Revitalization of the Historic Core
(RoHC pronounced “Rock”)
CONSULTING PARTIES MEETING #1
JANUARY 13, 2021
Welcome!
The meeting will begin momentarily.

How to Use Zoom Webinar:

- Zoom webinar will not permit access to your camera.
- Please submit comments/questions in writing through the Q&A function.
- Written comments/questions can be submitted at any time and will be answered or discussed at designated points during the meeting by the panelists.
- Click "Raise Hand" if you would like to speak your comments/questions at designated points with the panelists. A moderator will grant access to your device's microphone.
PANEL OF SPEAKERS

MODERATOR
Carly Bond, Historic Preservation Specialist, Smithsonian Facilities

PRESENTERS / PANELISTS
Sharon Park, FAIA, Assoc. Director of Historic Preservation, Smithsonian Facilities
Ann Trowbridge, AIA, Associate Director for Planning, Smithsonian Facilities
Brenda Sanchez, FAIA, Sr. Design Manager, Smithsonian Facilities
Christopher Lethbridge, Architect/Program Manager, Smithsonian Facilities
Matthew Chalifoux, FAIA, Sr. Historic Preservation Architect, EYP-Loring, LLC
Kirk Mettam, PE, Senior Principal, Silman
Hallah Abodaff, PE, MEP Project Manager, EYP-Loring, LLC
AGENDA

• Section 106 Process Overview
• RoHC Consulting Parties List
• RoHC Scope
• Standards For the Treatment of Historic Properties
• Smithsonian Institution Building (SIB)
• Arts & Industries Building (AIB)
• Cooling Towers
• Project Timeline
**SECTION 106 PROCESS OVERVIEW**
**CONSULTING PARTIES CONSULTATION**

**WE ARE HERE**

**Step 1**
Initiate the Process
- Define the Undertaking
- Initiate Section 106
- Identify Consulting Parties
- Involve the Public

**Step 2**
Identify Historic Properties
- Define Area of Potential Effects (APE)
- Identify Historic/Cultural Resources

**Step 3**
Assess Adverse Effects
- Assess Effects on Historic Resources
- Apply Criteria of Adverse Effect

**Step 4**
Resolve Adverse Effects
- Avoid, Minimize, and/or Mitigate Adverse Effects
- Notify ACHP of Adverse Effects
- Create Resolution Document (MOA/PA)

Consultation with Consulting Parties
Section 106 Process Overview
Area of Potential Effects - Map
### Area of Potential Effects Table

<table>
<thead>
<tr>
<th>Within Project Area</th>
<th>Within Area of Potential Effects</th>
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<tbody>
<tr>
<td>National Mall Historic District</td>
<td>Washington Monument Grounds</td>
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<td>Smithsonian Institution Quadrangle Historic District</td>
<td>Pennsylvania Avenue NHS</td>
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<td>Plan of the City of Washington</td>
<td>Federal Triangle Historic District</td>
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<tr>
<td>1 Smithsonian Institution Building</td>
<td>2 Freer Gallery of Art</td>
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<td>3 Arts and Industries Building</td>
<td>4 Hirshhorn Museum and Sculpture Garden</td>
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<td>5 Bulfinch Gatehouses and Gateposts</td>
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<td>7 USDA Administration Building</td>
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<td>9 USDA Cotton Annex</td>
<td>10 National Archives</td>
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<td>11 National Museum of Natural History</td>
<td>12 National Gallery of Art (West Building)</td>
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<tr>
<td>13 Federal Office Building 10B</td>
<td>14 Federal Office Building 6</td>
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<tr>
<td>15 Social Security Administration</td>
<td>16 United States Botanic Garden</td>
</tr>
<tr>
<td>17 Benjamin Banneker Park</td>
<td>18 U.S. Capitol and Grounds</td>
</tr>
</tbody>
</table>

The historic properties identified in the above maps and tables indicate properties that are individually listed in, or have been determined as eligible for individual listing in, the National Register of Historic Places.
Review Agencies
• National Capital Planning Commission
• US Commission of Fine Arts

State Historic Preservation Office
• DC Historic Preservation Office

Public Agencies
• Advisory Council on Historic Preservation
• Architect of the Capitol
• DC Department of Transportation
• DC Office of Planning
• DC Water
• National Archives and Records Administration
• National Gallery of Art
• National Park Service – National Mall and Memorial Parks
• National Park Service – National Historic Landmark Coordinator
• US Department of Agriculture
• US General Services Administration
• Washington Metropolitan Area Transit Authority
• DC Department of Energy and Environment
• Department of Energy
• US Department of Health and Human Services
• Federal Aviation Administration
• US Department of Justice
• EPA
• Department of Education

Interested Parties
• American Institute of Architects, DC Chapter
• Committee of 100 on the Federal City
• Cultural Landscape Foundation
• Cultural Tourism DC
• DC Preservation League
• DC NOMA
• Destination DC
• Docomomo US and DC Chapter
• Dwight D. Eisenhower Memorial Commission
• Historic Anacostia
• National Association of Olmsted Parks
• National Mall Coalition
• National Trust for Historic Preservation
• NPS Concessionaire
• Society of Architectural Historians
• Society of Architectural Historians, Latrobe Chapter
• Trust for the National Mall
• US Capitol Historical Society
• Victorian Society in America
• Southwest BID
• Southwest Neighborhood Assembly
• Voice of America
• National Civic Art Society
• American Society of Landscape Architects
• Garden Club of America

Local Elected Representatives
• Advisory Neighborhood Commission 2C
• Advisory Neighborhood Commission 6D
• DC Office of the Mayor
• DC City Council

Smithsonian Team
• Smithsonian Institution
• EYP-Loring, LLC
The goals of the Revitalization of the Historic Core (RoHC):

1. To revitalize the Smithsonian Institution Building (SIB, “The Castle”) to provide efficient and accessible space for visitors and staff and restore the building and its principal interior spaces to their period of significance.

2. To revitalize the Arts and Industries Building (AIB) as a non-collecting venue for public exhibitions, programs, and events.

3. To construct a new below grade Central Utilities Plant to serve the buildings of the South Mall Campus.

Once complete, the Historic Core should stand as proud center of the Smithsonian Institution campus.
RoHC OVERALL SCOPE – IN COMPARISON TO THE SOUTH MALL MASTER PLAN
WHAT’S DIFFERENT? (BASEMENT LEVEL 2)

Basement Level 2 - Not Included in RoHC Project
RoHC OVERALL SCOPE – IN COMPARISON TO THE SOUTH MALL MASTER PLAN

WHAT’S DIFFERENT? (BELOW GRADE VISITOR CENTER)

Below Grade Visitor Center - Not Included in RoHC Project
RoHC OVERALL SCOPE – IN COMPARISON TO THE SOUTH MALL MASTER PLAN
WHAT’S DIFFERENT? (MODIFICATIONS TO QUAD BUILDING)

Modifications to the Quad Building - Not Included in RoHC Project
RoHC OVERALL SCOPE – IN COMPARISON TO THE SOUTH MALL MASTER PLAN
WHAT’S DIFFERENT? (OVERALL SCOPE)

Overall scope differences

SOUTH MALL MASTER PLAN

RoHC PROJECT
RoHC OVERALL SCOPE

No Changes to the Haupt Garden

No Changes to the Quadrangle Building underground and Entry Pavilions
RoHC OVERALL SCOPE:
MODIFICATIONS TO THE SMITHSONIAN INSTITUTION BUILDING’S BASEMENT
RoHC OVERALL SCOPE:
MODIFICATIONS TO THE ARTS & INDUSTRIES BUILDING’S BASEMENT – NEW!
RoHC OVERALL SCOPE:
BASEMENT LEVEL EXPANSION AND CENTRAL UTILITY PLANT
RoHC OVERALL SCOPE:
MODIFICATIONS TO THE SMITHSONIAN INSTITUTION BUILDING AND ARTS & INDUSTRIES BUILDING, BASEMENT LEVEL
EXPANSION AND CENTRAL UTILITY PLANT
Q & A #1

MODERATOR
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Preservation is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project. However, new exterior additions are not within the scope of this treatment.

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

Restoration is defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.

Reconstruction is defined as the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.
SMITHSONIAN INSTITUTION BUILDING (SIB, THE CASTLE)
HISTORIC IMAGES
1847
The cornerstone of the building is laid on May 1. Exterior of the East Wing and the East Range is completed by December 31.

1849
The East Wing and East Range are completed and occupied.

1850
The West Wing and the West Range are completed and occupied.

1855
The Great Hall is opened to the public.

1856
The East Wing and East Range are completed and occupied.

1865
A fire destroys the Upper Great Hall and the primary towers.

1871
The floor of the Commons (West Wing) is raised to provide headroom for a basement laboratory.

1872
East Wing and East Range repurposed to serve solely as administrative space.

1881
National Museum Building is completed with collections and specimens transferred from the SIB.

1884
The East Wing and East Range are upgraded and enlarged with “fireproof” construction.

1890
Opening of new National Museum building.

1911
Opening of new National Museum building.

Primary Period of Significance 1847-1910
SMITHSONIAN INSTITUTION BUILDING (SIB, THE CASTLE)
HISTORY 1914-1970

1914
Renovation of the Great Hall includes removal of the galleries.

1940
Renovation of the Great Hall insertion of office and storage space at the east and west ends.

1964
The National Museum of History and Technology opens- transfer of all remaining exhibits from the Castle.

1970
The Upper Great Hall is divided with the insertion of a fourth floor and converted to use as offices.

(Cont.)
SMITHSONIAN INSTITUTION BUILDING (SIB, THE CASTLE)

PRESERVATION ZONE DIAGRAMS

Exceptions to designated zones:

- Preserve masonry arches and ceiling integrity throughout the basement.
- Preserve integrity of primary structure and exterior envelope.
SMITHSONIAN INSTITUTION BUILDING (SIB, THE CASTLE)
PRESERVATION ZONE DIAGRAMS 2ND FLOOR
SMITHSONIAN INSTITUTION BUILDING (SIB, THE CASTLE)
PRESERVATION ZONE DIAGRAMS 3RD FLOOR

Clarification to designated zones:

- Restore the single volume space and character of the upper Main Hall.
- Remove non-compliant components.
Clarification to designated zones:

- Restore the single volume space and character of the upper Main Hall.
- Remove non-compliant components.
Exceptions to designated zones:
Preserve attic level wooden framing from 1865 coffers below.
SMITHSONIAN INSTITUTION BUILDING (SIB, THE CASTLE)
PRESERVATION ZONE DIAGRAMS ROOF
SMITHSONIAN INSTITUTION BUILDING (SIB, THE CASTLE)
EXISTING V. PROPOSED USABLE SPACE

ATTIC: 0 SF
FOURTH FLOOR: 15,200 USF
THIRD FLOOR: 18,400 USF
SECOND FLOOR: 12,800 USF
FIRST FLOOR: 24,000 USF
BASEMENT: 23,800 USF

ATTIC: 700 USF
FOURTH FLOOR: 11,000 USF
THIRD FLOOR: 18,400 USF
SECOND FLOOR: 14,000 USF
FIRST FLOOR: 24,000 USF
BASEMENT: 23,800 USF

EXISTING USABLE SPACE
PROPOSED USABLE SPACE
SMITHSONIAN INSTITUTION BUILDING (SIB, THE CASTLE)
BASEMENT

Existing Condition

Rendering of Potential Space Use
SMITHSONIAN INSTITUTION BUILDING (SIB, THE CASTLE)

THE GREAT HALL

Existing Condition

Rendering of Potential Space Use

Image courtesy of the Smithsonian Institution
SMITHSONIAN INSTITUTION BUILDING (SIB, THE CASTLE)

THE COMMONS

Existing Condition

Rendering of Potential Space Use
- Public Event in the Commons

Image courtesy of the Smithsonian Institution
SMITHSONIAN INSTITUTION BUILDING (SIB, THE CASTLE)
UPPER GREAT HALL

Existing Condition
Office Area

Rendering of Potential Space Use
Conference Room

Image courtesy of the Smithsonian Institution
What is base isolation?

Base isolation is a means of uncoupling the acceleration of the superstructure from the ground motion, to minimize the damage during an earthquake. This is achieved by creating a plane of separation between the superstructure and the foundations.

It is a method of choice for historic preservation.

At the Smithsonian Castle, existing masonry walls and piers would be supported on new isolators sitting on the new foundations.
Why was base isolation chosen?

Several past studies have flagged that there are significant concerns with the ability of SIB to resist seismic forces. Although DC is in a low to moderate seismic region, unreinforced masonry performs poorly in earthquakes; with relatively tall, slender structure particularly vulnerable.

There are several reasons why base isolation became the preferred approach:

1. There is synergy between base isolation and some of the foundation work already planned for the SIB Renovation. In order to better utilize the basement space, excavation and new foundation work was already planned to increase the ceiling height and move horizontal Mechanical/Electrical/Plumbing distribution from the ceiling to a space below the new lowered basement floor.

2. Base isolation will have the greatest sensitivity to the historic character. The work occurs at the foundations where the detrimental impact on historic fabric will be limited.

3. Base isolation allows the castle to achieve enhanced seismic performance objectives that would not be feasible with traditional reinforcement.
SMITHSONIAN INSTITUTION BUILDING (SIB, THE CASTLE)
HISTORIC BUILDINGS WITH SEISMIC BASE ISOLATION

SOUTH CAROLINA STATE HOUSE, SC
OAKLAND CITY HALL, CA
SALT LAKE CITY AND COUNTY BUILDING, UT
PASADENA CITY HALL, CA
UTAH STATE CAPITOL BUILDING, UT
OREGON STATE CAPITOL BUILDING, OR
OTTAWA CENTRE BLOCK, ON, CANADA
SAN FRANCISCO CITY HALL, CA
Q & A #2

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ARTS & INDUSTRIES BUILDING (AIB)

HISTORIC IMAGES

[Images of historic scenes and artifacts, including a rocket, a train, and a model airplane.]
ARTS & INDUSTRIES BUILDING (AIB)
HISTORY OF FLOOR PLANS

1881-1896 Period of Significance – A Museum for the Public

1896-1902 Period of Significance – Growth of Collections

1902-1976

1881 Ground Floor Plan
1902 Ground Floor Plan
1976 Ground Floor Plan

1881 Second Floor Plan
1902 Second Floor Plan & Galleries
1976 Second Floor Plan & Galleries
ARTS & INDUSTRIES BUILDING (AIB)
PRESERVATION ZONE DIAGRAMS 2ND FLOOR
ARTS & INDUSTRIES BUILDING (AIB)
EXISTING V. PROPOSED USABLE SPACE

THIRD FLOOR: 6,200 USF
SECOND FLOOR: 66,200 USF
FIRST FLOOR: 92,000 USF
BASEMENT: 6,100 USF

THIRD FLOOR: 6,200 USF
SECOND FLOOR: 50,800 USF
FIRST FLOOR: 92,000 USF
BASEMENT: 83,000 USF

EXISTING USABLE SPACE
PROPOSED USABLE SPACE
Zoning

- Limited zone of climate control to provide conditions for accommodating special object or exhibit loans
- Thermal transition zones in the Halls to save energy and eliminate condensation risk at the exterior building envelope
ARTS & INDUSTRIES BUILDING (AIB)

Existing Condition

Rendering of Potential Space Use

Smithsonian Institution
ARTS & INDUSTRIES BUILDING (AIB) RANGE

Existing Condition

Rendering of Potential Space Use
ARTS & INDUSTRIES BUILDING (AIB) THEATER

Existing Condition

Rendering of Potential Space Use

Image courtesy of the Smithsonian Institution

Smithsonian Institution
ARTS & INDUSTRIES BUILDING (AIB)
SPECIAL EXHIBITION

Existing Condition

Rendering of Potential Space Use

FIRST FLOOR
RoHC OVERALL SCOPE
OVERALL BASEMENT PLAN

- SIB B1
- BASEMENT LEVEL EXPANSION (OUTSIDE HISTORIC BUILDING FOOTPRINT)
- CUP (MULTIPLE LEVELS, DESIGNED FOR ENTIRE SOUTH MALL CAMPUS)
- AIB B1
- LOADING DOCK
ARTS & INDUSTRIES BUILDING (AIB)
BASEMENT AND CENTRAL UTILITY PLANT (CUP) SECTION
COOLING TOWERS
COOLING TOWERS
LOCATION STUDIES AND SIZES
## PROJECT TIMELINE

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<tr>
<td>Section 106 Initiation</td>
<td>October 2020</td>
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<tr>
<td>Section 106 – Consulting Parties Meeting #1</td>
<td>January 2021</td>
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<tr>
<td>Concept Design Submission – Commission of Fine Arts and National Capital Planning Commission</td>
<td>April 2021</td>
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<td>Schematic Design</td>
<td>November 2021</td>
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<tr>
<td>AIB Futures Exhibit</td>
<td>November 2021-July 2022</td>
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<td>SIB Move-out</td>
<td>May – November 2022</td>
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<td>100% Construction Drawings</td>
<td>September 2023</td>
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<tr>
<td>Construction Complete</td>
<td>2028/2029</td>
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### NEXT STEPS

Written comments accepted on today’s presentation through February 13, 2021 to: BondC@si.edu

Today’s presentation can be found at: https://www.sifacilities.si.edu/historic-core
Q & A #3

MODERATOR
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