

FCUCCDC BUILDING GUIDE - Version 3.0

January 7, 2013



The FCUCCDC Building Guide provides basic and additional information on our design intent for the building, the challenges and achievements of construction, and the basic structure of the legal agreements. Each person will have his/her own style of relating the story and the facts, depending on the audience; therefore, the script is only suggestive. You can relate as much or as little of the specific information as appeals to your audience and as time permits.

Purpose: The training guide and training sessions are designed to:

- Help FCUCC members feel comfortable and confident in giving tours of our new building to friends and visitors by providing easy to learn information about the building.
- Educate the public about how our beliefs and values are expressed in the overall architecture and sustainable design of our building, including features common with the office building.
- Provide information in greater depth than is appropriate for a 2-sided sheet.
- Serve as one component in our public information strategy to achieve the LEED point for innovation that is important in our LEED Gold certification.

Structure of Guide

We have organized the guide as follows:

A. *General Information*

- Our history on the site

- Why we embarked on the project
- Our values and goals that guided the decisions
- How we organized as a congregation to get the job done
- Summary of who owns what and how the building is managed
- LEED qualities and characteristics including water conservation, heat and cooling efficiencies, etc.

B. *Specific Area Information*

- Exterior
- Narthex
- Sanctuary
- Living Room
- Balcony and Overlook
- Social Hall
- Chapel
- Church Offices
- Education Suite
- Flex Space

We hope you enjoy touring our building!

Meg Maguire, Chair
Site Development Task Force

GUIDE TO FCUCC BUILDING

Location	Basic Information	Additional Information
<p><i>Beginning of Tour Alternative I. INSIDE</i> Begin in front of vitrine (glass case with pictures of prior churches) – or, if photos are no longer displayed there, move to their location where you can point to them.</p> <p>Point out 3 photos of old church and 2 of 2nd church including organ frieze (to be discussed at end of tour upstairs).</p>	<p><i>Building and Church History</i></p> <ul style="list-style-type: none"> • First Congregational Church, founded in 1865. Until Lincoln was elected Washington was a very Southern city and there was no Congregational Church. As northern abolitionist Yankees joined the Lincoln administration they wanted a Congregational church. First Congregational Church was the first integrated church in DC. In 1957 it became part of the United Church of Christ. • You are standing in the third building First Church has occupied on this site at 10th and G St., NW. • On land deeded to the church from Congress, early members dedicated our first building on this site in 1866. The first building which stood from 1866 to the late 1950s seated about 1,000 people • By 1959, the church needed a new building. The Trustees voted to sell the land (then valued at about \$350,000) and move to the suburbs. The congregation overruled the Trustees and voted to stay and rebuild at 10th and G. The second building on this site was dedicated in 1961. That building seated about 500 people. • By the mid-1990’s the second building was in need of major investment to remove asbestos, replace operating systems, and make it accessible. The church did not have the financial resources to undertake this work. The congregation began exploring redevelopment, but found that the timing was not good and put the idea on hold. • In 2004, the congregation voted to borrow funds to conduct redevelopment feasibility studies. Eight years later, in 2012, we moved into this new building. • When we demolished the second building in 2007 we either reused or recycled 90+% of the materials in the demolished church, including pews, brick, windows; and transplanted mature bushes, grasses and trees from the courtyard 	<p><i>Building and Church History</i></p> <ul style="list-style-type: none"> • The church has a long history of commitment to social justice and to racial and cultural diversity. We were founded by abolitionists committed to racial equality at the conclusion of the Civil War. Under the leadership of the Mission Committee and member Otis Howard, First Church was instrumental in the founding of Howard University in 1867. • Today, the original building, designed by Henry Searle of Rochester, NY, would be an historic landmark and we would have worked to save it. But in 1959 historic preservation was still in its infancy. New development as the answer to worn out buildings. • Milton Griggs designed the second church. • The congregation was in the driver’s seat throughout the process. Many members donated thousands of hours over 8 years to participate actively in all aspects of the process – design, legal and financial work.

<p>MOVE OUTSIDE to 10th and G St.</p>	<p>to new homes.</p>	
<p><i>Beginning of Tour Alternative II: OUTSIDE</i> (if meeting your group outside)</p> <p>Go to the corner of 10th and G. Speak with your back to the building and your group facing the building.</p>	<p><i>Intent for the New Building - Exterior</i></p> <ul style="list-style-type: none"> • This is the 3rd First Church building on this site. When we move inside you will see pictures of the prior two churches and learn more about why we decided to create this new building. • Goals: In planning this building we articulated certain requirements and themes: <ol style="list-style-type: none"> 1) Partner with a developer on a mixed use project that would provide sufficient revenue to construct a new church and provide funds for our endowment going forward; 2) As symbols of our faith.... <ul style="list-style-type: none"> • Create a place of extravagant welcome for all people, spaces that can serve the wider needs of the DC community, and a new home for our congregation to grow in the 21st century; and • Incorporate light from within shining out, and light and life from without shining in; and 3) Meet high standards for environmental stewardship, contextual sensitivity and design excellence. 	<p><i>Intent for the New Building - Exterior</i></p>
	<p>Goal #1: A mixed-use building We partnered with Skanska USA Commercial Development to complete the building:</p> <ul style="list-style-type: none"> • 10 stories and 188,000sf. On top is a “green roof” (6195sf) designed to help manage storm water on site and to help cool the building. • FCUCC owns 24,000sf on 1.5 stories plus garage parking. • Jamestown Development owns the offices on floors 3-10, and space for a restaurant that will eventually be on the ground floor at the far end of the building. 	<ul style="list-style-type: none"> • The local firm of PNHoffman was the initial developer, but when bank financing collapsed in 2008, Skanska Development was brought in to take over the project. • We have 20 parking spaces and numerous bike racks available in the garage. On Sunday mornings and certain holy days, we can use up to 50 spaces in the

		garage.
	<p>Goal #2: Reference symbols of our faith...</p> <ul style="list-style-type: none"> • The high energy efficient glass curtain wall provides transparency and natural light, inviting visitors to join us inside; • The 2 green glass light boxes in the Sanctuary and the Chapel create an interesting effect inside the building as you will see when we get to those spaces; • The random light patterns, observable looking up at the cutaway on the 3rd floor exterior ceiling, evoke the night sky. • The structural column both supports the building and announces the church's presence through a modified cross. The column is constructed of individual Tombasil bronze panels, poured by skilled metal workers in Idaho. • The staircase is part of the Sanctuary leading to the Balcony. • Other symbols of our faith you will see as we go into the interior. 	<ul style="list-style-type: none"> • More facts about the curtain wall and the column
	<p>Goal #3: Environmental stewardship and design excellence</p> <ul style="list-style-type: none"> • The building meets the requirements of Gold LEED (Leadership in Energy and Environmental Design) of the U.S. Green Building Council. I've already mentioned the 90+% recycling of our second building, high efficiency glass and green roof. As we tour we will discuss various other conservation measures in the building. • The architect of record for the building is Cunningham Quill, a DC award-winning firm, that led the team in conceiving of the overall building and providing for various uses within it. • For the church spaces the church chose the internationally acclaimed architectural firm of Tod Williams Billie Tsien Architects from NYC to design the first two floors of the building (exterior and interior) and to work with Cunningham Quill. • Context-sensitive building design cuts away to reveal and honor the neighboring historic landmark, the Martin Luther King, Jr. Memorial Library designed by Ludwig Mies van der Rohe. • The rich charcoal iron spot manganese textured brick on the exterior compliments the color of the metal on the Library. 	<ul style="list-style-type: none"> ○ The MLK Library, designed in the International style, is the architect's only work in Washington, DC. In 2007, the building was placed on the National Register of Historic Places.
<i>Invite QUESTIONS about the exterior and information above</i>		

<p>Entry Foyer</p> <p>NOTE: Hand out brochures here.</p>	<ul style="list-style-type: none"> • This foyer is designed to provide shelter in rain, a waiting area for someone waiting for a ride, and a place to pick up information about the church. • This brochure provides summarizes some of the information about the building we will cover today. 	<p>Entry Foyer</p>
<p>Narthex</p>	<ul style="list-style-type: none"> • The Narthex (the entrance lobby area in most churches) provides space to welcome people, share coffee and conversation, and hold receptions. It is a flexible space that links the outside city to the internal spaces of the church.. • The water pool and fountain allow people to see and hear flowing water as they enter the church space. Our faith is flowing; water symbolizes baptism into the community of faith. When we baptize infants or adults (we do both), we carry water in a pitcher from this pool to the baptismal bowl inside. Baptism is a key symbol of our faith. • These two massive 11’ wooden doors express our extravagant welcome of <i>all people</i> to join us in worship, fellowship and service to others. 	<p>Narthex</p> <ul style="list-style-type: none"> • Among other requirements for approval, our alcohol policy prohibits an open bar visible from the street and requires that drinks be served in glasses. • In the UCC we say, “Whoever you are or wherever you are on life’s journey, you are welcome here.”
<p>NOTE: If you began the tour outside, now go to ALTERNATIVE I on p. 1 above and discuss history/ photographs</p>		
<p>Sanctuary</p> <p>Group stands in middle of Sanctuary facing Chancel.</p> <p>Point to ramps on both sides</p> <p>Point out height and depth of space.</p> <p>Point out ceiling</p>	<ul style="list-style-type: none"> • Our worship service is at 10:30 on Sunday morning. • The Sanctuary floor and balcony seats about 396 people. The space is intentionally flexible so that it can accommodate a variety of functions. • The column-free sanctuary space is an extraordinary engineering feat. It is achieved by the use of a very long transfer beam. • Behind the fabric scrim is a Casavant pipe organ containing 2950 pipes built in the late 1950s and installed in the second church. • Universal design provides full access throughout the building. Here you can move around the Sanctuary by using stairs or the 2 ramps on either side. The inclined walks are integrated into the circulation of the sanctuary and offer unique vantage points from which to speak, perform and observe. • The architects faced unusual challenges in designing this space. In order to 	<p>Sanctuary</p> <ul style="list-style-type: none"> • The design of the acoustical ceiling is quite innovative.

<p>Lead people up the south ramp and around the staircase to exit the Sanctuary.</p>	<p>get the height to install both the organ and to achieve proper acoustics, the architects created this sunken space that evokes the embrace within loving arms – the ramps – and were able to achieve another 42” of height.</p> <ul style="list-style-type: none"> • Another challenge was to be a good neighbor to the offices above us by isolating the sound from the organ and other uses of the Sanctuary. This was achieved by building not one, but two, slabs. Nothing penetrates or is hung from the top slab. The bottom slab has 550 acoustical coil springs embedded in 7 inches of acoustical batten to absorb sound and vibration. • Worship furnishings were designed by the architects based on the guidance of the Worship Furnishings team of church members and made by a skilled craftsman from NYC: baptismal font, communion table, lectern, cross, candle holder, side tables. These can all be removed to create a totally neutral space for civic and cultural events as needed. • Two kinds of sustainably harvested wood are featured in the Sanctuary: plain sawn <u>ash</u> (cut across the length of the log using the entire log) and <u>American walnut</u>. By using the entire ash log, we reduce waste usually associated with using only the lighter-colored portions of ash. The chairs are made from sustainably harvested maple. • Observe how the rectangular light box you saw outside on the eastern end of the building plays out here as an opaque jewel light prism constructed of acid etched low-iron glass. Note also the irregular placement of ceiling lights. These elements reinforce our theme of Light from without and Light from within. • The stairs to the Balcony you saw outside are part of the Sanctuary but also separated so that their use will not interrupt services or events. <p>(Do not go up this set of steps but proceed back through the large doors to the Narthex.)</p>	<p>Seasoned structural engineers working on the building were fascinated by the approach.</p> <ul style="list-style-type: none"> • By using the entire ash log, these panels mitigate waste, produce a beautiful and varied grain pattern in the panels and echo the dark wood in the walnut benches and railings.
<p><i>Invite QUESTIONS about Sanctuary</i></p>		
<p>Hallway</p>	<ul style="list-style-type: none"> • The end of the Narthex is designed to exhibit large works of art as well as 	<ul style="list-style-type: none"> • For example, we have hosted a) an

<p>Point to light well that leads into Chapel as well as the lighted glass on the downstairs side of the staircase.</p>	<p>smaller works.</p> <ul style="list-style-type: none"> Note the use of light boxes and light wells on the interior. 	<p>Afghan War art exhibit of 25 large panels with the American Friends Service Committee; b) 2 very large panels of the AIDS quilt; c) an exhibit on gay clergy.</p>
<p>Pantry/Living Room</p>	<ul style="list-style-type: none"> The small pantry provides a staging area for food service in the Narthex and a kitchenette for functions in the Living Room. We use the Living Room for meetings, informal gatherings and assembly of those participating in the worship service. 	
<p>Staircase</p> <p>Lead group up the staircase. If there are participants who want to take the elevator, ask them to meet you at the top of the stairs.</p>	<ul style="list-style-type: none"> The stone on the floors is bush hammered and brushed Portuguese Gasgoyne Blue Limestone. On the left are two column capitals from the original church and the cornerstone from the second church. 	
<p>Upstairs Landing</p> <p>Pause at the top of the stairs to orient the group to the second floor.</p>	<ul style="list-style-type: none"> This space is a pivoting point for the functions of the second floor: <ul style="list-style-type: none"> Balcony Church office suite Chapel Hallway leading to Education Suite and tenant suite Community Hall Overlook The baptismal font is another artifact from the original church. The walls here are also designed with concealed rods to exhibit art. The light well you saw below illuminates this landing with a soft light. 	
<p>Balcony/Overlook</p> <p>Encourage people to</p>	<ul style="list-style-type: none"> The AV equipment enables us to show films, photograph services from a fixed angle, and adjust sound and lights. 	

<p>move into the balcony to walk around. Then move into the Overlook.</p>	<ul style="list-style-type: none"> • Note that the staircase you saw from below terminates here in the balcony. It is part of the Sanctuary but separated from it. • The Overlook is for parents and kids, or for people who may want to sit upstairs and hear the sermon. 	
<p><i>Church Offices</i></p> <ul style="list-style-type: none"> • Let people look around and enjoy the location. 	<ul style="list-style-type: none"> • The Archives house the church’s history and choral music library. • The Church Administrator’s office can hold several other people – volunteers or those renting space. • Note the carpet squares that can easily be replaced as needed when damaged. This material is fully recyclable back into finished carpet. • We included two offices for future growth or current rental to a compatible user. • The Pastor’s office overlooks the city streets with a visible human presence at our historic corner of 10th and G Sts., NW. The glass wall at the western end of the office is over the foyer glass wall below. 	<ul style="list-style-type: none"> • A member who works at the Library of Congress serves as the church archivist. • For those of you who remember the flagship store of Woodward and Lothrop, notice the lively colors. Across the street is St. Patrick’s R.C. Church. •
<p><i>Chapel</i></p>	<ul style="list-style-type: none"> • The Chapel seats about 40 people. Before and after worship services we use it for Bible study and adult nurture programs. This is also a popular meeting room. • The rectangular light box you saw outside on the western side of the building brightly illuminates this room, but obscures what is outside to lend intimacy to the space. • The light well connects the Narthex light below with the hallway as well as this Chapel. 	<ul style="list-style-type: none"> • Plans for the future include a Wednesday mid-day service of prayer and meditation. • The architects use large pivoting doors in many other buildings such as the Neurosciences Institute in La Jolla, CA; and the former Folk Art Museum in NYC.

<p>Community Hall</p> <p>Encourage people to look out the window.</p>	<ul style="list-style-type: none"> • The Community Hall hosts church meetings, our First Sunday Potluck Lunches, receptions and dinners, lectures and meetings of outside groups. • We enjoy looking into the MLK Library and through it to 9th St., NW. • The floors here are in oak. • Storage closets are behind the drapes. • Other contributors to our LEED Gold certification include energy- and water-saving techniques. For example, we have <ul style="list-style-type: none"> ○ Variable air volume (VAV) box systems in the typical office and classroom spaces that permit room controls within the church. ○ Water economizer in the mechanical system located at the south end of Community Hall. ○ Low flow faucets, waterless urinals, and low flow flush toilets 	<ul style="list-style-type: none"> • The legal room capacity is 132. • The downside of this system is that it takes up considerable space for mechanical equipment in every area of the church, limiting closet space.
<p><i>Invite QUESTIONS</i></p>		
<p>Kitchen</p>	<ul style="list-style-type: none"> • The ventilation hood over the stove had to be very large in order to filter and vent air back into the room. • The kitchen is still <i>a work in progress</i>. 	
<p>Flex Space</p>	<ul style="list-style-type: none"> • We rent 2400sf of flex space to Fresh Farm Markets, a regional group that sponsors farmers' markets. On Fridays, they use the kitchen to prepare tasty meals for their staff and ours. 	
<p>Education Suite</p> <p>Arrange before the tour to get a key for access to this suite and the rooms</p>	<ul style="list-style-type: none"> • Four classrooms accessible from the center space provide our children and teens with beautiful, light-filled classrooms that overlook the street. ○ The Toddler Room has its own <i>bathroom</i> with two small toilets that 	<ul style="list-style-type: none"> • In our design we requested a center space within a locked suite so that different age groups could mingle as one secure family but also have their own space. • The only load-bearing column in

<p>within.</p> <p>It is important to include the Education Suite in the tour because it sends a message that we value our children and have provided a lovely space for them.</p>	<p>is quite popular with the little kids.</p> <ul style="list-style-type: none"> ○ The Lower Elementary Room is for children from ages 4-8. ○ The Upper Elementary Room is for children 9-12 ○ We let the teens select what they wanted in the Teen Room including furniture, game table and chalk wall. 	<p>our portion of the building that the architects could not easily incorporate is the one in the middle of the Toddler Room. We have covered it in a vinyl fabric with Velcro attachments so that it will not pose a danger for the kids.</p> <ul style="list-style-type: none"> ● Our Director of Christian Education has created a resource-rich space for children of all ages.
<p>Hallway</p> <p>In front of organ frieze collage</p> <p>Move back to center hall outside Chapel.</p>	<ul style="list-style-type: none"> ● At the beginning of the tour downstairs I pointed out the frieze around the organ in the 2nd building. This collage is assembled from 10 of the 14 metal pieces we saved. It depicts Psalm 148, Praise of Creation. 	<ul style="list-style-type: none"> ● A church member, A.O. Van Wyn, designed and made these metal pieces for the organ frieze in the 2nd building.
<p><i>This is the end of our tour. We are so pleased that you were interested and hope you will return.</i></p> <p><i>(If there is art in the space.....) We invite you to stay a moment and enjoy the art exhibit.</i></p> <p><i>If you parked in the garage you can use the elevator to get downstairs or just exit out the front door.</i></p> <p><i>We hope you will encourage others to sign up for a tour and to join us for First Thursdays at First Church.</i></p> <p><i>To learn more about the vibrant life and ministry of our congregation, visit us online at www.fcuccdc.org.</i></p>		

