

PROGRAMMATIC AGREEMENT
AMONG
THE U.S. GENERAL SERVICES ADMINISTRATION,
THE U.S. DEPARTMENT OF STATE,
THE DISTRICT OF COLUMBIA STATE HISTORIC PRESERVATION OFFICE AND
THE ADVISORY COUNCIL ON HISTORIC PRESERVATION
REGARDING THE MODERNIZATION OF THE
HARRY S TRUMAN BUILDING EXTENSION, WASHINGTON, D.C.

This Programmatic Agreement (PA) is made as of this 13th day of May 2008, by and among the United States General Services Administration (GSA), the United States Department of State (DOS), the Advisory Council on Historic Preservation (ACHP), and the District of Columbia State Historic Preservation Office (SHPO), 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 CFR Part 800.

WHEREAS, GSA will undertake the modernization of the Harry S Truman Building Extension ("New State"), at 2201 C Street, NW, in Washington, DC. The DOS facility consists of two components, the War Department Building, now referred to as the Marshall Wing, which was constructed 1939 - 41 and the New State Building which was constructed 1957 - 60, collectively they constitute the Harry S Truman Building. (A building plan is included as Exhibit One, illustrating the building's periods of construction); and

WHEREAS, The original 1939 portion of the building is considered historically significant, pursuant to the 1994 Memorandum of Agreement between GSA, SHPO and ACHP for the maintenance and rehabilitation of GSA's National Capital Region historic inventory. A nomination is currently being prepared for the entire Harry S Truman Building for its inclusion in the National Register of Historic Places; and

WHEREAS, This PA addresses the Modernization of the New State building (the Undertaking) and will be implemented through a phased construction program as funding becomes available; and

WHEREAS, the construction program will entail the complete interior renovation of the New State building to bring the building into alignment with current safety, technological and operational standards for federal office space. Detailed design documents and a preservation report will be submitted for each phase, as outlined in Stipulation II; and

WHEREAS, GSA has determined that the Undertaking's Area of Potential Effect ("APE") will be limited to the footprint, which includes the entrance pavilions or canopies and the built-in planters and benches, of the New State building; and

WHEREAS, the DOS is simultaneously implementing a Master Plan for the perimeter security of the entire DOS facility with a separate Section 106 consultation being conducted for the Master Plan. It is anticipated that a PA for the Perimeter Security Master Plan will be finalized some time after the signing of the Modernization PA and that the Master Plan PA will be attached to this document when it is completed; and

WHEREAS, pursuant to 36 CFR Part 800.14, this PA sets forth the process by which GSA will meet its responsibilities under Section 106 of the NHPA; and

WHEREAS, GSA has consulted with the SHPO and ACHP and other interested parties pursuant to Section 106 and its implementing regulations 36 CFR Part 800; and

WHEREAS, GSA has notified the ACHP of the proposed Undertaking and invited comment and ACHP has agreed to participate as a consulting party; and

WHEREAS, GSA will submit the exterior design elements for review by the Commission of Fine Arts (CFA) and the National Capital Planning Commission (NCPC) and provide for public involvement for the proposed Undertaking by coordinating the Section 106 review with public review and consultation under the National Environmental Policy Act (NEPA) of 1969, as amended, 42 U.S.C. § 4321 *et seq.*; and

WHEREAS, GSA, ACHP, SHPO and the DOS intend to engage in meaningful, long-term planning for the protection of historic properties and, to that end, desire to: (1) develop a comprehensive and efficient process to implement the undertaking; (2) simplify procedural requirements to the maximum extent possible; (3) eliminate unnecessary paperwork; and enter into this PA for the purposes set forth herein.

NOW THEREFORE, in consideration of the terms, conditions and agreements hereinafter set forth, the Signatories hereby agree that effective upon the execution of this PA the Undertaking shall be implemented in accordance with the following Stipulations to take into account the effect of the Undertaking on historic properties.

STIPULATIONS

GSA shall ensure that the following measures are carried out:

I. Project Outline:

A. Phasing:

The project will be implemented in a minimum of three phases over a 10- to 12-year period and will be coordinated with the implementation of the DOS Perimeter Security Master Plan. Each phase will require a separate design submission and consultation with the Signatories resulting in an assessment of effects. It is not certain that there will be a concurrence or final approval letter signed by the Signatories, but there may be an MOA, if needed. A phasing diagram is attached as Exhibit .2

B. Schedule:

While it is anticipated that the current schedule and phasing plan will be accomplished, the possibility exists for changes to both the schedule and phasing plan. If changes occur due to funding delays or changes in the scope of work, GSA will provide notification to the Signatories at the earliest possible opportunity and will consult with the Signatories on any schedule or scope revisions.

II. Design Review

A. GSA will develop and submit design documents for each phase of the Modernization to the Signatories for review. Each phase submission and consultation will be subject to 36 CFR Part 800 for the assessment and resolution of adverse effects to the New State building. Supplemental NEPA actions will also be addressed with each submission if deemed necessary by GSA and DOS.

B. Restoration as well as any alterations to the New State building will adhere to *The Secretary of the Interior's Standards for the Treatment of Historic Properties* and will be consistent with the *Historic Structure Report and Preservation Manual for the State Department*, which is on file with the SHPO. Chapter IX of the *Historic Structure Report* addresses issues of maintenance, restoration, and alteration of the Truman Building and is attached to the PA as Exhibit 3.

C. GSA will submit to the Signatories for their review and comment design documents at the concept, preliminary and final design development levels. GSA will also ensure that the SHPO, NCPIC, ACHP, and CFA are invited to participate in multi-agency reviews for the review of exterior elements requiring CFA and NCPIC review, such as blast window and entry pavilion designs. The Signatories agree to review these documents

and respond to GSA within 30 days from the date of submission. GSA shall consult with the Signatories to resolve any concerns with regard to the submitted plans and specifications. If any such concerns are not resolved through such consultation, GSA shall seek resolution in accordance with Stipulation III of this PA. Should a Signatory not comment within 30 days after the receipt of plans and specifications, the submitted plans and specifications shall be deemed approved.

- D. If after receiving comments on any plan, scope of work or other document that has been reviewed and commented on pursuant to this PA and GSA then proposes any material or substantial additions or deletions that may adversely effect any historic property, GSA shall then notify the Signatories, explaining the reasons for the requested changes and provide plans, specifications or other documentation detailing the changes. GSA may consult informally with the SHPO to determine if proposed alterations to the project documents constitute a material change subject to review under this Stipulation. The Signatories will notify GSA as soon as practicable, if additional information is necessary to complete their review. GSA shall consult with the Signatories to resolve any objections. If any objections are not resolved through consultation, GSA shall seek resolution in accordance with Stipulation III of this PA. If a Signatory does not provide written comments to GSA within 30 days after receipt, GSA may assume that the party does not object to the proposed project alterations and may finalize the plans, specifications and/or other documentation provided for review.
- E. As part of the public participation process as outlined in 36 CFR Part 800.6(4), GSA may identify additional potential consulting parties and invite them to participate in the Section 106 process. Previously identified consulting parties that have participated in either the Modernization or Perimeter Security design reviews include the National Park Service, the American Pharmaceutical Association, the National Academy of Sciences, the Federal Reserve Board, Advisory Neighborhood Council 2A06, the DC Preservation League, the Committee of 100 on the Federal City, the National Coalition to Save Our Mall, the Foggy Bottom Association and NCPC. Other parties may be identified and invited to participate as consulting parties as the Section 106 process moves forward.
- F. Where possible, GSA, in consultation with other Signatories, will identify alternatives for the project design for the consulting parties to consider for avoiding or minimizing adverse effects. If the Signatories agree that the adverse effect cannot be avoided, they will consult to develop a strategy to mitigate the adverse effect, i.e., develop a MOA. If the Signatories are able to reach agreement, GSA will implement the agreed upon design solution. If the Parties are unable to reach agreement, the Signatories

may submit the matter to ACHP to initiate the dispute resolution process in accordance with Stipulation III of this PA.

- G. All historical, archeological, architectural history, architectural and historic architectural work carried out pursuant to this PA shall be conducted by or under the direct supervision of an individual or individuals who meet the applicable *Secretary of the Interior's Professional Qualification Standards* 36CFR part 61.
- H. Phase consultations will conclude with a Historic Preservation Report ("HPR"), summarizing the design and identifying the adverse effects and the corresponding actions taken to avoid, minimize or mitigate the effects. The HPR will be attached to the concurrence or final approval letter to document the agreed upon design and mitigation.

III. Dispute Resolution

A. Objections:

Should any Party to this PA object to any action carried out or proposed by GSA with respect to the implementation of this PA, GSA shall consult with the objecting Party to resolve the objection.

1. If GSA determines that the objection cannot be resolved through consultation, GSA shall forward all documentation including documentation of GSA's responses to the objections to the ACHP, in accordance with 36 CFR 800.2(b)(2). Within 30 days after receipt of all adequate documentation, the ACHP shall exercise one of the following options:

a. The ACHP shall review and advise GSA on the resolution of the objection. Any comment provided by the ACHP, and all comments from the Parties to the PA, will be taken into account by GSA in reaching a final decision regarding the dispute.

b. If the ACHP does not provide written comments to GSA regarding the dispute within 30 days after receipt of adequate documentation, GSA may render a decision regarding the dispute. In reaching its decision, GSA will take into account all comments regarding the dispute from the Parties to the PA.

2. GSA's responsibility to carry out all other actions subject to the terms of this PA that are not subject to the dispute remains unchanged. GSA will notify all Parties of its decision in writing before implementing that portion of the Undertaking subject to dispute under this Stipulation. GSA's decision will be final.

IV. Amendments

If any Signatory to this PA 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 PA pursuant to 36 CFR Part 800(c)(7). 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 PA, any Signatory may terminate the agreement in accordance with Stipulation V.

V. Termination

Any Signatory may terminate this PA by providing 30 calendar days advance written notice to any other Signatories, provided that the Signatories consult during the 30 calendar day notice period to seek agreement on amendments or other actions that would avoid termination. In the event of termination, GSA will comply with 36 C.F.R. § 800.3 through 800.7(c)(3), with regard to individual actions covered by this PA.

VI. Notices and Communications:

Department of State
Office of Real Property Management
Chief, Special Projects Division - A/OPR/RPM/SP
2201 C St., NW, Room 1420
Washington, D.C. 20520

U.S. General Services Administration
Regional Historic Preservation Officer
National Capital Region
301 7th St., SW, Room 7600
Washington, DC 20407

Executive Director
Advisory Council on Historic Preservation
1100 Pennsylvania Ave., NW, Room 803
Washington, DC 20004

State Historic Preservation Officer
For the District of Columbia
801 N Capitol St., NE, Room 3000
Washington, DC 20002

VII. Execution

GSA will carry out its commitments as outlined in the PA; however, this PA is subject to applicable laws and regulations. As to the Signatories only, fulfillment of this PA is subject, pursuant to the Anti-Deficiency Act, 31 U.S.C. 1341 *et seq.*, to the availability of funds. This PA 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 PA, such Signatory shall so notify the other Signatories and shall take such actions as are necessary to comply with all requirements of 36 CFR Part 800. Nothing in this PA shall be deemed to authorize an expenditure of funds in violation of the Anti-Deficiency Act U.S.C. 1341 *et seq.*

VIII. Duration

This PA will be null and void if its terms are not carried out within 15 years from the date of its execution. Prior to such time, GSA may consult with the other Signatories to reconsider the terms of the PA and amend it in accordance with Stipulation IV.

IX. Monitoring and Reporting

Following the execution of this PA until it expires or is terminated, GSA shall provide all the Signatories to this PA a summary report at the completion of each phase 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 PA.

(See the following page for signatures)

X. Signatures

Execution and implementation of this PA by the Signatories and implementation of its terms evidence that GSA has afforded SHPO and ACHP a reasonable opportunity to comment on the Undertaking and its effects on historic properties and that GSA has considered the effects of the Undertaking on historic properties.

The parties hereto execute this PA on the dates hereinafter identified

FOR THE GENERAL SERVICES ADMINISTRATION

By:  4/16/08

Bart Bush Date
Assistant Regional Administrator
Public Buildings Service
National Capital Region

By:  4.16.08

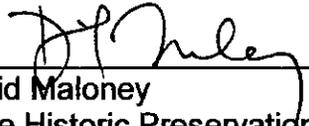
Rolando Rivas-Camp, FAIA Date
Federal Preservation Officer
Office of the Chief Architect
Public Buildings Service
National Office

FOR THE DEPARTMENT OF STATE

By:  4/25/08

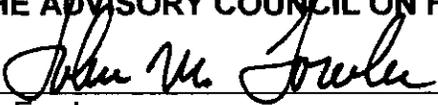
William E. Kohlenbush Date
Director, Office of Real Property Management

FOR THE DISTRICT OF COLUMBIA STATE HISTORIC PRESERVATION OFFICE

By:  4/30/2008

David Maloney Date
State Historic Preservation Officer

FOR THE ADVISORY COUNCIL ON HISTORIC PRESERVATION

By:  5/13/08

John M. Fowler Date
Executive Director

EXHIBIT 1

PERIODS OF CONSTRUCTION

Periods of Construction Harry S. Truman Building

New State with
Construction Phasing
noted, Constructed
1957-1960

Marshall Wing
Constructed 1939-41

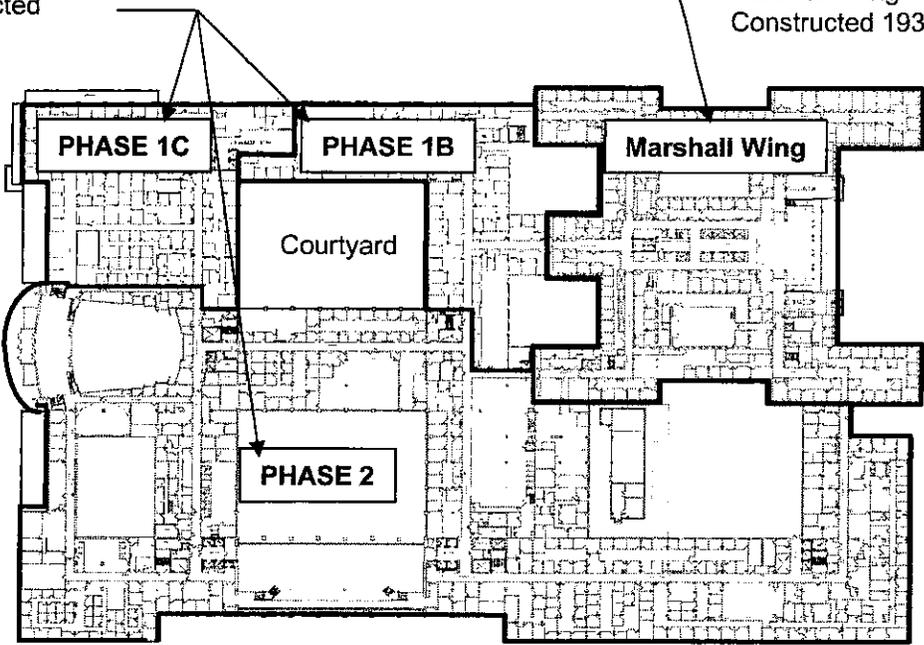
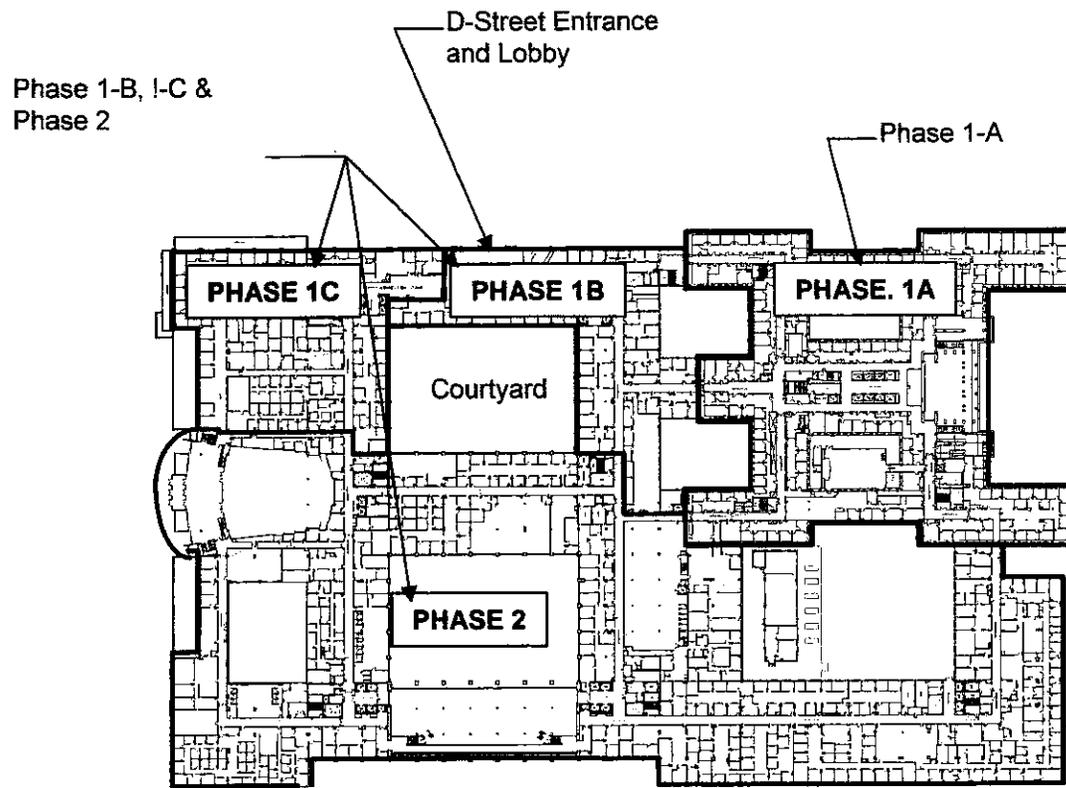


EXHIBIT 2

PHASING PLAN

Modernization Phasing



Phasing:

Phase 1A modernization was completed in 2006 and is now occupied by the Department of State personnel.

Phase 1B modernization is the current project and is broken into 3 sub-phases or bid packages:

- Bid Packages : Include the abatement of hazardous materials and general demolition; blast upgrades of all windows and select structural members for blast mitigation and personnel protection; the Shell and Tenant Fit-Out work (i.e., Mechanical, Electrical, Plumbing, Partitions, Finishes, Restoration & Preservation of Historical elements, etc.).

Phase 1C modernization will include similar work to Phase 1B and will start approximately Oct 2011 and finish Jul 2013.

Phase 2 has not been funded at this time, but will include similar work to the previous two phases.

EXHIBIT 3

HISTORIC STRUCTURE REPORT

CHAPTER IX

RECOMMENDATIONS FOR MAINTENANCE,
RESTORATION AND ALTERATIONS

CHAPTER IX. RECOMMENDATIONS FOR MAINTENANCE, RESTORATION AND ALTERATION**INVENTORY OF SIGNIFICANT SPACES AND DETAILS****INTRODUCTION**

It is recommended that all original finish materials and features of special significance described in this inventory be preserved. In rehabilitating the building, it should be kept in mind that all new material installation should not in any way harm the original features of the building, and that no irreversible alterations be made. Because it is not feasible to restore or preserve all spaces and elements of the State Department Building, areas of the building have been divided into three categories:

- **Restoration Zones:** These areas are of special architectural significance and should be restored as nearly as possible to their original form and condition.
- **Rehabilitation Zones:** These areas are secondary spaces that contain significant architectural details which should be retained or restored as part of any overall repair or alteration projects.
- **Renovation Zones:** These areas are not considered an integral part of the significant fabric of the building and may be altered, as long as their alterations do not adversely affect the restoration or rehabilitation areas.

EXTERIOR RESTORATION ZONES**Exterior of War Department Building and State Department Extension**

The exterior of both the War Department Building and the State Department Extension have undergone little change since they were first completed. Since all facades were intended to be viewed either from the street, or from light courts, the entire exterior is considered a restoration zone. The following is an inventory of existing exterior features listed by building material and location, i.e., War Department Building or State Department Extension.

Architectural Bronze, War Department

- Exterior doors, door frames, door transoms, door hardware.
- Window frames.
- Third floor east balcony doors and door frames.
- Square tube railings on areaway retaining walls.

Carnelian Granite, War Department

- Retaining walls of areaways.
- Spandrels between recessed windows.

Deer Island Granite, War Department

- Curbs.

Dun Mountain Pink Granite, War Department

- Base course.

Limestone, War Department

- Shot-sawn finish panels of exterior walls, floors one through eight.
- Smooth-dressed limestone of window sills, string courses, cornices, decorative medallions, door surrounds and window jambs.

Glass, War Department

- Polished plate glass of windows.
- Polished plate glass lights of doors and transoms.

Aluminum, State Department Extension

- Exterior doors, door frames, door hardware.
- Frames of door transoms and sidelights.
- Frames of glass curtain walls.
- Window frames and mullions.

Bronze, State Department Extension

- Sculpture in South Court.

Stainless Steel, State Department Extension

- Cladding of columns at North, South and Auditorium Entrances, and eighth floor terrace.

Gray Iridian Granite, State Department Extension

- Polished spandrels for windows on south, east and west elevations.
- Polished panels on Auditorium Entrance.

Oxford Gray Granite, State Department Extension

- Pavers at South Entrance and North and South Courts.

Rockville Granite, State Department Extension

- Area walls, planters, and curbs.
- Pavers at South Entrance and North and South Courts.

Sunset Red Granite, State Department Extension

- Pavers at South Entrance and North and South Courts.

Limestone, State Department Extension

- Smooth dressed limestone panels of exterior walls, window sills, window jambs, and string courses.
- Pavers of eighth floor terrace.

Verde Antique Marble, State Department Extension

- Exterior walls at eighth floor terrace.
- Base at eighth floor terrace.

Slate, State Department Extension

- Pavers of terraces flanking south entrance.

Glass, State Department Extension

- Polished plate glass of windows.
- Polished plate glass lights of doors, transoms and sidelights.
- Polished plate glass of curtain walls.
- Polished spandrel glass of curtain walls.
- Mosaic glass tile on underside of entrance canopies and canopy of eighth floor terrace.
- Mosaic glass tile of fountain basin in South Court.

INTERIOR**Restoration Zones**

While restoration of all spaces and details of the War Department Building and State Department Extension is neither possible, nor prudent, some areas, by virtue of the high quality of their finishes and their contribution to the architectural character of the buildings, are considered worthy of restoration. These areas, which have been termed "significant spaces" in Chapter IV, include the main public areas of the first floor, second floor mezzanine, elevator lobbies on floors two through six, and the executive office suites on floors three, four and five. Significant spaces remain as built with regard to original plan, finishes and elements, but in certain areas there have been some modifications. The most extensive modifications have been made to the second floor exhibition halls which have been enclosed to form shops.

The significant spaces and the specific items in them to be retained and restored are:

East Lobby Vestibules, War Department Building

- Terrazzo flooring.
- Architectural bronze panels of walls and ceilings.
- Architectural bronze diffusers.
- Architectural bronze trimmed ceiling lights.
- Architectural bronze, glazed doors and transoms.

East Lobby, War Department Building

- Terrazzo flooring and brass dividing strips.
- Colorado Colorosa clad walls and piers.
- Plaster ceiling.
- Architectural bronze ceiling molding.
- Large circular pendant uprights.
- Small square architectural bronze trimmed ceiling lights.
- Large mural entitled "America the Mighty".
- Fluorescent cove lighting to illuminate mural.
- Open stairs with terrazzo treads and risers.
- Architectural bronze handrails, brackets, balusters and stair rails.

Grand Stair, War Department Building

- Black terrazzo treads with inset abrasive strips.
- Colorado Colorosa travertine clad sidewalls and stair risers.
- Architectural bronze handrails, brackets and balusters.
- Circular recessed incandescent light fixtures with architectural bronze rim.

Telephone Alcoves (Floors 1-6), War Department Building

- Architectural bronze, glazed doors and architectural bronze door hardware of telephone booths.
- Architectural bronze phone book lectern and light sconce.
- Black structural glass walls, shelves and benches in booths.
- Terrazzo flooring and brass dividing strips.
- Colorado Colorosa travertine clad walls.
- Architectural bronze ceiling molding.
- Acoustic plaster ceiling.

Elevator Lobbies (Floors 1-6), War Department Building

- Terrazzo flooring with brass dividing strips.
- Colorado Colorosa clad walls.
- Tennessee Morocco Black marble clad walls (Floors 1, 4, 5)
- Black structural glass clad walls (Floors 2, 3)
- Inscribed Tennessee Morocco Black marble panels with letters picked out in gold leaf (first floor)
- Acoustic plaster ceilings.
- Architectural bronze ceiling moldings.
- Architectural bronze elevator doors, surrounds, jambs, and overdoor panels.
- Architectural bronze and translucent acrylic elevator indicator lights.
- Architectural bronze, glazed built-in wall cases.
- Architectural bronze hanging fluorescent fixtures in the form of half-cylinders.
- Architectural bronze hanging incandescent fixtures in the form of saucers.
- Architectural bronze light sconces equipped with arrows to double as room number indicators.
- Stainless steel drinking fountain.
- Architectural bronze diffusers.
- Architectural bronze, glazed double doors, door frames and architectural bronze door hardware (doors lead to side corridor).
- Painted steel doors and brass hardware (side corridors flanking banks of elevators).

East Lobby Mezzanines, War Department Building

(Includes former Exhibition Halls, and areas at head of stairs.)

- Terrazzo floors with black field and gray border and brass dividing strips.
- Colorado Colorosa travertine clad walls.
- Black structural glass clad walls in areas at head of stairs.
- Black structural glass walls and piers of alcoves at east end of former Exhibition Halls.
- Oblong Colorado Colorosa travertine base, plaster columns and oblong cap of column screens in shops.

Third and Fourth Floor Corner Suites, War Department Building

- Floor-to-ceiling walnut and birch paneling, trim molding and bases.
- Solid core walnut or birch veneer doors, door frames and architectural bronze hardware.
- Yellow birch veneer window jambs and sills.
- Yellow birch or walnut veneer closet doors and architectural bronze hardware.
- Yellow birch or painted built-in dressers and closets (in dressing rooms) and stainless steel hardware.
- Architectural bronze picture molds.
- Architectural bronze trimmed recessed incandescent light fixtures, both square and circular.
- Architectural bronze hanging light fixtures, saucer-like in shape.
- Architectural bronze light sconces.
- Steel elevator doors with painted imitation wood grain.

Fifth Floor Reception Room, War Department Building

- Yellow birch veneer paneling.
- Mural by James McCreery depicting objects associated with the American Revolution.
- Reed plaster ceiling molding encircling light fixtures.
- Architectural bronze, glazed double entry doors, door frames and hardware, and flanking side lights of the same materials.
- Double doors with yellow birch veneer stained to match the paneling.
- Architectural bronze light sconces with decorative architectural bronze figures.
- Square recessed architectural bronze trimmed light fixtures.
- Painted steel, circular pendant uplight fixtures with diffusers.

South Executive Suite - Corner Office, War Department Building

- Yellow birch paneling, vertical grain and diamond matched.
- Yellow birch trim and base.
- Bronze picture mold.
- Yellow birch window sills and jambs.
- Solid core yellow birch veneer doors, door surrounds and architectural bronze hardware.
- Architectural bronze and yellow birch grilles of heating units beneath windows.
- Painted steel circular pendant uprights with diffusers.

South Executive Suite - Ante-Offices and Dressing Room, War Department Building

- Walnut veneer paneling and base.
- Architectural bronze picture mold.
- Yellow birch built-in dresser and closet with stainless steel hardware.
- Yellow birch veneer solid core doors, door surrounds and architectural bronze hardware.
- Architectural bronze light sconces.
- Steel elevator doors painted in imitation of wood grain.

North Executive Suite - Corner Office, War Department Building

- Yellow birch veneer paneling and base.
- Decorative coffering of recesses.
- Solid core yellow birch veneer doors, door surrounds and architectural bronze hardware.
- Painted steel pendant upright disks with diffusers.

North Executive Suite - Vestibule, Ante-Room and Dressing Room, War Department Building

- Walnut and yellow birch paneling and base.
- Yellow birch and walnut veneer solid core doors, door surrounds and architectural bronze hardware.
- Yellow birch paneling and closet doors of passage and architectural bronze hardware.
- Architectural bronze light sconces.
- Architectural bronze trimmed recessed light fixtures.

Secondary North Executive Office Suite (Room 5894), War Department Building

- Yellow birch veneer paneling and wainscoting.
- Architectural bronze picture mold.
- Solid core yellow birch veneer doors, door surrounds and architectural bronze hardware.
- Yellow birch veneer built-in shelving.

East Executive Offices, Fifth Floor, War Department Building

- Yellow birch veneer wood paneling.
- Reeded plaster molding of ceiling.

South Lobby, State Department Extension

- Venetian terrazzo flooring and brass and zinc dividing strips.
- St. Genevieve Breche Rose marble faced walls.
- Golden Melange marble trim of door openings.
- Golden Melange marble and green marble commemorative plaques.
- Glass curtain walls with anodized aluminum frames and mullions.
- Luminous ceiling consisting of fluorescent lights, translucent plastic diffusers and anodized aluminum panels.
- St. Genevieve Breche Rose marble and Veined Ebony granite clad piers.
- Anodized aluminum, glazed doors, door frames and hardware.

South Lobby Stairs, State Department Extension

- Black terrazzo treads and risers.
- Anodized aluminum rails and balusters.
- Mosaic glass tile faced pedestals beneath first landing.
- V-shaped shallow pool basin of concrete faced with mosaic glass tile.

Exhibition Hall, State Department Extension

- Venetian terrazzo flooring and bronze and aluminum dividing strips.
- Cliffdale marble cladding of walls and piers.
- Glass curtain walls with anodized aluminum frames.
- Recessed fluorescent fixtures arranged as squares with incandescent eyeball spotlights set in corners.
- Anodized, glazed doors, door frames and hardware.

International Conference Room, State Department Extension

- Verde Antique marble base.
- Paneling of walls consisting of walnut battens trimmed with bronze strips between white oak or walnut panels.
- Luminous ceiling consisting of grid of walnut and bronze strip superimposed over grid of aluminum strips.
- Solid wood, white oak veneer doors with bronze trim and stainless steel hardware.
- Cliffdale marble faced freestanding curved wall.

International Conference Room Lobby, State Department Extension

- Black vinyl tile flooring.
- Cliffdale marble faced walls.
- Georgia Grande Antique Narrow Vein marble faced wall and sides, sill and soffit of information window in same wall.
- Pier in above opening faced with mosaic glass tiles.
- Piers faced with mosaic glass tiles and Georgia Grande Antique Narrow Vein marble.
- Recessed can down lights in soffit of information booth window.
- 4 x 4' ceiling-mounted fluorescent light fixtures.

Delegates' Lounge, State Department Extension

- White oak paneling.

North Lobby, State Department Extension

- Venetian terrazzo flooring with brass and zinc dividing strips.
- Cliffdale marble faced walls.
- North and south glass curtain wall with anodized aluminum frame and mullions.
- Piers faced with Veined Ebony granite and Cliffdale marble.
- Luminous ceiling consisting of 4 x 4' lay in lights with grooved plastic diffusers in a grid of aluminum strips.

North Lobby Stair, State Department Extension

- Glazed, anodized aluminum framed doors and door hardware.
- Venetian terrazzo treads, risers and landings of stair.
- Bronze divider strips of landings.
- Cliffdale marble sidewalls of stair.
- Plaster ceiling.
- Aluminum spindles and wood handrail.

Dean Acheson Auditorium, State Department Extension

- California Redwood faced cheek walls.
- Plate glass strip windows with aluminum mullions.
- Vertical birch battens applied to walls.
- Undulating ceiling of cement with plaster finish coat and recessed lighting.
- Solid wood walnut and pecan veneered doors and stainless steel hardware.
- Recessed can down lights mounted on underside of projection booth.

Auditorium (West) Lobby, State Department Extension

- Venetian terrazzo flooring with brass and zinc dividing strips.
- St. Clair Platten marble faced walls and piers.
- St. Clair Golden Vein marble clad walls.
- Stainless steel clad piers.
- Glass curtain wall with anodized aluminum frame and mullions.
- Acoustic plaster ceiling.
- 6' diameter recessed circular fluorescent lighting fixtures.
- Surface mounted, coned-shaped painted metal downlights.

Auditorium Lobby Stairs, State Department Extension

- Terrazzo treads and risers.
- St. Clair Golden Vein marble clad well walls.
- Plaster ceiling.
- Anodized aluminum handrails, brackets and balusters.

REHABILITATION ZONES**Small Auditorium, War Department Building**

- Fluted plaster molding around proscenium opening.

Corridors, War Department Building

- Flooring of pre-cast terrazzo panels with a gray field and a black border.
- Missouri Ozark Gray Vein marble base.
- Plaster walls.
- Painted steel doors with translucent glass panels.
- Stainless steel drinking fountains with Missouri Ozark Gray Veined backs.

Third and Fourth Floor Offices, War Department Building

Offices at the head of the elevator lobbies contain some interior finishes which should be retained.

- Yellow birch veneer wainscoting.
- Wood wainscoting grained in imitation of wood.

Stairs, War Department Building

- Greenstone landings and treads.
- Plaster walls.

Toilet Rooms, War Department Building

- Pigmented structural glass wainscoting and stall dividers.

Cafeteria, State Department Extension

- Anodized aluminum and wire glass doors, door frames and door hardware.

Service Cores and Elevator Lobbies, State Department Extension

- Terrazzo flooring and zinc dividing strips (first floor only).
- Red vinyl tile flooring.
- Golden Melange marble cladding of walls.
- Recessed bulletin case with plate glass and aluminum frame window.
- Recessed display case with sliding plate glass windows.

- Golden Melange marble planters and telephone booth partitions.
- Painted steel and stainless steel elevator doors.
- Elevator cab interior finishes of stainless steel walls with overlaid vertical pine strips and stainless steel rails.

Corridors, State Department Extension

- Vinyl tile flooring.
- Plaster walls.
- Solid wood white oak veneer doors with painted metal door frames and aluminum hardware.

Stairs, State Department Extension

- Terrazzo treads and painted steel risers.
- Aluminum handrails attached to painted steel balusters and brackets.

AREAS WHICH RETAIN NO SIGNIFICANT ARCHITECTURAL DETAILS

Basement and Sub-Basement, War Department Building

- All areas.

Floors One Through Eight, War Department Building

- Offices at east ends of east wings. (Refer to interior Restoration and Rehabilitation Zones above for locations of significant offices.)
- Offices in west wings.
- Computer and file areas.
- Receiving areas.
- Mechanical spaces.

Basement and Sub-Basement, State Department Extension

- All areas.

Floors One Through Eight, State Department Extension

- Typical offices.
- Open office areas.
- Receiving areas.
- Computer and filing areas.
- Toilet rooms.
- Other service spaces.
- Mechanical spaces.

RECOMMENDATIONS FOR MAINTENANCE, RESTORATION AND ALTERATION**Exterior**

(Note: Unless otherwise indicated, recommendations apply to both the War Department Building and State Department Extension where materials are used for both. When materials are unique to one building, the name of the building is indicated.)

A. Architectural Bronze, War Department Building

- Remove copper sulfate crust from window frames, clean metal and coat with a reversible resin coating. Where the original finish cannot be restored by corrosion removal, the metal should be chemically stripped, repatinated to match the existing finish and then coated (See Chapter X, Outline Specifications for Bronze Cleaning and Coating).
- Remove coating and oxidation, clean, and repatinate the exterior doors, door frames and transoms to match the original oiled, rubbed finish (See Chapter X, Outline Specifications for Bronze Cleaning and Coating).
- Remove oxidation and pigeon guano from the third floor balcony doors. Clean and repatinate to match the original oiled, rubbed finish. After treatment is performed, the balcony should be provided with pigeon deterrents (See H, below).
- Reattach railing post flanges that are not in contact with coping stones of areaway retaining walls. Seal joints to prevent moisture infiltration.

B. Bronze Sculpture, State Department Extension

- Sculpture of Benjamin Franklin at South Entrance should be maintained by annual or semi-annual waxing with microcrystalline wax as required to maintain protective coating without build up of wax. Application of wax should be preceded by cleaning with a mild non-ionic detergent and a soft cloth. It should be checked for changes once every six months.
- Fountain sculpture, "The Expanding Universe", in South Court should be investigated further. Probes should be made in the areas of ferrous staining to determine its cause and the condition of the internal armature. This will entail drilling a hole into the statue in stained areas to allow inspection of the armature with a bore-o-scope. Until the

structure can be stabilized, the basin should be kept drained. Conservation of the statue should be undertaken by a skilled sculpture conservator in order to arrest corrosion of the armature and reverse copper sulfate streaking. Replace damaged and missing ceramic tile.

C. Anodized Aluminum, State Department Extension

- Windows: Clean accumulated dirt from all window frames and casement sash (See Chapter X, Outline Specifications for Aluminum Cleaning).
- Entrance Doors: Clean accumulated dirt from aluminum doors and frames (See Chapter X, Outline Specifications for Aluminum Cleaning).
- Curtain Walls: Clean accumulated dirt from all aluminum frames (See Chapter X, Outline Specifications for Aluminum Cleaning and Coating).

D. Stainless Steel, State Department Extension

- Cleaning is recommended in order to prolong the life of the material by removing corrosive pollutants from the surface (See Chapter VI, Materials Conservation Analysis).

E. Steel, State Department Extension

- Sandblast corroded steel surfaces, protecting surrounding features, and prime and paint.

F. Limestone

- Clean accumulated dirt from all shot-sawn panels and smooth dressed trim with a pressurized hot water spray (See Chapter X, Outline Specifications for Stone Cleaning).
- Chemically clean copper based staining from limestone of the War Department Building (See Chapter X, Outline Specifications for Stone Cleaning).
- Repoint open or failing joints with material originally used and repoint all vertical and horizontal joints at cornice. Sealant should be used instead of mortar at the following locations: 1) Joints between heads, jambs, and sills of window frames and exterior wall surfaces; 2) Bed joints in limestone level with window lintels (War Department); and 3) Expansion joints (State Department Extension). Sealant joints should employ backer rod and be

provided with weep holes. Replace sealant in all joints between bronze window frames and limestone. (See Chapter X, Outline Specifications for Stone Repair and Repointing and Outline Specifications For Sealants.)

- Repair spalls with color matched cementitious material. Prior to patching, stone should be inspected for ferrous staining which would indicate a rusting metal member inside the wall. Locations should be noted, and kept on record in the building manager's office (See Chapter X, Outline Specifications for Stone Repair and Repointing).
- Remove adhesive residue on limestone with a thixotropic paint stripper (See Chapter X, Outline Specifications for Stone Cleaning).
- Columns of South Entrance, State Department Extension, should be inspected by structural engineer. Cracking limestone panels may be attributable to structural movement.
- Sill course of the State Department Extension: Reset dropped sill course at northwest corner.

G. Granite

- Clean polished and unpolished granite with pressurized hot water spray. Isolated, persistent staining of unpolished granite pavers should be cleaned with chemical cleaners following the hot water cleaning treatment (See Chapter X, Outline Specifications for Stone Cleaning).
- Areaway retaining walls, War Department Building: Reset coping stones of areaway retaining walls. Caulk around railing posts set into coping stones to prevent water infiltration. Check coping stones annually for cracks and repair or replace as required (See Chapter X, Outline Specifications for Stone Repair and Repointing and Outline Specifications For Sealants).
- Curbs of State Department Extension: Reset granite curbing that is out of alignment.
- Repoint open or failing joints with material that was originally used (See Chapter X, Outline Specifications for Stone Repair and Repointing and Outline Specifications For Sealants).

H. Pigeon Control

- Building surfaces should be protected using netting system of pigeon control. Netting is particularly useful for large recessed areas and can also be used to prevent roosting on architectural elements.

I. Window Glass

- Replace broken panes with matching plate glass in order to maintain uniform appearance of fenestration.
- State Department Extension Windows: Recaulk where caulk has cracked or separated from joint (See Chapter X, Outline Specifications for Sealants).
- State Department Extension Curtain Walls: Replacement of delaminated green film should be undertaken only if the cause of the condition -- heating and air conditioning units located adjacent creating heat build-up in a confined space -- can be relocated or spaces can be vented.

J. Concrete

- Repair deteriorated concrete of areaway retaining walls and exterior walls in light wells. Remove all loose concrete from around exposed rebars, remove rust from steel, coat and patch concrete with cementitious material.

- K. Corroding Electrical Outlet at South Entrance, State Department Extension:** Replace cover and box with new aluminum components.

Interior: War Department Building**A. Architectural Bronze, War Department Building**

- Remove coating and oxidation, clean, and repatinate. Apply acrylic lacquer to items not handled frequently to inhibit oxidation. Refinish the following features to match the original oiled, rubbed finish:
 - Wall and ceiling panels, East Lobby Vestibules.
 - Entrance doors, door frames and transoms, East Lobby.
 - Handrails, brackets, balusters, East Lobby Stairs and Grand Stair.
 - Elevator doors, surrounds, jambs and overdoor panels, all floors.

- o Glazed double doors, door frames and door hardware. Elevator Lobbies.

(See Chapter X, Outline Specifications for Bronze Cleaning and Coating)

- Thereafter, routinely clean all architectural bronze using mild soap and water and polishing with a soft cloth to prevent the accumulation of moisture and air borne pollutants (See Chapter X, Outline Specifications for Bronze Cleaning and Coating).

B. Terrazzo

- Patch where required with a color matched low-shrinkage epoxy patching material (See Chapter X, Outline Specifications For Interior Stone Repointing and Repair, Section 3-4C).
- Continue current maintenance routine of cleaning and polishing.

C. Travertine and Marble

- Replace crazed filler in voids of travertine with polyester resin (See Chapter X, Outline Specifications for Interior Stone Repointing and Repair).
- Repair chips and cracks by composite patching.
- Install transparent acrylic corner guards to protect marble from further damage.
- RegROUT open joints with materials to match the existing.
- Polish out scratches.
- Maintenance equipment should be fitted with rubber bumpers and staff educated to avoid scratching masonry.

D. Wood Paneling

- Remove wire mold applied to surface of paneling, repair damaged wood and conceal electrical wires behind paneling.
- Refinish damaged wood of window jambs and sills. Wood should be lightly sanded and stained, and then a surface coating should be applied (See Chapter X, Outline Specifications for Wood Repair).

- Refinish wood damaged by surface abrasion, and instruct employees as to importance of keeping chair backs from rubbing against paneling.
- Fill nail holes in paneling caused by picture hooks and instruct employees to use bronze picture mold for hanging pictures.
- Repair peeling and delaminating veneer.
- Wood paneling should be cleaned annually with a damp wipe only and polished with a dry soft cloth.

E. Pigmented Structural Glass

- Repoint open joints with mortar to match the original.
- Remove electrical wiring taped to structural glass walls.

F. Painted Metal

- Touch up scratches with modified alkyd paint.
- Remove peeling paint from underside of pendant uprights on fifth floor and repaint.

G. Design

- Replace inappropriate bright green plastic exit signs posted throughout the War Department Building with signs that harmonize with predominant palette of red, black and bronze.
- Remove the following from the second floor lobby: employee activity office, vendors' stands, lockers, tables, shelves. Replace hanging bronze light fixture that was removed when activity office was installed.
- Restore telephone booths in elevator lobbies. Remove built-in cabinet. Do not use as janitors' closets.
- Remove vending stands from East Lobby.
- Functional requirements permitting, an effort should be made to preserve the wood paneled offices and, where applicable, their relationship to one another as suites. Replacement doors should closely match the color and grain of the original. Wire mold, wall paper or homosote for

soundproofing should not be applied to the walls. Original bronze light fixtures should be retained rather than replaced. Any supplementary lighting should harmonize with the original.

Interior - State Department Extension

A. Anodized Aluminum

- Clean all aluminum of surface accumulations (See Chapter X, Outline Specifications for Aluminum Cleaning).

B. Marble

- Repair chips and cracks by composite patching.
- Apply transparent acrylic corner guards with small, neat beads of removable sealant to protect marble from further damage.
- RegROUT open joints with materials to match existing.
- Polish out scratches.
- Fit maintenance equipment with rubber bumpers and educate staff to avoid scratching masonry.

C. Granite

- Repair chips and cracks by composite patching.
- RegROUT open joints with materials to match existing.
- Fit maintenance equipment with rubber bumpers and educate staff to avoid scratching masonry.

D. Wood Paneling

- Maintain wood paneling by cleaning annually with a mild detergent.
- Refinish damaged white oak paneling behind planters in International Conference Room. Lightly sand and stain wood, and then apply a surface coating (See Chapter X, Outline Specifications for Wood Repair).

E. Painted Metal

- Touch up scratches with modified alkyd paint.
- Clean diffusers in Auditorium Lobby.
- Remove corrosion from surface of diffusers and repaint.

F. Design

- Replace Colonial style brass chandeliers in stairwells of Auditorium Lobby with more appropriate fixtures. Refer to Appendix B for photograph of original.
- Paint stained ceiling in Auditorium Lobby.

G. Other

- Reseal open expansion joint on sixth floor between the War Department Building and State Department Extension.
- Replace damaged structural facing tile at corners of basement walls.