of the National Historic Preservation Act and its implementing regulations, 36 CFR Part 800.

Based upon our review of the project submittal and our participation in the first consulting parties meeting which was held at NCPC yesterday, we understand that the project involves rehabilitating and adapting the interior and exterior of the Carnegie Library for use as an Apple Corporation retail store. We are pleased that the majority of the proposed work will be restorative and will benefit the historic building which was gifted to the city by Andrew Carnegie in 1899, designed by the architectural firm of Ackerman & Ross, constructed between 1901 and 1902, listed in the DC Inventory of Historic Sites and the National Register of Historic Places on November 8, 1964 and December 3, 1969, respectively.

We agree that NCPC's proposed Area of Potential Effects (APE) should be sufficient to take the project's effects on historic properties into account, but we recommend that the potential for effects on views associated with the Plan of the City of Washington (L'Enfant Plan) be acknowledged by incorporating ellipses onto the map to indicate that the views along Massachusetts and New York Avenues, NW and 8th and K Streets, NW will be considered. Since some ground disturbance is proposed, we also recommend that a Phase IA survey be conducted in consultation with our office to address the potential for archaeological resources that may need to be considered during consultation.

Despite the many noteworthy improvements that are proposed, we also concur with NCPC's determination that this project has the potential for adverse effects on the historic building – especially on the interior. For example, the removal of the historic lay light, alteration of the original spaces, and removal of historic fabric on second floor are all likely to meet the criteria of adverse effect. Similarly, window modifications and the removal of original elements from the northern façade have the potential to adversely affect character-defining features of the building's exterior. Other exterior aspects of the project, such as the proposal for *in-kind* replacement rather than repair of the window pediments, will require additional analysis before determinations of effect can be made.

Mr. Marcel Acosta

Initiation of Section 106 Consultation; Rehabilitation of the Carnegie Library for an Apple Corporation Retail Store; 801 K Street, NW

May 18, 2017

Page 2

We look forward to consulting with NCPC and all other parties to continue the Section 106 review of this project. In the meantime, please contact me at andrew.lewis@dc.gov or 202-442-8841 if you should have any questions or comments regarding this matter. Questions or comments relating to archaeology should be directed to Ruth Troccoli at ruth.troccoli@dc.gov or 202-442-8836. Thank you for providing this initial opportunity to review and comment.

Sincerely,



C. Andrew Lewis

Senior Historic Preservation Specialist

DC State Historic Preservation Office

17-0596