

STEAD PARK RECREATION CENTER



GOVERNMENT OF THE DISTRICT OF COLUMBIA
Department of Parks and Recreation
Office of the Director



July 1, 2020

Mr. Thomas Luebke
Secretary
U. S. Commission of Fine Arts
401 F Street NW, Suite 312
Washington, DC 20001

Re: Stead Park Recreation Center
1625 P Street, NW (Ward 2)
Washington, DC 20036

Dear Mr. Luebke,

The District of Columbia Department of Parks and Recreation (DPR) respectfully requests a conceptual review of the Stead Park Recreation Center project at the upcoming CFA meeting scheduled for July 16, 2020.

This project did previously receive conceptual CFA approval as indicated to DPR in a letter dated July 27, 2018. The previously approved concept was produced and presented by Outerbridge Horsey Associates, who is no longer associated with the project. After a competitive bidding process, VDMO Architecture was selected as the new architect of record and they have produced a new concept plan for review.

If you have any comments or questions, please feel free to contact me directly at (202) 615-9824 or at brent.sisco@dc.gov. For any questions regarding the concept design, please contact Mr. Joe Celentano with VMDO Architects at celentano@vmdo.com.

We appreciate your assistance with this project and look forward to the opportunity to present this exciting project.

Sincerely,

Brent Sisco
Capital Projects Planning and Design Officer
Department of Parks and Recreation



1275 First Street, NE | Washington, D.C. 20002 | P: (202) 673-7647 | F: (202) 673-2087

www.DPR.DC.gov    @DCDPR



PROJECT OVERVIEW

Existing Context

Stead Park is a ~1.5 acre DPR run public park located between located off of P Street NW between 16th and 17th Streets NW in Washington DC. For outdoor recreation Stead Park contains an artificial turf playing field, running track, large and small kids playgrounds, a splash pad, and outdoor basketball court. There is only one building on the site, the current Recreation Center is a former stable building listed as a contributing structure to the Dupont Circle Historic District that was modernized when Stead Park first opened in the 1950's.

Prior to it's life as a public park, during the late nineteenth century the site contained frame row houses and the residence of Henry Hurt, a respected local railroad president and investor. Hurt built the existing community center building on the alley side of his property as a stable in 1888 and expanded it in 1895. The federal government purchased the property from Hurt's heirs in 1948, and under the terms of a trust established by Washington architect Robert Stead, developed it into a playground within the District's recreation system.

During the postwar years, the playground served as a central civic, recreational, and cultural space for the largely African American Dupont Circle neighborhood. Renovations in 1992, 2008, and 2014 transformed the layout and configuration of its playground and athletic fields, and constructed an addition on to the north side of the historic structure.

Design Summary

This project is a modernization of the grounds of Stead Park and significant addition to the Stead Park Recreation Center building. Sensitive to the layered history of Stead Park and the importance of the park's open space in the dense Dupont Circle Historic district, the design emphasizes the open qualities of the park, visibility to the historic structure, while providing accessible, integrated spaces for exercise, play, interaction, and belonging for all neighbors and visitors. As the first net-zero community center in Washington, DC, this facility highlights the District's commitment to sustainable practices, serving as a visible, educational tool for residents and visitors.

The new facility features the existing historic carriage house as the primary building entry, welcoming visitors to engage the new community through direct access to the historic structure. The building's primarily consists of a variety of multipurpose spaces serving a diversity of ages, abilities, programming, fitness, and education levels, including a large community gathering, flexible spaces for group classes, arts, education, and fitness activities, and a demonstration kitchen. Additionally, spaces for multi-age groups, such as young children, teens, and seniors connect and expand the possibilities for the how community members can utilize their public space. All these spaces surround two courtyards that allow for both indoor and outdoor uses, as well as a large solar canopy that provides energy as well as shade, a sensory garden, updated play equipment, and large outdoor plazas and gathering spaces.



NET ZERO ENERGY

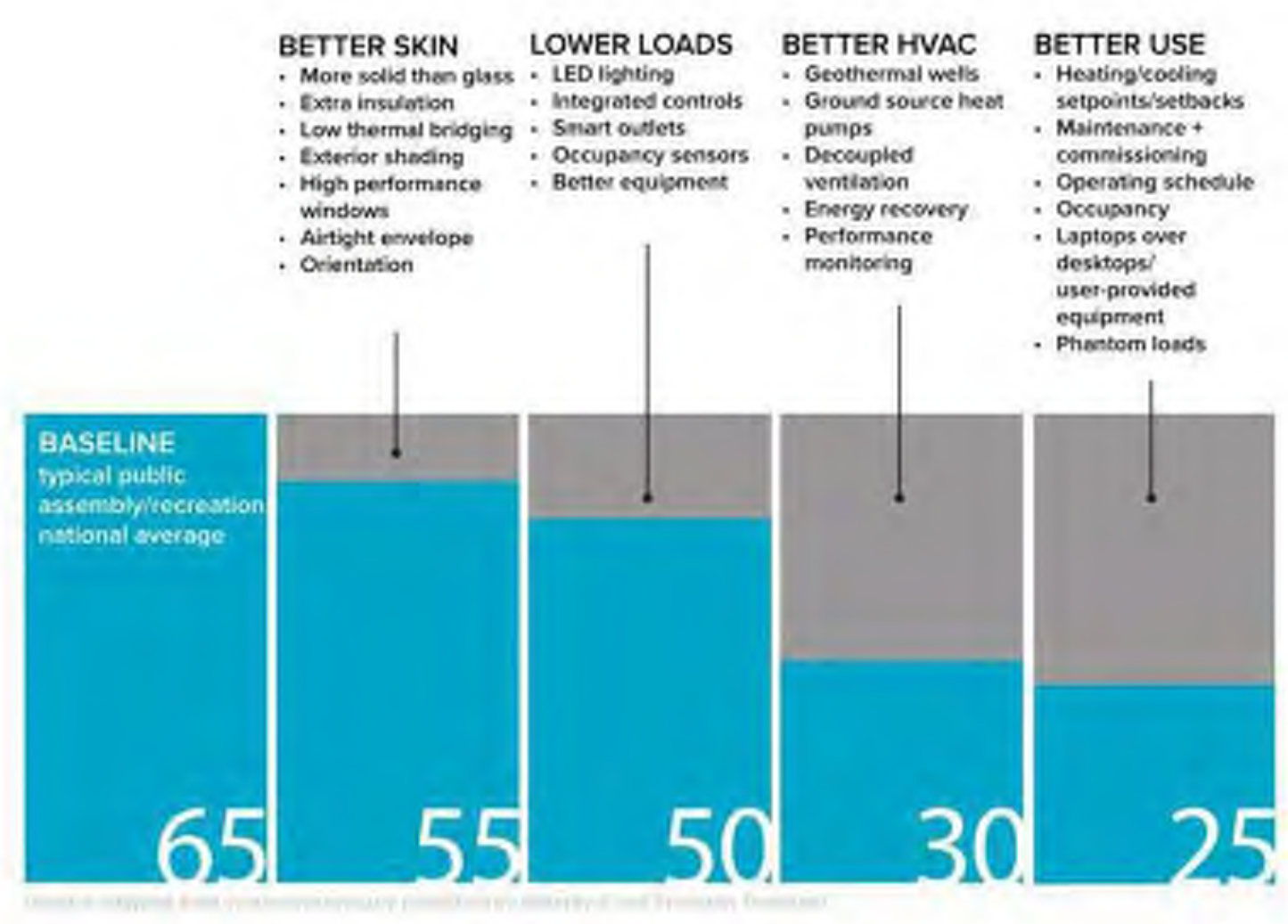
Zero Energy Certification as defined by the International Living Future Institute (ILFI) is :
“One hundred percent of the building’s energy needs on a net annual basis must be supplied by on-site renewable energy. No combustion is allowed.”

This includes energy used by the new building, energy used by the existing building, and site energy (lighting + power).

How are we defining our site boundary for Zero Energy / LEED?



EXCLUDES:
- P Street Lighting
- Rec Field + Lighting



Stead Park Recreation Center will be the first net zero community center in Washington DC.

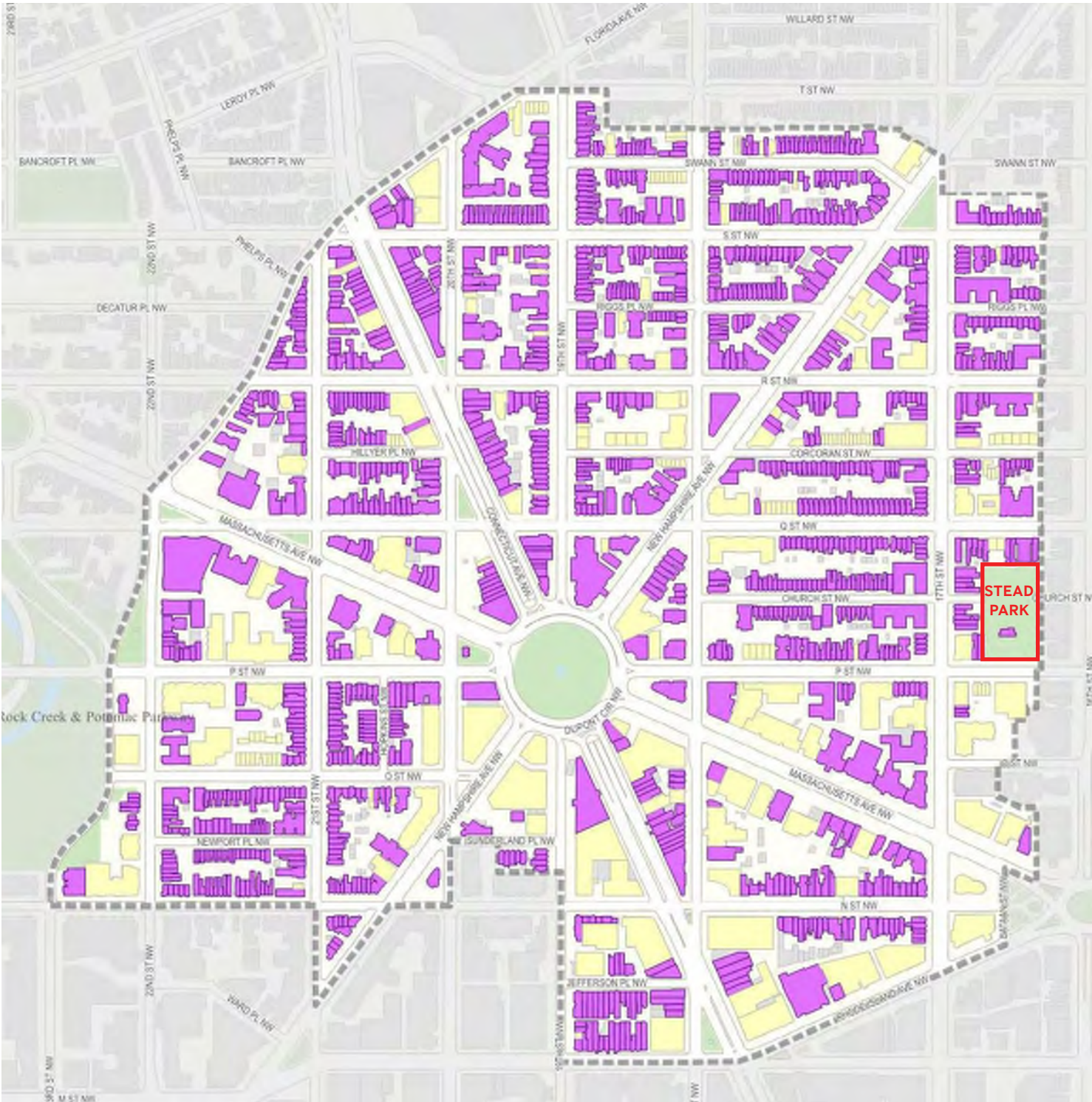
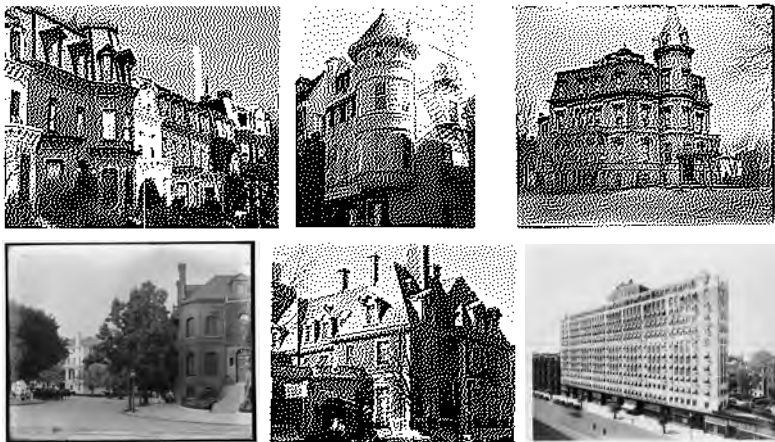
DUPONT CIRCLE HISTORIC DISTRICT

Dupont Circle Historic District was established in 1976, expanded in 1984, and amended in 2005. The “Period of Significance” for the Dupont Circle Historic District is **1875-1931**.

The Dupont Circle Historic District encompasses one of the city’s most elegant historic residential neighborhoods, notable for superior examples of Victorian rowhouse architecture in Queen Anne and Richardsonian Romanesque styles, as well as some of the city’s finest turn-of-the-century mansions in Beaux Arts, Chateausque, Renaissance, and Georgian Revival styles.

It has served as the home of many prominent and affluent Washingtonians, as well as foreign legations. Dupont Circle serves as the centerpiece of many of the diagonal L’Enfant avenues. The district also includes fine examples of early apartments, 1920s commercial buildings along Connecticut Avenue, modest working-class dwellings, stables, and carriage houses. Approximately 3,100 buildings dating from about 1875 to 1931 make up the district.

- Text from “Historical Overview - Stead Park” Prepared 2016 by EHT Traceries and “Hurt House at Stead Park Phase I/II Archaeological Investigation” Prepared 2008 by EHT Traceries



Hurt House at Stead Park



Phase III Archaeological Investigation
District of Columbia Site 51NW223
DRAFT - October 2008

STEAD PARK

5425 F Street, N.W., Washington, D.C.

Historical Overview

September 2016



Prepared for Friends of Stead Park



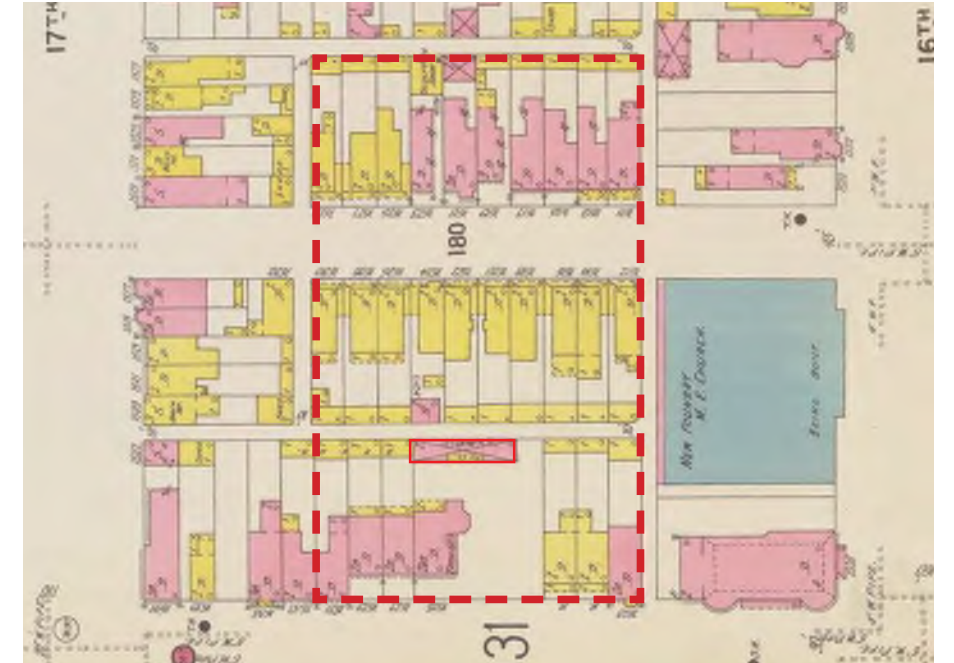
EHT TRACERIES



1887 - HOPKINS SURVEY
 WITHIN DUPONT CIRCLE HISTORIC DISTRICT PERIOD OF SIGNIFICANCE



1903 BAIST MAP
 WITHIN DUPONT CIRCLE HISTORIC DISTRICT PERIOD OF SIGNIFICANCE



1916 SANBORN FIRE MAP
 WITHIN DUPONT CIRCLE HISTORIC DISTRICT PERIOD OF SIGNIFICANCE



1957 BAIST MAP
 SOON AFTER THE CREATION OF STEAD PARK



2010 AERIAL



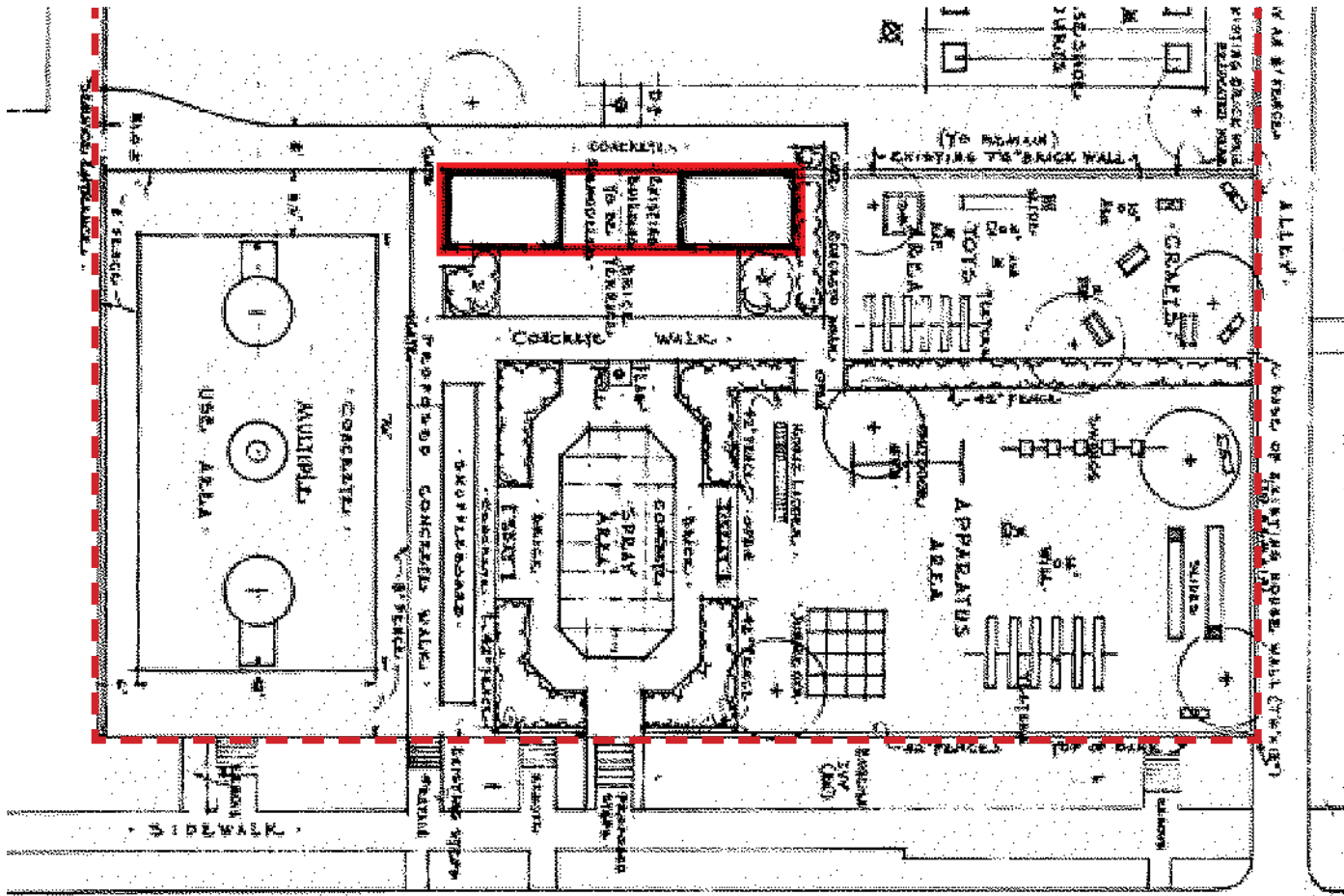
2020 AERIAL

1953 - ESTABLISHMENT OF STEAD PARK

Stead Playground arose from a joint NCPPC-Recreation Board initiative during the 1940s to develop new playgrounds in neighborhoods lacking recreational facilities and experiencing high rates of juvenile delinquency. Robert Stead, a prominent Washington architect, died in 1943 and in his will he specified that a charitable trust be established for the purpose of creating a playground for the use of the children of Washington.

The Mary Force Stead Playground, named in honor of Robert Stead’s late wife, was officially opened on November 12, 1953, in a ceremony attended by District officials, members of the Stead family, and 400 neighborhood children. While primarily serving the area’s African American community, the park, referred to as an “open” facility in the 1952 report of the District Commissioners, reflected District policies at the time to eliminate segregation in public recreation facilities.

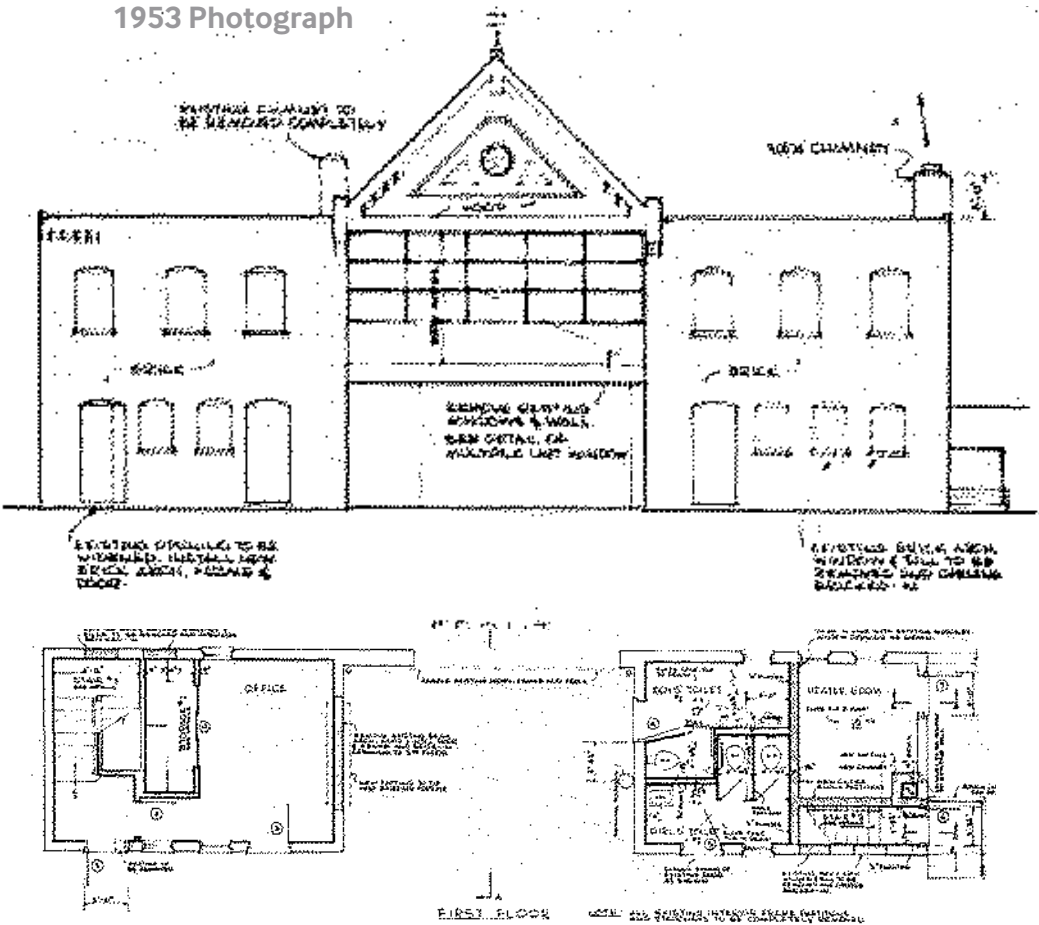
- Text from “Historical Overview - Stead Park” Prepared 2016 by EHT Traceries and “Hurt House at Stead Park Phase I/II Archaeological Investigation” Prepared 2008 by EHT Traceries



1953 Site Plan



1953 Photograph



1953 Construction Documents

RECENT HISTORY OF STEAD PARK

The playground hosted an array of youth programs during the 1950s and 1960s. In 1957, the Midway Civic Association, working with the director of the Stead Playground, created a program to organize and register grocery delivery boys in the neighborhood.¹³ Uplift House, a local organization operated by the Commissioner’s Youth Council with the aid of local churches, sponsored youth events in the park during the 1960s. In 1966, it’s tutoring program held a carnival at the Stead Playground.¹⁴ The D.C. Recreation Department offered summer youth programs throughout the District during the 1960s.

During the 1970s and 1980s, the playground acquired the reputation as one of the best locations in the city for informal “pick-up” basketball games. In addition, the District Department of Recreation (DPR) coordinated summer basketball tournaments at the playground.

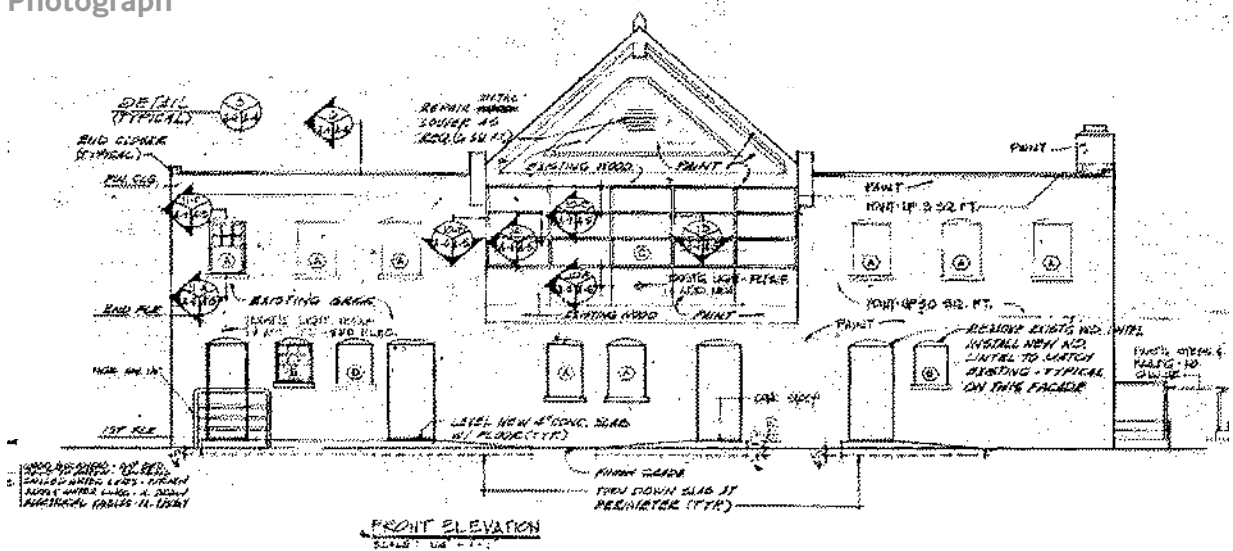
Text from “Historical Overview - Stead Park” Prepared 2016 by EHT Traceries and “Hurt House at Stead Park Phase I/II Archaeological Investigation” Prepared 2008 by EHT Traceries



2005 Aerial Photograph

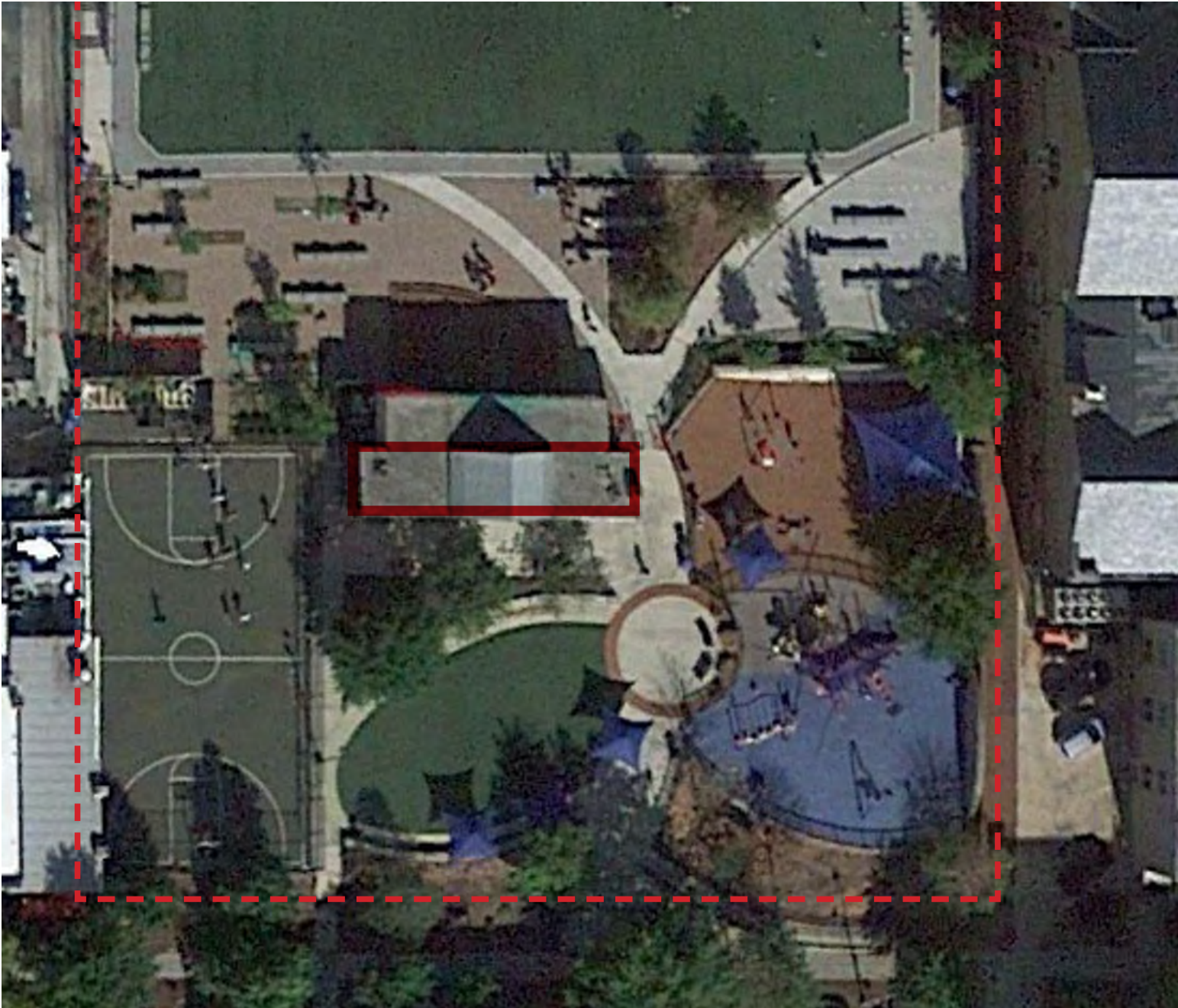


2005 Photograph



1990 Construction Documents

EXISTING CONDITIONS



2020 Aerial Photograph



2020 Photograph





EXISTING CONDITIONS



VIEW OF SOUTH ELEVATION OF HISTORIC BUILDING, P STREET SIDE



VIEW OF NORTH ELEVATION OF HISTORIC BUILDING, PLAYING FIELD SIDE





EXISTING VIEW FROM P STREET



PAST - 1950'S



PRESENT



PROPOSED VIEW FROM P STREET



PAST - 1950'S



PRESENT



PROPOSED



PROPOSED AERIAL VIEW FROM P STREET

LANDSCAPE PLAN

KEY NOTES

- [A]** PROPOSED NEW BUILDING
- [B]** EXISTING BUILDING
- [C]** EXISTING BASKETBALL COURT
- [D]** PLAZA
- [E]** SENSORY GARDEN
- [F]** SMALL KIDS' PLAYGROUND
- [G]** SPLASH PAD
- [H]** BIG KIDS' PLAYGROUND
- [I]** PLAY + SEATING SPACE
- [J]** COURTYARD GARDEN
- [K]** COURTYARD PATIO
- [L]** SPECTATOR SPACE



ENTRY PLAZA SECTION





PROPOSED VIEW FROM SENSORY GARDEN



PROPOSED VIEW FROM PLAYGROUND



EXISTING VIEW



PROPOSED VIEW FROM PLAYGROUND TOWARDS CANOPY



CANOPY PRECEDENT IMAGES



CANOPY PRECEDENT IMAGES



PROPOSED VIEW UNDER CANOPY



EXISTING VIEW



PROPOSED VIEW FROM PLAYING FIELD



EXISTING VIEW

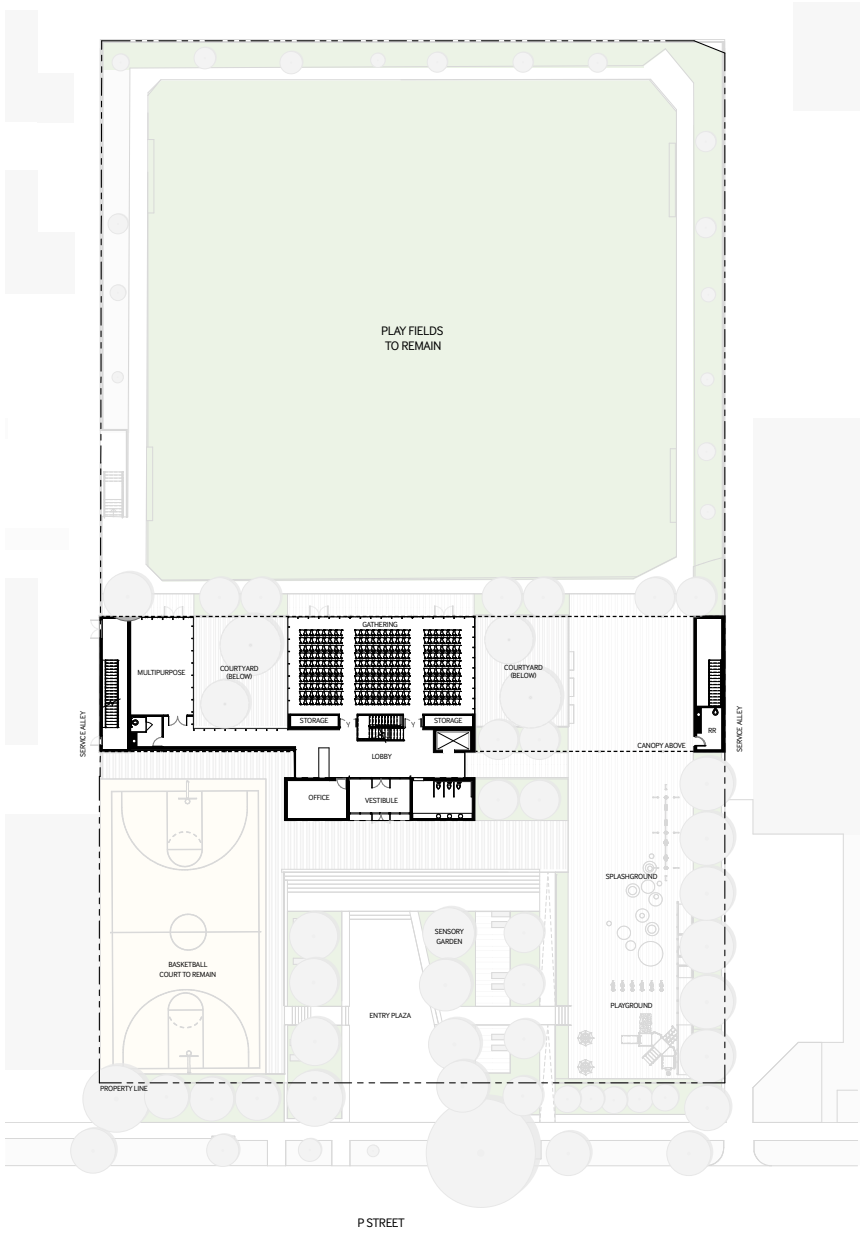
EXISTING CONDITIONS



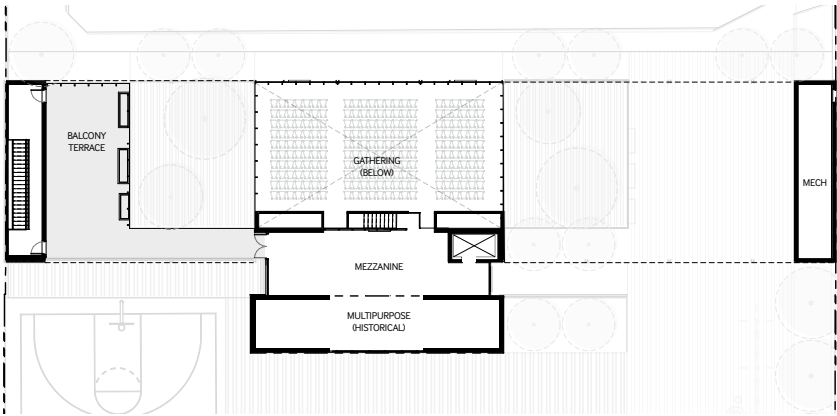
2020 AERIAL PHOTOGRAPH



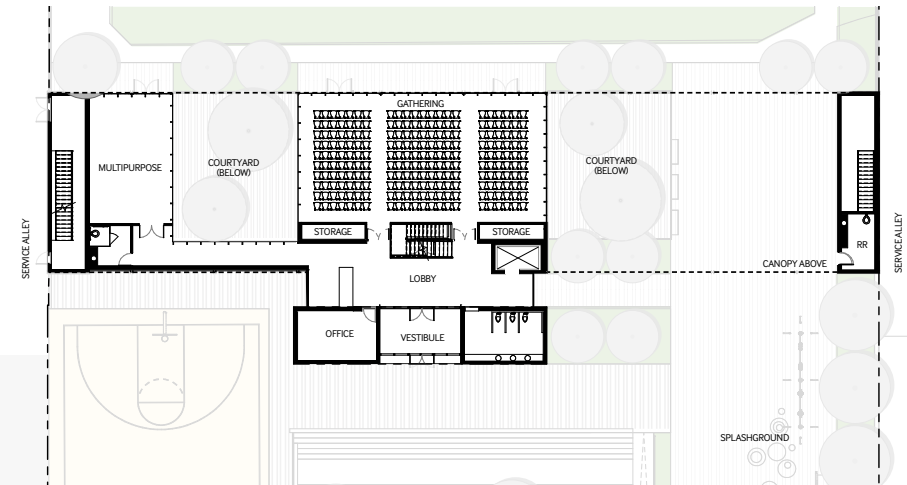
PROPOSED PLANS



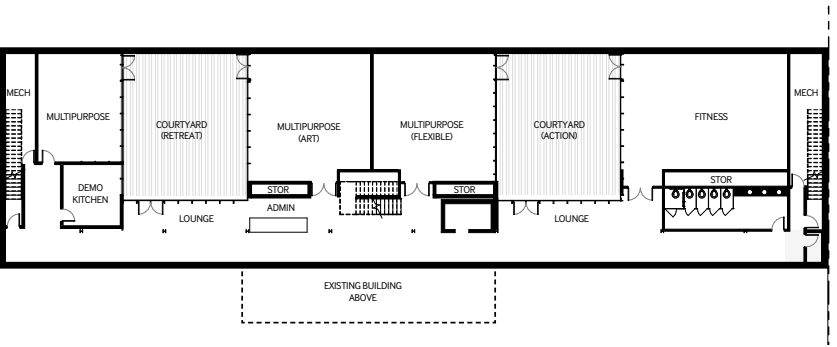
SITE PLAN



UPPER LEVEL FLOOR PLAN



GROUND LEVEL FLOOR PLAN



LOWER LEVEL FLOOR PLAN





PROPOSED SOUTH ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED EAST SECTION / ELEVATION

EXIST. PEAK : 112.65'
 TOP OF NEW CANOPY : 105.00'
 EXIST. CORNICE : 103.13'
 EXIST. 2ND FL : 93.10
 EXIST. 1ST FL : 83.65'
 EXIST. P STREET : 78.22'
 NEW BASEMENT : 70.65'

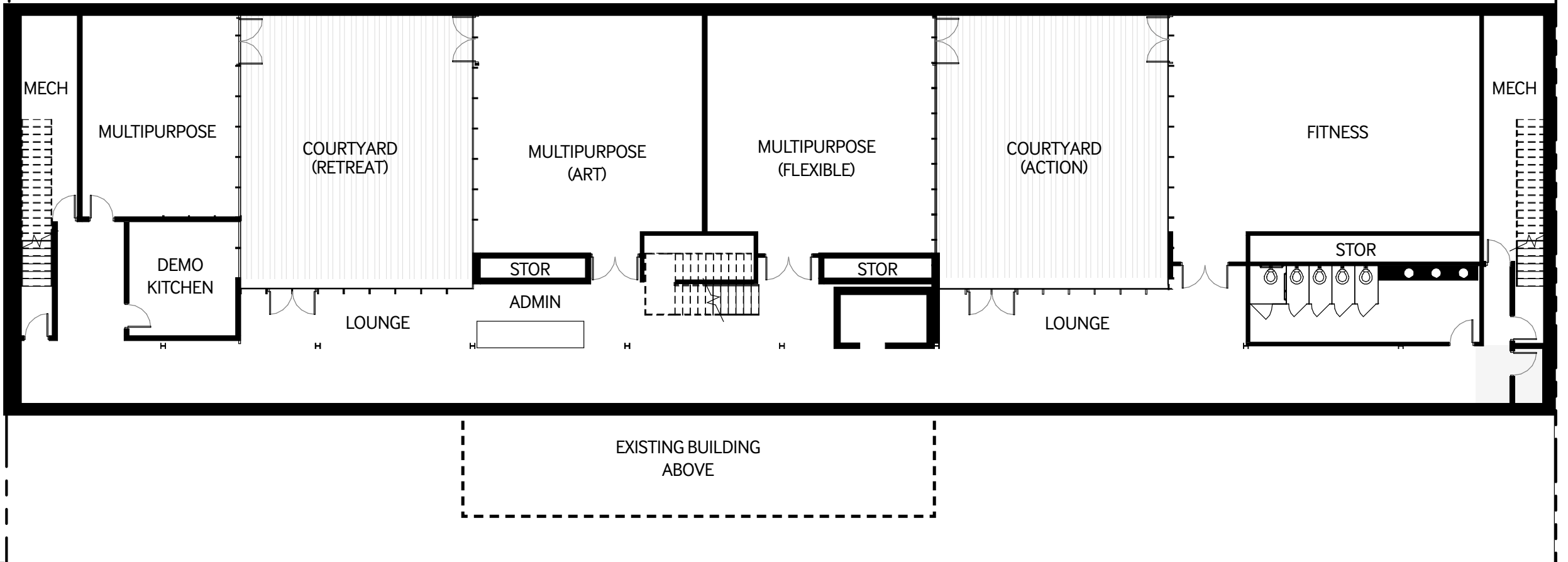


PROPOSED WEST SECTION / ELEVATION

EXIST. PEAK : 112.65'
 TOP OF NEW CANOPY : 105.00'
 EXIST. CORNICE : 103.13'
 EXIST. 2ND FL : 93.10
 EXIST. 1ST FL : 83.65'
 EXIST. P STREET : 78.22'
 NEW BASEMENT : 70.65'

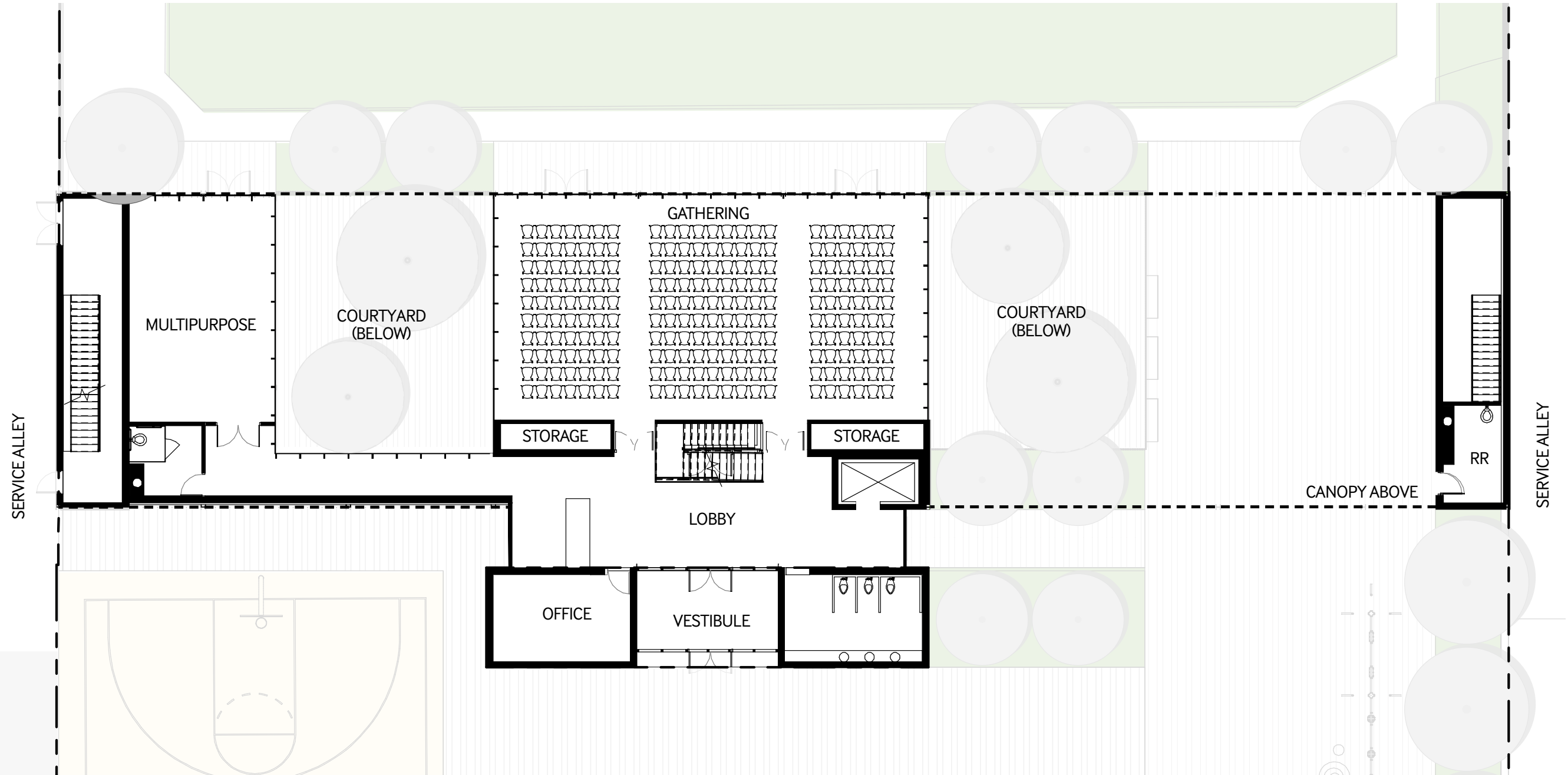
N/S SITE SECTION





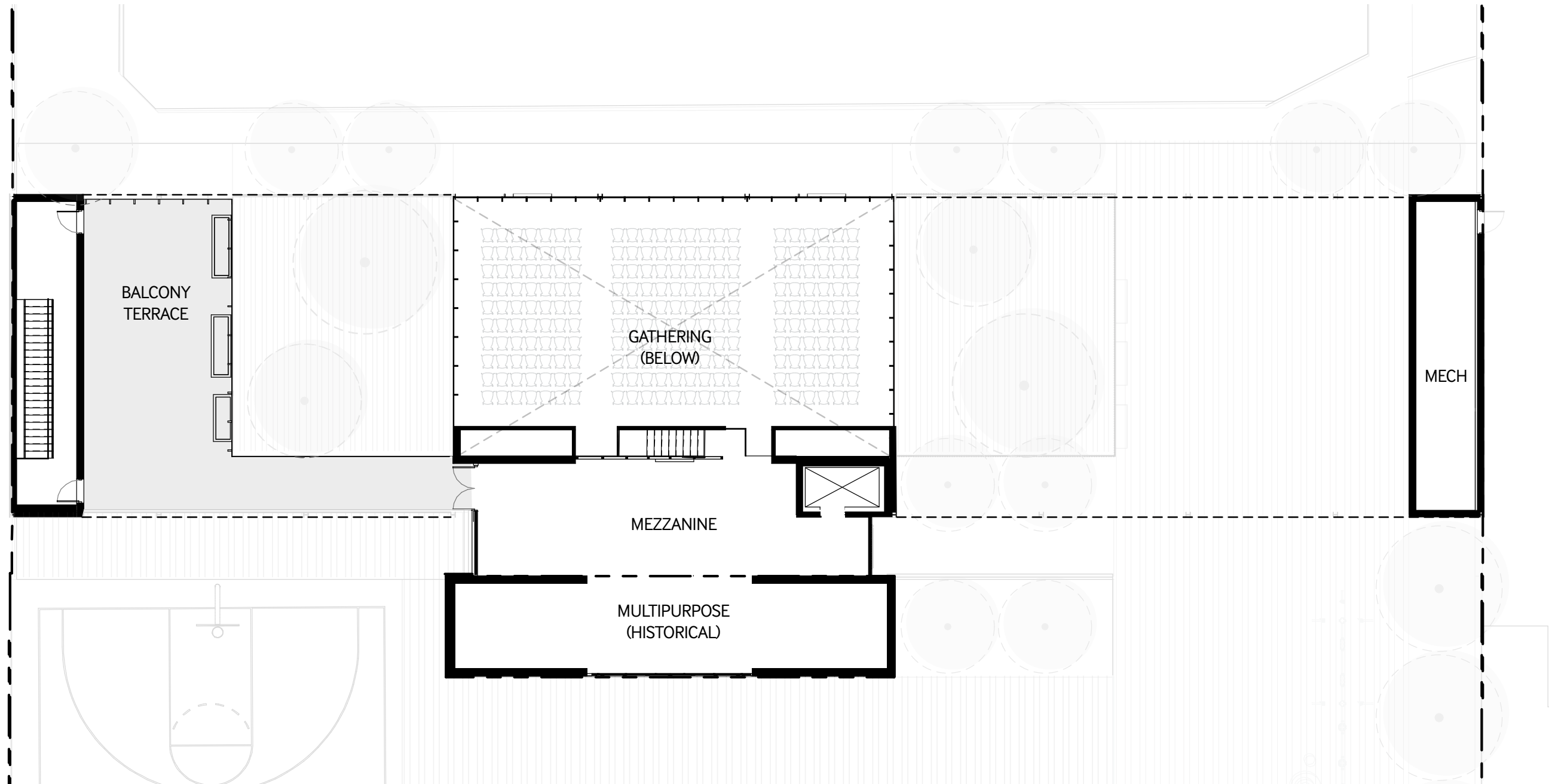
LOWER LEVEL FLOOR PLAN





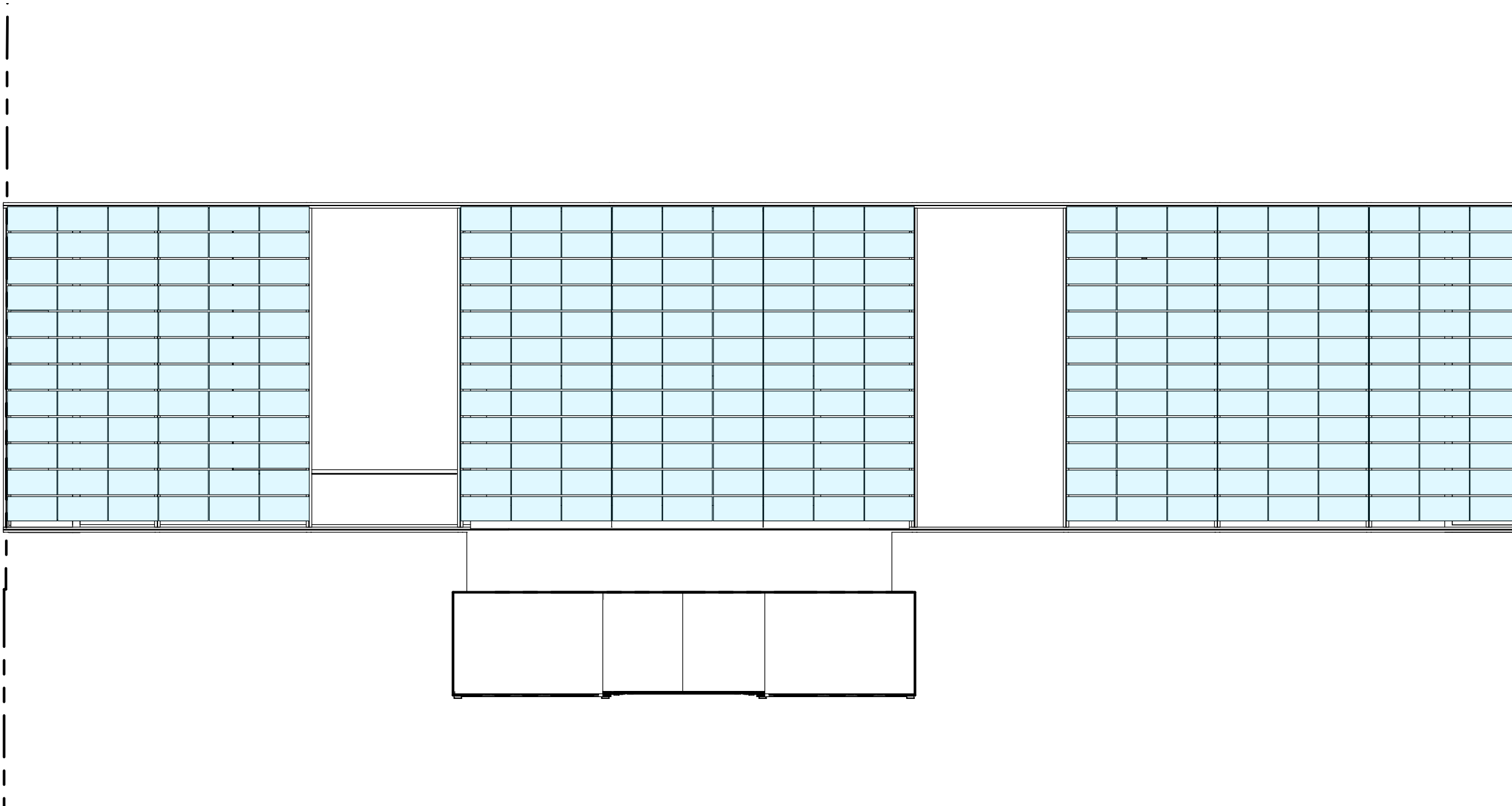
GROUND LEVEL FLOOR PLAN





UPPER LEVEL FLOOR PLAN





ROOF PLAN





PROPOSED VIEW OF BUILDING ENTRANCE



EXISTING VIEW



PROPOSED VIEW OF LARGE COMMUNITY SPACE



PROPOSED VIEW FROM COMMUNITY SPACE INTO COURTYARD

E/W BUILDING SECTION





PROPOSED VIEW OF LOWER LEVEL COURTYARD



PROPOSED VIEW OF LOWER LEVEL COURTYARD



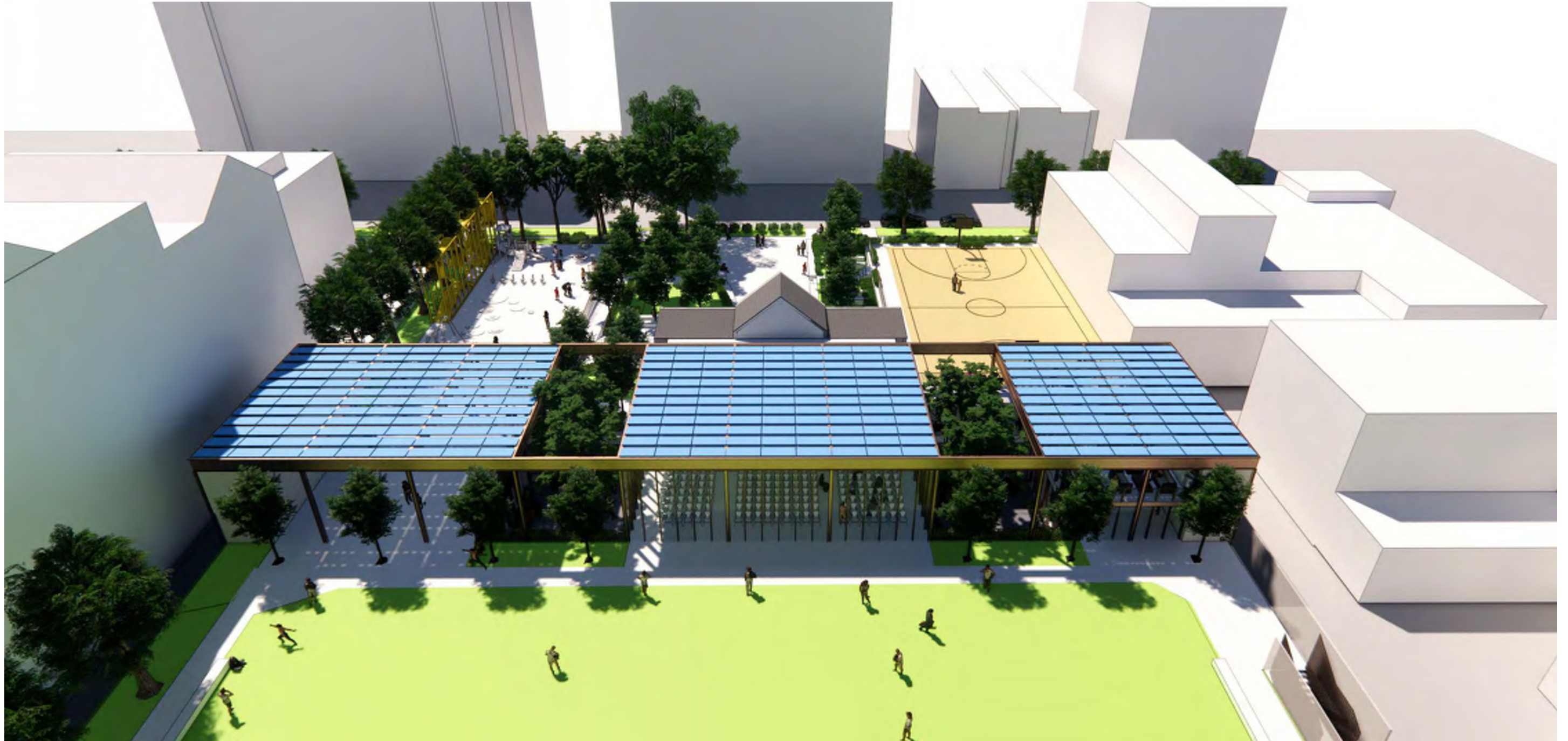
PROPOSED VIEW OF NORTH SIDE OF BUILDING FROM PLAYING FIELD



PROPOSED VIEW OF UPPER LEVEL ROOF DECK



EXISTING VIEW



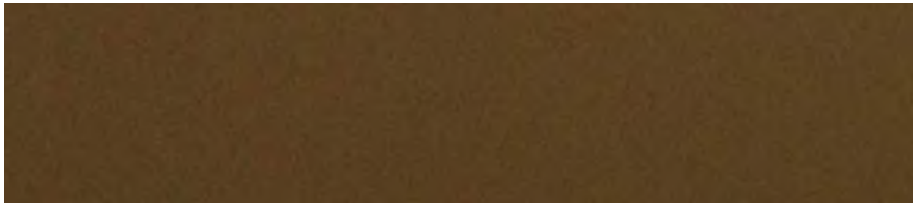
AERIAL VIEW LOOKING SOUTH TOWARDS P STREET



PROPOSED VIEW OF BUILDING ENTRANCE FROM BASKETBALL COURT



Existing Brick - Painted



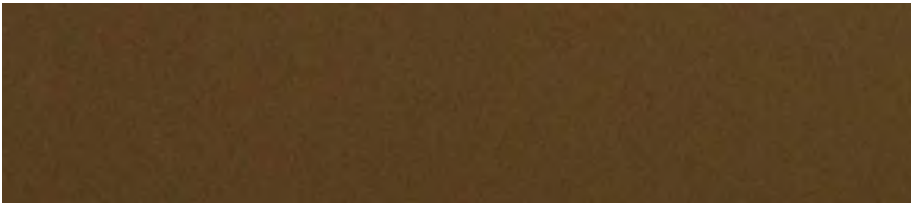
Dark Bronze Anodized Metal



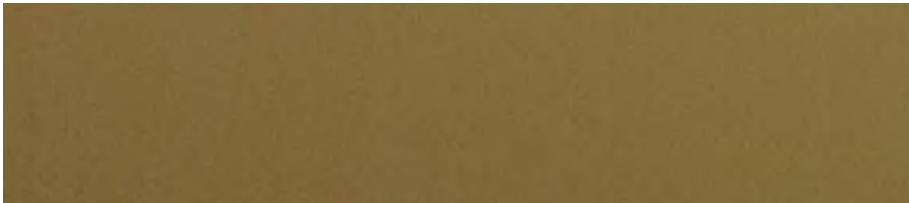
New Brick



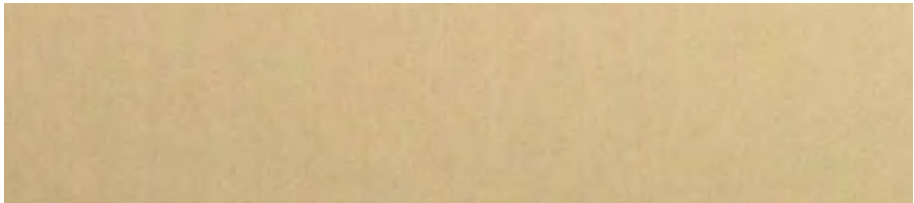
Existing Brick - Painted



Dark Bronze Anodized Metal



Medium Bronze Anodized Metal



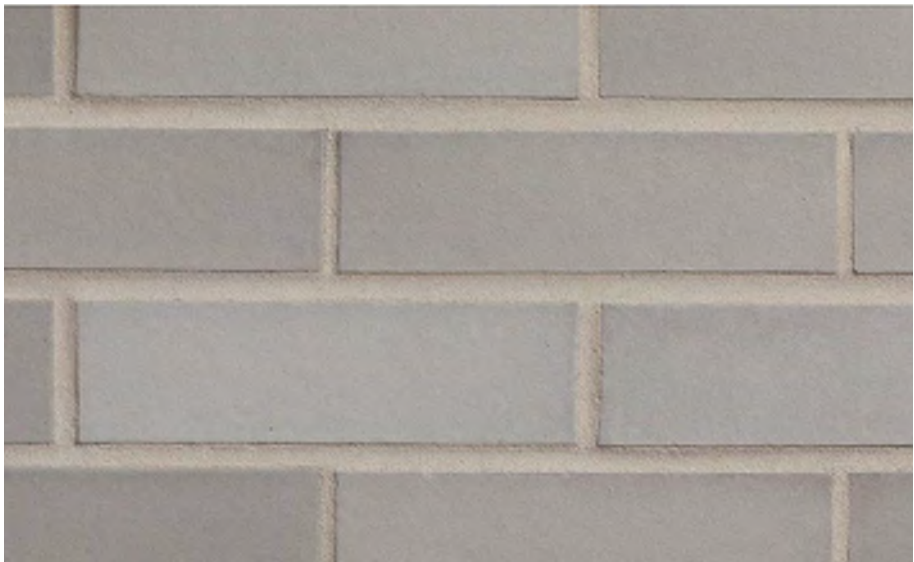
Light Bronze Anodized Metal



New Brick Option 1



New Brick Option 2

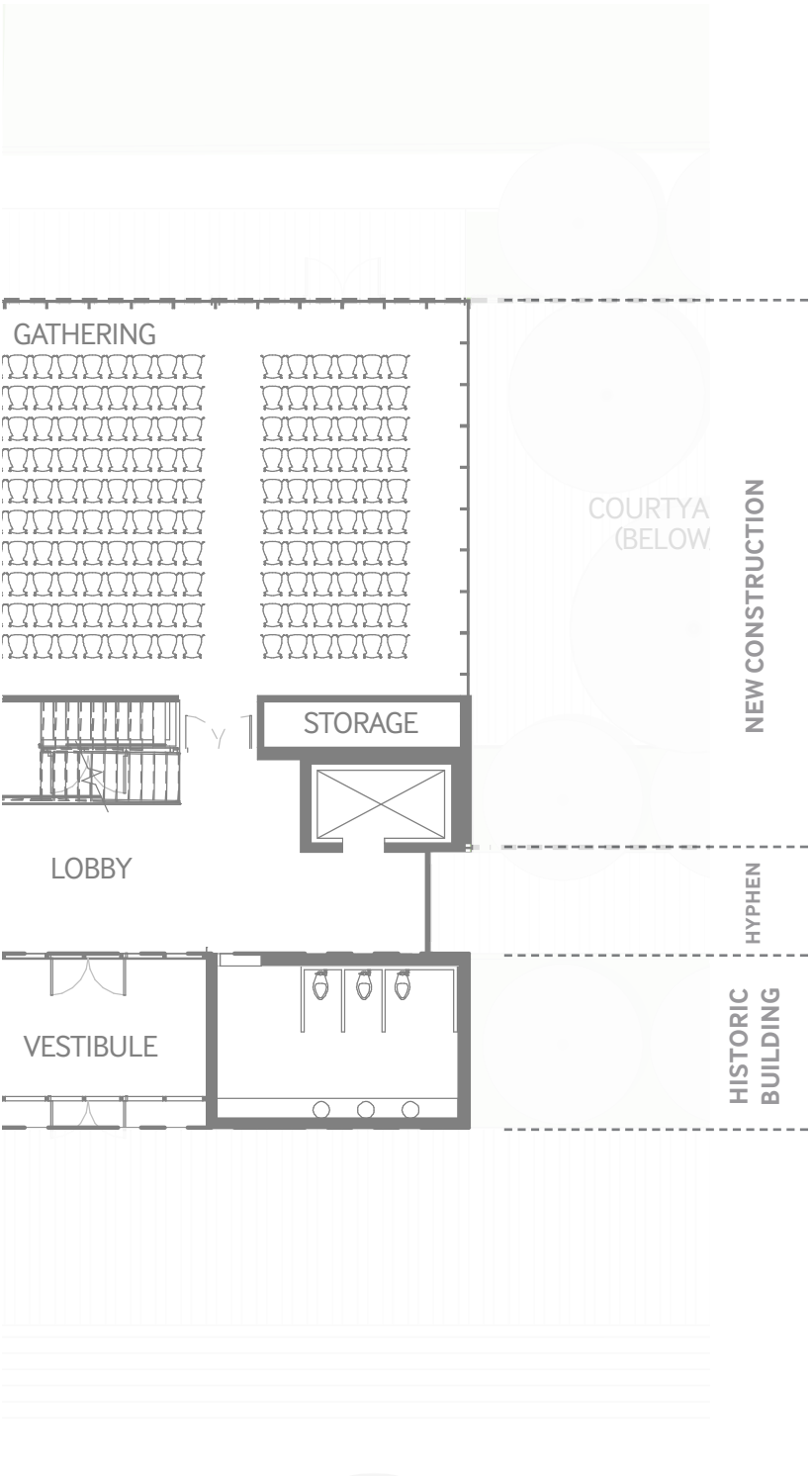


New Brick Option 3

HISTORIC - NEW CONNECTION OPTIONS

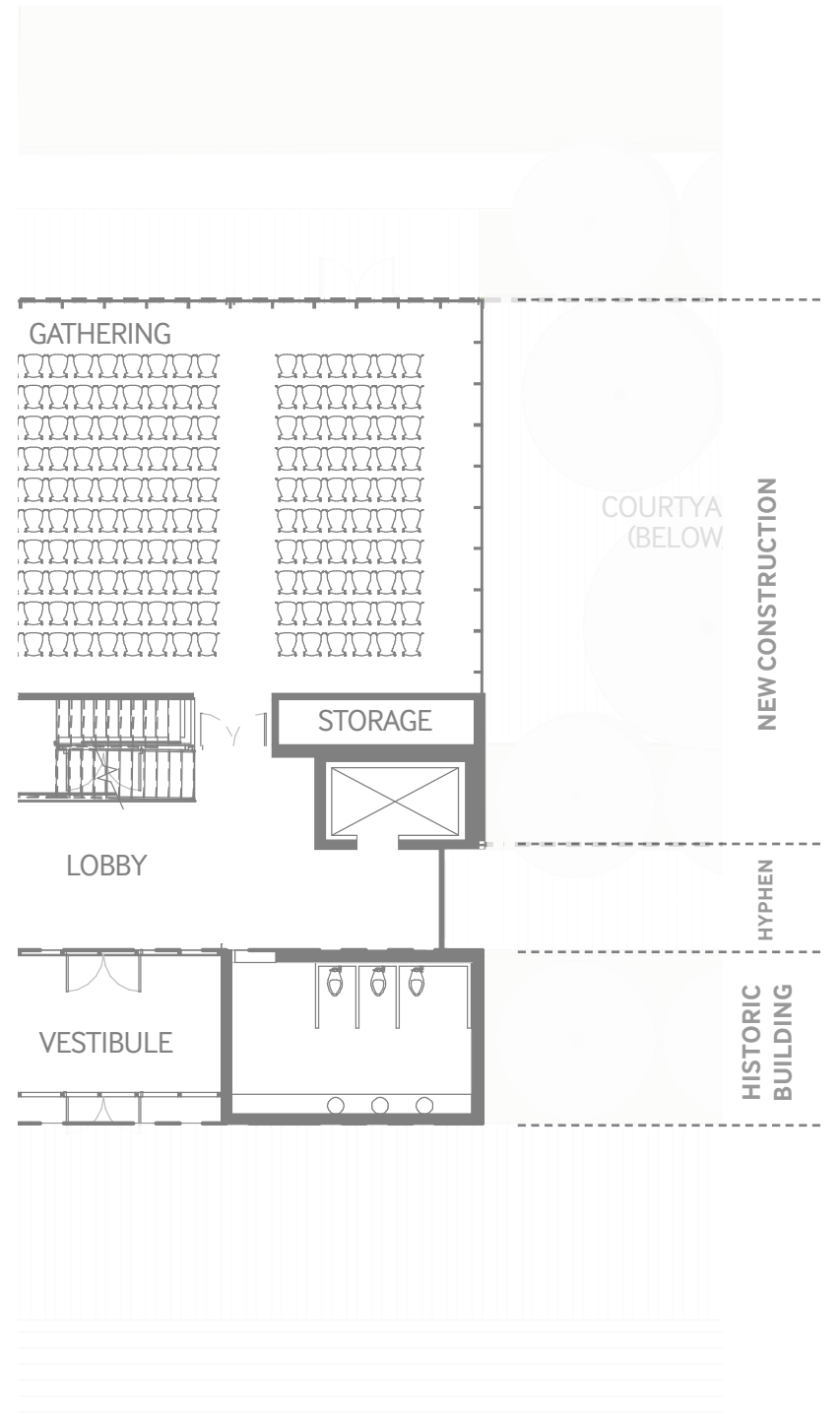


Hyphen Option 1 : Glass Curtainwall





Hyphen Option 1 : Glass Curtainwall





Hyphen Option 2 : Natural Metal



Precedent Image



Precedent Image



Hyphen Option 2 : Natural Metal



Precedent Image



Precedent Image



Hyphen Option 3 : Perforated Scrim



Precedent Image



Precedent Image



Hyphen Option 3 : Perforated Scrim



Precedent Image



Precedent Image



Hyphen Option 4 : Channel Glass



Precedent Image



Precedent Image



Hyphen Option 4 : Channel Glass



Precedent Image



Precedent Image



Hyphen Option 5 : Vegetated Wall



Precedent Image



Hyphen Option 5 : Vegetated Wall



Precedent Image



Hyphen Option 1
Glass Curtainwall



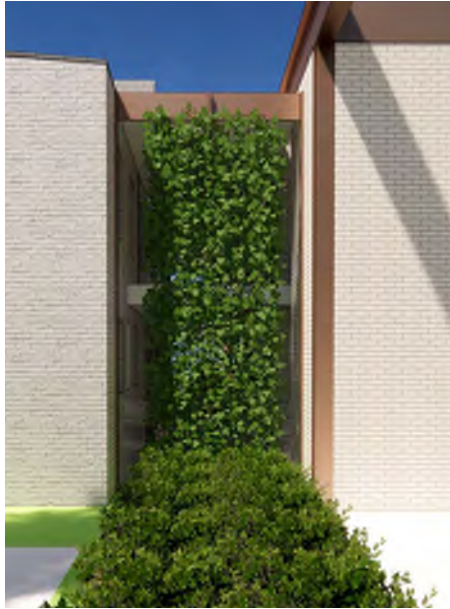
Hyphen Option 2
Natural Metal



Hyphen Option 3
Perforated Scrim



Hyphen Option 4
Channel Glass



Hyphen Option 5
Vegetated Wall

EXISTING HISTORIC STRUCTURE ELEVATION OPTIONS:



1950'S PHOTO

In 1888, Hurt constructed a two-story brick stable-carriage house at the rear of the property. Hurt later expanded the building in 1895, which today functions as the Stead Park recreation center."

In 1895, Hurt undertook another major home renovation. He constructed another brick storeroom that spanned the driveway between the carriage house on lot 8 and the stable on lot 6. These 3 buildings (the carriage, the stable, and the storeroom) form the shell of the carriage house structure that serves as the present day rec center.

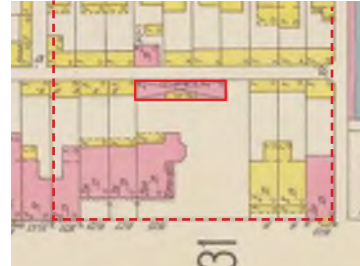
- Text from "Historical Overview - Stead Park" Prepared 2016 by EHT Traceries and "Hurt House at Stead Park Phase I/II Archaeological Investigation" Prepared 2008 by EHT Traceries



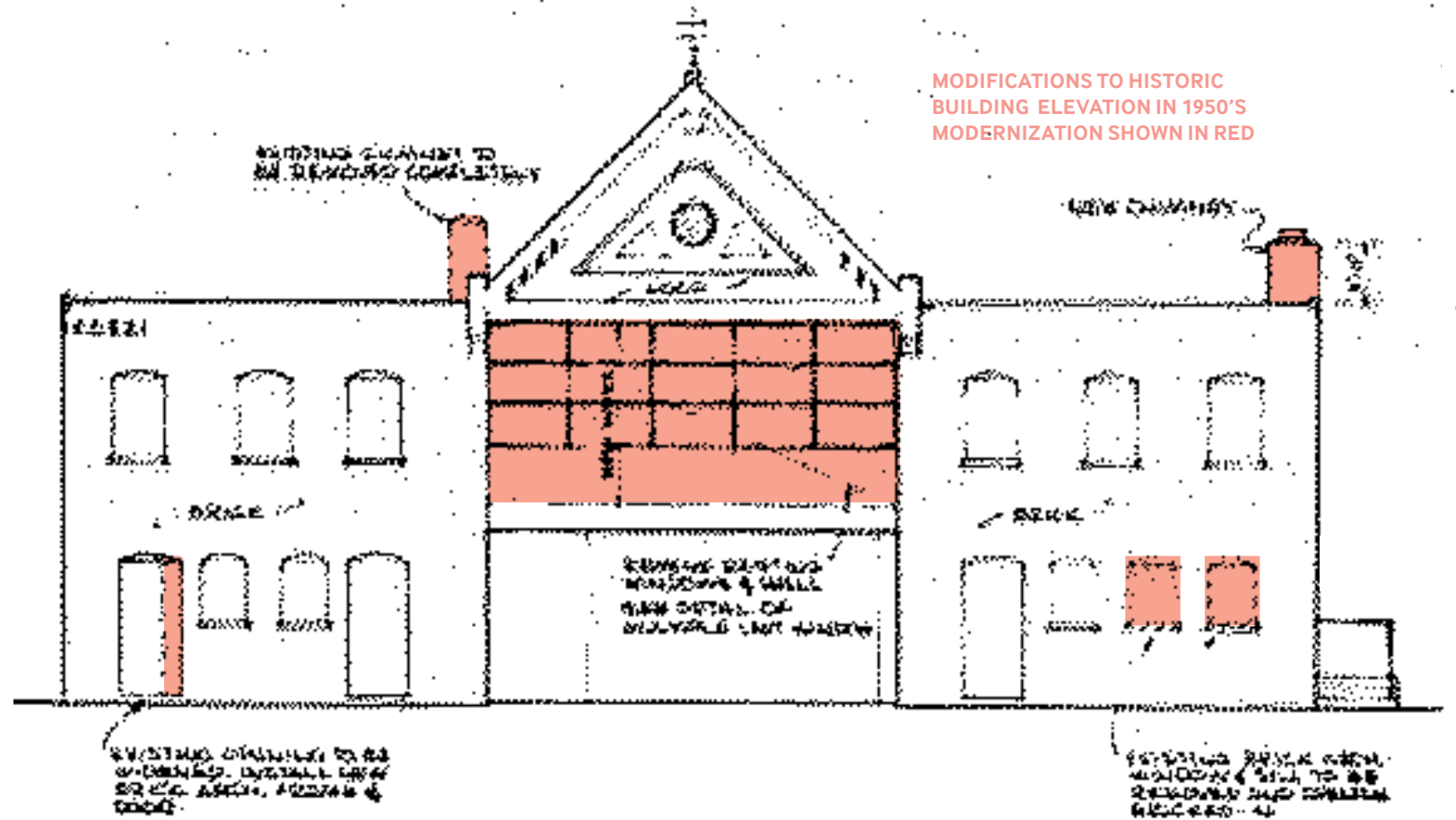
1887 HOPKINS SURVEY



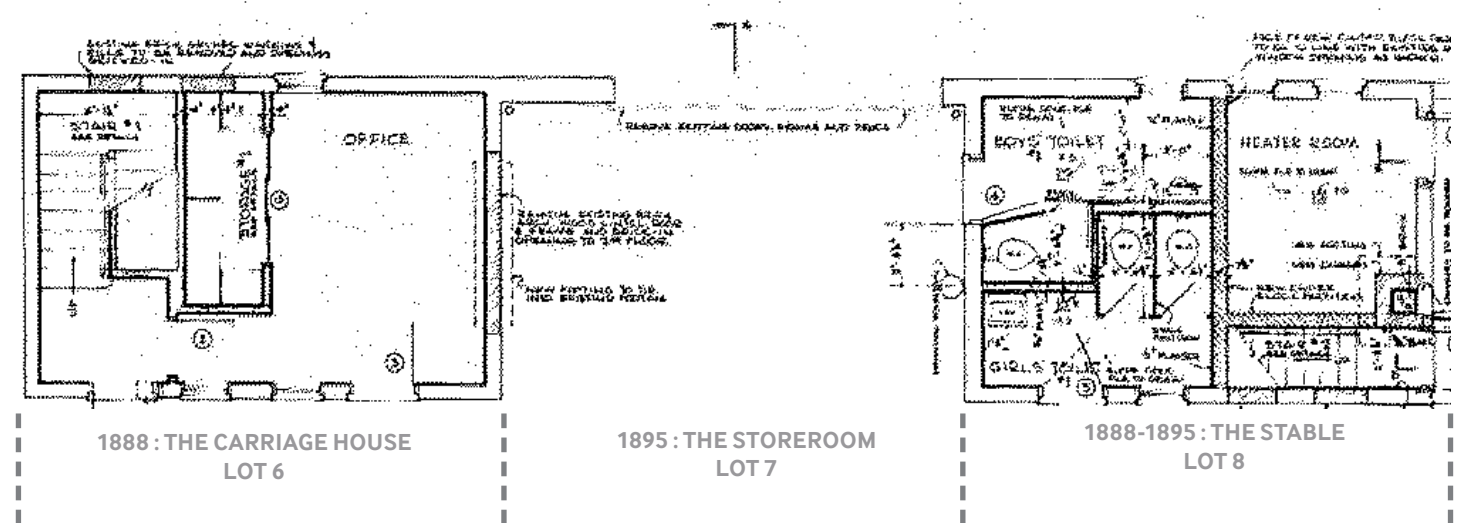
1903 BAIST MAP



1916 SANBORN FIRE MAP



MODIFICATIONS TO HISTORIC BUILDING ELEVATION IN 1950'S MODERNIZATION SHOWN IN RED



1888 : THE CARRIAGE HOUSE LOT 6

1895 : THE STOREROOM LOT 7

1888-1895 : THE STABLE LOT 8

1953 CONSTRUCTION DOCUMENTS
GROUND LEVEL PLAN AND P STREET ELEVATION

EXISTING CONDITIONS



1875-1931 : DUPONT CIRCLE HISTORIC DISTRICT PERIOD OF SIGNIFICANCE
1953 : MODERNIZATION + OPENING OF STEAD PARK COMMUNITY CENTER
PRE 1950'S MATERIAL (ORANGE)





Detail at entrance



P Street elevation

Option 1 : The Community Center

This option uses the photographs and construction drawings from the 1953 modernization of the historic building to restore the building to a state similar to when it first opened as a community center. Although the period of significance for the Dupont Circle Historic District ended in 1931, and some of these features are not by definition historic (mainly the steel storefront windows on the 2nd floor at the center of the building) this option attempts to preserve the character of the building as it has existed in it's entire life as a public community building set in a park.

The new additions, entry doors and a metal liner at the entry vestibule, are materially similar to the restored 1950's storefront addition above, but different than and set apart from the historic brick that remains on either side





Detail at entrance

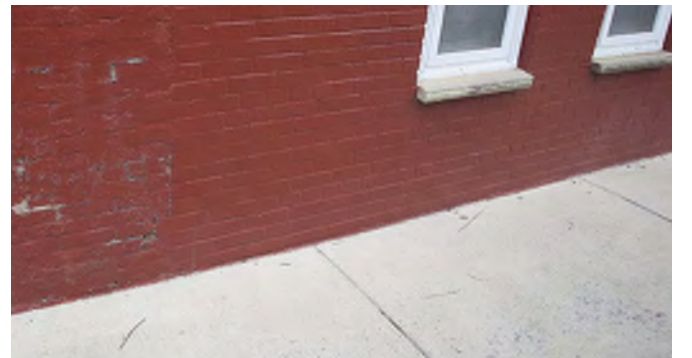
Option 2 : The Balcony

In this option the material that exists from the historic period of significance remains, but subsequent additions, including the changes from the 1950's are removed. The 1950's metal component at the 2nd floor is replaced with another layer of inset storefront at the 2nd level in plane with the entry doors below, creating a 2nd floor balcony condition.

The existing steel lintel remains, but now reads as the edge of the balcony spanning between the two historic brick boxes on either side rather than a lintel holding up the construction above.



P Street elevation





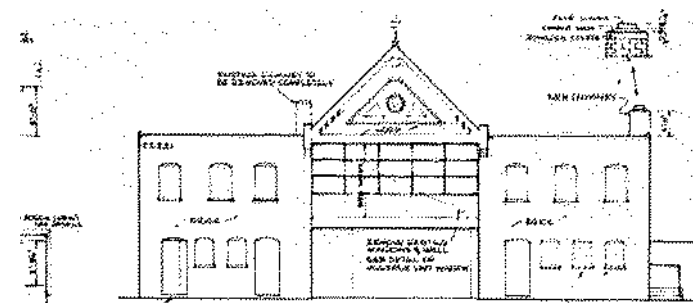
Detail at entrance



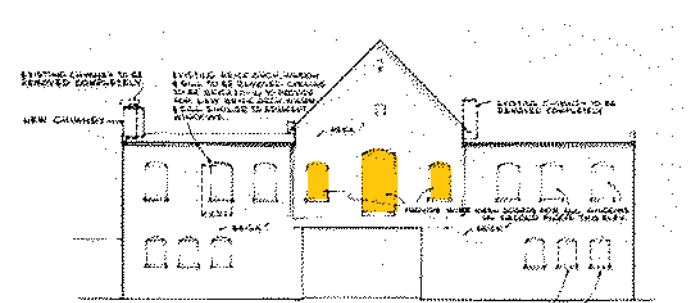
P Street elevation

Option 3 : The Monolith

This option also removes the 1950's storefront above and replaces it with new brick that will be painted to match the adjacent historic brick. We do not have any supporting documentation to know exactly what this center portion originally looked like, but we do know that it was originally brick and punched openings that were removed in the 1950's. For this option we have mirrored the original windows from the rear (alley side) of the structure onto the front elevation.



1953 Front Elevation



1953 Rear Elevation



Detail at entrance



P Street elevation

Option 4 : The Alley

This is the most dramatic departure from the existing (and potentially historic) conditions on the site. This option removes the center gable roof so that the form of the building returns to a “alley” typology familiar in Washington DC. We do not have any elevational information to support that the building ever looked or felt like this, and we can assume that portions of the gable roof that would be removed date from the period of significance to Dupont Circle.

The center building is rebuilt with new brick that would stand apart from the historic brick that remains on either side.



Option 1 : The Community Center



Option 2 : The Balcony

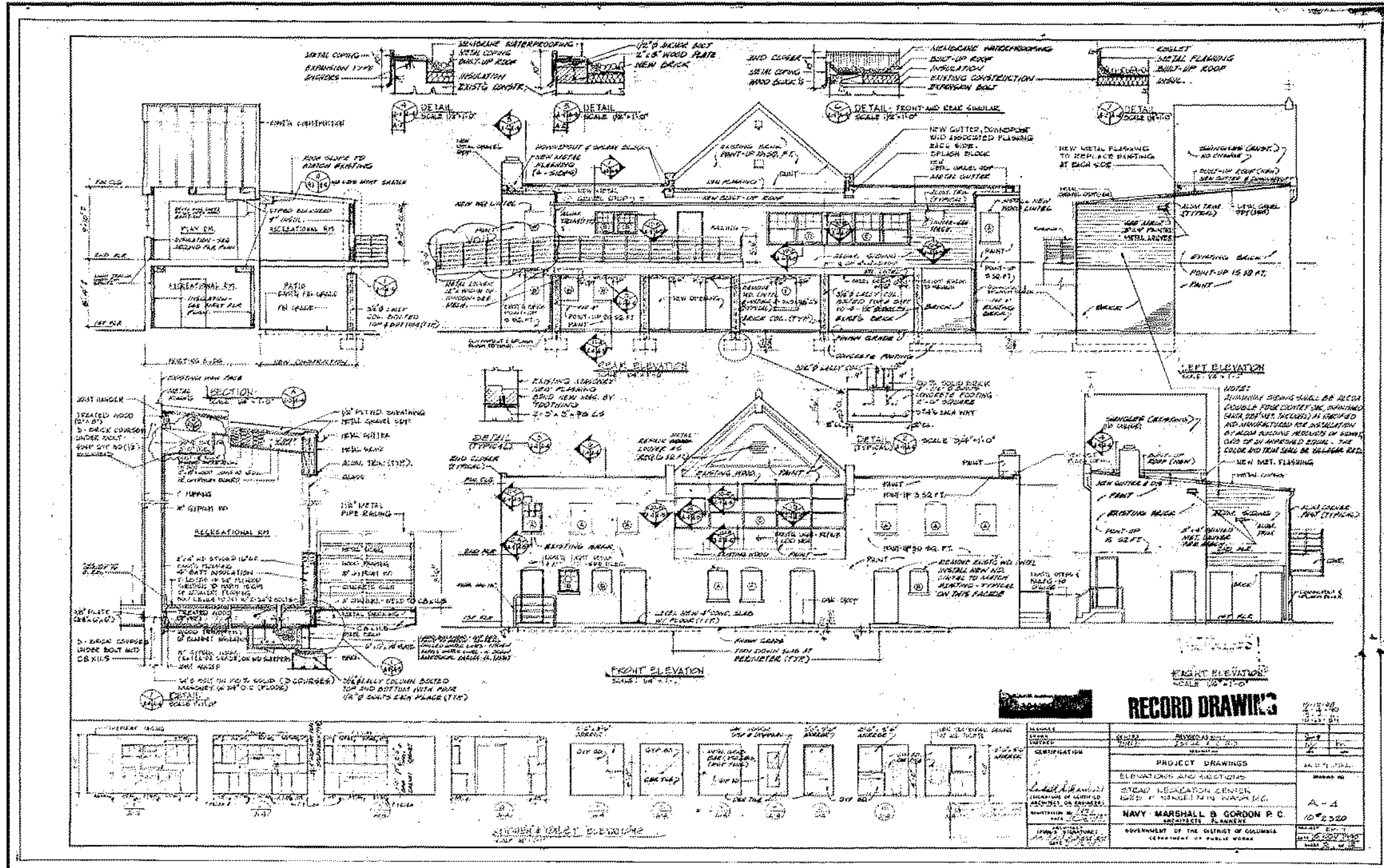


Option 3 : The Monolith



Option 4: The Alley

APPENDIX : SUPPORTING DRAWINGS



1990 RENOVATION PLANS

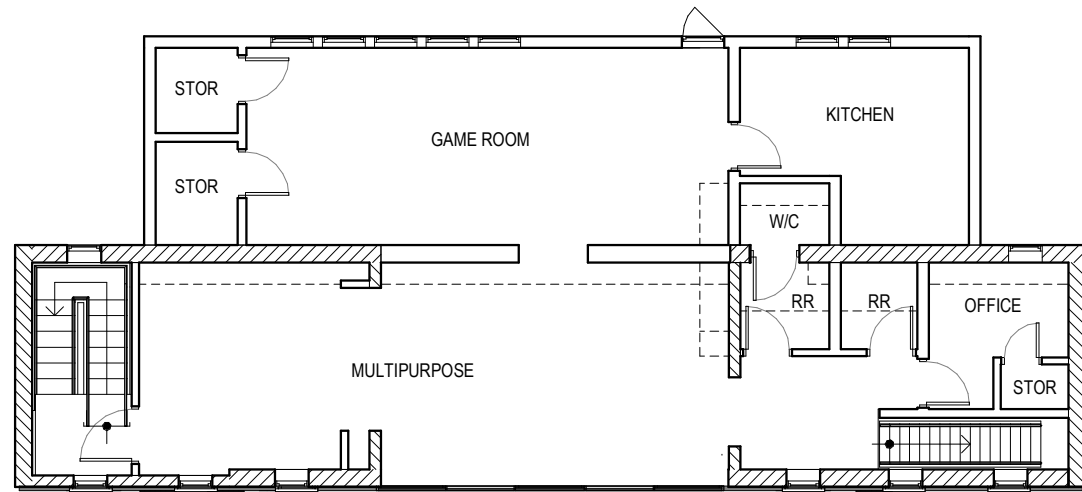


Stead Park Recreation Center

CFA Concept Design Submission July 2, 2020 Page 60

STATION	SOURCE	DATE
GEAR: WATER PANEL	CG 1-7-58	9-17-58
WATER: WATER PANEL	CG 1-7-58	10-1-58
ELECTRIC: PERIOD	NET 148622	5-17-2000
CG: COMBINED FOR GAS	NET 148622	5-17-2000
OCTO: DONUT FIBER	NET 148622	5-2000
COMMUNICATION: VERSION	NIWE 3000 (V) 43	5-17-2000
COMMUNICATION: MD	NIWE 3000 (V) 43	5-17-2000
COMMUNICATION: COMACT	NET 148622	5-7-2000

[illegible]

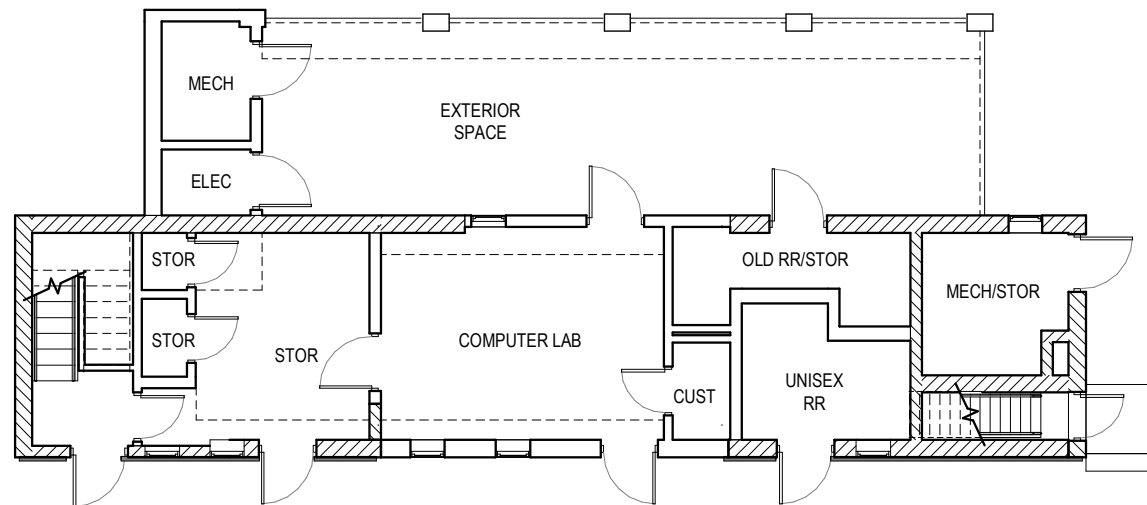


EXISTING SECOND FLOOR PLAN

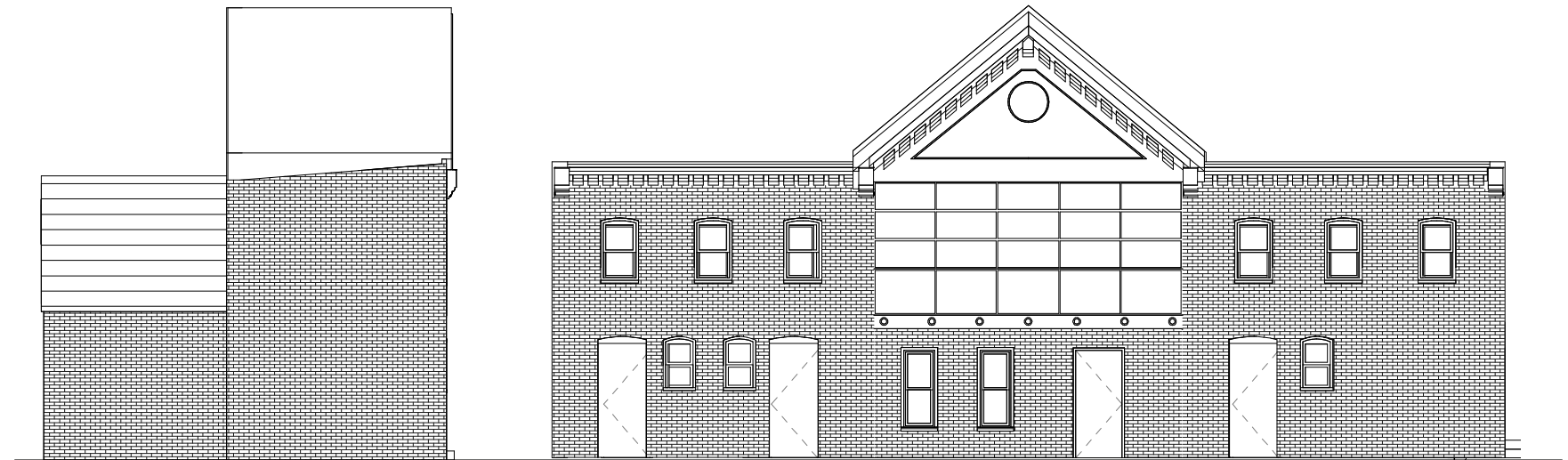


EXISTING EAST ELEVATION

EXISTING NORTH ELEVATION



EXISTING FIRST FLOOR PLAN



EXISTING WEST ELEVATION

EXISTING SOUTH ELEVATION

