

**Conformation of Compliance of the 601-645 H Project with the H Street Strategic Plan
Design Guidelines**

ITEM NUMBERS 44-58

Type I development.

Architecture Standards continued

Storefronts

Storefront Materials

44. Storefronts may be made of brick, wood, metal or glass, or a combination of these materials. *Materials selected for the Storefronts will be brick, stone panels, metal and glass.*

Windows and Doors

Window & Door Materials

45. Brick facades shall have openings with lintels and sills made of brick, stone or concrete at all windows and doors except the storefront. *The brick façade openings will have a combination of brick sills and stone lintels (excluding storefronts).*
46. Masonry buildings with a stucco finish shall have stone or concrete sills, and are not required to express a lintel at window and door openings. *Building does not have a stucco finish.*
47. Buildings with metal, glass, concrete or stone panels are not required to express lintels or sills at window openings. *Noted*

Awnings and Canopies

Awnings

48. Awnings shall be permitted to encroach over the sidewalk. *The awnings provided will encroach over the sidewalk.*

Canopies

49. Canopies shall be permitted to encroach over the sidewalk. *The canopy provided will encroach over the sidewalk.*

Walls

50. All elevations visible from the public realm shall be designed as "fronts". Buildings occupying corner lots have two frontages and shall treat both visible elevations with equal attention. *All elevations visible from H Street will be designed as "fronts". The buildings facing on 6th and 7th Streets are existing and no changes are proposed to these frontages.*
51. Blank walls or blind facades are not permitted. *There are no blank walls or blind facades on this building.*
52. Every building shall clearly express a base, a body and a top. *The building has a defined base – retail (glass and cast stone), body – residential (dark brick), and a top (light brick and parapets of differing heights)*
53. Transitions from base to body shall be made in one of two ways:
- Horizontally, through a shift in vertical plane toward the interior of

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- Vertically, through a change in building materials or the use of trim along a level line.

The transition will be defined vertically by a change of materials and colored banding (trim) along a line between the retail and residential levels.

54. Transitions from body to top shall be made in one of two ways:

- Horizontally, through a shift in vertical plane toward the exterior, or
- Vertically, through a change in building materials or the use of trim along a level line.

The transition will be defined vertically by a change of color and colored banding (trim) between levels 7 and 8 colored banding to the parapet.

55. Walls may be finished in brick, stucco, metal or lightweight concrete panels, or architectural glass panels. More than one material may be used. Transitions in wall materials must occur along all visible sides of a building, and shall always follow a horizontal and level line. *The walls will be finished in brick, stone panels, metal and glass. Transitions in wall materials will occur along all visible sides of the building and will follow a horizontal and level line.*

Roofs, Parapets & Cornices

Roofs

56. Building roofs shall be flat. *Complied with.*

57. Other roof shapes (hips, gables, domes) may be used on one portion of a building, not to exceed 500 square feet in plan. *Complied with.*

Parapets

58. Parapets shall be a minimum of 18" high, measured from the highest point of the finished roof. *Complied with.*

**Prepared by
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