



Carnegie Library

Rehabilitation and Exterior Restoration

801 K Street, NW, Washington, DC 20001
Mount Vernon Square (Reservation 8)

Preliminary-Final Review Submission

National Capital Planning Commission

Filing Date: August 4, 2017 (revised September 20, 2017)
Meeting Date: October 5, 2017

Applicant

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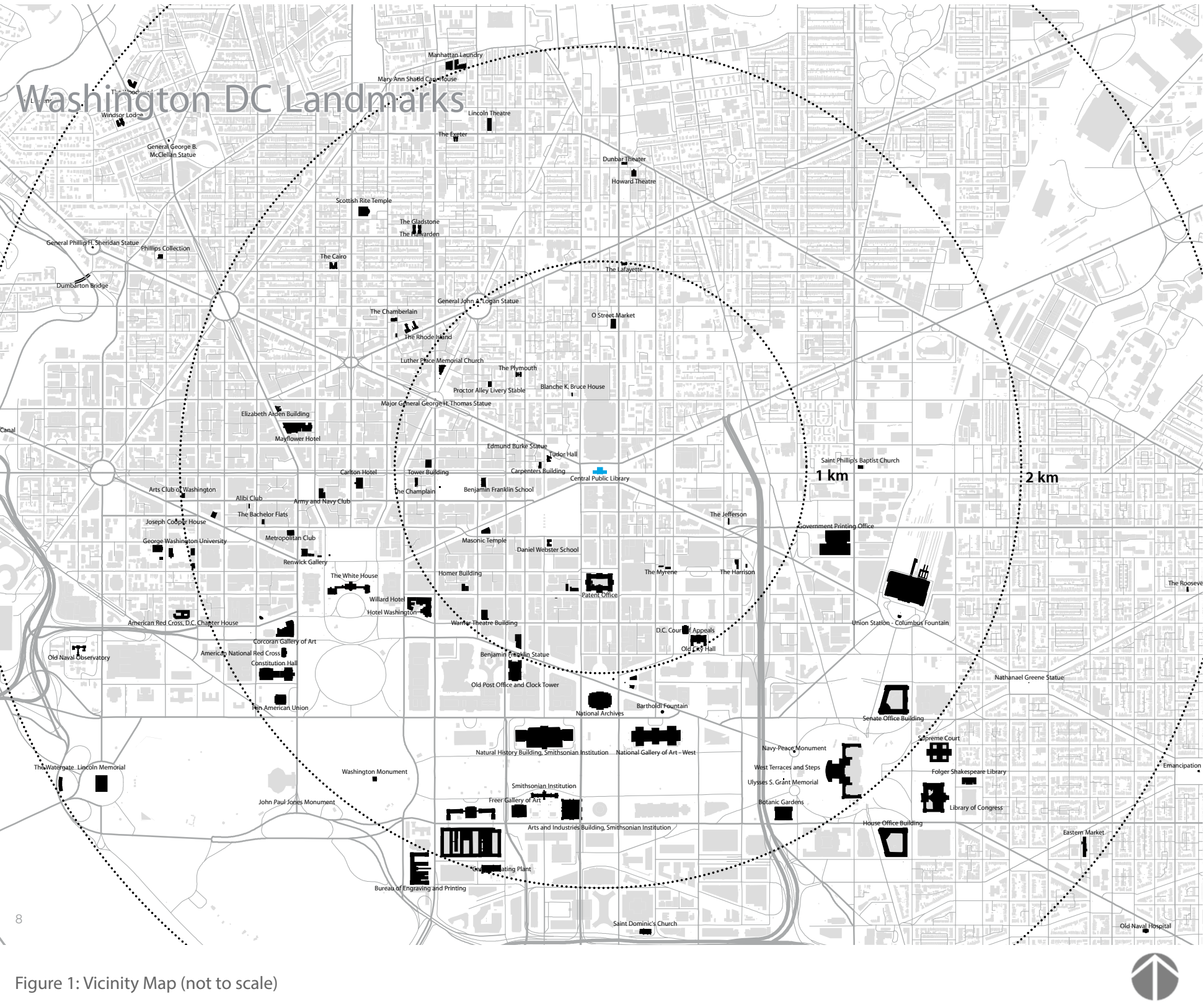


Figure 1: Vicinity Map (not to scale)

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Figure 2:
Carnegie
Library,
south
and west
elevations,
facing
northeast,
2017. EHT
Traceries



Figure 3:
1906 view
of south
elevation,
facing
northeast.
Library of
Congress

PROJECT NARRATIVE

Existing Conditions

Carnegie Library is located at 801 K Street, N.W., Washington, D.C., 20001. The site is located on Mount Vernon Square (also designated as Reservation 8), which is owned by the U.S. Government and administered by the District of Columbia. The Carnegie Library building is separately owned by the District of Columbia and administered by Events DC, the convention and sports authority for the District of Columbia. The building functions as the headquarters of the Historical Society of Washington, D.C. (HSW). It houses the administrative offices, archival storage, exhibit galleries, and research functions of HSW. It also houses event and office space for Events DC. The building features three full stories in addition to three habitable mezzanines and a sub basement.

Historical Overview

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

Since its completion, the Carnegie Library has undergone several small- and large-scale renovations. Shortly after the library’s dedication in 1903, Carnegie donated additional funds to complete the building’s then-unfinished

interior, including interior painting and expansion of the closed book stacks. From 1905 through 1962, DCPL undertook several additional changes, notably the reconfiguration of the Delivery Room and the addition of mezzanines in the east and west reading rooms. Carnegie Library operated as the Central Public Library for the District of Columbia until 1971, when those operations were transferred to the newly constructed Downtown Central Library, subsequently renamed the Martin Luther King, Jr. Memorial Library.

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

In 1999, Congress designated the Carnegie Library as the site for a city museum. HSW, which would operate the museum and house its administrative and research facilities in the former library, entered into a 99-year lease for the building. A comprehensive rehabilitation was undertaken to accommodate the City Museum, which opened in the spring of 2003. The project included: a newly constructed 150-seat theater in the east wing of the building; a permanent exhibit in the former west reading room on the first floor; new egress stairs and elevators; community galleries focusing on D.C. neighborhoods; two galleries, a public reading room, and a library on the second floor; and an archaeology lab, with classrooms and workshops in the basement. Though the City Museum only remained operational through November 2004, HSW remains in the building and continues to operate the library on an appointment basis.



Figure 4: 1902 view of original north elevation, facing southwest, DCPL Washingtoniana Collection

Project Description

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

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

Preliminary-Final Submission

The Commission approved the concept proposal for the Carnegie Library project at their meeting of June 1, 2017.

This revised submission includes a complete set of project plans, most of which have remained substantially unchanged since the previous submission, with the exception of the configuration of the north stair. This submission also includes more information regarding the proposed signage and landscape plans.

The scope of the comprehensive improvement plan for the landscape includes:

- A site-wide tree survey and protection plan (enclosed with this submission);
- Replacement of an undersized street tree in the K Street sidewalk with a large healthy tree to match the other street trees;
- Retrofit of the existing irrigation system to be fed from rainwater collected from the roof;
- New rainwater retention planting areas immediately adjacent to the building;
- New park benches on paved pathways where benches are currently located;
- Regrade of south plaza to correct inaccessible slope;
- Removal of non-historic switchback ramp at south plaza;
- Removal of ADA ramp at north basement entry;
- Removal of non-historic stairs at north entry and construction of new stairs and ADA lift;
- Addition of new secure bike storage adjacent to building (In location of existing north ADA ramp);
- New hedge and vine screening for cooling tower (will be implemented in a symmetrical layout);
- New trashcans to match DC-approved standard;
- Replacement of four “Washington Globe” light fixtures that are only thirteen feet tall with new globe fixtures that are eighteen feet tall to match all the other globe fixtures on the site;
- Relocation of two of the Washington Globe fixtures to better illuminate the south plaza and the façade;
- Relocation of one DDOT street lamp (currently centered on the south elevation) to the west and installation of a new, symmetrical DDOT street lamp to the east; and
- Replacement of existing exterior signage with new identification and wayfinding signage across the site.

Historic Preservation Documentation

Because the Carnegie Library is a District of Columbia Government-owned building in the Central Area, the proposed project is subject to the review and approval of the National Capital Planning Commission (NCPD) under the National Capital Planning Act. NCPD’s approval of the project is considered a Federal undertaking; therefore, the project must undergo review under Section 106 of the National Historic Preservation Act and the National Environmental Policy Act to consider its effects on historic and environmental resources.

NCPD initiated consultation with the D.C. Historic Preservation Office (DC SHPO) on April 21, 2017. The first consulting parties meeting was held on May 17, 2017. The purpose of this meeting was to define the undertaking, present the draft Area of Potential Effects and list of historic properties, and present additional information on the proposed design. Events DC and NCPD have continued to consult with DC SHPO and the consulting parties to identify, assess, and resolve adverse effects on historic properties.

On July 29, 2017, NCPD notified DC SHPO and the Advisory Council on Historic Preservation of its determination that the undertaking would have an adverse effect on the Carnegie Library building. On August 24, 2017, NCPD hosted a second Section 106 consulting parties meeting to provide an update on the proposed project, to identify adverse effects on historic properties, and to discuss resolution strategies.

Environmental Documentation

NCPC has prepared Environmental Assessment (EA) to consider the project’s effects on environmental resources. Events DC and NCPC hosted a public scoping meeting on May 9, 2017 at the Carnegie Library. The purpose of this meeting was to invite public comment on the range of alternatives to be considered in the Environmental Assessment. On July 7, 2017, NCPC released the EA for public comment.

The EA is enclosed in this submission and addresses environmental considerations associated with the project including stormwater management, floodplain management, and wetlands protection.

Entitlements Coordination

Because Carnegie Library is a public, District Government building, the project must undergo review by the U.S. Commission of Fine Arts (CFA) to seek its advice on any exterior alterations to the building. CFA granted concept approval to the project at its meeting on May 18 and revised concept approval on July 20, 2017.

The Federal entitlements process is being coordinated with the D.C. Historic Preservation Review Board (HPRB) process to ensure the proposed project is compatible with the character of the Carnegie Library and surrounding historic properties. HPRB granted concept approval to the project at its meeting on June 29, 2017, with final review delegated to staff.

Schedule

Construction is anticipated to begin in the fall of 2017 and continue for approximately one year, with occupancy in the fall of 2018.

Funding

The entirety of the project will be funded privately by the retail tenant.

Employment

Neither the existing nor the proposed employment on the site will exceed 500 employees over a twenty-year period.

Building Area and Site Coverage

The approximate, existing gross site and building areas are listed below. Under the proposed project, only the gross building area will change nominally; otherwise, these figures will not change.

Gross building area	51,000 square feet	
Gross site area	117,000 square feet	
Area of building footprint	17,000 square feet	~14.5% site coverage

Existing Conditions Photographs



Figure 5: South elevation, facing northwest.



Figure 6: South elevation, facing north



Figure 7: South and east elevations, facing northwest



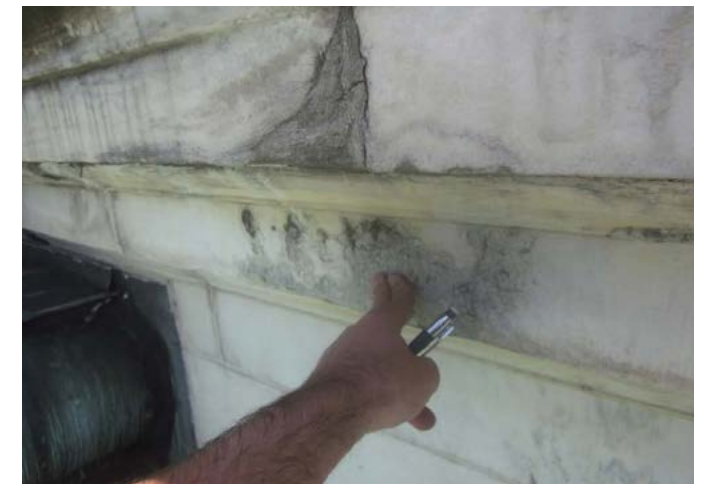
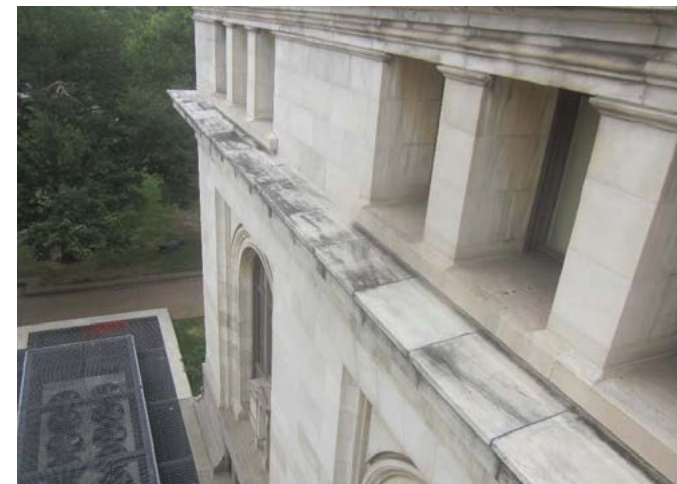
Figure 8: East elevation, facing northwest



Figure 9: North elevation, facing southwest

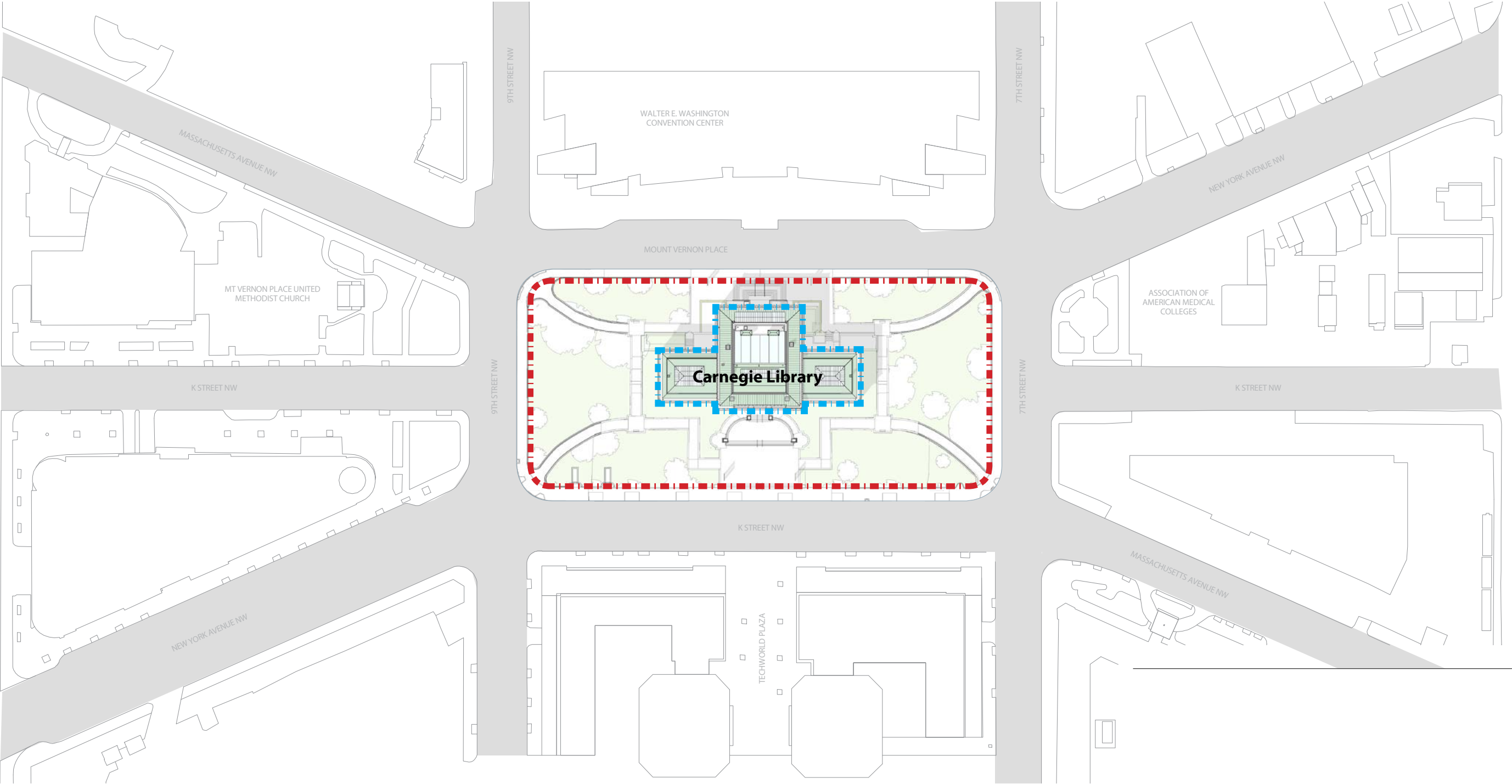


Figure 10: North elevation (including non-original stair and awning), facing southeast



Exterior Conditions Details

PROJECT DRAWINGS



Location Plan



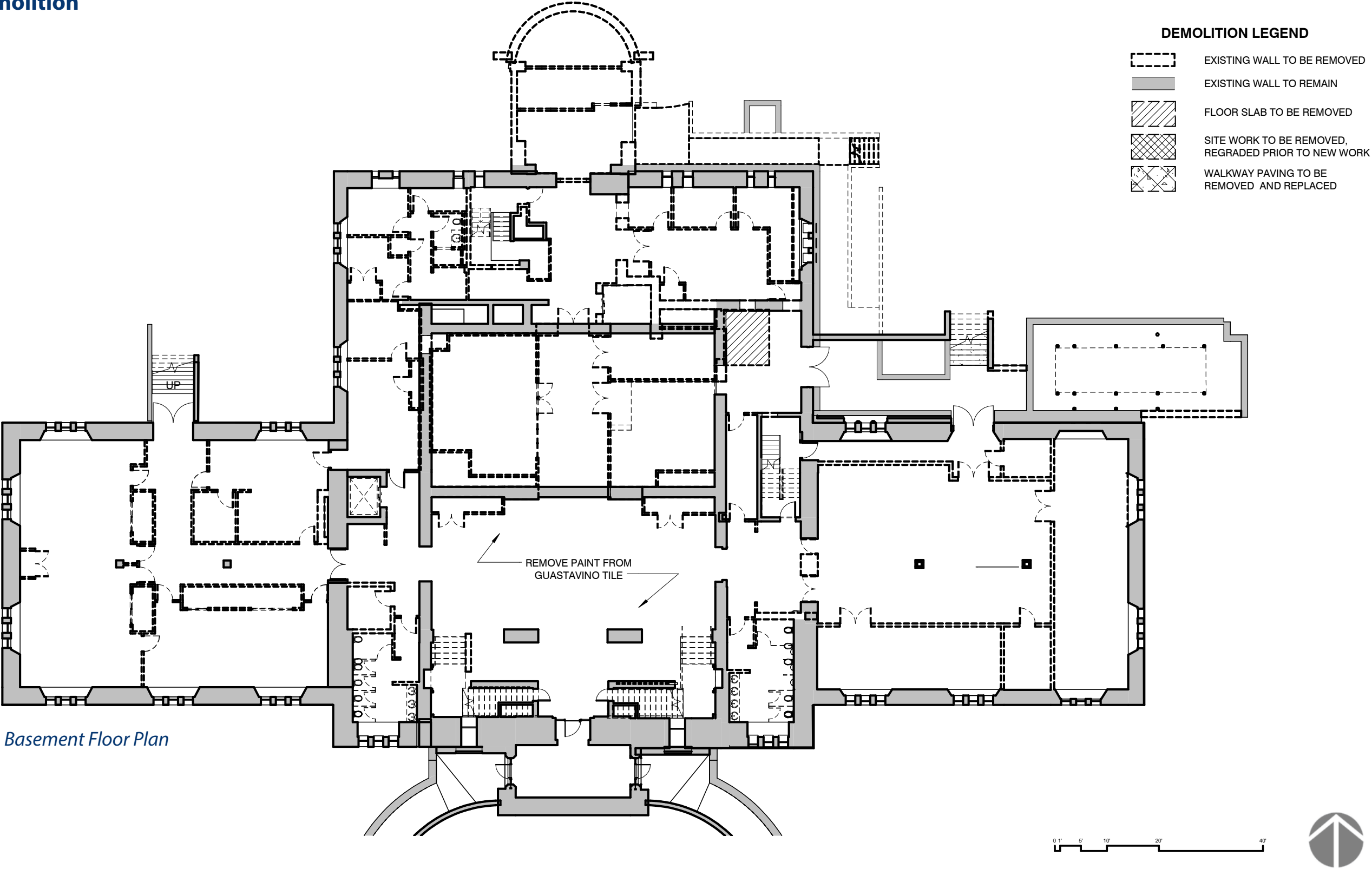
Property Line
Mount Vernon Square

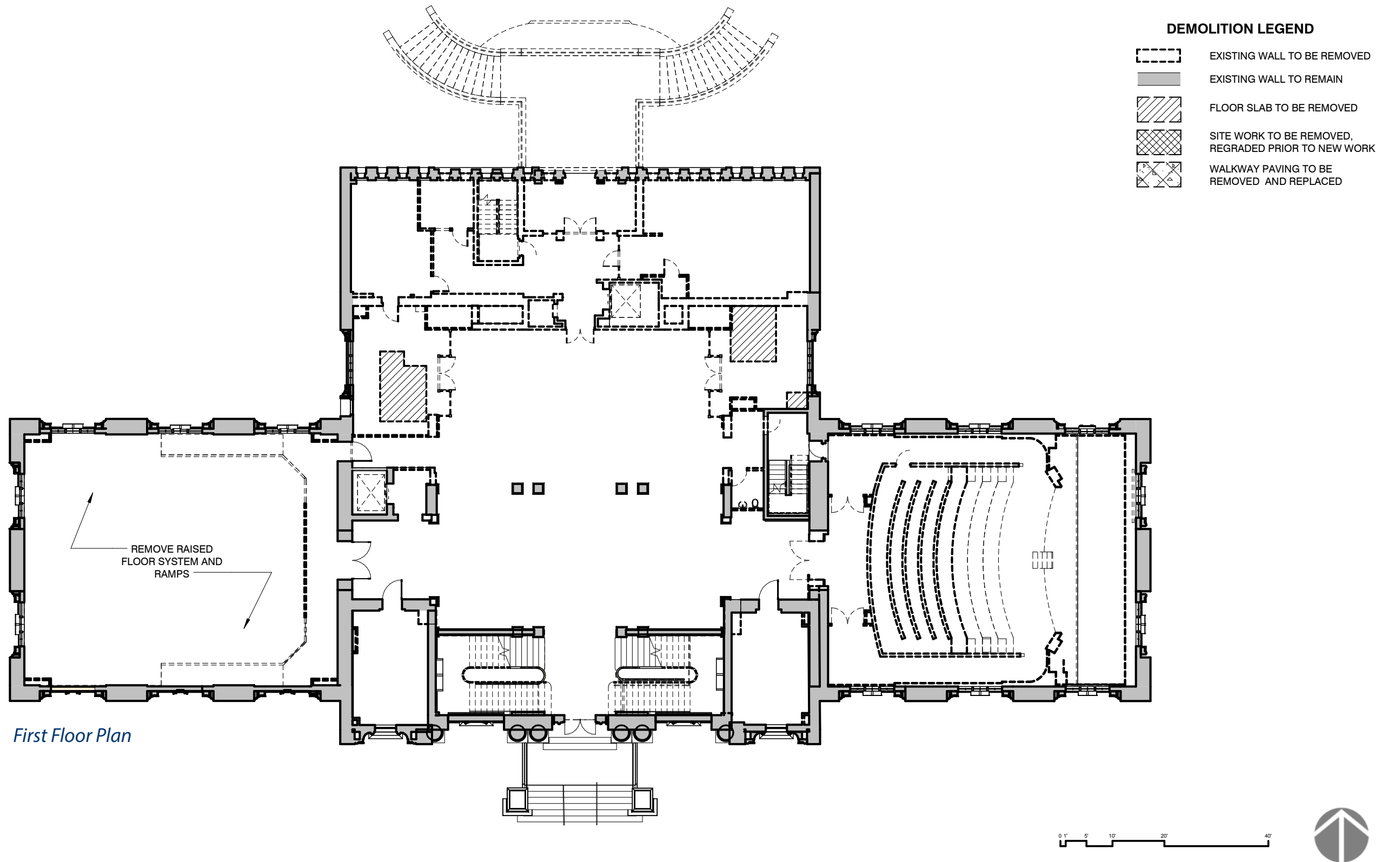


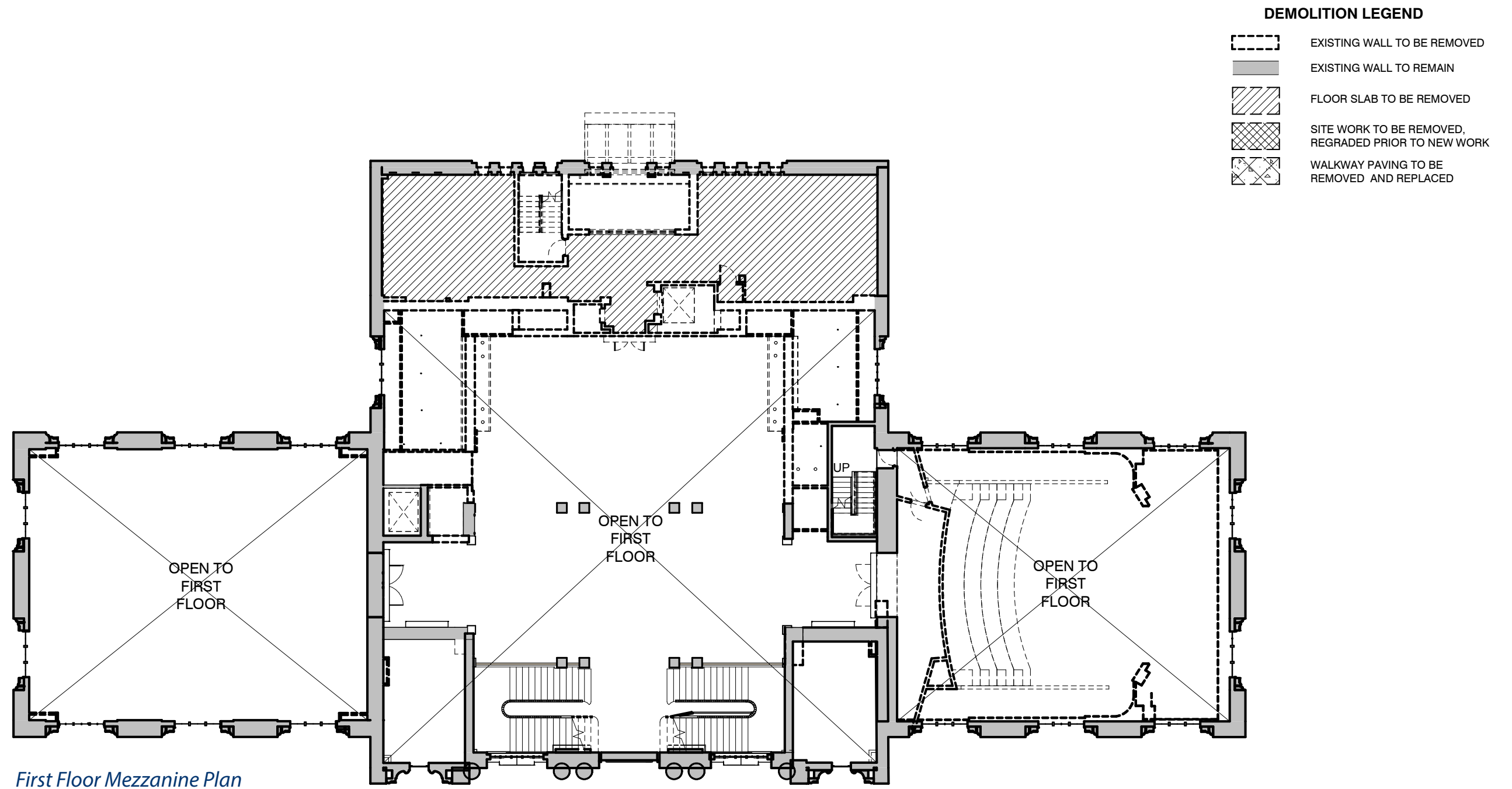
Property Line
Carnegie Library Building

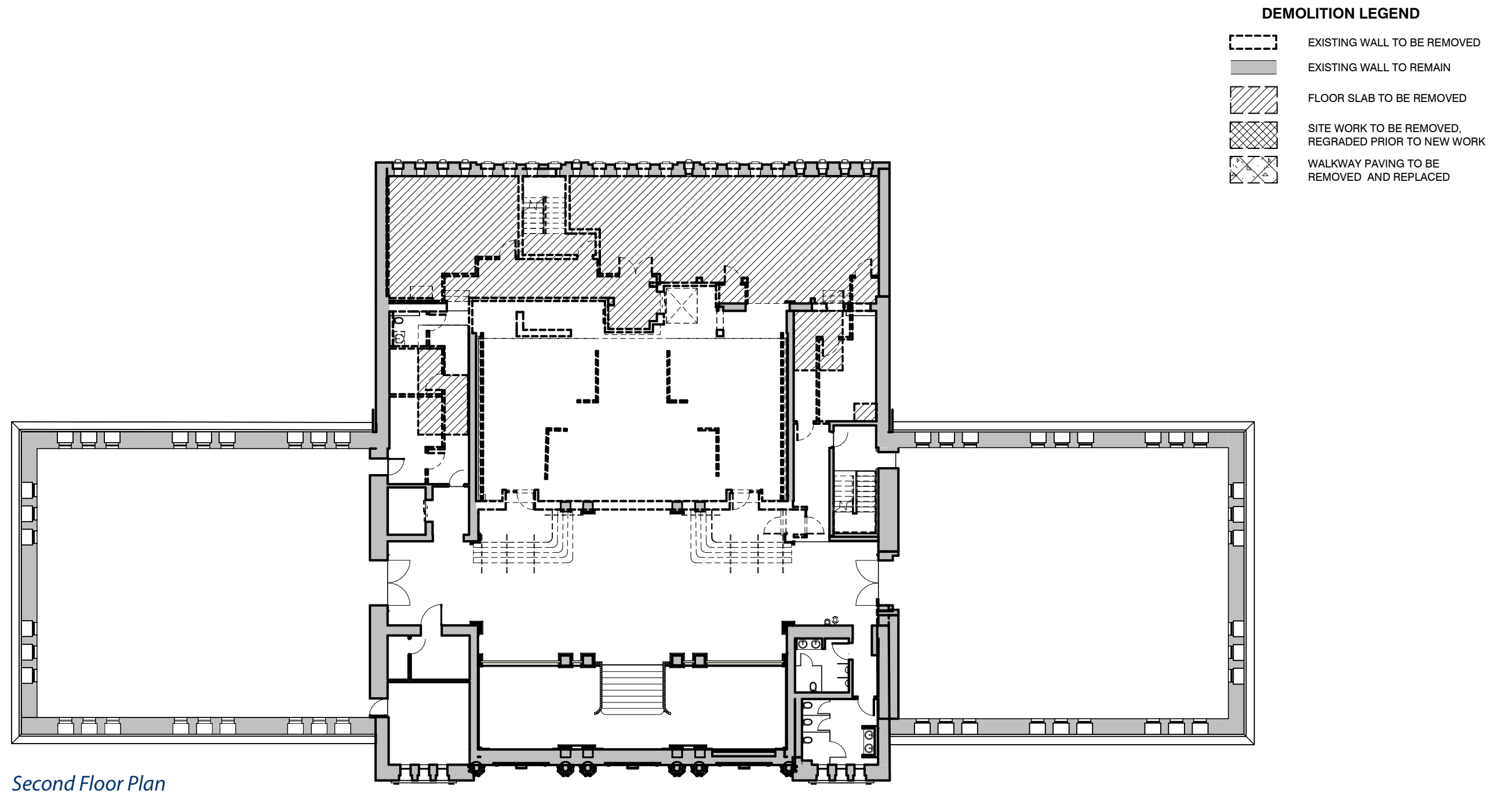


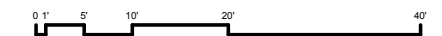
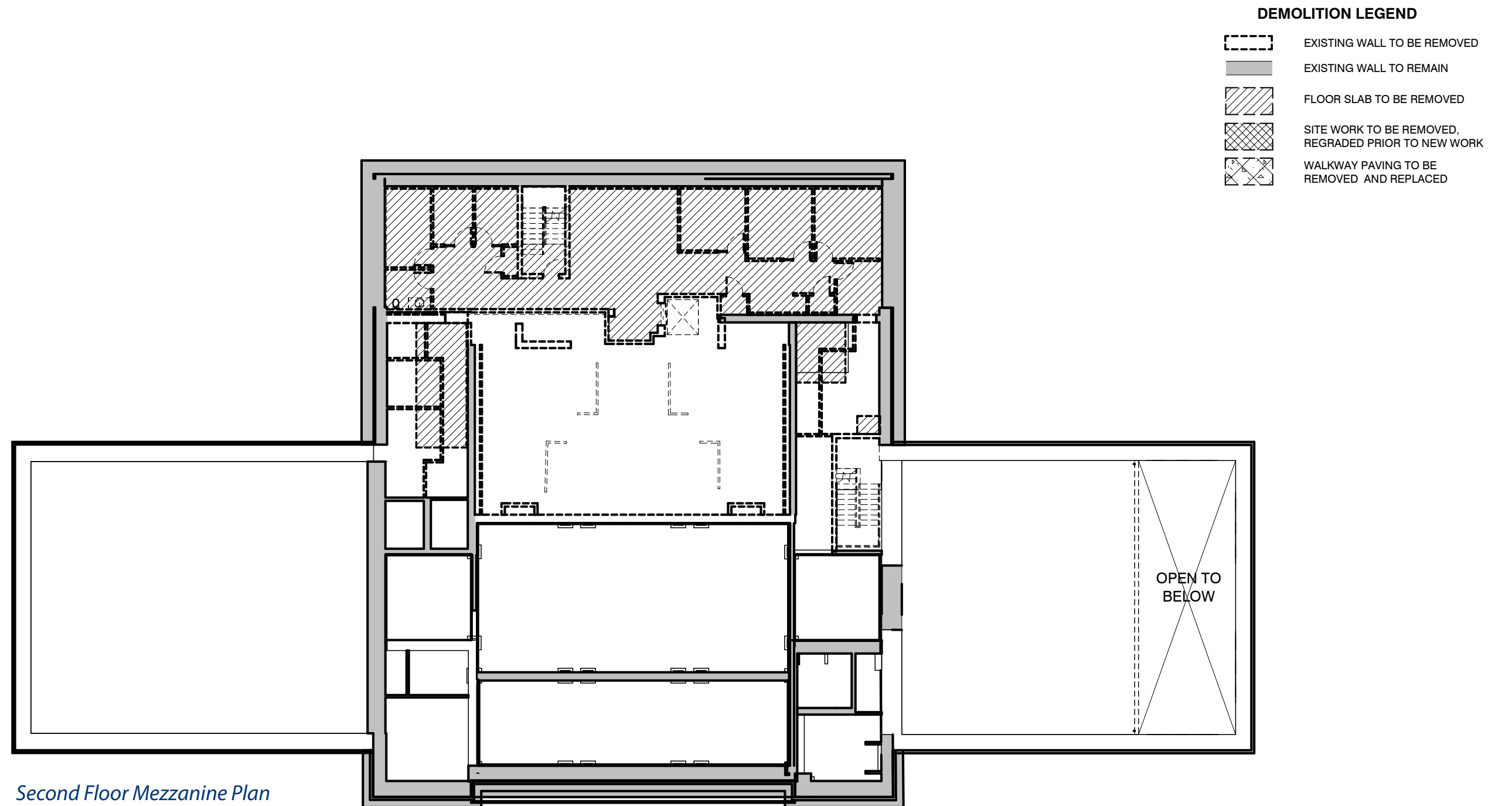
Floor Plans - Demolition

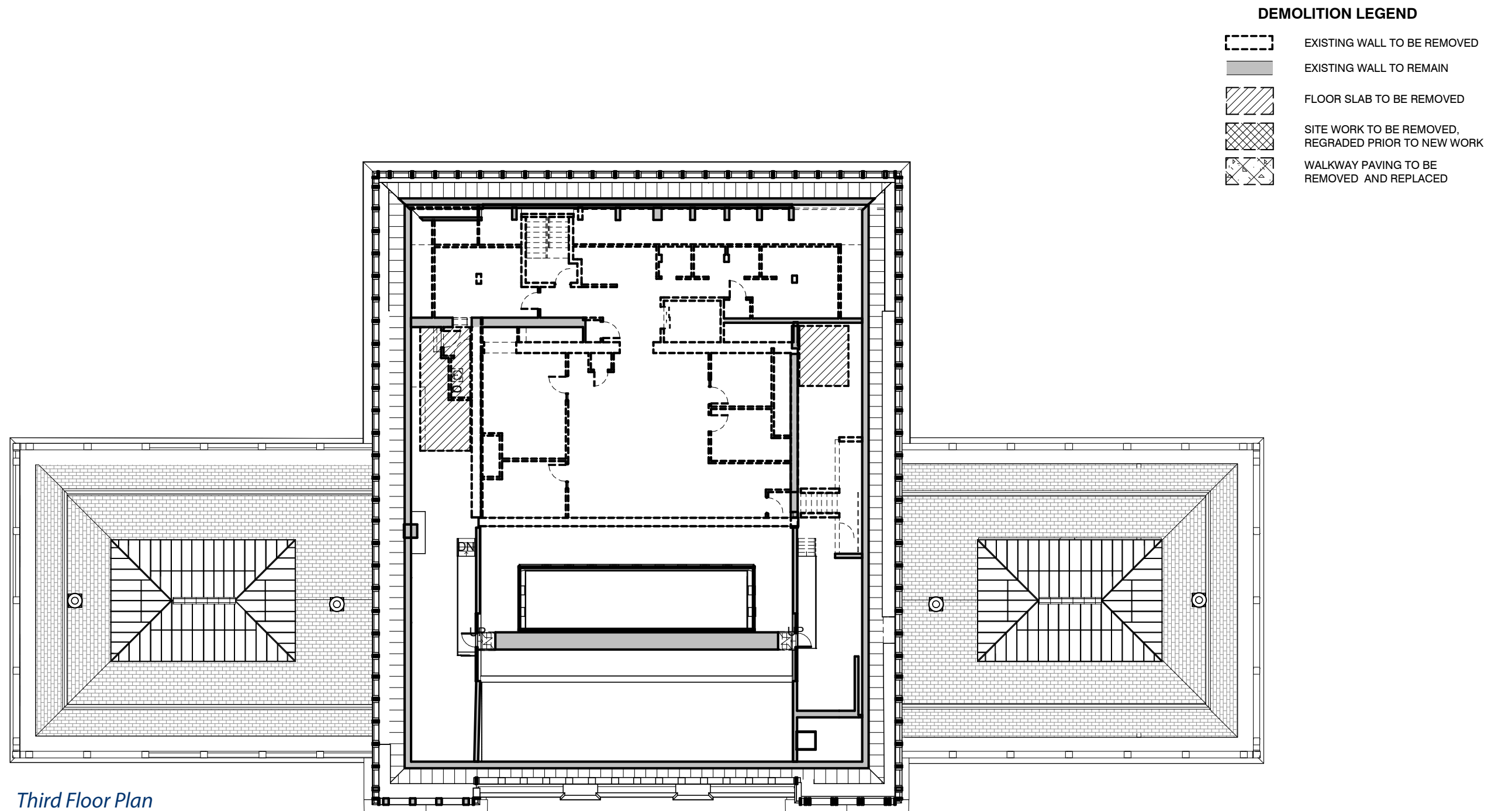








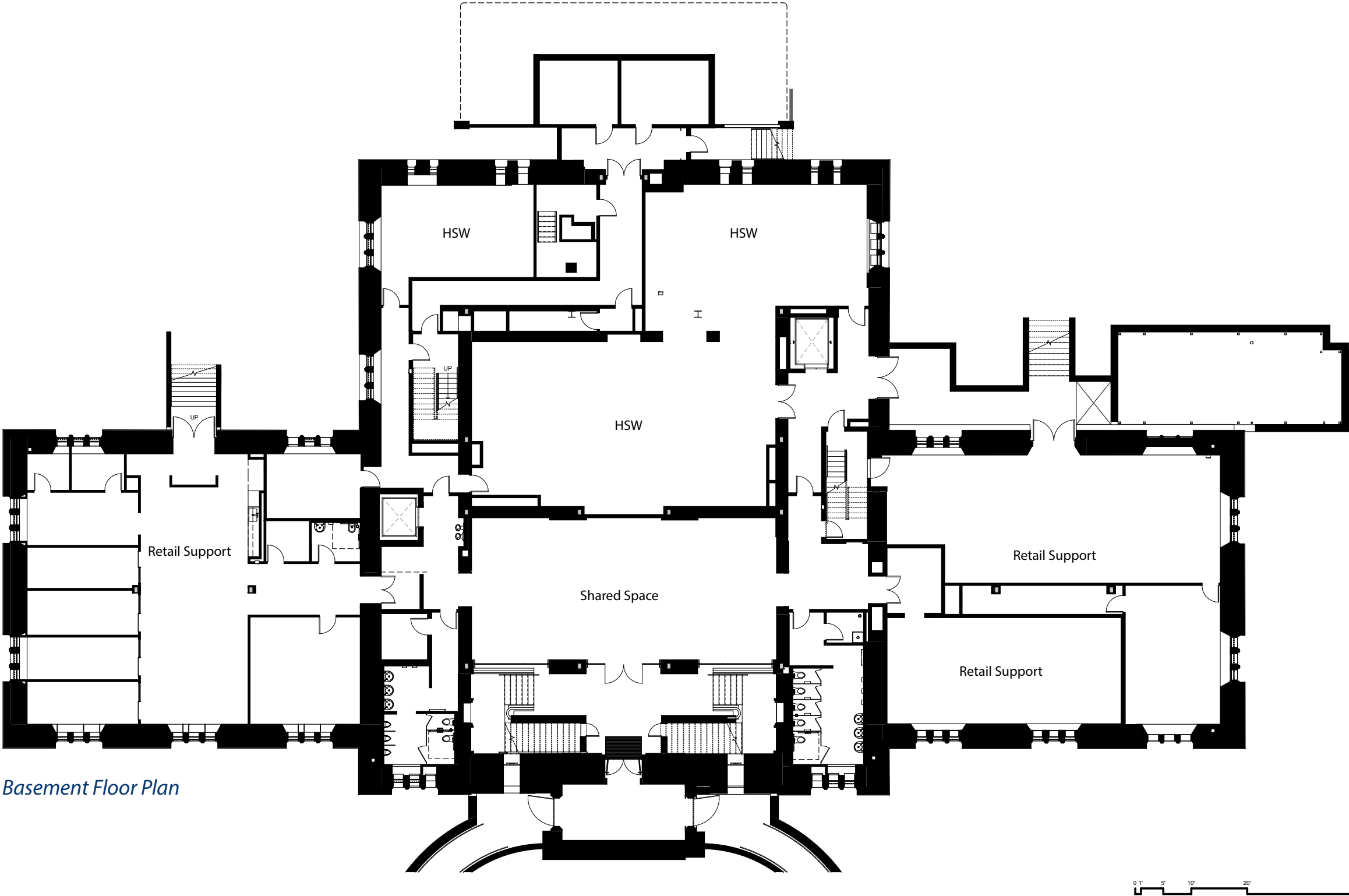


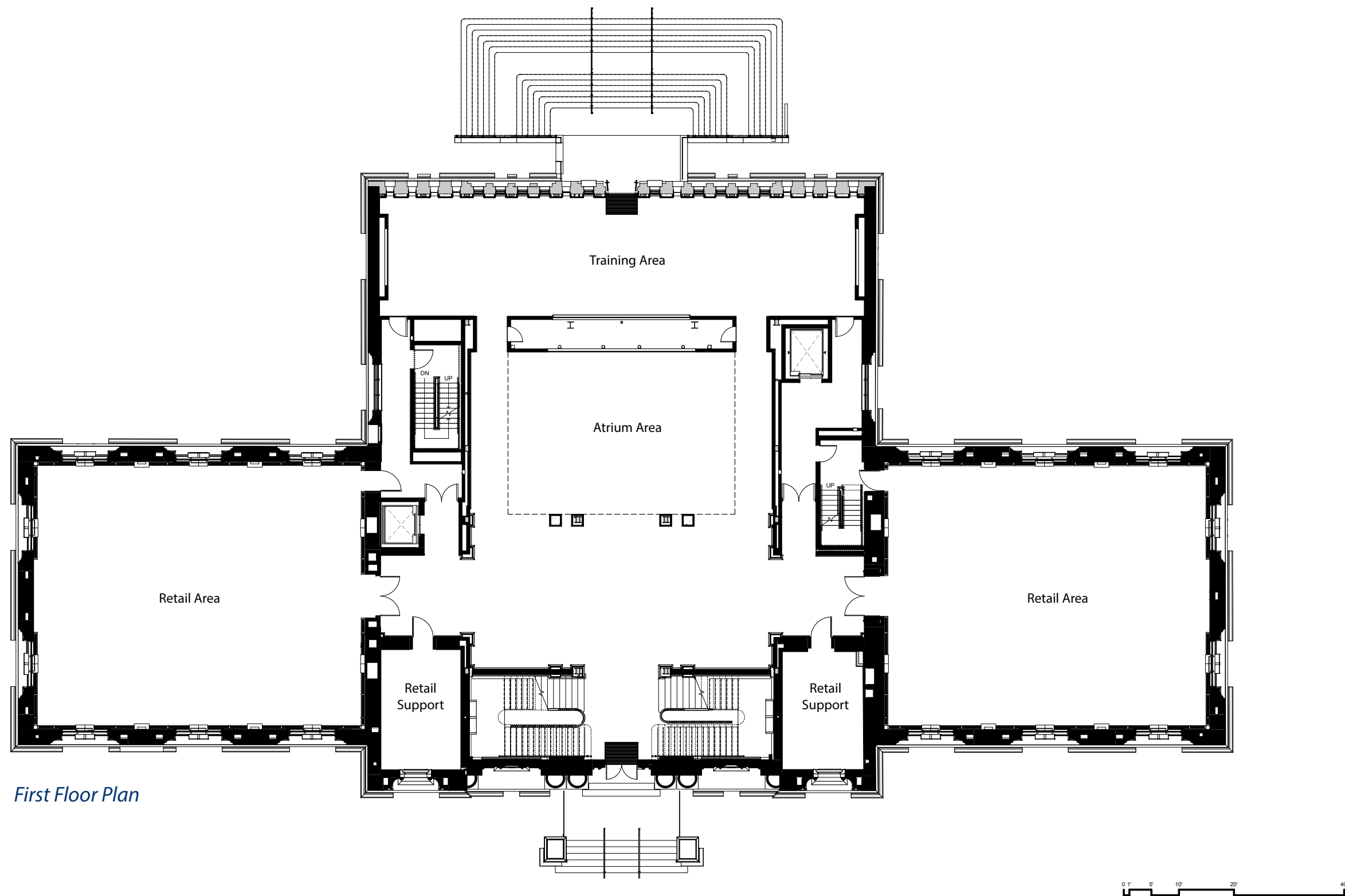


0 1' 5' 10' 20' 40'

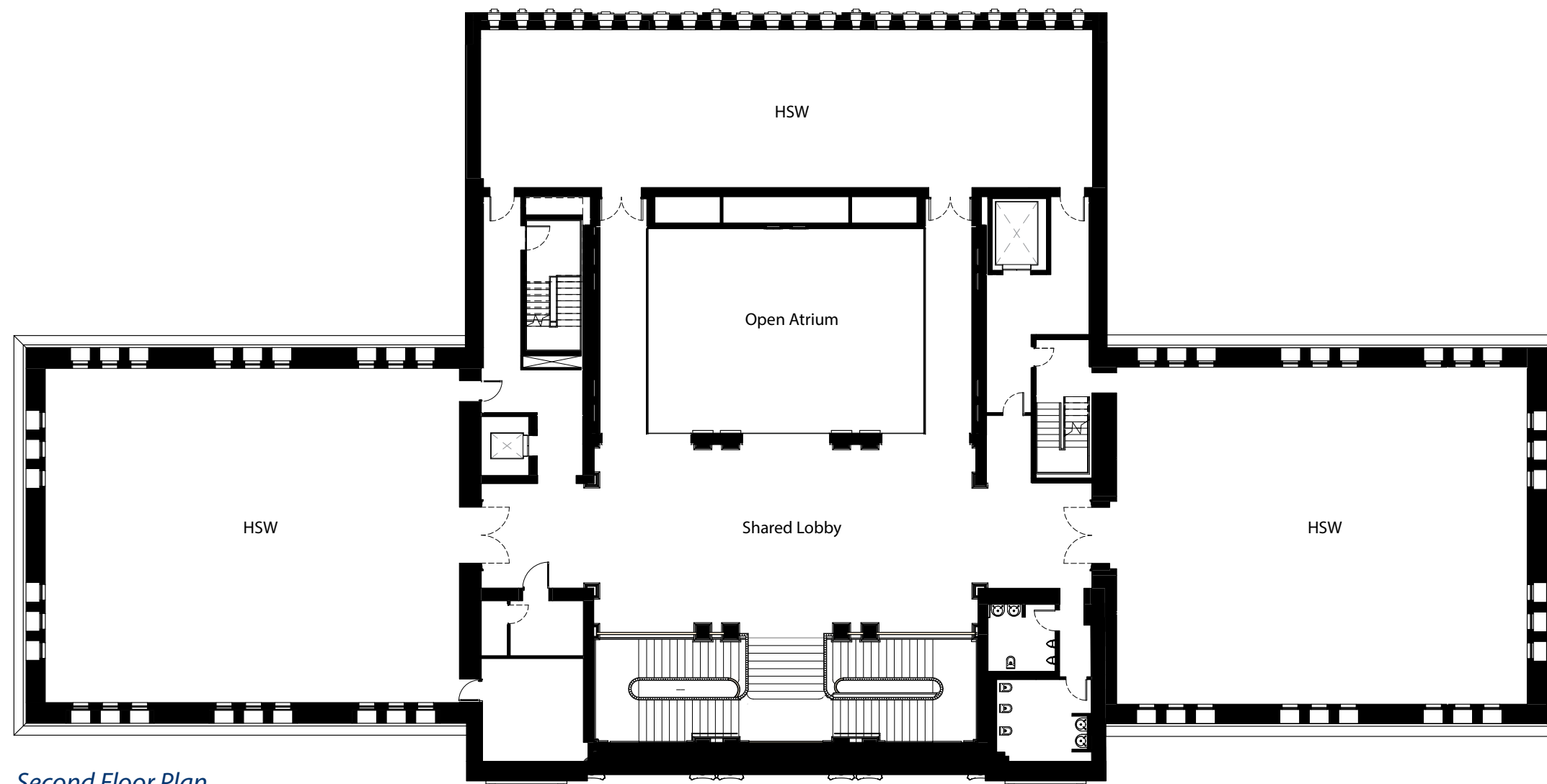


Floor Plans - Proposed



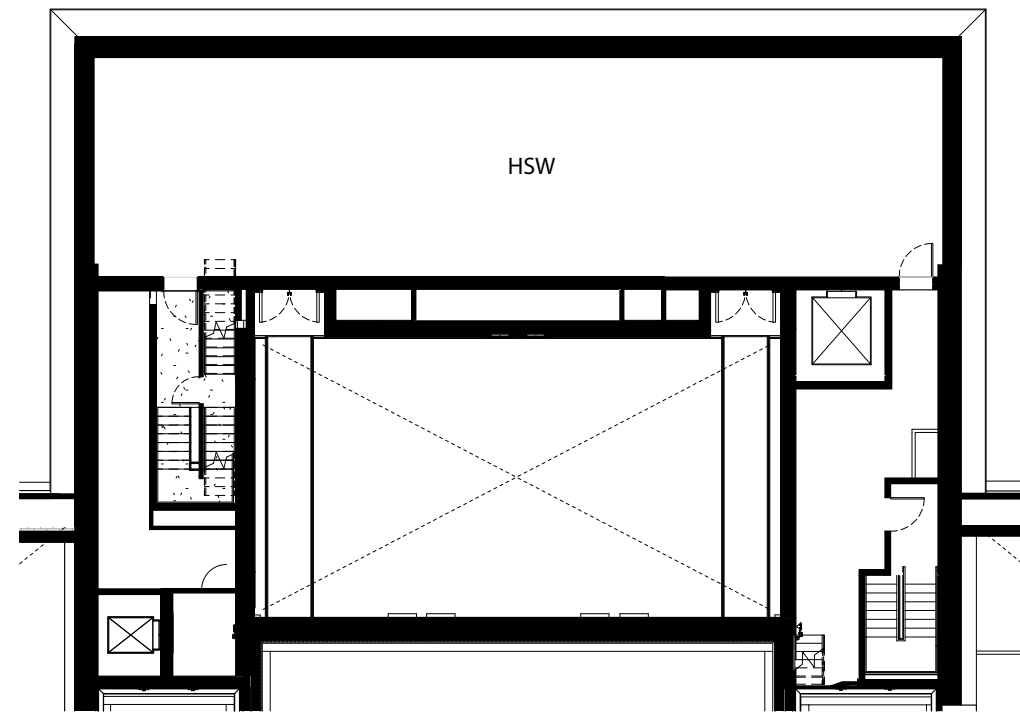


First Floor Plan

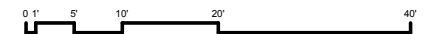


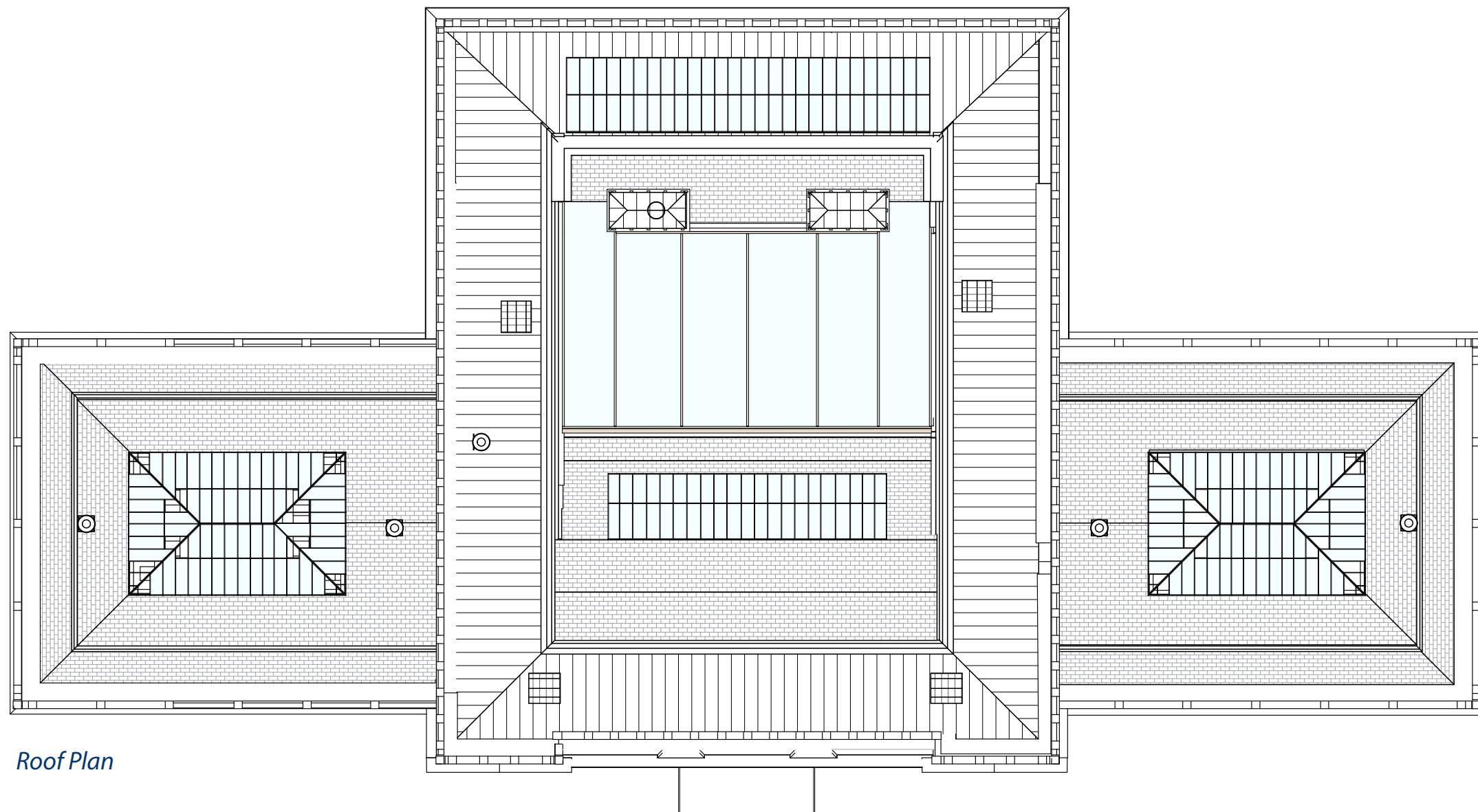
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Third Floor Plan

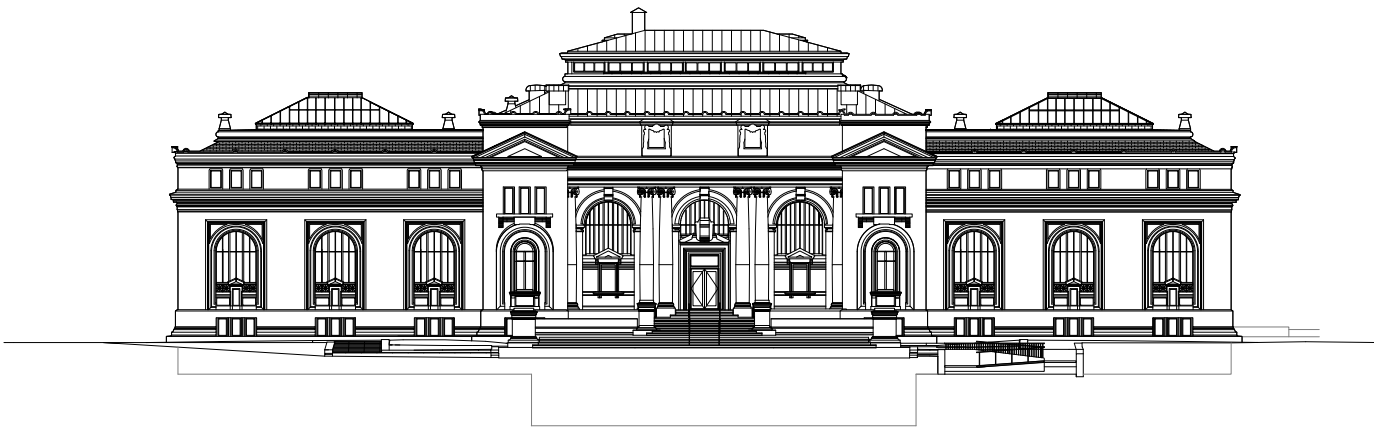




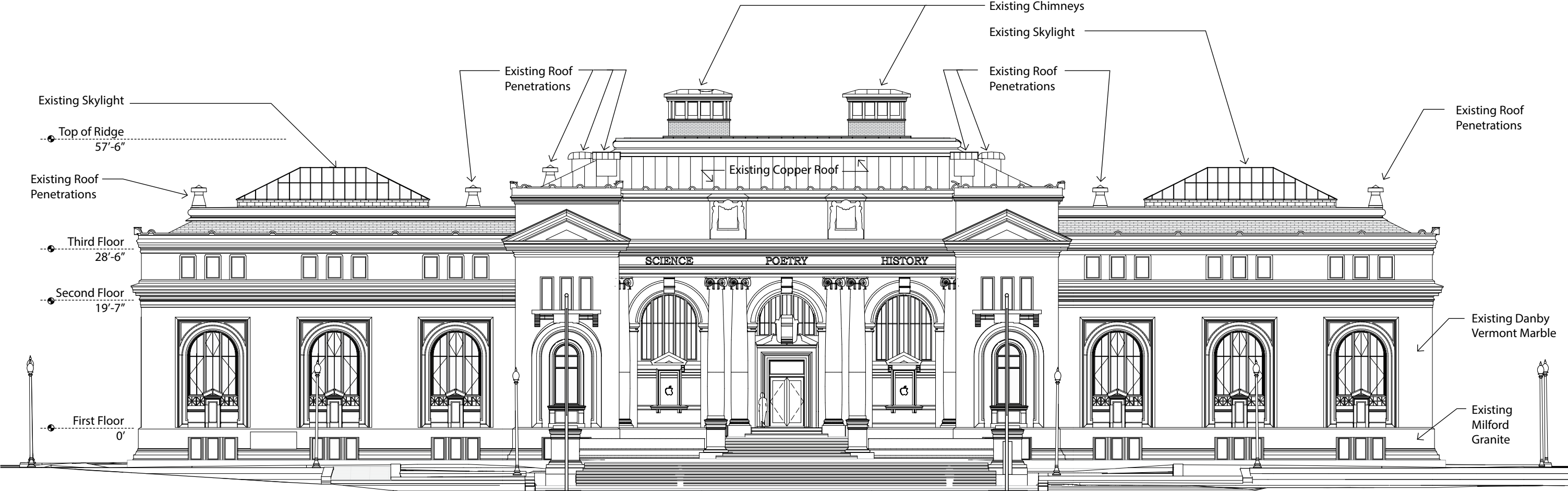
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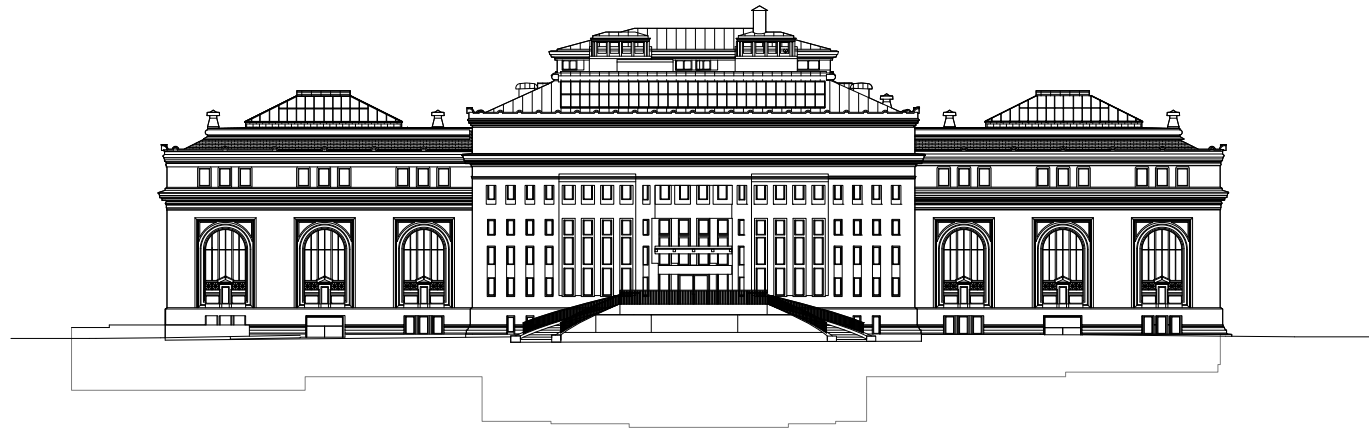
Elevations - Existing & Proposed



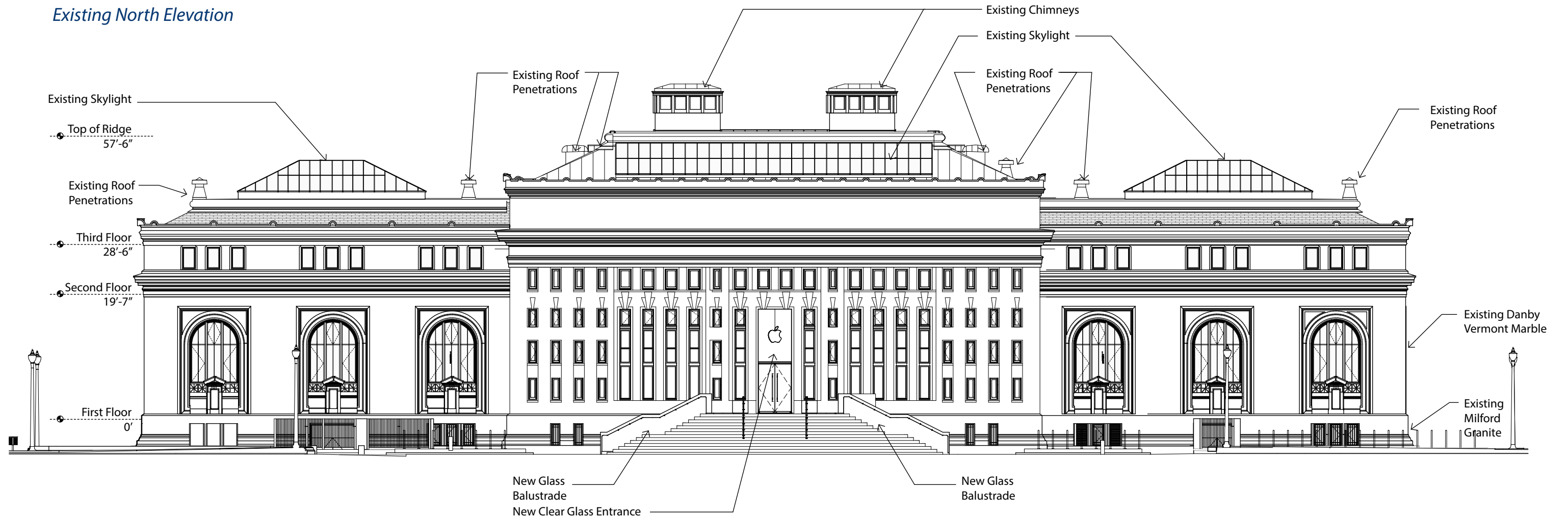
Existing South Elevation



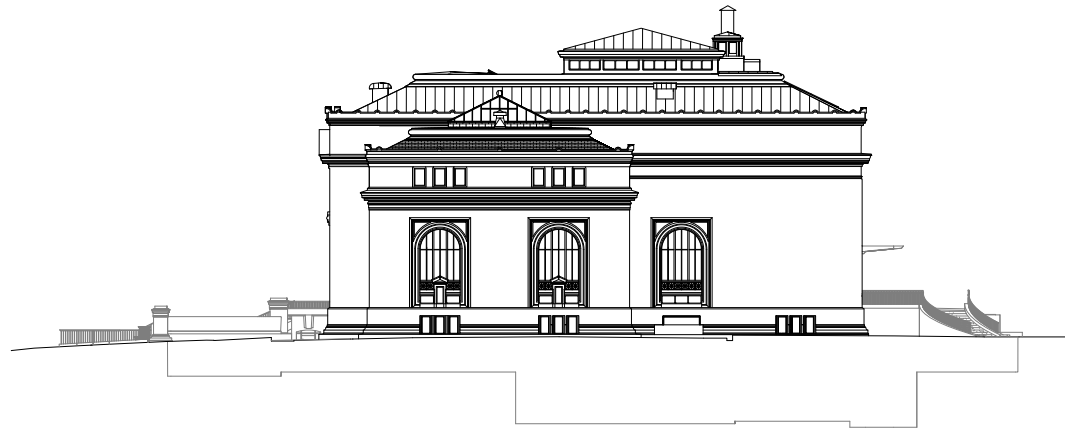
Proposed South Elevation



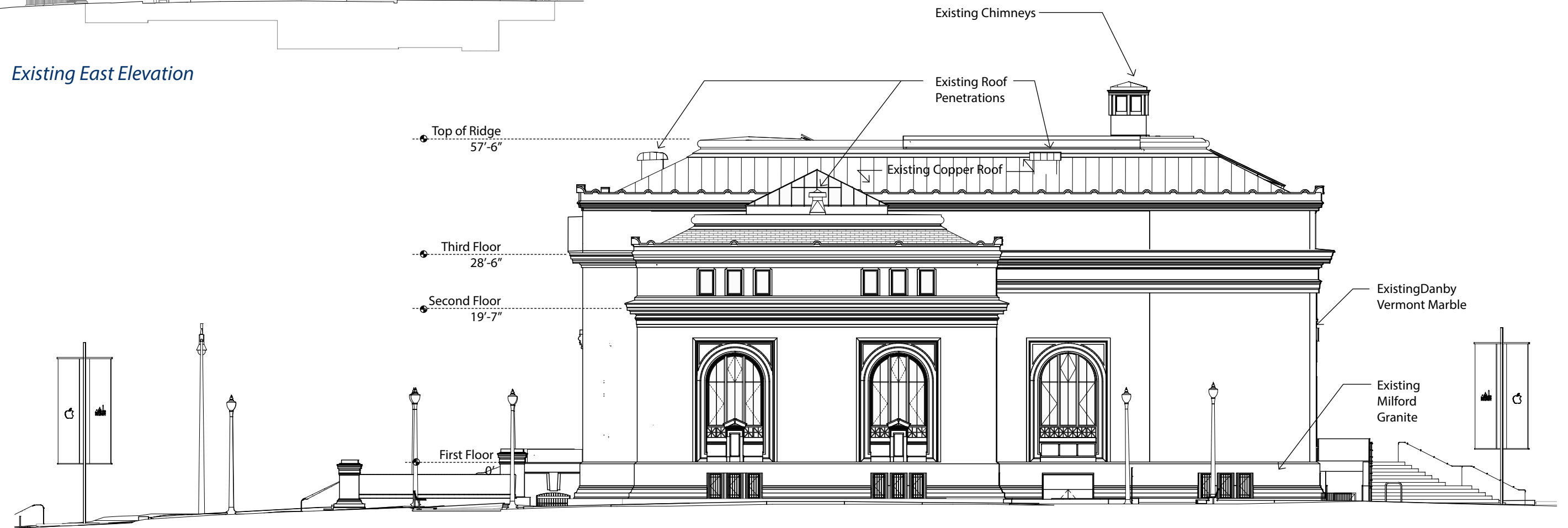
Existing North Elevation



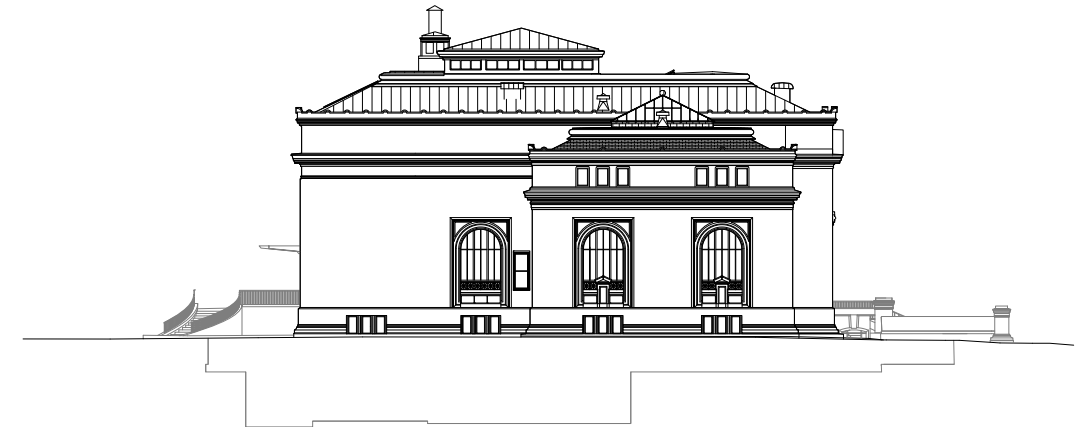
Proposed North Elevation



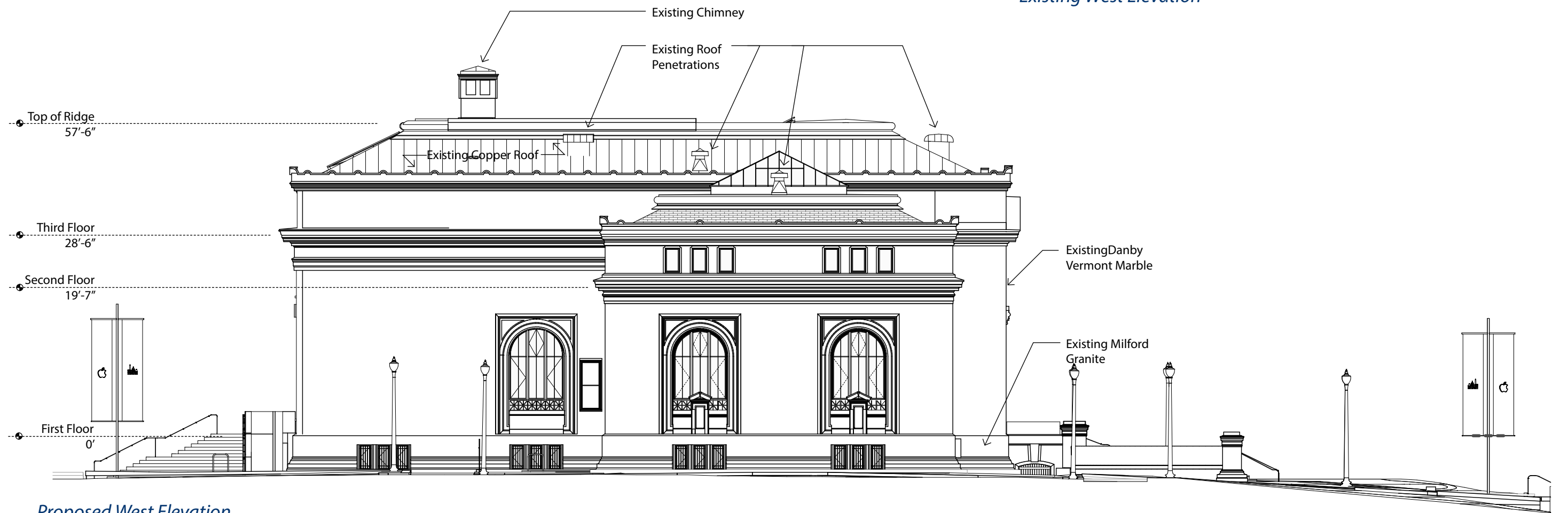
Existing East Elevation



Proposed East Elevation



Existing West Elevation

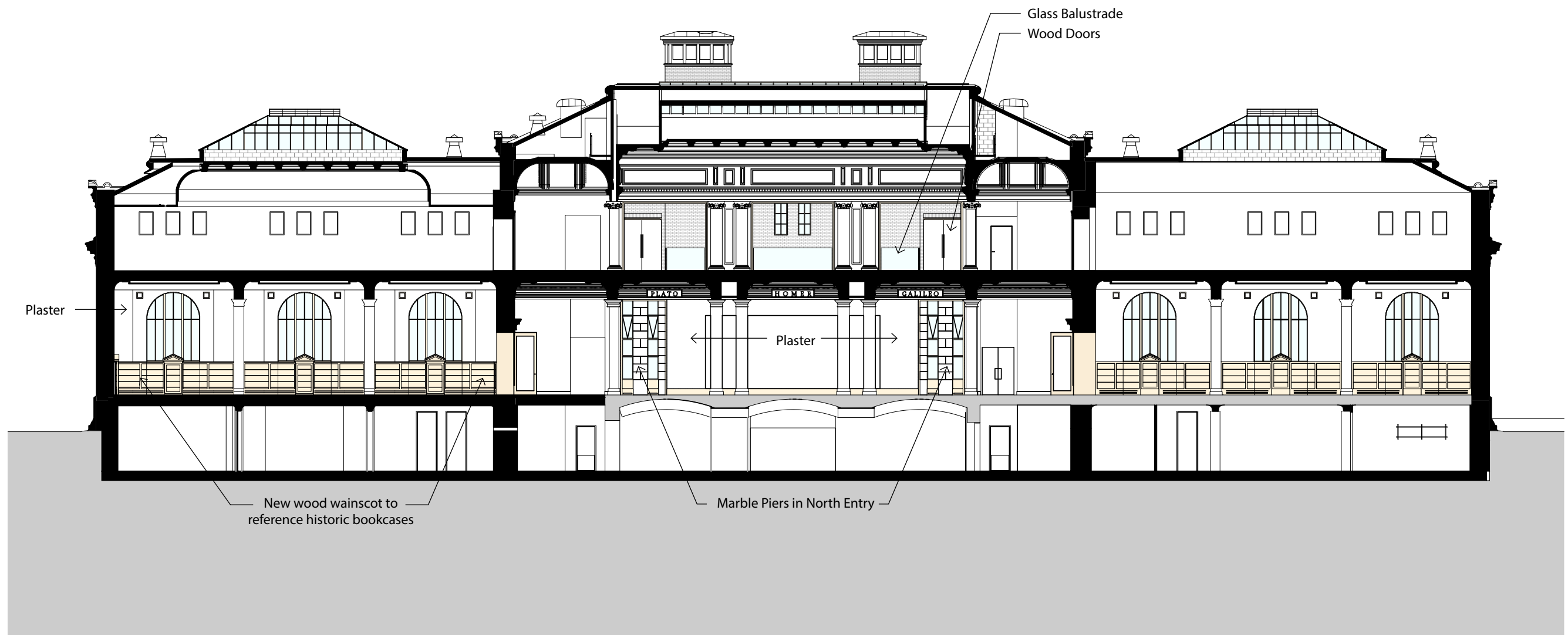


Proposed West Elevation



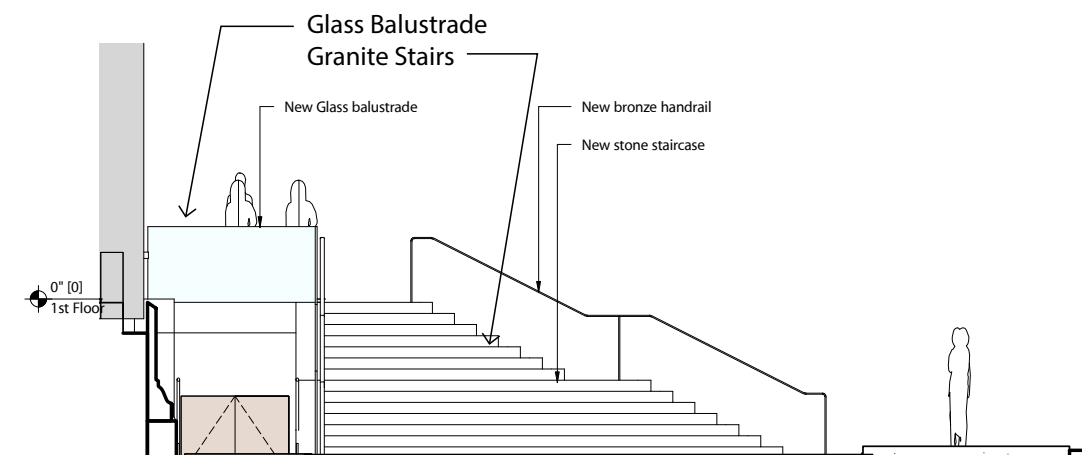
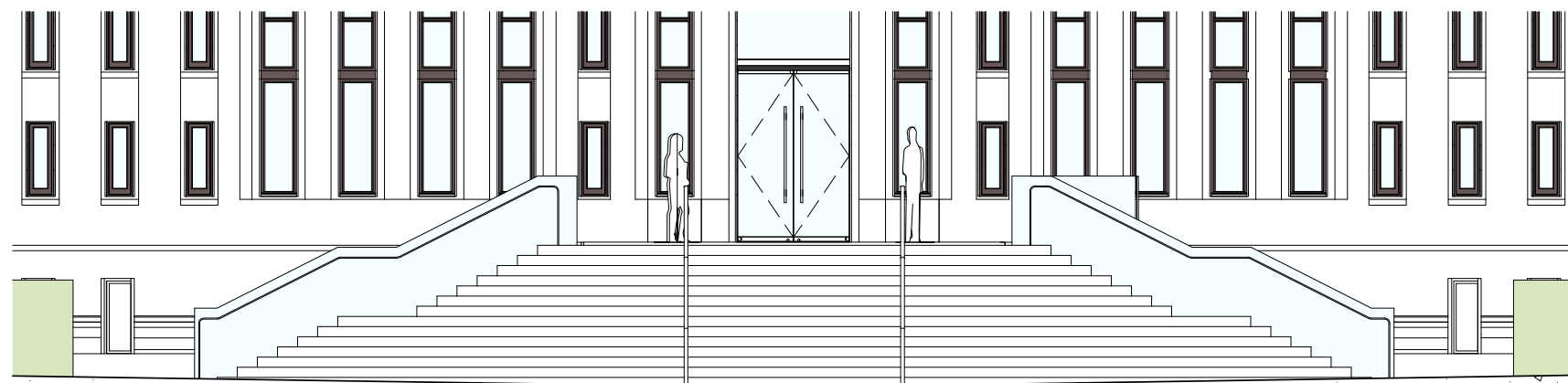
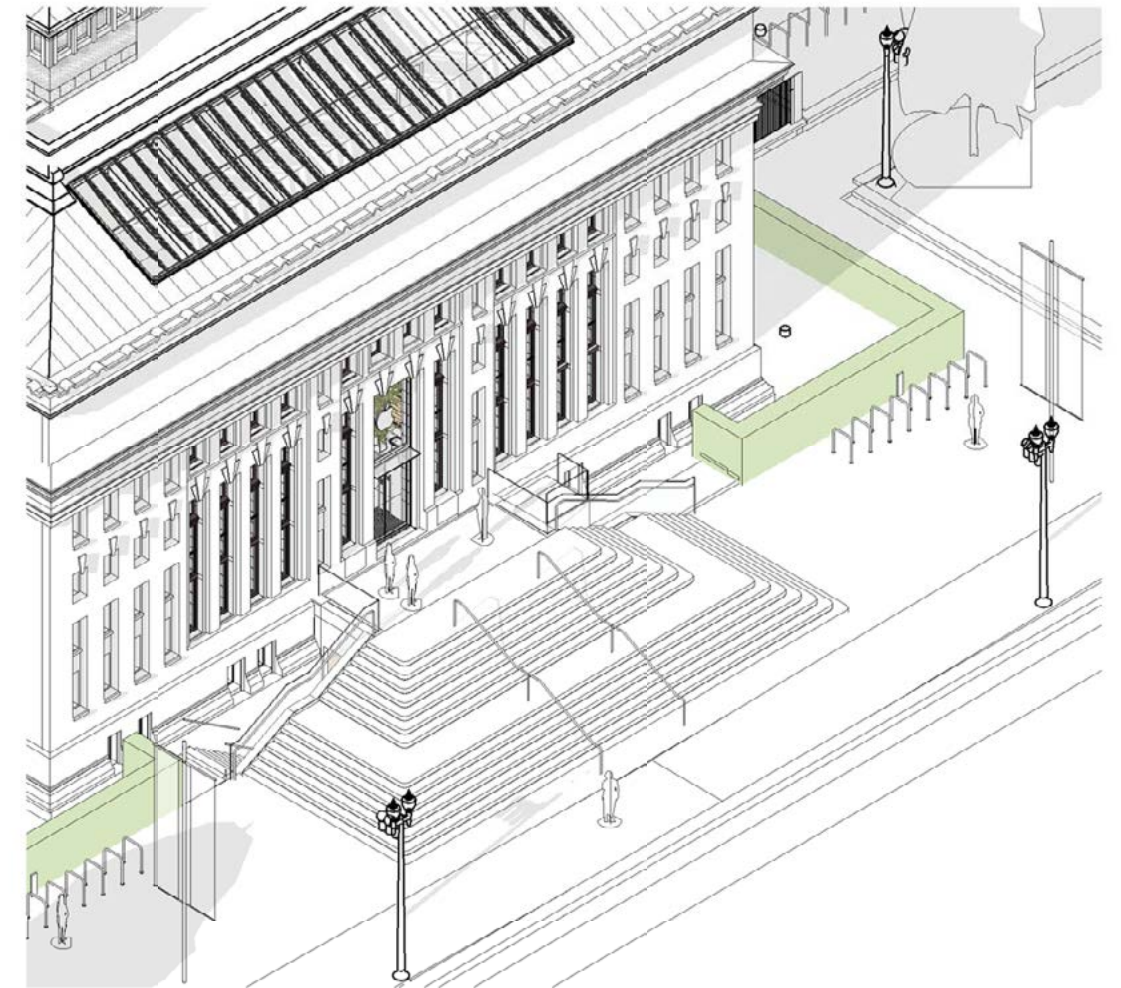
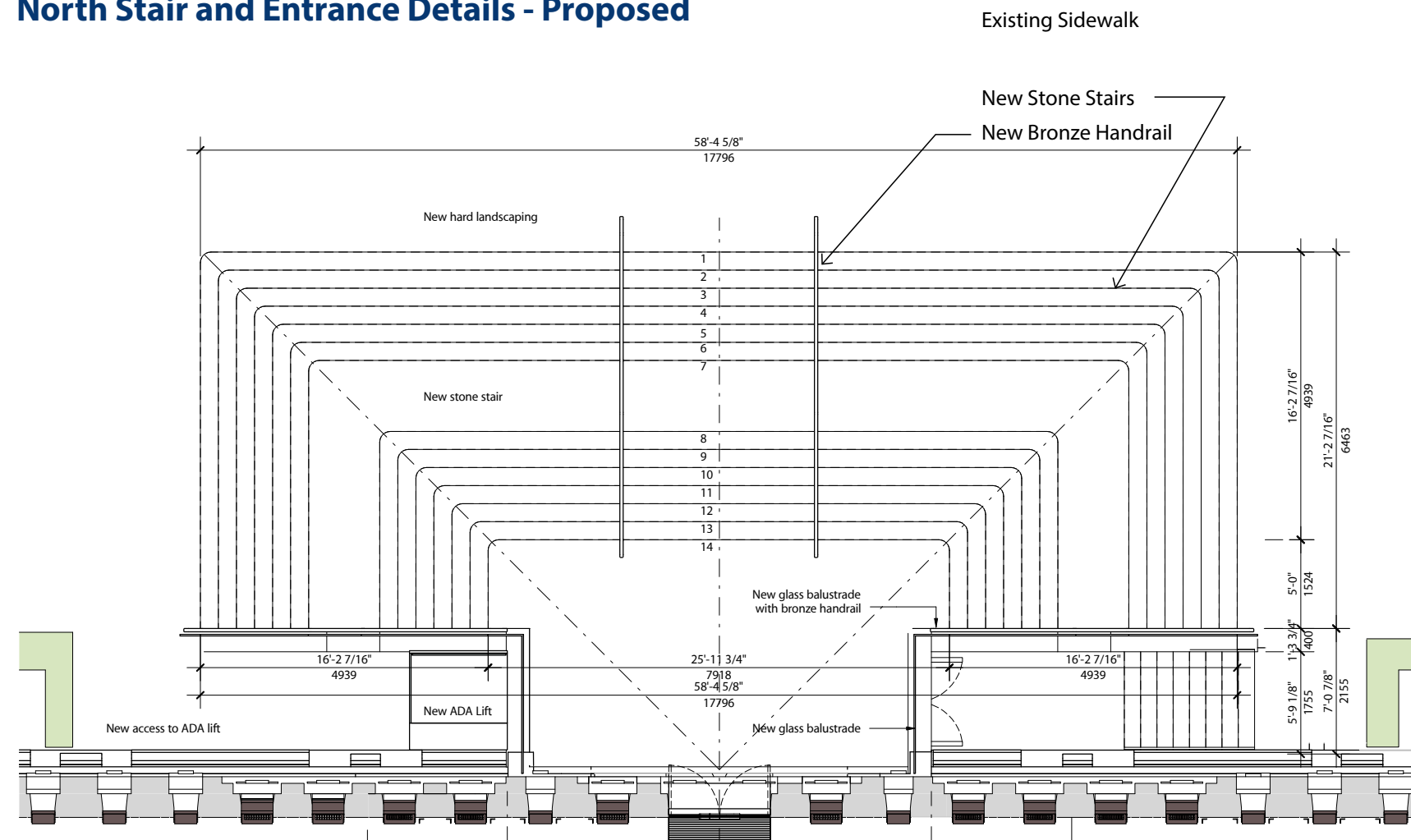
Proposed Transverse Section (Facing West)

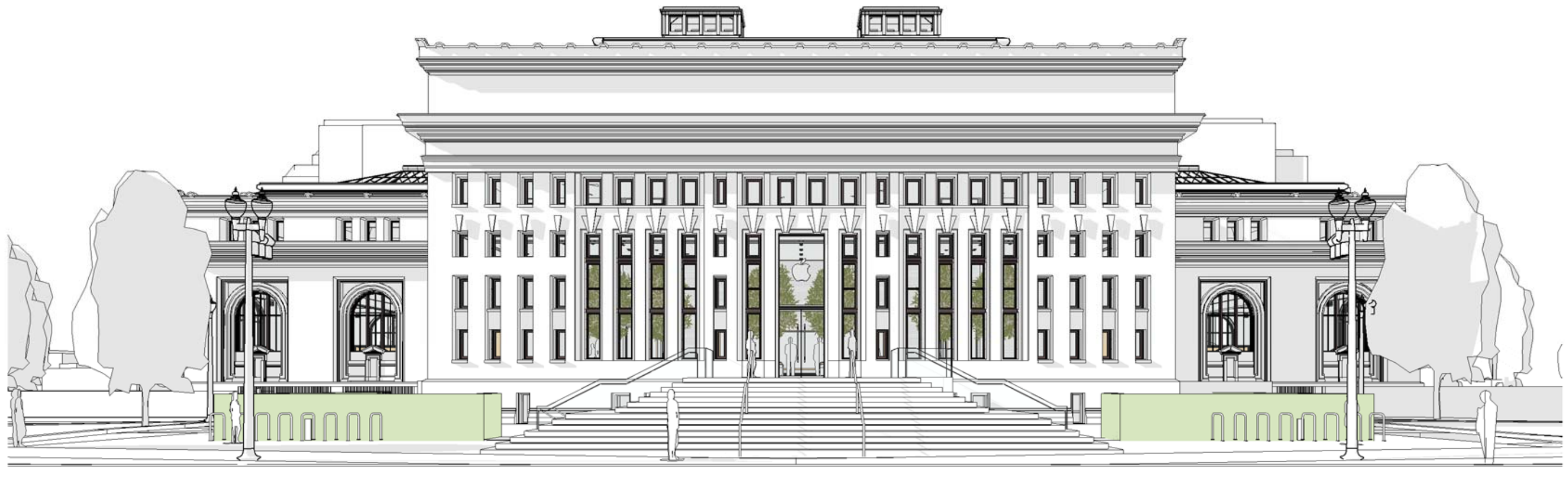
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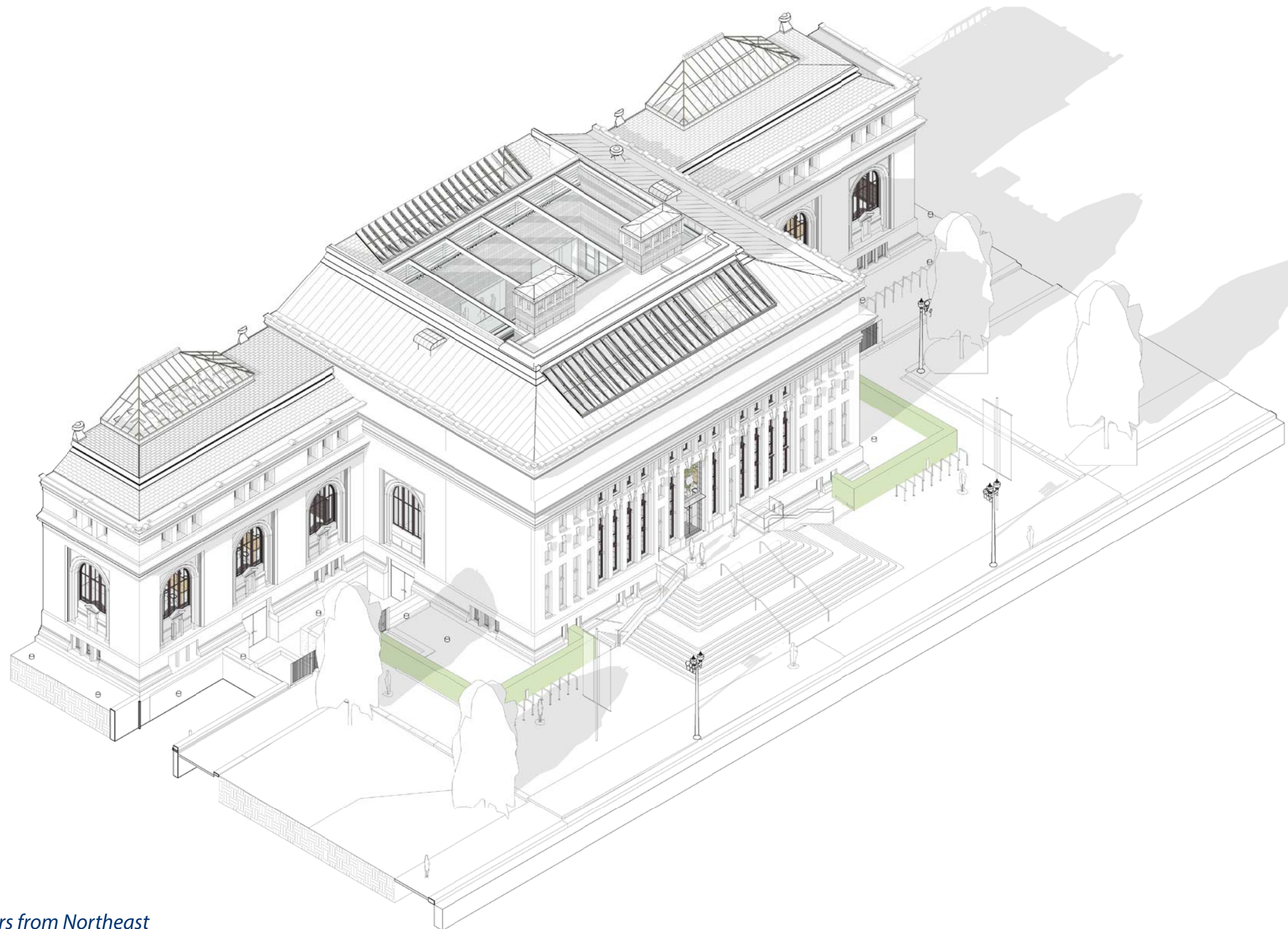
Proposed Longitudinal Section (Facing North)

North Stair and Entrance Details - Proposed





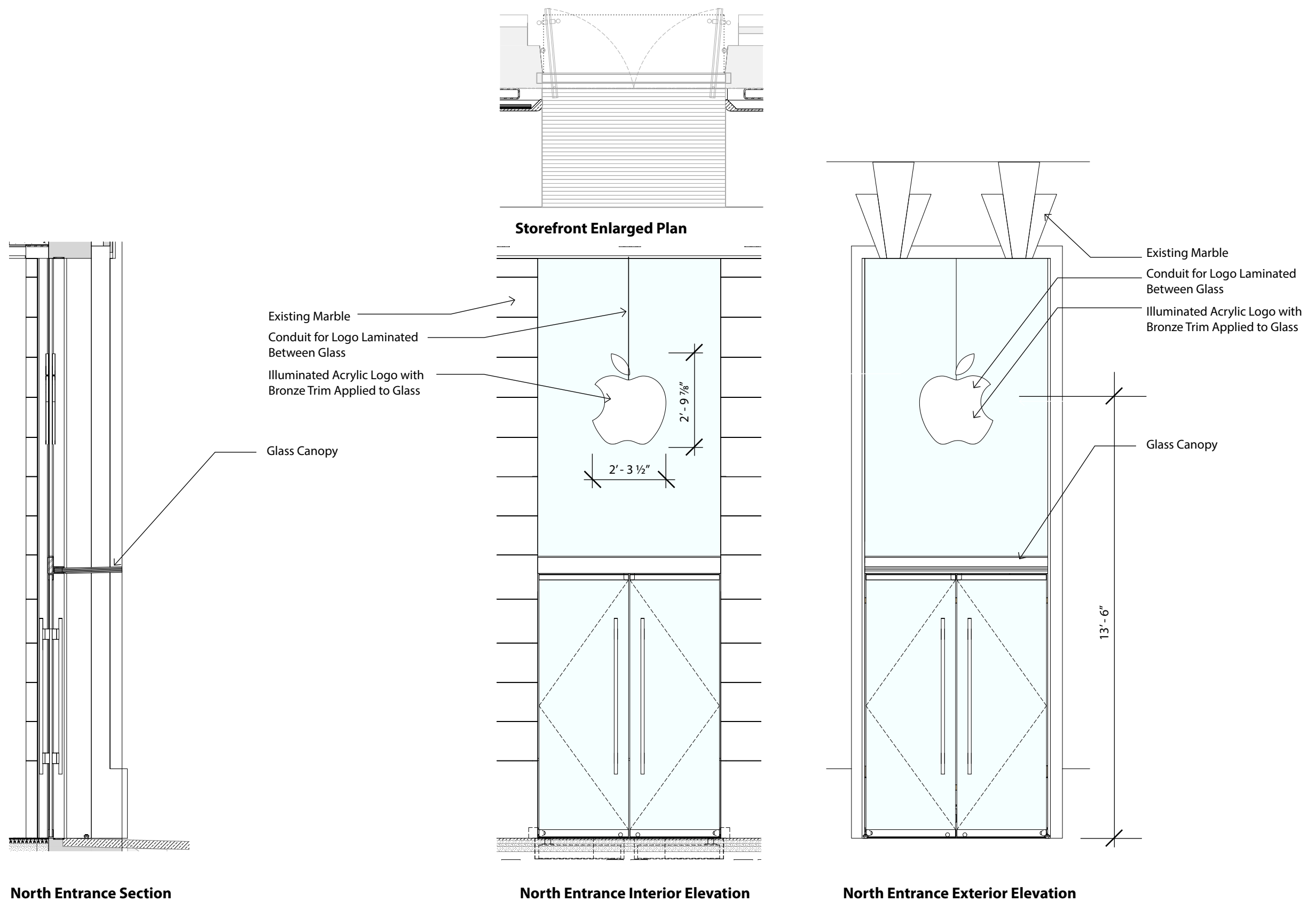
Perspective View - Facing South



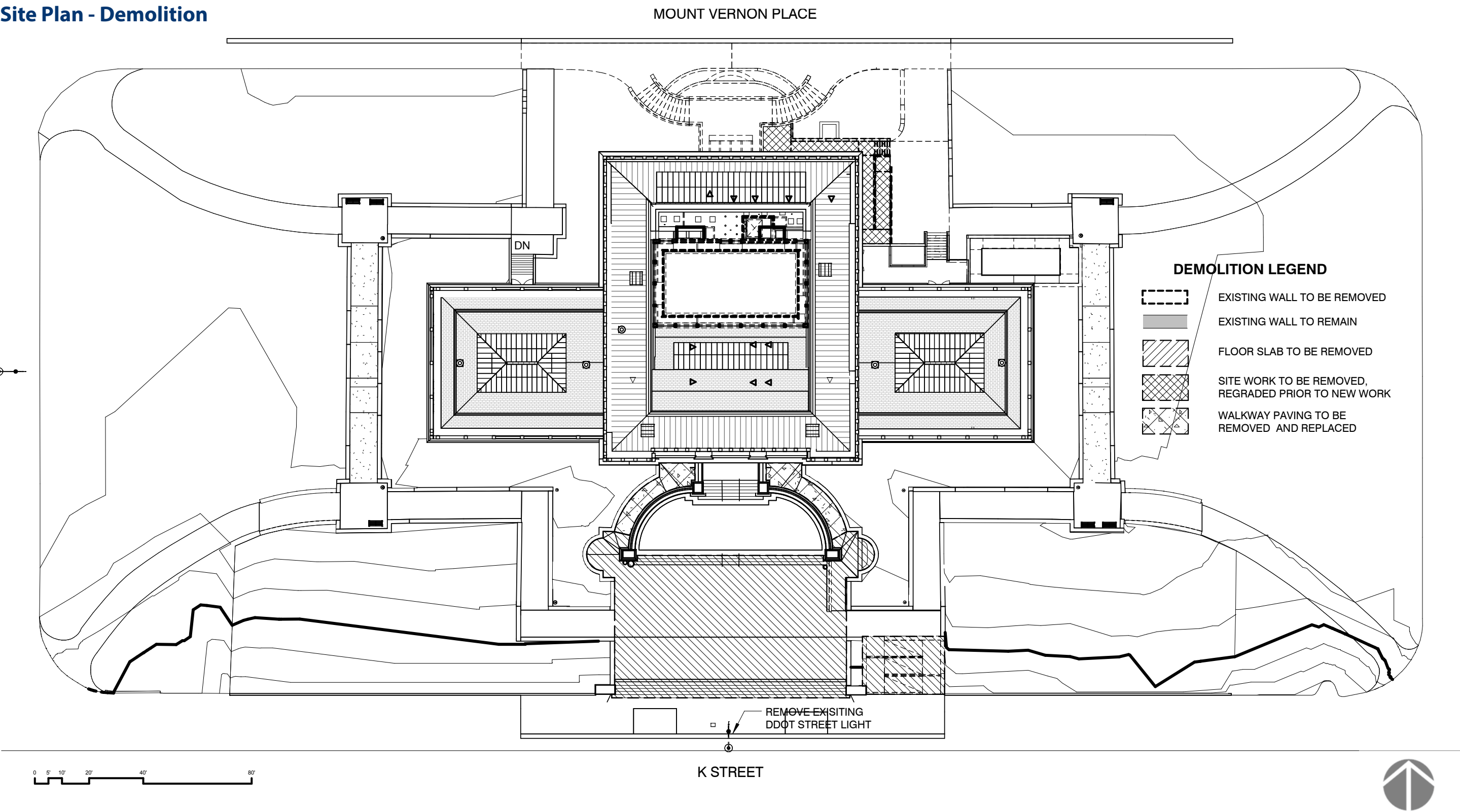
Isometric View of Stairs from Northeast



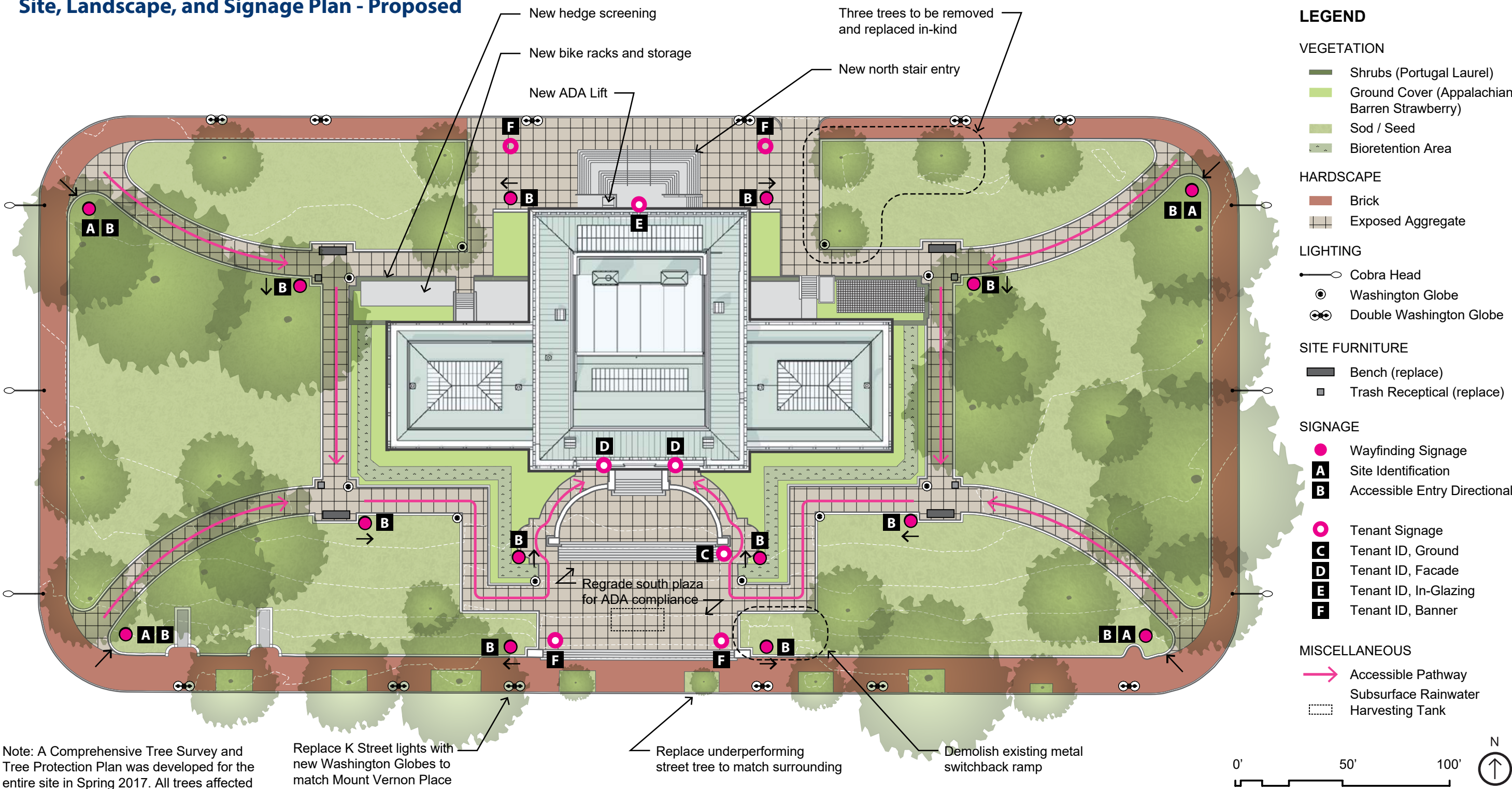
Perspective View - Facing West



Site Plan - Demolition



Site, Landscape, and Signage Plan - Proposed



Site Furniture and Planting - Proposed



72-inch “Gretchen” Bench with Arms

Manufacturer: Landscape Forms
Materials: Powder-coated cast aluminum legs and arms; wood slat seat and back (Specified bench will have center armrest)
Number Proposed: 4



ES-142 Trash Can

Manufacturer: Victor Stanley
Materials: Powder-coated steel (black)
Number Proposed: 4



Hedge Screening Shrubs

Species: Portugal Laurel, *Prunus lusitana*
Location: Screening employee bike storage and cooling tower along north areaways of east and west wings



“Downtown” Bike Rack

Manufacturer: Dero
Materials: Powder-coated steel
Number Proposed: Bicycle parking for 48 visitors and 32 employees



“Washington Globe” Lamp Post

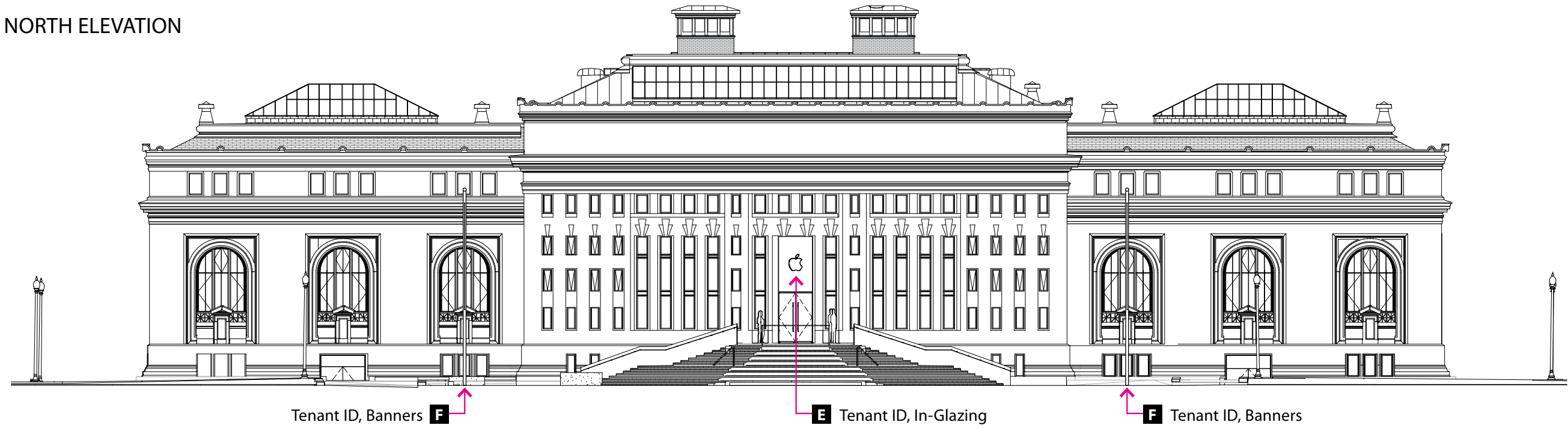
Manufacturer: Spring City
Materials: Cast Aluminum
Number Proposed: 10



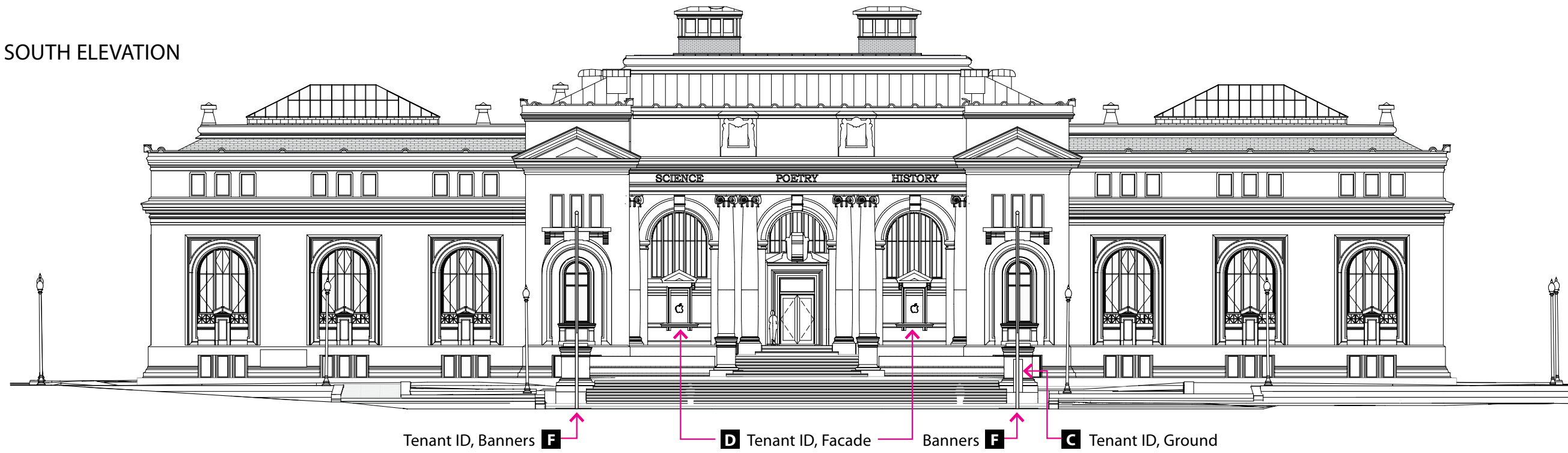
Perennial Groundcover

Species: Appalachian Barren Strawberry, *Waldsteinia fragarioides*
Location: Planting beds around perimeter of foundation

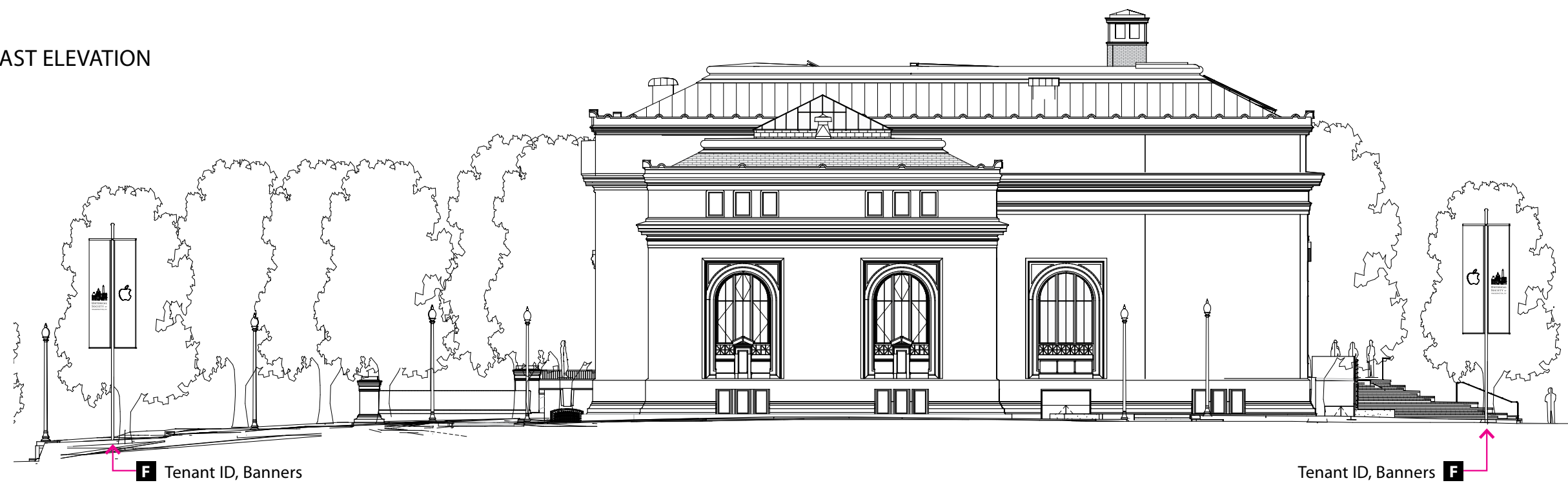
NORTH ELEVATION



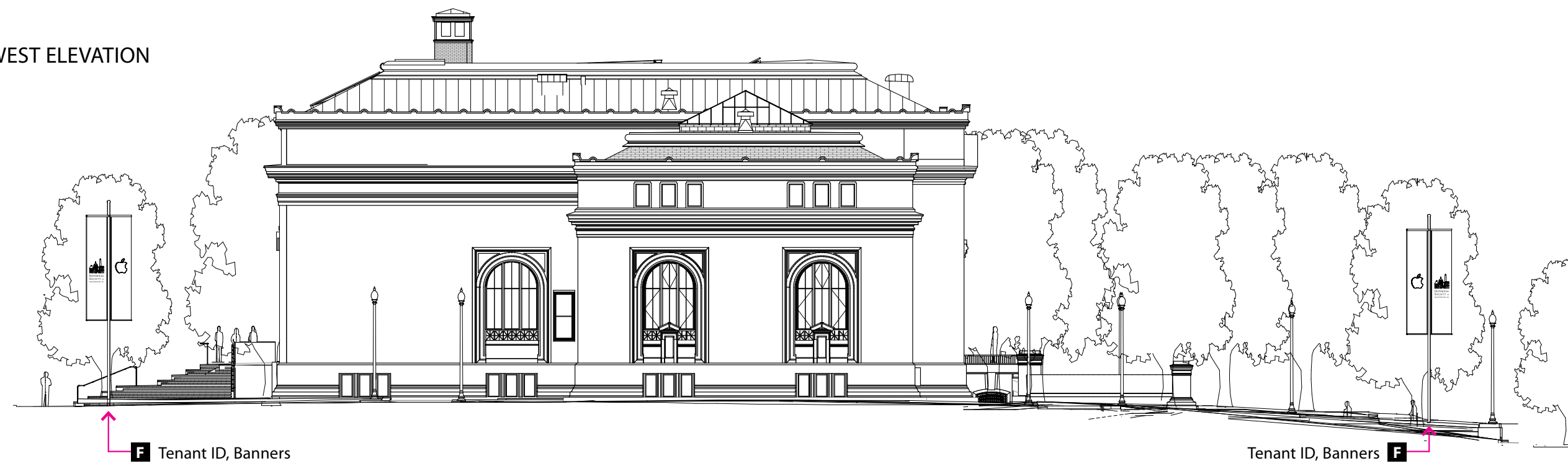
SOUTH ELEVATION

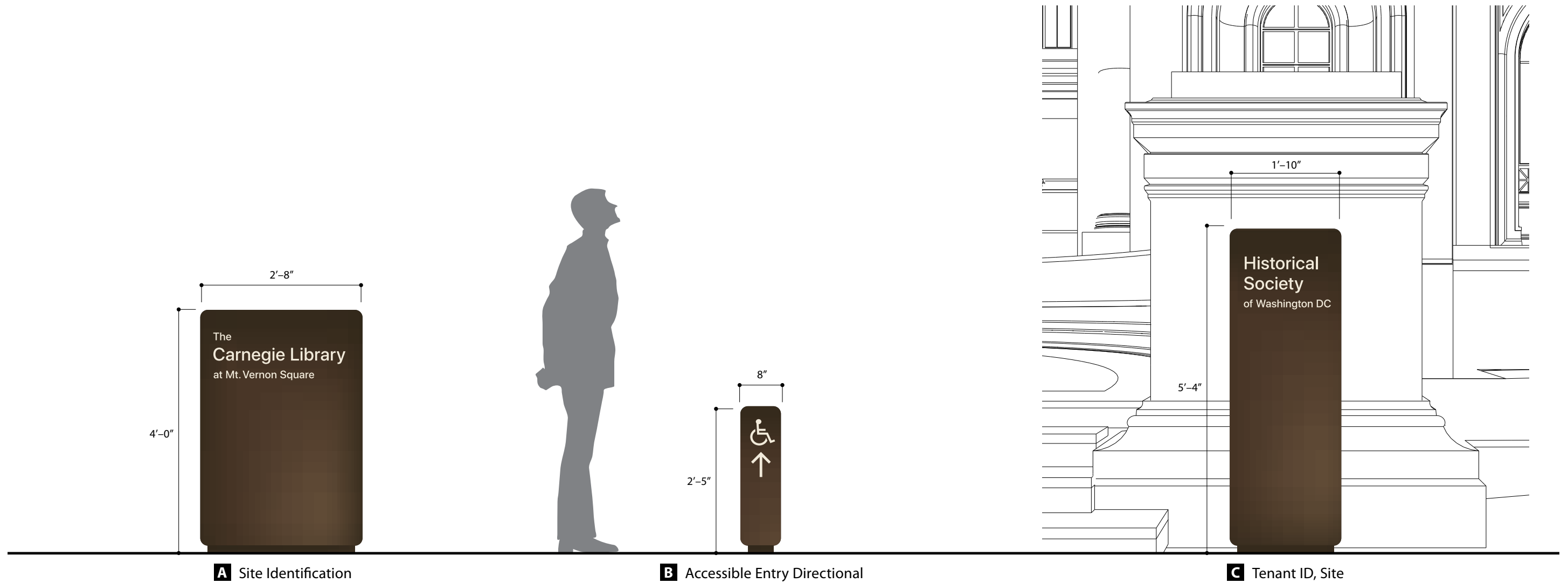


EAST ELEVATION

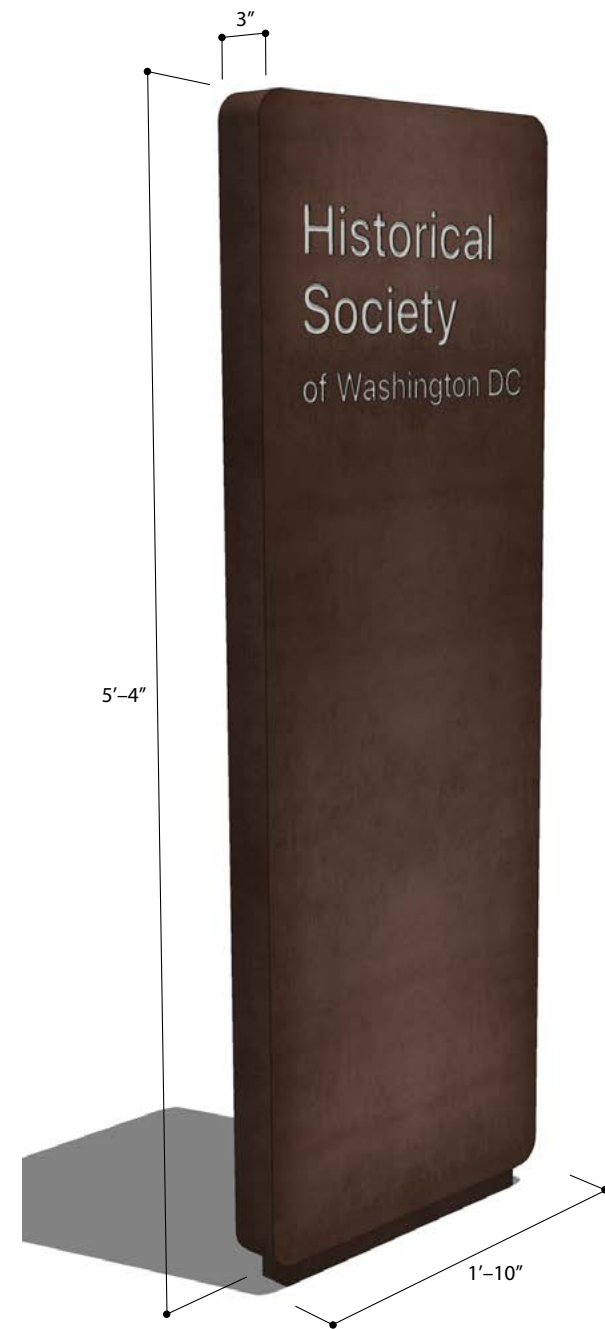


WEST ELEVATION

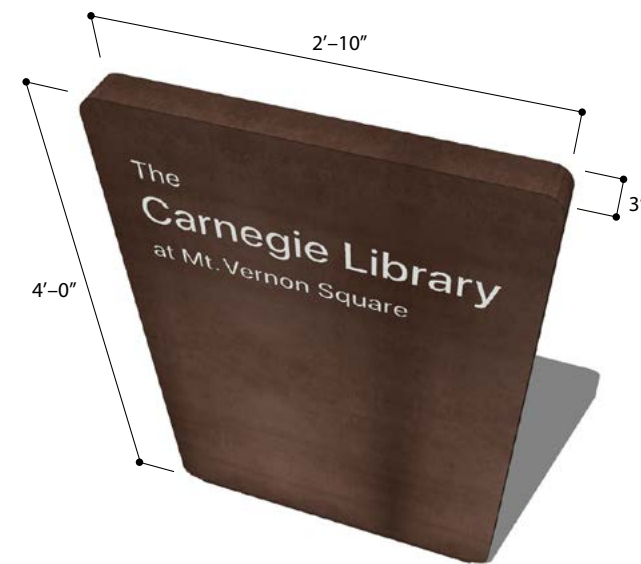




Ground Sign Details



C Tenant ID, Site



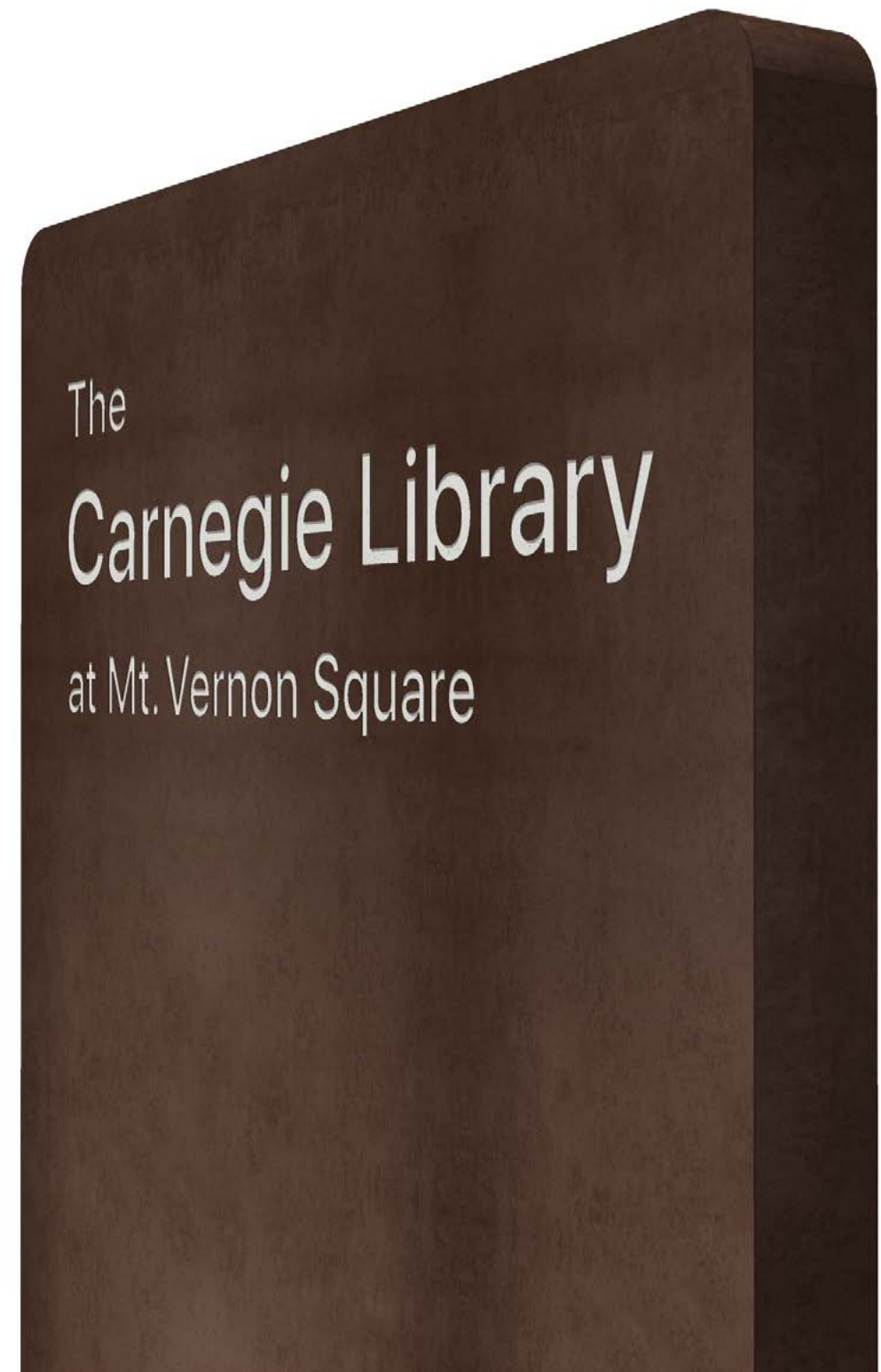
A Site Identification



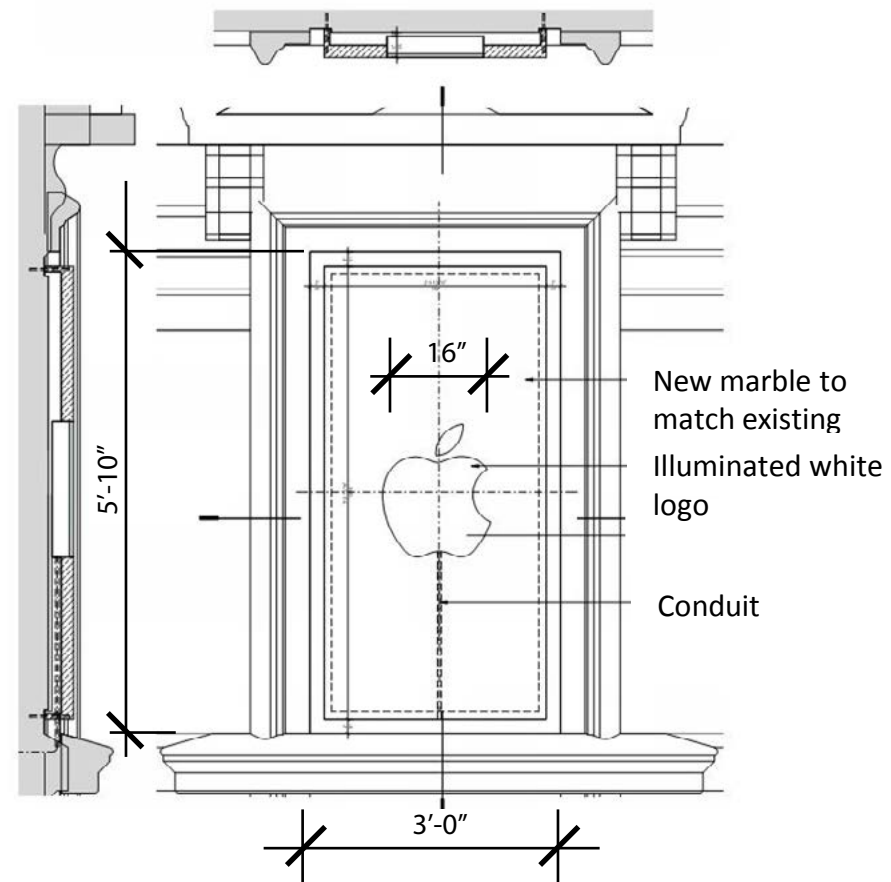
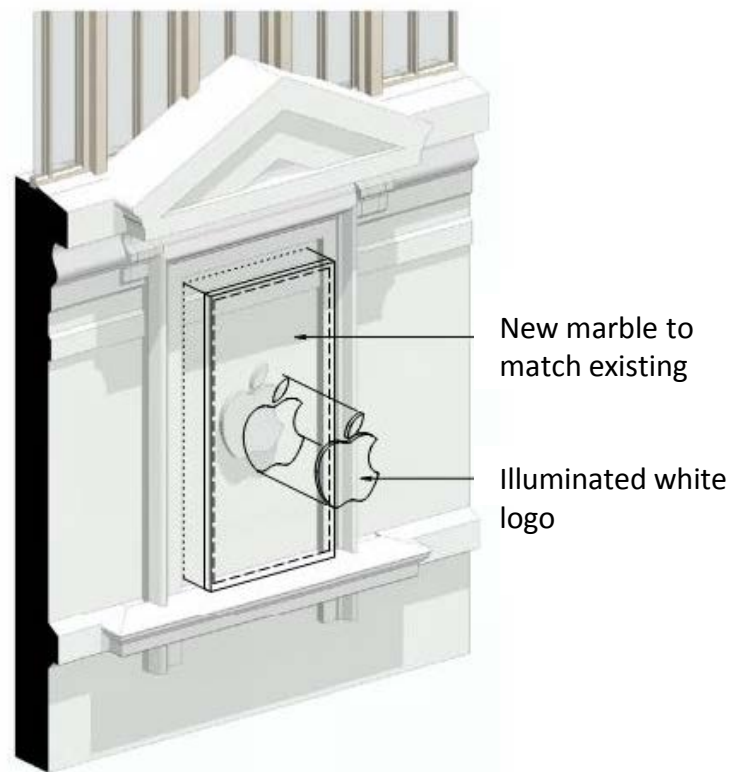
B Accessible Entry Directional

SIGN PANEL:
Dark bronze
or corten steel
closed pan sign
construction

LETTERING:
Cut-out lettering
revealing Off-white
Corian panel behind

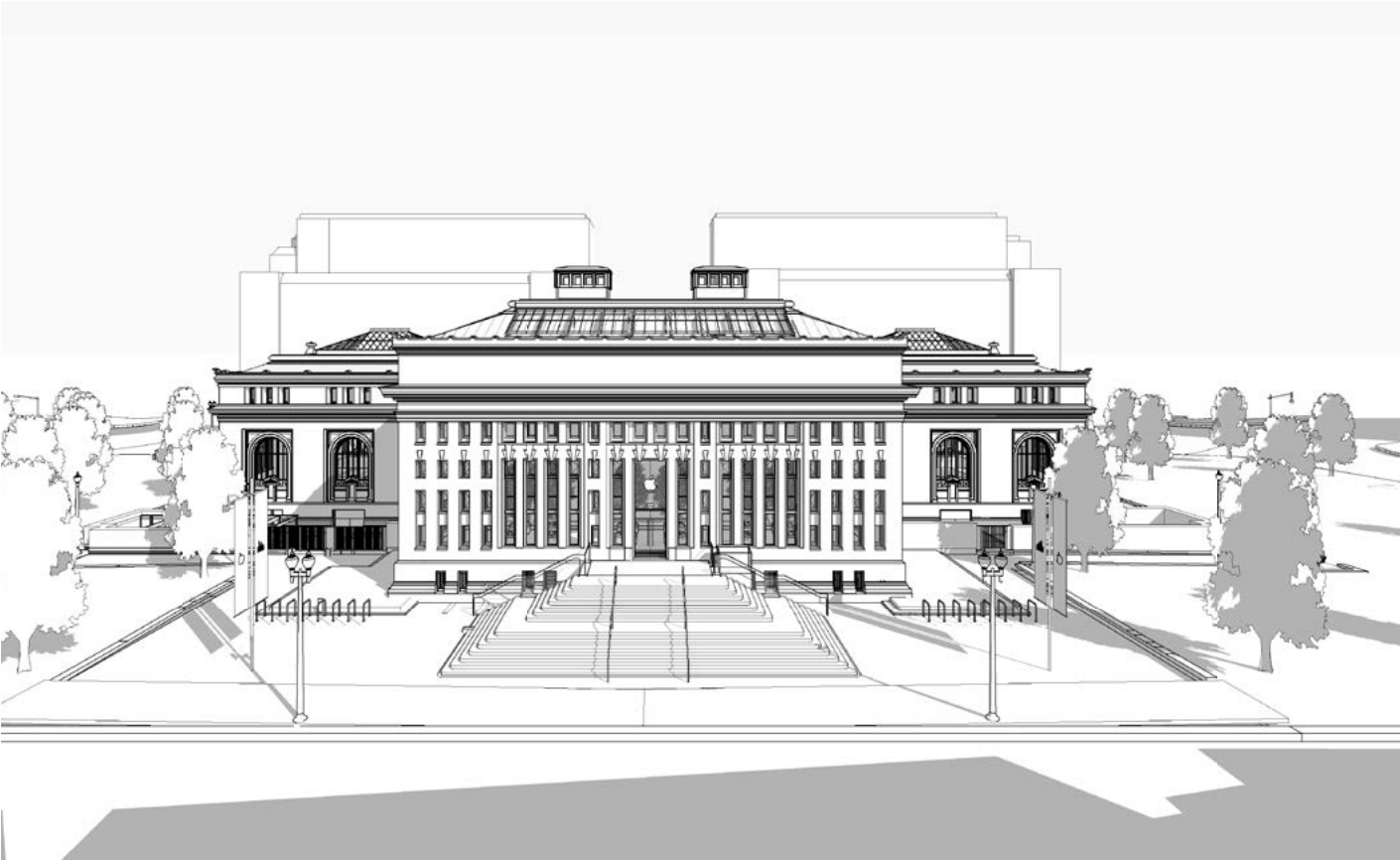


Ground Sign Details

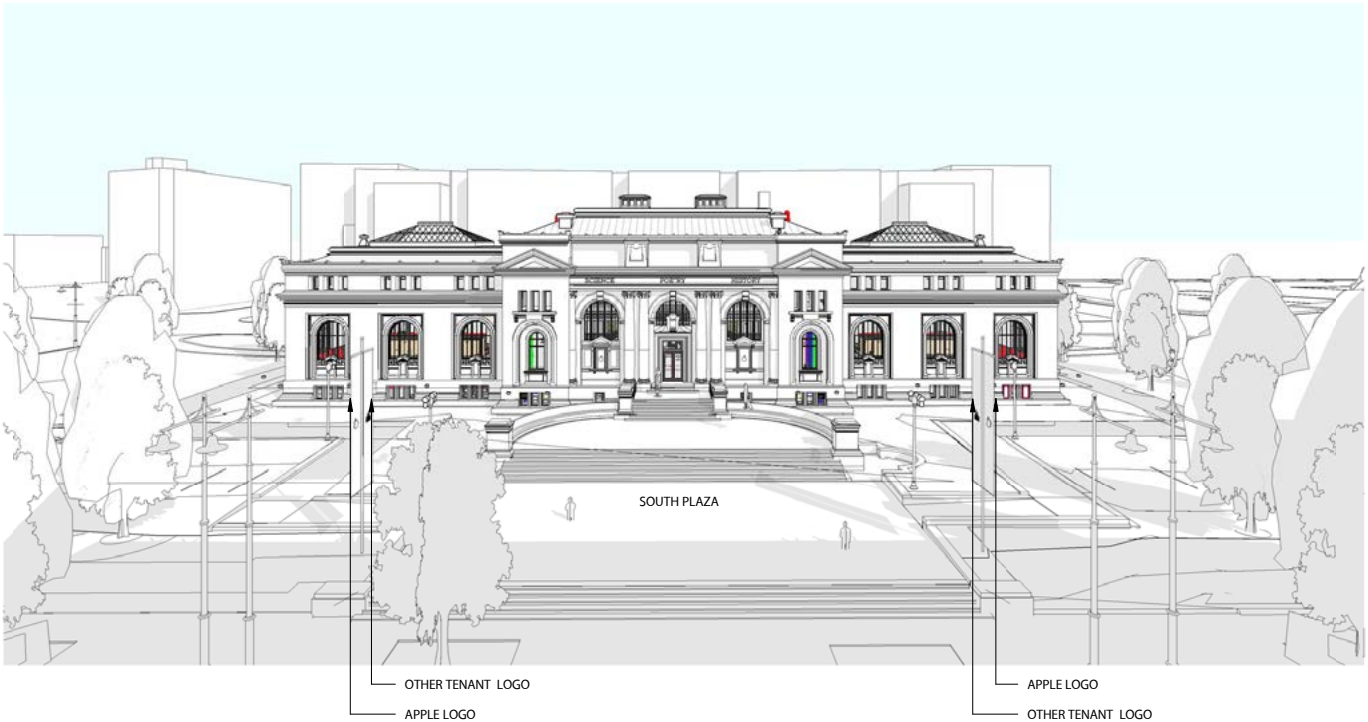


Anchor points in grout joints



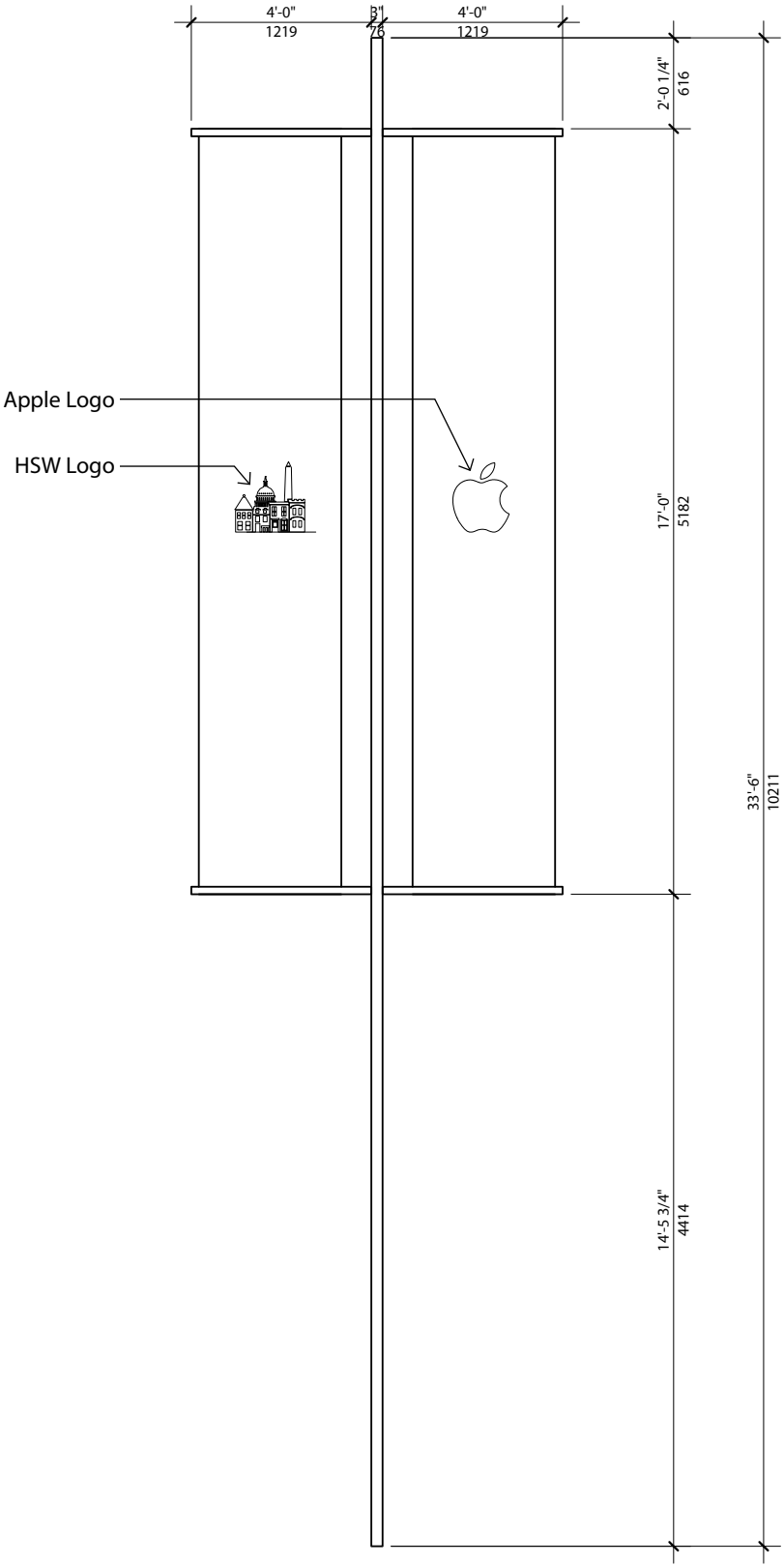


Logo Banner at North Plaza



Logo Banner at South Plaza

Proposed Logo Banner Details



Logo Banner Pole Elevation

Rendering - Proposed



South Elevation Rendering

Memorandum of Agreement
Carnegie Library Rehabilitation and Modernization Project

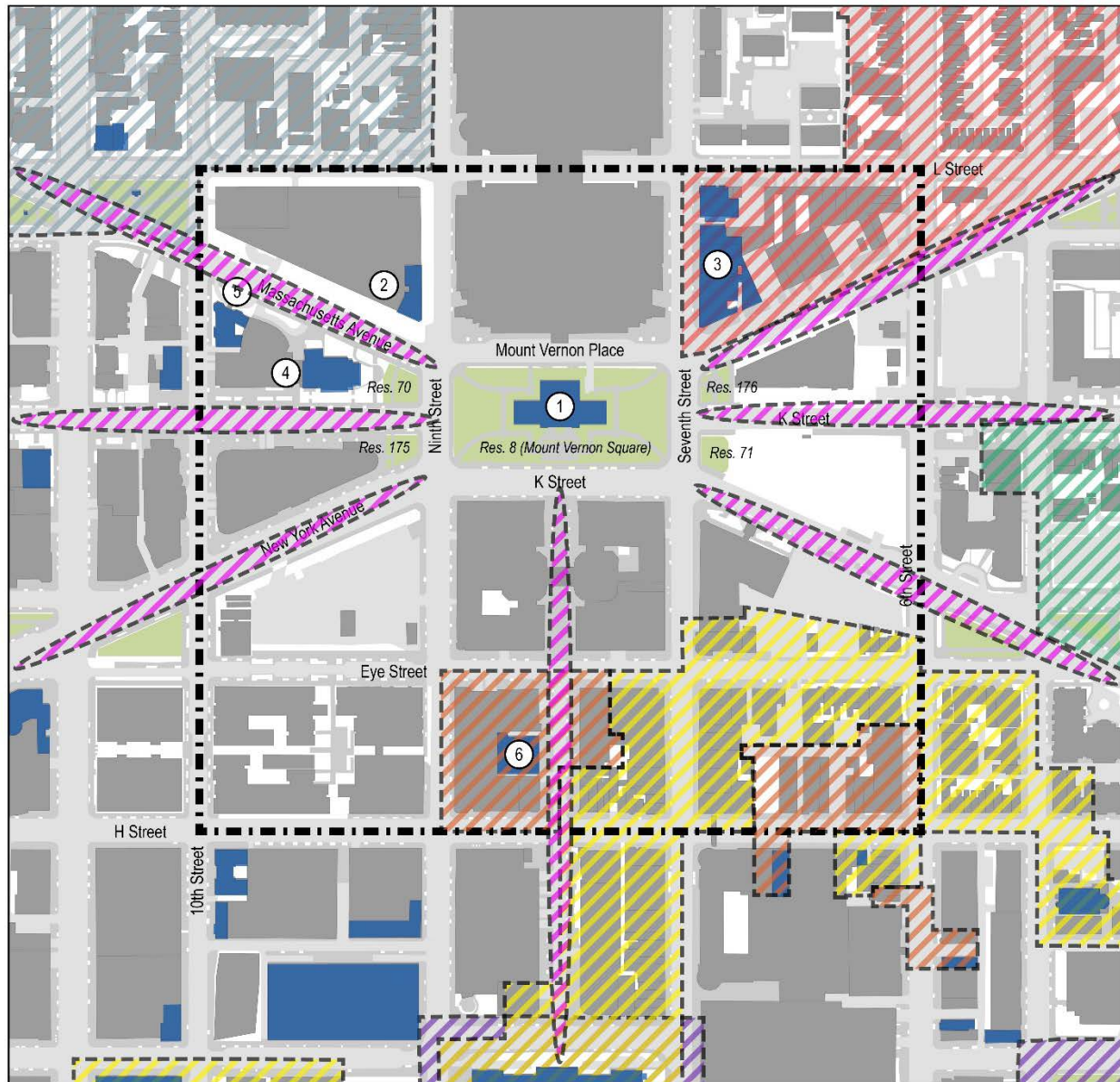
APPENDIX B: LIST OF CONSULTING PARTIES

The following parties, organizations, and individuals were invited to participate and/or participated in the Section 106 consultation process:

- | | |
|---|---|
| 1. Akridge (IBEW Headquarters Building LLC) | 2. American Association of Medical Colleges |
| 3. Advisory Neighborhood Commission 2C | 4. Advisory Neighborhood Commission 2F |
| 5. Advisory Neighborhood Commission 6E | 6. Boston Properties |
| 7. Brookfield Properties | 8. Carr Properties |
| 9. Committee of 100 on the Federal City | 10. D.C. Preservation League |
| 11. District of Columbia City Council | 12. District of Columbia Department of Transportation |
| 13. District of Columbia Historic Preservation Office | 14. District of Columbia Office of Planning |
| 15. District of Columbia Office of the Mayor | 16. Douglas Development |
| 17. Downtown Business Improvement District | 18. Gould Property |
| 19. Historical Society of Washington, D.C. | 20. Kim Hoagland |
| 21. Matthew Gilmore | 22. MLK Library Friends |
| 23. Mount Vernon Triangle Community Improvement District | 24. Muriel Watkins |
| 25. National Park Service, National Mall & Memorial Parks | 26. National Trust for Historic Preservation |
| 27. Oxford Properties | 28. Penn Quarter Neighborhood Association |
| 29. Suntone K9 LLC | 30. The Association of the Oldest Inhabitants of D.C. |
| 31. The Meridian Group | 32. Tudor LP |
| 33. U.S. Commission of Fine Arts | |

Memorandum of Agreement
Carnegie Library Rehabilitation and Modernization Project

APPENDIX C: AREA OF POTENTIAL EFFECTS



Key

	APE Boundary		Downtown Historic District
	DC Inventory and/or National Register		Downtown Historic District (proposed boundary expansion)
	Reservation (#)		Mount Vernon Square Historic District
	Pennsylvania Ave NHS		Shaw Historic District
	Plan of the City of Washington/L'Enfant Plan Viewshed		Mount Vernon Triangle Historic District

Individual Landmarks

- 1 **Central Public Library (Carnegie Library)** Mount Vernon Square, NW
- 2 **American Federation of Labor** 901 Massachusetts Ave, NW
- 3 **Seventh Street, NW, East Side of 1000 Block** 1005-1035 Seventh Street and 649-651 New York Ave, NW
- 4 **Mount Vernon Place United Methodist Church** 900 Massachusetts Ave, NW
- 5 **Tudor Hall (Henley Park Hotel)** 926 Massachusetts Ave, NW
- 6 **Washington Hebrew Congregation (Greater New Hope Baptist Church)** 816 Eighth Street, NW

IN REPLY REFER TO:
NCPC FILE No. 7532

July 19, 2017

Mr. John M. Fowler
Executive Director
Advisory Council on Historic Preservation
401 F Street, NW, Suite 308
Washington, DC 20001-2637

RE: Notification of Adverse Effect Determination for the Rehabilitation and Modernization of the Carnegie Library

Dear Mr. Fowler:

On behalf of the National Capital Planning Commission (NCPC) and in accordance with Section 106 of the National Historic Preservation Act (NHPA), I am writing to document our determination of adverse effect for the rehabilitation and modernization of the Carnegie Library, located at 801 K Street, NW in Washington, DC. Events DC, an independent instrumentality of the District of Columbia Government, is proposing the project and will submit plans for NCPC's review in fall of 2017. The project is subject to the review of NCPC under the National Capital Planning Act of 1952. The project is an undertaking, and an approval action by NCPC is 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. Therefore, NCPC is 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. We are forwarding our determination of effect and the documentation required by 36 CFR § 800.11(e) for your review and comment. The documentation has also been submitted to the DC State Historic Preservation Office (SHPO) and posted on NCPC's website for the consulting parties to review.

Constructed in 1899-1902, the Carnegie Library was listed in the District of Columbia Inventory of Historic Sites in 1964 and on the National Register of Historic Places in 1969 as the Central Public Library. The nomination recognized the building's significance as one of many buildings given to American cities by industrialist and philanthropist Andrew Carnegie to promote free library systems. It also reflects the growth of the DC Public Library (DCPL) system from humble beginnings in rented quarters to a Beaux-Arts edifice on Mount Vernon Square. Mount Vernon Square is a contributing resource to the Plan of the City of Washington. Since its completion, the Carnegie Library has undergone several small-scale and large-scale renovations. The Carnegie Library operated as the Central Public Library for the District of Columbia until 1971, when those operations were transferred to the newly constructed Downtown Central Library, subsequently named the Martin Luther King, Jr. Memorial Library. The building's two later tenants, the University of the District of Columbia (UDC) (1977-1990s), and the Historic Society of Washington (HSW) (1999-present) each completed major rehabilitations on the building.

Mr. John M. Fowler

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The purpose of the proposed project is to rehabilitate and modernize the Carnegie Library to become a retail and education facility, where the community can come to learn, be entertained, and collaborate. The building will be leased jointly by HSW and a retail tenant. The project would include a full restoration of the building exterior, including the repair and cleaning of the exterior stone, repair and retrofit the original windows, repair and retrofit the original skylight frames, and repair the copper roof cladding. On the north side, the non-original stairs and awnings will be removed and replaced with a new stair, to improve access to the building. Windows on this elevation, modified during the UDC and HSW projects, will be replaced or retrofitted. The interior of the building will be rehabilitated, including removing the non-historic infill construction that was added in 2003. A new interior atrium will be added, and enclosed with a flat skylight positioned below the existing roofline to obscure its visibility from the surrounding streetscape. Additionally, HVAC and other systems will be upgraded or replaced. The project is generally limited to the building itself, but minor alterations are proposed to site landscape and hardscape elements to comply with universal accessibility and other code requirements.

NCPC initiated consultation with the DCSHPO and other consulting parties regarding the Carnegie Library project on April 21, 2017. NCPC hosted a consulting parties meeting on May 17, 2017 to discuss the project and its potential to cause effects on historic properties within the identified Area of Potential Effect (APE). Details of the meeting and consulting party comments are described in the enclosed report. Based on the consultation, as well as the analysis in the enclosed assessment of effects reports, NCPC has determined that the rehabilitation and modernization of the Carnegie Library will have an adverse effect on historic properties, specifically the Carnegie Library. NCPC has determined that there would be no adverse effect to all other historic properties located in the APE. In accordance with 36 CFR §800.6(a)(1), we are notifying you of our adverse effect determination and request that the Advisory Council on Historic Preservation determine its participation in the development of a Memorandum of Agreement (MOA) to resolve adverse effects to historic properties. NCPC plans to work with Events DC, DCSHPO, and the consulting parties to identify minimization and mitigation measures to include in the MOA.

Thank you for your assistance in the Section 106 consultation and we look forward to receiving your response. If you have any questions, please contact Lee Webb at (202)482-7240 or lee.webb@ncpc.gov.

Sincerely,



Marcel C. Acosta
Executive Director

Enclosures

cc: Will Leibner, Events DC
David Maloney, District of Columbia State Historic Preservation Office
Emily Eig, Traceries

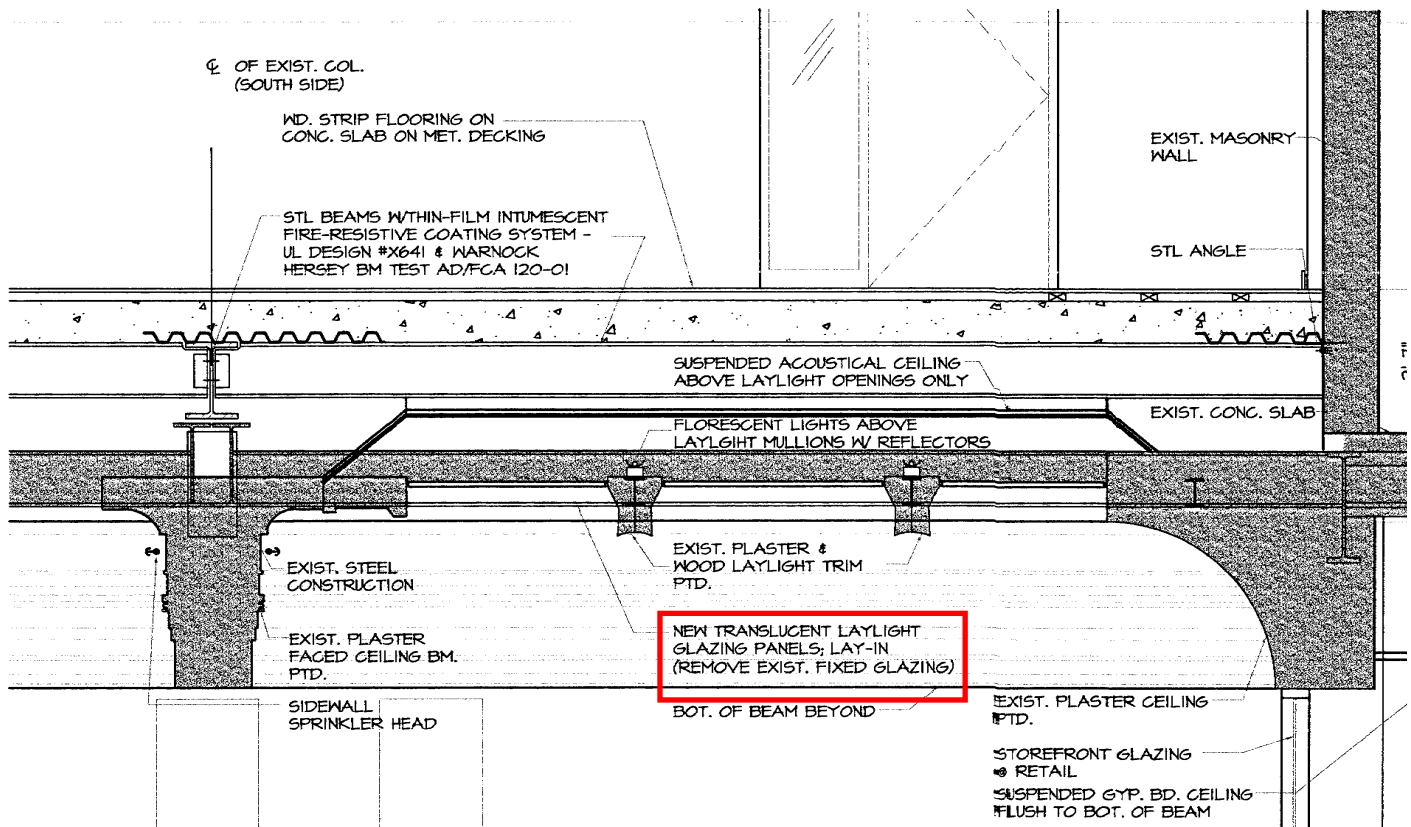
Memorandum of Agreement
Carnegie Library Rehabilitation and Modernization Project

APPENDIX E: RECORDATION AND RETENTION OF HISTORIC ELEMENTS

CARNEGIE LIBRARY CENTRAL LAYLIGHT

The original primary steel and wood laylight frame was retained in the 2001 reno. The steel framing members are 12" I beams in the E-W direction and 6" I beams in the N-S direction. The wood structure is suspended from the steel with a metal channel frame and plaster on metal lath. The metal lath is rusted from water damage. The wood frame is splitting and cracked from water damage and has been modified to receive lighting, sprinklers, and power receptacles. The original fixed laylight panels/sashes were replaced in their entirety in the 2001 renovation with removable wood sashes with plexiglass and off the shelf wood profiles for the muntins. See detail from the 2001 drawing set and photographs below.

BBB proposes that two portions of the original wood frame of the laylight be salvaged and stored on site by HSW so that there is a record of the profile. The original construction and condition of the frame does not make retention of the entire laylight frame feasible. The sashes are not original and should not be retained. BBB proposes that a portion of the west laylight and the center laylight be removed and stored on site. In addition to saving portions of the laylight the entire laylight assembly will be photo documented from above and below prior to removal. Digital and hard copies of the photographs will be stored with the salvaged portions of the laylight on site and provided as an attachment to the HSR.



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DETAIL @ NEW FLOOR, GALLERY "C"

SCALE: 1/2" = 1'-0"



Enlarged view of split wood



Non-original sash installed in 2001



View of laylight attachment method - wood frame relies on plaster and metal lath and metal ties to steel structure for rigidity and stability



Proposed section of center laylight frame to retain on site



Proposed section of wood frame to retain on site

CARNEGIE LIBRARY DECORATIVE PLASTER CLOCK SURROUND

A decorative plaster clock and figures is located above the central door in north wall of the original circulation desk area that led to the stacks. The plaster ornament and figures were installed shortly after original construction as part of the final original decorative finish work funded by an additional donation from Andrew Carnegie. The existing clock face and clock works date to 1981 per the plaque on the wall. The plaster figures and ornaments date to the period of significance. Prior to the start of construction the entire decorative plaster sculpture will be photographed. The clock and decorative ornament will be carefully removed by a certified plaster restoration specialist packaged and turned over the Historical Society of Washington to be permanently displayed in within the HSW space in the building following construction. The plaque and clock will be stored with the decorative figures. Digital and hard copies of the pre-construction photographs will be provided to the HSW and included as an attachment to the final HSR.



Decorative plaster clock and surround above door