



Carnegie Library

Rehabilitation and Exterior Restoration

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

Preliminary-Final Review Submission

National Capital Planning Commission

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

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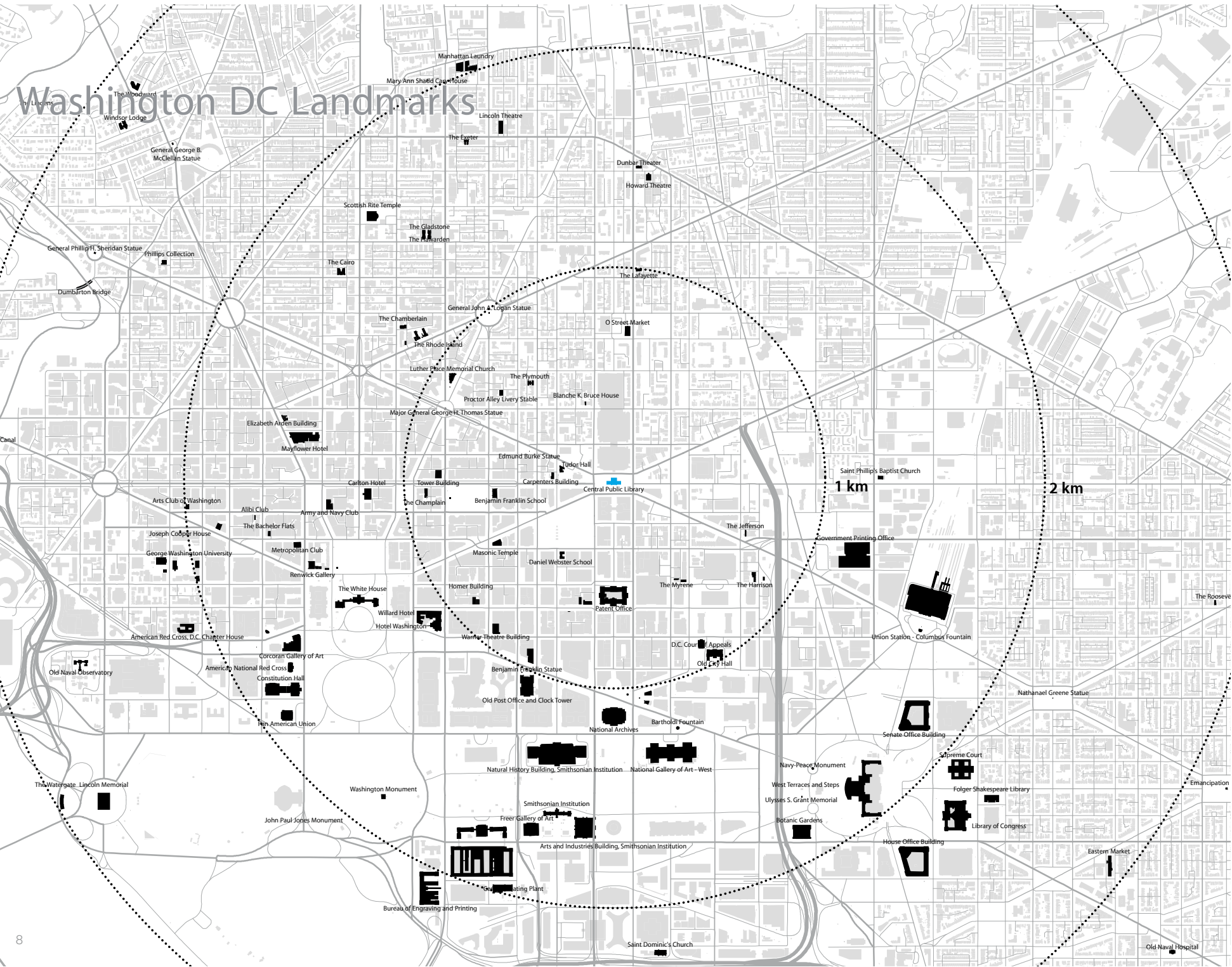


Figure 1: Vicinity Map (not to scale)

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Arborist's Assessment and Tree Protection Plan

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



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

PROJECT NARRATIVE

Existing Conditions

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

Historical Overview

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

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

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

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

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



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

Project Description

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

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

Preliminary-Final Submission

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

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

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

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

Historic Preservation Documentation

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

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

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

Environmental Documentation

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

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

Entitlements Coordination

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

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

Schedule

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

Funding

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

Employment

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

Building Area and Site Coverage

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

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

Existing Conditions Photographs



Figure 5: South elevation, facing northwest.



Figure 6: South elevation, facing north



Figure 7: South and east elevations, facing northwest



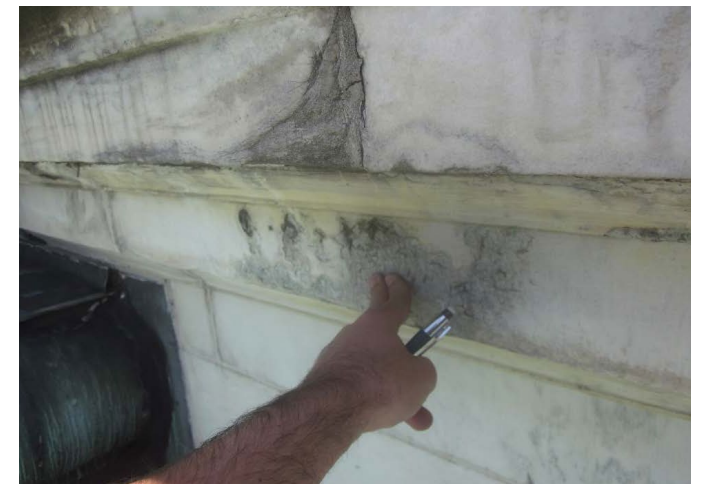
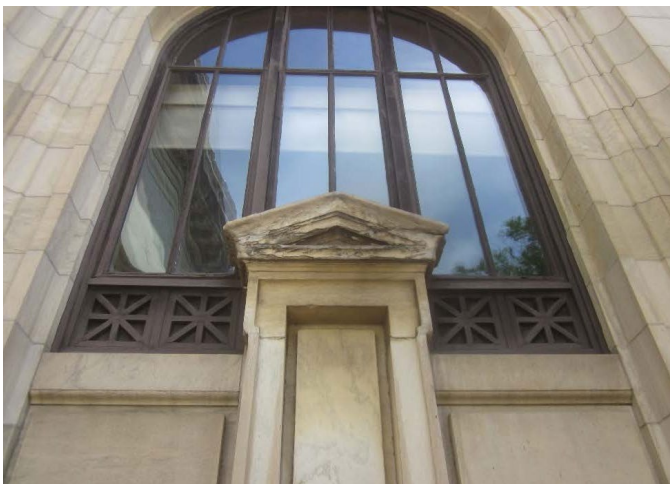
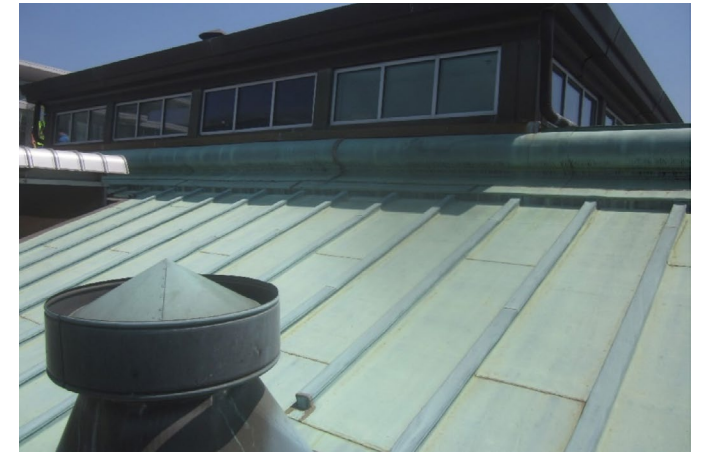
Figure 8: East elevation, facing northwest



Figure 9: North elevation, facing southwest

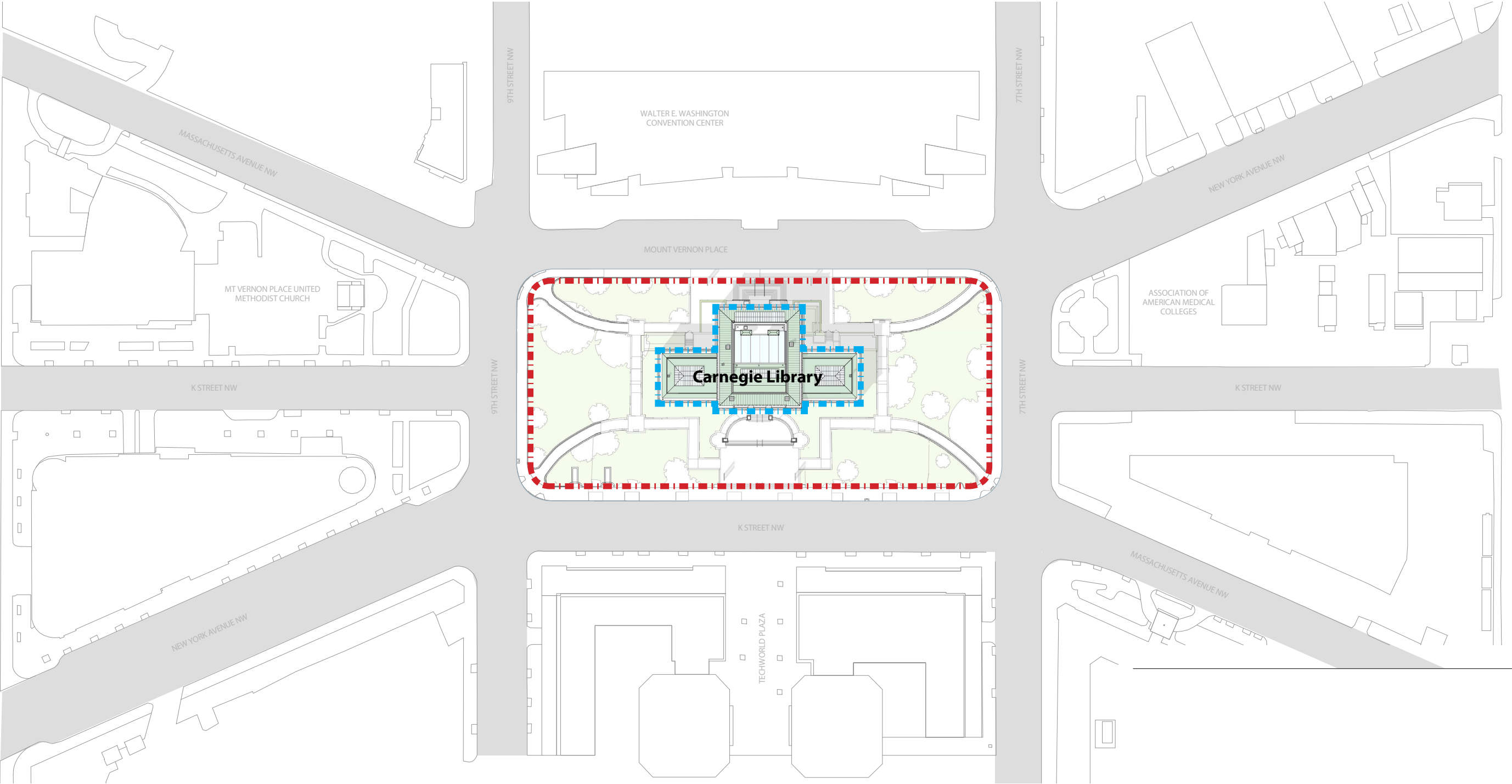


Figure 10: North elevation (including non-original stair and awning), facing southeast



Exterior Conditions Details

PROJECT DRAWINGS



Location Plan



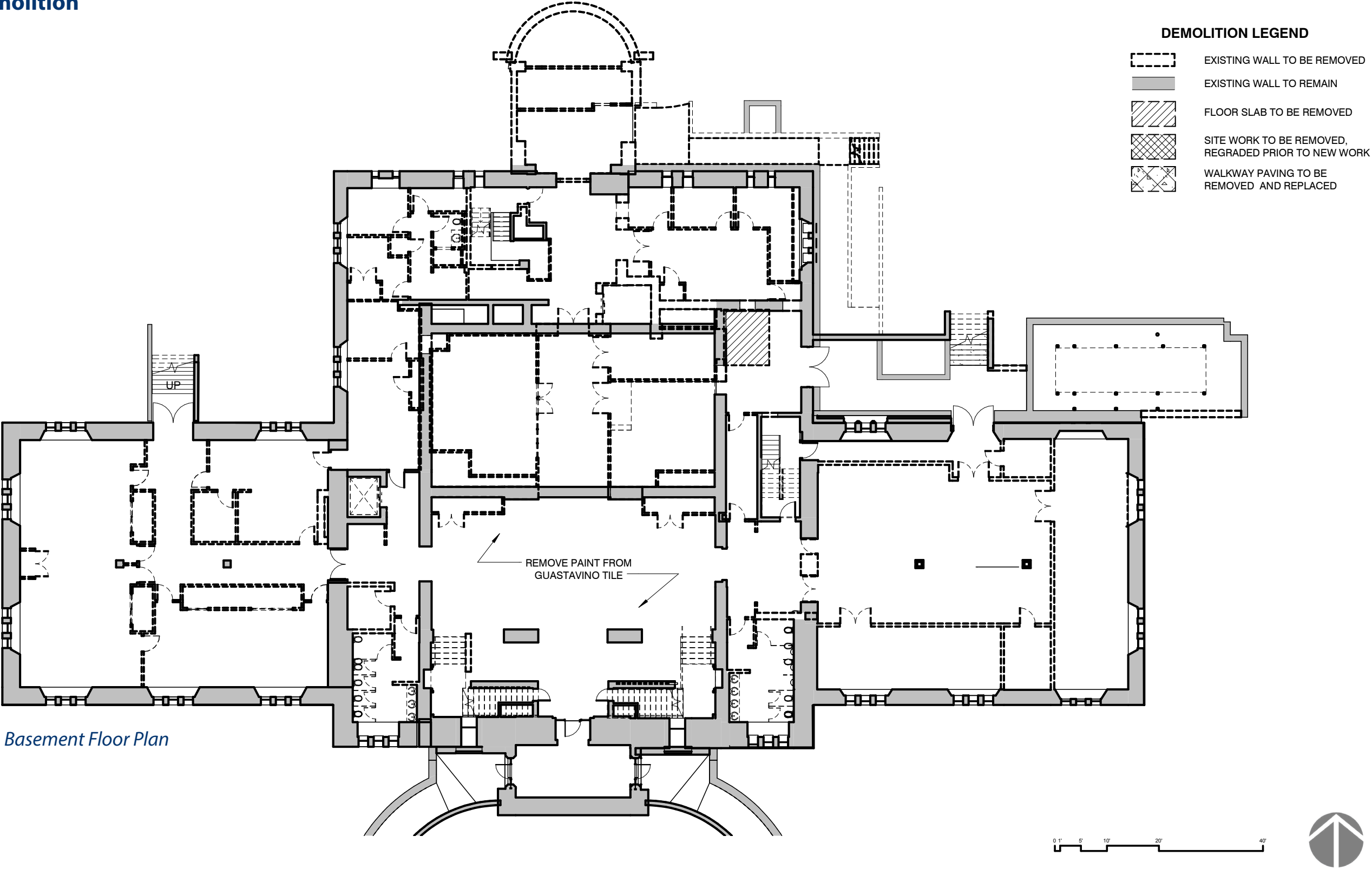
Property Line
Mount Vernon Square

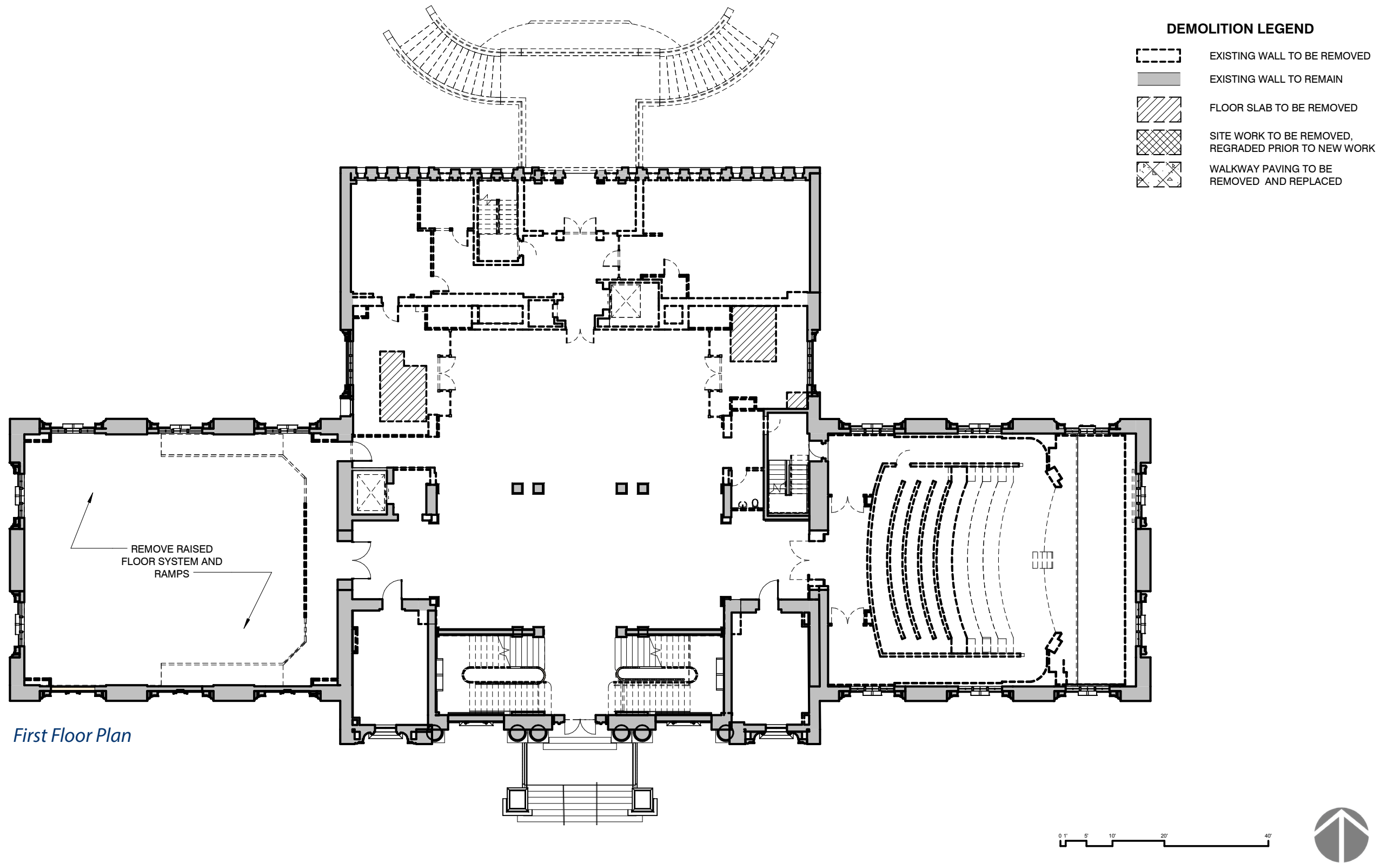


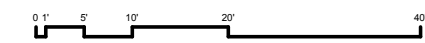
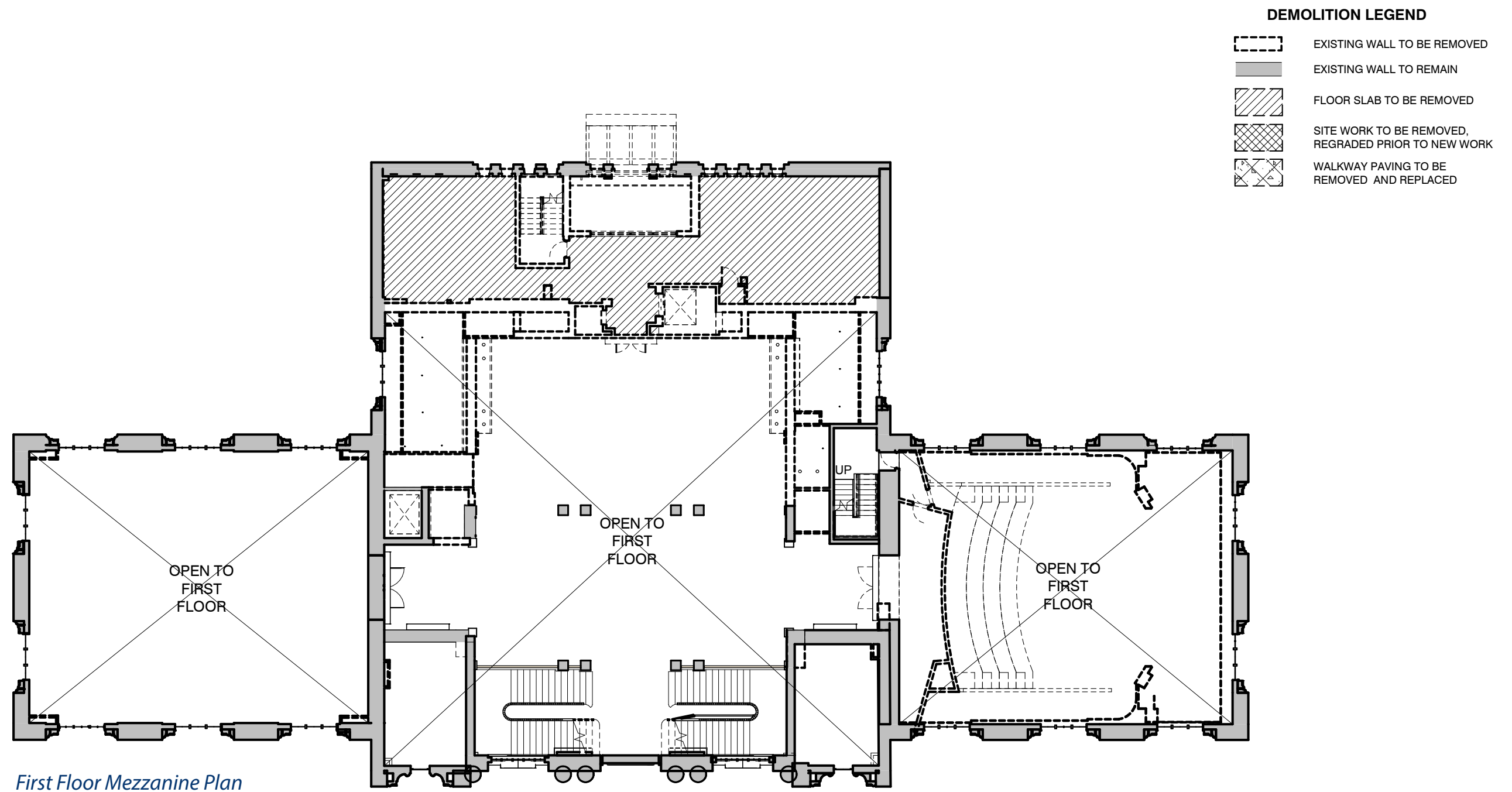
Property Line
Carnegie Library Building

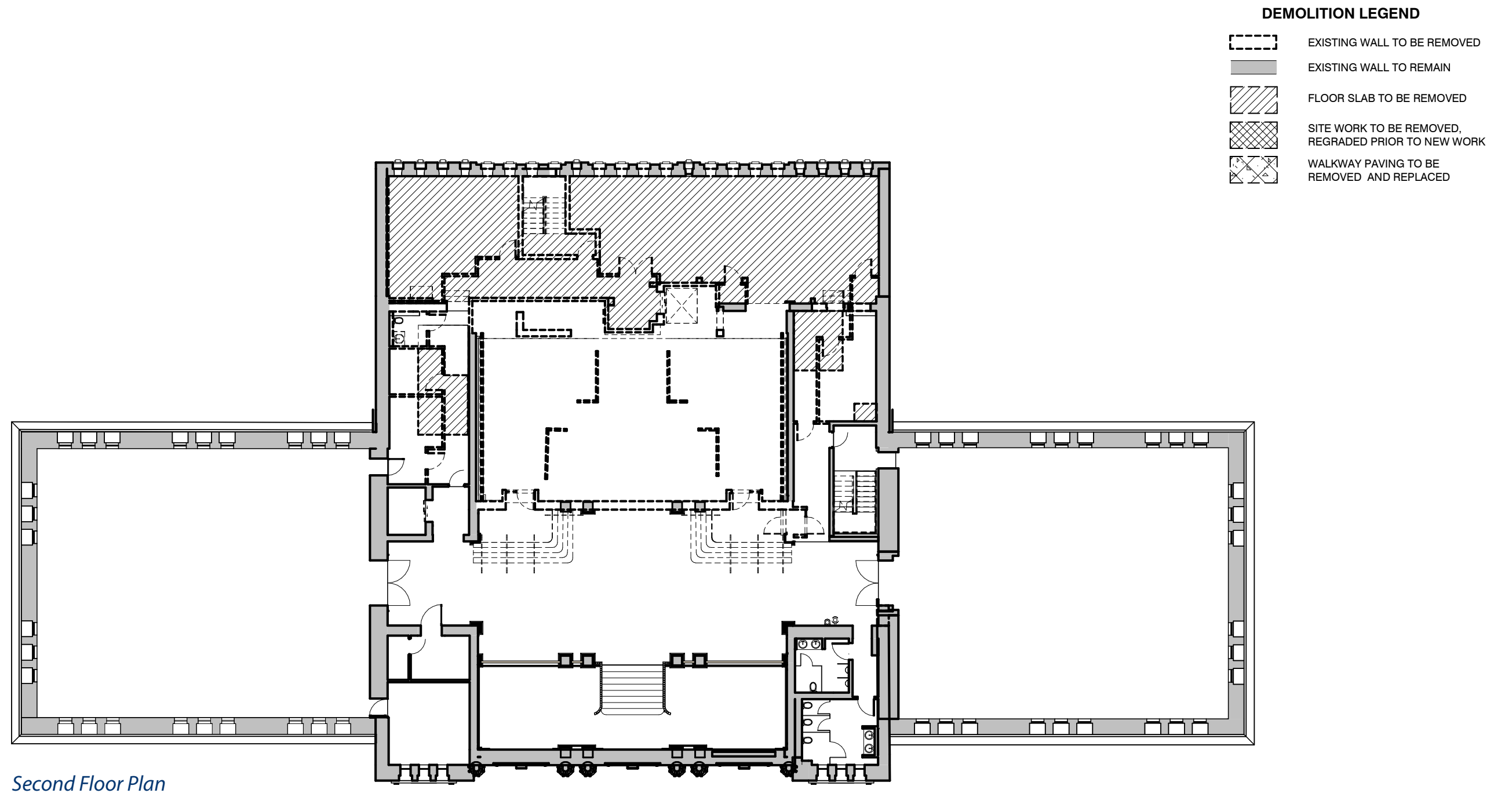


Floor Plans - Demolition



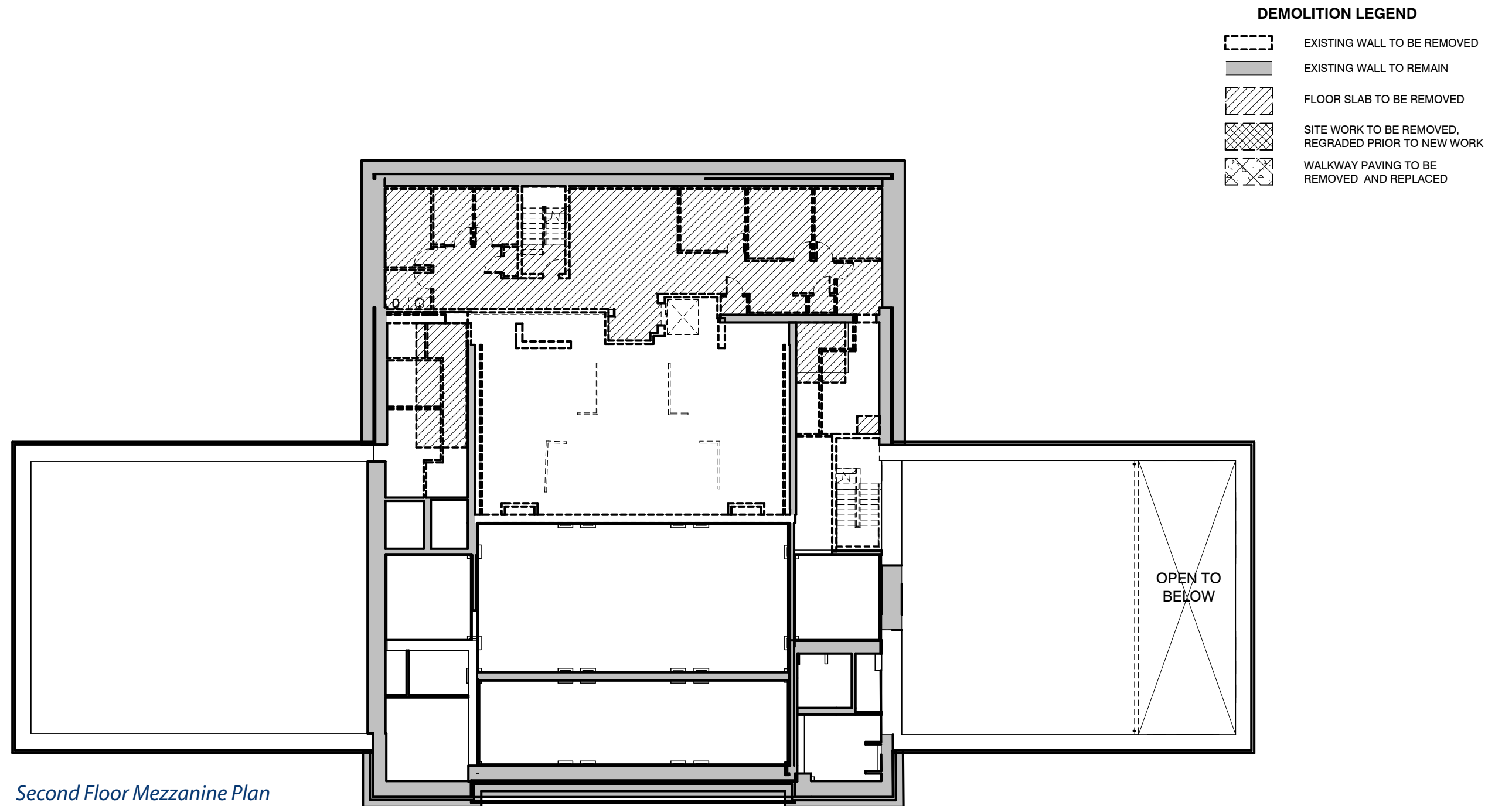






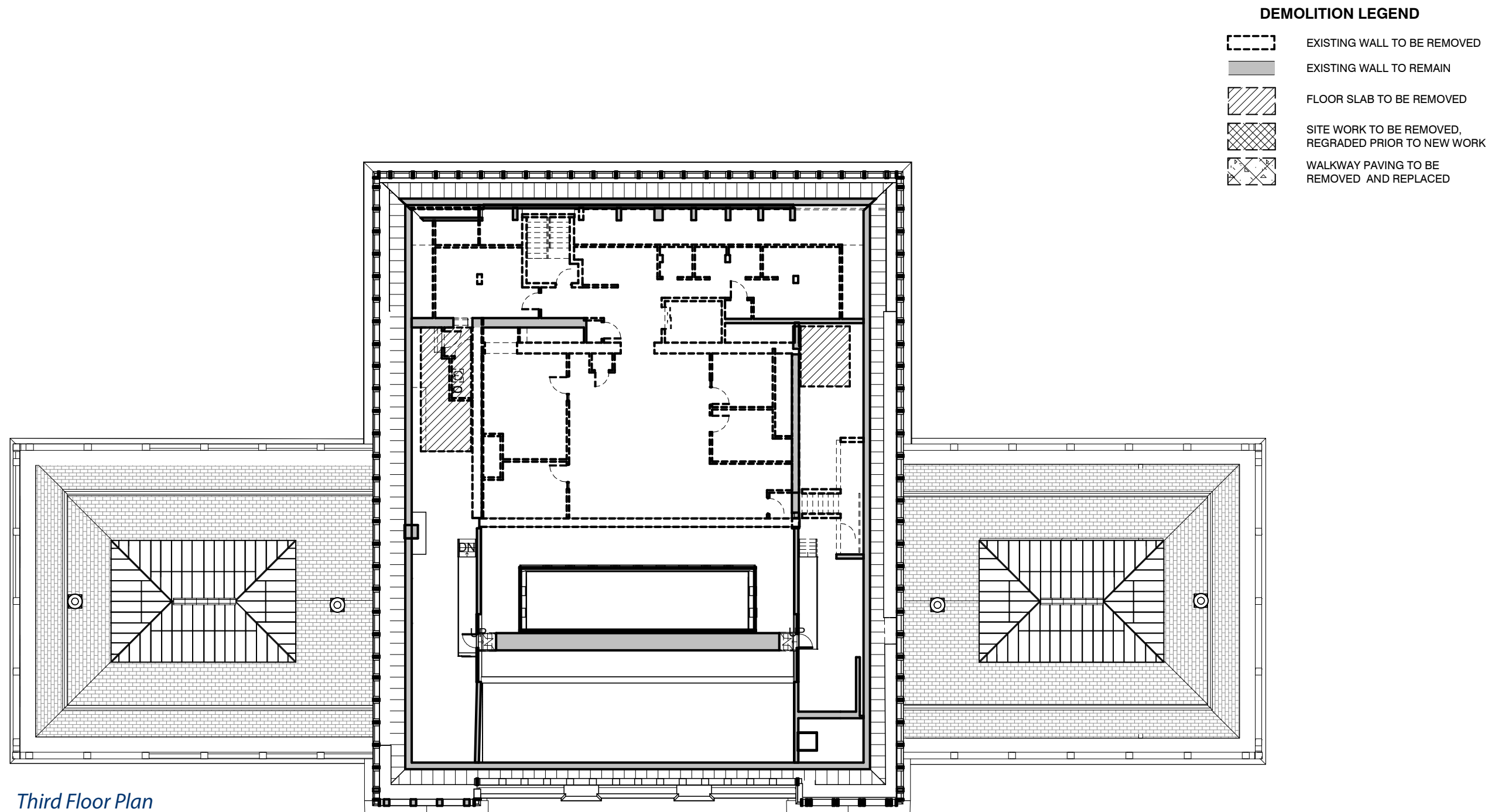
0' 1' 5' 10' 20' 40'





0 1' 5' 10' 20' 40'

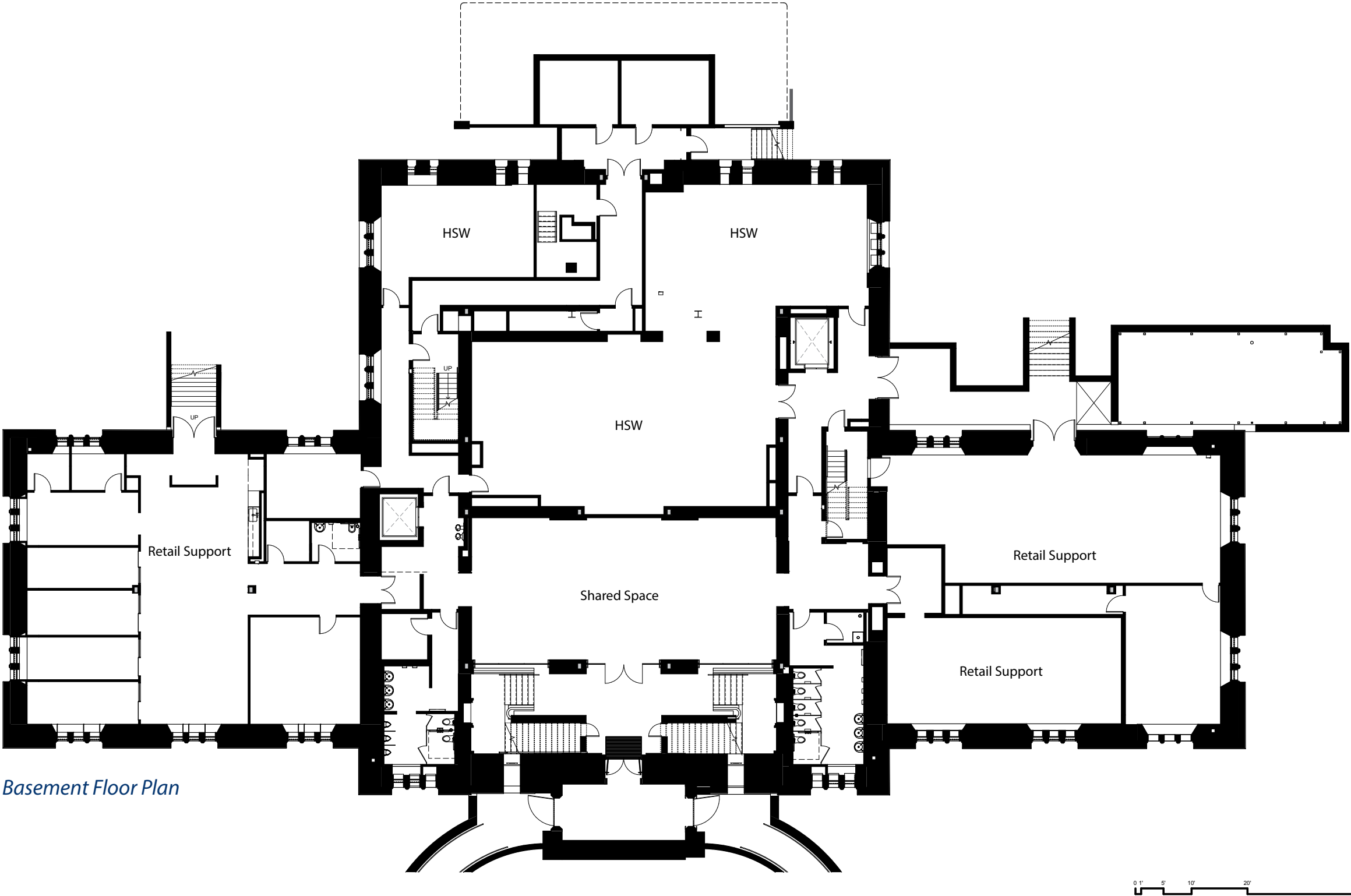




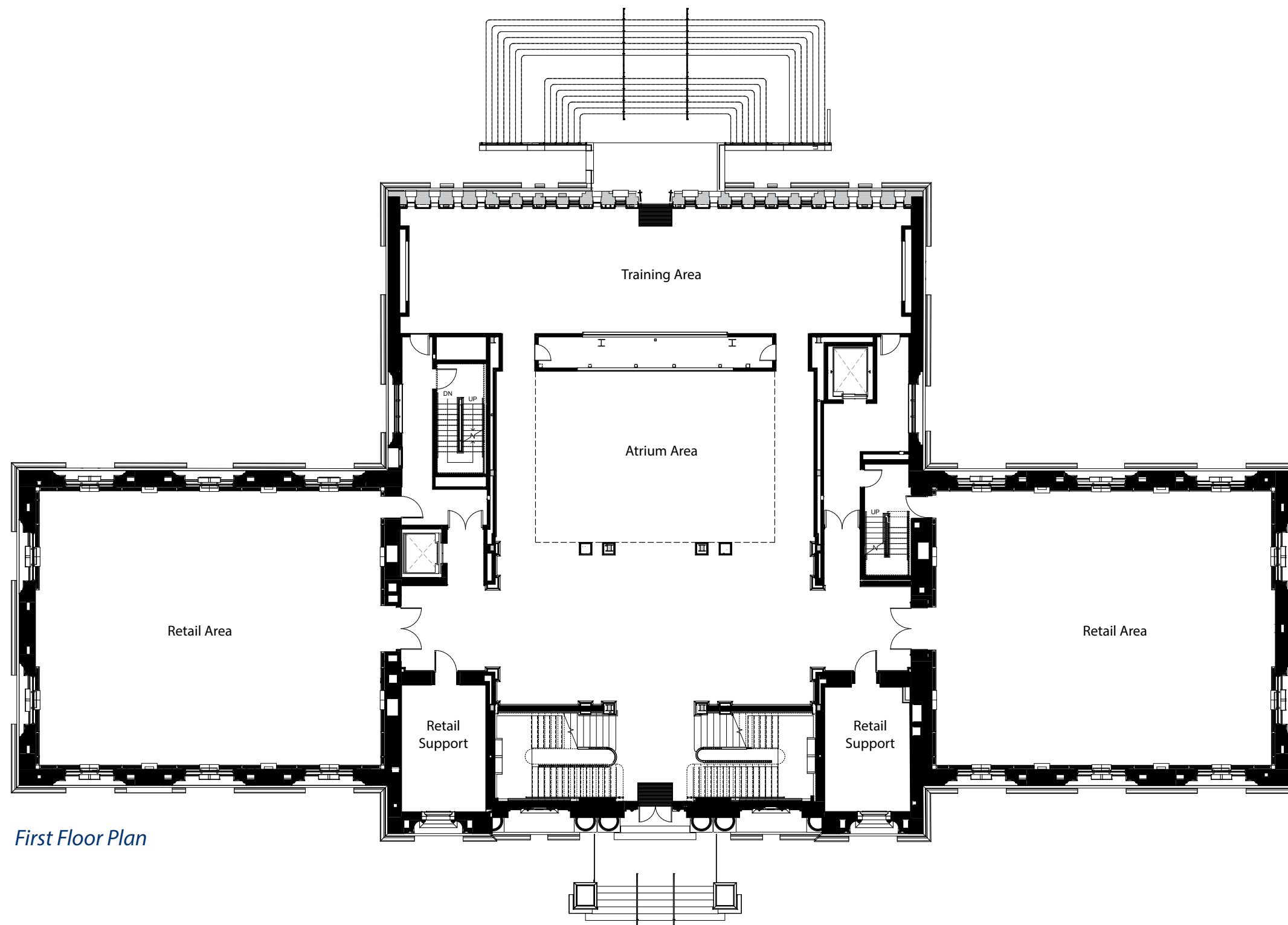
0 1' 5' 10' 20' 40'



Floor Plans - Proposed



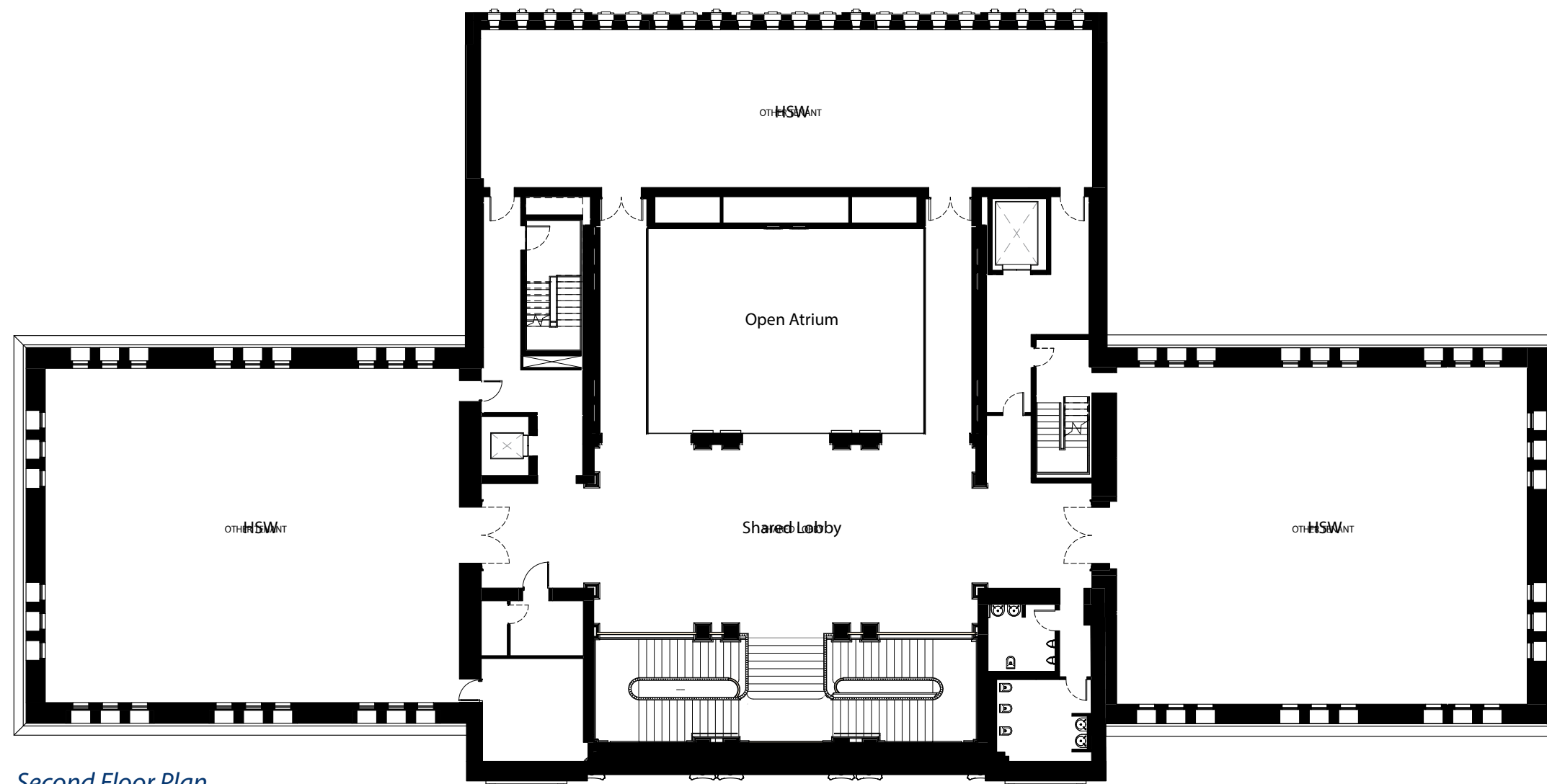
Basement Floor Plan



First Floor Plan

0 1' 5' 10' 20' 40'

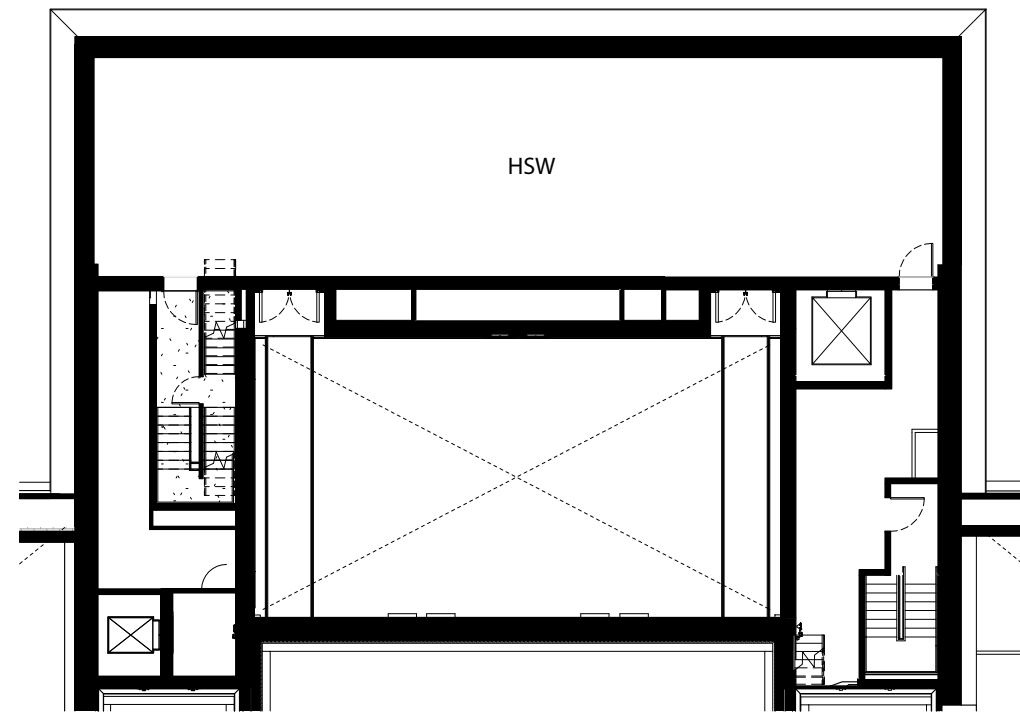




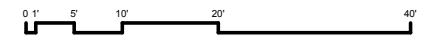
Second Floor Plan

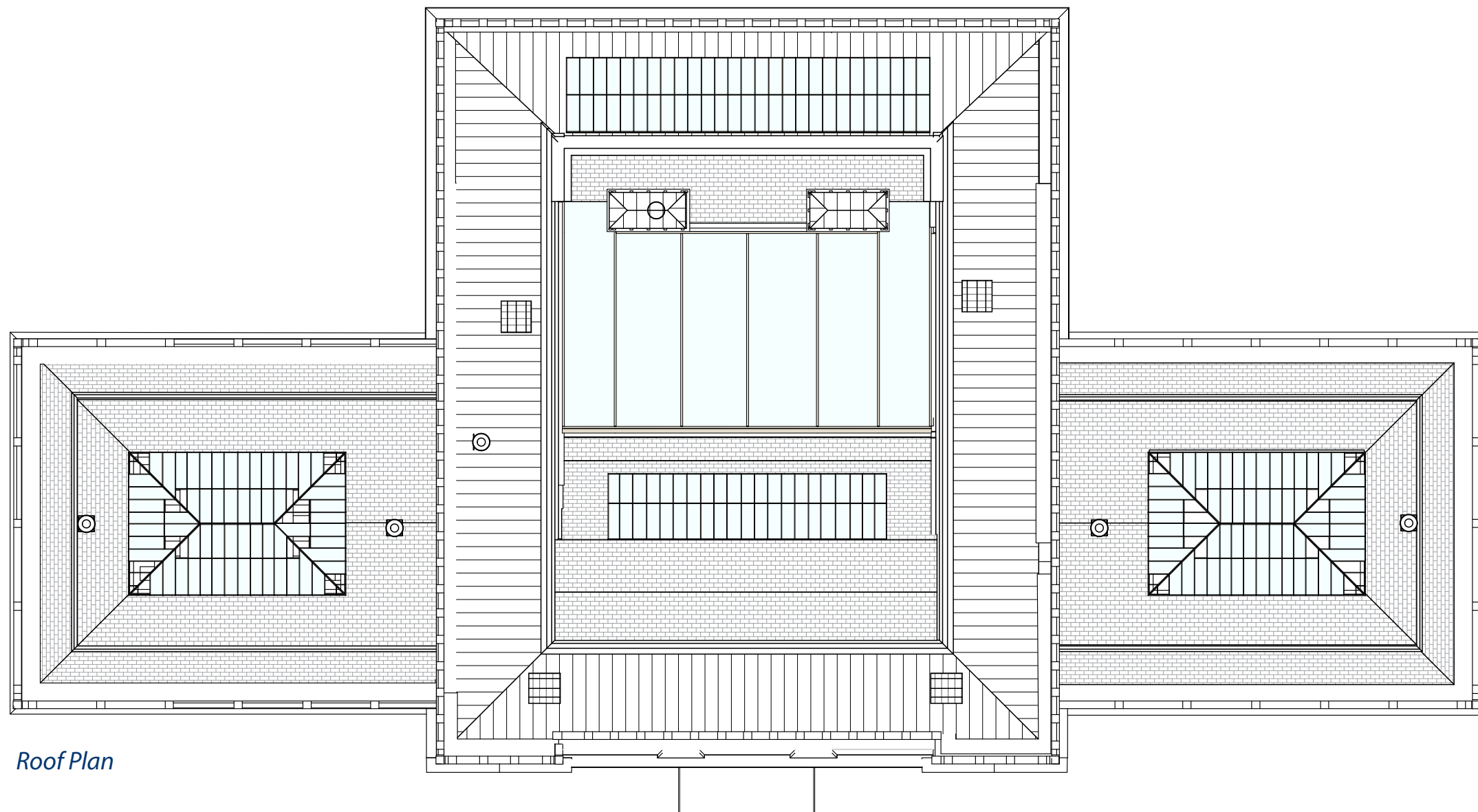
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Third Floor Plan



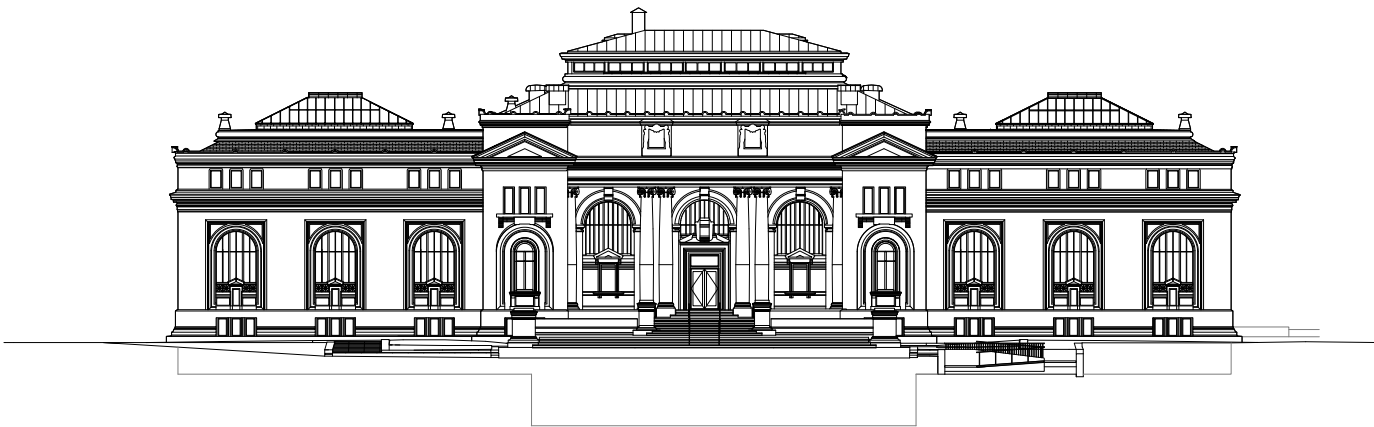


Roof Plan

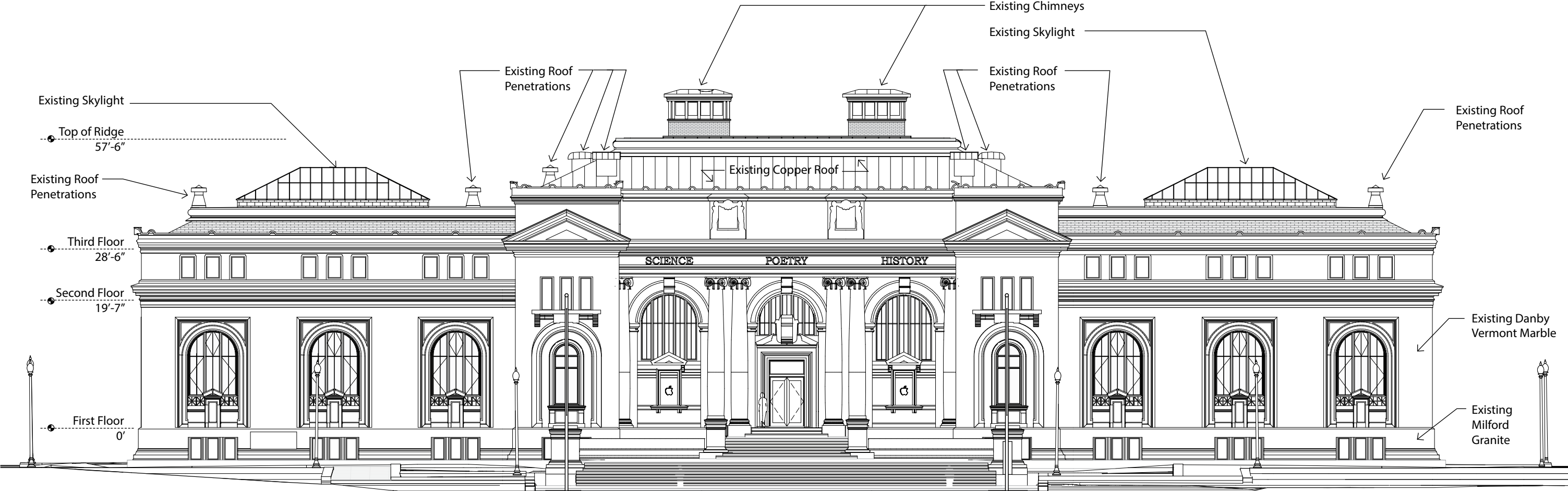
0' 1' 5' 10' 20' 40'



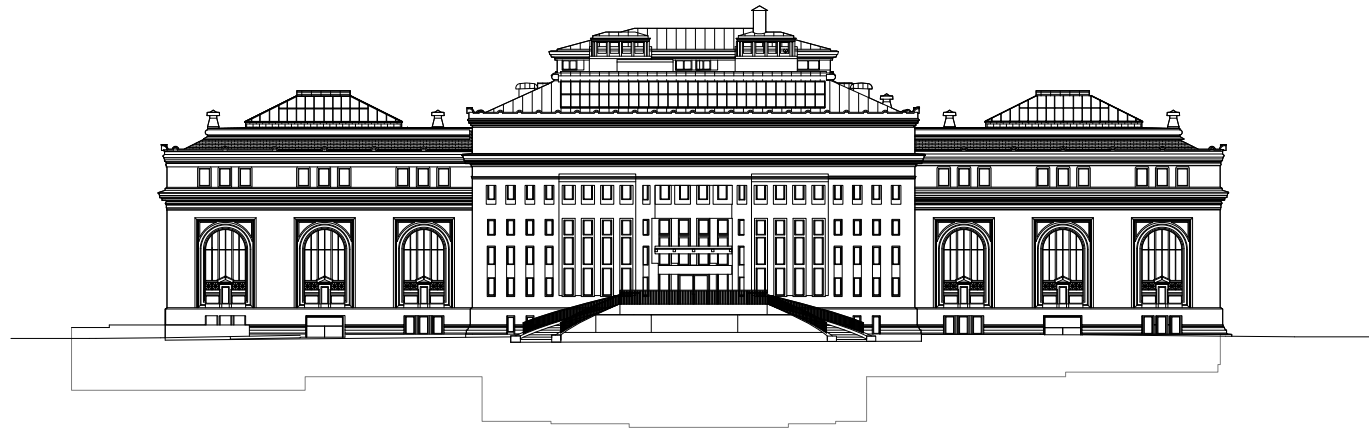
Elevations - Existing & Proposed



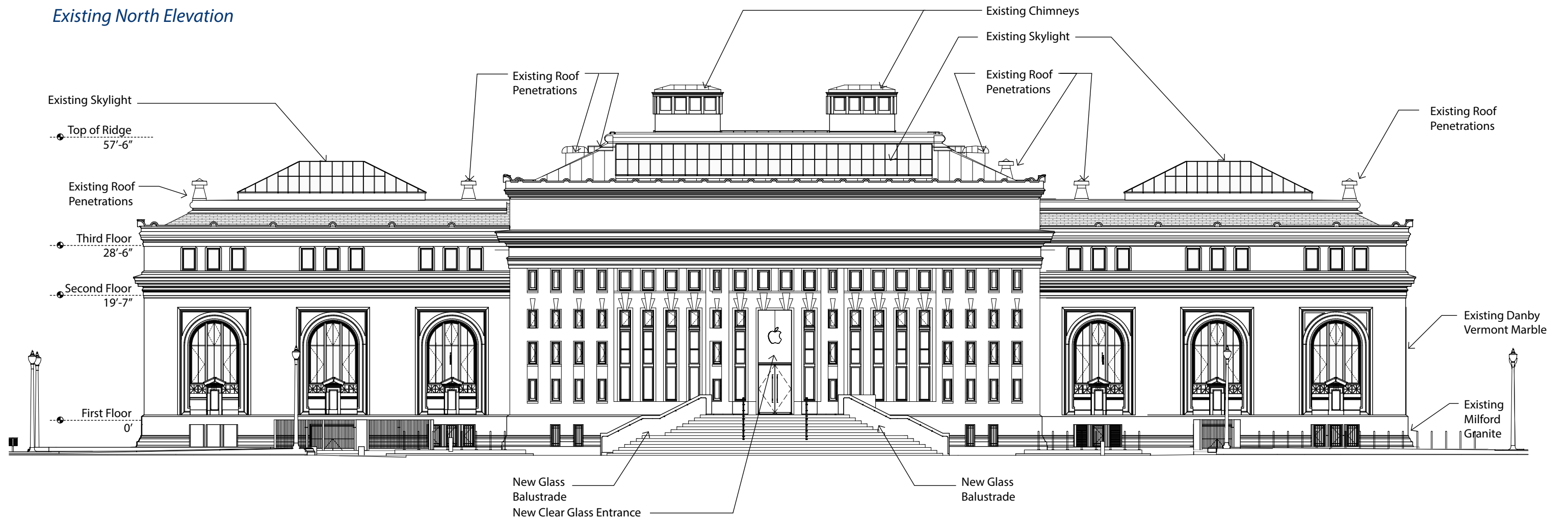
Existing South Elevation



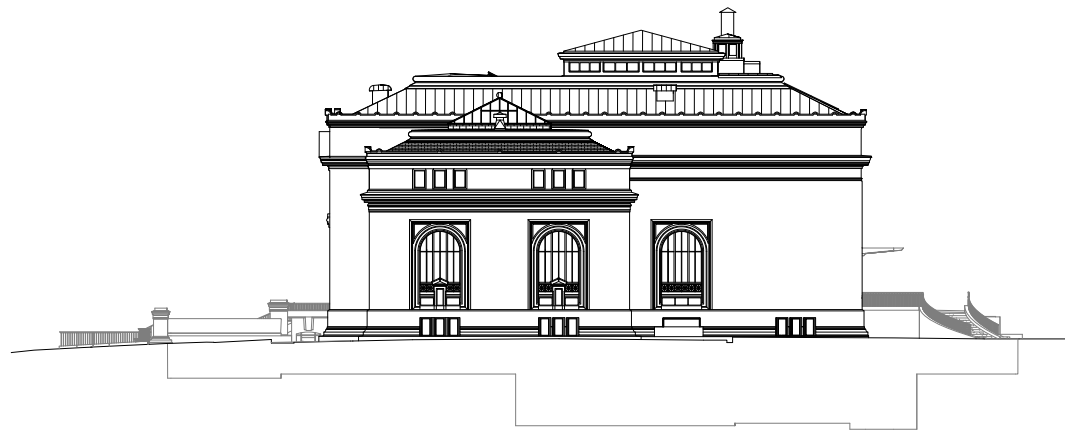
Proposed South Elevation



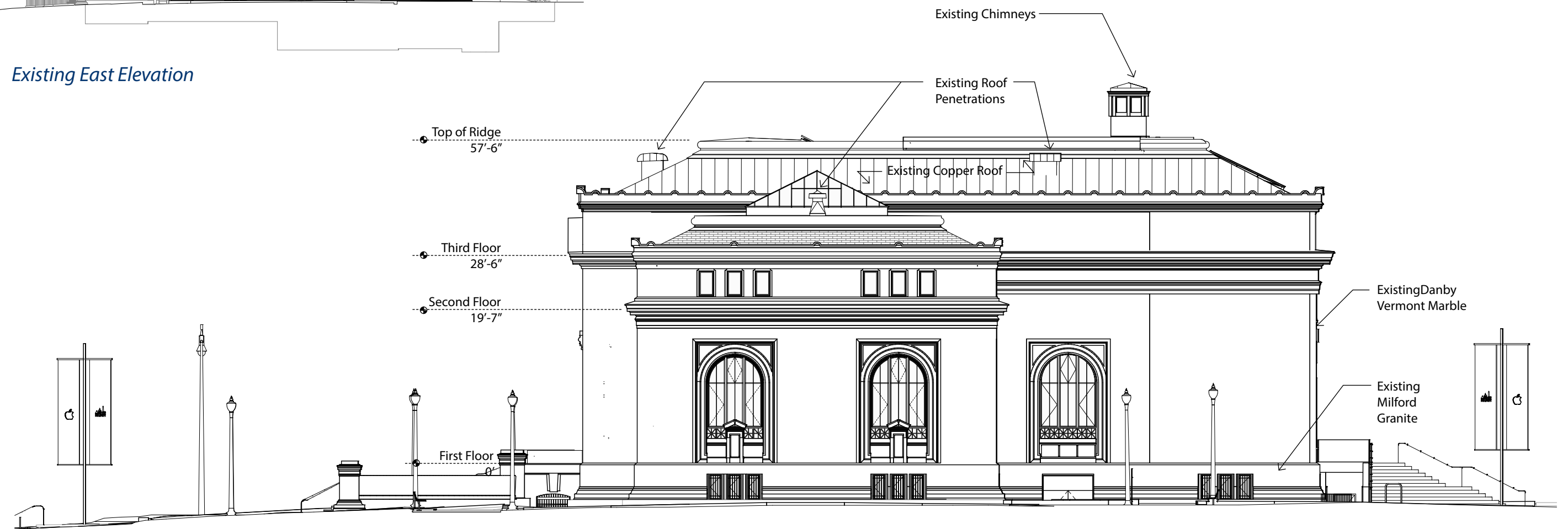
Existing North Elevation



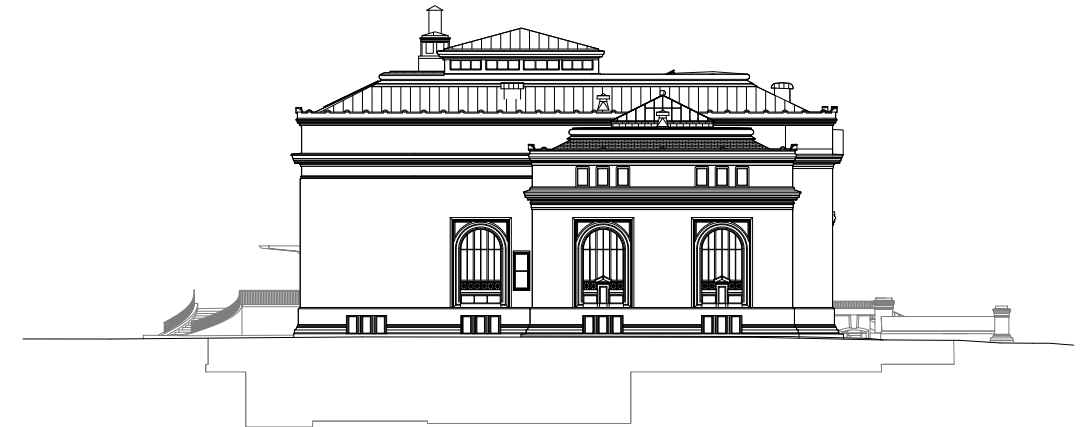
Proposed North Elevation



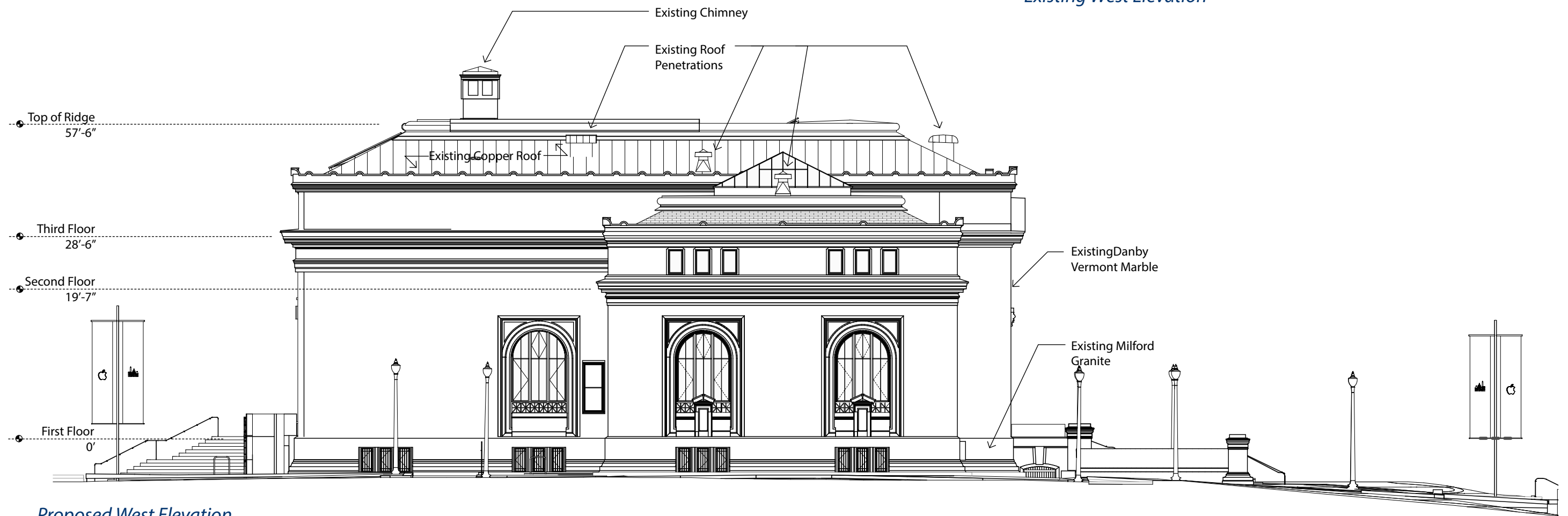
Existing East Elevation



Proposed East Elevation



Existing West Elevation

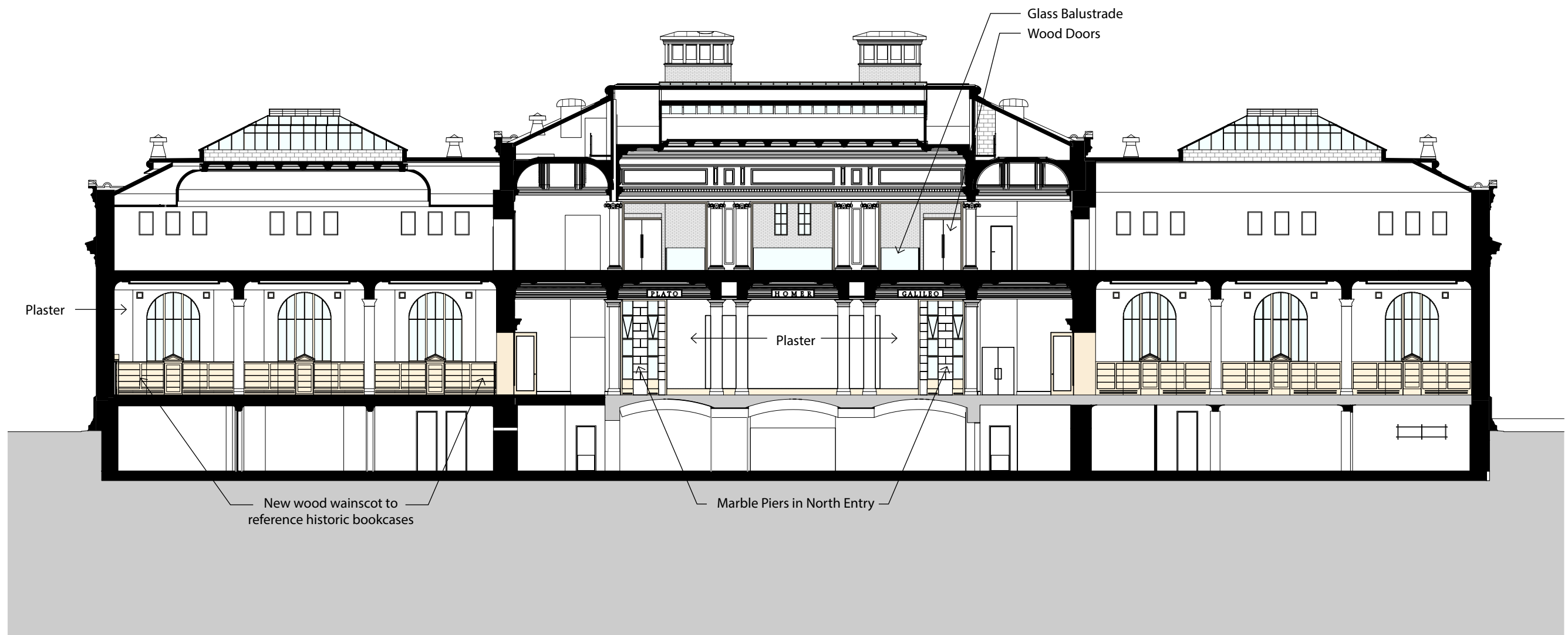


Proposed West Elevation



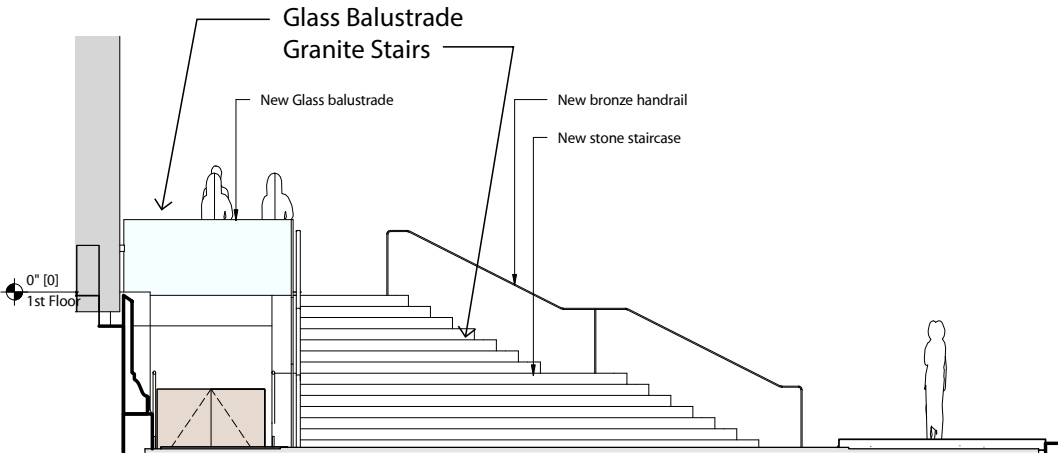
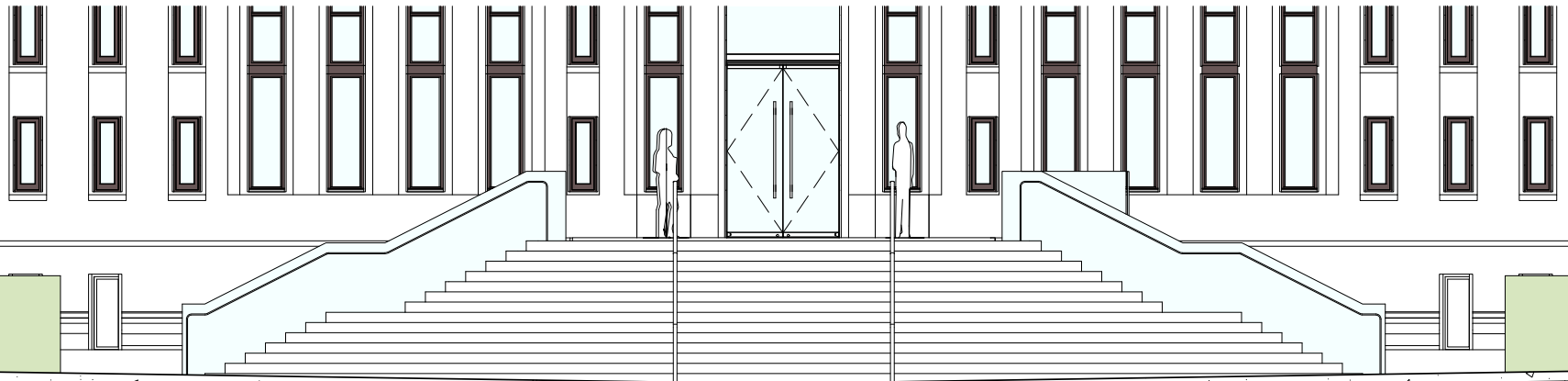
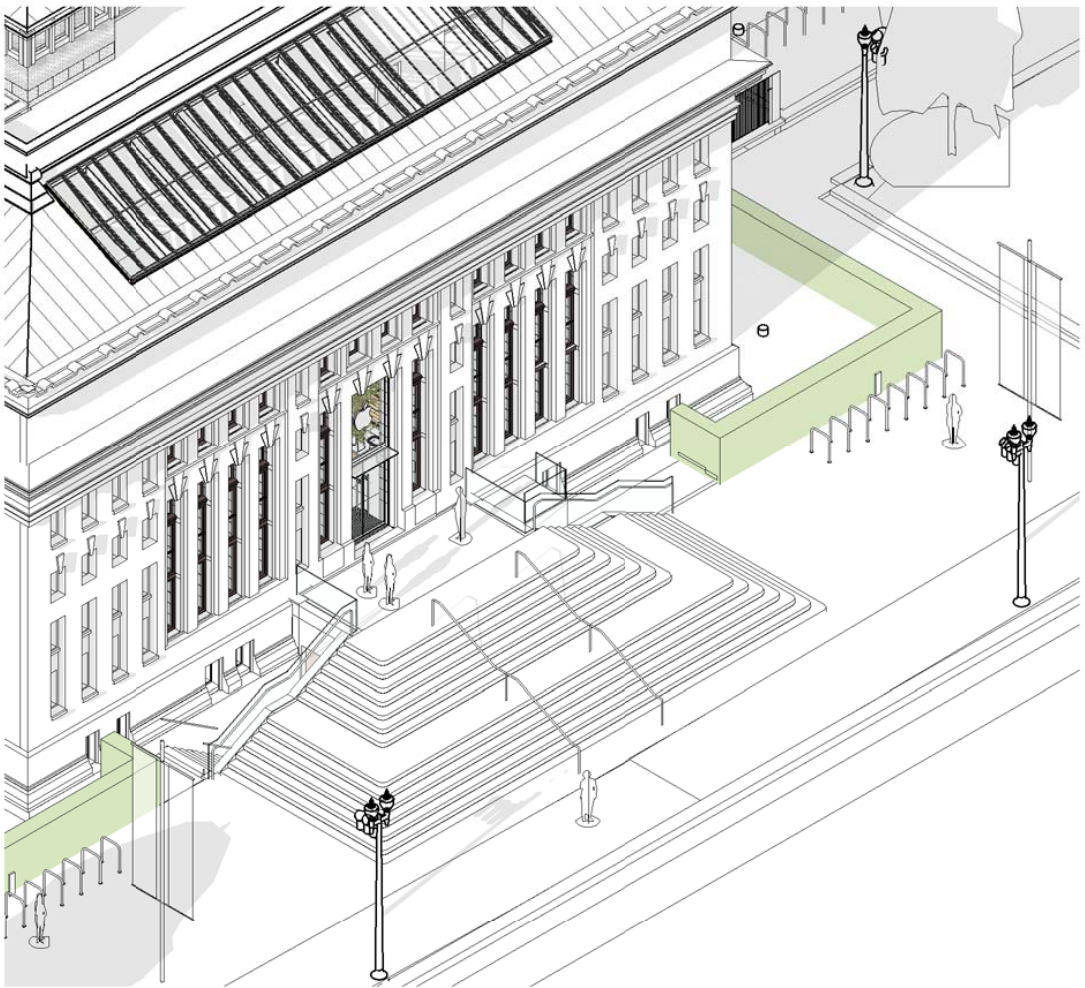
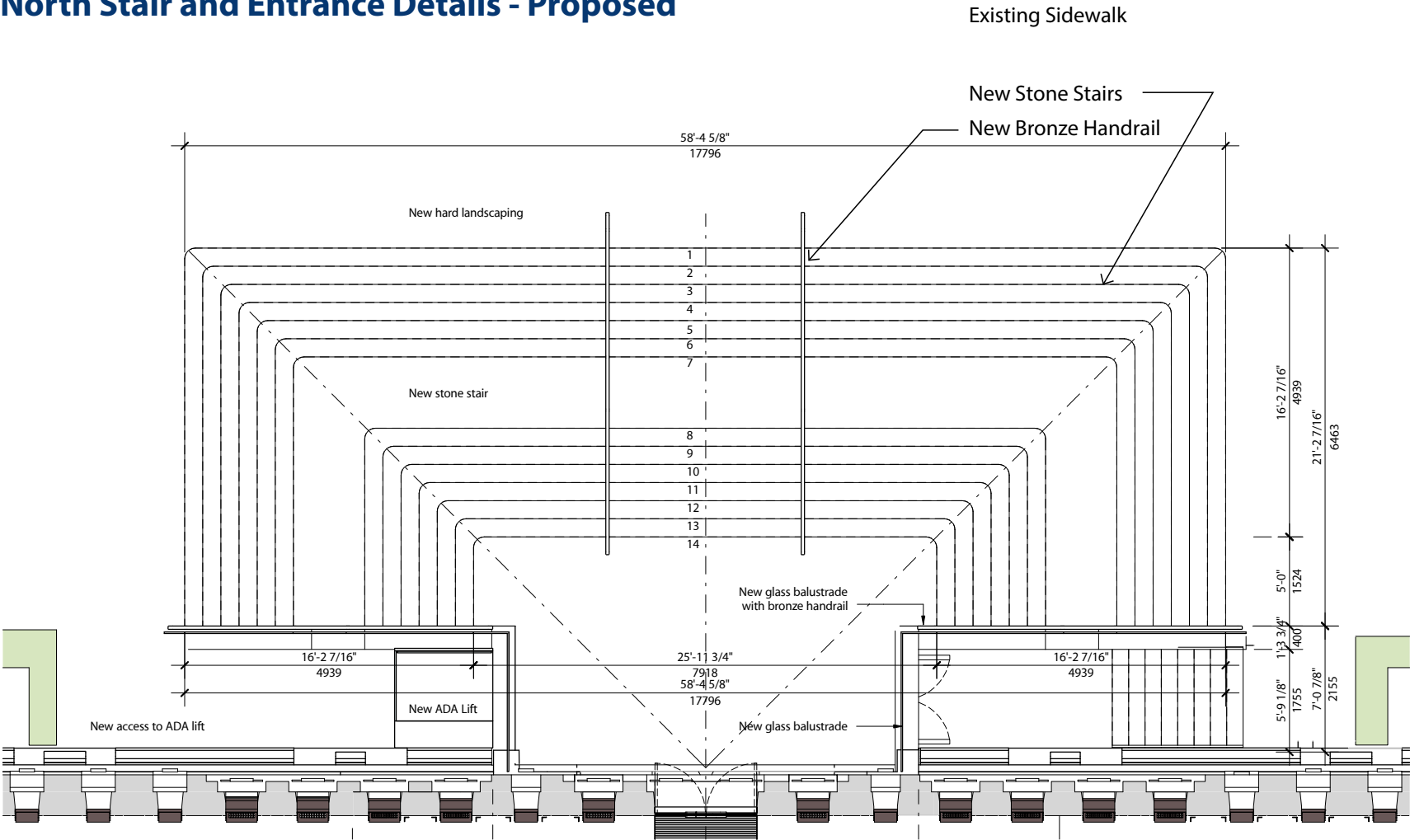
Proposed Transverse Section (Facing West)

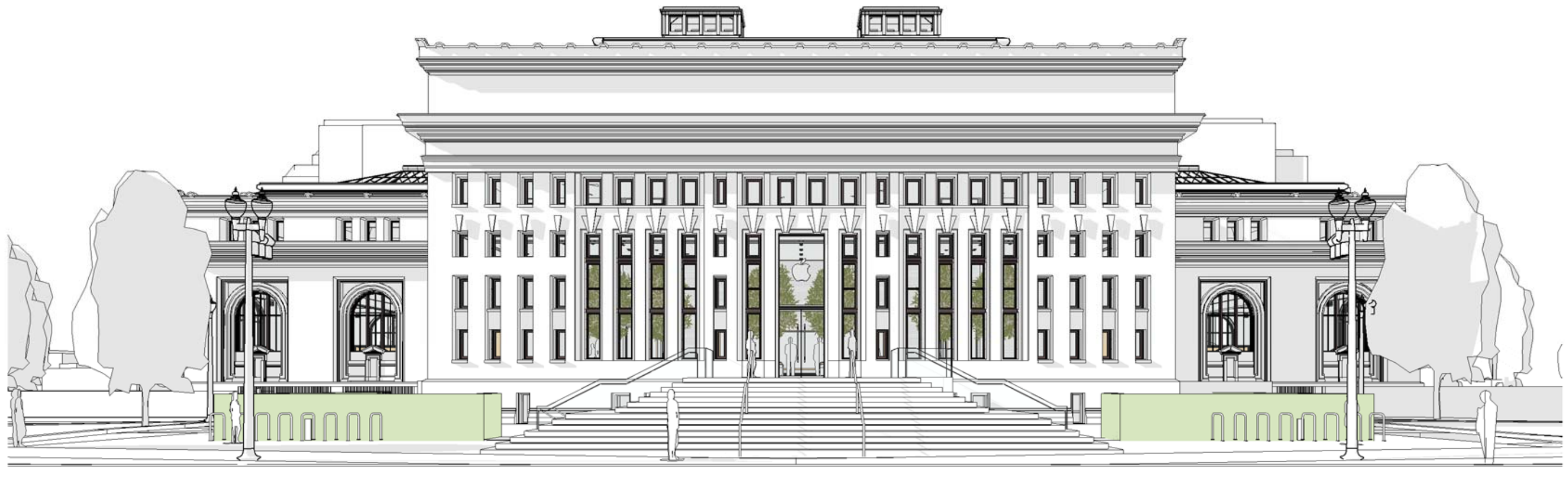
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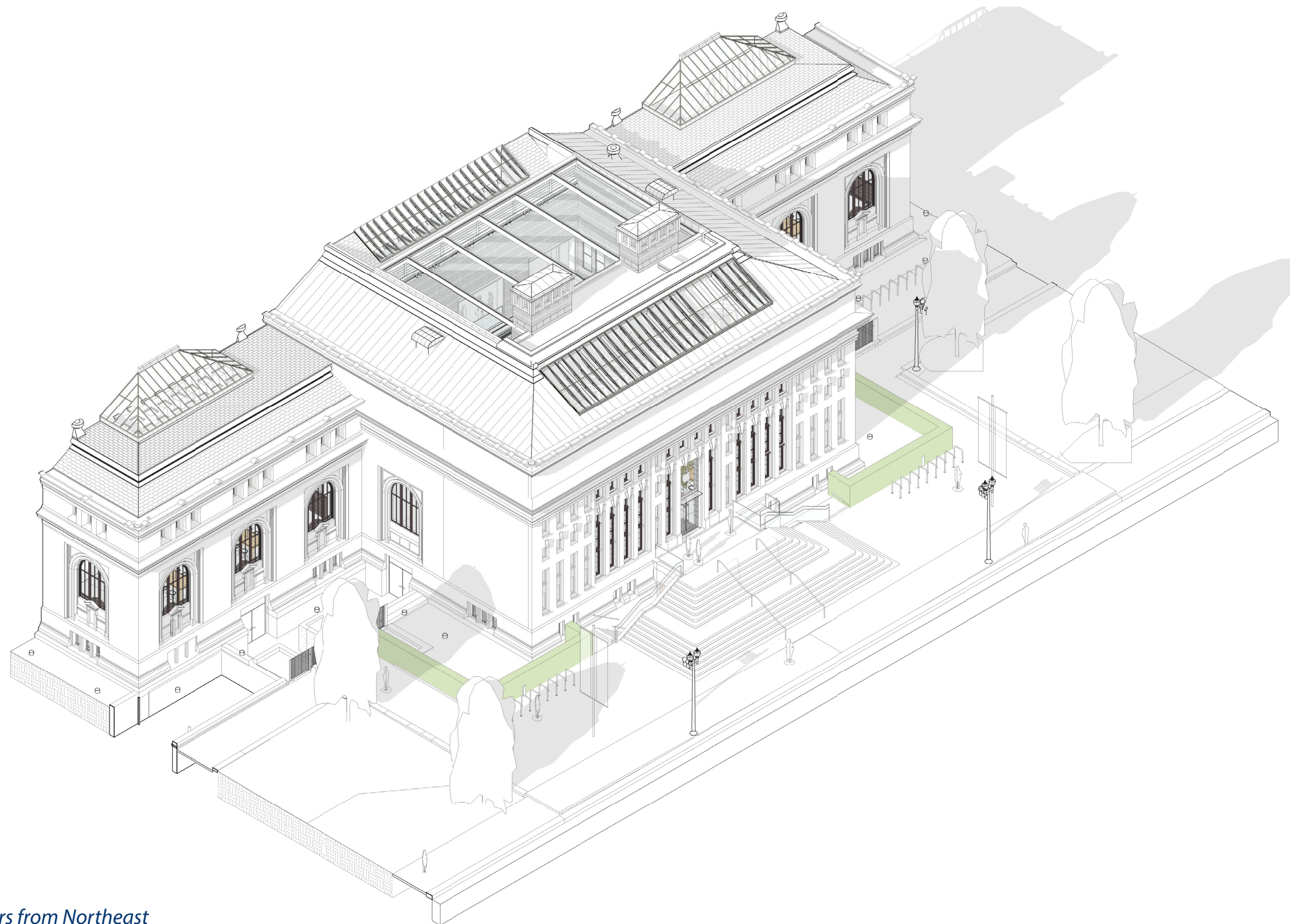
Proposed Longitudinal Section (Facing North)

North Stair and Entrance Details - Proposed





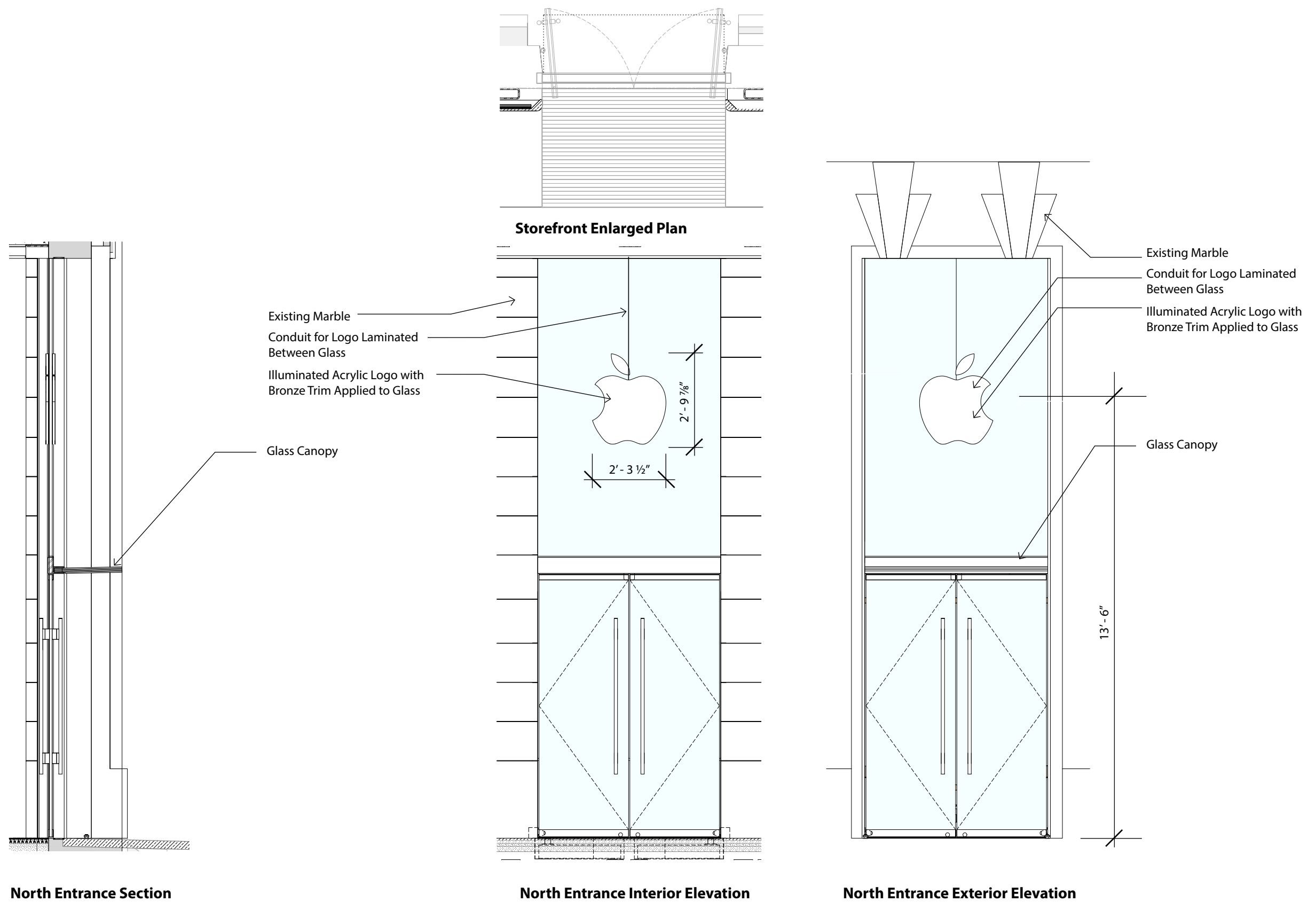
Perspective View - Facing South



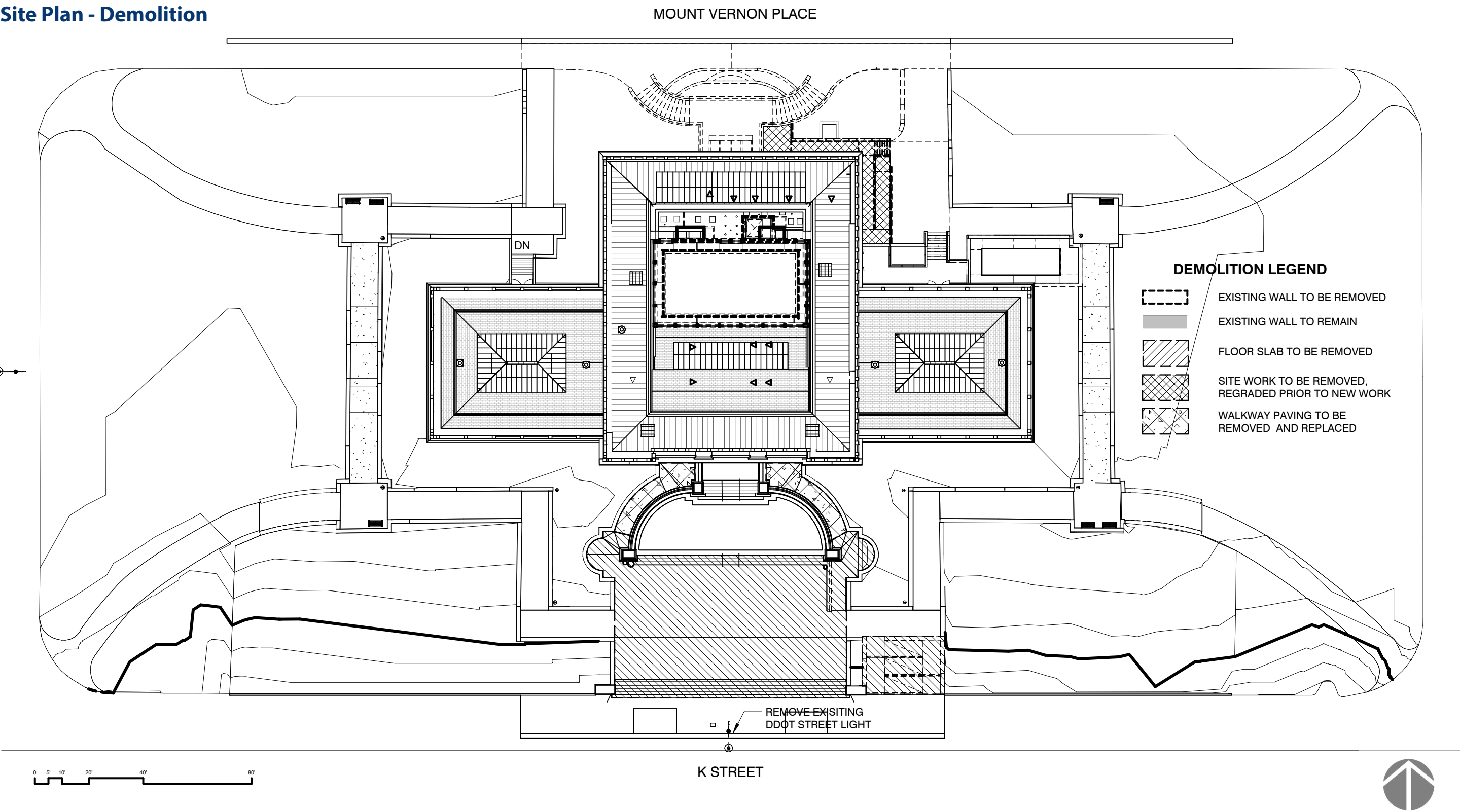
of Stairs from Northeast



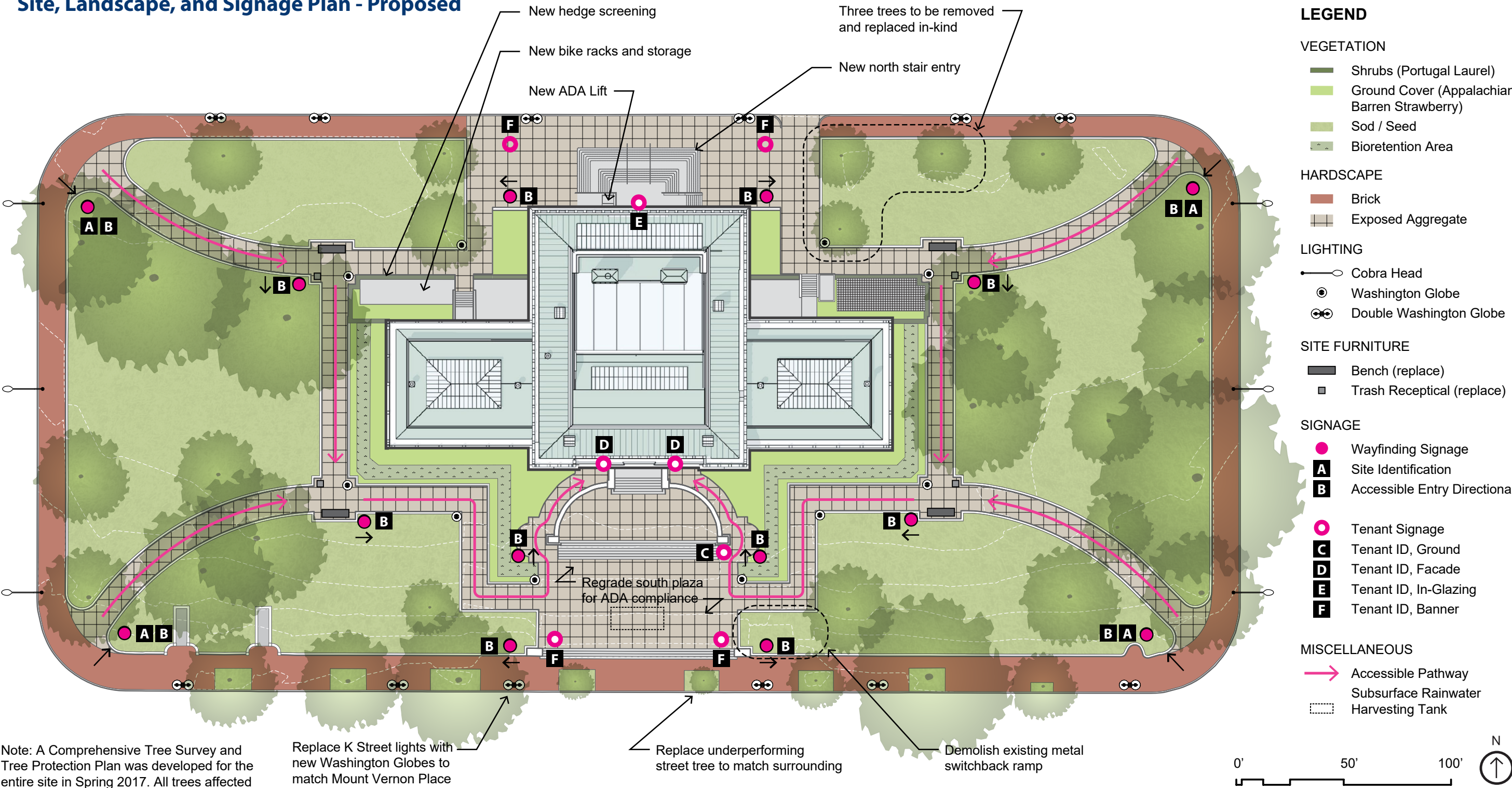
Perspective View - Facing West



Site Plan - Demolition



Site, Landscape, and Signage Plan - Proposed



Site Furniture and Planting - Proposed



72-inch “Gretchen” Bench with Arms

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



ES-142 Trash Can

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



Hedge Screening Shrubs

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



“Downtown” Bike Rack

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



“Washington Globe” Lamp Post

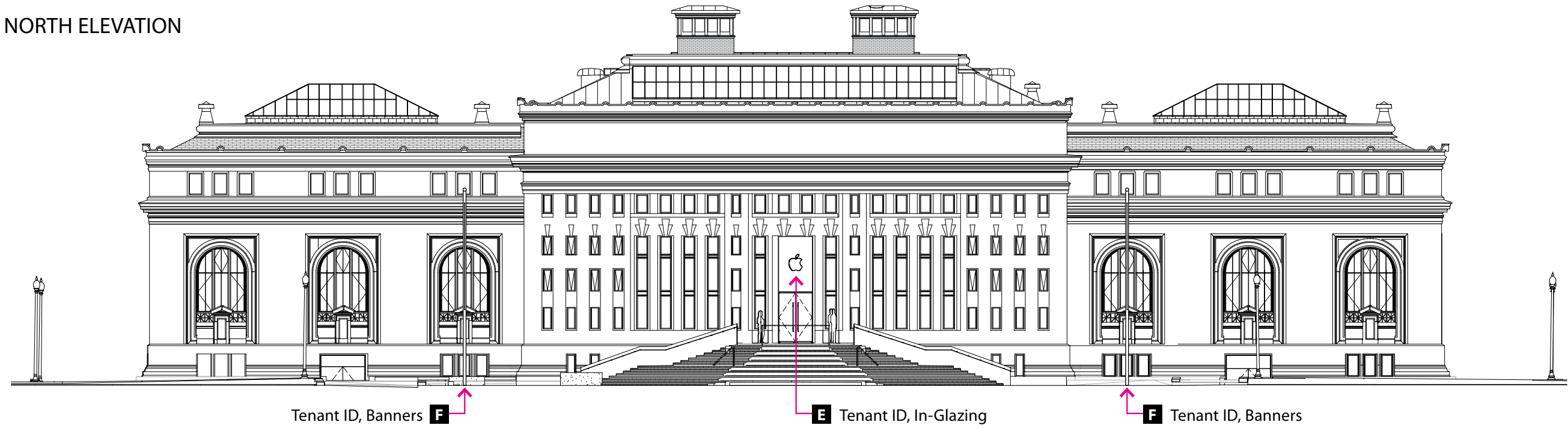
Manufacturer: Spring City
Materials: Cast Aluminum
Number Proposed: 10



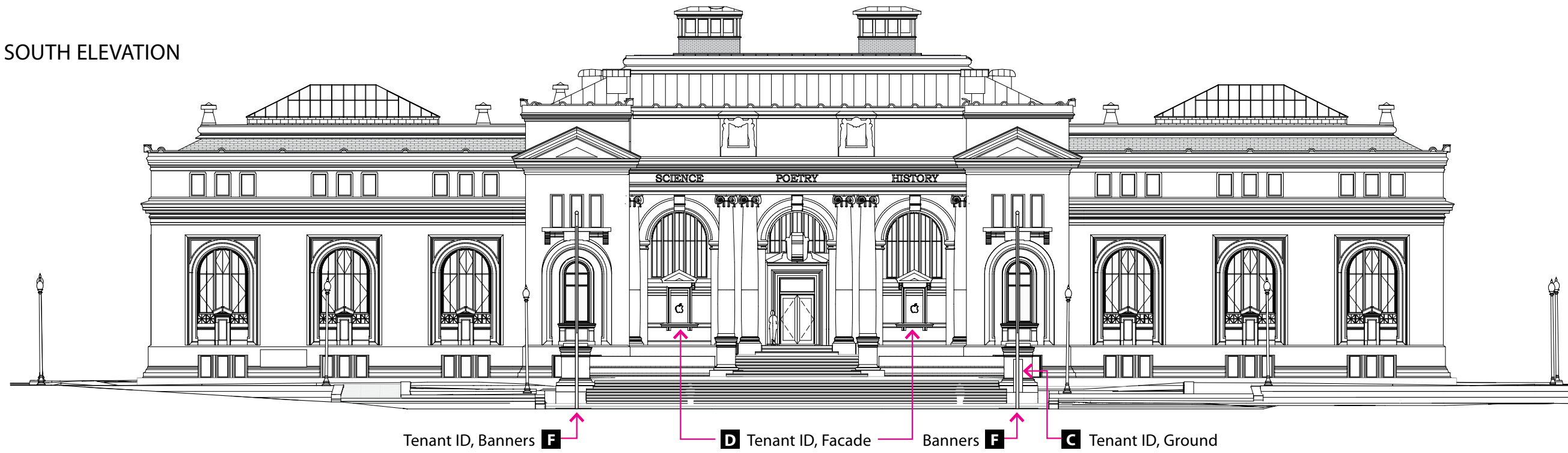
Perennial Groundcover

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

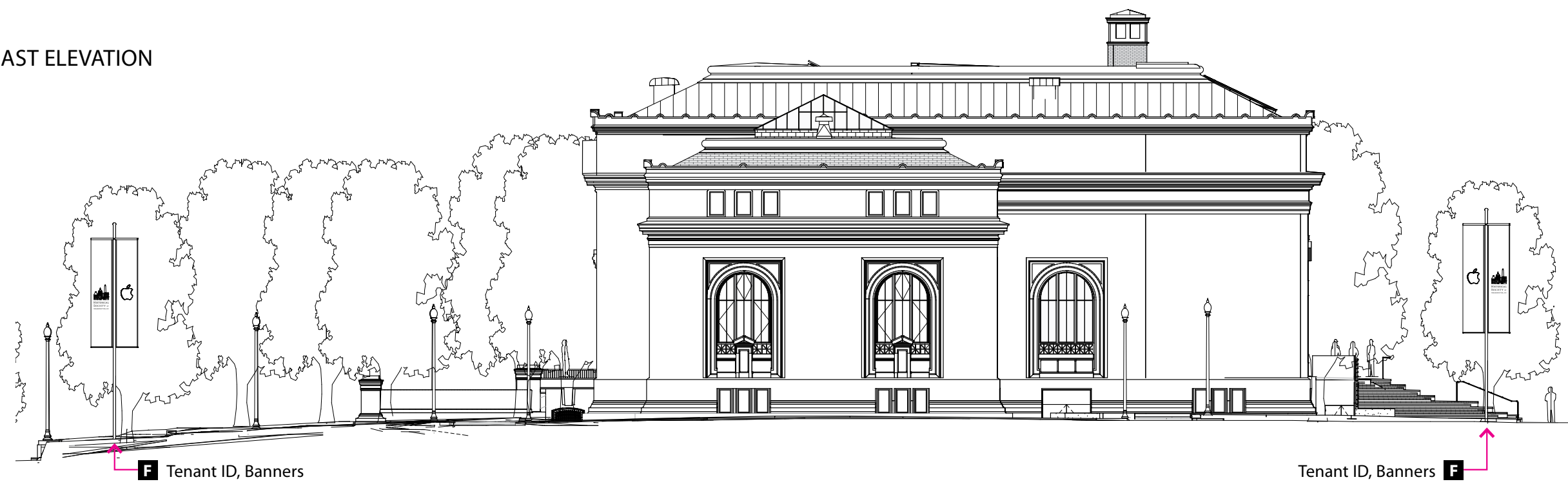
NORTH ELEVATION



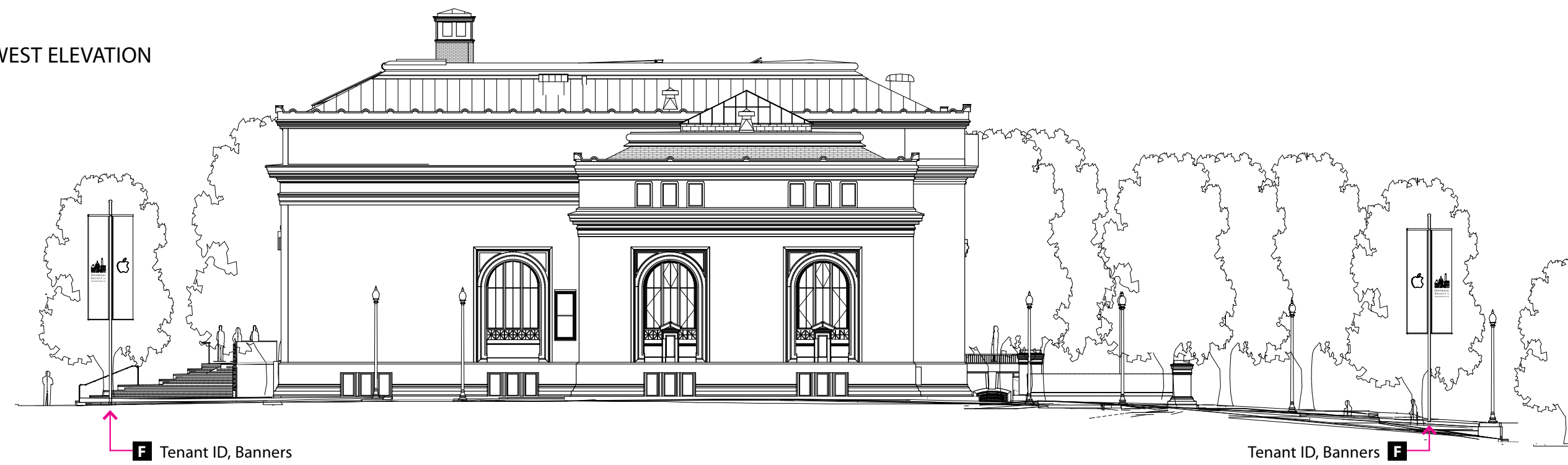
SOUTH ELEVATION

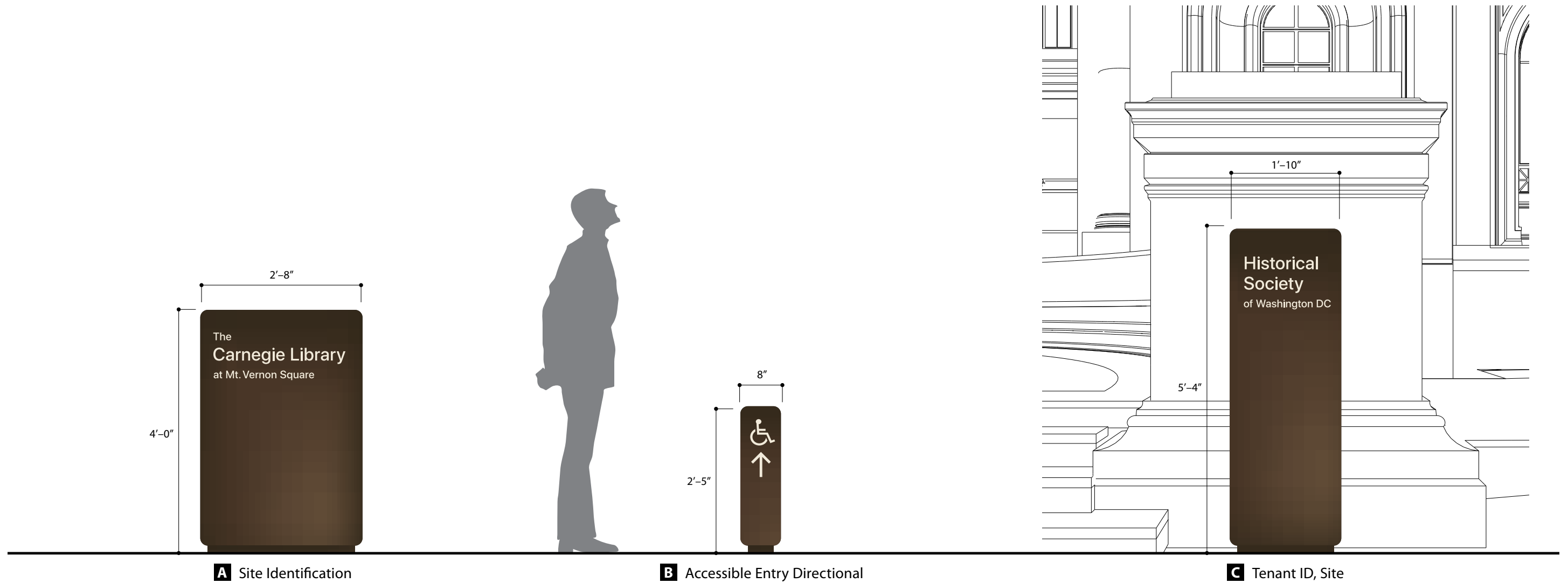


EAST ELEVATION

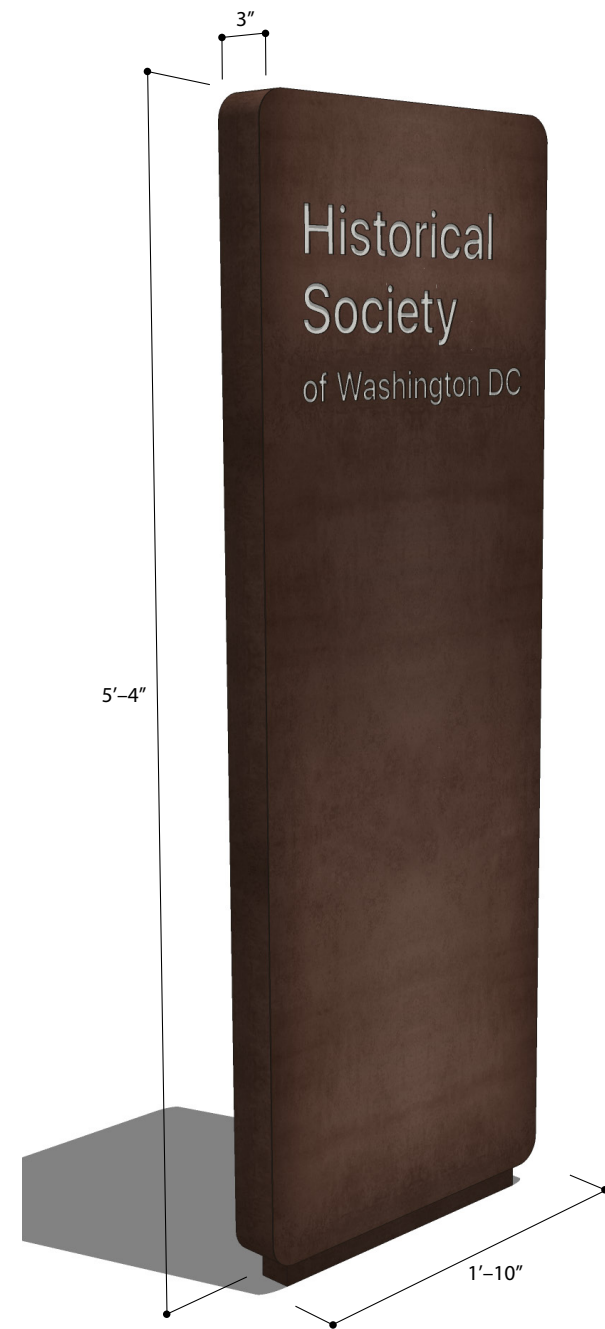


WEST ELEVATION

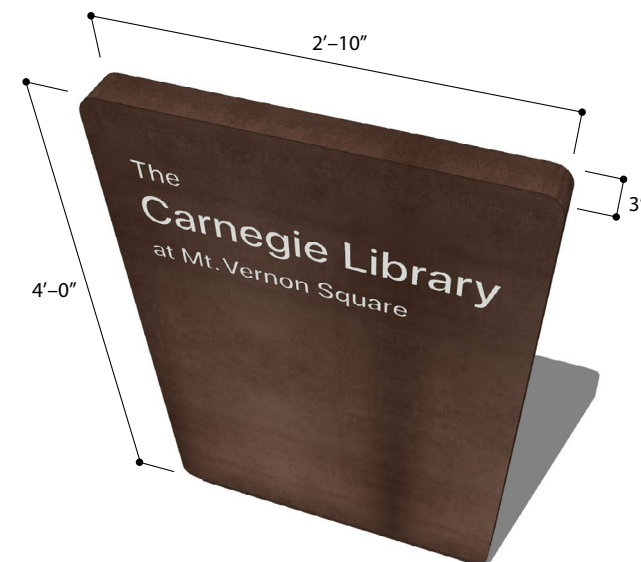




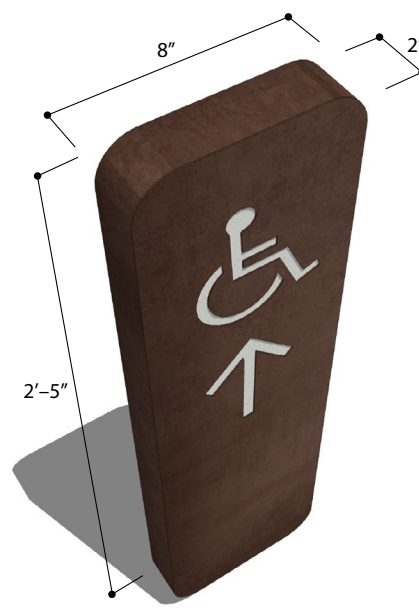
Ground Sign Details



C Tenant ID, Site



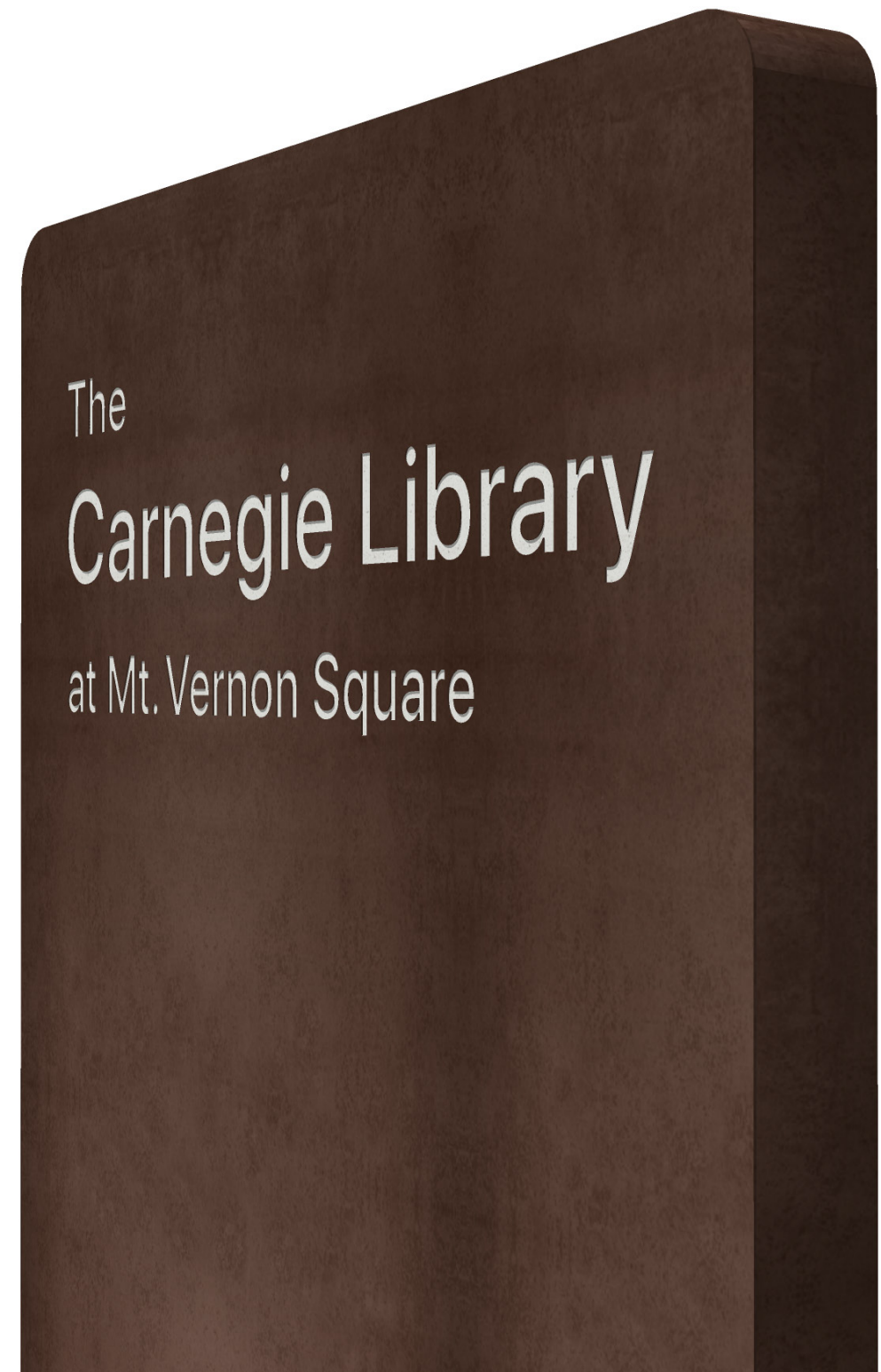
A Site Identification



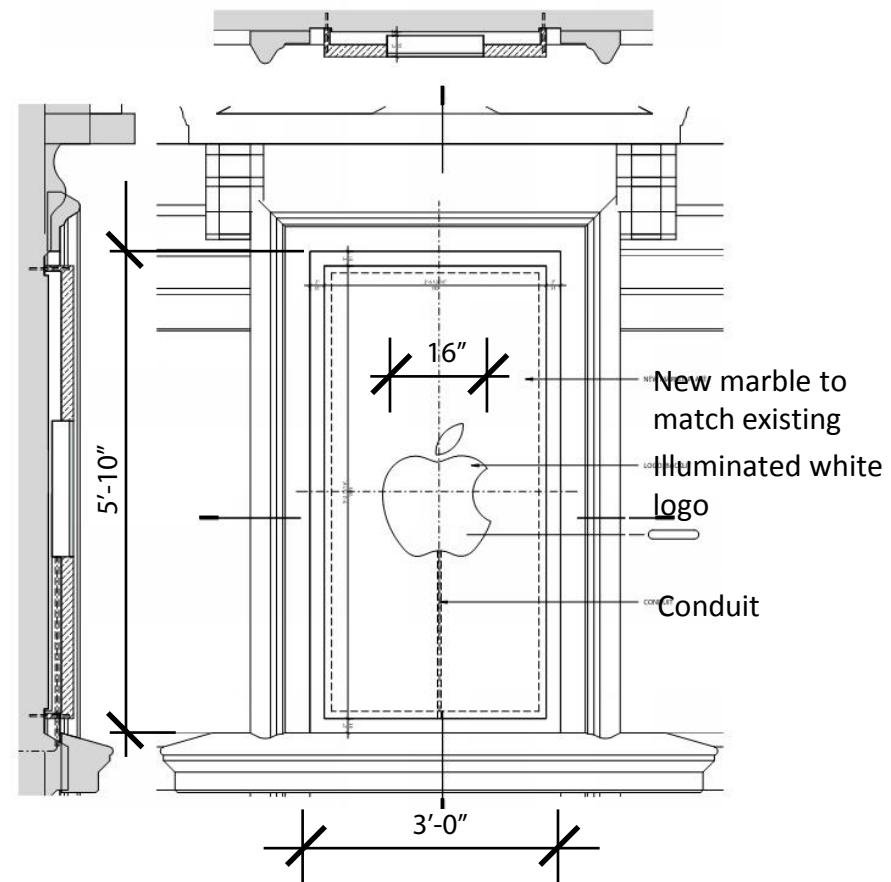
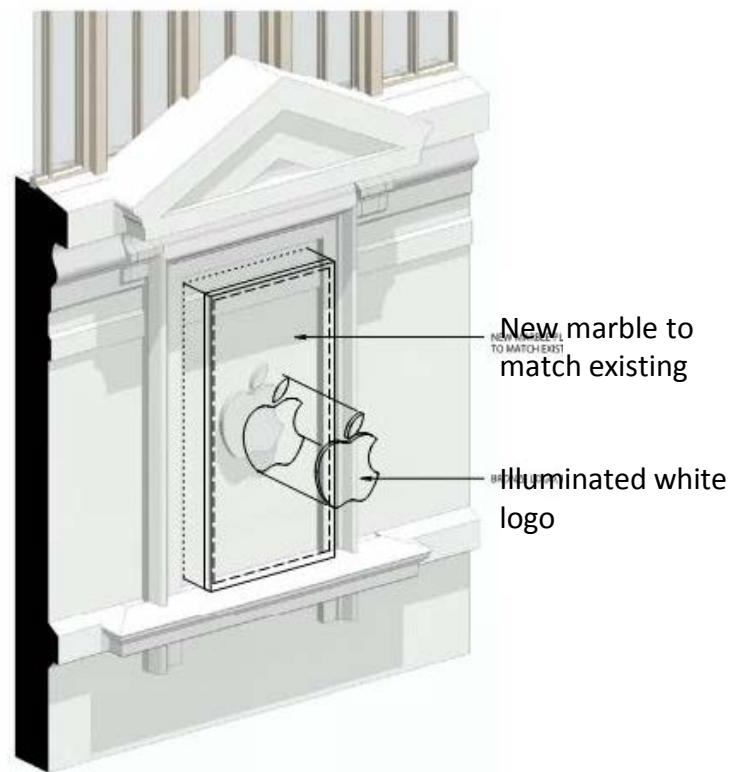
B Accessible Entry Directional

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

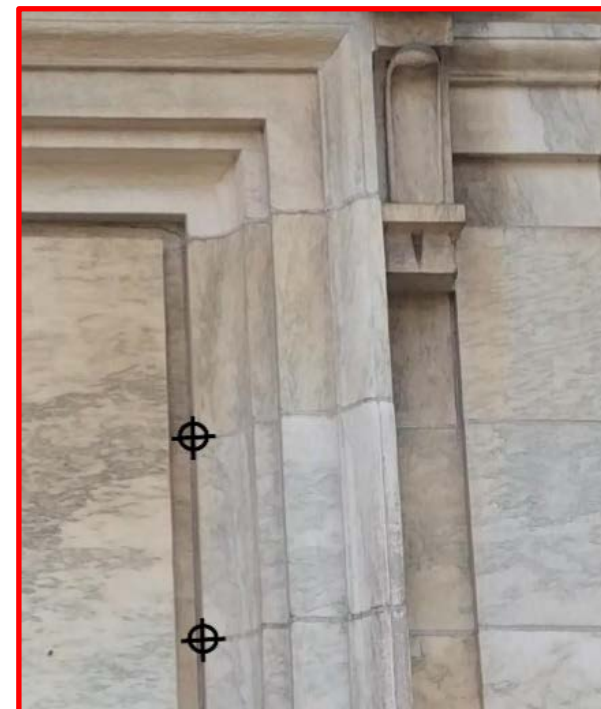
LETTERING:
Cut-out lettering
revealing Off-white
Corian panel behind



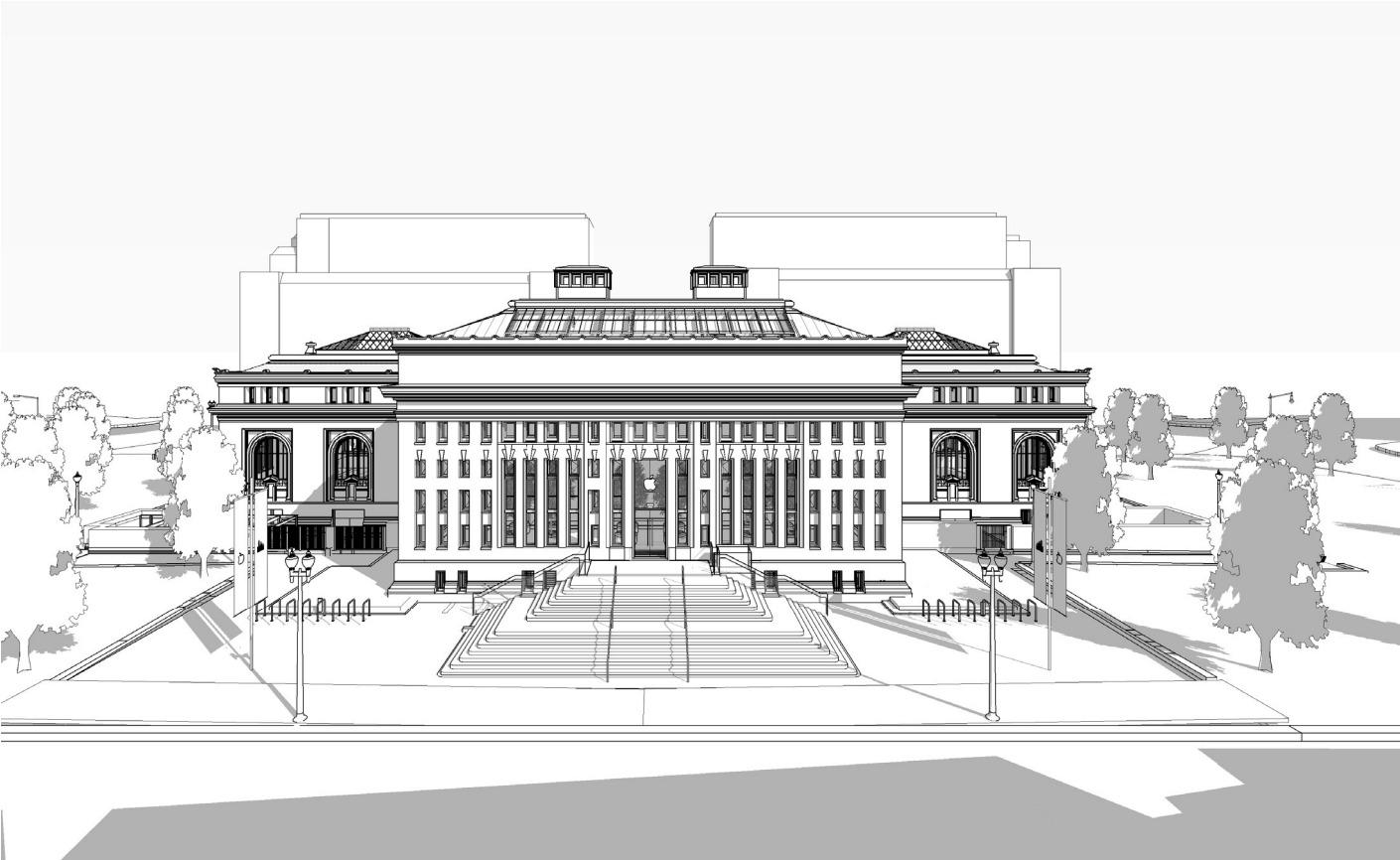
Ground Sign Details



Anchor points in grout joints



Detail at South Elevation Signs

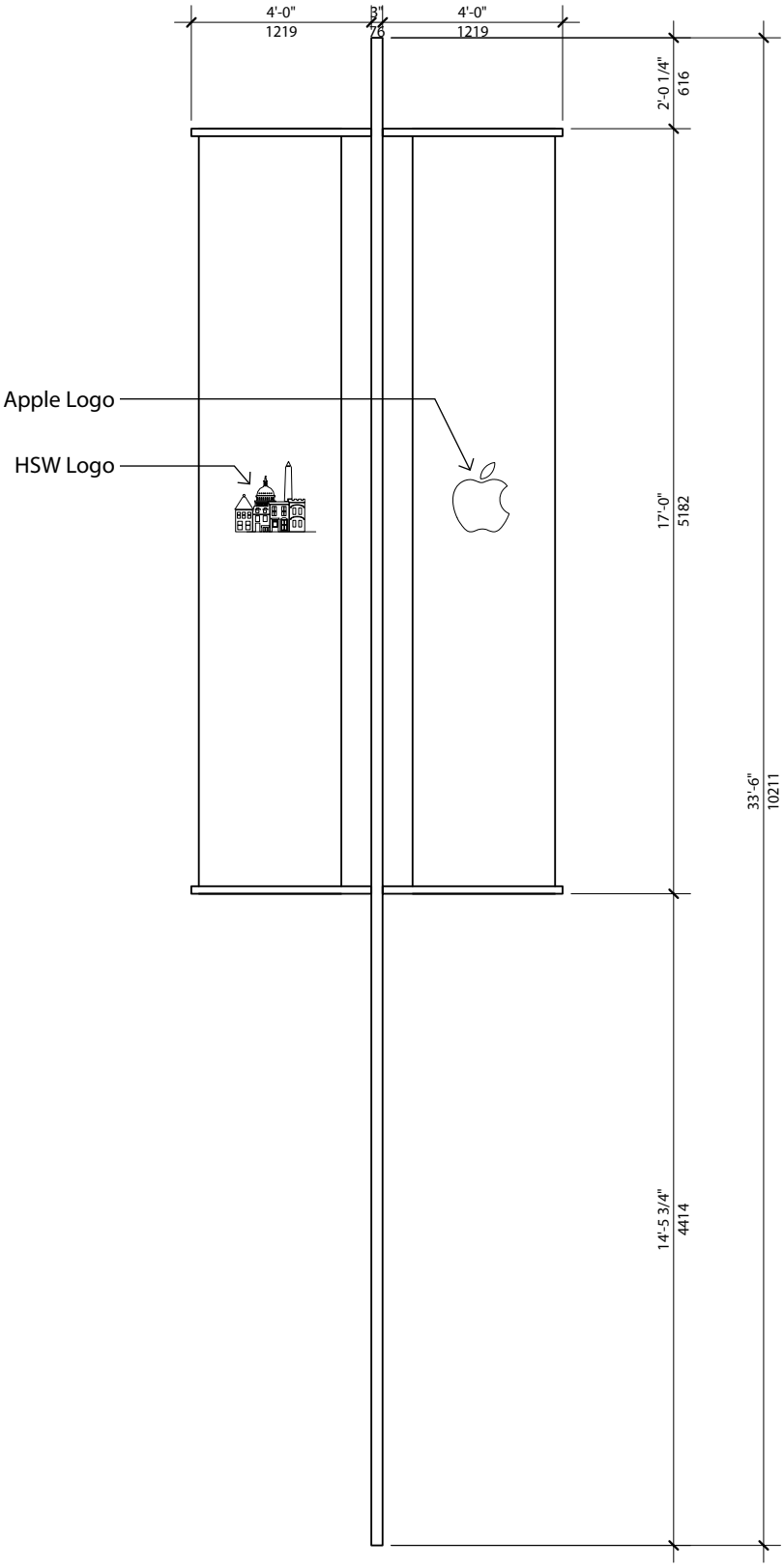


Logo Banner at North Plaza



Logo Banner at South Plaza

— APPLE LOGO
— OTHER TENANT LOGO



Logo Banner Pole Elevation

Proposed Logo Banner Details

Rendering - Proposed



South Elevation Rendering