

APPLICATION AND REFERRAL TO THE HISTORIC PRESERVATION REVIEW BOARD

HPA

The DC Historic Landmark and Historic District Protection Act of 1978 requires the Mayor to refer construction plans to the Historic Preservation Review Board (HPRB) for consideration before issuing a building permit affecting a designated historic landmark or property within a historic district. To initiate a historic preservation review with HPRB, please submit this form with all required attachments as directed below.

THIS IS A REQUEST FOR THE FOLLOWING REVIEW BY THE HISTORIC PRESERVATION REVIEW BOARD:

- CONCEPTUAL REVIEW to receive HPRB guidance at the early stages of design and to enable delegation of final permit review to the Historic Preservation Office (HPO)
- PERMIT REVIEW to receive final historic preservation review of the building permit plans for a project
I have confirmed with the HPO staff that the proposed work needs to be submitted for HPRB review

1. OWNER, APPLICANT, AND PROPERTY INFORMATION

Property Owner's Name: Wardman Tower, LLC
 Applicant's Name (if different from owner): The JBG Companies
 Project Address: 2600 Woodley Road NW
 Square: 2132 Lot: 32 Historic District: Original Lot 824

To find your square, lot and historic district, see www.propertyquest.dc.gov

- I am currently the owner of the property
- I am a homeowner currently receiving the DC homestead deduction for this property
- I am an authorized representative of the property owner
- I am or represent a potential purchaser of the property

2. SUBMISSION MATERIALS FOR HPRB

The following materials are included with this application:

- Comprehensive exterior photographs of the building, structure, or site and its context (showing adjacent buildings, immediate surroundings, and the areas of proposed work)

For each of the following, two (2) copies for filing (HPO will request more copies after its initial project review):

- Site plan showing the existing footprint of the property and adjacent buildings
- Building plans, elevations, and site plan sufficient to illustrate the footprint, height, massing, design, and materials of the proposed work and its surrounding context

3. PROJECT DESCRIPTION (CHECK ALL THAT APPLY)

- Addition
- Exterior Alteration
- New Construction
- Subdivision
- Other

Briefly describe the nature of the project: Conversion of the building from hotel use to residential; construction of a new accessory parking structure; restoration of the building's exterior; modifications to the grounds

	YES	NO	UNSURE
Is the proposed work visible from a public street?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Will there be work on the front of the building or in the front yard?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the project include work in public space?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Does the project include removal of roof or floor framing or bearing walls?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is this a Fair Housing Act request for "reasonable accommodation"?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

(over)

4. ADDITIONAL INFORMATION FOR LARGER PROJECTS

For renovation or new construction projects exceeding 20,000 square feet, attach a full narrative description indicating the general nature of the project, program of uses, estimated gross floor area by use, number of residential units, scope of preservation work, and any other pertinent features or benefits, including aspects of sustainability. Homeowners proposing work on their own house do not need to provide this information.

[see attached]

5. EASEMENTS

- | | YES | NO | UNSURE |
|--|--------------------------|-------------------------------------|--------------------------|
| Is there a conservation easement on the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| If yes, have you discussed the project with the easement holder? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

6. COMMUNITY CONSULTATION

- | | YES | NO | UNSURE |
|---|-------------------------------------|-------------------------------------|--------------------------|
| Have you shared project information with abutting neighbors? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Have you contacted the affected Advisory Neighborhood Commission (ANC)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Have you contacted any neighborhood community organizations? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
- To locate your ANC, see www.anc.dc.gov/anc/site

7. ZONING REGULATIONS AND CONSTRUCTION CODE

- | | YES | NO | UNSURE |
|--|-------------------------------------|-------------------------------------|--------------------------|
| Will the project cause a change in building footprint or lot occupancy? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Are any zoning variances or special exceptions required for the project? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| If yes, have you discussed the project with the Zoning Administrator? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| If yes, have you discussed the project with the Office of Planning? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Is any building code relief required for the project? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Briefly describe the nature of any zoning variances or code relief being sought: n/a

8. CONTACT INFORMATION

Owner Address (if different from project address): 4445 Willard Avenue, Chevy Chase, MD 20815
 Owner Phone: 240-333-3600 Owner Email: jnozar@jbg.com
 Agent's Capacity: Tenant Architect Contractor Contract Purchaser Expediter Other
 Agent Address (if different from owner): 1999 K Street, NW, Suite 500, Washington, DC 20006
 Agent Phone: 202-721-1114 Agent Email: pfeola@goulstonstorrs.com

9. CERTIFICATION

I hereby certify that the information given in this application is true and accurate. If applying as an agent of the owner, I certify that I have the owner's permission to make this application.

Signature: *[Signature]* Date: August 23, 2013

When completed, submit this form with all plans, photographs, and other attachments to the Historic Preservation Office desk at the DC Permit Center, Department of Consumer and Regulatory Affairs, 1100 4th Street SW, 2nd floor. Upon review of this submission, HPO staff may contact the owner or agent for consultation, and may request additional information if determined necessary to review the project.

Referral to HPRB may be deferred if information is not received within sufficient time to allow staff evaluation and preparation for review. All application materials are part of the public record and are made available to the public for inspection. For more information, see www.preservation.dc.gov.



Historic Preservation Office
 DC Office of Planning
 (202) 442-8800
historic.preservation@dc.gov

District of Columbia
 Office of Planning



HPRB Concept Application
Statement in Support
WARDMAN TOWER
2600 WOODLEY ROAD, N.W.

The JBG Companies is proposing to convert and renovate a portion of the Wardman Tower from its current hotel use to residential apartments and accessory residential uses. The work will include extensive restoration of portions of the building's exterior that are in need of repairs and the construction of a new porte cochere, an expanded entrance drive and a new parking structure to service the renovated building. The project will also include a new and enhanced landscape plan that is more in keeping with the historic character of the building. The project will not need any zoning relief and will meet all current zoning constraints.

WARDMAN TOWER AND ARCADE

2600 Woodley Road NW, Washington, D.C.

Historic Tower and Grounds Renovation Plan

September 26th, 2013



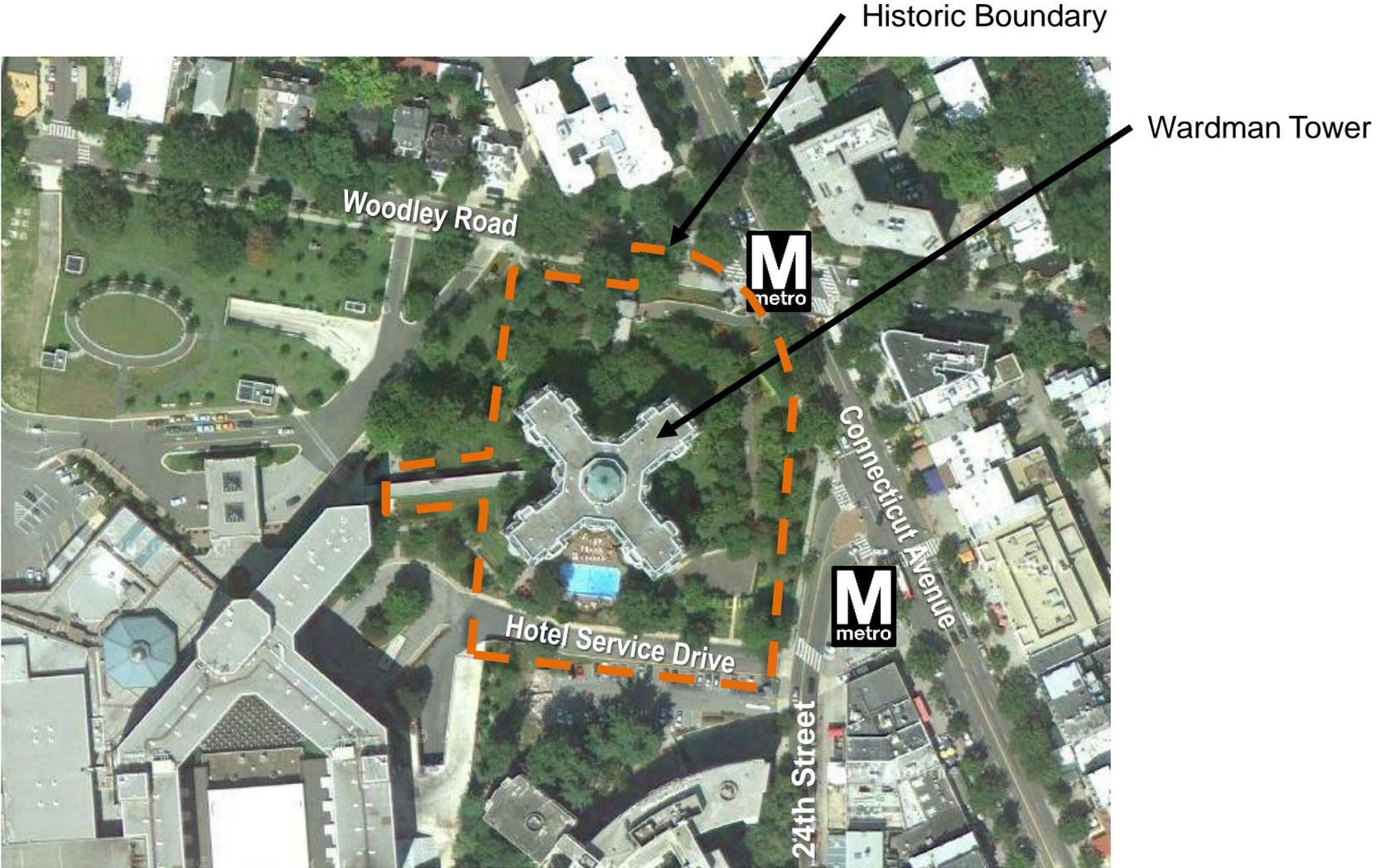
THE JBG COMPANIES®

goulston&storr
counselors at law

anderson cooper group architects
A Professional Corporation

MICHAEL VERGASON
LANDSCAPE ARCHITECTS

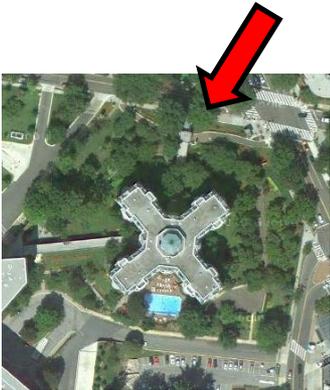
THOMAS PHEASANT
interiors



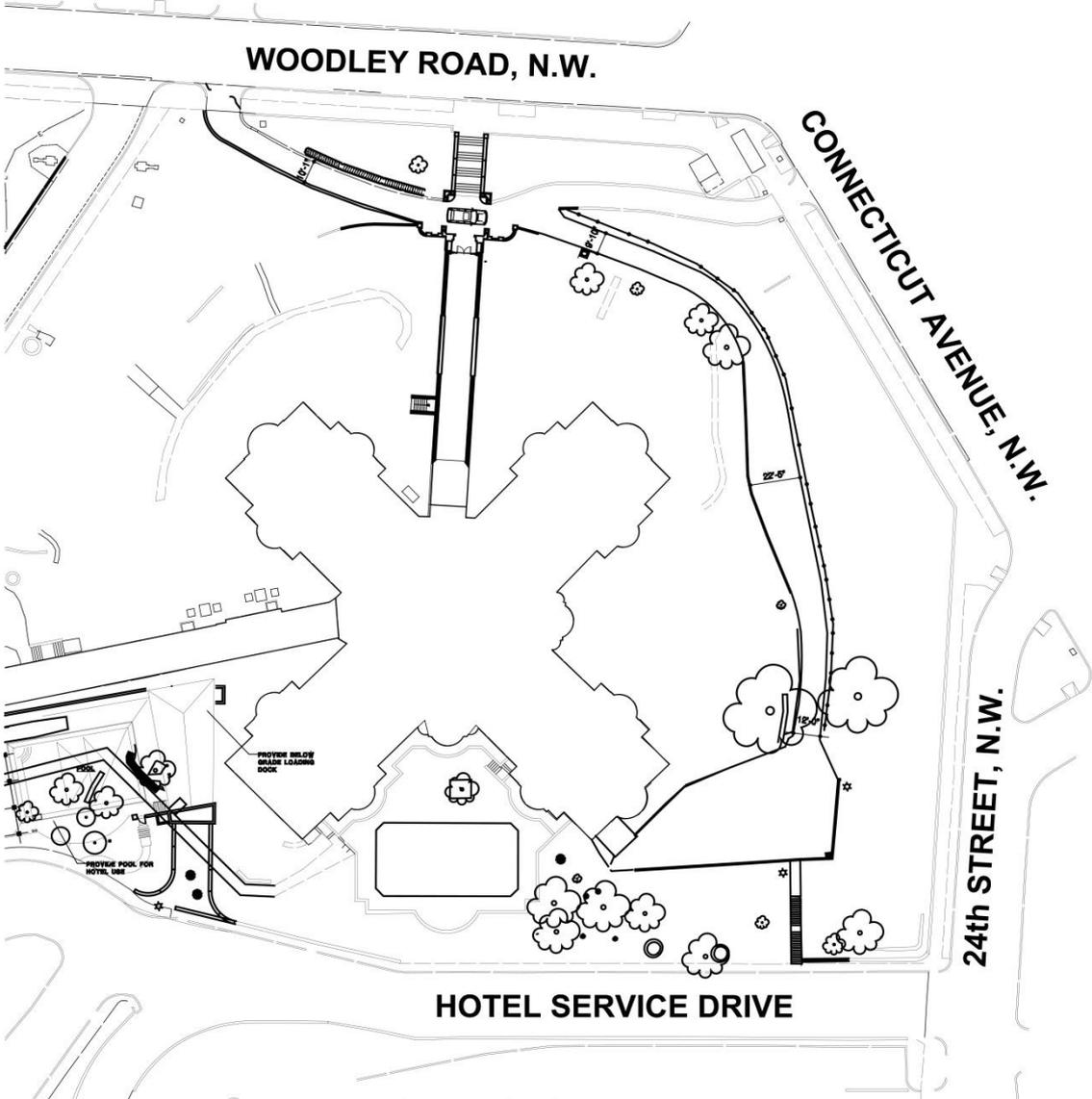
PROPERTY OVERVIEW



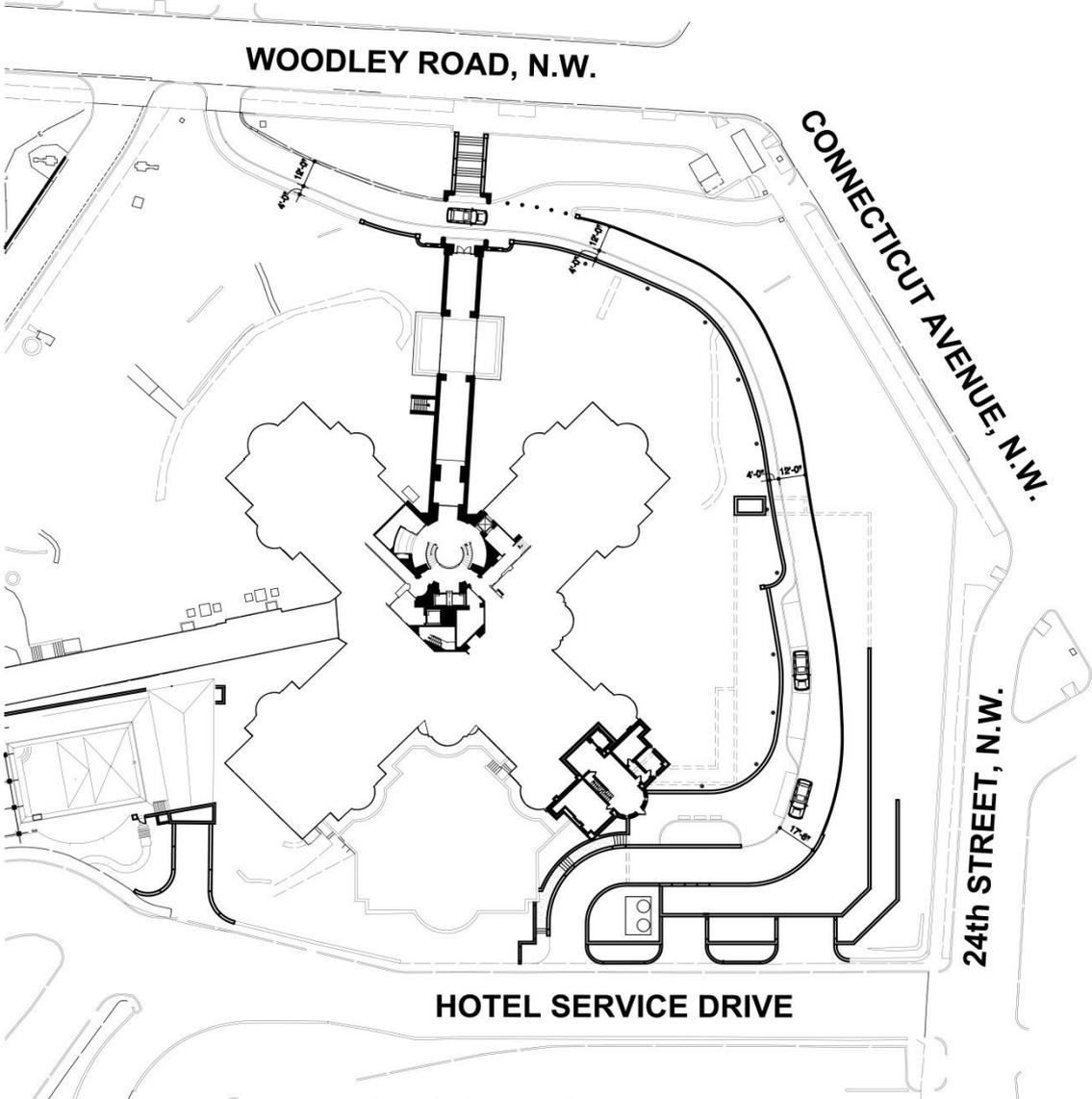
WARDMAN TOWER, CIRCA 1951



EXISTING VIEW FROM WOODLEY ROAD



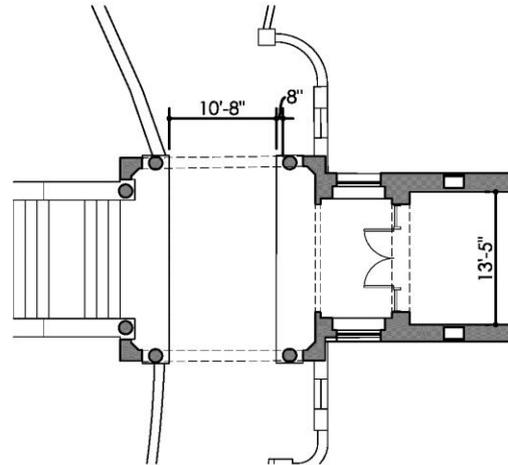
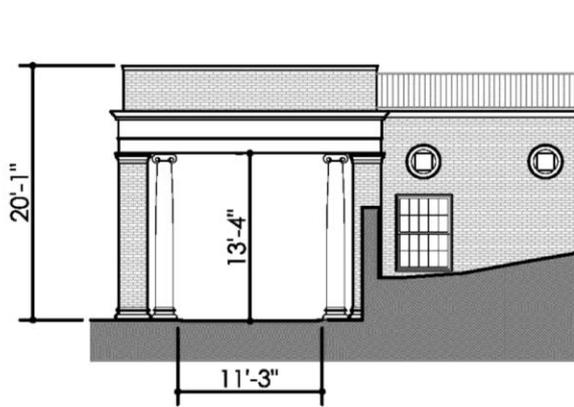
EXISTING SITE PLAN



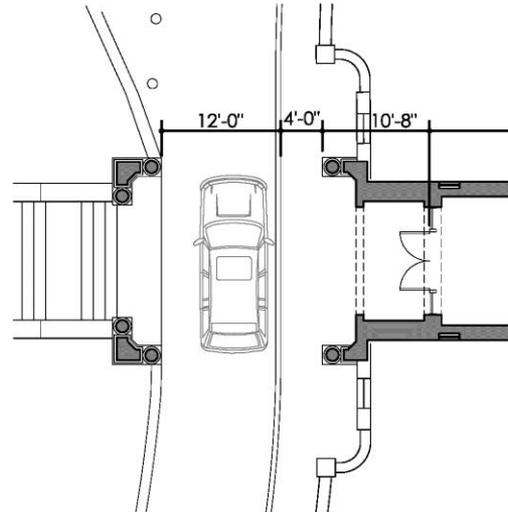
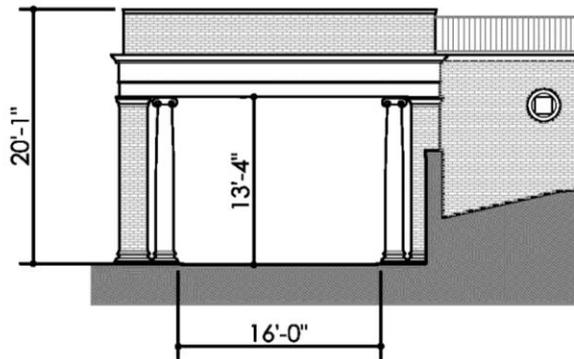
PROPOSED SITE PLAN



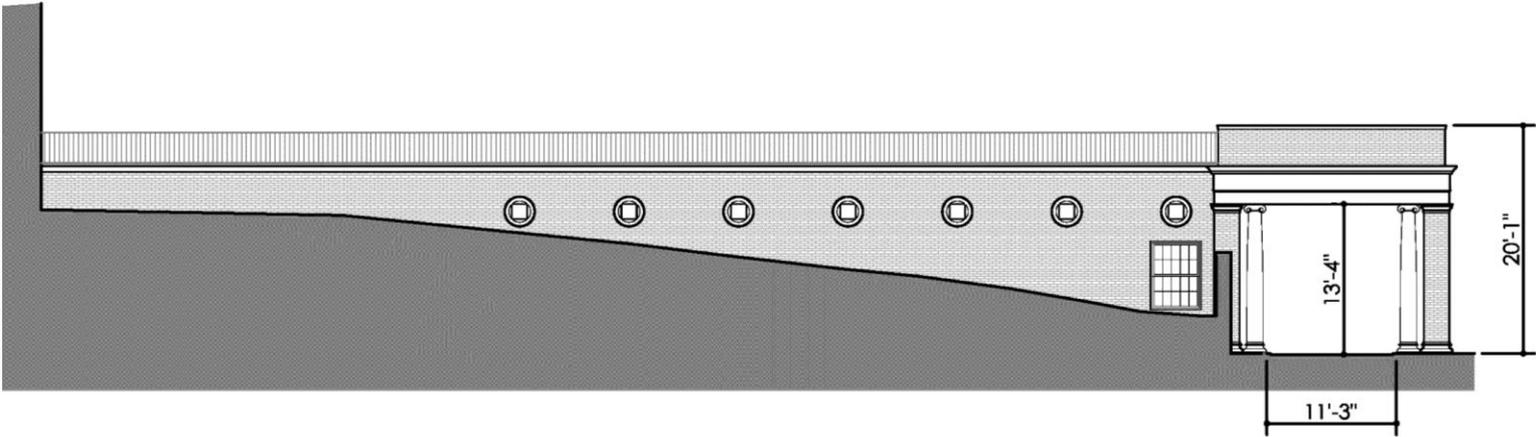
EXISTING PORTE-COCHERE WEST PERSPECTIVE



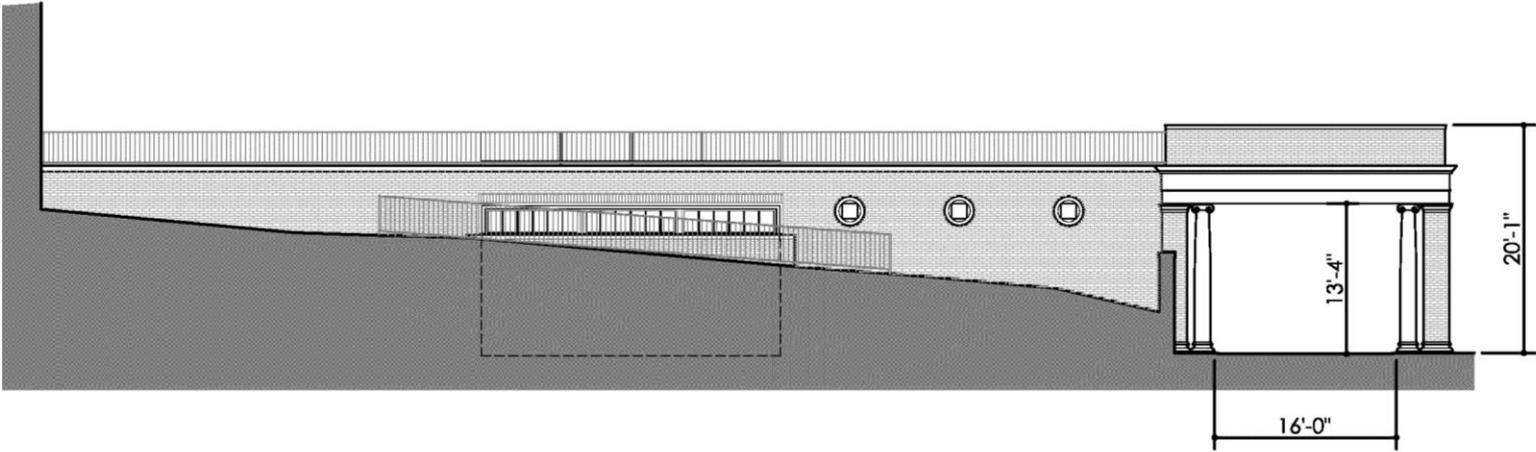
EXISTING PORTE-COCHERE EAST ELEVATION AND PLAN



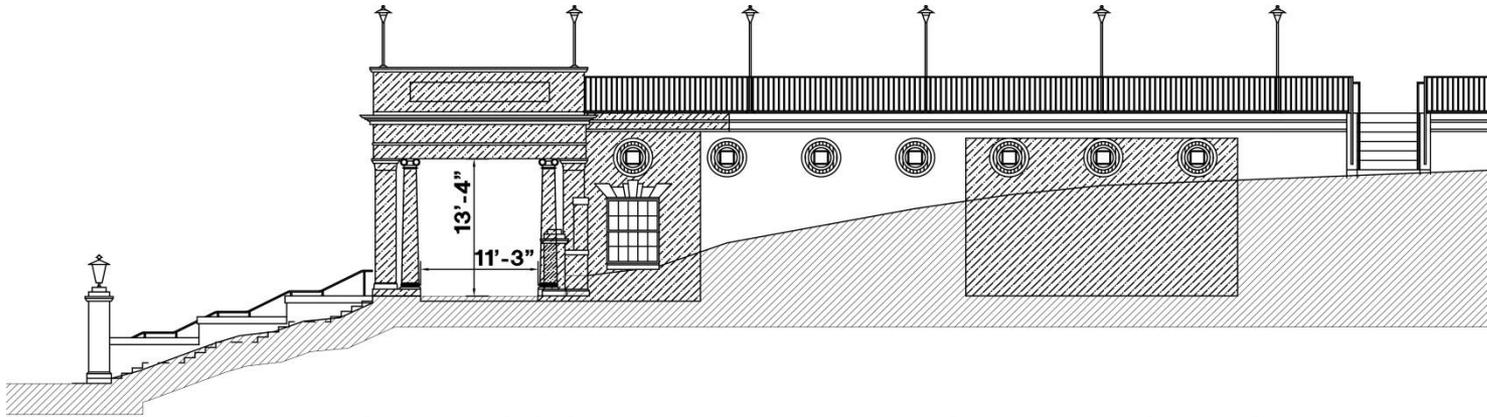
PROPOSED PORTE-COCHERE EAST ELEVATION AND PLAN



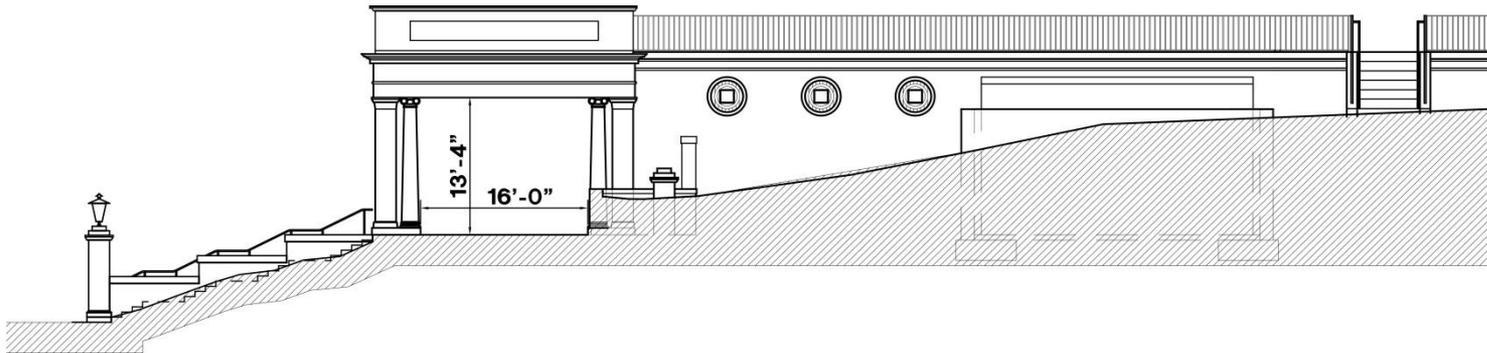
EXISTING PORTE-COCHERE WEST ELEVATION



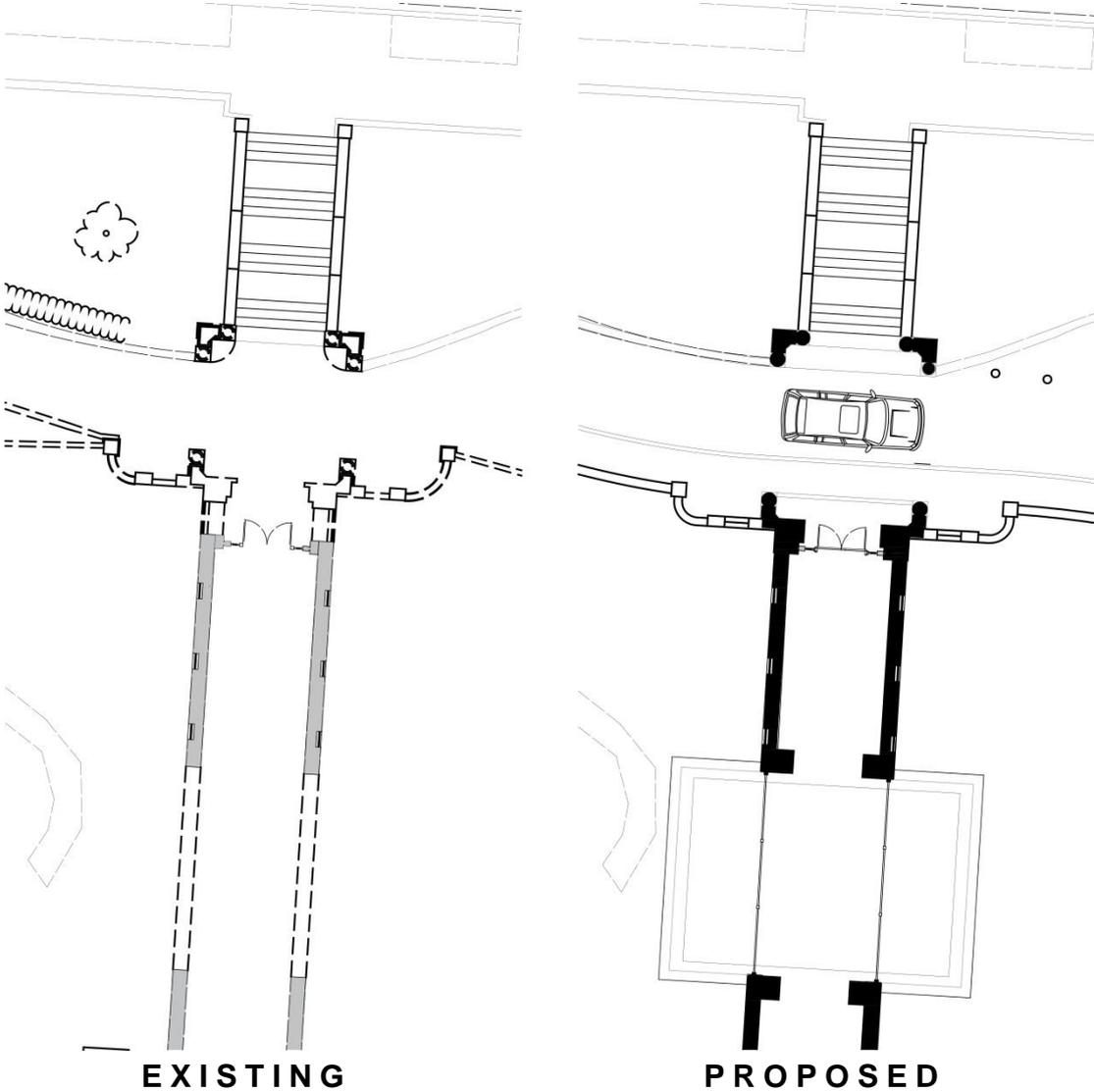
PROPOSED PORTE-COCHERE WEST ELEVATION WITH SUNKEN GARDEN



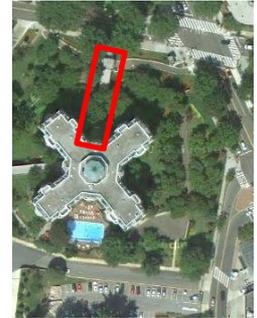
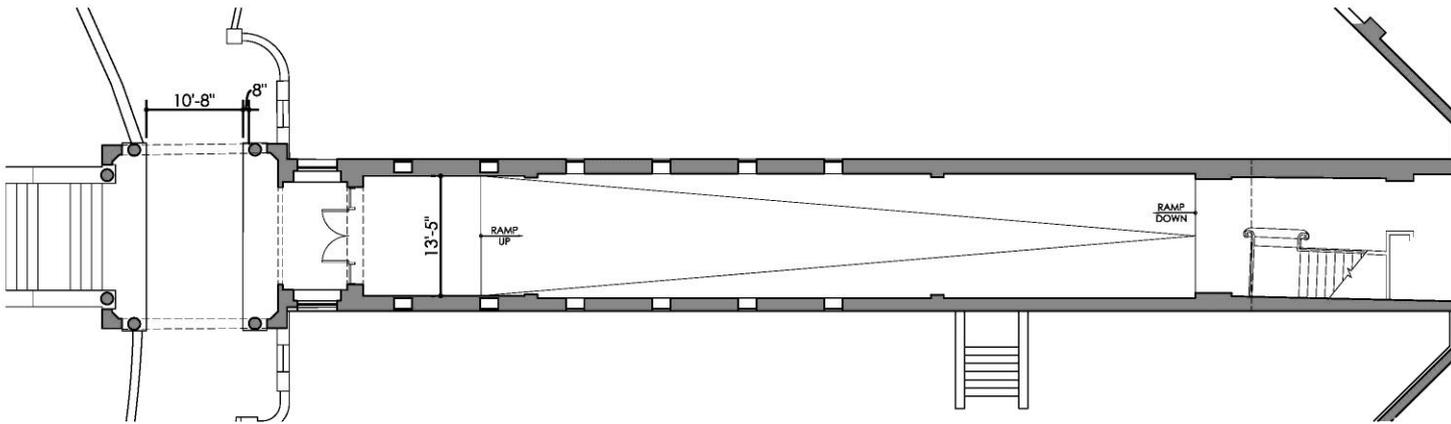
PORTE-COCHERE ALTERATION AREAS EAST ELEVATION



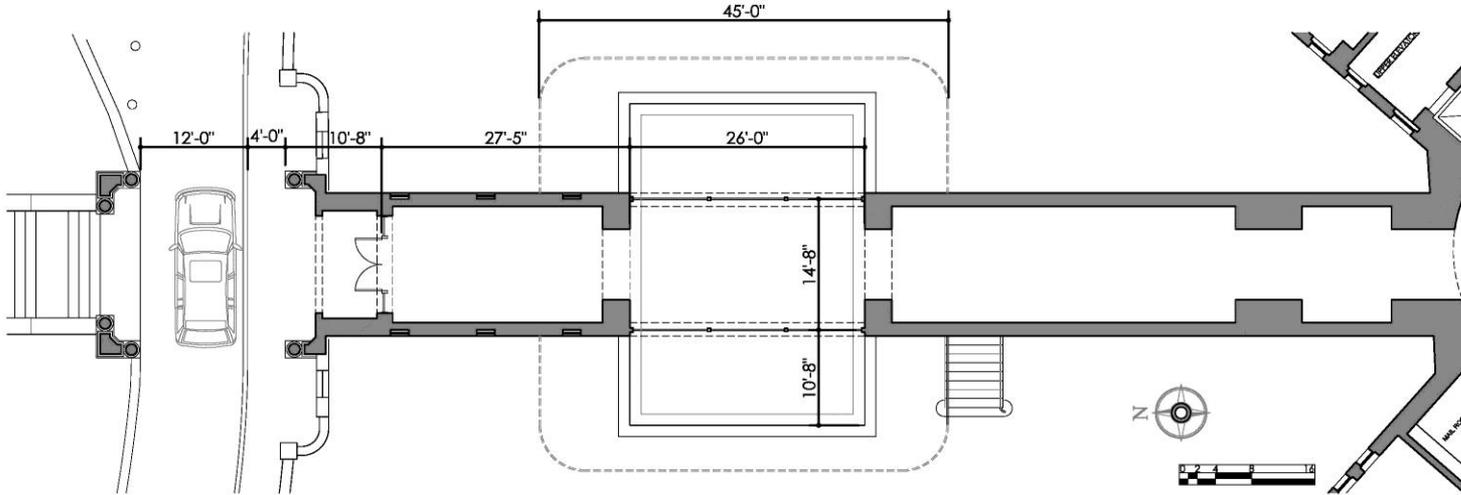
PORTE-COCHERE PROPOSED EAST ELEVATION



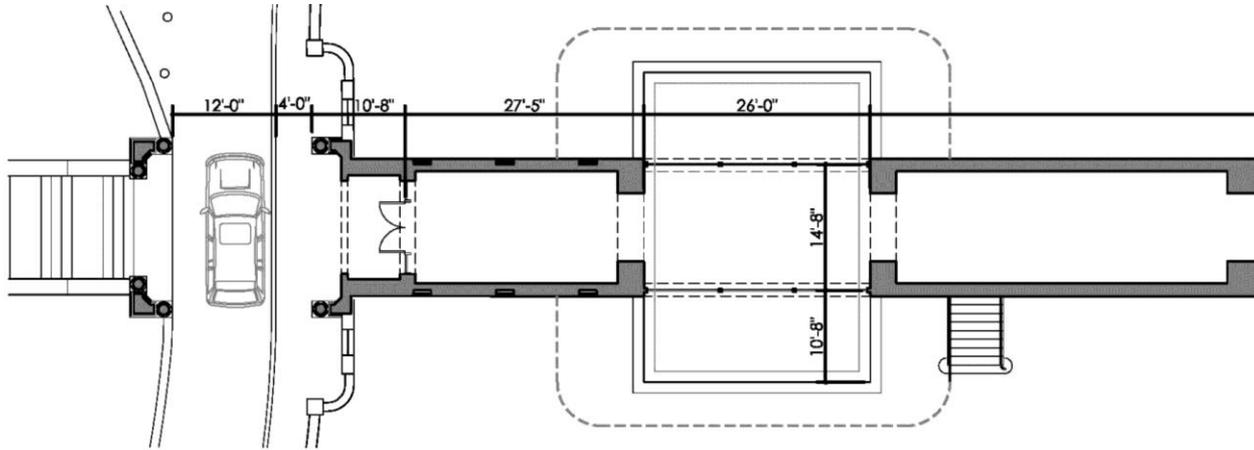
PORTE-COCHERE ALTERATION PLAN



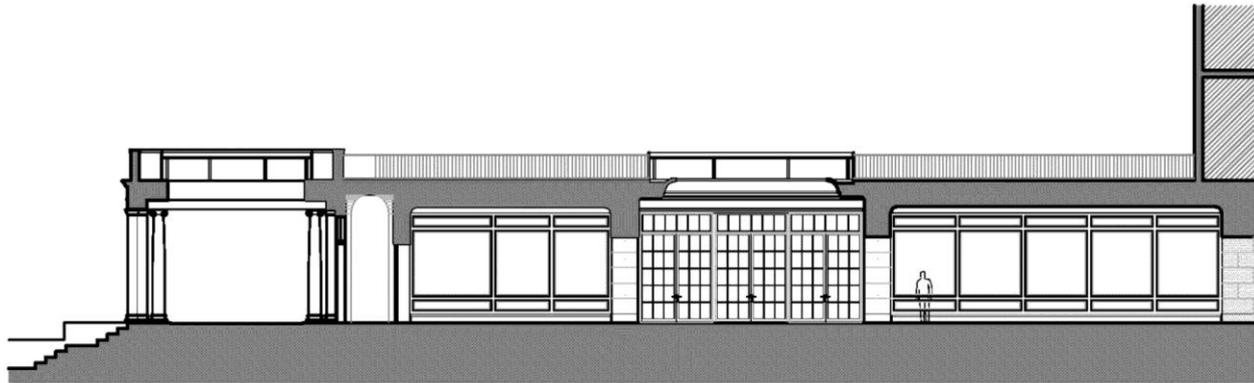
EXISTING ENTRY CORRIDOR PLAN



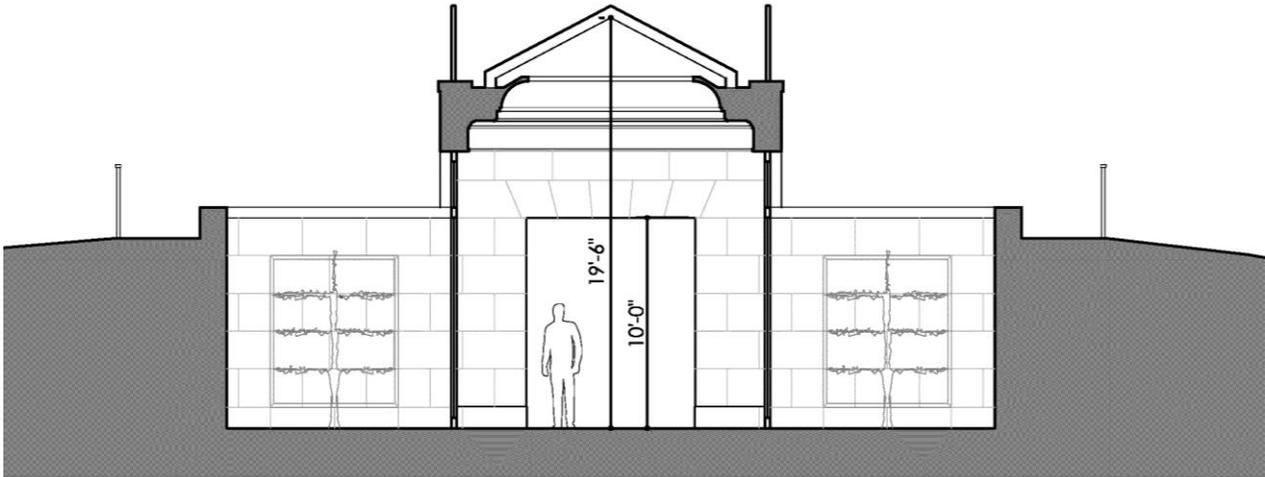
PROPOSED ENTRY CORRIDOR PLAN WITH SUNKEN GARDENS



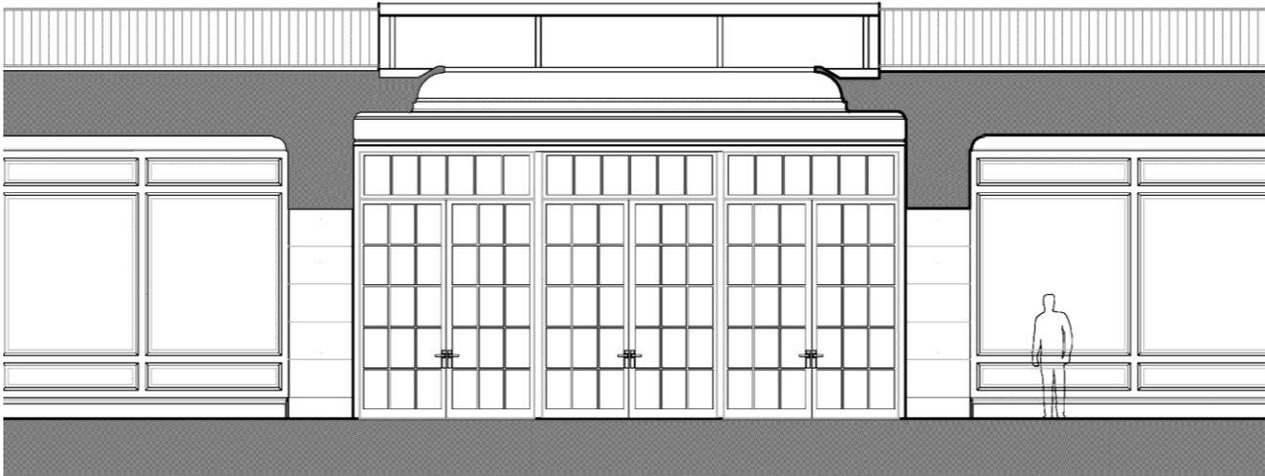
PROPOSED ENTRY CORRIDOR PLAN



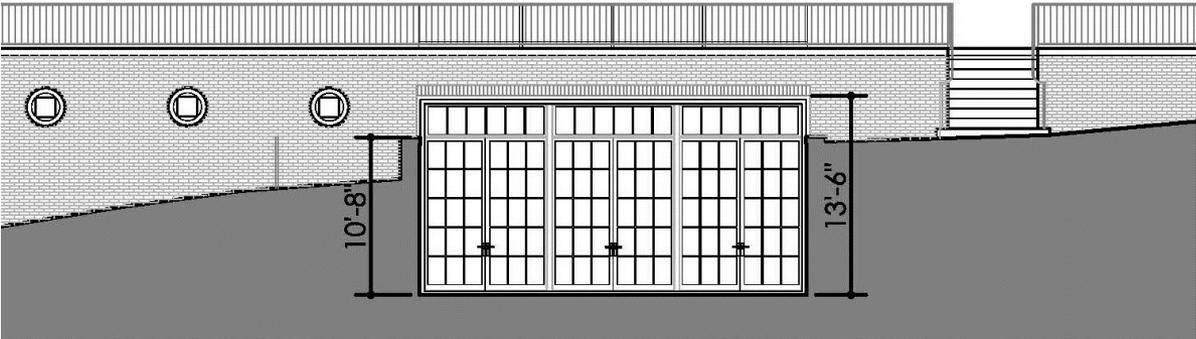
PROPOSED ENTRY CORRIDOR SECTION



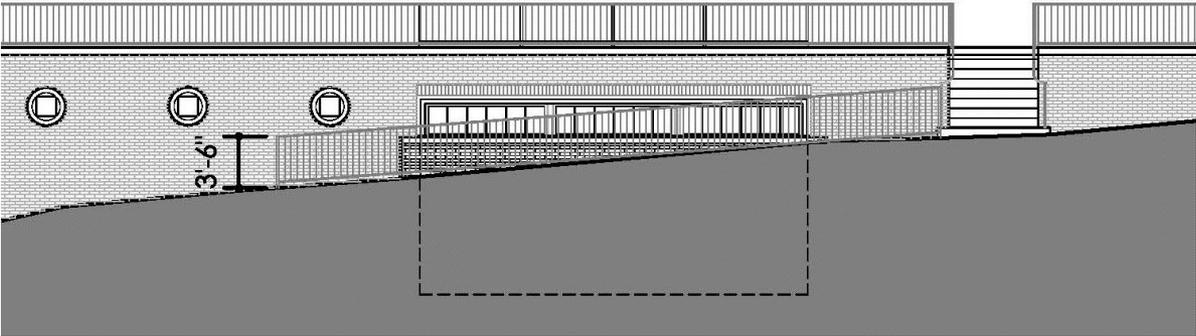
SUNKEN GARDEN AND ENTRY CORRIDOR EAST-WEST SECTION



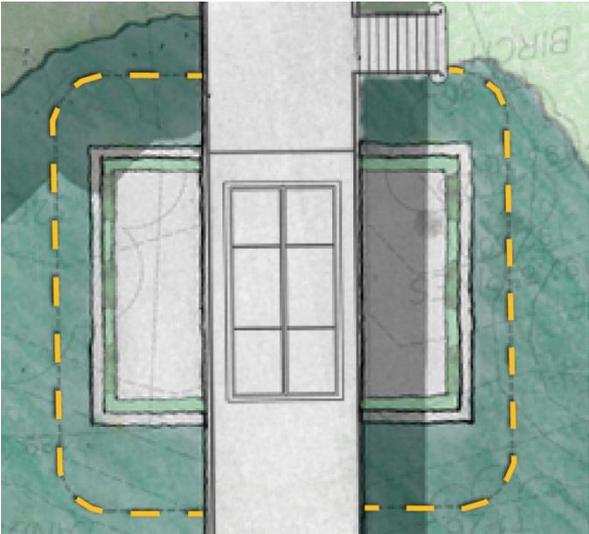
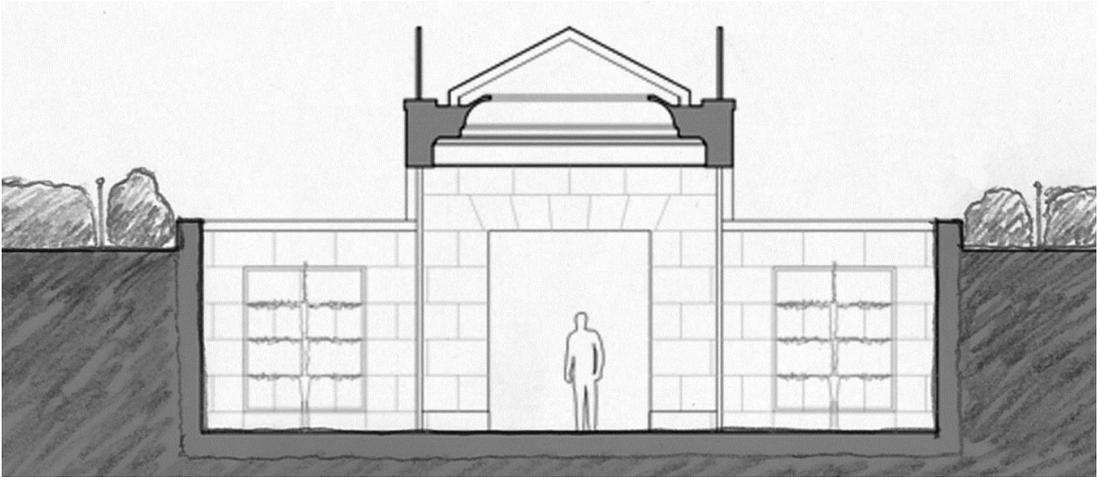
SUNKEN GARDEN AND ENTRY CORRIDOR NORTH-SOUTH SECTION



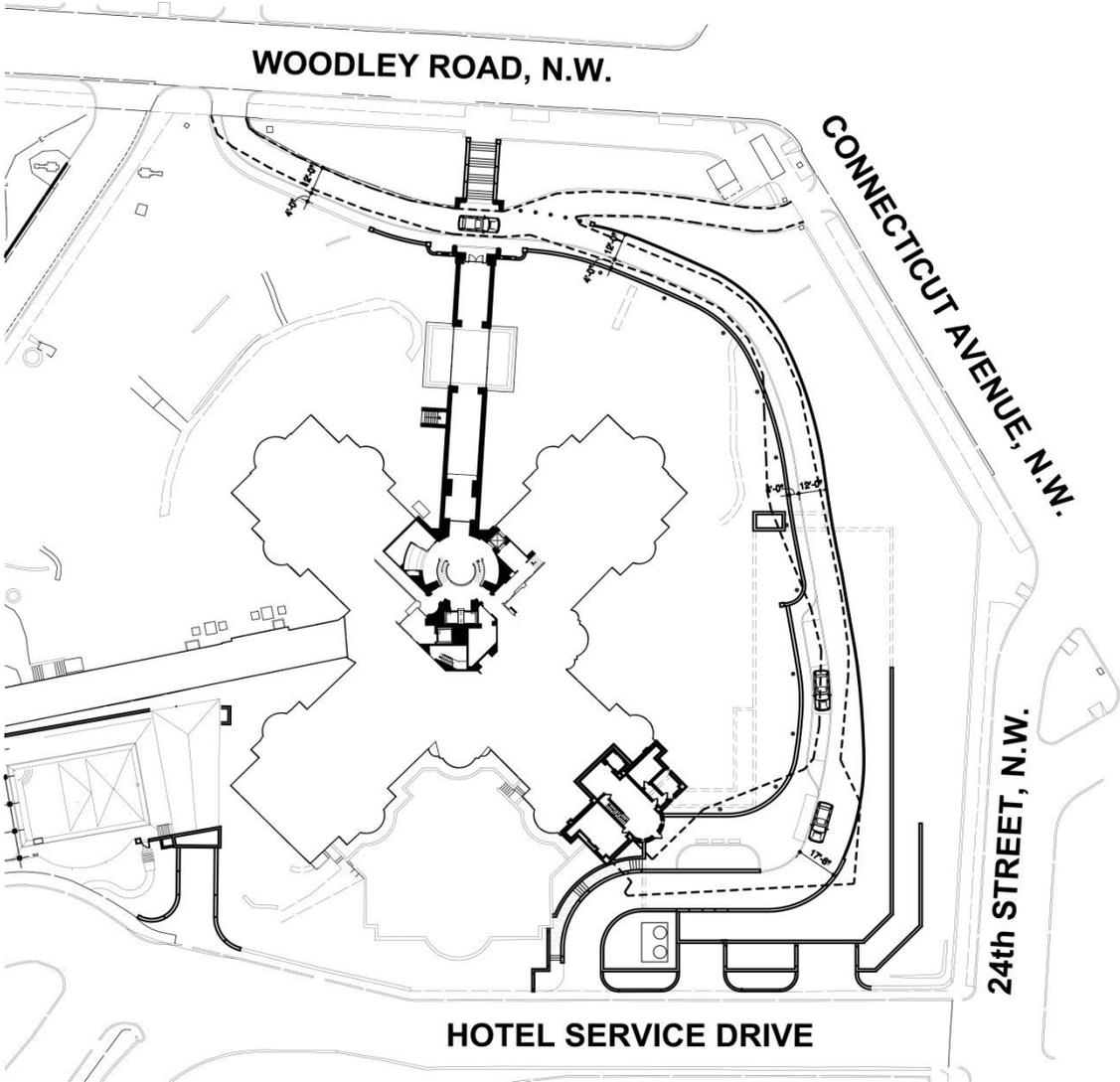
PROPOSED SUNKEN GARDEN EAST ELEVATION REMOVED GRADE



PROPOSED SUNKEN GARDEN EAST ELEVATION AT GRADE WITH FENCE



PROPOSED SUNKEN GARDEN PLANTING PLANS



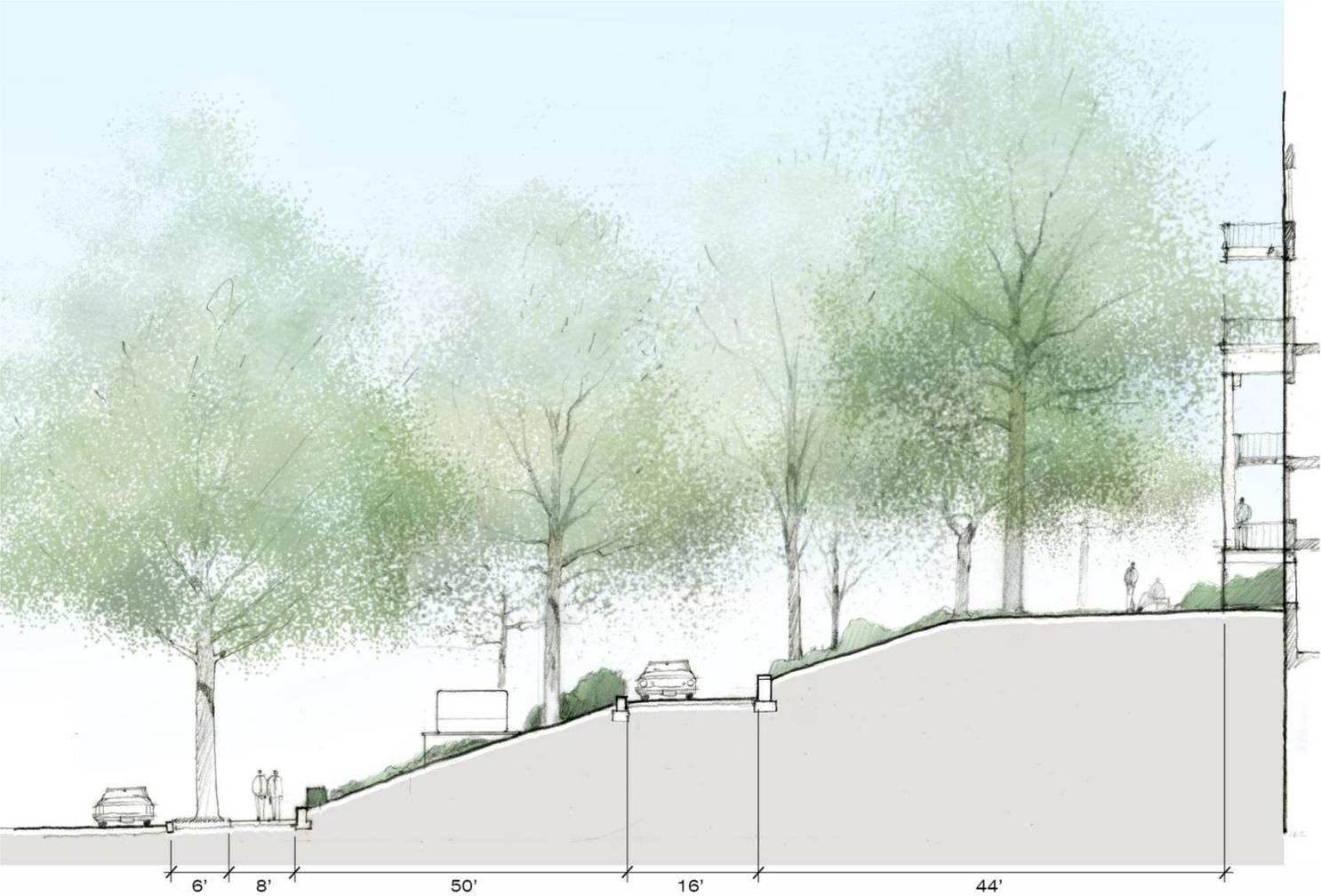
PROPOSED DRIVEWAY WITH EXISTING DRIVE OVERLAY



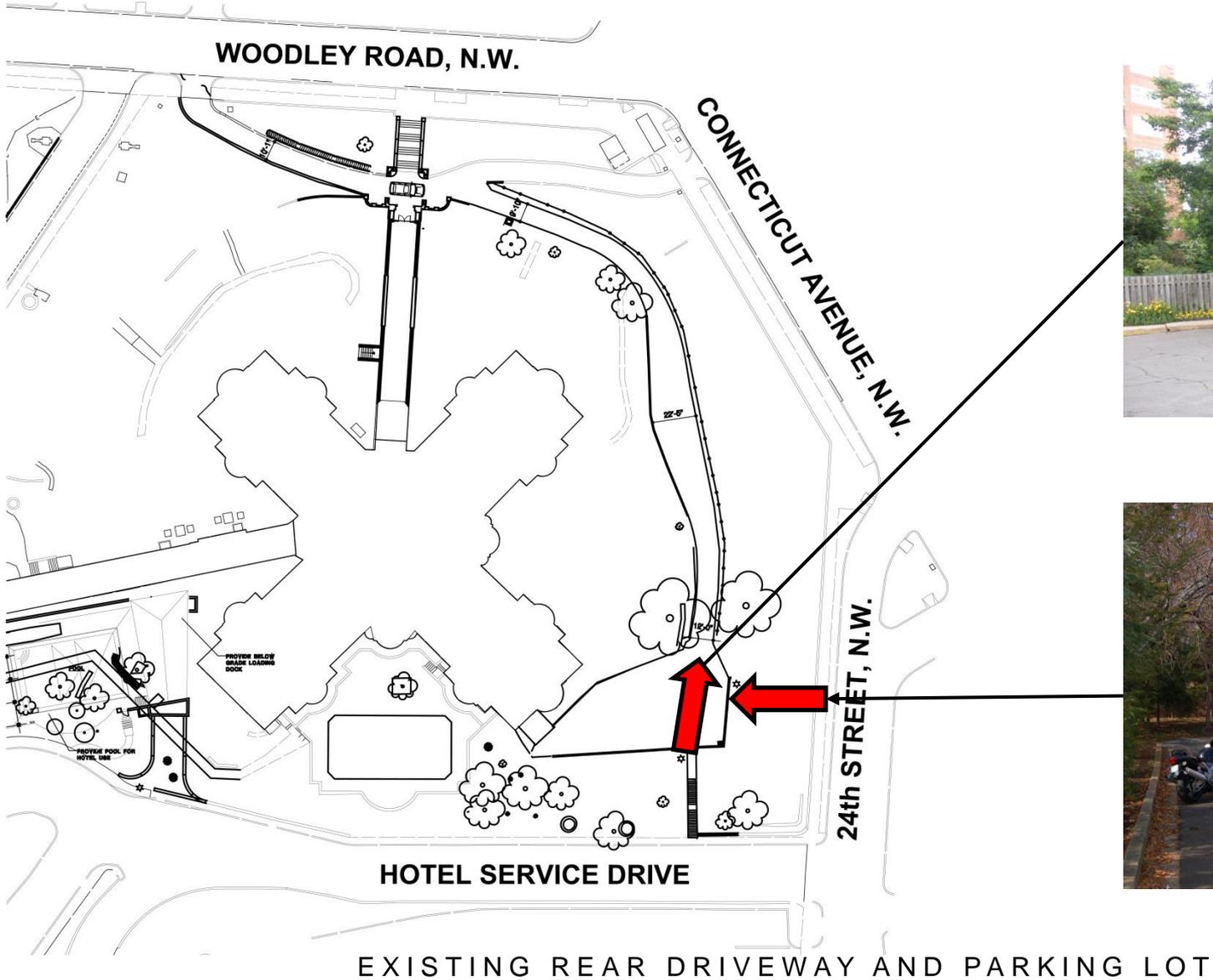
EXISTING DRIVEWAY CONDITIONS

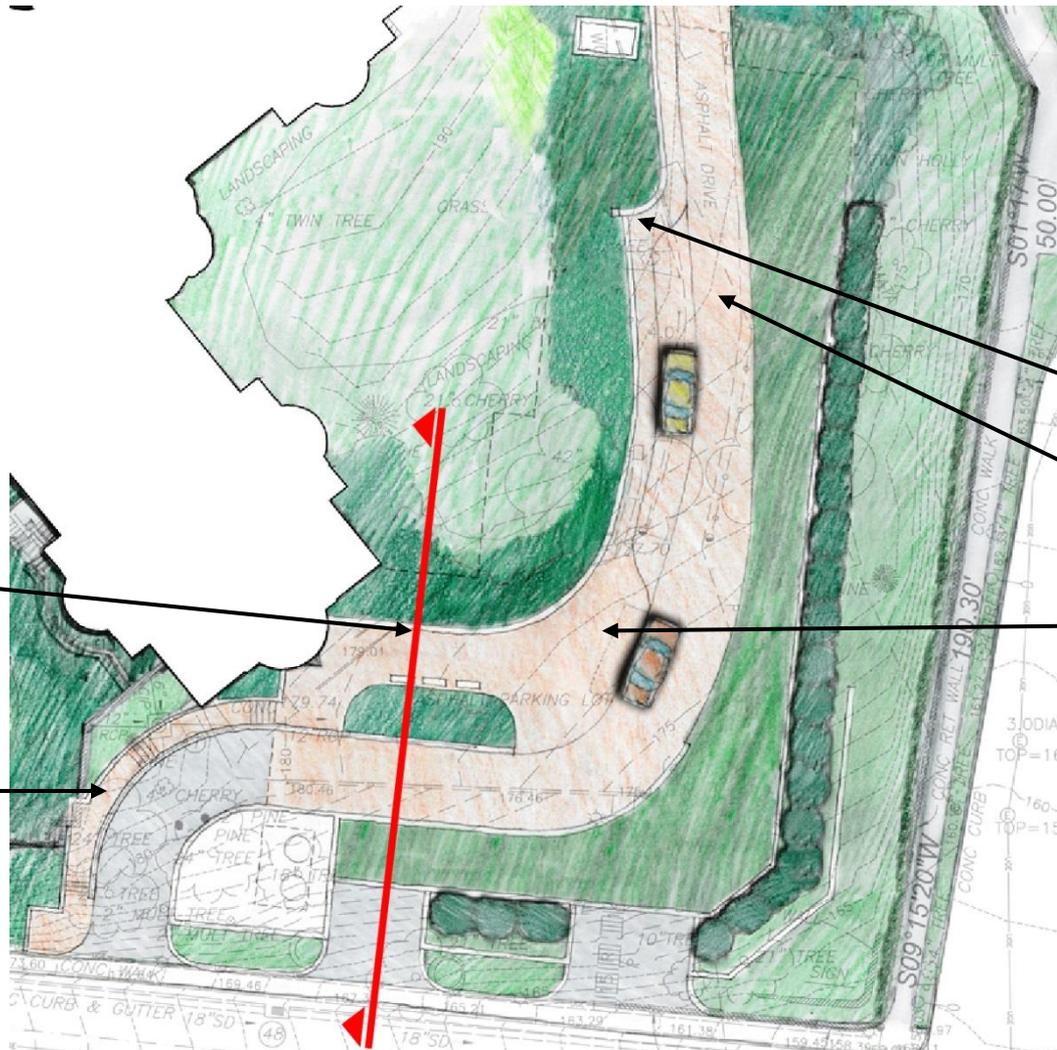


EXISTING DRIVEWAY SECTION



PROPOSED DRIVEWAY SECTION





SECTION CUT
(NEXT SLIDE)

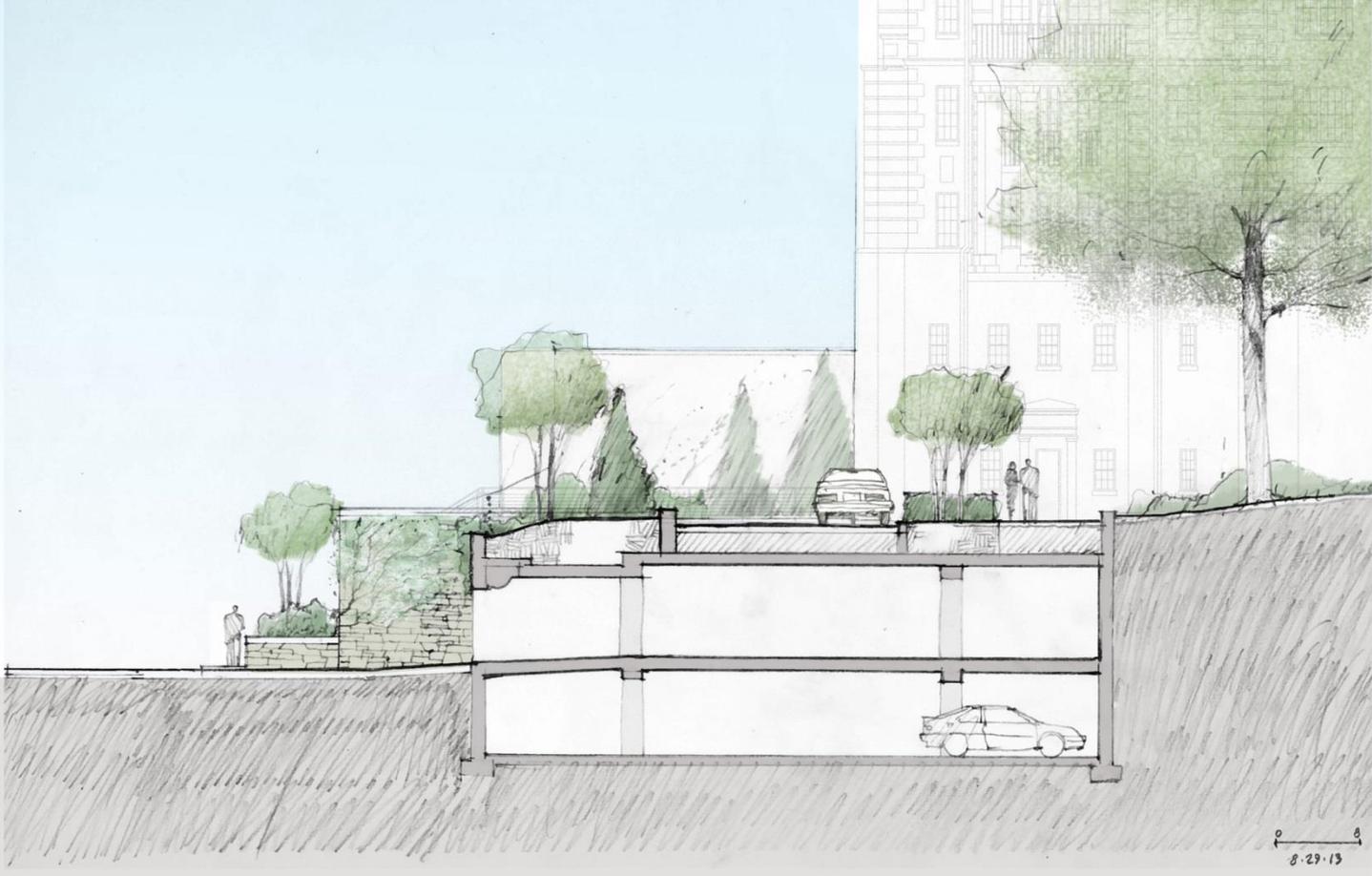
PEDESTRIAN
ACCESS

SIDEWALK

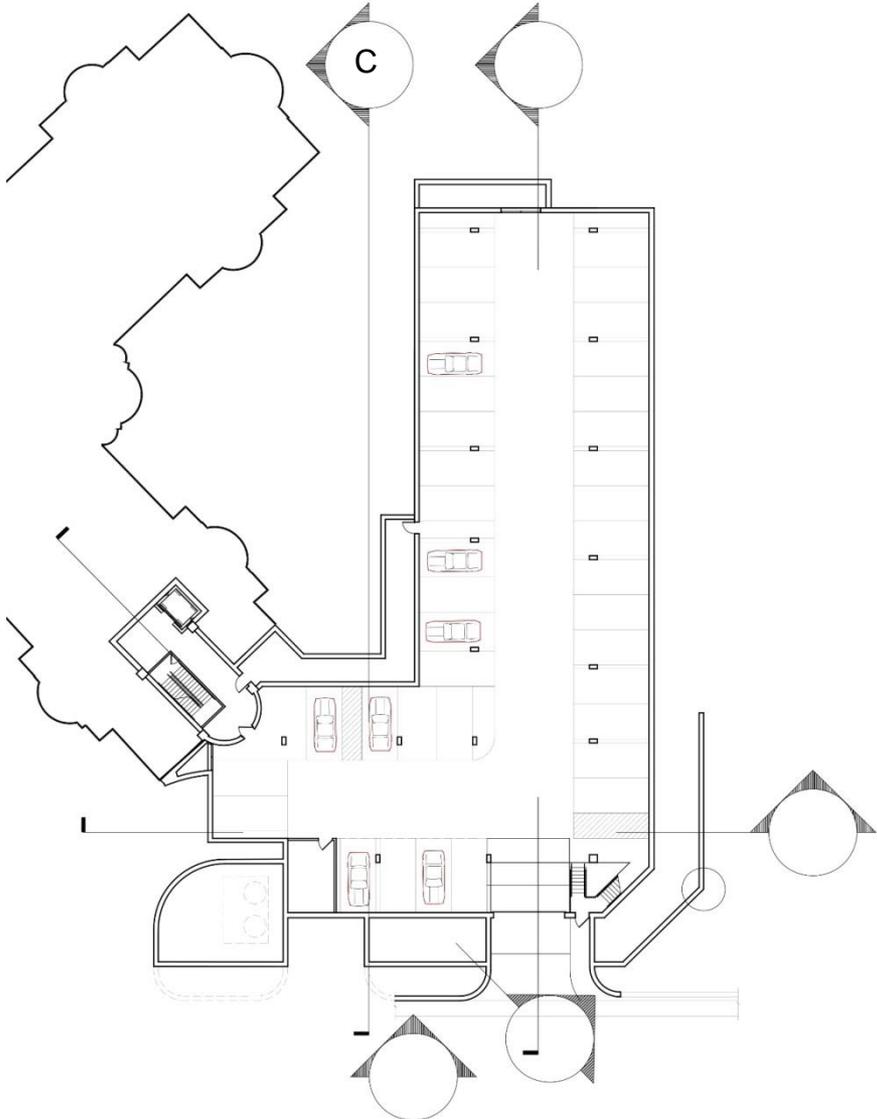
BRICK
PAVERS

ADA DROP
OFF

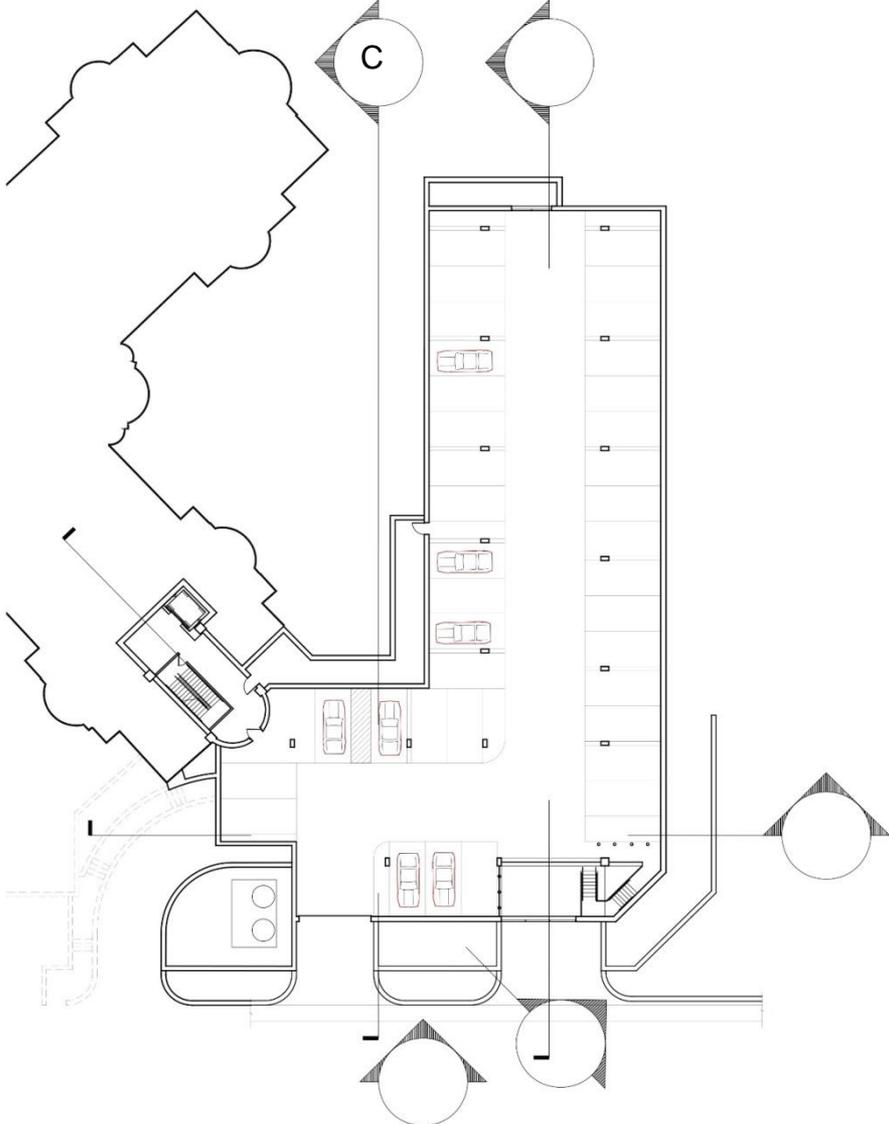
PROPOSED REAR DRIVEWAY AND ADA DROP OFF



SECTION C: PROPOSED REAR DRIVEWAY AND GARAGE



PROPOSED GARAGE PLAN LEVEL P1



PROPOSED GARAGE PLAN LEVEL P2

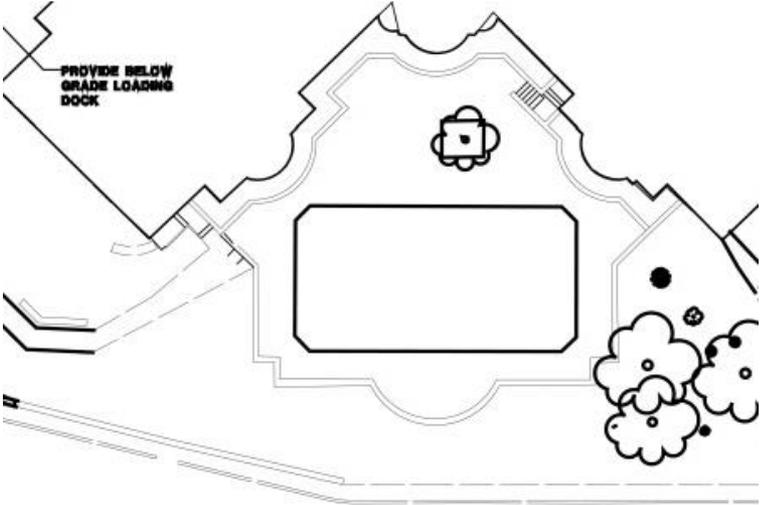
EXISTING



PROPOSED



EXISTING AND PROPOSED VIEW OF GARAGE LOCATION FROM 24TH STREET

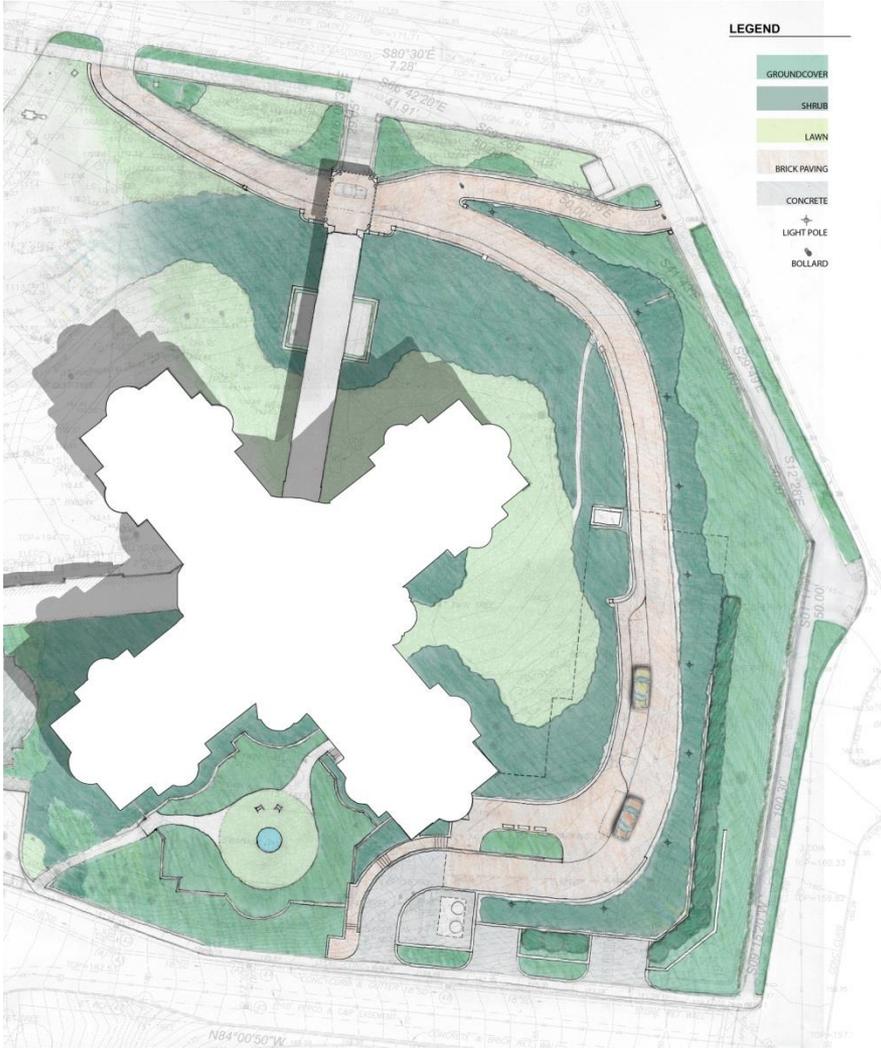


EXISTING POOL

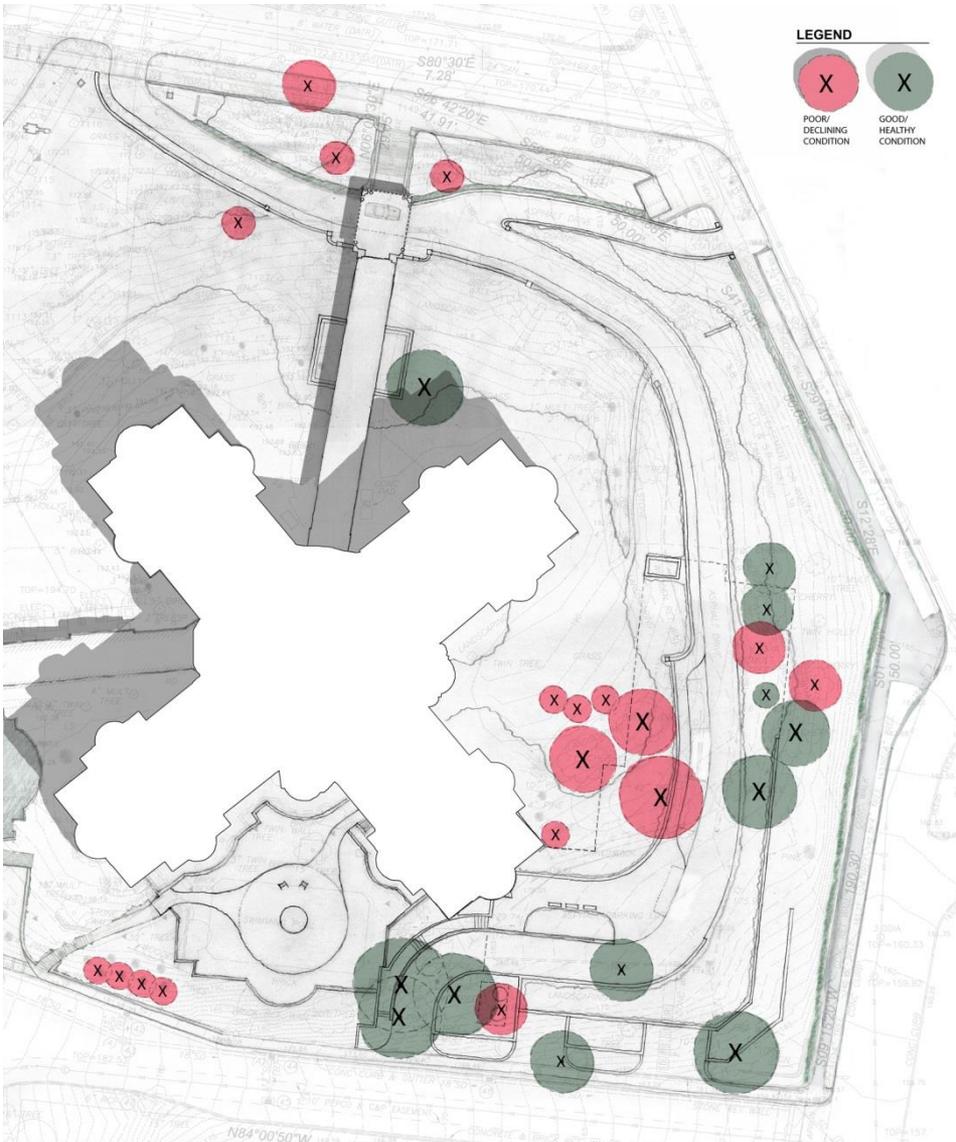


PROPOSED GARDEN

EXISTING AND PROPOSED POOL DECK AREA



PROPOSED TREE CANOPY AND GROUND PLANE



PROPOSED TREES TO BE REMOVED