



GSA National Capital Region

**MEMORANDUM OF AGREEMENT
AMONG THE UNITED STATES GENERAL SERVICES ADMINISTRATION,
UNITED STATES DEPARTMENT OF COMMERCE,
THE DISTRICT OF COLUMBIA STATE HISTORIC PRESERVATION OFFICER AND
THE ADVISORY COUNCIL ON HISTORIC PRESERVATION
REGARDING THE MODERNIZATION OF THE HERBERT C. HOOVER OFFICE BUILDING,
WASHINGTON, D.C.**

This Memorandum of Agreement (MOA) is made as of this 21st day of APRIL 2010, by and among the United States General Services Administration (GSA), the United States Department of Commerce (DoC), a participating agency, the District of Columbia State Historic Preservation Office (SHPO), and the Advisory Council on Historic Preservation (ACHP) (referred to collectively herein as the Parties or Signatories or individually as a Party or Signatory) pursuant to Section 106 of the National Historic Preservation Act (NHPA), 16 U.S.C. § 470f, and its implementing regulations 36 C.F.R. part 800 and section 110 of the NHPA, 16 U.S.C. § 470h-2.

WHEREAS, The Herbert C. Hoover Office Building is located at 1401 Constitution Avenue, NW, Washington, D.C. (Property), was constructed in 1932 as the headquarters for the DoC, is listed on the National Register of Historic Places (National Register) as a contributing structure in the Pennsylvania Avenue National Historic Site and the Federal Triangle Historic District which were listed on the National Register in 1965 and 1968 (respectively), and is within the L'Enfant Plan which was listed on the National Register in 1997; and,

WHEREAS, GSA entered into a Delegation Agreement with the DoC on December 14, 1989, re-delegated on August 22, 1994 and again on November 26, 1997, for the ongoing management and operation of the Property ad infinitum or until either agency seeks to change the Delegation Agreement; and,

WHEREAS, GSA has proposed to modernize the Property in eight phases over a fifteen year period. Phase one of the modernization project was initiated in 2007 and will be completed in 2010. Phase one was determined to have no adverse effect on the Property by GSA, and such was confirmed in writing by the SHPO on December 4, 2007 (Appendix A), prior to the commencement of phase one; and,

WHEREAS, GSA plans to carry out the remaining seven phases of the modernization of the Property, detailed in the phasing diagram attached as Appendix B, which will include an upgrade of general office space, elevator lobbies, corridors, toilet rooms; an upgrade of heating, ventilating and air conditioning (HVAC) and interior and exterior utility systems; rehabilitation of interiors and exteriors; courtyard landscape rehabilitation; the construction of a new tenant space and entrance for the National Aquarium in Washington, D.C. (National Aquarium); and, rehabilitation of the historic area currently occupied by the National Aquarium into a lower level lobby, together referred to as the Undertaking (Undertaking), as documented in the attached Historic Preservation Report and Submission Drawings (Appendices C and D, respectively); and,

U.S. General Services Administration
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WHEREAS, the Undertaking also includes accessibility upgrades to comply with the Architectural Barriers Act (ABA), interior blast window protection to comply with Federal security guidelines, and rehabilitation of the perimeter landscape, referred to herein as outstanding design elements (Outstanding Design Elements). Designs for these Outstanding Design Elements will require additional review as set forth in Stipulation III. of this MOA; and,

WHEREAS, GSA has received funding for the Undertaking through the American Recovery and Reinvestment Act (ARRA) for phases two and three and anticipates starting construction on activities not including Outstanding Design Elements (as defined herein) following the signing of this MOA by the Signatories; and,

WHEREAS, in 2010, the GSA plans to carry out an exterior cleaning, re-pointing, and repair project at the Property, which is separate from but will be completed in coordination with this Undertaking, and which the GSA has determined will have no adverse effect on the Property. The exterior cleaning and re-pointing project will be completed by the GSA in accordance with the *Programmatic Agreement among the General Services Administration's National Capital Region, The District of Columbia State Historic Preservation Officer, and the Advisory Council on Historic Preservation Regarding Maintenance and Rehabilitation of Historic Buildings*, November 11, 1994 (Stipulation D.1.d.); and,

WHEREAS, GSA has defined the Undertaking's Area of Potential Effect (APE) (Appendix E) as the area bounded by 12th Street, NW between Pennsylvania Avenue and Madison Drive and west on Madison Drive to 14th Street, NW; south on 14th Street to Independence Avenue, SW; west on Independence Avenue to the alignment of 16th Street, NW; north across the Washington Monument Grounds to Ellipse Road; northeast on Ellipse Road to the alignment of East Executive Drive, NW; north on East Executive Drive to the alignment of E Street; east to Pennsylvania Avenue, NW at 12th Street; and includes portions of the Federal Triangle National Historic District, the Pennsylvania Avenue National Historic Site, and the National Mall Historic District; and,

WHEREAS, GSA has determined that the Undertaking will have an adverse effect on historic properties within the APE, and has consulted with the SHPO and the ACHP pursuant to 36 C.F.R. part 800, regarding such adverse effects; and,

WHEREAS, GSA is conducting an Environmental Assessment (EA) for the Undertaking and has coordinated its Section 106 consultation with the National Environmental Policy Act (NEPA) in accordance with 36 C.F.R. § 800.8(a); and,

WHEREAS, GSA determined, through consultation with the SHPO, that the Undertaking has the potential to adversely affect archaeological resources including the Washington Canal (51SE047), a National Register-eligible site. A survey to identify the presence of the Washington Canal within the Property has not been conducted, and it is not known if remains of the Washington Canal are present. GSA has determined that due to the potential proximity of the National Register-eligible site, monitoring during ground-disturbing activities for the Undertaking is necessary; and,

WHEREAS, the Signatories agree that a flexible, phased approach to the identification and evaluation of archaeological resources, starting with geo-archaeological consultation, and the application of the criteria of adverse effect, is appropriate. All such work will follow the *Guidelines for Archaeological Investigations in the District of Columbia* (1998, as amended); and,

WHEREAS, GSA has identified in this consultation that there are no federally recognized Indian tribes in the District of Columbia and GSA, in consultation with the SHPO, will make a good faith

effort to identify and contact other appropriate Indian tribes that may attach religious and cultural significance to any historic property that may be affected by the Undertaking; and

WHEREAS, in accordance with 36 C.F.R. § 800.6(a)(1) GSA has notified the ACHP of the GSA's adverse effect determination with the specified documentation, and the ACHP has chosen to participate in the consultation pursuant to 36 C.F.R. 800.6(a)(1)(iii); and,

WHEREAS, GSA has identified, after consultation pursuant to 36 C.F.R. § 800.3(f), the following as Consulting Parties: National Capital Planning Commission (NCPC), the United States Commission of Fine Arts (CFA), the National Aquarium, the Smithsonian Institution, the United States Department of the Interior National Park Service, the D.C. Department of Transportation (DDOT) and the D.C. Office of Planning (Consulting Parties). The following organizations were also invited to participate as consulting parties, but did not respond: the Downtown Business Improvement District (BID), the United States Internal Revenue Service, the JW Marriott Hotel, the National Coalition to Save Our Mall, the National Trust for Historic Preservation, the Ronald Reagan Building and International Trade Center, the U.S. Capitol Historical Society, the United States Environmental Protection Agency, the Willard Inter-Continental Washington Hotel, the Advisory Neighborhood Commission 2F, Committee of 100 on the Federal City, and the D.C. Preservation League; and,

WHEREAS, the proposed entrance for the National Aquarium will be located on land controlled by the United States of America and the District of Columbia and GSA will seek to obtain a public space permit to use the portion controlled by the District (Appendix F, GSA to Ms. Karina Ricks, DDOT, Right of Way Division); and,

WHEREAS, GSA has met with NCPC and CFA to review the Undertaking concept for the National Aquarium entrance, and following the execution of this MOA and the issuing a Finding of No Significant Impact (FONSI) in accordance with NEPA regulations, GSA will make appropriate submissions to the NCPC and CFA for their independent review and anticipated approval of the Undertaking;

NOW THEREFORE, GSA, the DoC, SHPO, and the ACHP agree that the Undertaking shall be implemented in accordance with the following Stipulations, to take into account the Undertaking's effects on historic properties.

STIPULATIONS

GSA shall ensure that the following Stipulations (Stipulations) are implemented:

I. General Requirements

The Undertaking for the Property will be executed in accordance with the Historic Preservation Report and Submission Drawings, attached as Appendices C and D respectively, which detail the design approach, treatment of affected character-defining features, and specific mitigation, minimization and avoidance measures, which are summarized in Stipulation II.B.

- A. Applicable Codes and Standards. The Undertaking was planned and developed and shall be executed in a manner consistent with the recommended approaches contained in the Secretary of the Interior's Standards for the Treatment of Historic Properties, the Submission Drawings (Appendix D), GSA's Technical Preservation Guidelines, (<http://www/gsa.gov/technicalpreservationguidelines>), Stipulation II.B.1., regulations associated with Stipulation IV. as applicable, and prevailing applicable codes.

- B. Qualifications. GSA shall ensure that all historic preservation and archaeology work performed by GSA or on its behalf pursuant to this MOA 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's Professional Standards (36 C.F.R. part 61 [1983]) in those areas in which the qualifications are applicable for the specific work performed.

II. Undertaking Scope

In accordance with Stipulation I. of this MOA, GSA shall carry out the Undertaking, which will have an adverse effect on historic property within the APE. As part of the Undertaking, GSA will also carry out actions for avoiding, minimizing, and mitigating adverse effects caused by the Undertaking, as noted below and in the Historic Preservation Report and the Submission Drawings (Appendices C and D).

A. Description of Adverse Effects

1. Additions.
 - a. Courtyard One Electrical Equipment Enclosure. The courtyard currently contains a one-story building with roof-top mechanical units. An enclosed three-story structure will be added to the top of the existing one-story building to house electrical equipment that is currently located in the basement and other areas throughout the Property.
 - b. National Aquarium Relocation and Addition. The relocated National Aquarium will be below-grade, occupying approximately 10,000 gross square feet of the southern quarter of the Property at Constitution Avenue. The relocated National Aquarium entrance on Constitution Avenue will occupy the area currently between the building and the sidewalk, and between the two existing granite staircases. The historic area-way, directly adjacent to the building, will be filled in with new construction associated with the addition; original below-grade façade material will be removed, and original below-grade window openings will be altered. Additional design details will be reviewed as an Outstanding Design Element.
2. Façade Alterations.
 - a. Courtyard Window Removal and Replacement. GSA shall remove five windows from Courtyard Three and two windows from Courtyard Four, along with a minimal amount of the adjacent wall material, so as to create at-grade door openings.
 - b. Installation of ABA Ramps. ABA compliant ramps are proposed by GSA as an Outstanding Design Element for the Property's main 14th Street entrance and at two of the Property's entrance locations on 15th Street. All alterations at the entries will be executed to maximize retention of original materials and maintain visual consistency with historic materials. Additional design details will be reviewed as an Outstanding Design Element.
3. Interior Alterations.
 - a. Historic National Aquarium/Lower Level Lobby. The National Aquarium will be relocated to the Constitution Avenue end of the building; the historic space currently occupied by the National Aquarium space will be converted into a lower level lobby, adjacent to the Ronald Reagan Building and International Trade Center tunnel entrance. An opening will be created in the existing south wall of the historic space to create access to the new lower level lobby.

- b. Historic Delivery Room. Adjacent to the main library, GSA will remove the original shelves in the stack area, to convert the space into a conference area.
 - c. Lobby Security Area. The 14th Street entry vestibule will be altered so that a security screening area can be created off of the main 14th Street lobby; an interior vestibule wall will be removed.
 - d. Blast Window Installation. Installation of interior blast windows are proposed by GSA as an Outstanding Design Element, and the installation will occur in accordance with Stipulation III.
 - e. Toilet Rooms, Floors Two Through Seven. The upper floor toilet rooms will be demolished and reconfigured to accommodate ABA requirements and to meet energy and water conservation goals.
4. Landscape Alterations and Site Work.
- a. Landscape Alterations. The perimeter landscape rehabilitation, an Outstanding Design Element, will replace non-historic material in the planting beds and grounds with compatible sustainable plantings. Depending on the level of construction impacts, site conditions and tree health, the historic magnolias planted in the 1930's will be retained, relocated, or replaced with new magnolias. The perimeter landscape rehabilitation will occur in accordance with Stipulations II.B.2.c and III., in coordination with installation of ABA ramps (Stipulation II.A.2.b), site and utility work (Stipulation II.A.4.b), and prior to ground disturbance in the vicinity of the planting beds and grounds.
 - b. Site and Utility Work. This work includes trenching and utility installation at existing utility locations, footings for ABA ramps and excavations for the relocated National Aquarium entrance. GSA shall ensure that all work will be executed in accordance with Stipulation II.B.1.

B. Avoidance, Minimization, and Mitigation Measures

1. Avoidance
- a. Seismic Analysis and Movement Monitoring. A seismic analysis of the Property will be conducted, if deemed necessary by GSA, prior to any ground-disturbing activity on the Property. Movement monitoring will be implemented as warranted thereafter at both the Property and other historic properties within the APE. GSA shall consider the results of the seismic analysis or analyses, as the case may be, so that the structural integrity of the Property and other National Register-listed or -eligible properties within the APE is not compromised
 - b. Archaeological Monitoring. Due to the potential proximity of the National Register-eligible site, the Washington Canal (51SE047), GSA shall conduct archaeological monitoring during ground-disturbing activities for the Undertaking, and shall follow Stipulation IV.B.
 - c. Protective Measures. Protective measures will be taken to protect historic features such as masonry, bronze work and landscaping as appropriate. The protective measures will apply to all construction and staging activities.
2. Minimization
- a. Additions and Alterations. In the Courtyard One electrical equipment enclosure area, the historic windows will be retained in place with opaque glazing replacing extant clear glazing, with the exception of floors two and four on the north end of the enclosure, where the windows will be removed and stored, and the window openings converted to doors designed in keeping with extant non-historic compatible doors at the Property. The effect of the proposed National Aquarium entrance will be minimized in part through

sensitive design; the installation of ABA compliant ramps will be executed to maximize retention of original materials and maintain visual consistency with historic materials. The Courtyard Window Removal and Replacement will be conducted so as to allow for minimal removal of adjacent wall material, the windows will be replaced with doors designed in keeping with extant non-historic compatible doors at the Property, and the original windows will be stored at the Property.

- b. Landscape Rehabilitation. Per Stipulation II.A.4.a., during the perimeter landscape rehabilitation the historic magnolia trees will be maintained in place when minimally impacted by construction activity, relocated on site to avoid significant impacts when the health of the tree permits, or relocated off site when site conditions do not allow on site replanting. When significant impacts are anticipated and the health of the tree will not allow relocation or site conditions do not allow relocation on site, new magnolias will be planted on site to maintain the historic character of the landscape, and such will be reviewed in accordance with Stipulation III.
- c. Interior Rehabilitation and Alteration. Within the historic National Aquarium, GSA shall rehabilitate and/or replace the historic finishes in-kind. GSA will retain the original bronze tank frames as part of an interpretative program for the space. Within the Historic Delivery Room, a limited number of shelves will be retained by GSA in the stack room, as a reference to the original use of the room. In the auditorium, a mural restoration will occur, along with rehabilitation of lighting and finishes. Previously altered areas within the Property, including the library with its vaulted ceiling and skylight, the corridors, elevator lobbies, and the toilet rooms will also be rehabilitated. For the toilet rooms, on floors two through seven, historic materials will be salvaged for use in the rehabilitation of the first floor historic toilet rooms.
- d. Courtyard Landscape Rehabilitation. In Courtyards Three and Four, the landscaping will be rehabilitated, with fountains and footpaths restored by GSA.

3. Mitigation

- a. Documentation. Within six months following the signing of this MOA, GSA shall compile a bound collection of labeled historic and contemporary photographs that will be given to the SHPO and the DoC and made available at the GSA National Capital Region Resource Library, for future research and study.
- b. Interpretation. Prior to the commencement of construction in the historic space currently occupied by the National Aquarium, GSA shall develop an interpretive program about that space, in consultation with the SHPO. The interpretive materials will be placed in the new lower level lobby, designed per Stipulation II.A.3.a., and will also be placed on display in the relocated National Aquarium location.

III. Design Review and Consultation

- A. Project Document Submission. For all Outstanding Design Elements, GSA will prepare and submit project documents and drawings, at the 35 and 65 percent design development stage to the SHPO for review and consultation.
- B. Review and Comment by the SHPO. The SHPO will review the project documents and provide written comments to GSA within thirty calendar days of receipt of each complete submittal.

- C. Site Visits. Within ten calendar days of receipt of project documents by the SHPO, they may issue to GSA a written request for a site visit to the Property.
- D. Consideration of Written Comments: GSA will consider timely written comments, to the fullest reasonable extent. Should GSA object to any comments, GSA will provide the SHPO with a written explanation of its objection, and will initiate consultation with the same to resolve the objection. If no agreement is reached within ten calendar days following SHPO's receipt of GSA's written explanation, GSA will request the ACHP review the dispute pursuant to Stipulation V. GSA will proceed in accordance with the project documents as finalized if no comments are received (see Stipulation III.E., below), or after GSA has resolved the objections either informally or through the dispute resolution process in Stipulation V.
- E. Failure to Comment. If the SHPO does not provide written comments within the agreed upon timeframes noted above, GSA may assume that the SHPO does not have any comments regarding the project documents, and GSA may proceed in accordance with its project documents.
- F. Distribution of Written Comments. Comments will be incorporated into the preservation report (Stipulation X.) and revised drawings, if any, will be added to the Submission Drawings (Appendix D). All written comments will be made available, in a timely manner, by the GSA to the DoC, SHPO, ACHP, or any requesting Consulting Parties upon their request to GSA in writing.

IV. Emergencies, Archaeology and Unanticipated Adverse Effects

- A. Unanticipated Adverse Effects. If GSA determines that the Undertaking or changes to the Undertaking scope have or may result(ed) in unanticipated adverse effects to the Property prior to completion of the Undertaking, GSA shall ensure that the SHPO and the ACHP are notified of such unanticipated adverse effects within five calendar days of GSA's learning of such unanticipated adverse effects, and shall comply with 36 C.F.R. § 800.13(b).
- B. Archaeology: In the event of an unanticipated discovery or an archaeological discovery associated with the Washington Canal (51SE047), which is eligible for the National Register, during Undertaking construction or excavation, GSA will notify the SHPO within twenty-four hours to initiate consultation and proceed in accordance with the *Guidelines for Archaeological Investigations in the District of Columbia* (1998 as amended), and 36 C.F.R. § 800.13(b) to determine the level and type of recording or recovery, as necessary.
- C. Emergencies. GSA shall ensure that, in the case of an immediate rescue and salvage operation on the Property that is required because of an emergency (i.e., a disaster or emergency declaration by the President or the Mayor of Washington, D.C., or another threat to life or property) (Emergency) that may adversely affect the Property, GSA shall use its best efforts to notify the SHPO and the ACHP of such operations within two calendar days after the commencement of such operations. If GSA proposes such an emergency undertaking, which GSA determines may have an adverse effect on the Property, as an essential and immediate response to an Emergency declaration, GSA shall notify the SHPO and the ACHP and afford the SHPO and the ACHP an opportunity to comment within three calendar days of such notification. If GSA determines that circumstances do not permit three calendar days for comment, then GSA shall notify the SHPO and the ACHP and invite comments within the time available. GSA shall consider,

as applicable in light of the urgency of the circumstances, any comments received in reaching a decision on how to proceed with the emergency undertaking.

These emergency procedures apply only to undertakings that may have an adverse effect on the Property and that will be implemented within thirty calendar days after the Emergency occurs. GSA may request an extension of the period of applicability from the SHPO and the ACHP prior to the expiration of the thirty calendar days.

Nothing in this Agreement shall be deemed to prevent GSA from taking immediate rescue and salvage operations to preserve life or property, such operations being exempt from Section 106 review per 36 C.F.R. § 800.12(d).

V. Dispute Resolution

- A. Objections: Should any Party to this MOA object to any action carried out or proposed by GSA with respect to the implementation of this MOA, GSA shall consult with the objecting Party to resolve the objection.
1. If, after initiating such consultation, GSA determines that the objection cannot be resolved through consultation, GSA shall forward all documentation including without limit, documentation of GSA's responses to the objections, as submitted by the Party or Parties relevant to the objection, to the ACHP. Within thirty days after receipt of all adequate documentation, the ACHP shall exercise one of the following options:
 - a. Upon receipt of documentation from GSA, the ACHP shall review and advise GSA on the resolution of the objection. GSA will reach a final decision regarding the dispute after taking into account any timely advice provided by the ACHP, and all timely comments from the Parties to the MOA, and providing a written response to such advice and comments.
 - b. If the ACHP does not provide written advice to GSA regarding the dispute within thirty days after receipt of adequate documentation, GSA may proceed to render a final decision regarding the dispute. In reaching its decision, GSA will take into account all timely comments regarding the dispute from the Parties to the MOA. Prior to reaching a final decision on the dispute, GSA shall prepare a written response that takes into account any timely advice or comments regarding the dispute from the ACHP and any Signatory or Signatories, and provide them with a written response, GSA will then proceed according to its final decision.
 2. GSA's responsibility to carry out all other actions subject to the terms of this MOA that are not subject to the dispute, remain unchanged. GSA will notify all Parties of its decision in writing before implementing that portion of the Undertaking subject to dispute under this stipulation.

VI. Amendments

If any Signatory to this MOA, determines that its terms will not or cannot be carried out or that an amendment to its terms must be made, that Party shall immediately consult with the other Parties to develop an amendment to the MOA. The amendment will be effective on the date a copy signed by all of the original Signatories is filed with the ACHP. If the Signatories cannot agree to appropriate terms to amend the MOA, within thirty days (or another time period agreed to by all Signatories), any Signatory may terminate the MOA in accordance with Stipulation VII.

VII. Termination

If the MOA is not amended following the consultation set out in Stipulation VI., it may be terminated by any Signatory through written notice to the other Signatories. Within thirty days following termination, GSA shall notify the Signatories if it will initiate consultation to execute a new MOA with the Signatories under 36 C.F.R. § 800.6 or request, take into account, and respond to the comments of the ACHP under 36 C.F.R. § 800.7(c) and proceed accordingly.

VIII. Availability of Funds

GSA will carry out its commitments as outlined in the MOA; however this MOA is subject to applicable laws and regulations. As to the Signatories only, fulfillment of this MOA is subject, pursuant to the Anti-Deficiency Act, 31 U.S.C. 1341 et seq., to the availability of funds. This MOA is not an obligation of funds in advance of an appropriation of such funds, and it does not constitute authority for the expenditure of funds. If a Signatory does not have sufficient funds available to fulfill the stipulations of this MOA, such Signatory shall so notify the other Signatories and shall take such actions as are necessary to comply with all requirements of 36 C.F.R. part 800. Nothing in this MOA shall be deemed to authorize an expenditure of funds in violation of the Anti-Deficiency Act. GSA shall make a reasonable and good faith effort to obtain the funding necessary to implement this MOA.

IX. Duration

This MOA will be null and void if its terms are not carried out within fifteen years from the date of its execution. Prior to such time, GSA may consult with the other Signatories to reconsider the terms of the MOA and amend it in accordance with Stipulation VI.

X. Monitoring and Reporting

Following the execution of this MOA until it expires or is terminated, GSA shall at the completion of each phase provide the Signatories to this MOA a summary preservation report detailing work undertaken pursuant to its terms. Such report shall include any scheduling changes proposed, any problems encountered, and any disputes and objections received in GSA's efforts to carry out the terms of this MOA.

XI. Signatures and Effective Date

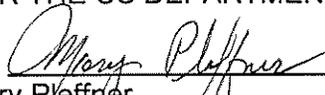
Execution and implementation of this MOA by the Signatories and implementation of its terms, evidence that GSA has afforded the ACHP an opportunity to comment on the Undertaking and that GSA has considered the effects of this Undertaking on historic properties. This MOA shall be effective as of the latest date of the signature of any Signatory hereto, which such Signatory shall insert such date in the first paragraph on the first page of this MOA.

FOR THE GENERAL SERVICES ADMINISTRATION

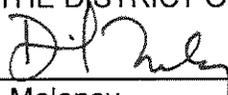
By:  4/13/10
Bart Bush Date
Regional Commissioner, Public Buildings Service
National Capital Region

By:  4/13/10
Beth Savage Date
Federal Preservation Officer

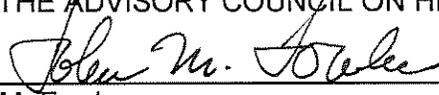
FOR THE US DEPARTMENT OF COMMERCE

By:  4/16/10
Mary Pfeffner Date
Director, Office of Administrative Services

FOR THE DISTRICT OF COLUMBIA STATE HISTORIC PRESERVATION OFFICER

By:  4/19/10
David Maloney Date
State Historic Preservation Officer

FOR THE ADVISORY COUNCIL ON HISTORIC PRESERVATION

By:  4/20/10
John M. Fowler Date
Executive Director

- Appendix A Phase I SHPO Concurrence Letter, December 4, 2007
- Appendix B Phasing Diagram
- Appendix C Historic Preservation Report
- Appendix D Submission Drawings
- Appendix E Area of Potential Effect
- Appendix F GSA Letter to DDOT, March 15, 2010

Appendix A

Herbert C. Hoover Modernization
Phase One, Section 106 Concurrence Letter



GSA National Capital Region

David Maloney
District of Columbia
State Historic Preservation Officer
801 North Capitol Street, NE
Washington, DC 20002

Subject: Herbert C. Hoover Building (Commerce) Modernization Phase I

Dear Mr. Maloney:

The United States General Services Administration (GSA) is in the design develop stage for the modernization of the Herbert C. Hoover Building. The Hoover Building was constructed in 1932 as part of the Federal Triangle to house the United States Department of Commerce and is a contributing structure in the Pennsylvania Avenue Historic District. Pursuant to 36 CFR Part 800, GSA would like to submit the modernization phase I design program for your review.

The modernization will be broken out into two design phases and eight construction phases. The first design submission addresses phase one of construction. The second design submission will address phases two through eight of construction. A Memorandum of Agreement (MOA) will be developed for the second design submission to address the anticipated adverse effects that will be caused by the relocation of the Aquarium, ADA compliance and perimeter security.

The phase I submission addresses the following elements: restoration of the Pennsylvania Avenue façade, replacement of the roof-top cooling towers, infill construction in courtyard six and two new emergency egress stairs as well as the reconfiguration of one elevator bank to accommodate the egress and life safety requirements for the infill construction. There will be no adverse effects from the phase I design and construction program, with the possible exception if the redesign of the elevator bank requires the replacement of the original bronze doors. If it is determined at a later date that the elevator redesign will have an adverse effect due to the removal of the original doors to accommodate the requirements of a larger elevator, a separate project specific Section 106 consultation will be conducted to address this issue. A preservation report summarizing the various design and construction elements of the phase was sent to you under a separate cover.

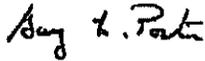
It is GSA's determination that the phase I modernization design program will not have an adverse effect on the Hoover building and will successfully provide for the continued federal occupancy of this historic facility, while maintaining the historic and architectural character of the original design. In compliance with the Advisory Council Procedures for

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Washington, DC 20407-0001
www.gsa.gov

the protection of Historic and Cultural Properties we are pleased to submit phase I of this project for your consideration.

If you have any questions regarding this project, please contact me at, (202) 205-7766 or gary.porter@gsa.gov.

Sincerely,



Gary L. Porter
National Capital Region
Historic Preservation Office

cc. Hector Abreu Cintron Advisory Council on Historic Preservation

I hereby concur with the General Services Administration's finding that phase I of the Herbert C. Hoover Building modernization will have no adverse affect upon those qualities which qualify the Hoover Building for listing on the National Register of Historic Places. It is understood that a separate MOA will be developed to address the anticipated adverse effects that will be raised in the phase II design submission.

 for Date 12/4/09

Mr. David Maloney
Historic Preservation Officer for the District of Columbia

Appendix B

Herbert C. Hoover Modernization Phasing Diagrams and Summary Report

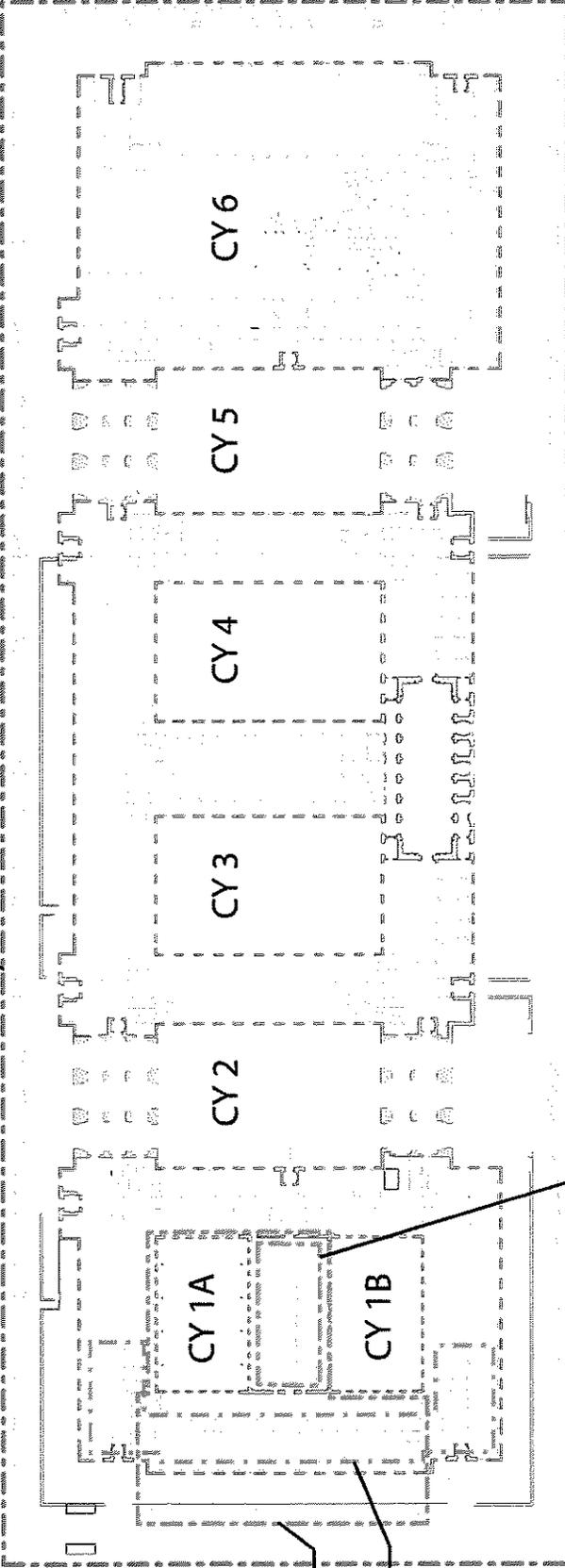
B.1. Phase two

B.2. Phases Three – Eight

B.3. Summary Report

HARDSCAPING / LANDSCAPING / UTILITY CONNECTION

15 TH STREET

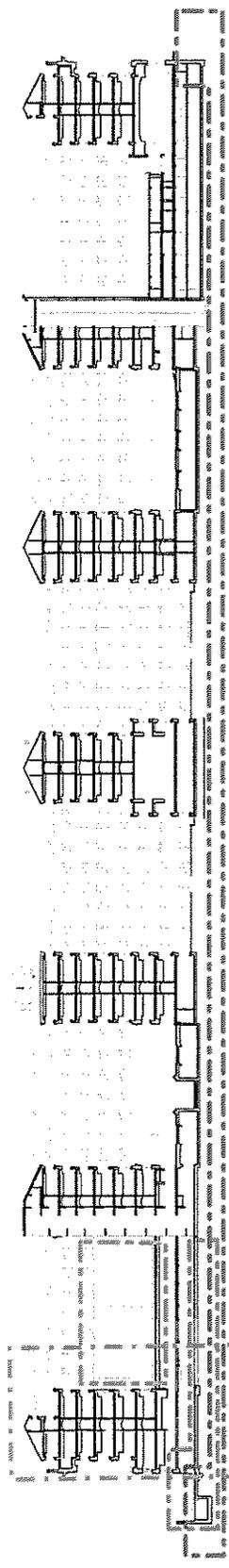


CONSTITUTION AVE.

RELOCATED NATIONAL AQUARIUM (B)
PHASE 2 OFFICE UPGRADE (ALL FLOORS)

ELECTRICAL EQUIPMENT ENCLOSURE (2ND AND 4TH FLOORS)

14 TH STREET



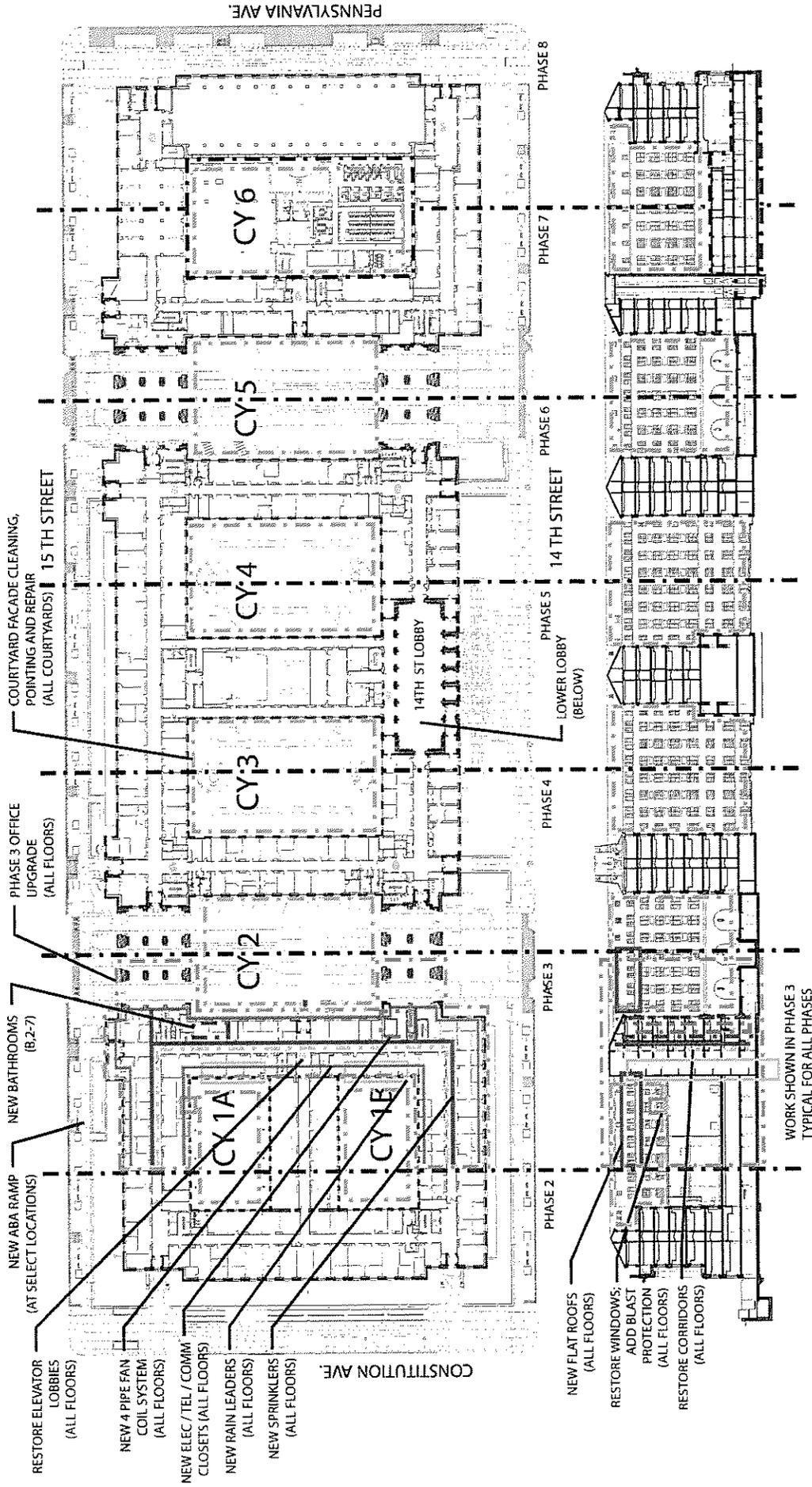
PHASE 2 - DIAGRAM

Herbert C. Hoover Building Modernization
14th and Constitution Ave., NW
Washington, DC 20230

29 March 2010

APPENDIX B1

GGA
Group Geertz Architects
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PHASE 3-8 (TYPICAL PHASE) - DIAGRAM

Herbert C. Hoover Building Modernization
 14th and Constitution Ave., NW
 Washington, DC 20230

Appendix B-3 Herbert C. Hoover Building Modernization Phase Summary

Phase 1 - FY08		Phase 2 - FY10		Phase 3 - FY11		Phase 4 - FY13	
Floor	Floor	Floor	Floor	Floor	Floor	Floor	Floor
Completed April 2010 Not included in MOA	Exterior Clean & Repair Facade Site Civil / Water line relocation Hardscaping and landscaping Aquarium Entrance Electrical Equipment Enclosure CY1 Lightning protection grounding loop	B1 B1 B,2,7	Interiors Training Center (part 1) Court 2 Loading Dock (part 1) Historic Corridors Toilet Rooms	B1 B1 B,2,7	Interiors Fitness Center Training Center (part 2) Court 2 Loading Dock (part 2) Health Unit (part 1) Publications (part 1) Historic Corridors Toilet Rooms		
	Infrastructure Chiller Plant Emergency Generators and Fuel Tanks Chilled / Condenser Water Risers Main Electrical Service Duct bank Transformers / Switchgear Secondary transformers/switchgear	B1 B1	2nd Segment -Systems Fan-coil system Historic Corridors Bathrooms Electrical Riser / Distribution Plumbing Riser Fresh Air System Sprinkler System		3rd Segment -Systems Fan-coil system Historic Corridors Bathrooms Electrical Riser / Distribution Plumbing Riser Fresh Air System Sprinkler System		
	Interiors Aquarium Historic Corridors Toilet Rooms 1st Office Segment -Systems Fan-coil system/ Fresh Air System Electrical Riser / Distribution Sprinkler System Ongoing Windows Rain Leaders / Flat roofs Lightning protection loop and rods	B1 B,2-7	Ongoing Windows Flat roofs Rain leaders Lightning protection loop and rods ADA Ramps		Ongoing Windows Flat roofs Rain leaders Lightning protection loop and rods ADA Ramps		
	Interiors Supply Cart Shipping and Receiving Courtyard 4 landscaping Court 5 Loading Dock (part 1) Publications (part 3) Historic Corridors Toilet Rooms 5th Segment -Systems Fan-coil system Historic Corridors Bathrooms Electrical Riser / Distribution Plumbing Riser Fresh Air System Sprinkler System Ongoing Windows Flat roofs Rain leaders Lightning protection loop and rods ADA Ramps	B1 B1 B1 B1 2nd B,2,7	6th Segment -Systems Fan-coil system Historic Corridors Bathrooms Electrical Riser / Distribution Plumbing Riser Fresh Air System Sprinkler System Ongoing Windows Flat roofs Rain leaders Lightning protection loop and rods		7th Segment -Systems Fan-coil system Historic Corridors Bathrooms Electrical Riser / Distribution Plumbing Riser Fresh Air System Sprinkler System Ongoing Windows Flat roofs Rain leaders Lightning protection loop and rods		
	Interiors Reagan Tunnel Entrance/Lower Lobby Courtyard 3 landscaping Cafeteria Credit Union 14th St Lobby Auditorium Publications (part 2) Secretary's Suite Health Unit (part 2) Central Server Room DOC Library Historic Corridors Toilet Rooms 4th Segment -Systems Fan-coil system Historic Corridors Bathrooms Electrical Riser / Distribution Plumbing Riser Fresh Air System Sprinkler System Ongoing Windows Flat roofs Rain leaders Lightning protection loop and rods ADA Ramps	B1 B1 B1 B1 1st/2nd 2nd 5th 8th 7th B,2-7	8th Segment -Systems Fan-coil system Historic Corridors Bathrooms Electrical Riser / Distribution Plumbing Riser Fresh Air System Sprinkler System Ongoing Windows Flat roofs Rain leaders Lightning protection loop and rods		Interiors Law Library (part 2) WHVC (part 2) Historic Corridors Toilet Rooms		

Appendices C & D
(Attached Under a Separate Cover)

Herbert C. Hoover Modernization

C: Historic Preservation Summary

D: Submission Drawings

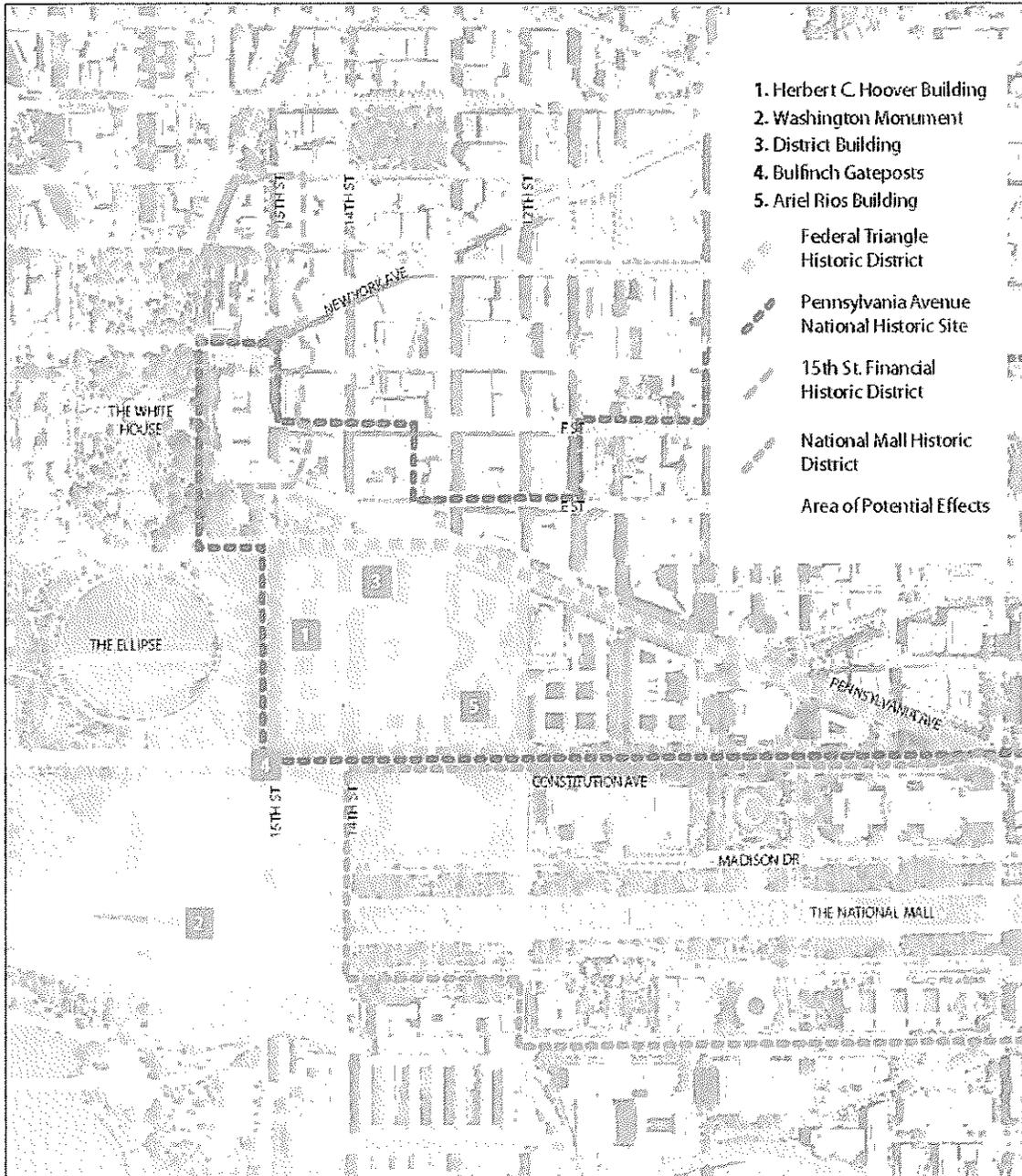
Appendix E

Herbert C. Hoover Modernization Area of Potential Effect

Appendix E

Area of Potential Effect

Herbert C. Hoover Modernization



Appendix F

Herbert C. Hoover Modernization
GSA Letter to Karina Ricks, DDOT



March 15, 2010

**Ms. Karina Ricks
Assistant Director
District Department of Transportation, Right of Way Division
2000 14th Street, NW, 6th Floor
Washington, DC 20009**

Dear Ms. Ricks,

Thanks very much for taking the time to meet with us Tuesday March 9, 2010 to discuss the Department of Commerce renovation project and the associated relocation of the National Aquarium.

As part of our ongoing design discussions with the Commission of Fine Arts, the National Capital Planning Commission, the DC State Historic Preservation Officer, the Advisory Council on Historic Preservation and the consulting parties that have been engaged under our Section 106 consultations, we will continue to coordinate with all parties and to work with your office to achieve a workable design solution.

The General Services Administration thanks you again for your assistance and looks forward to you or your representative being able to attend future working sessions on the National Aquarium entrance with the reviewing agencies and consulting parties

If you have any further questions, please do not hesitate to contact me or Kathleen Myer, Project Manager at 202-205-3240 or kathleen.myer@gsa.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Tyrone A. Anderson", with a long horizontal line extending to the right.

**Tyrone A. Anderson
Project Executive
Design & Construction Division
Public Buildings Service**