

GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION OFFICE



Areas for further study and refinement cited by HPO and HPRB
Hine Redevelopment

In its three reviews of the Stanton-Eastbanc Hine redevelopment project (April 28th, June 30th, and August 4th, 2011), the Historic Preservation Office (HPO) staff reports and Historic Preservation Review Board (HPRB) have made a number of suggestions for additional study, refinement or modification to the proposed conceptual plans. As requested by ANC 6-B, this list summarizes the design issues that remain to be addressed:

Landscape and Plaza

- Various concerns were expressed by HPRB about the proposed water features, including that they are often not successful year-round and potentially take up space that could be used for other uses (e.g. more market tents). Suggestions made for further study included that water features be eliminated, that they have ledges that could double as seating, and that they be flush with ground plane so that space can be programmed for alternative uses when not in use.
- Street paving material through the plaza should extend seamlessly to the intersection of 8th Street. Plaza paving material should have commonality and compatibility with surrounding street paving rather than sharp contrast.
- While the number of vendor tents was ultimately determined not to be a preservation issue, HPRB asked HPO to seek assistance of the Deputy Mayor's Office for Economic Development in coordinating a discussion with the community, CM Wells' office and appropriate District agencies (DDOT, Fire Department, HPO, OP) on the topic. If that conversation results in the Plaza being reconfigured or redesigned, the project should return for further review.

8th Street Residential

- The individual entrances should be given greater prominence and distinction, and the fenestration refined with the goal of introducing additional variety.
- The use of rounded, non-rectilinear elements – windows, dormers, oriels, ironwork – should be explored to break up the rectilinear character of the row.
- The five story lobby entrance element doesn't need to be lower or set back from the face of surrounding buildings but could be less abrupt.

8th & D Residential

- Building is still a little too square and with perhaps too much of the lacey, patterned brick work.
- Further evaluation should be given to the materials and coloration to include additional color or contrast within the brick work.
- The 8th Street elevation should be developed with comparable fenestration in the bay as the D Street elevation so that it doesn't read as the back of the building.

7th and Pennsylvania Avenue Office

- The retail base needs further development to ensure that it has visual interest and an appropriate scale for pedestrians; should relate more closely with the feel of retail on Capitol Hill. Study using projecting or smaller scaled storefronts, solid bases to the storefronts, and/or awnings that would provide a three-dimensional character. The corner in particular should be reevaluated to encourage connection and continuity between 7th Street and Barrack's Row.
- Two-story entrance element to office building is a "weak link." Evaluate incorporating into the architecture of one of the two larger buildings flanking it.
- To minimize their footprints, the penthouse levels should be utilized exclusively for mechanical equipment; alternative locations within the body of each building should be found for amenity spaces. Where possible and necessary to reduce their size, absorbing mechanical functions within the body of buildings should be explored. Explore use of geothermal systems to reduce size of penthouses, and study eliminating the public roof deck to allow penthouse to be pushed further back.
- Materials and coloration should be studied on 7th Street; looks a little grim and foreboding.
- The design and setback of the seventh floor on 7th Street should be reevaluated to eliminate "wedding cake" profile. Alternative setbacks and architectural treatments should be explored.

Plaza Building

- HPRB evenly split between those that felt that the C Street elevation was "too chaotic," "not there yet and less than delightful," and that the bays on the two sides "looked like they were coming from two different hands" and those that supported it and thought it was "complex without losing control" and "complex without being overdone."
- Entrance to apartment building needs further development to be made residential in character. Suggestions for study included redesigning canopy, relocating entrance, and eliminating two-story projecting pavilion.
- Treatment of first floors of the projecting bays on 7th Street should be evaluated to ensure that they will make for strong retail spaces.

North Residential Building

- Rear (alley) elevation of four-story element needs additional development; does not need to be made commensurate in design to front elevation, but will be visible and needs to have a stronger sense of being designed.
- Entrance to residential portion of building is too austere; needs to be made more prominent and welcoming.