Section 106 Assessment of Effects Report

Martin Luther King, Jr. Memorial Library Rehabilitation & Modernization  901 G Street, NW, Washington, DC

December 1, 2015 | Prepared on behalf of the National Capital Planning Commission
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EXECUTIVE SUMMARY

The District of Columbia Public Library (DCPL) is proposing to rehabilitate and modernize the Martin Luther King, Jr. Memorial (MLK) Library located at 901 G Street, NW, in Washington, DC. The project proposes to add a fifth-floor addition to MLK Library and to rehabilitate and modernize the building and site. The project drawings are attached as Appendix A.

The project is subject to the review of the National Capital Planning Commission (NCPC) under the National Capital Planning Act of 1952. An approval action by NCPC is an Undertaking subject to Section 106 of the National Historic Preservation Act (NHPA) of 1966, as amended, 54 USC § 300101 and its implementing regulations, 36 CFR § 800. NCPC is the lead federal agency responsible for Section 106 compliance for the proposed project as the District of Columbia government is not a federal agency and is not independently required to fulfill the requirements of Section 106 consultation.

NCPC initiated consultation with the DC State Historic Preservation Office (DCHPO) regarding the MLK Library project on September 17, 2014 pursuant to 36 C.F.R. § 800. At that time, NCPC identified a list of consulting parties as well as a preliminary Area of Potential Effects (APE). The identified organizations represent national and local interests in preservation and development, particularly those concerned with the planning of Downtown Washington. The preliminary APE was refined in consultation with DCPL, DCHPO, and other consulting parties. The APE boundaries are Eye, Thirteenth, F, Tenth, E, and Seventh Streets and New York Avenue, NW. The boundaries of the APE overlap with portions of the Downtown Historic District, the Pennsylvania Avenue National Historic Site, the L’Enfant Plan/Plan of the City of Washington, and the pending Downtown Historic District Boundary Expansion. It also includes a number of individual resources listed in the DC Inventory of Historic Sites and/or the National Register of Historic Places.

Concurrently, with the Section 106 consultation process, NCPC is preparing an Environmental Assessment (EA) to analyze the environmental impacts of the project under the National Environmental Policy Act (NEPA). Three action alternatives are analyzed in the EA, and NCPC and DCPL have identified the Fifth Floor Trapezoidal Addition as the preferred alternative. NCPC has hosted a series of Section 106 meetings to discuss the alternatives including a joint NEPA/Section 106 meeting on October 7, 2014, and two additional Section 106 consulting party meetings on November 19, 2014 and July 14, 2015. The meeting minutes and consulting party comments have been included in Appendix B. The complete presentations from all Section 106 meetings can be found on NCPC’s website (http://www.ncpc.gov/project/mlklibrary).

This assessment of effects report analyzes the preferred alternative, the Fifth Floor Trapezoidal Addition and provides the following documentation required by 36 CFR 800.11(e):

1. Description of the Undertaking
2. Description of the project (preferred alternative)
3. Description of the Area of Potential Effects and identification of historic properties;
4. Assessment of effects on historic properties; and
5. Copies and summaries of views provided by consulting parties and the public.

Based on the analysis presented in this report, and in consultation with DCPL, DCHPO, and other consulting parties, NCPC has determined that the rehabilitation of MLK Library will have an adverse effect on historic properties, specifically the MLK Library building and site. NCPC has determined that there would be no adverse effect to all other historic properties located in the APE. To resolve the adverse effects associated with the project, NCPC intends to pursue the negotiation and execution of a
memorandum of agreement (MOA) according to 36 CFR 800.6(c).
DESCRIPTION OF THE UNDERTAKING

The project is subject to the review of the National Capital Planning Commission (NCPC) under the National Capital Planning Act of 1952. An approval action by NCPC is an Undertaking subject to Section 106 of the National Historic Preservation Act (NHPA) of 1966, as amended, 54 USC § 300101 and its implementing regulations, 36 CFR § 800. NCPC is the lead federal agency responsible for Section 106 compliance for the proposed project as the District of Columbia government is not a federal agency and is not independently required to fulfill the requirements of Section 106 consultation.

Summary of Section 106 Consultation

NCPC initiated consultation with the DCHPO regarding the MLK Library project on September 17, 2014 pursuant to 36 C.F.R. § 800. A joint NEPA public scoping meeting and consulting parties meeting was held on October 7, 2014, in which the NEPA alternatives were presented. Subsequent consulting parties meetings were held on November 19, 2014 and July 14, 2015. Minutes and comments received for those meetings have been included in Appendix B. The complete presentations from all Section 106 meetings can be found on NCPC’s website (http://www.ncpc.gov/project/mlklibrary).

NEPA and Section 106 Coordination

In accordance with the National Environmental Policy Act (NEPA) and in cooperation with DCPL, NCPC is also preparing an Environmental Assessment (EA) to analyze potential impacts associated with the range of alternatives under consideration. NCPC is coordinating the Section 106 and NEPA processes per the implementing regulations (36 CFR § 800.8) of the NHPA.

The EA analyzes a no action alternative and three action alternatives including Alternative A: Fifth Floor Existing Screen Addition, Alternative B: Fifth Floor Trapezoidal Addition; and Alternative C: Fifth Floor Extruded Addition. The primary difference among the alternatives is the form of the proposed fifth floor addition. Alternative A limits the addition's size to the existing footprint of the screen walls and core penthouse enclosures. The addition would generally have the same volume and visibility of the existing elements, although it would be clad in a more transparent material. The addition would provide access to a new roof terrace. Alternative B proposes a fifth floor addition with an expanded footprint as compared to the existing penthouse and screen wall enclosures, resulting in a larger building addition and smaller roof terrace. The addition would have a trapezoidal form with curved corners. Alternative C proposes a fifth floor addition that extends directly upward from the existing wall plane, creating a continuous surface along the outer building elevations. The existing architectural elements would be repeated across the fifth floor and there would be no roof terrace. Other elements of the project are common to all alternatives and include a full rehabilitation and modernization of the building along
Alternative B: Fifth Floor Trapezoidal Addition

Alternative C: Fifth Floor Extruded Addition

with site improvements. These elements are described in more detail later in this report.

NCPC and DCPL have identified Alternative B: Fifth Floor Trapezoidal Addition as the preferred alternative and this report addresses the effects of the preferred alternative on historic properties within the area of potential effects.

Throughout this report, references to the project are synonymous to Alternative B: Fifth Floor Trapezoidal Addition in the EA.

External Agency Review and Coordination

In addition to NCPC review, the proposed project is subject to the review of the U.S. Commission of Fine Arts (CFA) as a public, District of Columbia-owned building. The project was presented in an informational capacity to CFA on January 22, 2015 and received concept approval at its meeting of July 16, 2015.

The project is also subject to the DC Historic Preservation Review Board (HPRB) as an individual landmark in the DC Inventory of Historic Sites. The project was presented in an informational capacity to HPRB on January 22, 2015 and received concept approval, with further review delegated to staff, at its meeting of July 23, 2015.

The review schedule has been planned to utilize the feedback of both these agencies and the Section 106 consulting parties in the development of the preferred design and action alternatives.
DESCRIPTION OF THE PROJECT

Project Area

The project site is located at 901 G Street, NW, in the District of Columbia. The project includes the entirety of lot 825 in Square 375, bounded by Ninth Street, NW, to the east; G Street, NW, to the south; G Place, NW, to the north; and an adjacent property owned by the First Congregational United Church of Christ to the west, separated by a private alley. The project site encompasses approximately 1.75 acres.

Project Goals

The purpose of the proposed project is to rehabilitate and modernize MLK Library to provide a world-class and sustainable central library for the District of Columbia. The project is needed because deferred maintenance has resulted in deficient building systems that do not meet current standards. Completed in 1972, the building’s major systems, including mechanical, heating, cooling, plumbing, electrical, and elevators are outdated and need to be replaced. In addition, egress is inadequate and hazardous materials are present throughout the building and require remediation.

The project is also needed to meet the expectations of modern library users and establish a truly twenty-first century central library. As the methods in which people use public libraries to navigate complex networks of information and convert that information into knowledge evolve, libraries have to adapt their operations and services accordingly. DCPL has determined the following to be requirements of a twenty-first century central library:

1. Open floor plan that includes clear and well defined horizontal and vertical circulation;
2. Flexible interior and exterior spaces that promote collaboration and innovation, and that enhance library programming;
3. Destination spaces distributed throughout the facility to promote user movement; and
4. Visual connectivity to the city.

Project Scope

The project proposes to add a fifth-floor addition to MLK Library and to rehabilitate and modernize the building and site, including: remediate the exterior envelope and glazing; reconfigure the building interior to introduce a new Library program; enhance the exterior plaza and public space; improve accessibility and visibility throughout the building; and upgrade building systems and equipment. The proposed project seeks to reinvigorate the interior and exterior spaces of MLK Library while preserving its significant architectural character and features. The project will utilize a variety of preservation treatments that reflect the guidance of the Secretary of the Interior’s Standards for Rehabilitation, MLK Library’s National Register documentation, and the Martin Luther King Jr. Memorial Library Design Guidelines adopted by the District of Columbia Historic Preservation Review Board.

Additional details on the proposed project are described below. The project drawings are attached as Appendix A.

Exterior - Building

Rooftop Addition and Terrace: A fifth floor addition will be constructed on the existing roof. This would require the removal of the existing screen walls and penthouse enclosure. The fifth floor addition
would have an expanded footprint as compared to the existing screens and penthouses. The addition would have a trapezoidal form with curved corners. A glass railing would be installed along the perimeter of the roof, with a setback of five feet along each elevation from the existing parapet. The existing roof membrane and ballast would be removed and replaced. The new terrace would be paved and would feature a mix of raised planting beds, seating areas, and open space. The roof terrace would be lit to allow for use at night, but uplighting and spotlighting would be minimal. On the roof of the new addition, a vegetative roof would be installed to capture rainwater.

**Steel Envelope and Cladding:** The project proposes to upgrade the exterior cladding to improve energy efficiency and address the deterioration of the glazing system. Exterior steel spandrel panels, column wrapping, vertical beams, and glazing components would be treated through mechanical or chemical means to remove existing paint and corrosion. Options are being explored to determine whether this could be done in situ or would require the removal and reinstallation of components. In either case, this treatment method would result in the retention of the vast majority of exterior steel components. The existing glazing components would likely be routed to create a deeper glazing channel to accommodate insulated or double-pane glass. The alteration would not be visible from the interior or exterior when fully assembled. Exterior steel elements would receive a coating consistent with the original finish and appearance.

**Glazing:** The existing glass would be removed and replaced with new glazing units. The existing butyl glazing tape would be removed and replaced with a waterproof gasket. The tint, color, texture, and transparency of the existing glazing would be replicated on the exterior surface and would not result in any changes to appearance of the glass or building façade. The preferred treatment and materials are still being refined to ensure consistency with the existing appearance.

**Brick Walls:** The exterior brick walls on the first story of the building will be retained. Walls will be cleaned and repointed as necessary, using treatment methods consistent with the Secretary of the Interior's Standards. Two new penetrations will be made on the north elevation of each core to allow for new egress and loading doors. The two existing openings will be retained.

**First Floor Core Exteriors:** The south cores will become the principal means of vertical circulation through the building for the public. The exterior brick cladding will remain intact. The existing steel panels and doors—currently used for egress—on the inner face of the cores will be removed and replaced with glazed openings. The outer (brick) faces will remain intact.

**Exterior - Site**

**Loading Docks:** The existing loading configuration will be retained, with minor adjustments to allow for the creation of an informal performance space adjacent to the main lobby (Great Hall). The depth of the existing loading bays will be reduced slightly to allow for that area to be enclosed. A sloping ramp will allow trucks to back into the new loading docks. Portions of the loggia to the east and west will be used as temporary staging areas for loading. The existing curb configuration will be modified to comply with current streetscape requirements. The existing tapered configuration will be replaced with a nine-foot-radius curb.

**Automobile Ramps:** DCPL is considering two options for the treatment of the automobile ramps, dependent on programmatic factors that are still under development. In the primary option (option #1), the existing automobile ramps will remain in place. Portions of the surrounding walls will be lowered or removed to improve visibility across the site. Minor adjustments will be made to the ramp inlets and outlets to improve accessibility. In the secondary option (option #2), both ramps will be...
enclosed and the plaza paving will be extended atop their former openings. Portions of the existing walls will remain, both to enclose the adjacent café plaza and support the changes in grade across the site.

**Plaza Paving:** The existing granite paving along the plaza will be repaired or replaced as necessary in areas where it currently exhibits structural or mechanical failure. In those cases, any new or replacement granite will be completed in kind with the existing material. Two sections of granite paving will be removed immediately in front of the two south cores and will be replaced with translucent skylights to bring daylight into the A Level. Along the north, east, and west sides of the plaza, smaller portions of material will be removed to allow for a series of skylights (11 total) located against the base of the building walls. On the north side of the building, the plaza will be altered to accommodate changes to the existing loading dock, stairs, and automobile ramps. Those areas will be paved with granite to match the existing or will receive a new treatment that is compatible in material, color, scale, and texture with the adjacent finishes.

**Site Walls:** Portions of the existing brick walls will be lowered or removed around the site. This includes the walls around the east automobile ramp and at the southwest corner of the loggia. Some of the existing, non-historic metal gates attached to the walls in these areas will be removed. The site walls to remain will be repaired or repointed as necessary, using treatment methods consistent with the Secretary of the Interior’s Standards.

**Interior**

**Elevators, Building-Wide:** The existing elevator enclosures and cabs will be removed or replaced, depending on the location.

**Systems, Building-Wide:** Systems will be removed and modernized throughout. This includes mechanical systems on the Mechanical/C and B levels, on the roof, and radiators throughout the building.

**Core Interiors, Building-Wide:** The four existing cores will be reconfigured to support new systems and circulation patterns. The southeast and southwest cores will become the main public cores for the building and the principal means of vertical circulation throughout the building. A monumental staircase will be introduced to each. The northeast and northwest cores will be primarily devoted to service and staff uses. In general, the form and exterior cladding of the cores will remain intact, although most of the interior walls, finishes, and fixtures will be removed.

**Lighting, Building-Wide:** All existing lighting fixtures will be replaced throughout with higher efficiency fixtures. On the exterior loggia, the appearance and composition of the existing Mies lighting plan will be recreated using new fixtures. On the interior of the first floor, the existing configuration of the linear fluorescent fixtures will be recreated with new fixtures and lenses. New, additional lighting fixtures will be integrated into the existing composition to allow for more diverse and variable programmatic uses. On the stories above, lighting will be more substantially altered, although in some cases the existing lighting plan will remain and will be augmented with new fixtures.

**Furniture, Building-Wide:** New furniture, including chairs and tables, bookshelves, desks, and seating elements will be introduced throughout the building. Some of these will be large-scale functional elements to visually enclose or define spaces. Furniture will feature curved and irregular shapes to distinguish it from the architecture of the building. All furniture will be removable.
“Reading Ribbon” Desks, Building-Wide: Fixed, table-height desks will be installed throughout the building along the perimeter glass walls, generally along the south, west, and east exterior walls. Desks will be mounted to the floor and will feature a continuous counter surface. They will be lit with an integrated task light as well as a vertical panel of translucent glass along the outer edge. The translucent panel has the ability to be lit with white or colored lights, creating a continuous ribbon of light that will be visible from the building exterior.

Mechanical/C Level: The equipment rooms on this floor will remain, but the existing equipment and circulation will be replaced.

B Level: The B Level garage and mechanical rooms will be reconfigured, although its use as a parking garage will remain in the primary option. There is currently a small lobby on the south side of the B Level that provides access between the southeast core and parking garage. This lobby and its associated features will be removed and replaced with parking facilities. Options are being explored to replace the existing parking with a larger storage facility; in this case, no parking will remain.

A Level: The A Level garage, mechanical, reading, and service spaces will be reconfigured to support new programmatic uses. The meeting room, exhibition hall, and lobby on this floor will be reconfigured and these spaces and their associated features will be removed.

First Floor, Entrance Lobby (“Vestibule”): Portions of the existing east and west brick walls within the entrance lobby will be removed and replaced with glazed partitions, which will allow for a direct visual and functional connection between the entrance of the building and the new public cores. DCPL is proposing two options for the east and west vestibule walls. Option #1 would replace all of the existing brick with a glazed partition. Option #2 would retain the northernmost bay of brick on each side and replace the lower portions with glass. Additional treatments are being explored to add dimensional and visual interest to these glass partitions and to distinguish them from the historic glass-and-metal walls. The non-historic revolving doors currently in the outer vestibule wall will be removed and replaced with double-leaf doors to replicate the original design.

First Floor, Main Lobby (“Great Hall”): Within the main lobby, the masonry partition walls along the north wall (within the two center column bays and beneath the King mural) will be removed and replaced with glass doors. This will allow for a direct connection between a new informal performance space in a portion of the former loading dock area and the main lobby. The pivoting doors will allow the adjacent spaces to be closed off when not in use or during a performance. Some of the original, fixed furniture pieces in the main lobby will be removed or relocated to accommodate new circulation patterns. The two symmetrical circulation desks at the southeast and southwest corners of the room will be shifted toward the outer edges of the room to allow direct access to the existing core doors. Their length will be truncated by several bays and they will be mounted on newly constructed bases. New granite flooring will be laid to cover their original bases. The existing information desk at the center of the room will be minimally altered on the interior to improve access. The wall-mounted shelves along the north and south walls (beneath the mural and behind the desks, respectively) will be removed. Electronic screens will be mounted on the south brick walls above the new desk locations.

First Floor, West Reading Room (“Digital Commons”): The reading room on the west side will be altered to better accommodate the digital commons and to create a direct visual connection with the A level. Four large “pod” enclosures will be constructed within the space. These enclosures create enclosed environments to accommodate offices, classrooms, meeting rooms, and studios. Each pod features an inhabitable mezzanine floor above accessed by a staircase attached to each. Within the footprint of one of the pods, a new opening will be created in the reading room floor to allow views
First Floor, East Reading Room: The first floor reading room on the east side will be altered to support new uses, including a café and welcome center. The existing glass perimeter walls will remain intact, with the exception of the north wall, where a single pane of glass will be removed to create a doorway. This will provide direct access to the exterior plaza. The existing brick core walls will remain intact. Outward-facing electronic screens will be suspended from the ceiling along the south wall.

Internal Corridors and Lobbies (Second, Third, and Fourth Floors): The central, column-free spaces on the second, third, and fourth floors are currently defined by internal masonry partitions that create a continuous corridor providing access to the perimeter of the space. The non-bearing masonry partitions will be removed to open the spaces and allow for public programming to be inserted. The location of the existing walls will be acknowledged with a ceiling treatment. The existing glass partition walls providing access to the east and west reading rooms will remain intact. Existing elevator lobbies on north wall will remain. On the fourth floor, the ceiling slab will be removed to support a two-story auditorium at the center of the space.

Second Floor: The perimeter spaces on the second floor will be reconfigured to support new programmatic uses. The east and west reading rooms on the second floor are currently the largest open spaces in the building. These spaces will be retained with programmatic changes. Significant historic features and materials will be retained in these spaces. On both sides, new partition walls will be constructed in the space to provide enclosed meeting, instruction, and office spaces. These partition walls will be constructed of both solid and glazed elements and will be separated from the ceiling by glazed clerestory panels. In the east reading room, which will become the new children's reading room, an interactive slide element will be introduced within the core that connects to the first floor.

Third Floor: The perimeter spaces on the third floor will be reconfigured to support new programmatic uses. The west reading room will be retained and will remain a reading room. A partition wall will be constructed at the north end of the space to create an enclosed staff area. The east reading room currently houses the Black Studies Division and is divided from the perimeter stacks by a masonry partition wall. The walls and a portion of the ceiling will be removed to create a large reading room that visually connects with study spaces on the fourth floor above. The floor/ceiling slab opening will be located at the center of the room and limited to one east-west columnar bay and two north-south columnar bays. The existing closed stacks around the perimeter of these reading rooms will be more substantially reconfigured.

Fourth Floor: The fourth floor currently houses the administrative offices of DCPL. With the exception of the central corridor and the Board and Director's Suite on the south side, this floor has been extensively altered since the building's completion. The perimeter spaces on the fourth floor will be reconfigured to support new programmatic uses. Because the central space on this floor will house a new auditorium in the proposed project, the existing Board and Director's Suite on the south side will be reconfigured to support meeting and conference spaces. The original room configurations and associated fabric will be removed.

Auditorium: A two-story auditorium will be inserted into the center of the building on the fourth and fifth floors. The auditorium will be surrounded on each floor by pre- and post-function lobbies and other associated uses.
IDENTIFICATION OF HISTORIC RESOURCES

Delineation of Area of Potential Effects

Upon initiation of Section 106 consultation, NCPC identified a preliminary Area of Potential Effects (APE), which was refined in consultation with DCPL, DCHPO, and other consulting parties. The APE encompasses a geographic area where potential direct (physical) and indirect (visual) effects on historic properties may occur as a result of the project.

The APE for this project was delineated to include views and viewsheds from the surrounding area to the project site. The boundaries reflect the outer limits from which views toward the property may reasonably generate indirect, visual effects, particularly along major streets and vistas. The APE is bounded by Eye, Thirteenth, F, Tenth, E, and Seventh Streets and New York Avenue, NW.

Historic Properties Located within the Area of Potential Effect

Section 106 regulations define an historic property as any prehistoric or historic district, site, building, structure, or object included in, or eligible for inclusion in, the National Register of Historic Places. The identification of resources within the APE was conducted through review of existing documentation, on-site survey, and consultation with DCHPO. The project area is located in Downtown Washington, DC, a dense urban setting that has been well documented through historic resources surveys and National Register documentation.

The boundaries of the APE overlap with portions of the Downtown Historic District, the Pennsylvania Avenue National Historic Site, the L’Enfant Plan/Plan of the City of Washington, and the pending Downtown Historic District Boundary Expansion. It also includes a number of individual resources listed in the DC Inventory of Historic Sites (DC Inventory) and/or the National Register of Historic Places (National Register). Three National Historic Landmarks, the Patent Office, Ford’s Theatre, and General Post Office, are located within the APE. See below for descriptions of these resources.1

Historic Districts

Downtown Historic District
7th Street, NW, between Pennsylvania Avenue and Eye Street; F Street, NW between 7th and 11th Streets; and H and Eye Streets, NW, between 5th and 7th Streets

DC 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

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.
Area of Potential Effects Map

<table>
<thead>
<tr>
<th>#</th>
<th>Property</th>
<th>Designation*</th>
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</thead>
<tbody>
<tr>
<td>1</td>
<td>MLK Jr. Library</td>
<td>DC, NRHP</td>
</tr>
<tr>
<td>2</td>
<td>Victor Building</td>
<td>DC</td>
</tr>
<tr>
<td>3</td>
<td>Mercantile Savings Bank</td>
<td>DC</td>
</tr>
<tr>
<td>4</td>
<td>Daniel Webster School</td>
<td>DC</td>
</tr>
<tr>
<td>5</td>
<td>Washington Hebrew Congregation</td>
<td>DC</td>
</tr>
<tr>
<td>6</td>
<td>Greyhound Bus Terminal</td>
<td>DC</td>
</tr>
<tr>
<td>7</td>
<td>Masonic Temple</td>
<td>DC, NRHP</td>
</tr>
<tr>
<td>8</td>
<td>McLachlen Building</td>
<td>DC, NRHP</td>
</tr>
<tr>
<td>9</td>
<td>Woodward &amp; Lothrop</td>
<td>DC</td>
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<tr>
<td>10</td>
<td>Saint Patrick’s Church</td>
<td>DC</td>
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<tr>
<td>11</td>
<td>Equitable Cooperative Building Association</td>
<td>DC, NRHP</td>
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<tr>
<td>12</td>
<td>Old Masonic Temple</td>
<td>DC, NRHP</td>
</tr>
<tr>
<td>13</td>
<td>Patent Office</td>
<td>DC, NRHP, NHL</td>
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<tr>
<td>14</td>
<td>Ford’s Theatre National Historic Site</td>
<td>DC, NRHP, NHL</td>
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<tr>
<td>15</td>
<td>Atlantic Building</td>
<td>DC</td>
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<tr>
<td>16</td>
<td>National Union Building</td>
<td>DC, NRHP</td>
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<tr>
<td>17</td>
<td>Washington Loan and Trust Company</td>
<td>DC, NRHP</td>
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<tr>
<td>18</td>
<td>LeDroit Block</td>
<td>DC, NRHP</td>
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<tr>
<td>19</td>
<td>General Post Office</td>
<td>DC, NRHP, NHL</td>
</tr>
<tr>
<td>20</td>
<td>Chesapeake and Potomac Telephone Co.</td>
<td>DC, NRHP</td>
</tr>
<tr>
<td>21</td>
<td>Homer Building</td>
<td>DC</td>
</tr>
</tbody>
</table>

*DC=DC Inventory of Historic Sites; NRHP=National Register of Historic Places; NHL=National Historic Landmark
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.

**Pennsylvania Avenue National Historic Site**

Approximately bound by Constitution Avenue; 1st and 3rd Streets; E, F, and G Streets; 15th Street and East Executive Avenue, NW

*DC Inventory, 1973; National Historic Site and National Register, 1966 (amended and documented 2007)*

Documenting patterns of development along the federal city's most important vista and ceremonial route, the Pennsylvania Avenue National Historic Site is organized around Pennsylvania Avenue between the U.S. Treasury Building and Peace Circle at First Street, NW. The National Historic Site includes a diverse array of buildings, public spaces, memorials and sculpture, and views and vistas that illustrate the development of the avenue between the creation of the L'Enfant Plan and the late-twentieth century. The district includes 111 contributing resources with a period of significance dating from 1791 to 1962, although a number of contributing resources postdate that period (the reason for this is not known). The significance of the Pennsylvania Avenue National Historic Site is reflected in the number of contributing resources that have achieved national significance in their own right, including the U.S. Treasury Department Building, the Old Post Office, the National Archives, the Patent Office, a portion of the L'Enfant Plan, and the entirety of the Federal Triangle Historic District.

**The Plan of the City of Washington (L'Enfant Plan; L'Enfant-McMillan Plan)**

*DC Inventory, 1964 (expanded 1997); National Register, 1997*

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 building. 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, DC as well as innumerable nationally significant events, serving continuously as the setting for national political expression.

**Downtown Historic District (Boundary Increase)**

600 and 800 blocks of H Street NW; 800 block of 8th Street, NW; and 700 and 800 blocks of 6th Street, NW

*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 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) **MLK Library**

901 G Street, NW

*DC Inventory, 2007; National Register, 2007*

Standing in sharp contrast to its environs, the Martin Luther King, Jr. Memorial Library is a sleek, glass-and-steel-clad building that serves as the main branch of the District of Columbia’s public library system. Constructed between 1969 and 1972, the building was among the last works of legendary Modernist architect Ludwig Mies van der Rohe, whose death in 1969 precluded him from
seeing the building’s completion. It was also his only executed library design. Four stories tall with a recessed, first-story loggia, the building is characteristic of Mies’ work, which distilled architecture into its essential components of structure and envelope. In 1971, the library board voted to dedicate the building in the memory of Dr. Martin Luther King, Jr., as the first memorial to the assassinated civil rights leader in the District of Columbia. The building’s landmark designation extends to its principal interior public spaces on the first floor.

(2) Victor Building
724-726 9th Street, NW

*DC Inventory, 1992*

Former headquarters of patent agent Victor J. Evans & Co., the Victor Building was first constructed in 1909 with additions in 1911 and 1925. The first two phases were designed in the Italian Renaissance Revival style by Appleton P. Clark; the third was designed in the Neo-Classical style by Waddy B. Wood. Both Clark and Wood were prominent local architects whose distinguished careers rested on the quality of their variants on Neo-Classical precedent. The building is significant for its association with these architects, as well as for its illustration of trends in local commercial development in the wake of the 1902 McMillan Commission Plan.

(3) Mercantile Savings Bank
719-721 10th Street, NW

*DC Inventory, 1994*

The Mercantile Savings Bank exhibits the typical characteristics of the small, early-twentieth savings banks once common to the District of Columbia. Designed by local architect Julius Wenig, the building was completed in 1912. It is a modest interpretation of the Beaux Arts style, two stories tall and clad in buff brick and limestone, with numerous decorative elements distributed throughout. Details include brick pilasters framing the main entrance, ample brick quoining, and keystone volutes. The roof is concealed behind a continuous cornice lined with prominent modillions, surmounted by a brick parapet.

(4) Daniel Webster School
723-729 10th Street, NW

*DC Inventory, 1999 (confirmed 2000)*

Named for American Senator and orator Daniel Webster, the red brick, Romanesque Revival-style building at the southeast corner of Tenth and Eighth Streets, NW, was completed in 1882. Designed by then-Architect of the
Capitol Edward Clark, the twelve-room school was constructed by Bright and Humphrey, also the builders of the Pension Building (now the National Building Museum). The three-story building is elevated on a partially exposed basement story and has a hipped roof, with limited stone details and corbeled brick along the cornice line. It is a relatively austere example of the red brick, Victorian-era buildings that characterized the public architecture of Washington after the Civil War. Between 1924 and 1949, the school taught a specialized curriculum focused on English language and citizenship classes, part of a larger, post-World War I trend to assimilate immigrants into American society.

(5) Washington Hebrew Congregation (Greater New Hope Baptist Church)
816 8th Street, NW

DC Inventory, 1964

The former Washington Hebrew Congregation, now the Greater New Hope Baptist Church, visually dominates the 800 block of Eighth Street, NW. 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.

(6) Greyhound Bus Terminal
1100 New York Avenue, NW

DC Inventory, 1987

The streamlined, sculptural profile of the former Greyhound Bus Terminal characterizes it as one of New York Avenue’s most recognizable landmarks, as well as one of the city’s most significant works of Art Moderne architecture. Completed in 1940, the building was designed by William S. Arrasmith, a Louisville-based architect who designed approximately sixty Greyhound terminals during the 1930s and 1940s. From its outer edges, the building’s low-slung profile gradually ascends in a series of ribbon-windowed, curve-walled setbacks, terminating in a mock tower and marquee. The building is clad in honed limestone and polished granite with polished aluminum details throughout.

(7) Masonic Temple (National Museum of Women in the Arts)
1250 New York Avenue, NW
The property currently occupied by the National Museum of Women in the Arts was originally constructed in 1907-1908 to serve as the new home of the (Masonic) Grand Lodge of the District of Columbia, which until then had been located at Ninth and G Streets, NW (in a building that still stands). The building was designed by the local firm Wood, Donn, and Deming, which included the well-known Washington architect Waddy Butler Wood. Designed in the Neo-Classical Revival style, the building occupies a wedge-shaped lot. Its façade organization replicates that of a Doric column, with a banded limestone base, banded brick shaft, and elaborate terra cotta entablature and attic story. The frieze incorporates Masonic symbolism. See #12.

(8) McLachlen Building
1001 G Street, NW

DC Inventory, 1985; National Register, 1986

Designed by noted Beaux Arts architect Jules Henri de Sibour and completed in 1911, the McLachlen Building is a nine-story, steel-frame office building in downtown Washington, DC. It was developed to house the McLachlen Banking Company, which remained in the building until 1968. Clad in white granite and glazed terra cotta, the building is a sophisticated example of Beaux Arts architecture imprinted upon the Chicago commercial style. Notable features include the Doric entrance portico, textured spandrel panels, and a dentile cornice. The building is significant for its architectural character, its designer de Sibour, and its association with Washington's history of banking and commerce.

(9) Woodward & Lothrop
1025 F Street, NW

Contributing Resource to the Downtown Historic District; DC Inventory, 1964

The substantial façade of the former Woodward & Lothrop Department Store was built over several major phases between 1901 and 1926. Woodward & Lothrop opened their first store in the District of Columbia in 1880. After swiftly outgrowing a number of buildings, they consolidated their retail empire in its current location and gradually constructed additions to achieve the form the building has today. Designed by architect Chicago architect Henry Ives Cobb and completed in 1902, the first portion facing G Street was soon followed by additions (designed by other architects) in 1912, 1913, 1925, and 1926. By the time of the building’s completion, Woodward & Lothrop occupied nearly the entirety of its square. Despite the number of additions, the building has an architectural homogeneity defined by clean Neo-Classical elements, crisply detailed in stone, brick, metal, and terra cotta. The building is significant for its association with the golden age of department store development, a time when Woodward & Lothrop rivaled the likes of Macy, Wanamaker, Bloomingdale, Field, and Hudson.
(10) Saint Patrick’s Church
615 10th Street, NW

*Contributing Resource to the Downtown Historic District; DC Inventory, 1964*

Saint Patrick’s Church is a prime example of a grandiose, Gothic Revival-style building constructed within the confines of a constricted, urban lot. The church was designed by Laurence J. O’Connor and completed in 1874, with additions in 1904. The building is clad in rusticated bluestone laid in a random ashlar pattern. The main (west) façade adopts the Roman triumphal arch prototype, with pointed arches embellished with intricate stone carving. The central entry is contained within a squat, projecting tower, with a monumentally scaled, stained glass rose window at its center. In addition to its architecture, the resource is significant for its association with Saint Patrick’s Parish, the first Catholic parish in the City of Washington. The church is located on property purchased by the parish in 1794.

The adjacent Saint Patrick’s Church Rectory, at 619 Tenth Street, NW, is not included in the individual designation, but it is considered to be a contributing resource to the Downtown Historic District.

(11) Equitable Co-operative Building Association (and Interior)
915 F Street, NW

*Contributing Resource to the Downtown Historic District; DC Inventory, 1994 (including banking hall interior); National Register, 1994*

The façade of the building located at 915 F Street is dominated by its white marble portico, composed of colossal Ionic columns in antis supporting a flat entablature and attic. “1879 – EQUITABLE – 1912” is inscribed along the frieze. As the inscription suggests, the building was completed in 1912 to house the Equitable Co-operative Building Association, founded in 1879. The Association was formed as an alternative to private banks, offering mortgage loans to member-shareholders at reasonable rates. Only three years after its foundation, it was the largest organization of its kind in the country.

The building was likely designed jointly by well-established Washington architects Frederic B. Pyle and Arthur B. Heaton, their only known collaboration. In addition to the monumental portico, the façade features a more delicately scaled brick-and-marble vestibule. Included within the DC Inventory listing for the building is the interior banking room. Monumental in scale and classical in detail, the vaulted space occupies most of the building's volume. The resource is significant for the clarity and quality of its architectural conception, for its association with the role of financial institutions in the growth of Washington, DC, and for its association with John Joy Edson, the Equitable Association's co-founder and longtime president.
(12) Julius Lansburgh Furniture Co., Inc. (Old Masonic Temple)
901 F Street, NW

*Contributing Resource to the Downtown Historic District; DC Inventory, 1964; National Register, 1974*

Facing the prominent intersection of Ninth and F Streets, NW, the Old Masonic Temple is a monumentally scaled, four-story building located across from the former Patent Office. Designed by renowned Washington architecture firm Cluss and Kammerheuber, the building was executed in the French Renaissance style, albeit without the characteristic mansard roof. Of brick construction, the building is clad in stone throughout. The first story is clad in gleaming ashlar granite with engaged Doric columns around its principal entrances. Above this visual plinth, the building is clad in brownstone with decorative details—including elaborate window surrounds and hoods, belt courses, and engaged pilasters—carved from green Nova Scotia freestone.

Upon its completion in 1870, the building became the Washington headquarters of the Masons, an auspicious and influential fraternal organization. With a large portion of its second story devoted to large and elegant public halls, the building played host to a number of balls, receptions, and dinners during its occupation by the organization. The Masons outgrew the building and relocated their headquarters in 1908. *See #7.* For most of the twentieth century, the building was owned and occupied by the Julius Lansburgh Furniture Company. The building's elaborate and variegated façade, vivid details, and monumental scale contribute to its architectural significance.

801 F Street, NW

*Contributing Resource to the Downtown Historic District and Pennsylvania Avenue National Historic Site; DC Inventory, 1964; National Register, 1966; National Historic Landmark, 1965*

The Patent Office building, now the Smithsonian Institution's National Portrait Gallery and National Museum of American Art, is among the nation's most prominent and significant architectural resources. The square it occupies was designated by L'Enfant as the site of a non-denominational public church, which came to be represented by scientific ingenuity and invention. Designed by a compendium of architects including Robert Mills and Thomas U. Walter, the building is a *tour de force* of the Greek Revival style, exerted through its four colossal Doric porticoes. First constructed in four phases between 1836 and 1867, the building was damaged by fire in 1877, at which time architects Cluss & Schulze remodeled portions of the interior in the Renaissance Revival style. The building's south wing is clad in Aquia Creek sandstone (used in both the Capitol and White House); the north, east, and west wings are clad in white marble; the exposed basement story is clad in banded granite. An idiosyncratic feature of the building is the bowed wall opposite the original (south) entry, which encloses a set of curved, cantilevered stairs, a contribution of Mills. The courtyard has been recently refurbished and enclosed beneath a curvilinear glass ceiling,
designed by the architecture firm Foster + Partners.

As one of the earliest and most ambitious of federal buildings in the capital, the Patent Office has served as the locus of important events in the sciences, arts, literature, politics, and preservation.

(14) Ford’s Theatre National Historic Site
511, 516, and 517 10th Street, NW; and 509 11th Street, NW

*Contributing Resource to the Pennsylvania Avenue National Historic Site; DC Inventory, 1973; National Register, 1966 (documented 1982); National Historic Landmark, 1966*

The following buildings contribute to the National Historic Site (NHS):

1. Ford’s Theatre (511 10th Street, NW); DC Inventory, 1964
2. Lincoln Museum and Library (housed at Ford’s Theatre); DC Inventory, 1964
3. Petersen House (516 10th Street, NW); DC Inventory, 1964; National Register, 1966
4. Star Saloon (509 11th Street, NW)
5. Campbell Building (517 10th Street, NW)

Ford’s Theatre NHS is a collection of buildings focused on the 1865 assassination of President Abraham Lincoln and its immediate aftermath. The centerpiece of the collection is the 1863 Ford’s Theatre, the site of the assassination. Following the tragedy, the Ford’s Theatre operators were shut down and the building was used as an office and warehouse. It has since been restored to its 1865 appearance. The NHS also includes the 1849 Petersen House (the site of Lincoln’s death), the 1863 Star Saloon (a three-story brick addition to the theater), the 1878 Campbell Building, and a collection of Lincoln-related books and artifacts.

(15) Atlantic Building
928-930 F Street, NW

*Contributing Resource to the Downtown Historic District and Pennsylvania Avenue National Historic Site; DC Inventory, 1973*

Completed in 1888, the Atlantic Building was the first of the three major Romanesque Revival-style commercial buildings to be erected on F Street. It was also among the first buildings in the city to house a passenger elevator, and one of the last early “skyscrapers” to be constructed of load-bearing masonry walls. Six stories tall, the building’s main façade is clad in a mix of red sandstone, terra cotta, granite, and pressed brick and is organized in a cascade of Roman arches held by vertical masonry piers. Developed speculatively by a coalition of investors and designed by architect James G. Hill, the building was historically occupied by attorneys, real estate agents, and the USDA Forest Service between 1905 and 1940.

A renovation of the building completed in the late 1990s–early 2000s resulted in the demolition of much of the building, with only the façade left standing.
(16) National Union Building

918 F Street, NW

*Contributing Resource to the Downtown Historic District and Pennsylvania Avenue National Historic Site; DC Inventory, 1973; National Register, 1990*

The National Union Building is a slim, six-story building designed in the Romanesque Revival style and clad in rock-faced brownstone. Although not especially large, the 1890 building is visually imposing, with giant stone arches, clustered colonnettes, and foliated carving around its capitals, cornices, and archivolts. Another notable feature of the building’s exterior is the series of oriel windows along its western side that project into an interior alley. A flat frieze above the fourth story bears the building’s historic name, “National Union Building.” The building is significant as a representative work of commercial Romanesque Revival architecture, as well as for its association with Glenn Brown. Brown, who both designed the building and had his offices there, was highly influential in the architectural profession for his role as a designer, activist, and proponent of the City Beautiful movement.

(17) Washington Loan and Trust Company

900 F Street, NW

*Contributing Resource to the Downtown Historic District and Pennsylvania Avenue National Historic Site; DC Inventory, 1964; National Register, 1971*

Opposite the former Patent Office across the intersection of Ninth and F Streets, NW, the Washington Loan and Trust Company is a nine-story, Romanesque Revival-style building completed in 1891. The building’s architect, James G. Hill, also designed several other Romanesque Revival buildings along F Street. An addition designed by Arthur B. Heaton and completed in 1927 expanded the building six additional bays along F Street. Heaton’s addition managed to replicate the appearance and color of the original building almost exactly. Clad in rock-faced granite concealing a hybrid steel and masonry structural system, the building’s façade is composed of three distinct horizontal layers that convey heaviness yet also verticality. Until 1954, the building was the home of the eponymous organization, the first trust company established in the District of Columbia. The building is significant for its Romanesque Revival architecture as well as for its association with the growth of commerce in Washington.

(18) LeDroit Block (F Street, NW, South Side of 800 Block)

800-810, 812, 814-816, and 818 F Street, NW; 527 9th Street, NW

*Contributing Resource to the Downtown Historic District and Pennsylvania Avenue National Historic Site; DC Inventory, 1973; National Register, 1974*
Bookmarked by the 1875 LeDroit Building on the east side and the 1892 Warder building on the west, the 800 block of F Street, NW is a fine collection of five, late-nineteenth-century commercial buildings. The highly varied scales, materials, and decorative elements displayed by these buildings create a lively and engaging streetscape, in sharp contrast to the imposing, carefully composed facades of the nearby federal buildings. Together, the buildings that form the LeDroit Block are significant as early and intact examples of commercial architecture in downtown Washington, DC.

(19) General Post Office (General Land Office)
700 F Street, NW

*Contributing Resource to the Downtown Historic District and Pennsylvania Avenue National Historic Site; DC Inventory, 1964; National Register, 1969; National Historic Landmark, 1971*

The former General Post Office shares a number of qualities with the massive, Greek Revival edifice it faces across F Street, the former Patent Office. Designed by Robert Mills and Thomas U. Walter and completed in two stages between 1839 and 1866, the building is one of the city's preeminent architectural and historical landmarks. Unlike the Patent Office, however, the General Post Office has a delicacy and intricacy of detail, most notably conveyed through the Corinthian columns and pilasters that line its three-story façade. One of the first Italian Renaissance Revival-style federal buildings and also one of the first to be constructed of marble, the building also features a number of structural, fireproofing, and other technical innovations.

First operated as the City Post Office and the headquarters of the Post Office Department and later transferred to the Department of the Interior, the building served a number of federal offices, most recently that of the U.S. Tariff Commission. It was later rehabilitated and adaptively reused to become a private hotel.

(20) Chesapeake and Potomac Telephone Company (Old Main Building and Dial Exchange)
722 and 730 12th Street, NW

*DC Inventory, 1985; National Register, 1988*

These two properties were developed and operated by the Chesapeake and Potomac Telephone Company, and together reflect the growth of that company as well as the modernization of the telephone industry during the first half of the twentieth century. The Old Main Building (left, 722 12th Street) was designed by Leon Eidlitz and constructed in 1903-1904, a reflection of the rapidly expanding market for telephone-using businesses in the downtown area. The Dial Exchange (right, 730 12th Street) was constructed in 1927-1928, allowing for the subsequent conversion from manual to dial telephone systems. The latter building is also significant for its Art Deco façade ornamentation, designed by the architecture firm Voorhees, Gmelin, and Walker.
(21) Homer Building
601 13th Street, NW

*DC Inventory, 1983*

The Homer Building is a large commercial office building with exposures on Thirteenth, F, and G Streets, NW. Originally constructed in 1913 to 1914, the building was designed by Appleton P. Clark, Jr., a local architect who achieved prominence through his refined interpretations of Neo-Classical Revival styles. The building’s façade is organized into wide bays contained within terra cotta-clad pilasters. The first three stories of windows and storefronts are vertically ganged, divided by pressed metal spandrels and grilles. Above this, the fourth story forms a continuous horizontal band, terminated by a dentile cornice. As originally constructed, the building was four stories tall. The original façade was incorporated into a new addition, completed in 1990, which extended the building’s height by an additional eight stories, and which was designed in a manner that was consistent with the original scheme.
EXISTING CONDITIONS

Description of Building and Site

MLK Library is located at 901 G Street, NW in Washington, DC. The site is located on Square 375 and encompasses approximately 75,000 square feet of land area. The building was designed by the noted Modernist architect Ludwig Mies van der Rohe and constructed between 1969 and 1972. Originally designed as the “Downtown Central Library,” the facility was renamed in 1971 in honor of the Civil Rights Leader Dr. Martin Luther King, Jr. Since its completion, MLK Library has housed the downtown central library and administrative operations of the DCPL system. In 2007, in recognition of its architectural significance and unique contribution to the history of the District of Columbia, the property (including portions of the first floor interior) were listed in the DC Inventory and National Register.

The building features three below-ground and four above-ground stories amounting to a total area in excess of 400,000 square feet. The exterior of the building is a four-story rectilinear volume that includes a recessed first story and loggia. In keeping with the structurally expressionistic aesthetic that was typical of Mies’ work, the gridded structural module is visible throughout, most notably on the exterior curtain wall system, which combines vertical steel columns, mullions, and applied wide-flange beams with horizontal spandrel panels. The ground floor of the building is paved with granite, which forms a continuous plaza extending from the edge of the building to the curb line. The north side of the site features loading facilities and twin automobile ramps that connect with a parking garage on the second basement level.

The exterior massing of the library building as a rectilinear block and the expression of its grid-like structure carries through to its interior. The columnar grid structure defines the basic floor plan of the building (with minor departures created by non-structural partition walls) and extends this grid throughout each floor. The first (or ground) floor is both the most true to the structural organization as well as the most pronounced in its departure in appearance from the upper and lower floors. The plan for each floor contains large open spaces at the east and west ends of the building, creating reading rooms, closed stacks, or other spaces that benefited from an open plan. The central space, although devoid of columns as can be seen at the main floor where it is expressed as the large main lobby, is infilled on the floors above to provide space for staff and operational uses. These central enclosures are defined by corridors that surround them on all four sides. Each quadrant of the building is equipped with a building core that houses fixed vertical circulation elements including stairways, elevators, electrical risers, and mechanical shafts. The A and B levels (first and second basement floors, respectively) deviate from the organizational pattern of the floors above. The B level is primarily devoted to a parking garage. The A level is primarily devoted to staff and serve spaces as well as several exhibition halls and a large meeting room.

As originally constructed, MLK Library was defined by an extremely limited palette of materials, finishes, and construction details that extended throughout the interior and exterior spaces. With few exceptions, these elements were repeated consistently throughout the building. This was a reflection of the design philosophy of Mies van der Rohe, which strove for universality and flexibility.

Condition

Since its completion, MLK Library has experienced deferred maintenance, faulty mechanical systems, and lack of funding to properly run and staff the building. Although some problems resulting from deferred maintenance have been addressed in the past decade, the site still suffers from a variety of
MLK Library exterior, facing northwest

MLK Library exterior, facing northeast

Exterior loggia, facing east

Loading dock and ramps, facing southeast

East ramp and site walls, facing west

Exterior curtain wall detail

Roof screen and penthouse enclosure, facing east

Existing Conditions - Exterior
Existing Conditions - Interior

B level garage

B level elevator lobby

A level meeting room

A level exhibition space

First floor west reading room

First floor main lobby

Core interior stair

Existing Conditions - Interior
Corrosion and water infiltration

Paint fading and chalking

Plaza settlement

Roof flashing failure

Corrosion and water infiltration

Brick wall settlement and cracking

Wall settlement and cracking

**Conditions Issues**
conditions issues, which will be addressed by the forthcoming rehabilitation. These conditions include the repetitive failure and cracking of the exterior glazing system, faulty and inefficient building systems, cracking of the exterior granite paving, rusting and deterioration of the exterior steel cladding, water infiltration, etc.

Character-Defining Features

Apart from MLK Library's significant connection to the legacy of Martin Luther King, which is primarily expressed through commemorative and programmatic elements throughout the building, the library's primary architectural significance is connected to its International Style and Miesian design features. The following are character-defining features of the building and site:

<table>
<thead>
<tr>
<th>Site</th>
<th>Building (exterior)</th>
<th>Building (interior)</th>
<th>Integrity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Continuous granite paving (extending to interior)</td>
<td>Prevailing sense of symmetry, rectilinearity, and horizontality</td>
<td>General plan organization defined by four cores and central, column-free spaces</td>
<td>Over the past forty years, incompatible additions and alterations resulted in a general degradation of the building's physical integrity. Nevertheless, the building exhibits a generally high degree of historic integrity. The exterior of the building has retained its original form, massing, and appearance. On the interior, most of the principal public spaces have retained their spatial and material qualities, with many of the original finishes and fixtures having been retained or replaced in kind. Over the last decade, a growing understanding of the history and significance of the building has resulted in improvements in keeping with the building's original architectural character.</td>
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<tr>
<td>Beige brick site walls used to provide enclosure to building and ramps and mediate changes in grade</td>
<td>General form and massing, including flat roof and recessed first story loggia and colonnade</td>
<td>Use of large volumes and open floor plans, particularly in principal public spaces and reading rooms</td>
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</tr>
<tr>
<td>General organization of site and separation of public and utilitarian functions</td>
<td>Beige brick cladding around cores and loading dock</td>
<td>Extensive use of glazing partitions and general sense of transparency</td>
<td>Extensive use of glazing partitions and general sense of transparency</td>
</tr>
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<td></td>
<td>First story clear glazing systems</td>
<td>Limited color and material palette including painted steel and aluminum components, beige brick, and granite.</td>
<td>Limited color and material palette including painted steel and aluminum components, beige brick, and granite.</td>
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<td></td>
<td>Upper story curtain wall glazing system, including black-painted steel components, bronze-tinted glazing, and typical Mies construction details</td>
<td>Repeating bands of fluorescent strip lighting</td>
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<td>Upper floor central enclosures and corridors</td>
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<td></td>
<td>Custom-designed furniture in main lobby and reading rooms (reading room furniture has since been removed)</td>
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</tbody>
</table>
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 MLK Library and the second section addresses all other historic properties in the APE.

MLK Library

There will be adverse effects on MLK Library as a result of the rehabilitation project. The adverse effects will be caused by a changes to the form and massing of the building by the construction of a fifth-floor addition. Adverse effects will also be caused by the proposed alteration and removal of original and character-defining features of the building. Specific adverse effects are described below for both the exterior and interior of the building.

Exterior - Building

Rooftop Addition and Terrace: The fifth floor addition would have an adverse effect on the form and massing of MLK Library. The removal of the screen walls and penthouse enclosures will alter the building and cause adverse effects. The proposed trapezoidal form minimizes its visibility from Ninth and G Streets. The intent is that the addition will be compatible, yet clearly differentiated, from the historic building and therefore follow the guidance of the Secretary of the Interior Standards for Rehabilitation, specifically guideline #9. Adverse effects will be minimized with the selection of
appropriate cladding and glazing treatments.

Steel Envelope and Cladding: The proposed treatment would greatly enhance the appearance and durability of the exterior envelope and would also allow for improved glazing and energy efficiency. The minimal loss of historic fabric would not be visible and would not result in the alteration of any character-defining features of MLK Library. No adverse effect would result.

Glazing: The proposed treatment would remediate the repetitive failure and/or cracking of glass throughout the building. No visible changes to the exterior of the building would result; however, the removal of the original glazing would represent an adverse effect.

Brick Walls: Removal of limited historic fabric on the north core elevations would result in an adverse effect. Use of the existing openings has minimized the degree of effect.

First Floor Core Exteriors: The removal of the metal panels and doors at the south cores and their replacement with glazing represents an adverse effect.

Exterior - Site

Loading Docks: The minor alteration of the existing loading dock, paving, and curb configuration would not alter any of the character-defining features of the building. No adverse effect would result.

Automobile Ramps: In option #1, the existing ramps will remain intact and no adverse effect will result. In option #2, the removal of the ramps represents an adverse effect.

Plaza Paving: The removal of limited areas of granite paving for the skylights and plaza alterations represents an adverse effect.

Site Walls: Removal and lowering of site walls represents an adverse effect. The adverse effect has been minimized by retaining a majority of the site walls along the northern and western edges of the property. Any new walls constructed will be contemporary in appearance but will be compatible with the size, scale, material, and color of the existing walls.

Interior

Elevators, Building-Wide: Removal of the existing elevators represents an adverse effect. Although the location of elevators will change, the existing elevator lobbies along the north wall of the main lobby will remain intact.

Systems, Building-Wide: Most of the building’s mechanical systems are not character-defining features of the building, and therefore the removal of these systems would not be an adverse effect. The stainless steel radiators along the perimeter of the first floor are, however, a character-defining feature, and their removal represents an adverse effect.

Core Interiors, Building-Wide: Removal of the character-defining brick throughout the cores represents an adverse effect.

Lighting, Building-Wide: The removal and replacement of character-defining lighting throughout the building represents an adverse effect. The effect will be minimized by designing and testing the new lighting to match the existing in composition, brightness, and color. On the building interior, the
introduction of new lighting fixtures will alter the character and appearance of the lighting plan and ceiling plane and also represents an adverse effect. On the first floor, the effect will be minimized by designing the new fixtures to be as visually unobtrusive as possible when not in use. This refinement of the lighting design will be subject to future consultation.

**Furniture, Building-Wide:** The introduction of large-scale furniture elements will impede the open spatial character of several interior spaces and will create an adverse effect. The adverse effect has been minimized by designing the furniture to be removable and avoiding any physical alteration to the original building material.

**“Reading Ribbon” Desks, Building-Wide:** When lit, the translucent panel of glass will be visible from the exterior and will alter the character-defining lighting configuration of the building. This represents an adverse effect.

**Mechanical/C Level:** Replacement of the existing circulation features and equipment on this floor does not represent an adverse effect.

**B Level:** This floor exhibits no character-defining features or materials, and therefore the reconfiguration of this floor does not represent an adverse effect.

**A Level:** An adverse effect will result from the complete removal of the exhibition hall, meeting room, and lobby and their associated features. Otherwise, the reconfiguration of this floor does not represent an adverse effect.

**First Floor, Entrance Lobby (“Vestibule”):** Under both options, the removal of the core masonry walls in the entrance lobby and their replacement with glazing represents an adverse effect. By preserving the core masonry walls facing the main lobby and reading rooms, the adverse effect has been minimized and a great majority of the core masonry walls will be retained. Replacement of the non-contributing exterior revolving doors with double-leaf doors will restore an original feature of the building and does not represent an adverse effect.

**First Floor, Main Lobby (“Great Hall”):** The essential spatial character of the main lobby will remain intact when the pivoting doors to the new informal performance space are closed. The removal of two bays of brick along the north wall will result in an adverse effect, but the effects will be minimized through appropriate material treatments. The removal and/or alteration of the historic built-in furniture throughout the lobby will also alter the character of the space and the loss of limited historic fabric, resulting in an adverse effect. The effect will be minimized by conducting any necessary repairs or replacements in kind. The addition of wall-mounted electronic screens on the south wall of the main lobby also represents an adverse effect.

**First Floor, West Reading Room (“Digital Commons”):** The construction of large pod enclosures within this space will impede the room’s clear-span views and will alter its historic character; therefore, these represent an adverse effect (although the views are now somewhat limited by the 90” bookshelves). The removal of historic fabric to create an opening to the A level will similarly alter its spatial character, resulting in an adverse effect. The addition of ceiling-mounted electronic screens in the reading room will impact interior-exterior views and will create an adverse effect.

**First Floor, East Reading Room:** The essential spatial character of this reading room will remain intact. The insertion of a new door on the north side represents an adverse effect, which has been minimized by limiting the extent of the material removed. The addition of ceiling-mounted electronic screens in
the reading room will impact interior-exterior views and will create an adverse effect.

**Internal Corridors and Lobbies (Second, Third, and Fourth Floors):** Removal of the masonry walls that currently define the corridors will alter the spatial character of the existing corridors and lobbies. This represents an adverse effect, which will be minimized by utilizing design features that reference the spatial, material, and visual qualities of the former corridor-enclosure relationship.

**Second Floor:** Minor alterations to the reading rooms will not affect historic fabric and will not result in an adverse effect. The insertion of partition walls will alter the spatial character of these spaces and will create an adverse effect. This effect has been minimized through the use of glass partitions where possible, and by designing the partitions to not reach the full ceiling height. Otherwise, the reconfiguration of this floor also does not represent an adverse effect.

**Third Floor:** Minor alterations to the west reading room will not affect historic fabric and will not result in an adverse effect. In the east reading room, the removal of the masonry partition wall and floor/ceiling slab will alter the spatial character of this space. This represents an adverse effect, which will be minimized by limiting the size of the proposed opening to only the center-most column bays.

**Fourth Floor:** An adverse effect will result from the complete removal of the Board and Director’s Suite and its associated features. Adverse effect will be minimized if possible by salvaging and reintegrating the original casework and marble counters in these spaces. Otherwise, the reconfiguration of this floor does not represent an adverse effect.

**Auditorium:** Removal of the center floor/ceiling slab to create the two-story auditorium will alter the spatial character of this space and represents an adverse effect.

**Other Historic Properties in APE**

**Direct Effects**

There would be no direct adverse effects to the following historic properties in the APE: Downtown Historic District (and Boundary Increase); Pennsylvania Avenue National Historic Site; Victor Building; Mercantile Savings Bank; Daniel Webster School; Washington Hebrew Congregation; Greyhound Bus Terminal; Masonic Temple; McLachlen Building; Woodward & Lothrop; Saint Patrick’s Church; Equitable Co-operative Building Association; Old Masonic Temple; Patent Office; Ford’s Theatre National Historic Site; Atlantic Building; National Union Building; Washington Loan and Trust Company; LeDroit Block; General Post Office; Chesapeake and Potomac Telephone Company; and Homer Building. There would be no direct physical alterations to any of these properties as a result of the rehabilitation project.

The proposed project will create minor changes to the existing curb and sidewalk configuration around the G Place loading dock and at the automobile ramp entrances. The minor changes to G Place would not cause any adverse effects on the character-defining elements of the Plan of the City of Washington and there would be no direct effects on this resource as a result of the project.

**Indirect Effects**

There would be no indirect effects to the following historic properties in the APE: Mercantile Savings Bank; Daniel Webster School; Washington Hebrew Congregation; Greyhound Bus Terminal; Masonic Temple; McLachlen Building; Woodward & Lothrop; Equitable Co-operative Building Association;
Tenth and G Streets, facing east

Ninth and G Streets, facing northwest

Ninth and H Streets, facing southwest

Ninth and Eye Streets, facing south

Seventh and G Streets, facing west

Twelfth and G Streets, facing east

Seventh and F Streets, facing north

Viewshed Renderings (presented at the July 14, 2015 consulting parties meeting)
Old Masonic Temple; Ford’s Theatre National Historic Site; Atlantic Building; National Union Building; Washington Loan and Trust Company; LeDroit Block; General Post Office; Chesapeake and Potomac Telephone Company; and Homer Building. Given the distance of the MLK Library to these resources, there would be negligible to no visual impacts to these resources and therefore no adverse effect.

Due to their proximity to MLK Library, there is the potential for indirect effects to the Downtown Historic District, Pennsylvania Avenue National Historic Site, Saint Patrick’s Church, Victor Building, and Patent Office. The rooftop additions under all action alternatives have the potential to alter views from these historic properties. These additions will only be visible at ground level from certain vantage points. Considering the extent of contemporary development in the Downtown and Chinatown neighborhoods, the proposed addition alternatives have little potential to generate indirect adverse effects for surrounding historic resources. MLK Library was constructed beyond the periods of significance for these resources, and therefore the alteration of the library has no potential to alter the character or use of these resources, even indirectly. Consequently, the proposed addition has no potential to generate indirect adverse effects to the surrounding historic resources.

To assess the indirect effects that the proposed fifth floor addition would have on the contributing vistas of the Plan of the City of Washington, DCPL completed a visual analysis of the impact of the addition from surrounding viewsheds (see renderings on page 35). The visual analysis was presented to the consulting parties on July 14, 2015 and indicated that, because the proposed addition would be set back from the existing roof edge, it would be minimally visible from adjacent viewsheds. Of the surrounding viewsheds, the addition would be most visible from Seventh and G Streets, but it would be a minor change to the existing view and therefore would not be an adverse effect to the historic vista.

**Summary of Determination of Effect**

Based on the analysis above, and in consultation with DCPL, DCHPO, and other consulting parties, NCPC has determined that the rehabilitation of MLK Library will have an adverse effect on historic properties, specifically the MLK Library building and site. NCPC has determined that there would be no adverse effect to all other historic properties located in the APE. Below is a summary of the specific adverse effects on MLK Library:

**Exterior:**
1. Removal of roof screens and penthouse enclosures;
2. Alteration to the form and massing of the building through a fifth-floor addition;
3. Replacement of the original glazing material;
4. Removal of portions of the plaza paving;
5. Removal of the automobile ramps (option #2 only);
6. Lowering or removal of the brick site walls;
7. Removal of portions of the brick building walls on the north cores on the first story; and
8. Removal of the steel panel and doors on the south cores on the first story.

**Interior:**
1. Removal or replacement of elevators;
2. Modernization of lighting systems;
3. Introduction of new furniture and reading ribbon desks;
4. Removal of the A Level exhibition hall, meeting room, and lobby and associated features;
5. Removal of east and west masonry walls within the entrance lobby;
6. Removal of two masonry walls on the north side of the main lobby;
7. Relocation or removal of built-in furniture in the main lobby and the associated removal of original flooring material;
8. Floor opening and pod enclosures in west reading room;
9. New door opening in east reading room;
10. Electronic screens in east and west reading room and main lobby;
11. Removal of masonry partition within central area of second, third, and fourth floors;
12. Removal of masonry partition and portion of ceiling/floor slab in third floor east reading room;
13. Removal of the fourth floor Board and Director’s suite and associated features; and
14. Removal of fourth floor ceiling/floor slab to create a two-story auditorium.

To resolve the adverse effects associated with the project, NCPC intends to pursue the negotiation and execution of a memorandum of agreement (MOA) according to 36 CFR 800.6(c). NCPC will work with DCPL, DCHPO, and the consulting parties to identify minimization and mitigation measures to include in the MOA. This will include those areas of the design that are subject to additional refinement, including the vehicle ramps, site walls, entrance lobby walls, exterior metal cladding, glazing, pods in the west reading room on the first floor, and lighting.
**Documentation of Section 106 Consultation**

**Matrix of Dates**

<table>
<thead>
<tr>
<th>Event</th>
<th>Date</th>
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<tbody>
<tr>
<td>Interagency Coordination Meeting - Introduction</td>
<td>July 16, 2014</td>
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<tr>
<td>Interagency Coordination Meeting – Schedule and Process</td>
<td>August 4, 2014</td>
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<tr>
<td>Section 106 Initiation Letter to DC SHPO</td>
<td>September 17, 2014</td>
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<tr>
<td>Interagency Coordination Meeting – Design and Assessment of Effects</td>
<td>November 5, 2014</td>
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<tr>
<td>Consulting Party Meeting #1/NEPA Scoping Meeting</td>
<td>October 7, 2014</td>
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<tr>
<td>Consulting Party Meeting #2</td>
<td>November 19, 2014</td>
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<tr>
<td>NCPC Informational Presentation</td>
<td>December 4, 2014</td>
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<td>HPRB Informational Presentation</td>
<td>January 22, 2015</td>
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<tr>
<td>CFA Informational Presentation</td>
<td>January 22, 2015</td>
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<tr>
<td>Consulting Party Meeting #3</td>
<td>July 14, 2015</td>
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<tr>
<td>CFA Concept Review</td>
<td>July 16, 2015</td>
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<tr>
<td>HPRB Concept Review</td>
<td>July 23, 2015</td>
</tr>
<tr>
<td>Consulting Party Meeting #4</td>
<td>TBD</td>
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**Consulting Parties**

The following parties and organizations were invited to participate in the Section 106 consultation process:

<table>
<thead>
<tr>
<th>Advisory Council on Historic Preservation</th>
<th>Advisory Neighborhood Commission 2C</th>
<th>Advisory Neighborhood Commission 6E</th>
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<tbody>
<tr>
<td>American Institute of Architects, DC Chapter</td>
<td>ASB Real Estate Investments</td>
<td>Brookfield Properties Management</td>
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<td>Catholic Charities DC</td>
<td>Committee of 100 on the Federal City</td>
<td>DC Chamber of Commerce</td>
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<td>DC City Council</td>
<td>DC Department of Public Works</td>
<td>DC Department of the Environment</td>
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<td>DC Department of Transportation</td>
<td>DC Deputy Mayor for Planning and Economic Development</td>
<td>DC Fire and Emergency Medical Services Department</td>
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<td>DC Historic Preservation Office</td>
<td>DC Office of Planning</td>
<td>DC Office of the City Administrator</td>
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<td>DC Office of the Mayor</td>
<td>DC Preservation League</td>
<td>DC Public Library Staff and Administration</td>
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<tr>
<td>DC Water and Sewer Authority</td>
<td>DC Delegate, Honorable Eleanor Holmes Norton</td>
<td>DCPL Board of Trustees</td>
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<tr>
<td>DCPL Federation of Friends</td>
<td>DOCOMOMO_US - DC Chapter</td>
<td>Douglas Development</td>
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<tr>
<td>Downtown Business Improvement District</td>
<td>First Congregational United Church of Christ</td>
<td>Friends of the (MLK) Memorial Foundation</td>
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Consulting Party Meetings

See Appendix B for minutes and written comments received from each consulting parties meeting. This appendix also provides a record of the organizations above who participated in consultation through attending and commenting at meetings. The complete presentations from all Section 106 meetings can be found on NCPC’s website (http://www.ncpc.gov/project/mlklibrary). The topics presented and discussed during each meeting have been summarized below.

Consulting Party Meeting #1/NEPA Scoping Meeting (October 7, 2014)

The purpose of this meeting was to introduce the public to the project and to provide an overview of the NEPA and NHPA Section 106 processes. The meeting also included a presentation of the various potential alternatives for rehabilitating and modernizing MLK Library.

Comments received during and following the meeting related to the range of alternatives presented, the building use and architectural program, the size and shape of the proposed addition alternatives, and the appropriate commemoration of Martin Luther King, Jr. in the building design.

Consulting Party Meeting #2 (November 19, 2014)

This meeting provided an update to the alternatives presented at the previous consulting party meeting. It also included a more detailed presentation of the building program and various aspects of its interior and exterior design. The presentation concluded with an introduction to the criteria of adverse effects.

Comments received during and following the meeting again related to the building use and architectural program, the size and shape of the proposed addition alternatives, and the appropriate commemoration of Martin Luther King, Jr. Additional comments were received regarding the assessment of effects, viewsheds from surrounding historic resources, and specific architectural details.
Consulting Party Meeting #3 (July 14, 2015)

This meeting provided an update to the alternatives presented at the previous consulting party meeting, including the identification of a preferred alternative. Renderings of the proposed addition were presented from various points within the APE. The presentation also included a more detailed presentation of the building program and various aspects of its interior and exterior design. The Library’s intention to prepare an Historic Structure Report for the building was presented and discussed. The presentation concluded with a discussion of the anticipated adverse effects on historic properties within the APE.

Comments received during and following the meeting again related to the building use and architectural program, the appropriate commemoration of Martin Luther King, Jr., specific architectural details, and the identification of adverse effects.