



Executive Director's Recommendation

Commission Meeting: March 7, 2019

PROJECT Rehabilitation of the Franklin School as a Home for Planet Word 925 13th Street, NW Washington, DC	NCPC FILE NUMBER 7932
	NCPC MAP FILE NUMBER 21.00(38.00)44867
SUBMITTED BY District of Columbia Office of the Deputy Mayor for Planning and Economic Development	APPLICANT'S REQUEST Approval of preliminary and final site and building plans
	PROPOSED ACTION Approve preliminary and final site and building plans
REVIEW AUTHORITY District Projects in the Central Area per 40 U.S.C. § 8722(b)(1) and (e)	ACTION ITEM TYPE Staff Presentation

PROJECT SUMMARY

The District of Columbia Office of the Deputy Mayor for Planning and Economic Development is proposing to rehabilitate the Franklin School, located at 925 13th Street, NW, adjacent to Franklin Square, in Washington, DC, and is requesting approval of preliminary and final site and building development plans. Once rehabilitated, the Franklin School will house, the experiential museum, Planet Word, and an unidentified restaurant. Currently, the Franklin School is vacant but maintained by the District of Columbia. The Commission approved the concept plans for the rehabilitation on December 7, 2017.

The Franklin School was listed on the National Register of Historic Places in 1973 and became a National Historic Landmark originally in 1996. While there are over 90,000 listings on the country's National Register of Historic Places, only about 2,500 are recognized as National Historic Landmarks.

The preliminary and final site and building development plans present an opportunity to rehabilitate and modernize the Franklin School building. The project is comprised of the following components:

- Restoration of the building's exterior details on the north, south, and west elevations, while retaining the existing mass, height, and bulk of the building;
- Removal of the existing brick wall along K Street, NW, in between the Franklin School and the adjacent office building, and enclosing the rear courtyard;
- Creation of a new entrance gate on K Street to a plaza at the K Street grade, in addition to an accessible entrance ramp to the building. The new plaza will be built over the existing rear courtyard area, with the area adjacent to the south alley to be retained for trash collection and dumpsters;

- Removal of limited masonry between three windows on the east elevation on the first floor to allow access to a new entrance vestibule on the proposed entrance patio;
- Construction of a new roof terrace on the north side of the roof, behind the parapet walls, and an outdoor mechanical screened area on the south roof.

KEY INFORMATION

- The Franklin School was constructed in 1869, and designed by Adolf Cluss, who designed many public buildings in Washington, between 1860 and 1890. Cluss characterized the architecture of the school as “Renaissance” Revival, yet it also demonstrates elements of both Romanesque and Gothic style details as well.
- The Franklin School was listed on the National Register of Historic Places in 1973, and became a National Historic Landmark originally in 1996. It is also listed as an individual landmark on the DC Inventory of Historic Places as of 1964. While there are over 90,000 listings on the country’s National Register of Historic Places, only about 2,500 are recognized as National Historic Landmarks.
- Once completed, the Franklin School was one of eight modern urban public school buildings constructed in Washington to house the District of Columbia’s comprehensive system of universal public education. In 1925 the school was discontinued, and it became the Franklin Administration Building occupied by the Board of Education until 1968. From 2002 to 2008, the building was used by the District as a homeless shelter.
- A 1990s project replaced all the exterior windows, replaced missing exterior details and window hoods, and the gable in the mansard roof.
- On December 7, 2017, the Commission reviewed the concept plans for the rehabilitation and modernization of the Franklin School and supported the District of Columbia’s vision to rehabilitate and modernize the Franklin School to provide a new experiential museum use for the public.
- The Commission is the lead agency for compliance with the National Environmental Policy Act (NEPA) and National Historic Preservation Act (NHPA). Under NCPC’s new NEPA regulations, staff has determined that the level of work does not trigger a full NEPA review and is applying a categorical exclusion.
- During August 2018, prior to the conclusion of the Section 106 of the National Historic Preservation Act (NHPA) consultation process and without proper building permits, the applicant removed significant amounts of interior historic fabric from the Franklin School including all original plaster wall and ceiling finishes in the classrooms, several original brick structural walls including former classroom and cloakroom walls, all historic wainscoting (except for a small section on the third floor main hall), the majority of the baseboard, picture-rail and related trim, all pressed tin ceilings, the ceilings and floor structures above the third floor, and large areas of flooring.

-
- The un-authorized work resulted in the District of Columbia Department of Consumer and Regulatory Affairs (DCRA) issuing a stop-work order on August 31, 2018, following a site visit on August 30, 2018, by the Section 106 consulting parties, including the District of Columbia State Historic Preservation Officer (SHPO), National Park Service, the Advisory Council on Historic Preservation, and DCRA inspectors, to review the amount of historic fabric removed.
 - In consultation with the DC SHPO and Consulting parties, NCPC determined that the removal of historic fabric and other aspects of the project constituted adverse effects on the Franklin School, as documented in the Notification of Adverse Effect Determination Letter, dated September 20, 2018.
 - To address the extensive removal of interior historic fabric and character-defining materials and floorplan spaces prior to the completion of the Section 106 process, a Memorandum of Agreement (MOA) was prepared in consultation with the consulting parties to mitigate the adverse effects resulting from the removal of interior historic fabric and floorplan elements, and requires the replication of some of the character-defining features that were removed, including replication of original classroom and administrative office features, and replication of design details including wainscoting, trim, flooring, and wall surfaces.
 - The MOA was executed on December 10, 2018 amongst the DC SHPO, ACHP, NPS, Franklin School Development, and NCPC, and includes the process and steps necessary for further consultation regarding ongoing design review, including the new entrance plaza, signage, and exterior lighting, to avoid, minimize, and mitigate adverse effects to the historic Franklin School.

RECOMMENDATION

The Commission:

Approves the preliminary and final site and building plans for the rehabilitation and modernization of the Franklin School.

Notes the Commission is the lead agency for compliance with the National Environmental Policy Act (NEPA) and National Historic Preservation Act (NHPA).

Building Restoration

Finds the rehabilitation and modernization of the Franklin School into a new museum, Planet Word, will provide much needed improvements for the long-term maintenance of the building, and also provide visitors a top-quality experiential museum facility meeting modern day standards.

Finds that the primary exterior alterations are relatively minor and respect the significance and character of this historic building, with the façade and side elevations appropriately rehabbed and restored, with any missing design details and ornamentation replaced in-kind.

Notes that during August 2018, prior to the conclusion of the Section 106 of the National Historic Preservation Act (NHPA) consultation process and without proper building permits, the applicant removed significant amounts of interior historic fabric from the Franklin School. As a result, the District of Columbia Department of Consumer and Regulatory Affairs (DCRA) issued a stop-work order on August 31, 2018.

Notes that in consultation with the DC SHPO and consulting parties, NCPC determined that the removal of historic fabric and other aspects of the project constituted adverse effects on the Franklin School, as documented in the Notification of Adverse Effect Determination Letter, dated September 20, 2018.

Notes to address the extensive removal of interior historic fabric and character-defining materials and floorplan spaces prior to the completion of the Section 106 process, a Memorandum of Agreement (MOA) was prepared in consultation with the consulting parties and executed on December 10, 2018, to mitigate the adverse effects resulting from the removal of interior historic fabric and floorplan elements.

Notes the executed MOA allows NCPC to continue its review of the project. The MOA includes the process and steps necessary for further consultation regarding ongoing design review, including the new entrance plaza, signage, and exterior lighting, to avoid, minimize, and mitigate adverse effects to the historic Franklin School.

Entrance Plaza

Finds that the proposed new entrance plaza off K Street over the existing rear courtyard and the new entrance vestibule on the rear of the building are appropriate, as they allow universal access while avoiding significant alterations to the historic façade.

Notes that the plaza design addresses existing site constraints related to a change in grade and limited space and includes two primary terraces, two sets of stairs, and an accessible ramp that begins parallel to K Street before ascending along the rear of the plaza.

Finds the new frameless glass system of the entrance vestibule allows for the focus of the detailed plaza to remain with the new artwork and on the paving surface rather than highlighting the

enclosure as a strong design element, and requires only removal of minimal historic brick on the elevation.

Notes that the applicant has engaged an artist to design the new plaza sculpture, Speaking Willow, and entry gate, which is reminiscent of an open book, to create an interactive focal point for visitors to the building.

Notes the applicant has agreed to set the new entrance gate on K Street back approximately half a foot from the building wall so the gates do not read as part of the original historic composition.

Exterior Signs

Finds that the proposed free-standing exterior signage will provide needed identification for the building's new use as Planet Word. This includes one banner-on-pole sign at the new entrance gate at K Street, one monument sign at the corner of 13th Street and K Street and one on the existing stair landing on 13th Street, and a sign in the southwest planter area for the restaurant.

Notes that additional banner on pole signs along 13th Street would not be visible due to existing trees, the historic landmark sign in the sidewalk, and the traffic control lights at the intersection.

Requests that the applicant change the language on the monument sign at the bottom of the stairs on 13th Street from "enter on K Street" to "main (or primary) entrance on K Street" to indicate that the south stair entrance on 13th Street is still open for use.

Notes as the museum's needs in the future evolve, additional signage or exhibit banners may be desired, and should be designed to avoid or minimize structural and visual impacts on the Franklin School, and submitted for review and approval by the Commission and for consultation in accordance with the MOA.

Notes that any improvements in public space will require a public space permit and coordination with the District of Columbia Department of Transportation Office of Public Space.

Exterior Lighting

Notes the applicant has confirmed that the monument signs will not be internally lit and that they will submit all exterior lighting (for both the building and signs) for consultation per the MOA and to the Commission for review and approval once it has been developed.

PROJECT REVIEW TIMELINE

Previous actions	December 7, 2017 - Approval of concept plans
Remaining actions (anticipated)	Approval of exterior lighting

PROJECT ANALYSIS

Background

The District of Columbia Office of the Deputy Mayor for Planning and Economic Development is proposing to rehabilitate the Franklin School, located at 925 13th Street, NW, into Planet Word, an experiential museum. In order to rehabilitate and modernize the Franklin School as an adaptive use for the museum and future restaurant, modifications to the building require altering original features, primarily of the interior of the building. On December 7, 2017, the Commission reviewed the concept plans for the rehabilitation and supported the project.

During August 2018, prior to the conclusion of the Section 106 of the National Historic Preservation Act (NHPA) consultation process and without proper building permits, the applicant removed significant amounts of interior historic fabric from the Franklin School including all original plaster wall and ceiling finishes in the classrooms, several original bricks structural walls including former classroom and cloakroom walls, all historic wainscoting (except for a small section on the third floor main hall), the majority of the baseboard, picture-rail and related trim, all pressed tin ceilings, the ceilings and floor structures above the third floor, and large areas of flooring. The un-authorized work resulted in a stop-work order being issued by the DCRA on August 31, 2018, following a site visit on August 30, 2018, by the Section 106 consulting parties and DCRA inspectors, to review the amount of historic fabric removed. NCPC determined that the removal of historic fabric and other aspects of the project constituted adverse effects on the Franklin School.

To address the extensive removal of interior historic fabric and character-defining materials and floorplan spaces prior to the completion of the Section 106 process, a Memorandum of Agreement (MOA) was prepared in consultation with the consulting parties to mitigate the adverse effects resulting from the removal of interior historic fabric and floorplan elements, and requires the replication of some of the character-defining features that were removed, including replication of original classroom and administrative office features, and replication of design details including wainscoting, trim, flooring, and wall surfaces. The MOA was executed on December 10, 2018 among the DC SHPO, ACHP, NPS, Franklin School Development, and NCPC, and includes the process and steps necessary for further consultation regarding ongoing design review, including the new entrance plaza, signage, and exterior lighting, to avoid, minimize, and mitigate adverse effects to the historic Franklin School. The execution of the MOA and agreed upon mitigation measures allow NCPC to continue its final review of the project.

The overall rehabilitation and modernization project for the Franklin School is now in compliance with the policies of the Federal Elements in the *Comprehensive Plan for the National Capital*. In particular, the project meets the goals and objectives of the Federal Historic Preservation Element which encourages management of historic properties. Staff is recommending the Commission note that the District of Columbia Deputy Mayor's Office's final plan requires balancing historic preservation, planning, and design considerations and offers the comments describe below on the project. The analysis below is organized by the proposed improvements to the building exterior and site.

Building Exterior

The exterior work proposed under the preliminary and final submittal is relatively minor and respects the significance and character of this Landmark historic building, and the proposed alterations will transform the facility into a destination that attracts visitors. Staff notes that a 1990s project replaced all the exterior windows, replaced missing exterior details and window hoods, and the gable in the mansard roof. The primary alterations for preliminary and final review include changes to an existing historic brick wall along K Street, NW, and changes to the rear (east) elevation and the adjacent courtyard/patio area. The primary façade facing Franklin Square will not be altered, but appropriately rehabbed and restored, with any missing design details and ornamentation replaced in-kind. The same rehabilitation treatment is proposed for the side elevations. The designs also include the construction of a new roof terrace on the north side of the roof, behind the parapet walls, and an outdoor mechanical screened area on the south roof.

The Commission requested retaining one of the two historic main entrances on the west façade facing Franklin Square as a functional entrance into the building along 13th Street, NW, as well as the ground floor entrance into the proposed restaurant, which is reflected in the final plans. The south historic main entrance will be retained for visitor use as an entrance to the museum, as well as a ground floor entrance to the proposed restaurant area, in southern side of the basement level; however, the primary entrance to the museum will be on K Street.

Therefore, staff recommends that the Commission **finds the rehabilitation and modernization of the Franklin School into a new museum, Planet Word, will provide much needed improvements for the long-term maintenance of the building, and also provide visitors a top-quality experiential museum facility meeting modern day standards.** Furthermore, staff recommends the Commission **finds that the primary exterior alterations are relatively minor and respect the significance and character of this historic building, with the façade and side elevations appropriately rehabbed and restored, with any missing design details and ornamentation replaced in-kind.**

Entrance Plaza

The applicant is proposing a new entrance plaza at K Street. The plaza will be built over the existing rear courtyard area, with the area adjacent to the south alley to be retained for trash collection and dumpsters. The remaining area under the new plaza will house administrative and back of house spaces. The plaza was designed with an accessible ramp and stairs to provide all visitors a way to enter the building on the first floor. The total height ascended is 48.25 inches from the sidewalk at K Street, NW to the center of the building. Existing site constraints related to a change in grade and limited space informed the design of the plaza which includes two primary terraces, two sets of stairs, and an accessible ramp that begins parallel to K Street before ascending along the rear of the plaza.

The applicant has designed the plaza to allow all visitors to arrive at the same point of entrance. The design creates a gathering space around the new artwork in the plaza and allows for groups to

collect and gather before entering the museum. Stainless steel handrails will provide support along the ramp and stairs to the different terrace levels of the plaza. A screening wall will be built at the south end of the plaza, adjacent to the loading area off the alley. Similarly, a screening partition will be located along the eastern property line.

The surface of the plaza is paved with narrow concrete pavers of similar proportion to the brick and in a neutral gray color palette. The planters along the west and southern edges of the plaza are concrete formed structures clad with rectilinear stone in a gray color palette.

The applicant has engaged an artist to design the new plaza sculpture and plaza gate. A sculptural metal tree, called the Speaking Willow, will be located on the entrance plaza, centered within the second terrace area. It will have speakers hanging from the branches. As people approach the tree, the speakers will activate to murmur various languages from around the world. The speakers will consist of polycarbonate opaque bells in a light grey. The base of the tree will have a brushed metal finish (either steel or aluminum).

Therefore, **staff recommends the Commission finds that the proposed new entrance plaza off K Street over the existing rear courtyard and the new entrance vestibule on the rear of the building are appropriate, as they allow universal access while avoiding significant alterations to the historic façade.** Staff also notes that the plaza design addresses existing site constraints related to a change in grade and space limitations.

Entrance Vestibule

The proposed plans include the removal of limited masonry between three windows on the rear (east) elevation on the first floor, from the sill to the floor, to allow access to the new entrance vestibule on the proposed entrance patio. The glass vestibule is proportioned in height and depth to work within the existing masonry proportions. The frameless glass system allows for the focus of the detailed plaza to remain with the new artwork and on the paving surface rather than highlighting the enclosure as a strong design element. The footprint of the vestibule enclosure allows for sufficient depth for visitors to enter and accommodate bag inspection or coat check for events. The depth also allows for visitors with strollers or in wheel chairs to enter comfortably and allow the vestibule doors to close.

Staff recommends the Commission **finds the new frameless glass system of the entrance vestibule allows for the focus of the detailed plaza to remain with the new artwork and on the paving surface rather than highlighting the enclosure as a strong design element and requires only removal of minimal historic brick on the elevation.**

Entrance Gate off K Street

As staff noted in the concept review, the site and building plans include removing the existing wall along K Street. Staff determined with the applicant, the DC SHPO, and NPS that the wall was constructed after the end of the building's period of significance (1926) and therefore, is not considered a historic character-defining feature of the building.

The new entry gate off K Street is designed to resemble a book opening and closing. The gate reflects the desire of the museum to be secure during off-hours while allowing people to view the plaza through the semi-porous gate design. The Speaking Willow sculpture will be visible with the gate in its open and closed position. At the gate's center, both symmetrical sides intersect at a height of 7.15 feet. Each side is composed of 9 triangular fan-like parts linked together using a sliding slot system. The gate is activated using a manual crank system hidden within the rectangular monoliths on each side of the gate. The materiality of the gate in quartz grey steel references the historical wrought iron gates that decorate the Franklin School, but in contemporary expression. In case of emergency, instead of opening or closing in a fan like manner, one of the gates would swivel outward towards the sidewalk, acting as a large door. Both sides of the gate are anticipated to be open when the museum is open. The gate is not structurally attached to the Franklin School and will be set back approximately half a foot from the building wall so the gates do not read as part of the original historic composition.

Exterior Signage

The Commission requested further information on exterior lighting changes and signage as the project evolves, prior to review for preliminary and final. The applicant explored the use of four banner signs to provide signage to the museum. The applicant studied the condition with the rise in grade up 13th Street to K Street, the existing trees, the historic landmark sign in the sidewalk, and the traffic control lights at the intersection. These existing conditions and the full tree canopies were adjusted in the earlier concept model leading the applicant to realize that a monument sign would be more visible coming up 13th Street than a banner on a pole.

For this review, the applicant is requesting one free standing perpendicular vertical banner sign located near the new entrance at K Street, and two free standing perpendicular vertical monument signs- one at the corner of 13th Street and K Street, and one located on the existing landing between the stairs on 13th Street elevation. There will also be a sign for the restaurant in the southwest planter area. The orange fabric banner sign will be on an eleven-foot steel pole, in a color matching the gate, 3'6" x 11' in dimensions, with text that reads "Planet Word, the museum where language comes to life".

The monument sign located at the corner of K and 13th Street will be 3'6" x 8" with text that reads "Planet Word the museum where language comes to life...enter on K Street". The second monument sign on the landing on 13th Street will be 3' x 7' in dimensions with the same text. Since the south door entrance on 13th Street will still be available for public use, staff recommends that the Commission **request that the applicant change the language on the monument sign at the bottom of the stairs on 13th Street from "enter on K Street" to "main (or primary) entrance on K Street" to indicate that the south stair entrance on 13th Street is still open for use.** The sign cabinets are fabricated metal closed pan sign construction with powder coated orange. The applicant has stated that the monument signs will not be internally lit. The applicant also acknowledges that the District of Columbia Department of Transportation Public Space review remains to be completed for the proposed exterior signage.

Therefore, staff recommends the Commission finds **that that the proposed free-standing exterior signage will provide needed identification for the building's new use as Planet Word. This includes one banner-on-pole sign at the new entrance gate at K Street, one monument sign at the corner of 13th Street and K Street and one on the existing stair landing on 13th Street, and a sign in the southwest planter area for the restaurant.** Additional banner on pole signs along 13th Street would not be visible due to existing trees, the historic landmark sign in the sidewalk, and the traffic control lights at the intersection.

In addition, staff recommends the Commission **notes as the museum's needs in the future evolve, additional signage or exhibit banners may be desired, and should be designed to avoid or minimize structural and visual impacts on the Franklin School, and submitted for review and approval by the Commission and in consultation per the MOA, and notes that any improvements in public space will require a public space permit and coordination with the District of Columbia Department of Transportation Office of Public Space.**

Lighting

The final site development plans does not provide information on changes to the current exterior lighting of the building. Under the concept approval, the Commission required the applicant to provide further information on exterior lighting changes. As previously noted, the applicant has stated that the monument signs will not be internally lit. Staff recommends that the Commission **notes the applicant has confirmed that the monument signs will not be internally lit and that they will submit all exterior lighting (for both the building and signs) for consultation per the MOA and to the Commission for review and approval once it has been developed.**

CONFORMANCE TO EXISTING PLANS, POLICIES AND RELATED GUIDANCE

Comprehensive Plan for the National Capital

The rehabilitation and modernization of the Franklin School is consistent with policies in the Federal Elements of the *Comprehensive Plan for the National Capital*. In particular, the project now meets the goals and objectives of the Federal Historic Preservation Element which encourages the management of historic properties.

National Historic Preservation Act

The Commission is the lead agency for compliance with the National Environmental Policy Act (NEPA) and National Historic Preservation Act (NHPA). During August 2018, prior to the conclusion of the Section 106 of the National Historic Preservation Act (NHPA) consultation process and without proper building permits, the applicant removed significant amounts of interior historic fabric from Franklin School including all original plaster wall and ceiling finishes in the classrooms, several original bricks structural walls including former classroom and cloakroom walls, all historic wainscoting (except for a small section on the third floor main hall), the majority

of the baseboard, picture-rail and related trim, all pressed tin ceilings, the ceilings and floor structures above the third floor, and large areas of flooring.

The un-authorized work resulted in a stop-work order being issued by the District of Columbia Department of Consumer and Regulatory Affairs (DCRA) on August 31, 2018, following a site visit on August 30, 2018, by the Section 106 consulting parties, including the District of Columbia State Historic Preservation Officer (SHPO), National Park Service, the Advisory Council on Historic Preservation, and DCRA inspectors, to review the amount of historic fabric removed.

In consultation with the DC SHPO and Consulting parties, NCPC determined that the removal of historic fabric and other aspects of the Project constituted adverse effects on the Franklin School, as documented in the Notification of Adverse Effect Determination Letter, dated September 20, 2018.

To address the extensive removal of interior historic fabric and character-defining materials and floorplan spaces prior to the completion of the Section 106 process, a Memorandum of Agreement (MOA) was prepared in consultation with the consulting parties to mitigate the adverse effects resulting from the removal of interior historic fabric and floorplan elements, and requires the replication of some of the character-defining features that were removed, including replication of original classroom and administrative office features, and replication of design details including wainscoting, trim, flooring, and wall surfaces.

The MOA was executed on December 10, 2018 amongst the DC SHPO, ACHP, NPS, Franklin School Development, and NCPC, and includes the process and steps necessary for further consultation regarding ongoing design review, including the new entrance plaza, signage, and exterior lighting, to avoid, minimize, and mitigate adverse effects to the historic Franklin School.

National Environmental Policy Act

The Commission is the lead agency for compliance with the National Environmental Policy Act (NEPA) and National Historic Preservation Act (NHPA). Under NCPC's new NEPA regulations, staff has determined that the level of work does not trigger a full NEPA review and is applying a categorical exclusion, specifically #6 for improvements to District government agency proposals that meet criteria (6)*i-iv* in NCPC's NEPA regulations.

CONSULTATION

Coordinating Committee

Without objection, the Committee forwarded the proposed preliminary and final site and building plans to the Commission on February 13, 2019 with the statement that the proposal has been coordinated with all participating agencies.

U.S. Commission of Fine Arts

The District of Columbia Office of the Deputy Mayor for Planning and Economic Development is not submitting the project to CFA for review because it sits outside the Shipstead Luce boundary and because the District has leased the building to a private organization for a 99-year lease. CFA participated in early consultation meetings.

ONLINE REFERENCE

The following supporting documents for this project are available online at www.ncpc.gov:

- Submission Package
- Major NEPA/106 Documents or Letters, FONSI's

Prepared by Lee Webb
02/22/2019

ATTACHMENTS

- Powerpoint
- Section 106 Memorandum of Agreement

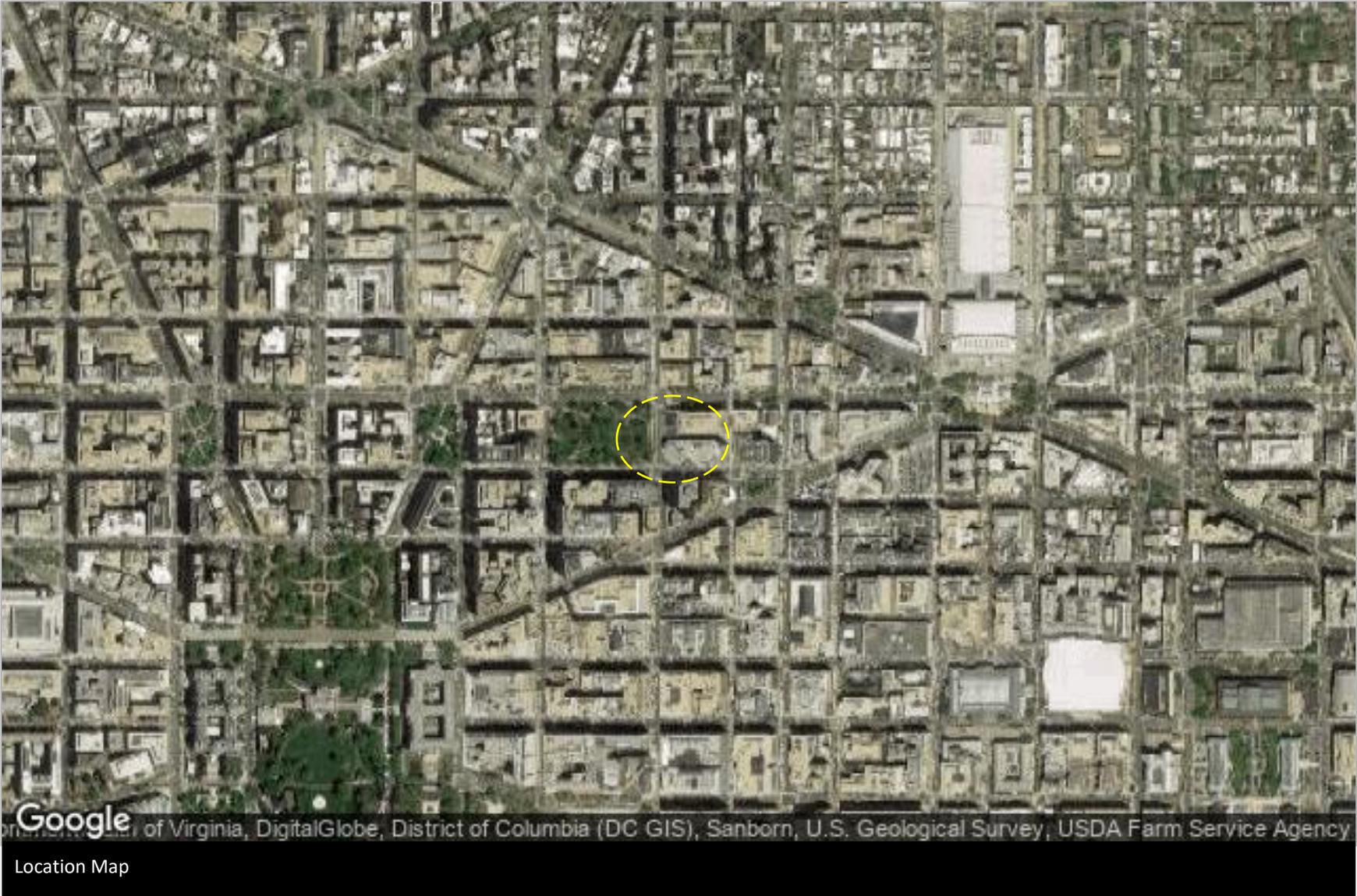
Rehabilitation of the Franklin School as a Home for Planet Word

925 13th Street, NW, Washington DC

Approval of Preliminary and Final Site and Building Plans

District of Columbia Office of the Deputy Mayor for Planning and Economic Development

Site Location



Google, of Virginia, DigitalGlobe, District of Columbia (DC GIS), Sanborn, U.S. Geological Survey, USDA Farm Service Agency

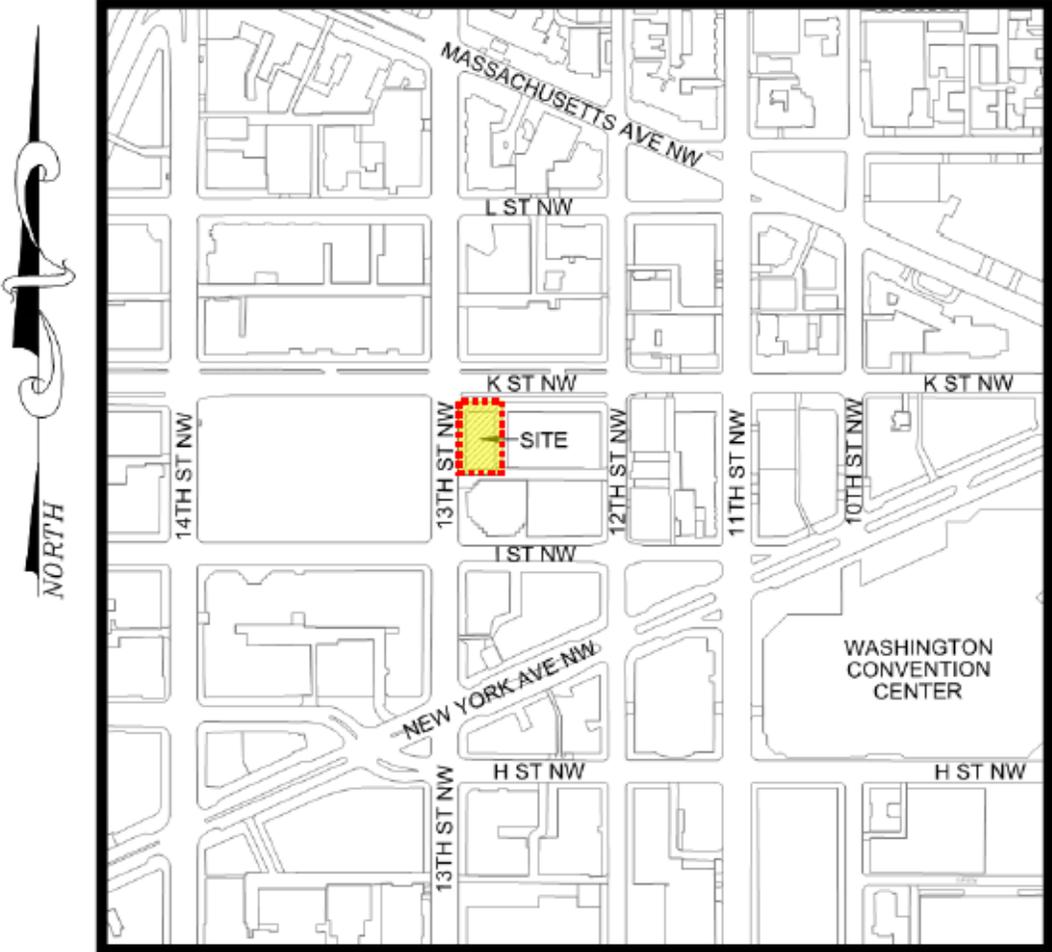
Location Map

Site Location



Location Map

C. Vicinity Map



VICINITY MAP

SQUARE: 285 LOT: 808
ADDRESS: 925 13TH STREET, N.W.
WASHINGTON, DC.

Franklin School



Photograph of west Façade looking East



Existing View, Looking East from Franklin Square
The northwest corner of the building is obscured by a tree

Photograph of north elevation, looking south from K Street

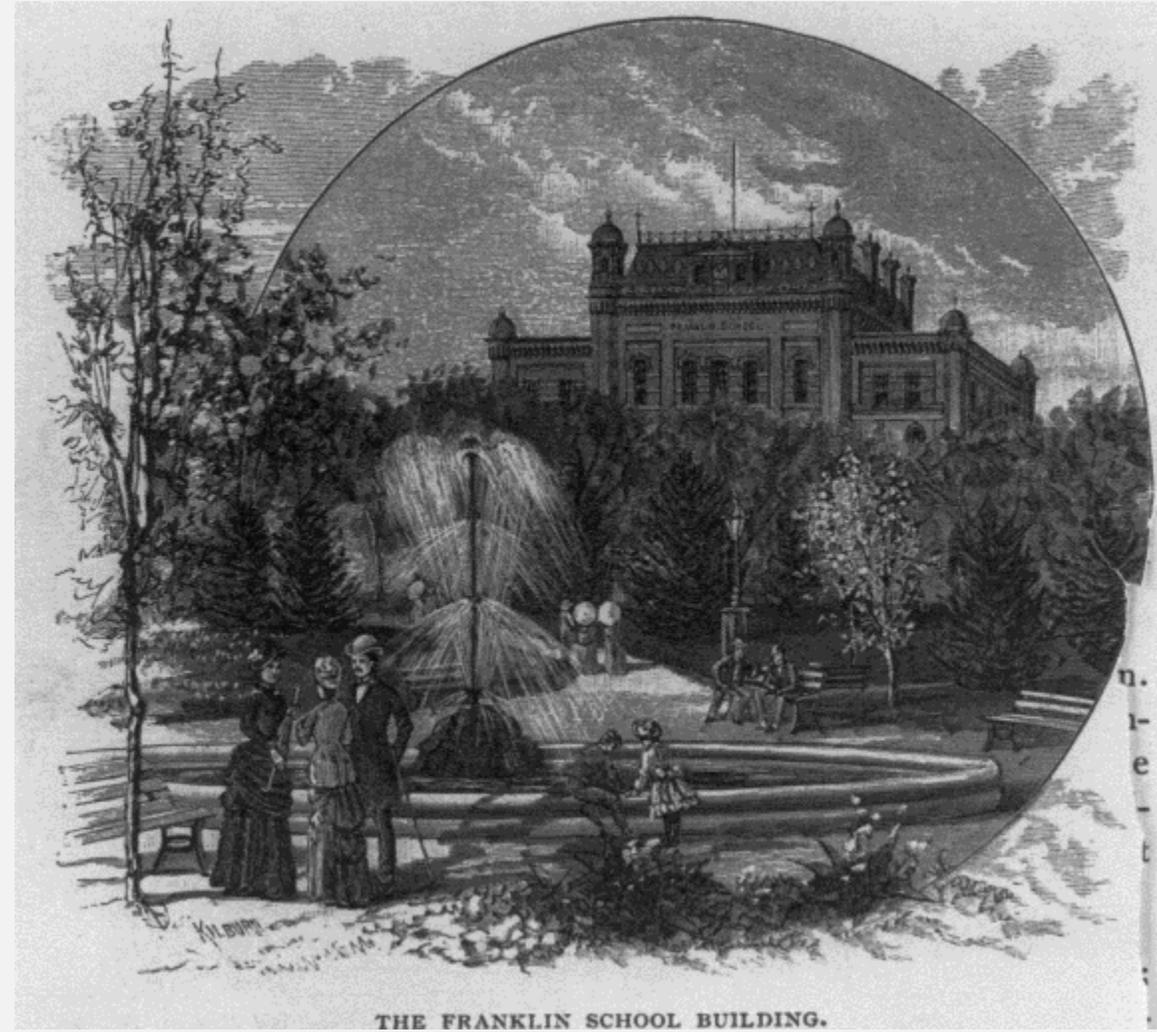
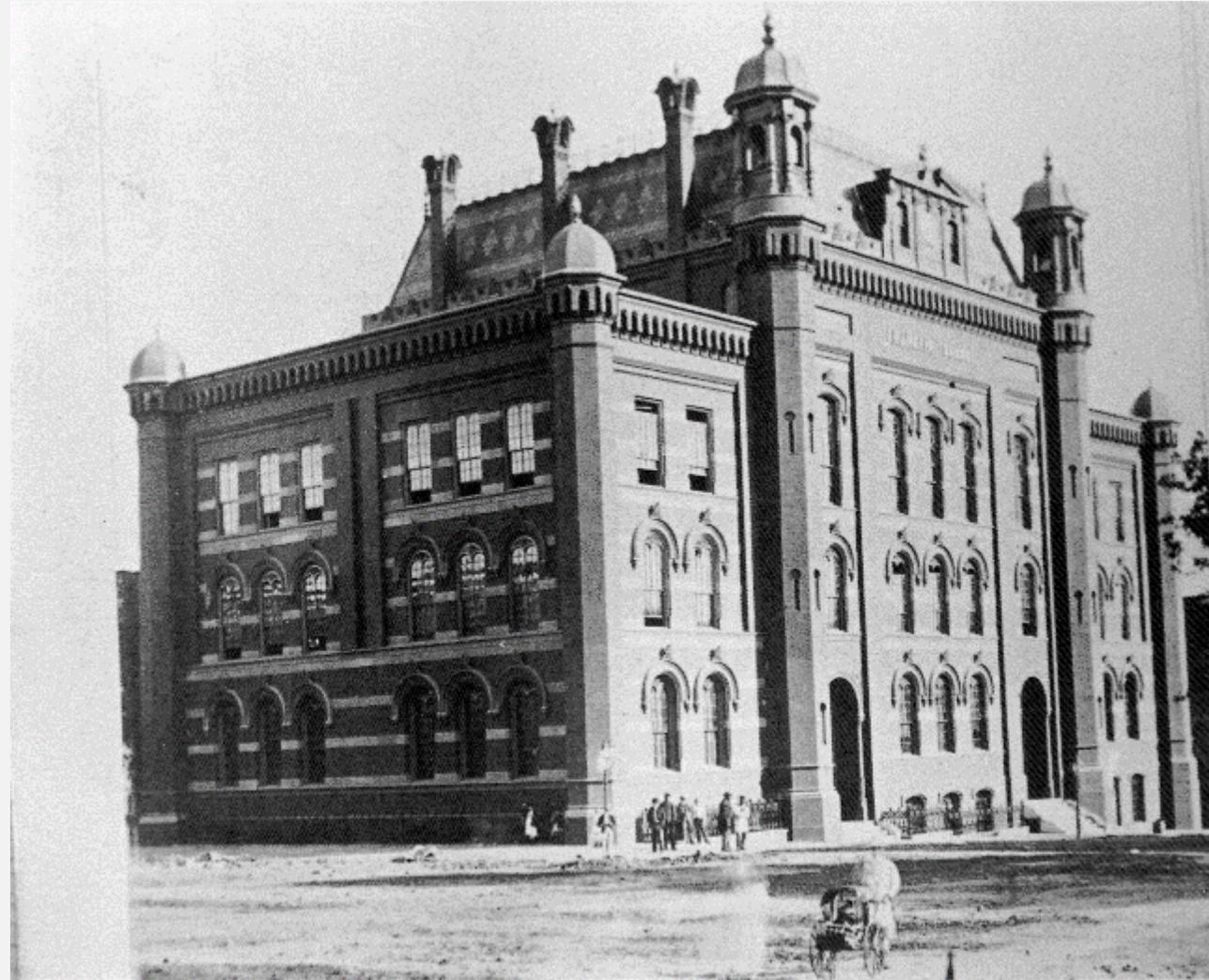


Existing View, Looking South from opposite K St
Future main entrance on left where new gate will be located

Historic Photograph



Historic Photographs and Images



THE FRANKLIN SCHOOL BUILDING.

Current photographs of the courtyard and rear elevation



Figure 3 View looking north at existing east yard.



Figure 4 View looking south at existing east yard

Current Photographs of K Street view to the rear courtyard

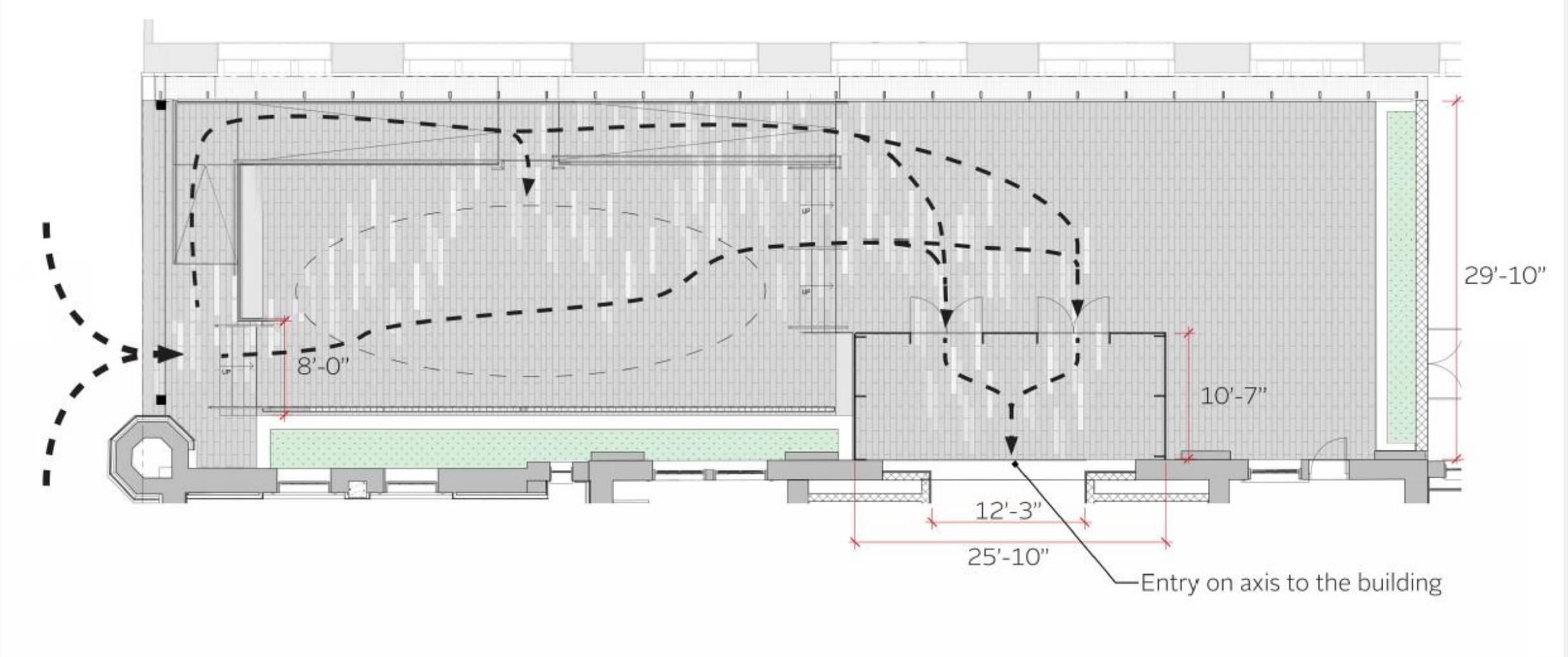


Figure 5 View looking east along K Street NW at north elevation



Figure 6 View looking south from K Street NW at north elevation

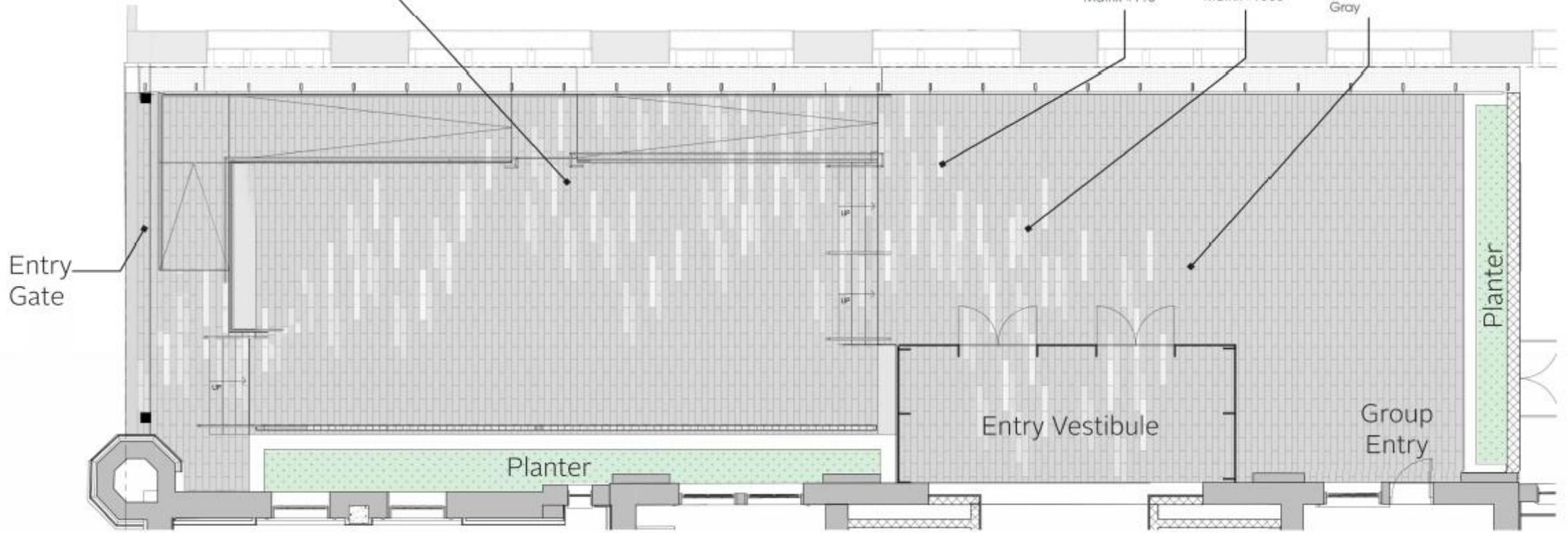
Entrance Plaza Site Plan and Circulation Sequence



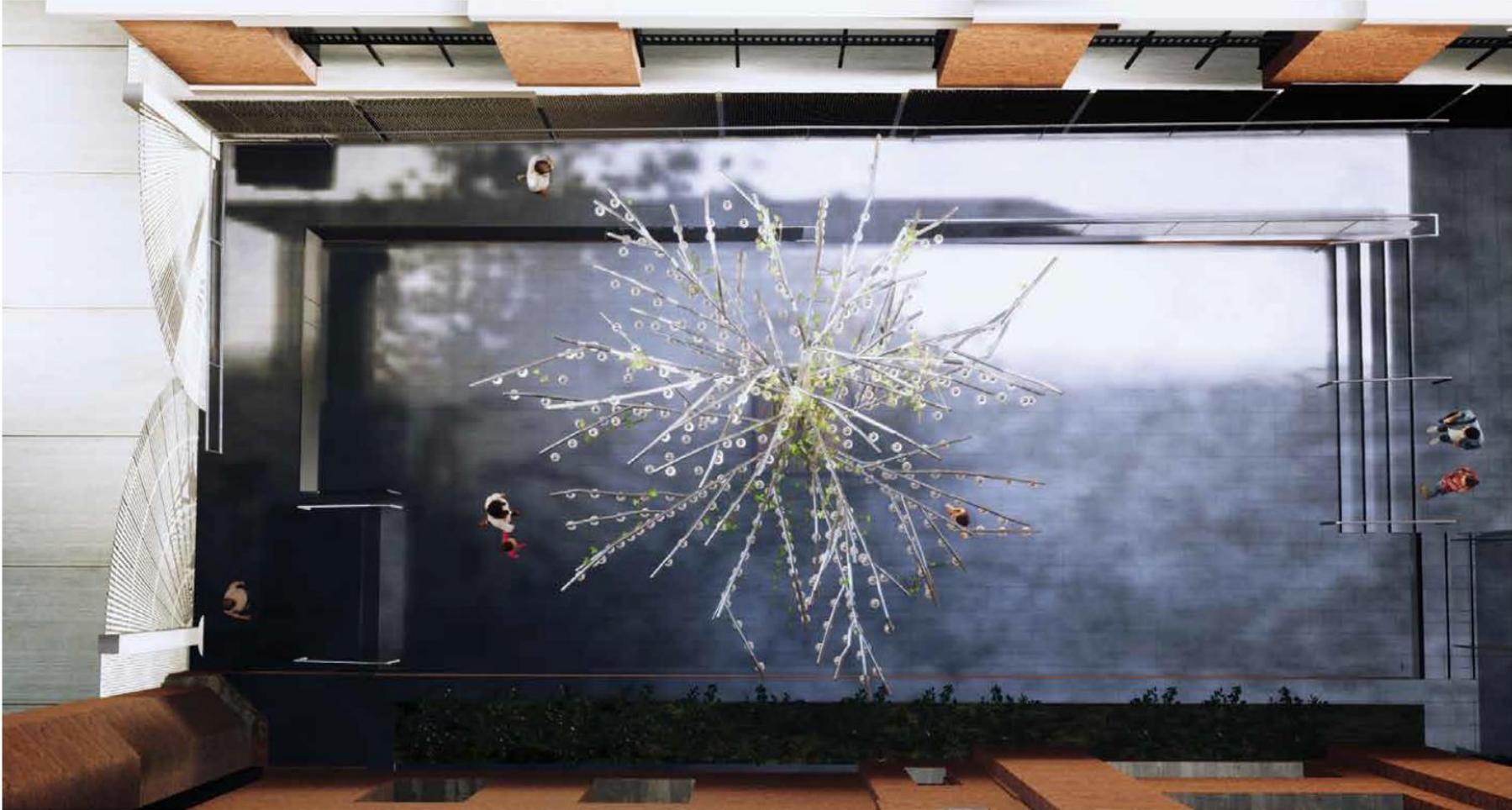
Entrance Plaza Material Details

Flooring
Custom size concrete
pavers in varying tones
of gray on thick set bed

Paver dimensions: 6" x 24"



Overhead View of Plaza and Speaking Willow Sculpture



Position of tree is centered within the plaza.

Overhead view of Speaking Willow

View from Entrance Vestibule looking towards K Street

SPEAKING WILLOW

The Speaking Willow is a sculptural metal tree with speakers hanging from the branches. As people approach the tree, the speakers are activated to murmur various languages from around the world.



Sculpture Details



The polycarbonate bells in this rendering are opaque in a light grey. Compared to previous renders illustrating the bells as semi-translucent, this brings attention away from the shape of the speaker itself and emphasizes the LED.

Elevated View of Speaking Willow



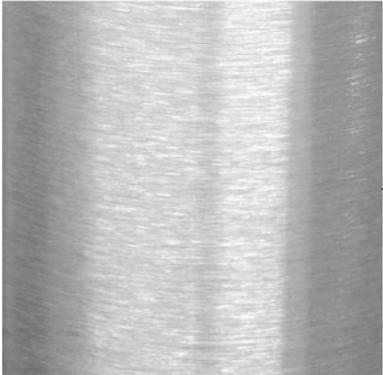
Elevated view of Speaking Willow

View Looking South of Speaking Willow bench



View looking south of Speaking Willow bench

Sculpture Material



Brushed metal finish
Steel or Alum. TBD

See page 5 for bell material



Proposed Tree Material

Entry Gate off K Street

ENTRY GATE

The proposed gate design connotes the pages of a book opening and closing. The gate reflects the desire of the museum to be secure during off-hours but still offering an open, non-intimidating image.

The Speaking Willow is visible and framed both while the gate is open and closed; the passers-by can also see the rest of the courtyard, avoiding the feeling of a gated community.

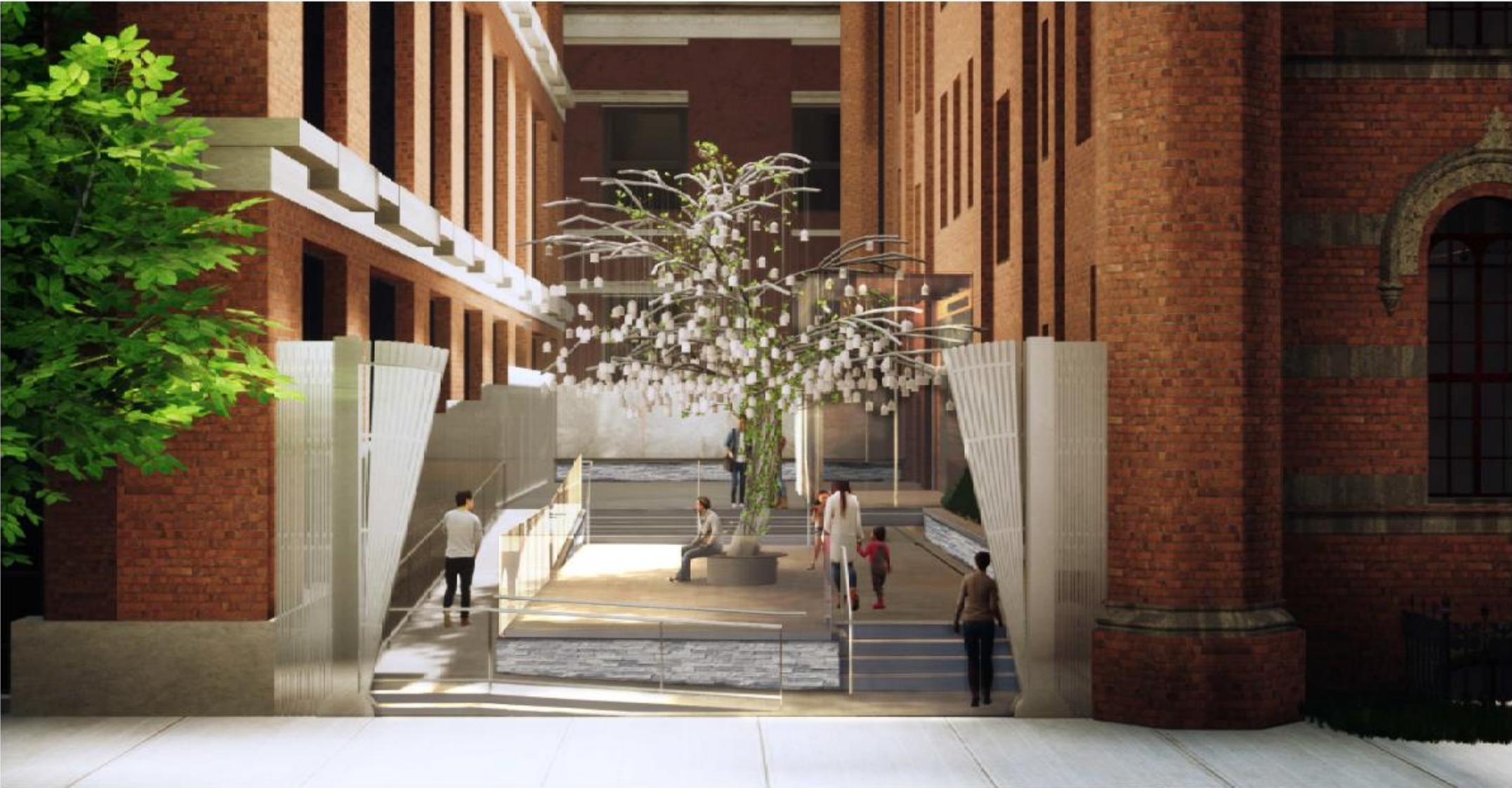
The materiality references the historical wrought iron gates that decorate the Franklin School, but offer a contemporary update.



Closed Gate View from outside, on K Street



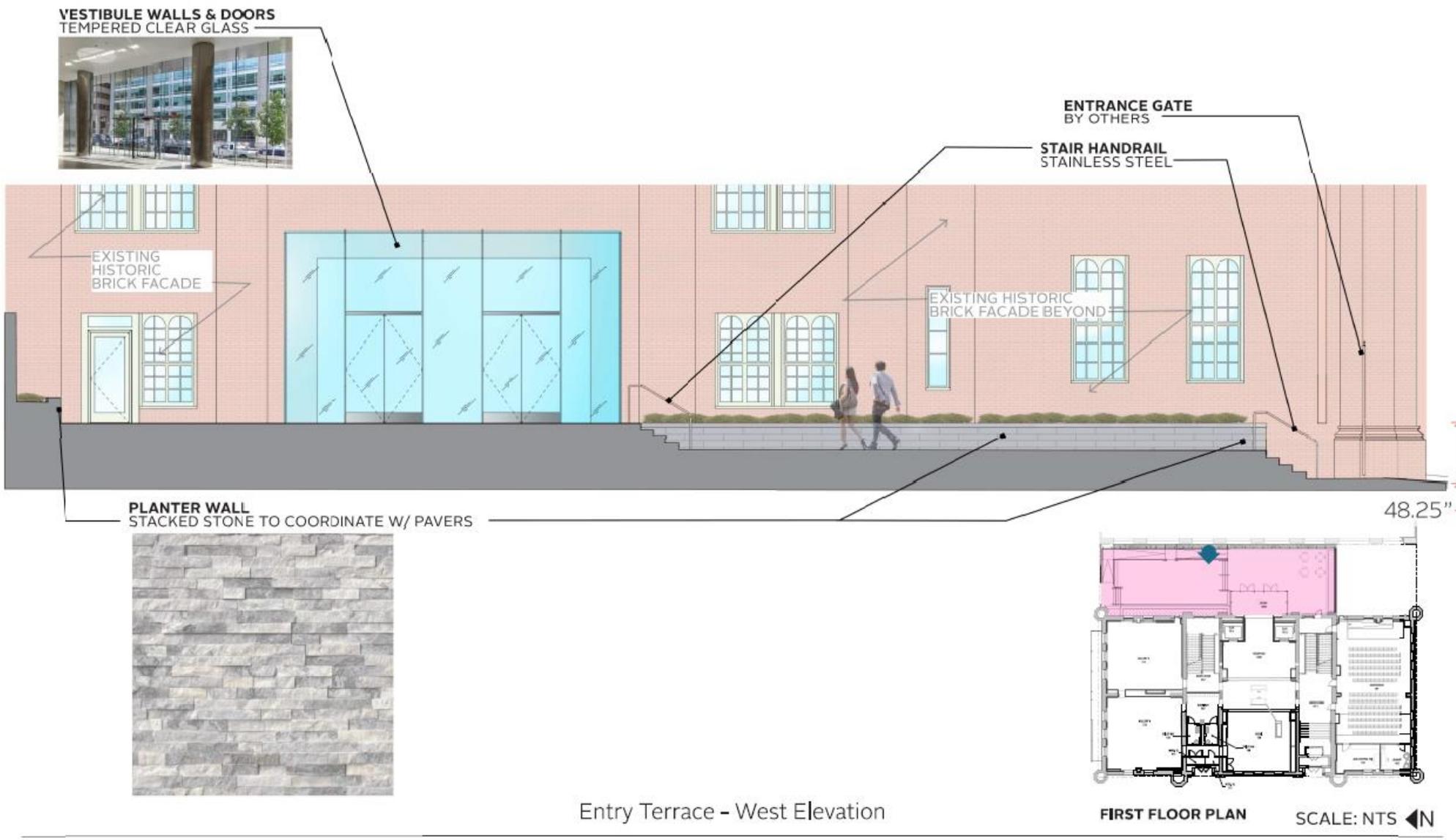
Open Gate View from outside, on K Street



Open Gate View from inside the Plaza



Entry Terrace – West Elevation



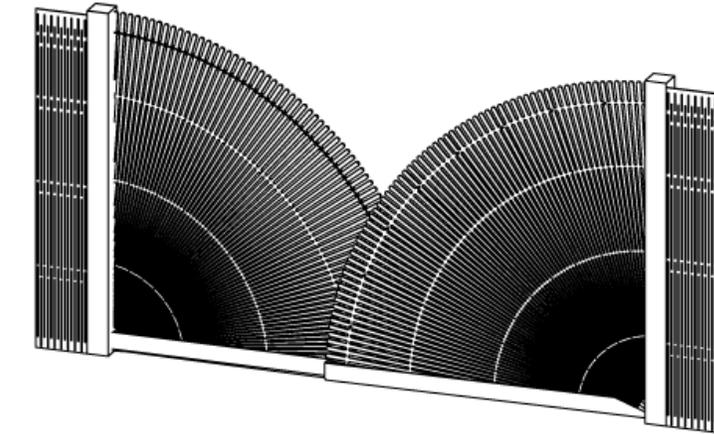
View of gate from inside terrace



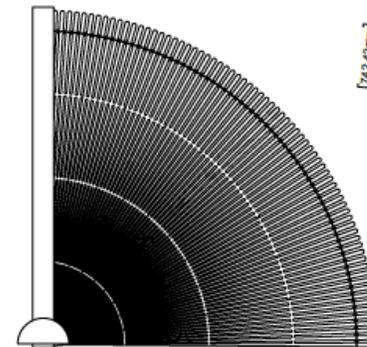
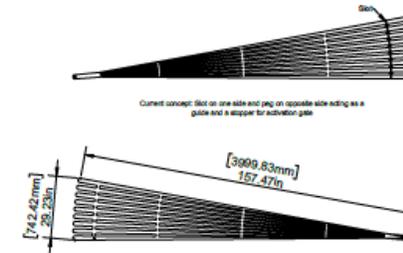
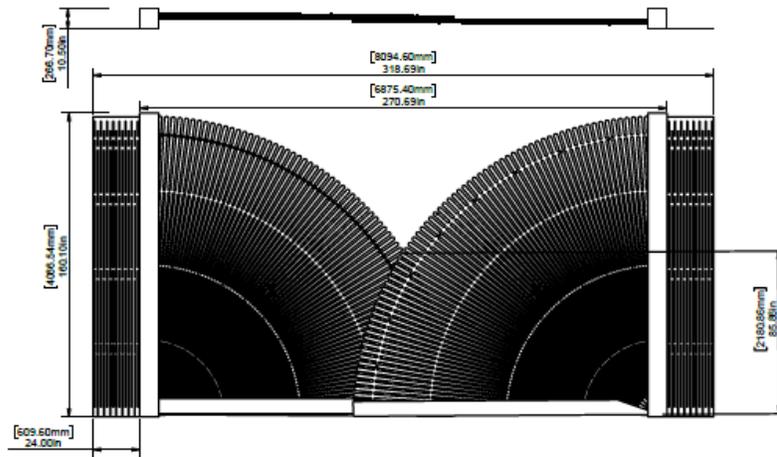
RAL 7039 Quartz Grey
Steel

Closed gate view from inside

Proposed Gate details



At the gate's center, both symmetrical sides intersect at a height of 2.18 meters or 7.15 feet. Each side is composed of 9 triangular, fan-like parts linked together using a sliding slot system. The gate is activated using a manual crank system hidden within the rectangular monoliths on each side of the gate. In case of emergency, instead of opening or closing in a fan like manner, one side of the gate would swivel outward towards the sidewalk, acting as a large door. Both sides of the gate are anticipated to be open when the museum is open.



Note:

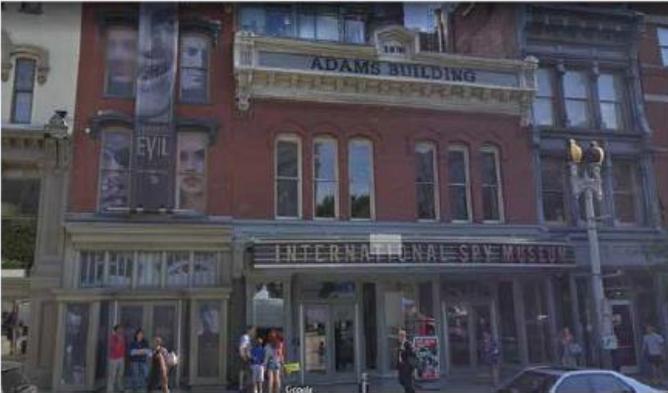
- Slots on the flange of the parts are subject to change, depending on force evaluation
- Slots will be reinforced as shown here instead of continuous to limit flexibility
- Mechanism TBD

Possible mechanisms:

- Gear system powered by the bottom axle
- Slide crank system
- Pulley system

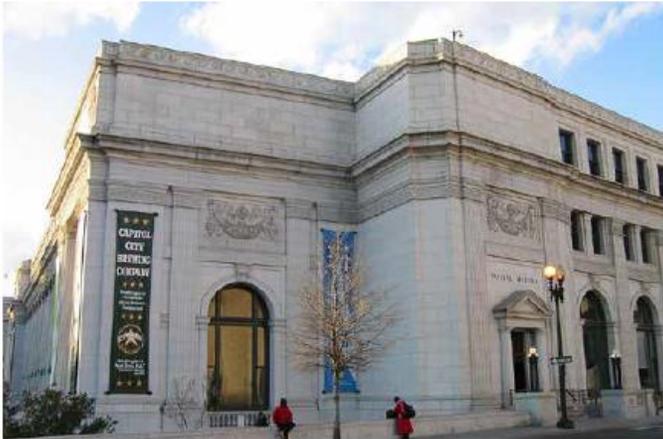
Proposed Gate Details

Sign Precedents and Inspiration



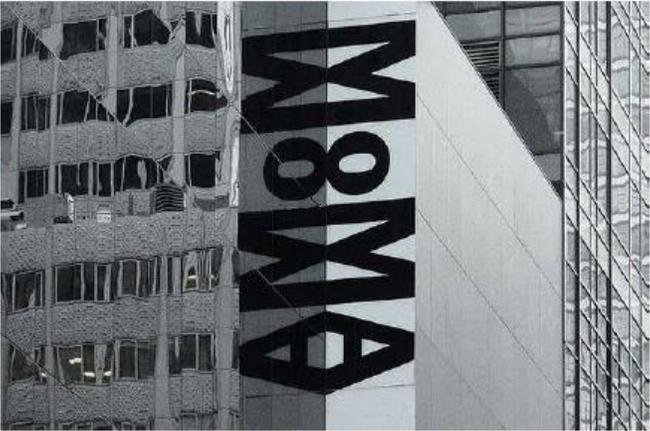
Precedent Images

Sign Precedents and Inspiration



Precedent Images

Sign Precedents and Inspiration



Precedent Images

Previous Banner Sign Option



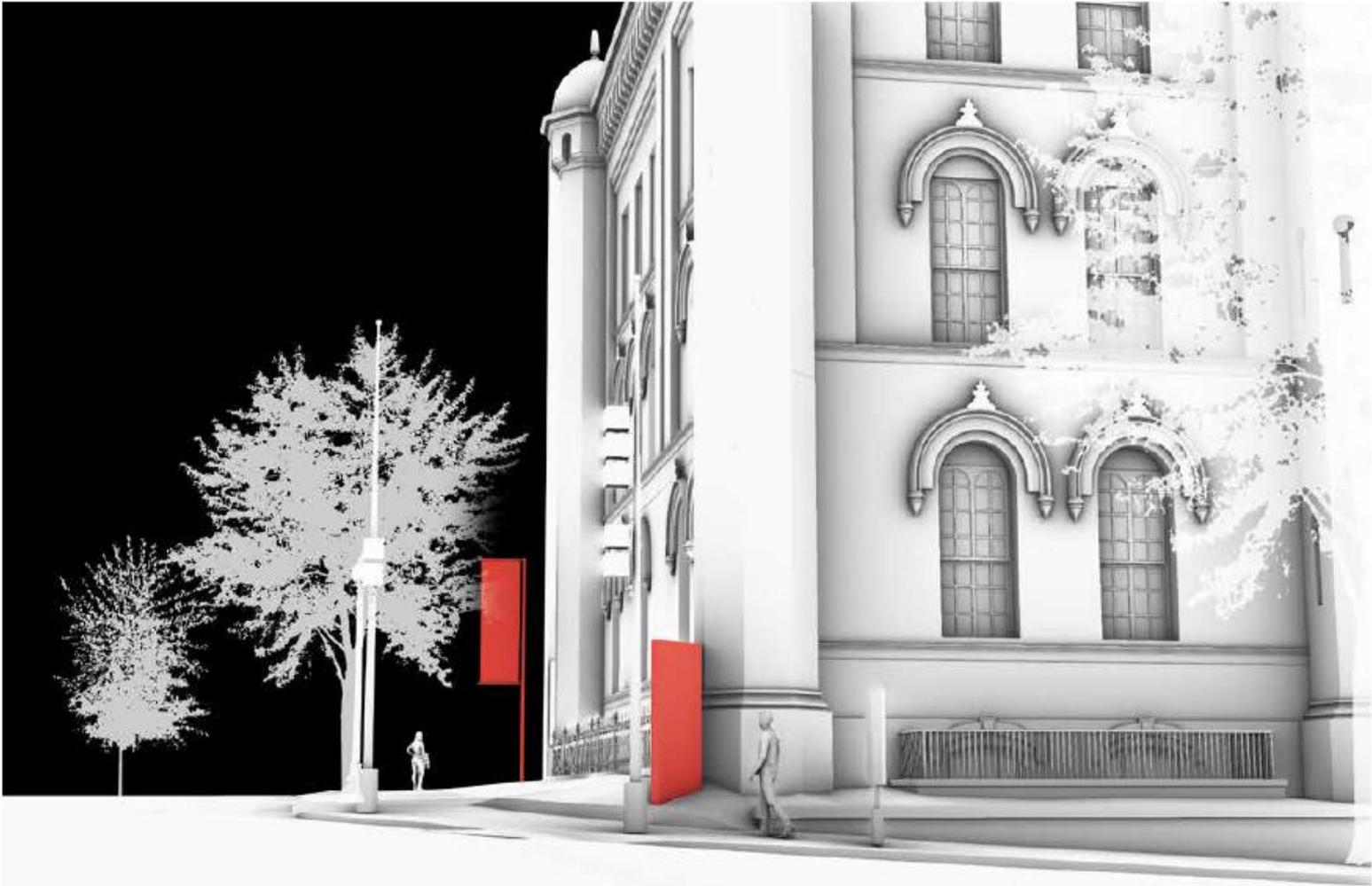
Previously Explored Preferred Option: Freestanding Banner/Flag Mount

Rendering of Proposed Signs

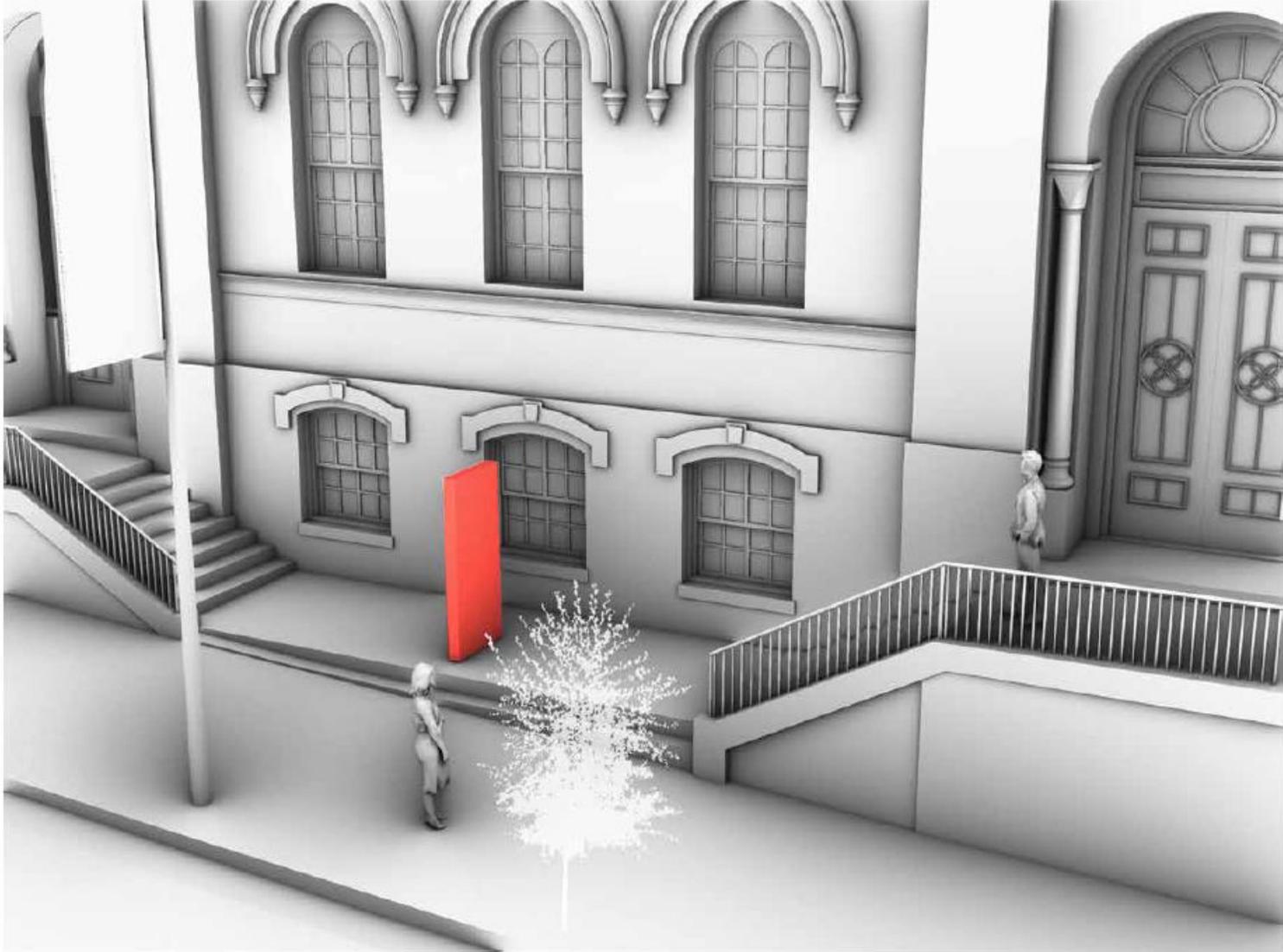


Placeholder for Restaurant Signage

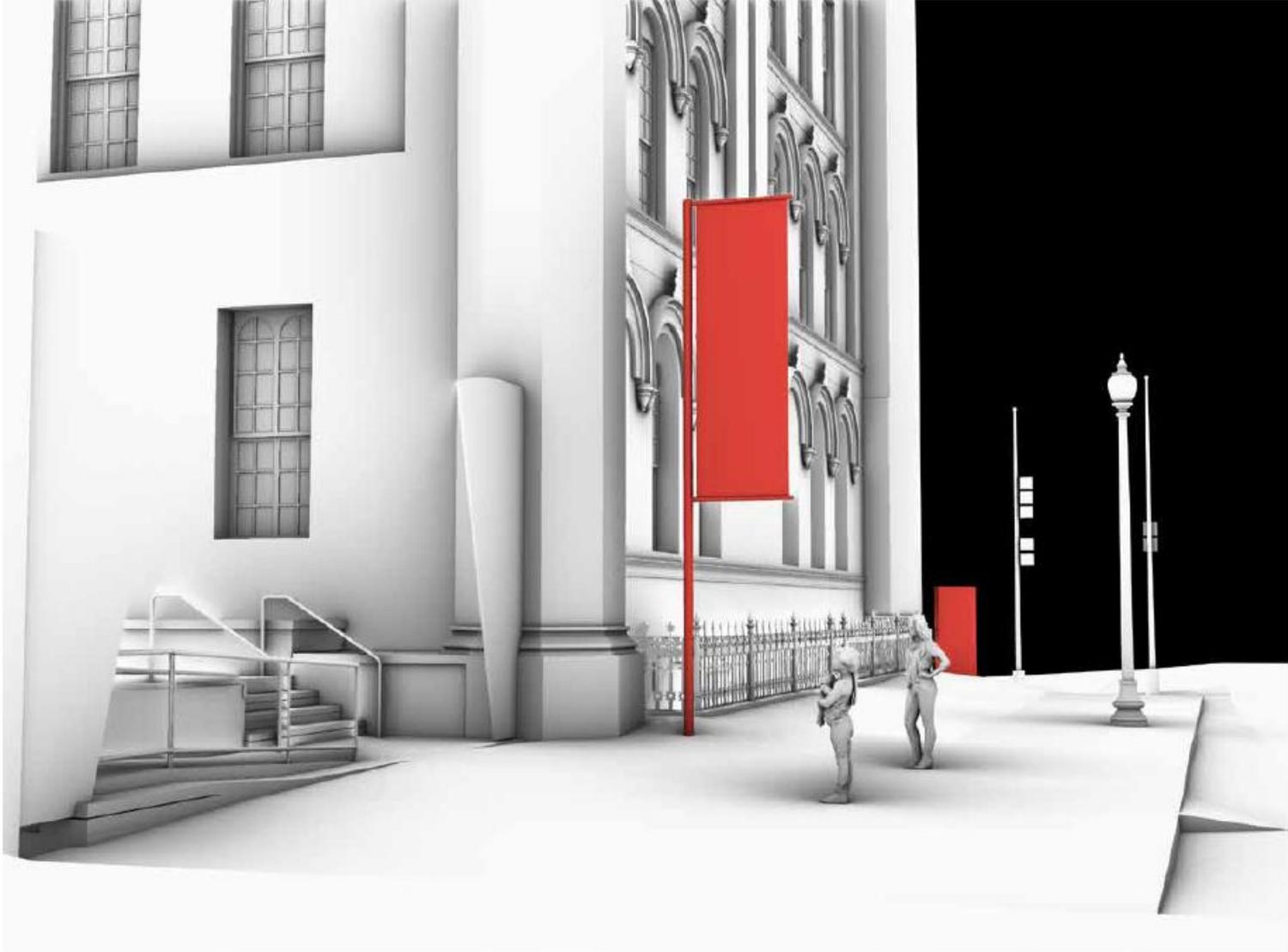
Rendering of Corner of 13th Street and K Street Sign



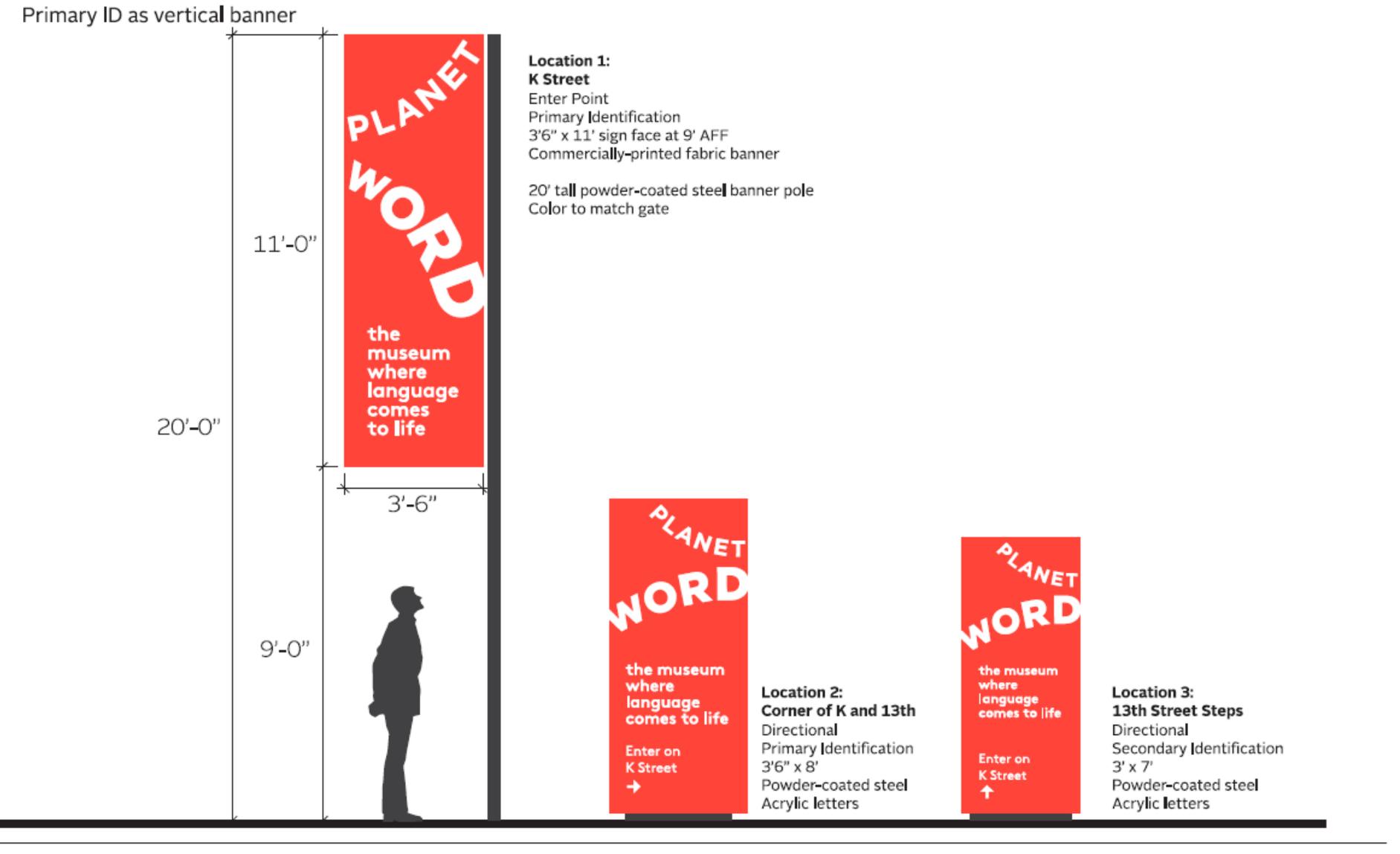
Rendering of 13th Street Sign Details



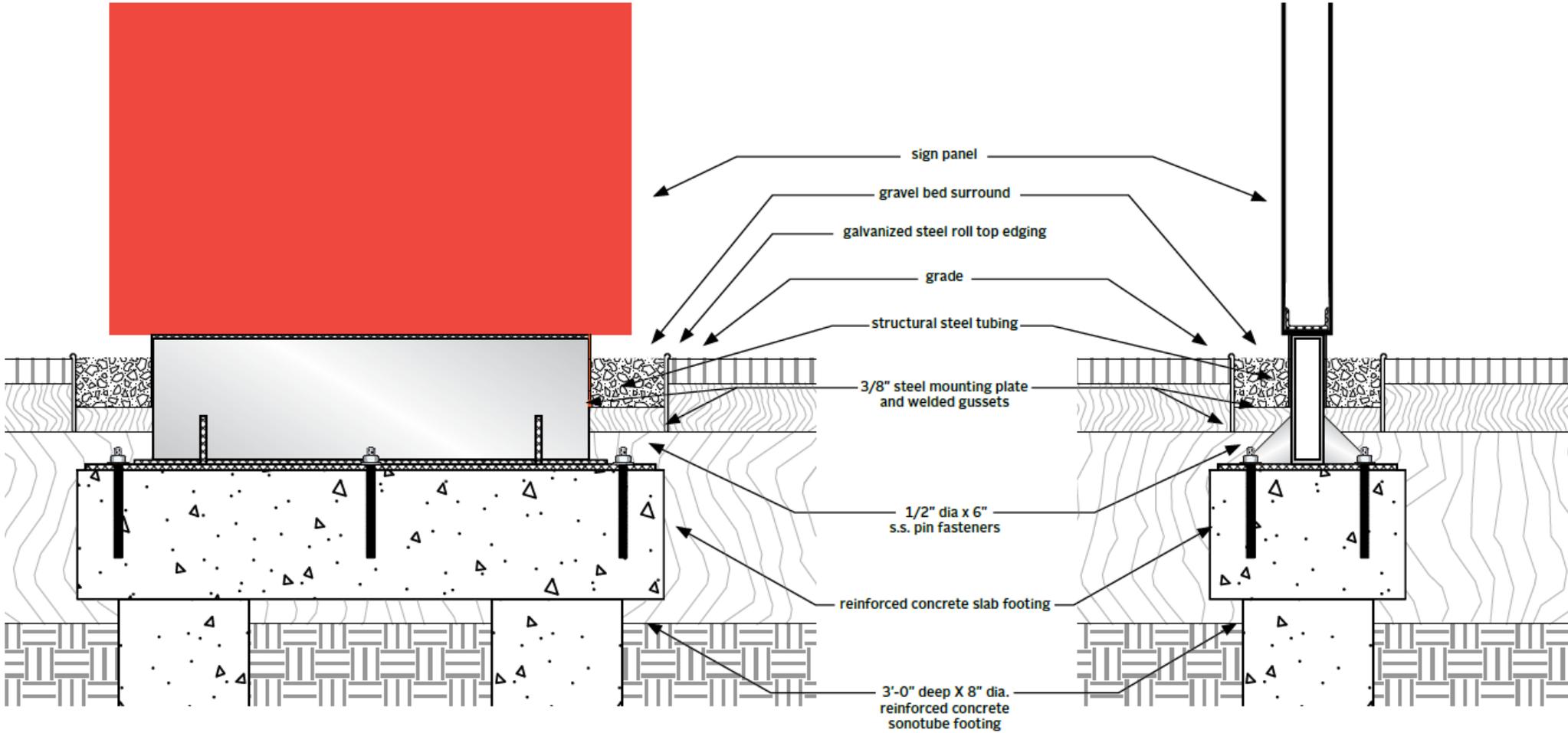
Rendering of K Street Banner Sign



Sign Details



Details at Grade



Sign Cabinet: Fabricated metal closed pan sign construction powder coated orange

Lettering: Acrylic diffuser with back-lighting from internal LED illumination

Details at grade

**MEMORANDUM OF AGREEMENT
AMONG
THE NATIONAL CAPITAL PLANNING COMMISSION
THE DISTRICT OF COLUMBIA STATE HISTORIC PRESERVATION OFFICE
THE NATIONAL PARK SERVICE
FRANKLIN SCHOOL DEVELOPMENT, INC.
AND
THE ADVISORY COUNCIL ON HISTORIC PRESERVATION
REGARDING
THE FRANKLIN SCHOOL REHABILITATION AND MODERNIZATION PROJECT
FOR USE AS “PLANET WORD”
WASHINGTON, DC**

THIS MEMORANDUM OF AGREEMENT (“Agreement”) dated December 10, 2018 (the “Effective Date”), is made by and among the NATIONAL CAPITAL PLANNING COMMISSION (“NCPC”), the DISTRICT OF COLUMBIA STATE HISTORIC PRESERVATION OFFICE (“DC SHPO”), THE NATIONAL PARK SERVICE (“NPS”), FRANKLIN SCHOOL DEVELOPMENT INC. (“FSD”), and THE ADVISORY COUNCIL ON HISTORIC PRESERVATION (“ACHP”) pursuant to Section 106 of the National Historic Preservation Act (NHPA) (“Section 106”), 54 U.S.C. § 306108 and its implementing regulations, 36 CFR § 800. NCPC, DC SHPO, NPS, FSD, and ACHP are collectively referred to as “Signatories” or individually as a “Signatory”; and

WHEREAS, the Franklin School located at 925 13th Street, NW, was designed by notable historic architect Adolf Cluss and constructed between 1865 to 1869; listed in the DC Inventory of Historic Sites and the National Register of Historic Places in 1964 and 1973, respectively; and designated a National Historic Landmark (NHL) in 1996; and

WHEREAS, the DC designation was amended in 2002 to include the Franklin School’s interiors; and

WHEREAS, the Franklin School building is owned by the District of Columbia; and

WHEREAS, FSD executed a 99-year lease with the Office of the Deputy Mayor for Planning and Economic Development (“DMPED”), dated December 15, 2017 (“Lease”), and a Construction and use Covenant, dated December 15, 2017, and recorded among the land records as document number 2017139612 (“Construction Covenant”), through which FSD has responsibility for rehabilitation, restoration, maintenance, upkeep and repairs of the building, existing landscaping and sidewalks; installation of new landscaping, lighting, and other outdoor accessories; and installation of signs and other displays; and

WHEREAS, in accordance with the Lease and Construction Covenant, FSD proposes to rehabilitate and modernize the Franklin School building to accommodate a new experiential museum known as “Planet Word” that will include retail, restaurant and event facilities (“Project”) as illustrated in the Project plans Appendix A; and

WHEREAS, the Construction Covenant requires FSD to comply with all Permits and Approved Construction Drawings (as defined in the Construction Covenant) and documents that the failure of FSD to comply with the Construction Covenant could result in a default under the Lease that would permit DMPED to terminate the Lease; and

WHEREAS, the Project includes restoration of the building’s primary façades; alterations to the rear elevation to create a new ADA entrance vestibule and courtyard; removal of an existing non-contributing

Memorandum of Agreement
Franklin School Rehabilitation and Modernization Project

brick wall along K Street, NW to create an entrance gate; significant interior changes including floor plan alterations and the introduction of new floor and wall finishes; retention and restoration of interior character-defining features including materials and floorplans; installation of new HVAC and plumbing systems; the addition of two internal elevators; and minor alterations to the site including new signage, wayfinding, and landscaping; and

WHEREAS, NCPC has approval authority over District of Columbia Government projects located within the Central Area pursuant to the National Capital Planning Act (40 U.S.C. § 8722 b (1) and (e)); and

WHEREAS, the Franklin School is located within the Central Area, as defined by NCPC and the Council of the District of Columbia, and thus, NCPC's approval of the Project constitutes an Undertaking pursuant to Section 106 ("Undertaking"); and

WHEREAS, NCPC, FSD, NPS, and DC SHPO engaged in early discussions beginning in the spring of 2017, to gain a better understanding of the scope of work, encourage a preservation approach and determine if the project could be designed to avoid adverse effects on the Franklin School; and

WHEREAS, in a public meeting on December 7, 2017, NCPC reviewed and commented favorably on the Concept Plan for exterior alterations in accordance with its authorities under the National Capital Planning Act; and

WHEREAS, as a result of continued discussions, however, NCPC, NPS, and DC SHPO determined that the project's scope of work had the potential to result in adverse effects; and

WHEREAS, NCPC initiated formal Section 106 consultation with DC SHPO by letter dated May 24, 2018; and

WHEREAS, NCPC and DC SHPO determined and documented the Undertaking's area of potential effects ("APE") as shown in Appendix B pursuant to 36 CFR § 800.4(a); and

WHEREAS, noting the potential for adverse effects on a NHL, NCPC invited ACHP and NPS to participate in consultation in letters dated June 1, 2018 pursuant to 36 CFR § 800.10; and

WHEREAS, FSD has participated as a consulting party in the Section 106 process pursuant to 36 CFR § 800.2(c)(4), has been assigned responsibilities for implementing stipulations under this Agreement, and has been invited to be a Signatory to this Agreement pursuant to 36 CFR § 800.6(c)(2); and

WHEREAS, NCPC invited individuals and organizations with a demonstrated interest in the Undertaking to participate as consulting parties in the Section 106 process pursuant to 36 CFR § 800.2(a)(4); and

WHEREAS, the full list of consulting parties ("Consulting Party" or "Consulting Parties") is provided in Appendix C; and

WHEREAS, the Consulting Parties were invited to concur in this Agreement and the DC Preservation League agreed to be a Concurring Party; and

WHEREAS, NCPC notified the public of the undertaking pursuant to 36 CFR § 800.2(d); and

WHEREAS, NCPC hosted a Section 106 Consulting Parties' meeting on July 25, 2018 to provide initial opportunities for the Consulting Parties to comment on historic preservation concerns; and

Memorandum of Agreement
Franklin School Rehabilitation and Modernization Project

WHEREAS, during August 2018, prior to completion of the Section 106 process and without proper building permits, FSD removed significant amounts of historic fabric from Franklin School including, but not necessarily limited to all original plaster wall and ceiling finishes in the classrooms; several original brick structural walls including former classroom and cloakroom walls; all historic wainscoting (except for a small section on the third floor main hall; the majority of the baseboard, picture-rail and related trim; all pressed tin ceilings; the ceiling and floor structure above the third floor; and large areas of flooring; and

WHEREAS, on August 30, 2018 NCPC hosted a second Section 106 Consulting Parties' meeting on site where the Consulting Parties toured the Franklin School and viewed the extent of historic fabric that had been removed by FSD; and

WHEREAS, in consultation with the DC SHPO and Consulting Parties, NCPC determined that the removal of historic fabric and other aspects of the Project constitute adverse effects on the Franklin School building, as documented in the Notification of Adverse Effect Determination Letter, dated September 20, 2018, and provided in Appendix D; and

WHEREAS, in accordance with 36 CFR § 800.6(a)(1), NCPC notified the Advisory Council on Historic Preservation ("ACHP") of the adverse effects determination and provided the documentation specified in 36 CFR 800.11(e) and ACHP elected to participate in consultation pursuant to 36 CFR § 800.6(a)(1)(iv); and

WHEREAS, on September 25, 2018 NCPC hosted a third Section 106 Consulting Parties' meeting to discuss measures that could be implemented to minimize and mitigate adverse effects on the Franklin School; and

WHEREAS, to address the extensive removal of interior historic fabric and character-defining materials and floor-plan spaces prior to the completion of the Section 106 process, the Consulting Parties have developed mitigation measures that are incorporated into this Agreement and require replication of some of the character-defining features that were removed; and

WHEREAS, FSD developed mitigation plans in accordance with the comments provided during the September 25, 2018 Consulting Parties' meeting and those plans are provided in Appendix E; and

WHEREAS, refinements to the plans provided in Appendix A and other Project-related plans may be necessary after the execution of this Agreement and therefore a process for additional consultation is set forth below to take into account the effects such refinements may have on historic properties; and

NOW, THEREFORE, NCPC, DC SHPO, FSD, NPS, and ACHP agree that the Project and Undertaking shall be carried out in accordance with the following stipulations in order to take into account the effects of the Undertaking on historic properties.

STIPULATIONS

NCPC and FSD shall ensure that the following measures are carried out:

I. QUALIFICATIONS

NCPC and FSD shall ensure that all historic preservation work performed pursuant to this Agreement shall be accomplished by or under the direct supervision of a person or persons who meet(s) or exceed(s) the pertinent qualifications in the Secretary of the Interior's Professional Standards located at 36 CFR Part 61.

Memorandum of Agreement
Franklin School Rehabilitation and Modernization Project

II. TREATMENT OF HISTORIC INTERIORS

- A. Retention and Restoration of Remaining Historic Fabric and Replicated Fabric. FSD shall ensure that *all* remaining historic interior fabric including, but not necessarily limited to, the historic stair assemblies (e.g. metal risers and railings, encaustic tile set in cast iron treads and landings etc.); the plaster walls and decorative tile floors in the stair halls; all remaining window/door/floor trim; the remaining metal ventilation registers; all remaining historic walls; the remaining wainscoting; the fresco secco painting, columns and other remnants of the proscenium features on the third floor; and all other remaining historic fabric will be retained and restored in place for continued use in Planet Word. Further, FSD shall not remove any additional historic fabric or replicated fabric without the prior written approval from the Signatories.
- B. Replication of Original Period Classroom Features. FSD shall replicate significant features of an original period classroom in the southwest corner of the second floor. The replication will be based upon historical photographs and other pertinent information from the Franklin School Historic Structures Report and pre-construction documentation completed by FSD, and designed in consultation with NCPC, NPS, and DC SHPO. The replication shall include period-appropriate wainscoting, a picture rail, wood flooring, plaster walls (not drywall or other substitute), a chalkboard on at least one wall, a cloakroom that features the “double clothes-hooks and shelving for lunch baskets” described in the Historic Structures Report, and other relevant details that convey the historic conditions. A built-in sink may be installed but all new furniture will be free-standing rather than built-in, and all other contemporary materials and accoutrements will be used sparingly. The Signatories acknowledge that relatively minor deviations from the original layouts will be necessary to accommodate a restroom in the cloakroom space and other code requirements. Any deviation from Appendix A or E will require prior approval from the Signatories in accordance with Stipulation III.
- C. Replication of Historic Administrative Office Features. FSD shall replicate significant features of an early administrative office in the southeast corner of the second floor. The replication will be based upon historical photographs and other pertinent information from the Franklin School Historic Structures Report and pre-construction documentation completed by FSD, and designed in consultation with NCPC, NPS, and DC SHPO. The replication shall include pressed tin ceilings that replicate those documented prior to demolition, period-appropriate wainscoting and trim, wood flooring, plaster walls (not drywall or other substitute), an enclosed arched opening on the western wall, and other relevant details that convey the historic conditions. A built-in sink may be installed but all new furniture will be free-standing rather than built-in, and all other contemporary materials and accoutrements will be used sparingly. The Signatories acknowledge that relatively minor deviations from the original layouts will be necessary to accommodate a restroom and other code requirements. Any deviation from Appendix A or E will require prior approval from the Signatories in accordance with Stipulation III.
- D. Replication of Normal School Classroom Spaces. To the maximum extent feasible, FSD shall replicate the Normal School Classroom spaces that originally existed in the recitation room on the east side of the third floor and/or mezzanine, as depicted in historical photographs of those spaces. The replication shall also be based upon other pertinent information from the Franklin School Historic Structures Report and pre-construction documentation completed by FSD, and designed in consultation with NCPC, NPS, and DC SHPO. The replication shall include period-appropriate wainscoting, picture rail, wood flooring, and other relevant details, including decorative features shown in the historic photographs, whenever possible. A high-quality drywall finish will be an acceptable substitute for plaster in these spaces. The Signatories acknowledge that the reconstruction of these spaces will be limited by the requirement to incorporate elevators into these

Memorandum of Agreement
Franklin School Rehabilitation and Modernization Project

spaces and potentially by code requirements. Any deviation from Appendix A or E will require prior approval from the Signatories in accordance with Stipulation III.

- E. Replication of Historic Wainscoting, Trim, Flooring and Wall Surfaces in Galleries and Retail Space. FSD shall replicate and install historic classroom wainscoting, trim (including picture rails), wooden flooring and wall surfaces in the gallery spaces on the first, second and third floors and the retail space on the first floor to help convey the building's original use as a school. The replicated wainscoting and trim shall be based upon one of the earliest and most predominant historical patterns. The wood flooring shall be similar in size and color to the original yellow pine flooring, and a high-quality drywall finish will be an acceptable substitute for plaster in these spaces given the likely need to regularly install and remove museum and retail displays. The basement, new lobby and auditorium on the first floor, and the flexible use space on the south side of the third floor will be exempted from this stipulation.

- F. Restoration of the Third Floor Great Hall. FSD will protect and stabilize the original plaster and infill areas where losses exist. FSD will also protect the fresco secco finish on the north, south, and west walls by encapsulating it with a reversible, protective material (i.e. canvas) and then replicate the fresco secco by repainting it over the new protective material. FSD will also retain and restore the remaining columns and proscenium elements and the last remaining segment of original wainscoting that still exists on the east side of the Great Hall. The east side of the Great Hall will receive the same treatment as the other walls with the exception that the fresco secco will not be replicated over the protective material. The historic floor/ceiling that once subdivided the Great Hall into two distinct spaces will also be restored.

- G. Retention and Reconstruction of Arched Openings on the First and Second Floors. FSD shall retain the historic door openings and transoms on the second floor that originally separated the classrooms from the cloakrooms and shall reconstruct the same features on the first floor between the new lobby and the retail space.

III. FINALIZATION OF PLANS AND ON-GOING DESIGN REVIEW

The plans provided in Appendices A and E illustrate how FSD proposed to implement the Project and fulfill the stipulations of this Agreement at the time the Agreement was executed. If NCPC, NPS, DC SHPO, or FSD suggests any alteration, addition, or omission from the Project Plans or Mitigation Plans ("Plan Modifications"), FSD shall consult further with NCPC, NPS, and DC SHPO regarding how the plan modification(s) relate to implementation of the Project, compliance with this Agreement and to the avoidance, minimization or mitigation of adverse effects. NCPC, NPS, DC SHPO, and FSD are the participating Signatories for purposes of this stipulation. The ACHP shall not participate in the finalization of plans and on-going design reviews described in this stipulation unless it specifically notifies the other Signatories in writing that it will do so, or unless ACHP is requested to participate in writing by any other Signatory. ACHP shall notify all other Signatories if it elects to participate. Potential topics for further consultation may include, but are not necessarily limited to, replication and restoration of interior and exterior historic finishes and features; interior and exterior signage and lighting; and treatment of landscape features, including any public art. Consultation may involve on-site mockups, review of emailed documents and participation in meetings and shall be carried out as follows:

- A. Within fourteen (14) business days of the last signature on this Agreement, NCPC, NPS, and DC SHPO shall review the attached plans and provide FSD, with a written email list of any topics that require further consultation, if any. The participating Signatories shall copy the other participating Signatories on all email exchanges. If NCPC, NPS, or DC SHPO do not

Memorandum of Agreement
Franklin School Rehabilitation and Modernization Project

identify any topics for further consultation within the specified timeframe, the plans shall be considered approved.

- B. If NCPC, NPS, or DC SHPO identify any topics for further consultation within the relevant timeframe(s), FSD shall submit detailed responses via email to NCPC, NPS, and DC SHPO within thirty (30) business days of the receipt and the participating Signatories shall consult further to address the Plan Modifications until each participating Signatory notifies the others in writing via email that the plan modification(s) are approved. Approval may be conditioned upon additional measures that will be required to avoid, minimize or mitigate any newly identified adverse effects, or the intensification of previously identified adverse effects. Once consultation commences, all participating Signatories agree to provide responses to all email submittals as soon as possible, but no later than fourteen (14) business days after receipt of each submittal.
- C. If FSD proposes plan modifications at any time during the duration of this Agreement, FSD shall notify the other participating Signatories in writing via email and all participating Signatories shall consult as described in Stipulation III.B above.
- D. If any Signatory believes it is necessary, this Agreement shall be amended in accordance with Stipulation X, Amendments, to reflect the agreed upon plan modification(s).
- E. Any dispute relating to a proposed plan modification(s) shall be addressed in accordance with Stipulation IX, Dispute Resolution.
- F. If DC SHPO determines that any proposed plan modification(s) require further review by the DC Historic Preservation Review Board (“HPRB”), DC SHPO may refer the matter back to the HPRB for review and comment in accordance with the D.C. Historic Landmark and Historic District Protection Act of 1978. FSD shall cooperate fully with DC SHPO and HPRB regarding all relevant timeframes, submission guidelines and related requirements.

IV. INTERPRETIVE DISPLAYS

- A. FSD shall develop permanent interpretive displays in the replicated spaces to provide detailed information about the relevant use (e.g. classroom, administrative office, normal school) in the three spaces where classroom, administrative office, and normal school features are to be replicated as described in Stipulation III A-C above. FSD shall also develop permanent interpretive displays in the first-floor lobby to provide detailed information about the broader significance of the Franklin School, including its importance at the local, national and international levels. Other topics that may be addressed include, but are not necessarily limited to, the development of Washington’s public school system, the life and works of Adolf Cluss, the experiments of Alexander Graham Bell that were carried out in the school, and related matters. The interpretive displays will feature historical photographs, representative floor plans, and other information including electronic media, if possible, that will educate visitors about the relevant historical topics.
- B. The interpretive displays will be developed in consultation with NCPC, NPS, and DC SHPO. Draft interpretive displays identified for review include the history of the building and of Adolf Cluss at the southwest historical entrance on the first floor; interpretive signage on the second floor in the rooms that will be replicated as an administrative office and a historical classroom with a cloakroom; and interpretive signage on the third floor in the area that was used as a normal school. These draft displays will be developed and submitted to NCPC, NPS and DC SHPO for thirty (30) day comment periods within six (6) months of the last signature on this Agreement. The draft

Memorandum of Agreement
Franklin School Rehabilitation and Modernization Project

interpretive displays will be revised in accordance with timely comments from NCPC, NPS and DC SHPO until approved. All final interpretive displays shall be completed and installed prior to the opening of Planet Word.

VI. ARCHAEOLOGY AND UNANTICIPATED DISCOVERIES

- A. Post Review Discovery of Historic Properties. Should historic properties including archaeological resources be unexpectedly identified during the implementation of the Project or any actions taken pursuant to this Agreement, FSD shall immediately stop work in the location and contact NCPC and DC SHPO to report the discovery. FSD will consult with NCPC and DC SHPO to ensure that reasonable efforts are made to avoid, minimize, or mitigate adverse effects to such properties. FSD shall ensure that any resulting cultural resources work is accomplished in accordance with the relevant performance standards in Stipulation I, including the District of Columbia's Guidelines for Archaeological Investigations, applicable Secretary of Interior's Standards, and following appropriate ACHP guidance. Any dispute on the treatment of resources will be handled in accordance with Stipulation VIII.
- B. Treatment of Human Remains. In the event that human remains, burials, or funerary objects are discovered during construction of the Project or any action taken pursuant to this MOA, FSD shall immediately halt subsurface construction disturbance in the area of the discovery and in the surrounding area where additional remains can reasonably be expected to occur and shall immediately notify NCPC, DC SHPO, and the District of Columbia Chief Medical Examiner ("CME") of the discovery under DC Code Section 5-1406 and other applicable laws and regulations.
1. If the CME determines that the human remains are not subject to a criminal investigation by federal or local authorities, FSD shall comply with the applicable federal or local laws and regulations governing the discovery and disposition of human remains and consider the ACHP's Policy Statement Regarding Treatment of Burial Sites, Human Remains, and Funerary Objects (2007).
 2. For actions involving Native American human remains or burials, FSD shall comply with applicable laws in accordance with provisions of the Native American Graves Protection and Repatriation Act, as amended (Public Law 101-601, 25 USC 3001 *et seq*) and regulations of the Secretary of the Interior at 43 CFR Part 10.

VII. DURATION

This Agreement will expire if its stipulations are not carried out within ten (10) years from its effective date. At such time, and prior to work continuing on the undertaking, NCPC shall either (a) execute another Agreement pursuant to 36 CFR § 800.6, or (b) request, take into account, and respond to the comments of the ACHP pursuant to 36 CFR § 800.7. Prior to such time, NCPC shall consult with the other Signatories to reconsider the terms of this Agreement and amend it in accordance with Stipulation X below, Amendments. NCPC shall notify the other Signatories as to which course of action it will pursue.

VIII. MONITORING AND REPORTING

Following the effective date of this Agreement, NCPC shall monitor the Project by conducting monthly site visits to the Franklin School until the Project is completed in accordance with the plans provided in Appendix A and E and other plans approved pursuant to Stipulation III. DC SHPO and NPS may participate in the site visits when possible. Annually, following the effective date of this Agreement until it expires, is terminated, or its terms fulfilled, NCPC shall provide the other Signatories with a summary report detailing

Memorandum of Agreement
Franklin School Rehabilitation and Modernization Project

work undertaken pursuant to its terms. FSD shall assist NCPC in preparing the report and provide information in response to any NCPC requests. Such report shall include a summary of NCPC, and FSD, efforts to carry out the terms of this Agreement, any scheduling changes proposed, the overall status of the Project, and any disputes and objections received by NCPC on this Agreement. The Report will be distributed via electronic media. Consulting Parties may request a copy of the summary report from NCPC in writing. Upon fulfillment of the terms of this Agreement, NCPC shall provide to FSD, upon written request, a written confirmation that the terms of the Agreement have been fulfilled, noting that the requirement to retain historic fabric and replicated fabric will remain in effect for the full ten-year duration of the Agreement.

IX. DISPUTE RESOLUTION

Should any Signatory to this Agreement, reasonably, and acting in good faith, object in writing to the other Signatories regarding any action carried out in accordance with this Agreement, the Signatories shall consult to resolve the objection. Should the Signatories be unable to resolve the objection, NCPC shall forward documentation on the objection, as well as its proposed resolution, to ACHP. Within forty-five (45) days after receipt of the documentation, ACHP shall either (i) provide NCPC with written recommendations, which NCPC shall take into account in reaching a final decision regarding the objection, or (ii) notify NCPC that ACHP shall comment pursuant to 36 CFR § 800.7(c). NCPC shall take the ACHP comments into account, in accordance with 36 CFR § 800.7(c)(4). Any ACHP recommendation or comment shall pertain only to the subject matter of the objection; NCPC's responsibility to carry out all actions under this Agreement that are not subject of the objection shall remain unchanged.

X. AMENDMENTS

This Agreement may be amended when such an amendment is agreed to in writing by all Signatories. The amendment will be effective on the date a copy signed by all of the Signatories is filed with the ACHP. Each Signatory shall act in good faith in connection with any request by a Signatory to amend this Agreement.

XI. TERMINATION

If any Signatory to this Agreement determines that the terms of the Agreement cannot or are not being carried out, that Signatory shall so notify the other Signatories in writing and consult with them to seek resolution or amendment of the Agreement. If within sixty (60) days after consultation with the other Signatories and completion of the Dispute Resolution process pursuant to Section VIII above, a resolution or Amendment cannot be reached, then, any Signatory may terminate the Agreement upon thirty (30) days' written notification to the other Signatories. If the Signatories are able to resolve the matter in writing during such 30-day period, then this Agreement shall continue in full force and effect. If the Agreement is terminated, and prior to FSD's continuing to implement the Project, NCPC must either execute a new Agreement pursuant to 36 CFR § 800.6, or request, take into account, and respond to the comments of the ACHP pursuant to 36 CFR § 800.7. NCPC will notify the other Signatories as to the course of action it will pursue.

XII. AVAILABILITY OF FUNDS

The obligations of Federal and District agencies under this Agreement are pursuant to 31 U.S.C. § 1341(a)(1) and D.C. Official Code § 47-355.02, respectively; therefore, nothing in this Agreement shall be construed as binding the United States or an agency of the District to expend in any one fiscal year any sum in excess of appropriations for this purpose, or to involve the United States or agency of the District in any contract or obligation for the further expenditure of money in excess or in advance of such appropriations.

Memorandum of Agreement
Franklin School Rehabilitation and Modernization Project

XIII. ATTACHMENTS

The following documents are appended to this Agreement:

- Appendix A: Project Plans
- Appendix B: Area of Potential Effects
- Appendix C: List of Consulting Parties
- Appendix D: Notification of Adverse Effect Determination Letter
- Appendix E: Mitigation Plans

XIV. SIGNATURES AND EFFECTIVE DATE

- A. Effective Date. This Agreement shall take effect on the last day it is executed by a Signatory, who shall insert such date in the first paragraph on the first page of this Agreement.
- B. Counterparts. This Agreement may be executed in counterparts, each of which constitutes an original and all of which constitute one and the same Agreement.

XV. ELECTRONIC COPIES

Within one week of the date of the last signature on this Agreement, NCPC shall provide each Signatory with one, high quality, legible, color, electronic copy of the fully-executed Agreement and all of its attachments fully integrated into one, single document. Internet links shall not be used as a means to provide copies of attachments since web-based information often changes. If the electronic copy is too large to send via email, NCPC shall provide each Signatory with a copy of this Agreement on a compact disc or other acceptable means

Execution of this Agreement by NCPC, DC SHPO, FSD, NPS and ACHP and implementation of its terms evidence that NCPC has taken into account the effect of the Undertaking on historic properties and afforded the ACHP a reasonable opportunity to comment, and thereby satisfied its Section 106 responsibilities.

[Signature Pages Follow]

Memorandum of Agreement
Franklin School Rehabilitation and Modernization Project

SIGNATORY PAGE
MEMORANDUM OF AGREEMENT
REGARDING
THE FRANKLIN SCHOOL REHABILITATION AND MODERNIZATION PROJECT
WASHINGTON, DC

NATIONAL CAPITAL PLANNING COMMISSION



12/3/2018

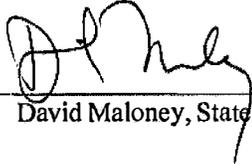
BY: Marcel Acosta, Executive Director

Date

Memorandum of Agreement
Franklin School Rehabilitation and Modernization Project

SIGNATORY PAGE
MEMORANDUM OF AGREEMENT
REGARDING
THE FRANKLIN SCHOOL REHABILITATION AND MODERNIZATION PROJECT
WASHINGTON, DC

DISTRICT OF COLUMBIA STATE HISTORIC PRESERVATION OFFICE

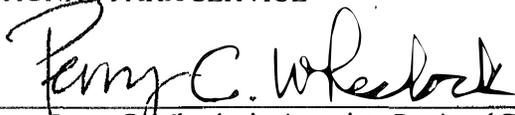
 12/3/2018

BY: David Maloney, State Historic Preservation Officer Date

Memorandum of Agreement
Franklin School Rehabilitation and Modernization Project

SIGNATORY PAGE
MEMORANDUM OF AGREEMENT
REGARDING
THE FRANKLIN SCHOOL REHABILITATION AND MODERNIZATION PROJECT
WASHINGTON, DC

NATIONAL PARK SERVICE



12/4/2018

BY: Perry C. Wheelock, Associate Regional Director
Resource Stewardship & Science, National Capital Region

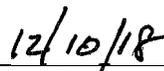
Date

Memorandum of Agreement
Franklin School Rehabilitation and Modernization Project

SIGNATORY PAGE
MEMORANDUM OF AGREEMENT
REGARDING
THE FRANKLIN SCHOOL REHABILITATION AND MODERNIZATION PROJECT
WASHINGTON, DC

THE ADVISORY COUNCIL ON HISTORIC PRESERVATION


BY: John Fowler, Executive Director


Date

Memorandum of Agreement
Franklin School Rehabilitation and Modernization Project

**INVITED SIGNATORY PAGE
MEMORANDUM OF AGREEMENT
REGARDING
THE FRANKLIN SCHOOL REHABILITATION AND MODERNIZATION PROJECT
WASHINGTON, DC**

FRANKLIN SCHOOL DEVELOPMENT INC.

Ann B. Friedman
BY: Ann B. Friedman, Manager

Dec. 3, 2018
Date

Memorandum of Agreement
Franklin School Rehabilitation and Modernization Project

CONCURRING PARTY SIGNATURE PAGE
MEMORANDUM OF AGREEMENT
REGARDING
THE FRANKLIN SCHOOL REHABILITATION AND MODERNIZATION PROJECT
WASHINGTON, DC

DC PRESERVATION LEAGUE

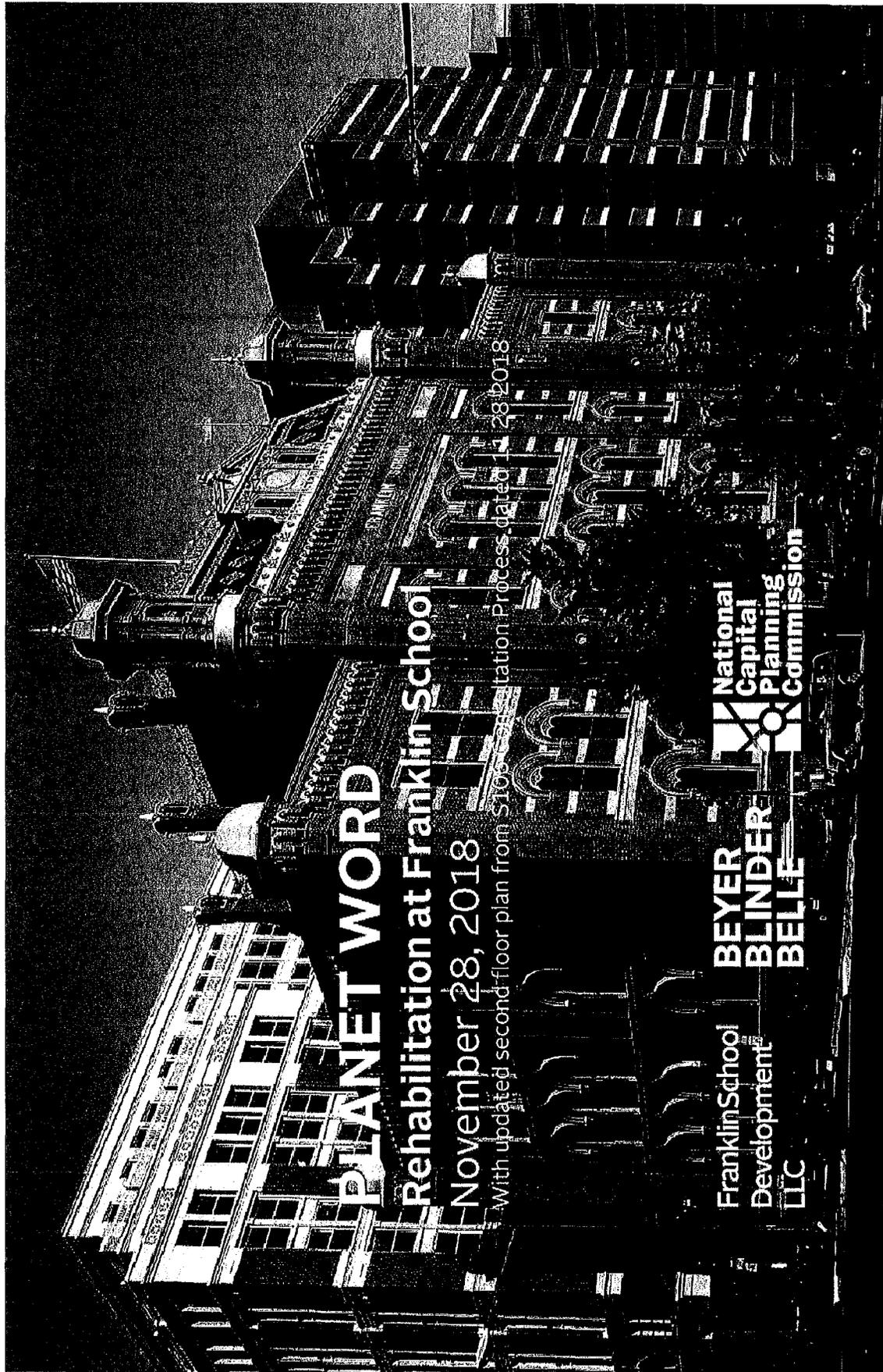

BY:) Rebecca Miller, Executive Director

12-4-2018
Date

Memorandum of Agreement
Franklin School Rehabilitation and Modernization Project

**APPENDIX A – PROJECT PLANS
MEMORANDUM OF AGREEMENT
REGARDING
THE FRANKLIN SCHOOL REHABILITATION AND MODERNIZATION PROJECT
WASHINGTON, DC**

[Plans Begin on Following Page]



PLANET WORD

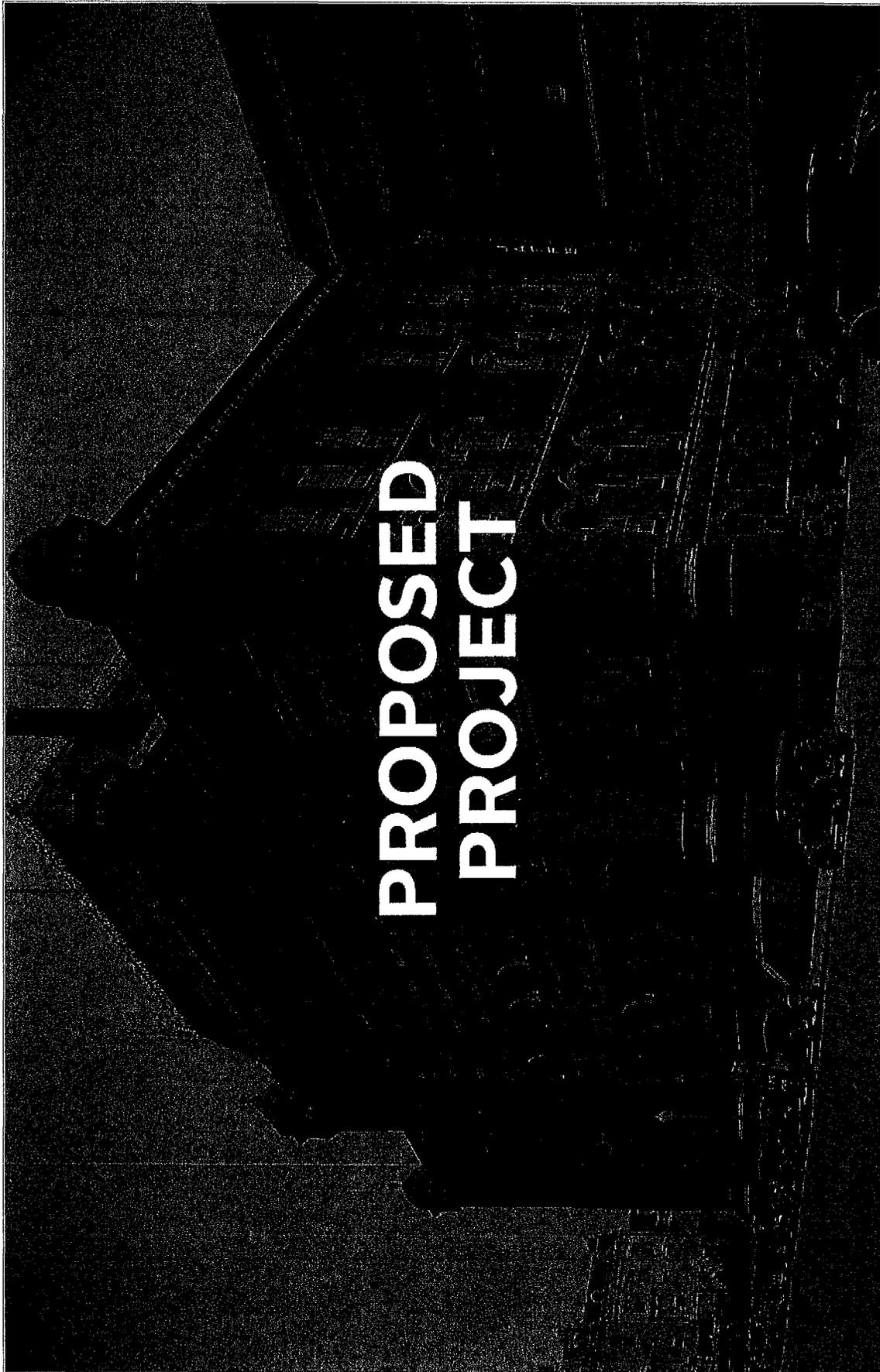
Rehabilitation at Franklin School
November 28, 2018

With updated second floor plan from \$105 million Rehabilitation Process dated 11/28/2018

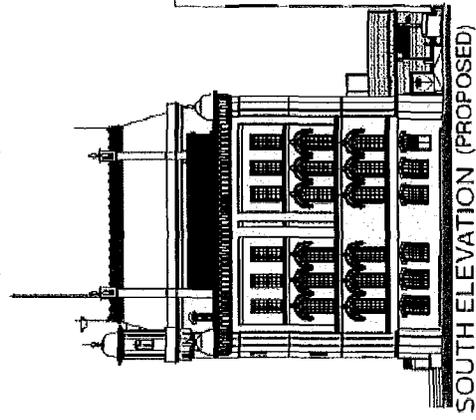
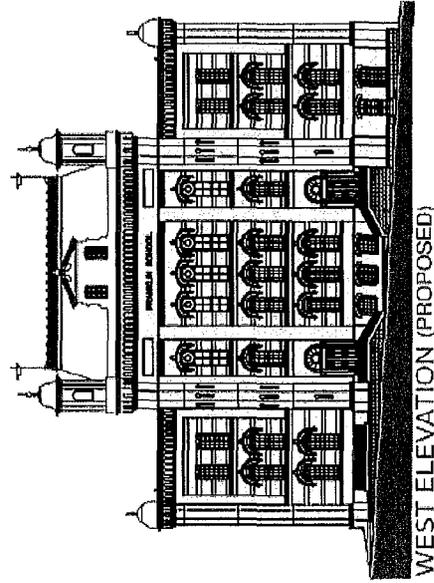
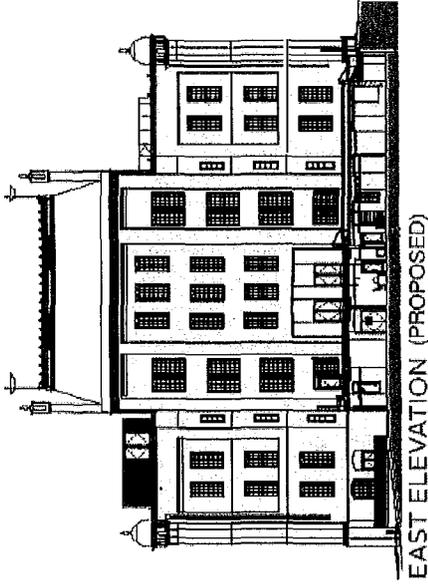
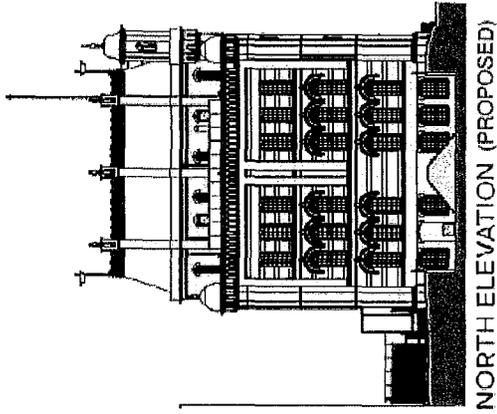
Franklin School
Development
LLC

BEYER
BLINDER
BELLE

National
Capital
Planning
Commission



ELEVATIONS

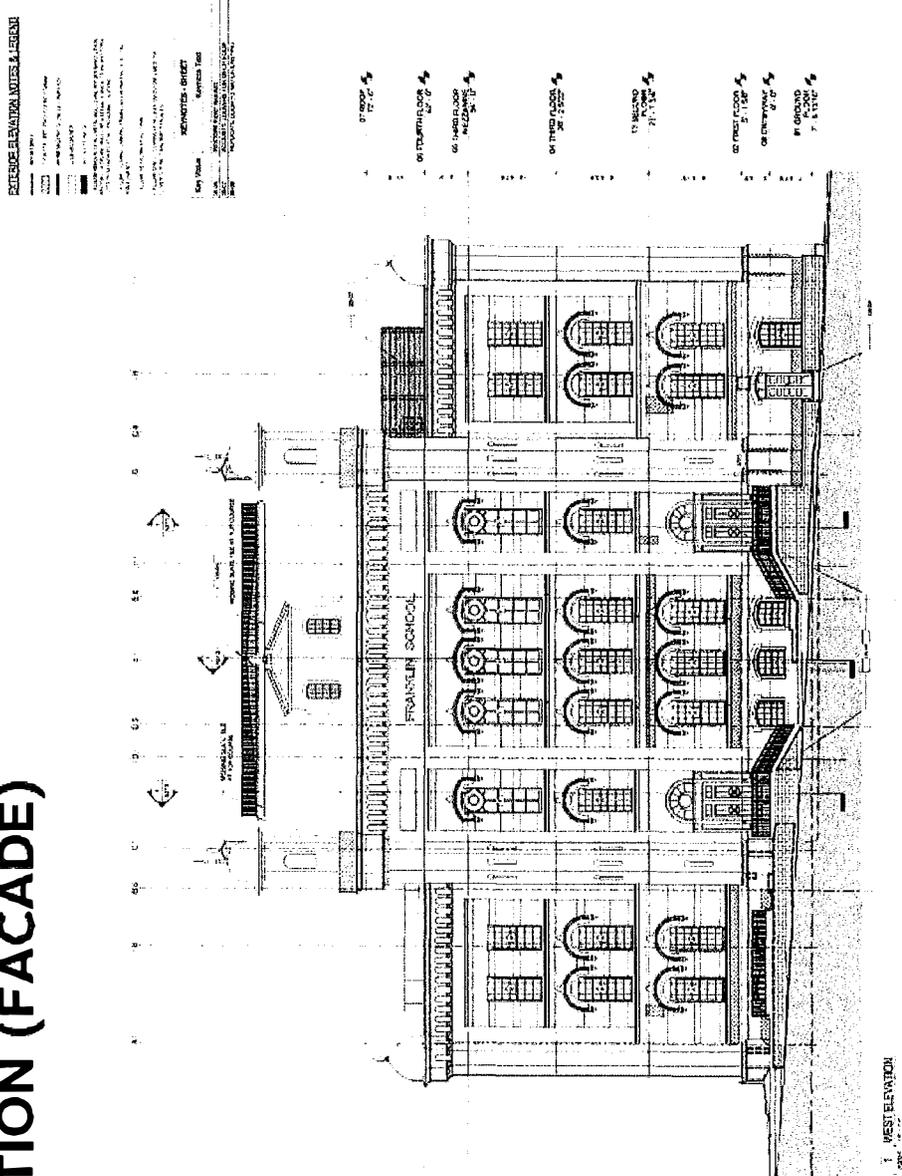


Franklin School
Development
LLC

**BEYER
BLINDER
BELLE**



WEST ELEVATION (FACADE)

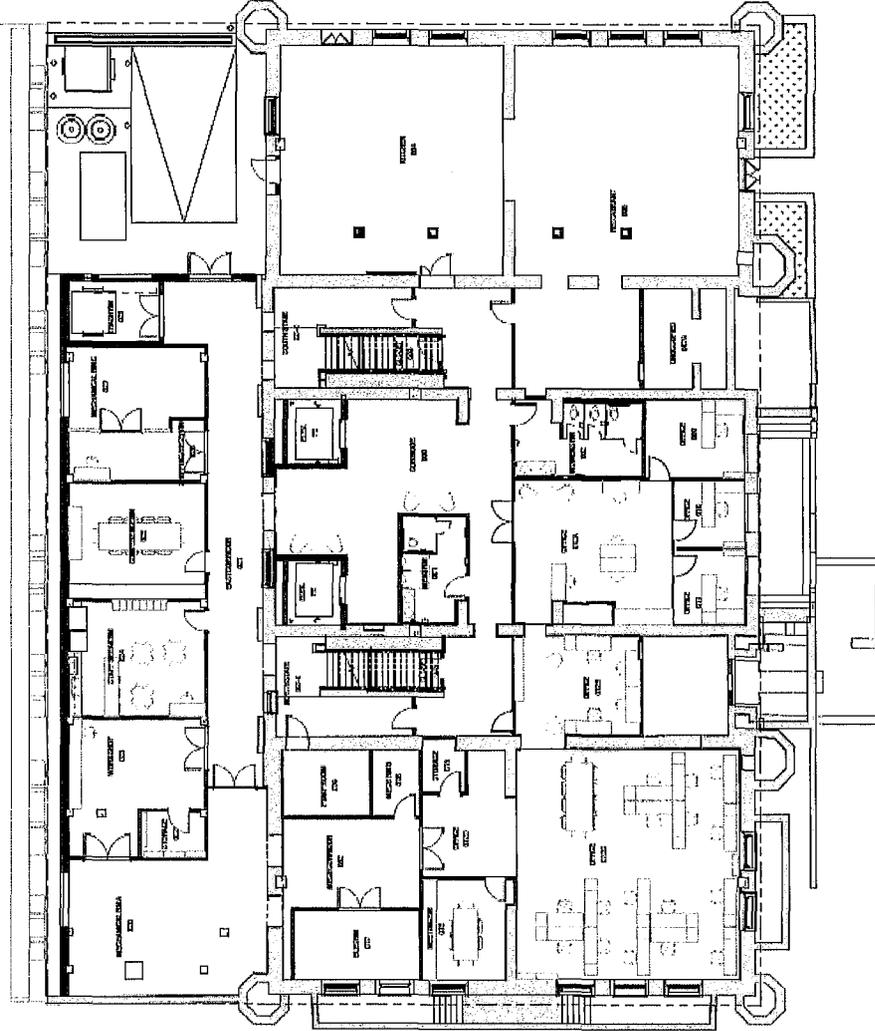


FranklinSchool
 Development
 LLC

**BEYER
 BLINDER
 BELLE**

**National
 Capital
 Planning
 Commission**

GROUND FLOOR PLAN



SCALE: NTS ← N

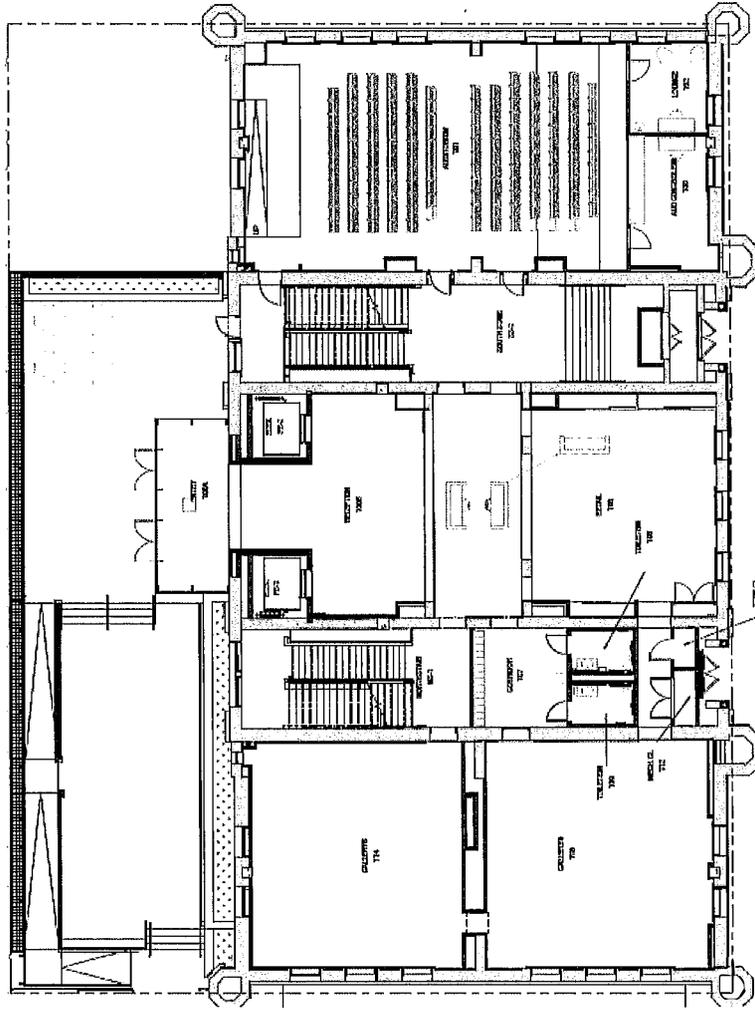
FranklinSchool
Development
LLC

**BEYER
BLINDER
BELLE**

National
Capital
Planning
Commission

Proposed Project 6

FIRST FLOOR PLAN



SCALE: NTS ◀ N

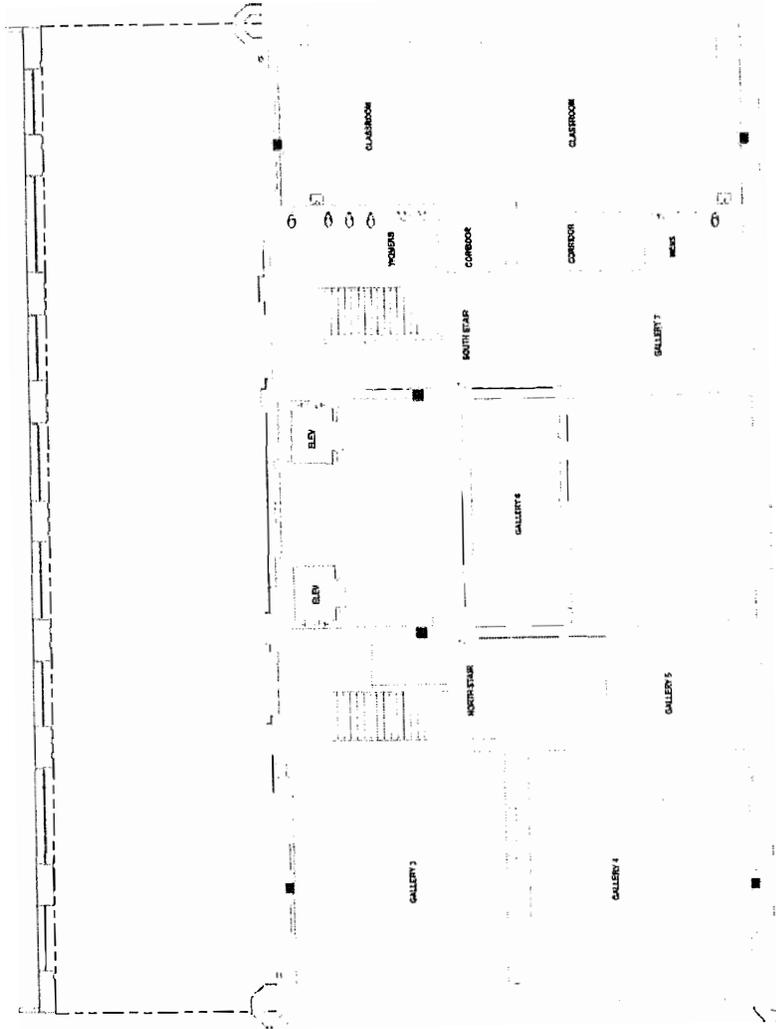


**BEYER
BLINDER
BELLE**

Franklin School
Development
LLC

Proposed Project 7

SECOND FLOOR PLAN



SCALE: NTS ◀ N

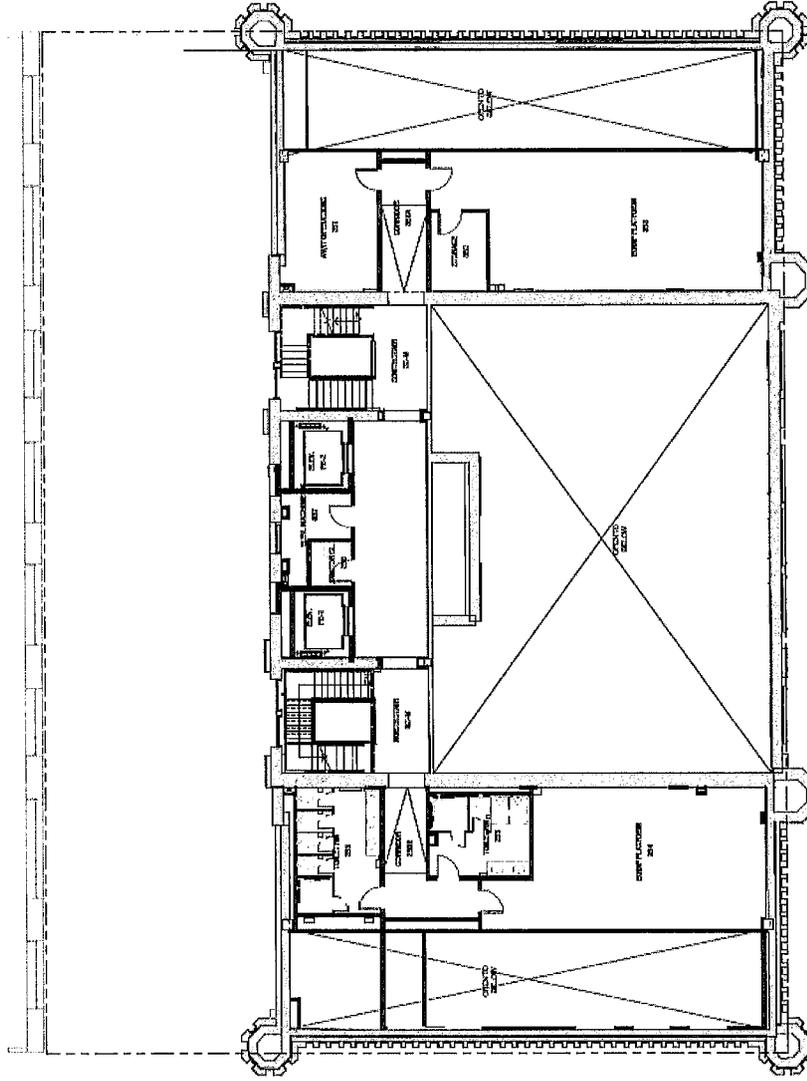


**BEYER
BLINDER
BELLE**

FranklinSchool
Development
LLC

Proposed Project 8
Updated as of 11 28 2018

THIRD FLOOR MEZZANINE PLAN



SCALE: NTS ◀ N

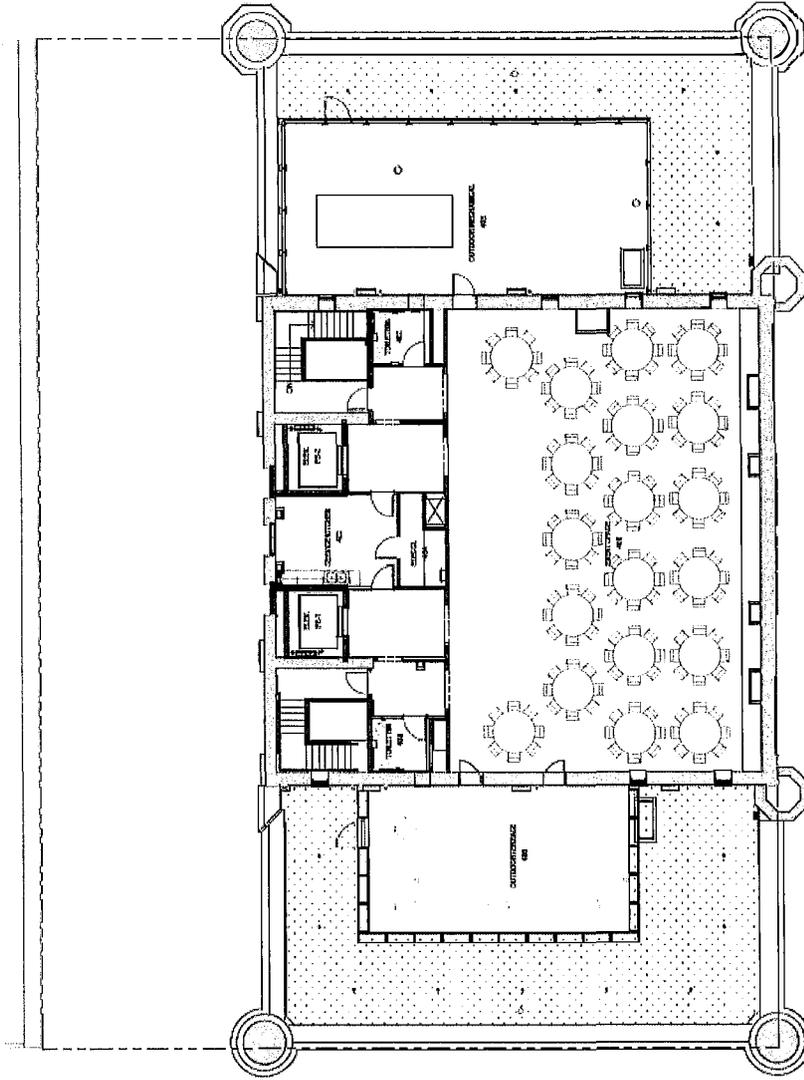
FranklinSchool
Development
LLC

**BEYER
BLINDER
BELLE**

National
Capital
Planning
Commission

Proposed Project 10

FOURTH FLOOR PLAN



SCALE: NTS ◀N

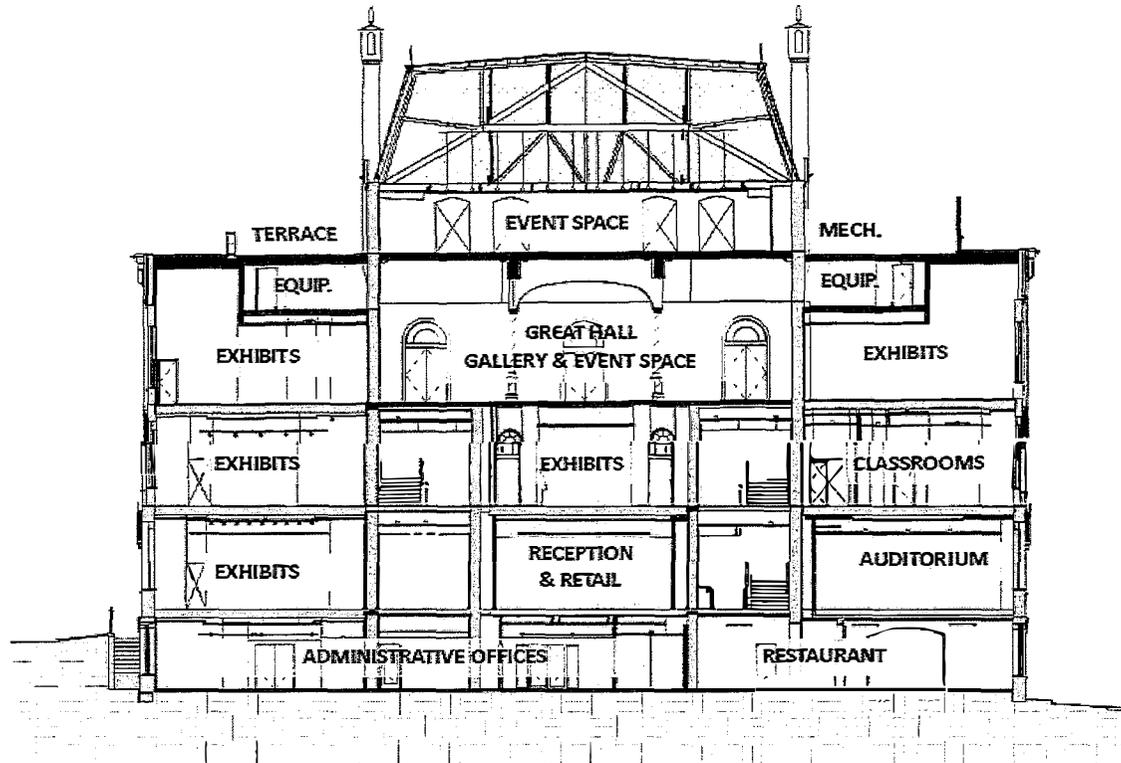
Franklin School
Development
LLC

**BEYER
BLINDER
BELLE**

**National
Capital
Planning
Commission**

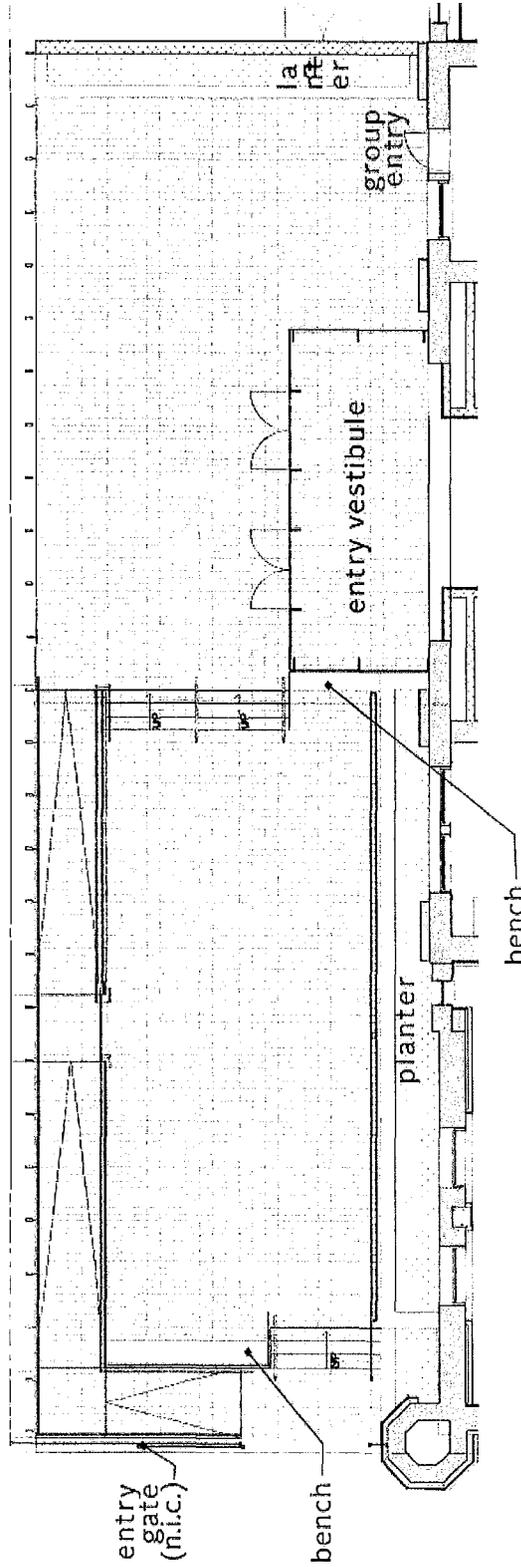
Proposed Project 11

SECTION



28

ENTRY TERRACE



Franklin School
Development
LLC

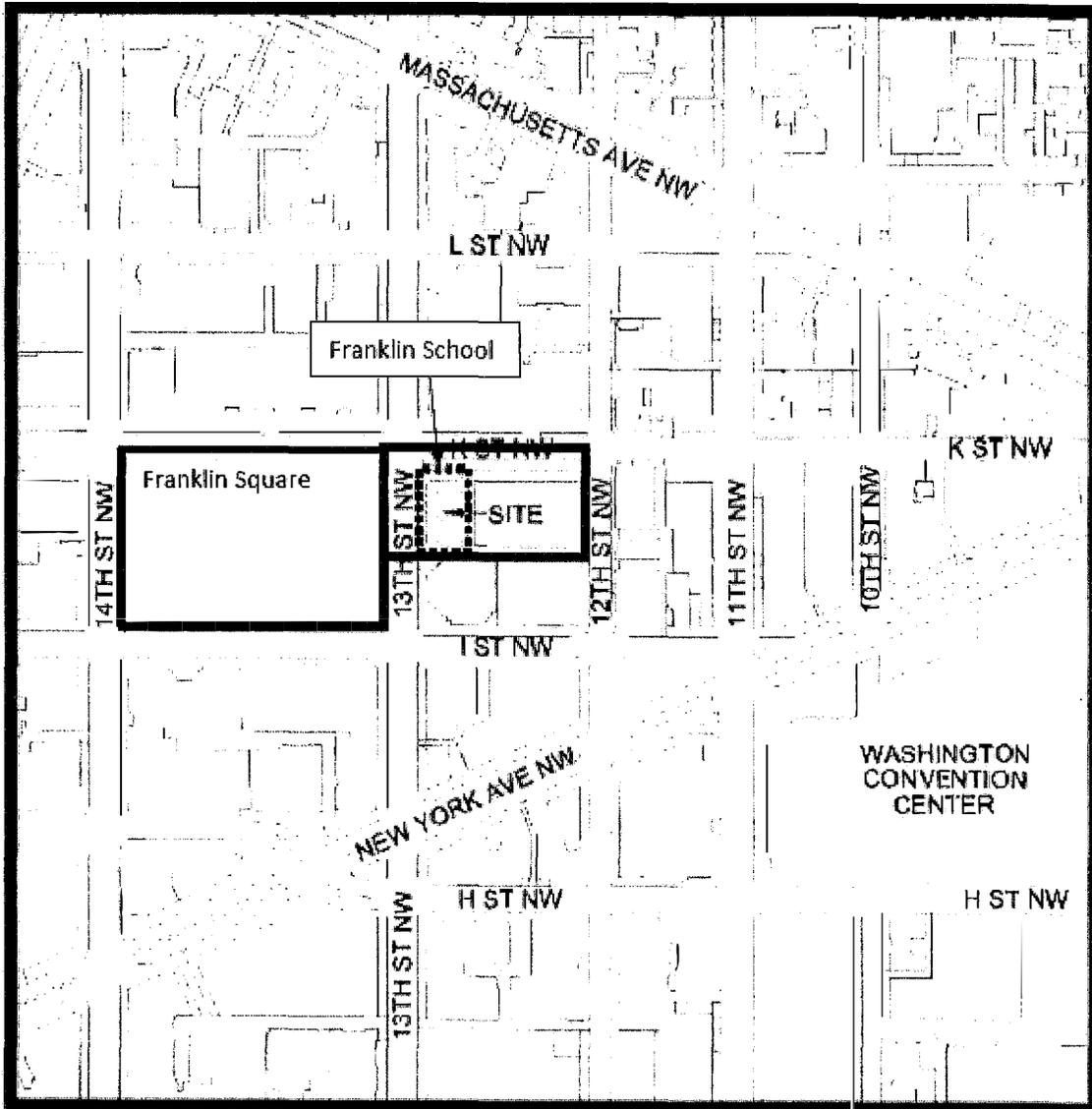
**BEYER
BLINDER
BELLE**

National
Capital
Planning
Commission

Memorandum of Agreement
Franklin School Rehabilitation and Modernization Project

**APPENDIX B – AREA OF POTENTIAL EFFECTS
MEMORANDUM OF AGREEMENT
REGARDING
THE FRANKLIN SCHOOL REHABILITATION AND MODERNIZATION PROJECT
WASHINGTON, DC**

The Franklin School is located at the corner of 13th Street, NW and K Street, NW, and is indicated with the red dotted line, and hatched in yellow. The proposed draft APE is indicated by the red outline, and includes Franklin Square.



Memorandum of Agreement
Franklin School Rehabilitation and Modernization Project

**APPENDIX C – LIST OF CONSULTING PARTIES
MEMORANDUM OF AGREEMENT
REGARDING
THE FRANKLIN SCHOOL REHABILITATION AND MODERNIZATION PROJECT
WASHINGTON, DC**

**Franklin School Section 106
Consulting Parties List**

Name	Title
Ann B. Friedman	Franklin School Development, Inc.
Ellen McCarthy	Consultant to FSD, Inc.
Gretchen Pfahler	Beyer Blinder Belle Architects
Thomas Luebke	CFA, Secretary
Frederick Lindstrom	CFA, Assistant Secretary
Sarah Batcheler	CFA, Architect
David Maloney	DC State Historic Preservation Officer
Andrew Lewis	DC SHPO Senior Preservation Specialist
Lee Webb	NCPC, Historic Preservation Specialist
Marcel Acosta	NCPC, Executive Director
Diane Sullivan	NCPC, Director, Urban Design and Plan Review Division
Kathryn Smith	NPS, National Landmark Coordinator
Jaime Loichinger	ACHP, Acting Assistant Director, OFAP
Betsy Merritt	NTHP, Deputy General Counsel
Robi Nieweg	NTHP, Field Director & Attorney, Southern Field Office
Eric D. Shaw	DC OP, Director
Tracy Gabriel	DC OP, Associate Director for Neighborhood Planning
Brian T. Kenner	DC Deputy Mayor, Planning and Economic Development
Kevin Deeley	ANC, SMD 2F08
The Honorable Ms. Muriel Bowser	Mayor
Phil Mendelson, Chair	Chair DC City Council
Elissa Silverman	Councilmember, At-Large
Robert C. White, Jr.	Councilmember, At-Large
David Grosso	Councilmember, At-Large
Anita Bonds	Councilmember, At-Large
Jack Evans	Councilmember, Ward 2
Stephen Hansen	Committee of 100 Chair
Rebecca Miller	DC Preservation League, Executive Director
Evelyn Wrin	C100 Historic Preservation Subcommittee
Sherri Kimbel	DC Council Office (Jack Evans)
Latrice Thompson	Property Manager, 1225 I Street
Bob Wiberg, EVP	Mid Atlantic Manager 1225 I Street
Dan Dill	Regional Manager, 1225 I Street
Freddy Emberger	Property Manager, 1225 I Street
Andrew Brent	1200 K Street, NW
Charmayne Martinez	1301 K Street, NW
Katrina James	1625 Eye Street, NW

Memorandum of Agreement
Franklin School Rehabilitation and Modernization Project

**APPENDIX D – NOTIFICATION OF ADVERSE EFFECT LETTER
MEMORANDUM OF AGREEMENT
REGARDING
THE FRANKLIN SCHOOL REHABILITATION AND MODERNIZATION PROJECT
WASHINGTON, DC**

**National
Capital
Planning
Commission**

IN REPLY REFER TO:
NCPC File No. 7932

September 20, 2018

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 Franklin School

Dear Mr. Fowler:

On behalf of the National Capital Planning Commission (NCPC) and in accordance with Sections 106 and 110 of the National Historic Preservation Act (NHIPA), I am writing to document our determination of adverse effect for the rehabilitation and modernization of the Franklin School, located at 925 13th Street, NW in Washington, DC. Franklin School Development, Inc. has negotiated a 99-year lease with the District of Columbia's Office of the Deputy Mayor for Planning and Economic Development. The District owns the Franklin School. 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 (NHIPA) 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 (DC SHPO) and the National Park Service (NPS) of the U.S. Department of the Interior.

In addition, NCPC is the lead agency for compliance with the National Environmental Policy Act (NEPA). Under NCPC's new NEPA regulations, staff has determined that the level of work does not trigger a full NEPA review, and is applying a categorical exclusion.

Project Description and Background

The Franklin School is owned by the District of Columbia Government, through which the Deputy Mayor for Planning and Economic Development has entered into a long-term lease with the Franklin School Development, Inc. to rehabilitate and repurpose the Franklin School into Planet Word - an experiential museum. The building was constructed in 1869, and designed by Adolf Cluss, who designed many public buildings in Washington, between 1860 and 1890. The Franklin School was listed in the National Register of Historic Places in 1973, and became a National Historic Landmark in 1996. It is also listed as an individual landmark, with interiors designated, on the DC Inventory of Historic Sites as of 1973.

Memorandum of Agreement
Franklin School Rehabilitation and Modernization Project

Mr. John M. Fowler
Page Two

The project is comprised of the following components:

- A restoration of the building's façade facing Franklin Square
- Rear elevation alterations to create a new ADA entrance vestibule and entrance courtyard
- Removal of an existing brick wall along K Street, NW to create an entrance gate
- Interior changes including some floor plan alterations and both floor and wall finishes
- New HVAC and plumbing systems and the addition of an internal elevator.

Although the project is generally limited to the building itself and the rear courtyard, minor alterations may be made to the site including new signage, wayfinding, and landscaping. A 1990s project replaced all the exterior windows, replaced missing exterior details and window hoods, and the gable in the mansard roof. There is also significant water damage to due to leaking roofs that has damaged ceilings in parts of the school.

Section 106 Consultation

The DC SHPO and NCPC have been in discussions with the project applicant and their design team, and Kathryn Smith, the National Historic Landmarks and National Regional Coordinator with NPS's National Capital Region since the fall of 2017. The purpose of early discussions have been to understand the project and encourage a preservation approach in the rehabilitation of the Franklin School into the Planet Word museum, and determine if the project could be designed to not pose adverse effects on the Franklin School and its character-defining features.

Following early consultation with the project applicant, the DC SHPO, NPS, and NCPC determined that the project's scope of work had the potential to result in adverse effect. As a result, NCPC formally initiated consultation with the DC SHPO on May 24, 2018. In letters dated June 1, 2018, NCPC invited ACHP and the U.S. Department of the Interior's National Park Service to participate in early consultation. NCPC hosted a consulting parties meeting on July 25, 2018 to discuss the project and its potential to cause effects on historic properties within the identified APE, namely the Franklin School itself. Details of the meeting and consulting party comments are described in the enclosed meeting notes.

NCPC developed the enclosed list of consulting parties and a graphic illustration of the proposed Area of Potential Effects (APE), which we expanded per the DC SHPO's request. We are suggesting the APE include the area from which the project site is readily visible – generally bounded by 13th Street, NW on the west, K Street, NW on the north, the alley located immediately to the south, and the adjacent modern office building behind the Franklin School, along K Street.

A preliminary list of historic resources within the working APE includes the Franklin School itself, and Franklin Square across 13th Street from the school's historic main entrances.

Memorandum of Agreement
Franklin School Rehabilitation and Modernization Project

Mr. John M. Fowler
Page Three

Following the July 25 Consulting Parties meeting, the DC SHPO became aware that the project applicant commenced interior work that appeared to exceed the District approved building permit for environmental remediation and foundation work. This was confirmed at the site visit with consulting parties held on August 1 and a follow-up letter from the DC SHPO to the project applicant. As a result, NCPC has determined without question that the rehabilitation and modernization of the Franklin School will have an adverse effect on historic properties, specifically the Franklin School building itself. NCPC has determined that there would be no adverse effect to all other historic properties located in the APE, particularly Franklin Square.

The project work at the Franklin School that constitutes a determination of adverse effect consists of alterations to the floorplan and the removal of interior historic fabric, which includes:

- All original plaster wall finishes and ceilings in the classrooms
- Several original brick structural walls or demising walls (including former classroom and cloakroom walls)
- All historic wainscoting (except for a section in the third floor main hall)
- The majority of the baseboard, picture-rail and related trim
- All pressed tin ceilings
- The ceiling and floor structure above the third floor, and large areas of flooring
- The planned removal of exterior brick material on the rear elevation to create a new entrance vestibule.

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 Franklin School Development Inc. and the District, DC SHPO, and the consulting parties to identify 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,



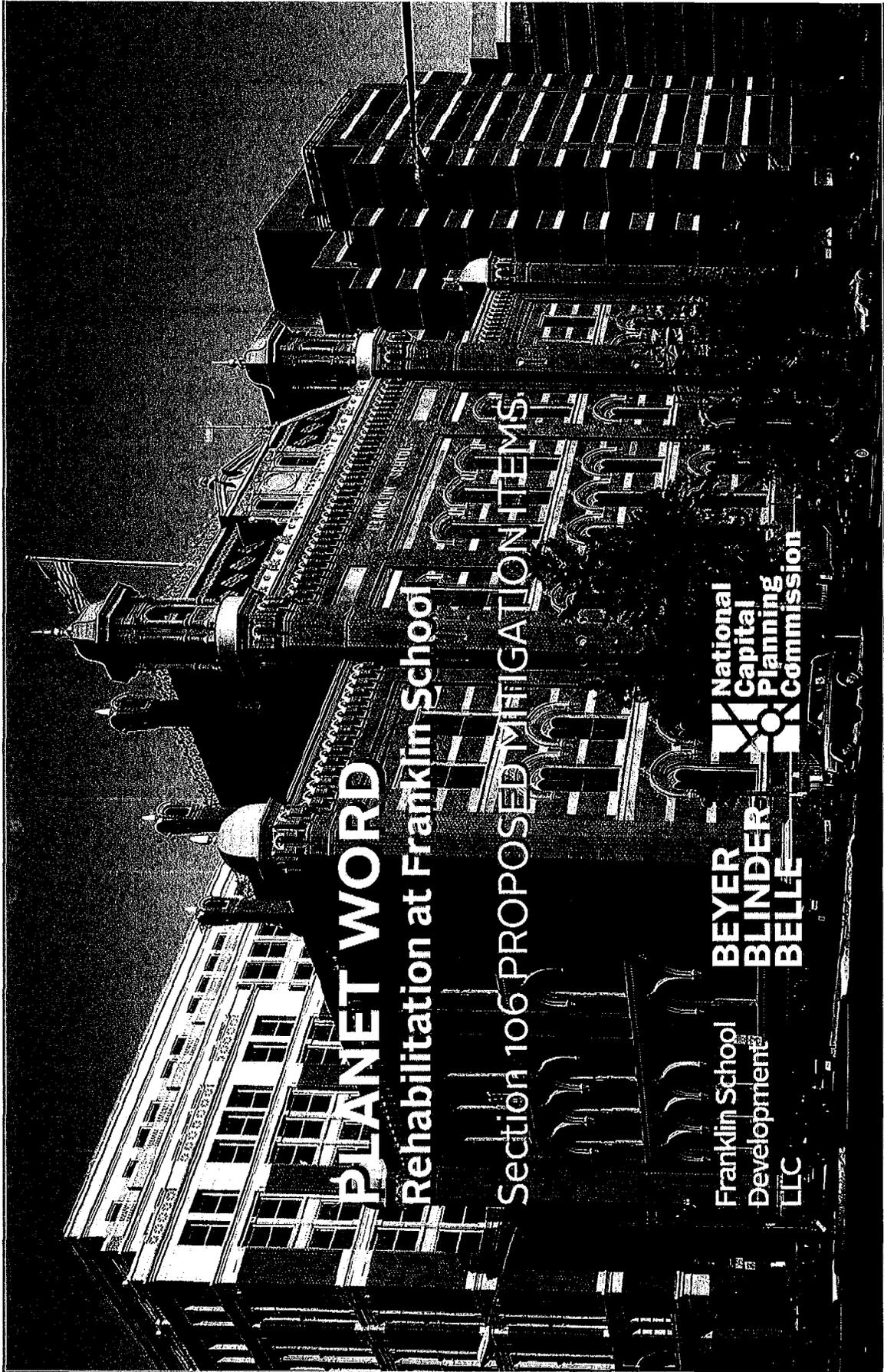
Marcel C. Acosta
Executive Director
Enclosure

cc: David Maloney, District of Columbia State Historic Preservation Office
Kathryn Smith, National Park Service
Brian Kemmer, DC Deputy Mayor's Office for Planning and Economic Development
Ann Friedman, Franklin School Development, Inc.
Eric Shaw, Director, DC Office of Planning

Memorandum of Agreement
Franklin School Rehabilitation and Modernization Project

**APPENDIX A – MITIGATION PLANS
MEMORANDUM OF AGREEMENT
REGARDING
THE FRANKLIN SCHOOL REHABILITATION AND MODERNIZATION PROJECT
WASHINGTON, DC**

[Plans Begin on Following Page]



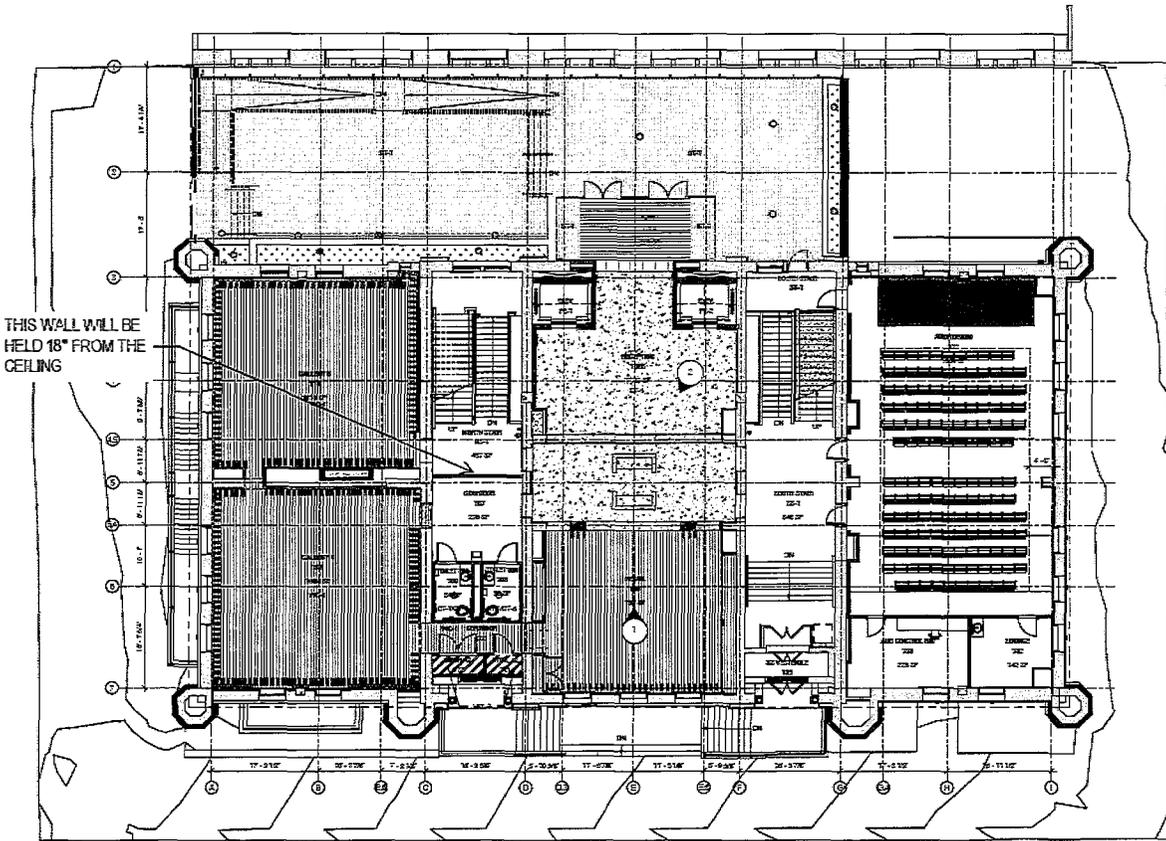
PLANET WORD

Rehabilitation at Franklin School

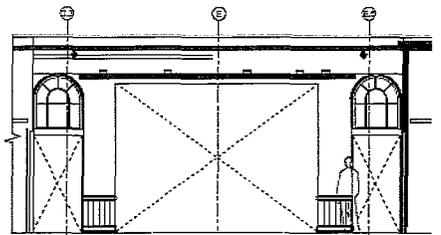
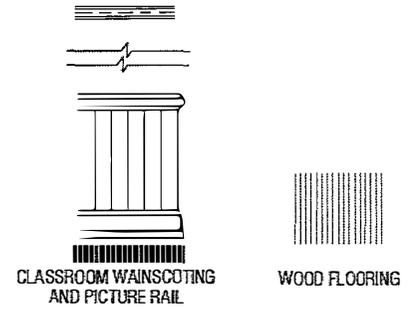
Section 106 PROPOSED MITIGATION ITEMS

Franklin School
Development
LLC

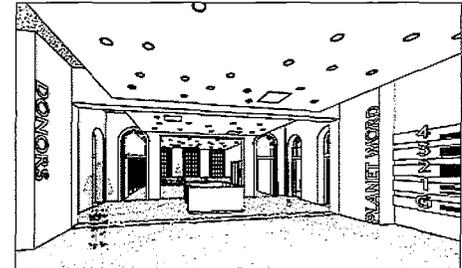
**BEYER
BLINDER
BELLE**
National
Capital
Planning
Commission



1 FIRST FLOOR FINISH PLAN
 04-17-12



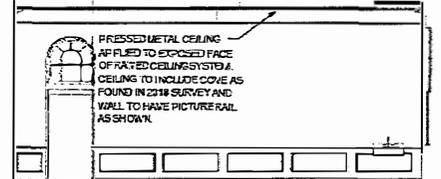
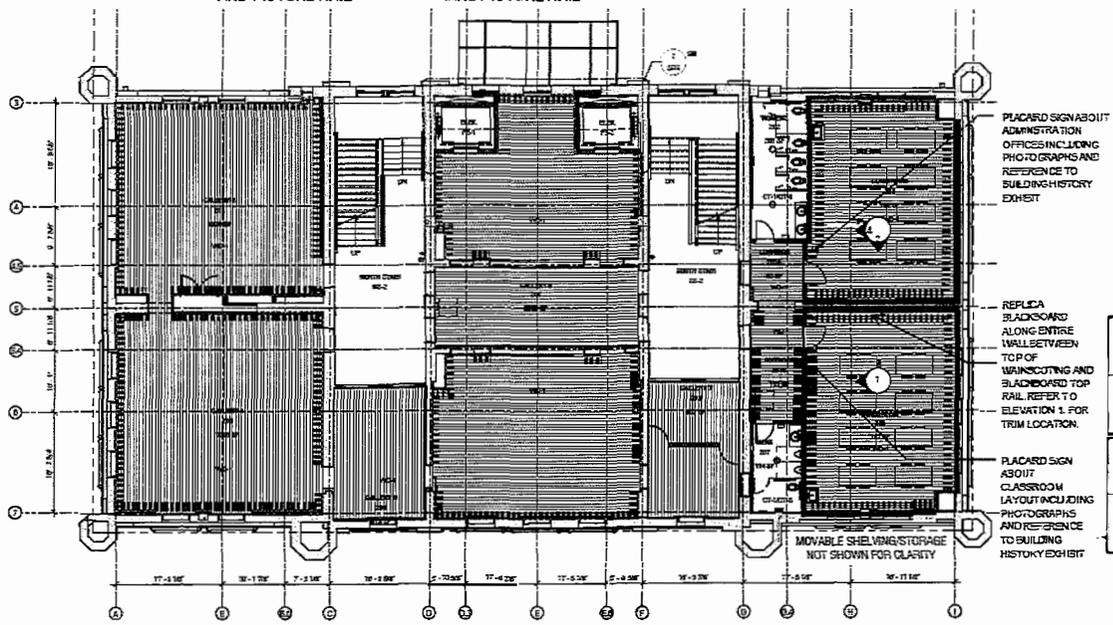
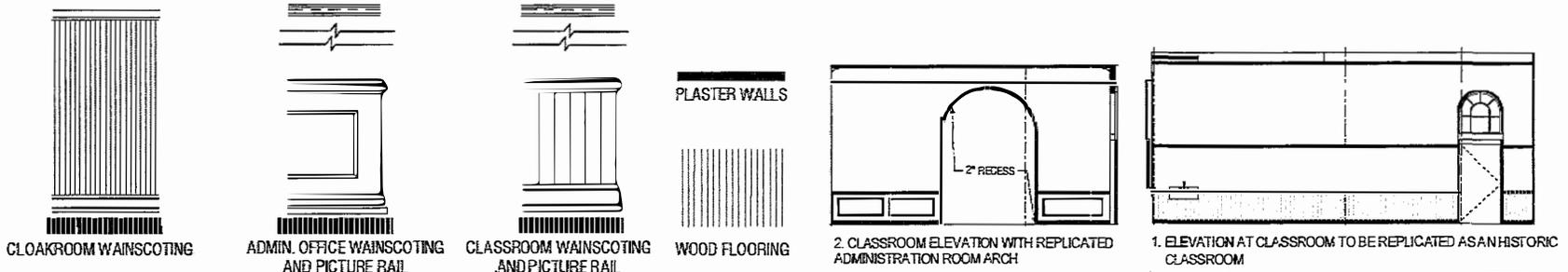
1. ARCHED OPENINGS IN FIRST FLOOR AREA



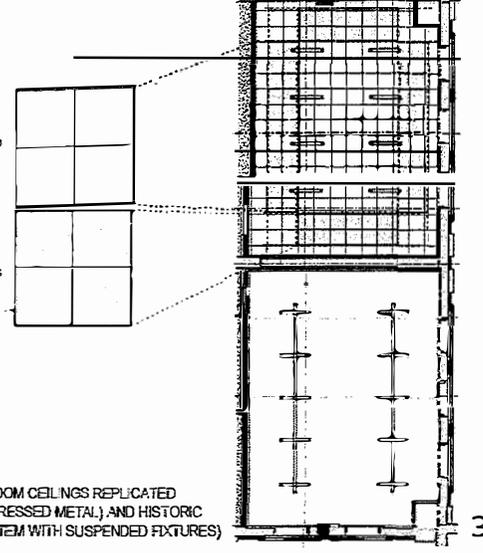
2. ARCHED OPENINGS IN FIRST FLOOR AREA

37

Franklin School Development LLC
BEYER BLINDER BELLE
 National Capital Planning Commission



4. ELEVATION AT CLASSROOM TO BE REPLICATED AS ADMINISTRATION OFFICE



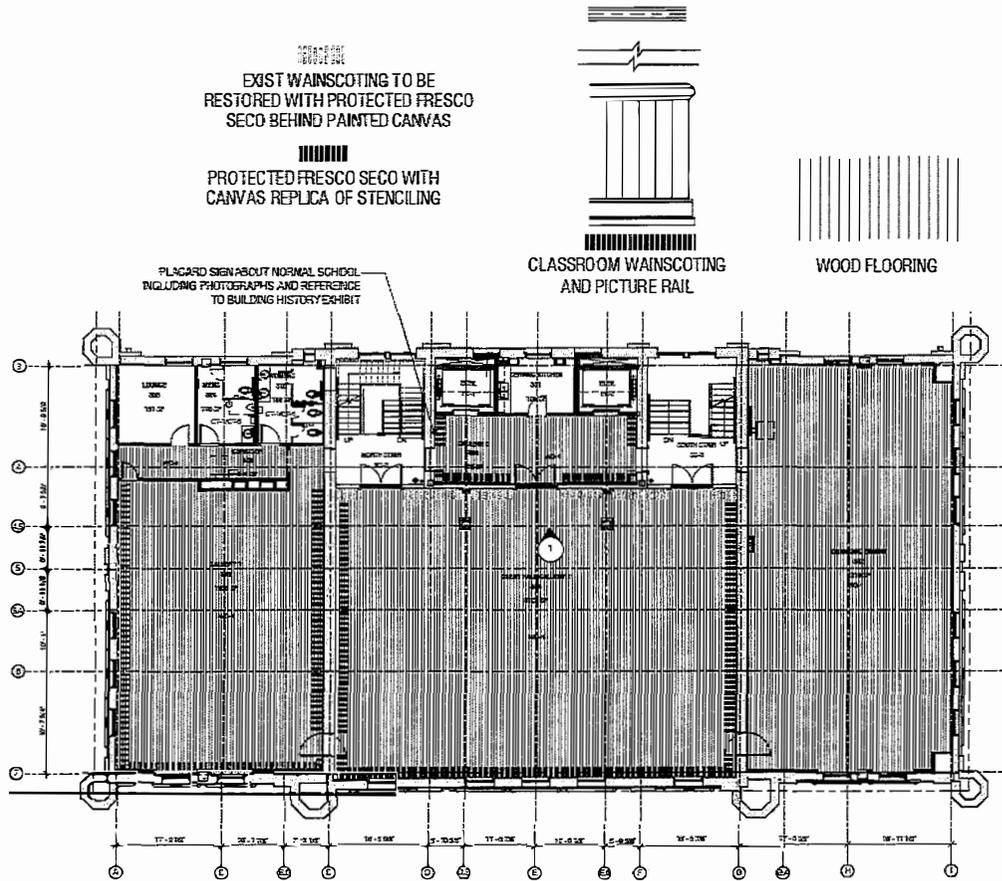
3. SECOND FLOOR CLASSROOM CEILINGS REPLICATED WITH ADMINISTRATION (PRESSED METAL), AND HISTORIC CLASSROOM (RATED SYSTEM WITH SUSPENDED FIXTURES) FINISHES AS SHOWN

1 SECOND FLOOR FINISH PLAN

Franklin School Development LLC

BEYER BLINDER BELLE

National Capital Planning Commission



1 THIRD FLOOR FINISH PLAN

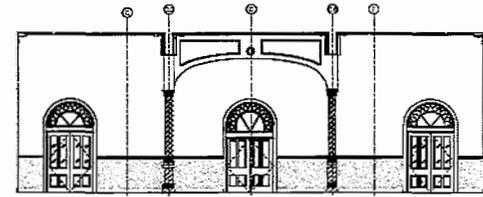
EXIST WAINSCOTING TO BE RESTORED WITH PROTECTED FRESCO SECO BEHIND PAINTED CANVAS

PROTECTED FRESCO SECO WITH CANVAS REPLICA OF STENCILING

CLASSROOM WAINSCOTING AND PICTURE RAIL

WOOD FLOORING

PLACARD SIGN ABOUT NORMAL SCHOOL INCLUDING PHOTOGRAPHS AND REFERENCE TO BUILDING HISTORY EXHIBIT

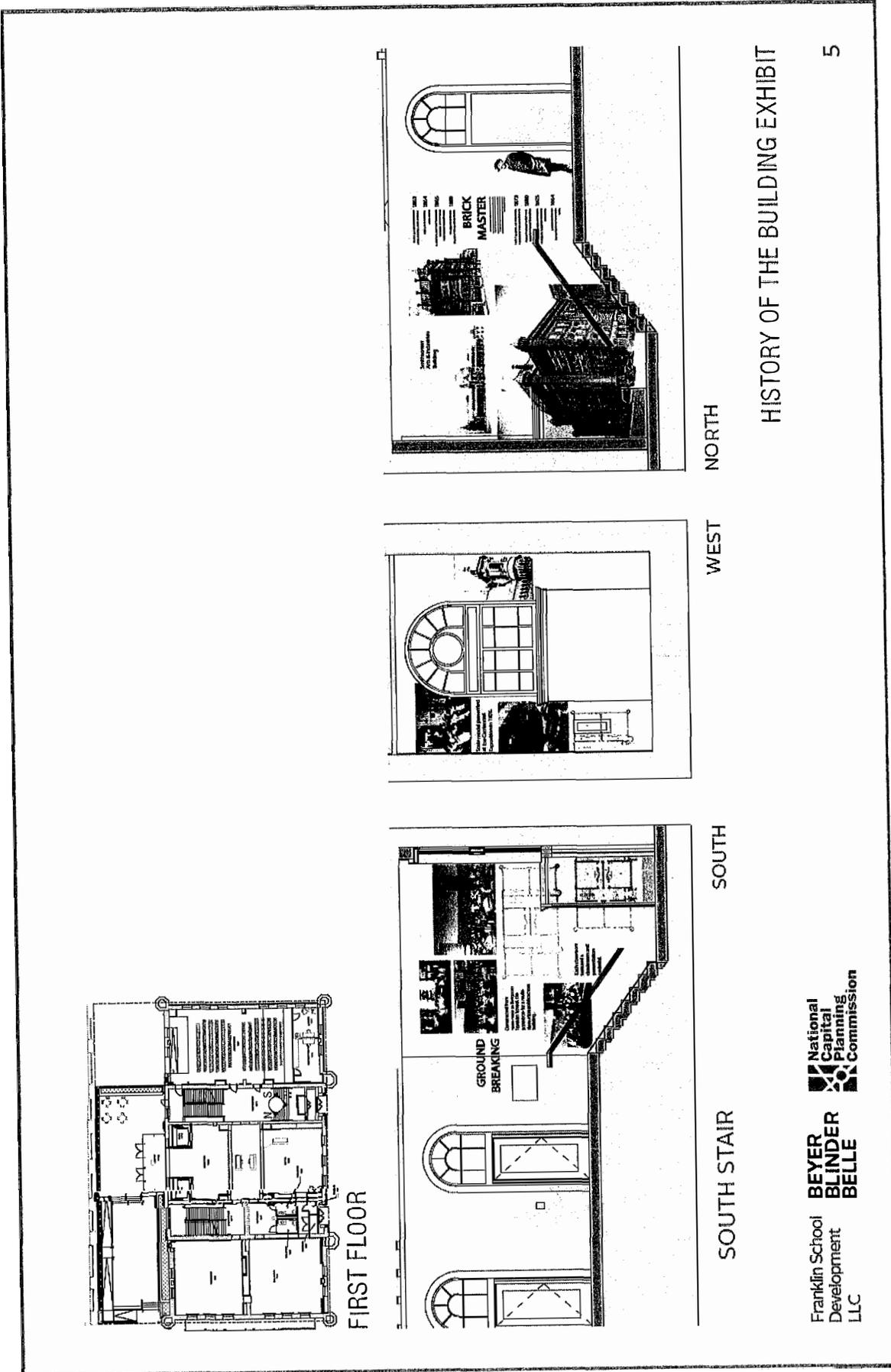


1. RESTORED EXIST WAINSCOTING WITH PROTECTED FRESCO SECO BEHIND PAINTED CANVAS

Franklin School Development LLC

BEYER BLINDER BELLE

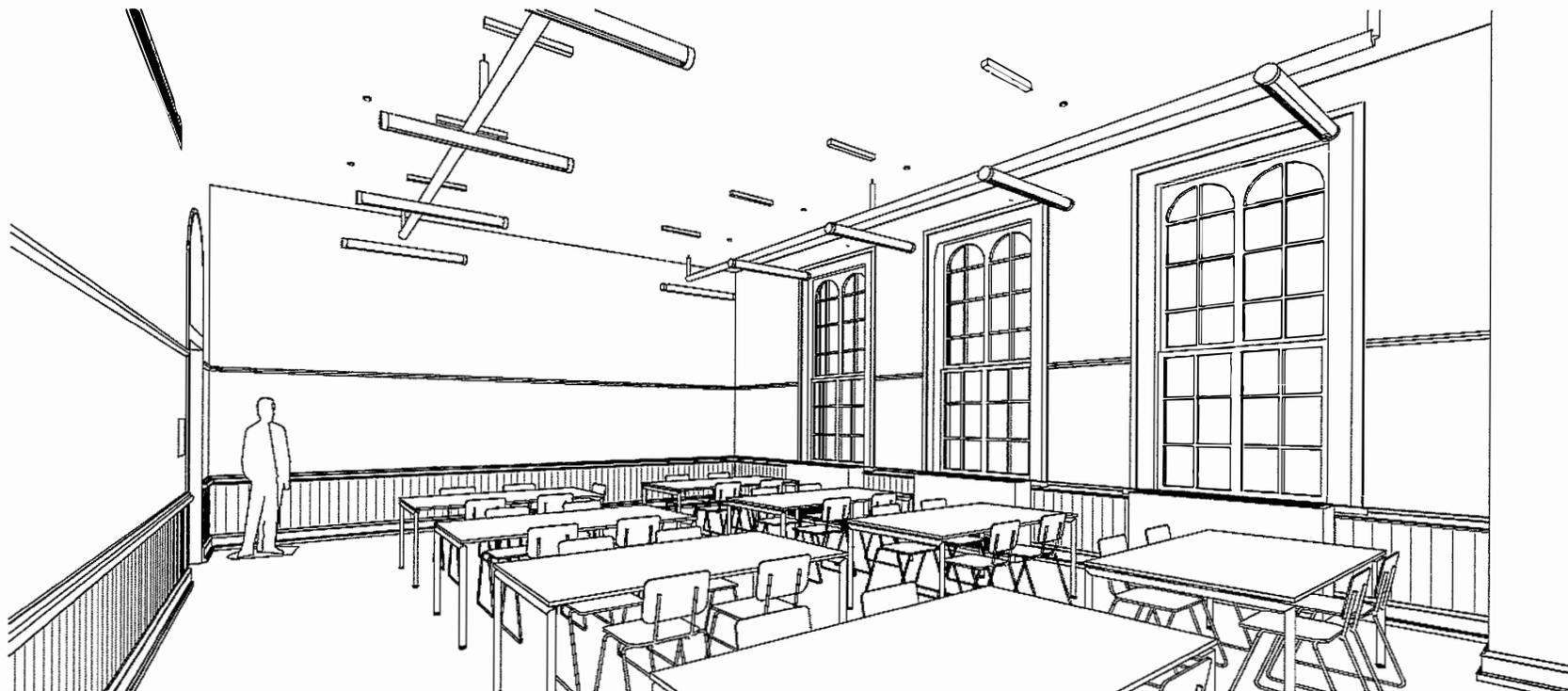
National Capital Planning Commission



Franklin School
 Development
 LLC

**BEYER
 BLINDER
 BELLE**

National
 Capital
 Planning
 Commission



REPLICATED CLASSROOM PERSPECTIVE - NO CLOUD CEILING

Note the ceiling height is 14'. Pendant lights and sprinklers run exposed. A supply grill runs the length of the north wall as shown. Fan coil units below the windows are metal and sit proud of the window as extending the sill and wrapping them in the wainscoting was not a condition found in the building. Piping and conduit for these requires additional removals of floor and exterior masonry walls that retain their integrity. This particular corner had significant pinning in the last renovation and structural requirements are unknown to remove portions of the masonry wall as the interior masonry is only 1 wythe of brick.

6

Franklin School
Development
LLC

**BEYER
BLINDER
BELLE**

**National
Capital
Planning
Commission**