



# 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](http://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](http://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](http://www.preservation.dc.gov).



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

Woodley Road, N.W., Washington, D.C.

Proposed Site Modifications

and

Improvements

August 23, 2013

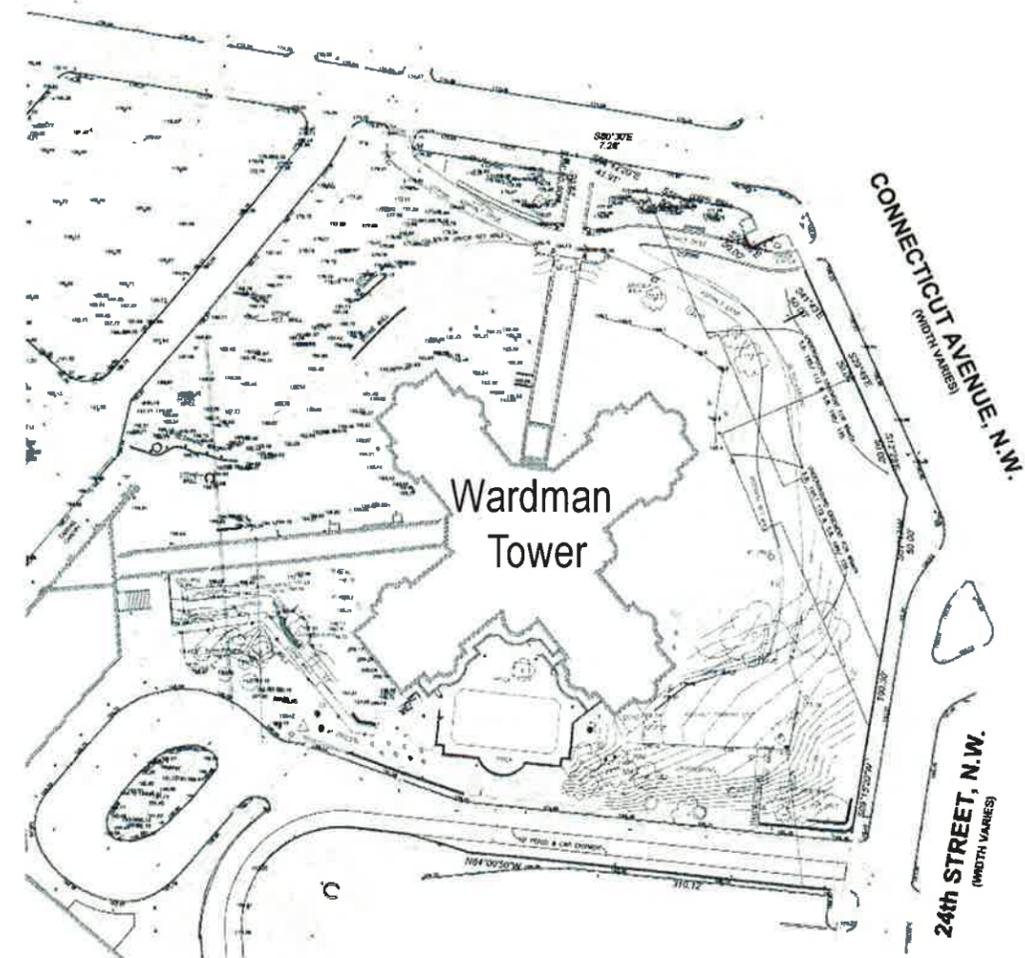


THE JBG COMPANIES®

Wardman Tower  
Woodley Road, NW, DC

## Existing Conditions

Wardman Tower  
Woodley Road, NW, DC



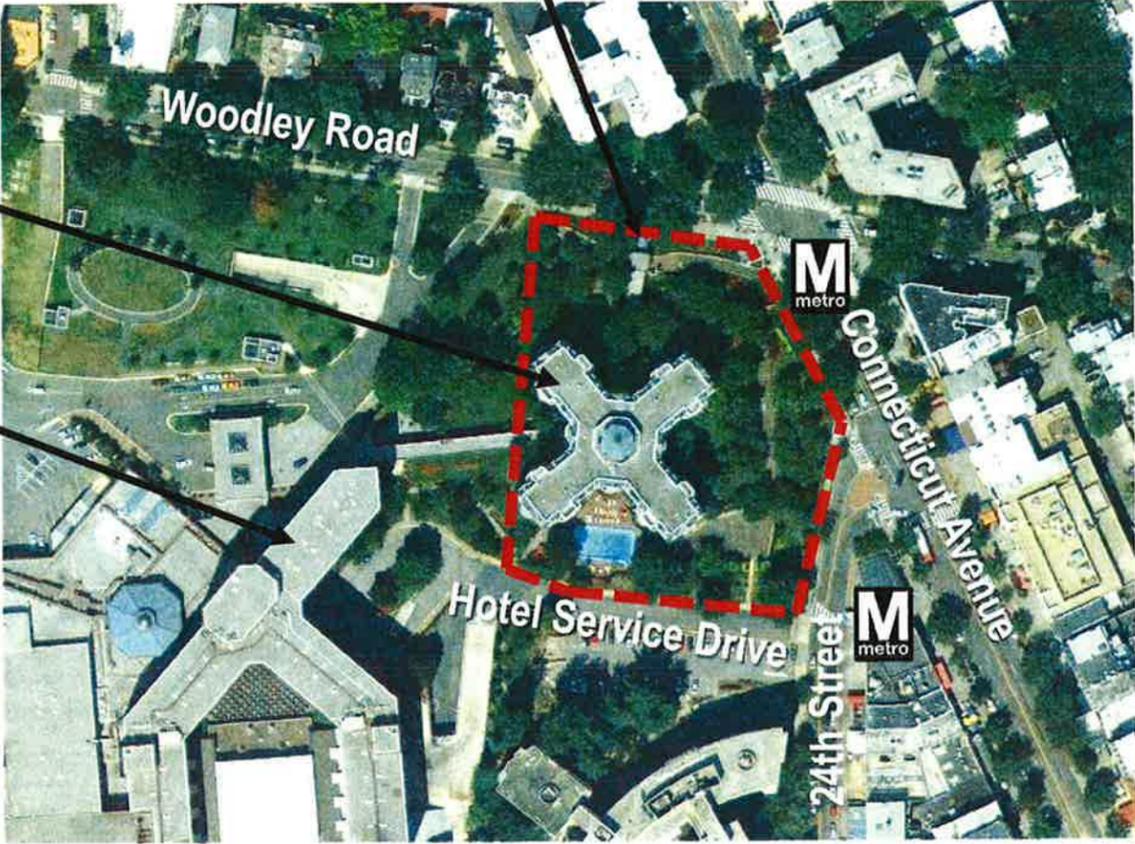
Existing Wardman Tower Site Plan

Wardman Tower  
Woodley Road, NW, DC

Historic Boundary

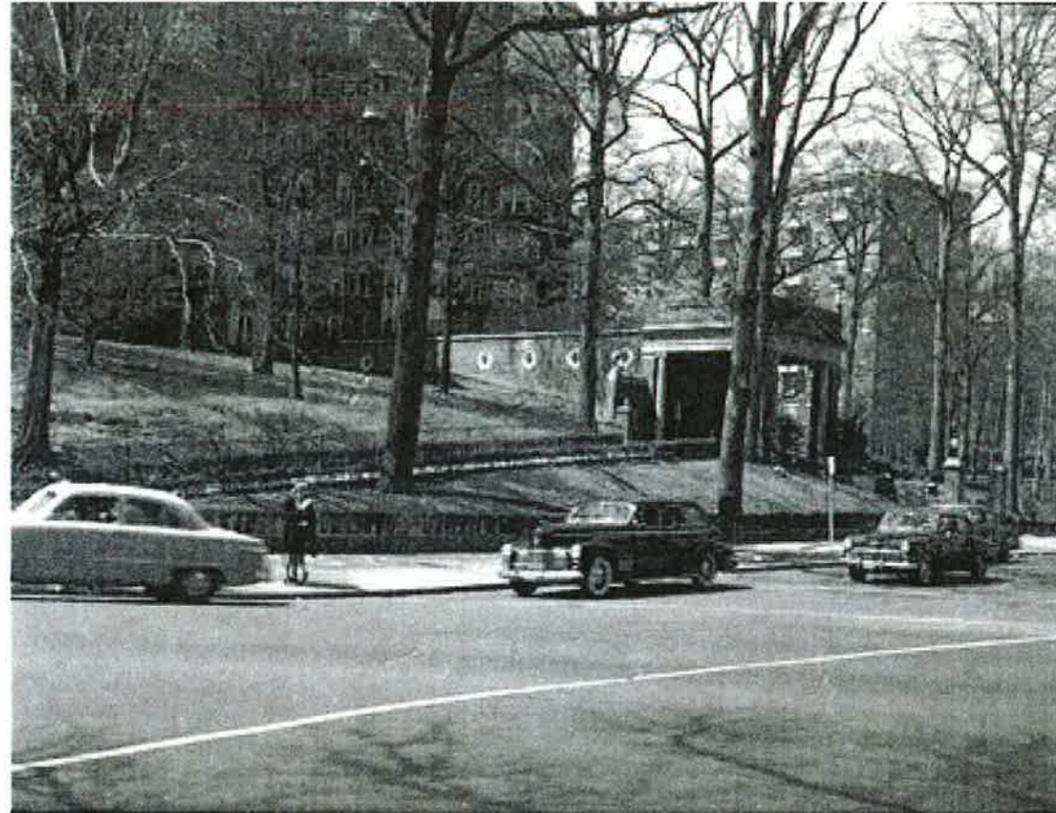
Wardman Tower

Center Tower



Vicinity Map

Wardman Tower  
Woodley Road, NW, DC



Wardman Tower Circa 1951

Wardman Tower  
Woodley Road, NW, DC



Existing Wardman Tower



Existing View from Woodley Road

Wardman Tower  
Woodley Road, NW, DC



Existing Wardman Tower



Existing View Approaching the Porte  
Cochere

Wardman Tower  
Woodley Road, NW, DC

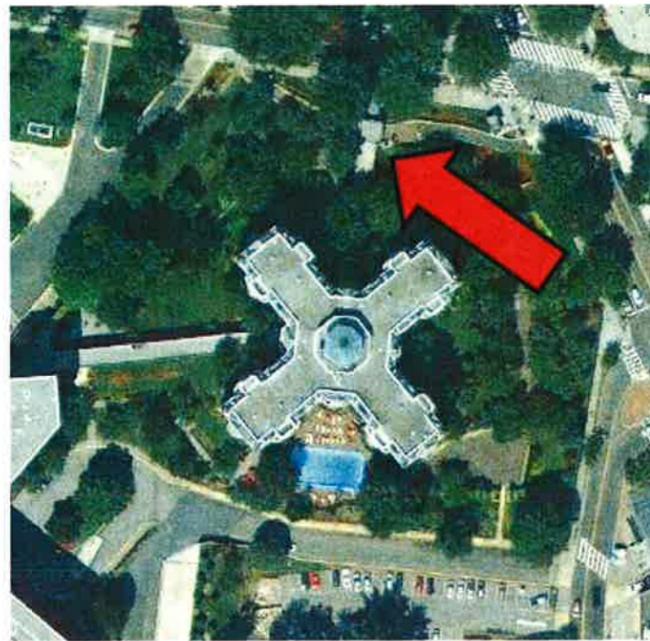


Existing Wardman Tower



Porte Cochere – Existing Condition

Wardman Tower  
Woodley Road, NW, DC

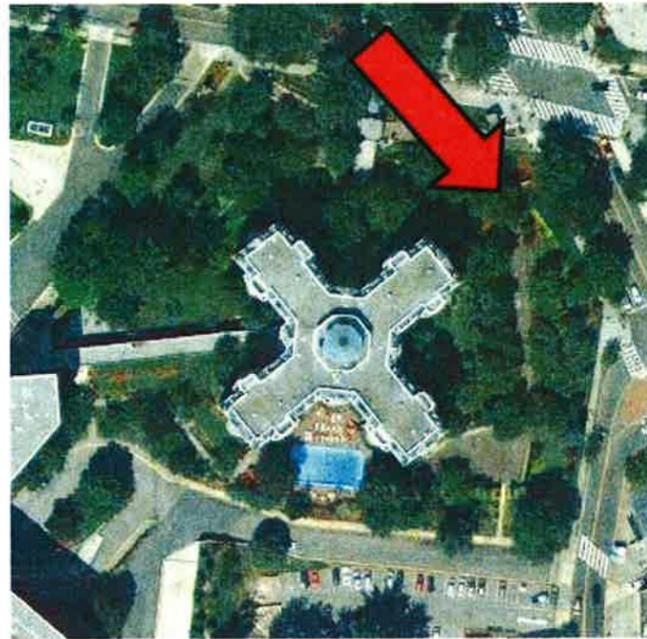


Existing Wardman Tower



Porte Cochere – Existing Condition

**Wardman Tower**  
Woodley Road, NW, DC

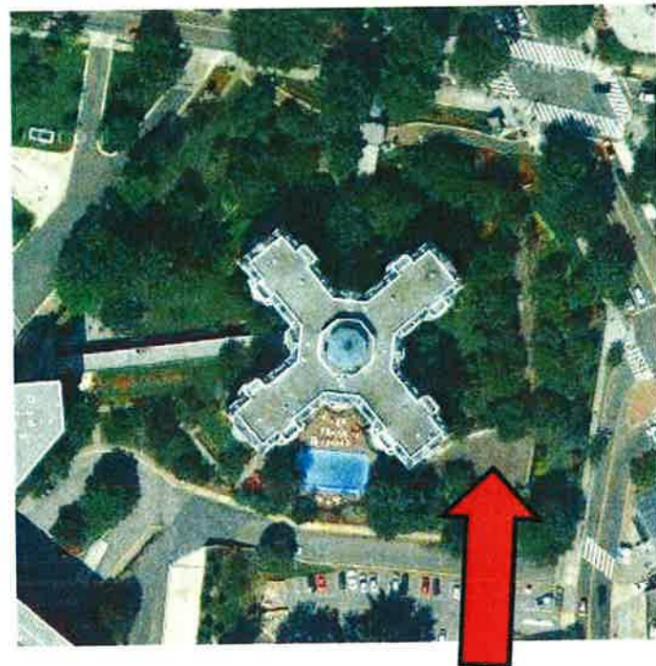


Existing Wardman Tower



Existing View Looking North Along  
Rear Access Drive

Wardman Tower  
Woodley Road, NW, DC

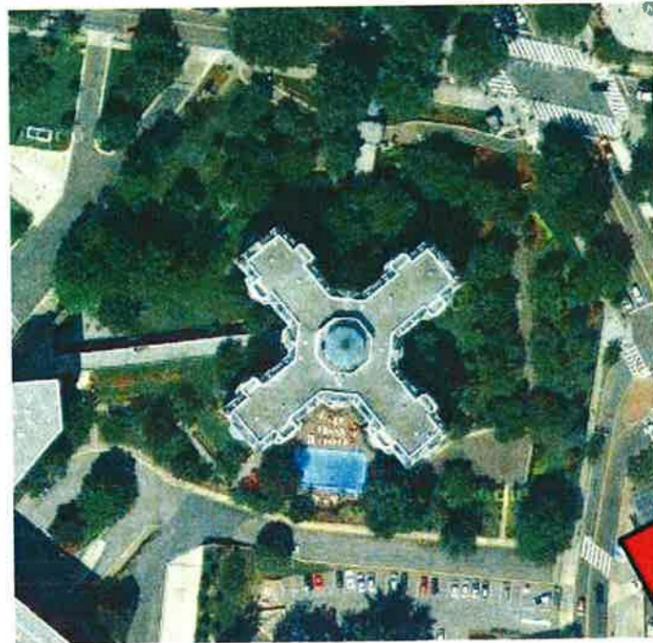


Existing Wardman Tower



Existing Rear Parking Area

Wardman Tower  
Woodley Road, NW, DC



Existing Wardman Tower



Existing View West from Metro at  
24<sup>th</sup> Street

Wardman Tower  
Woodley Road, NW, DC



Existing Wardman Tower

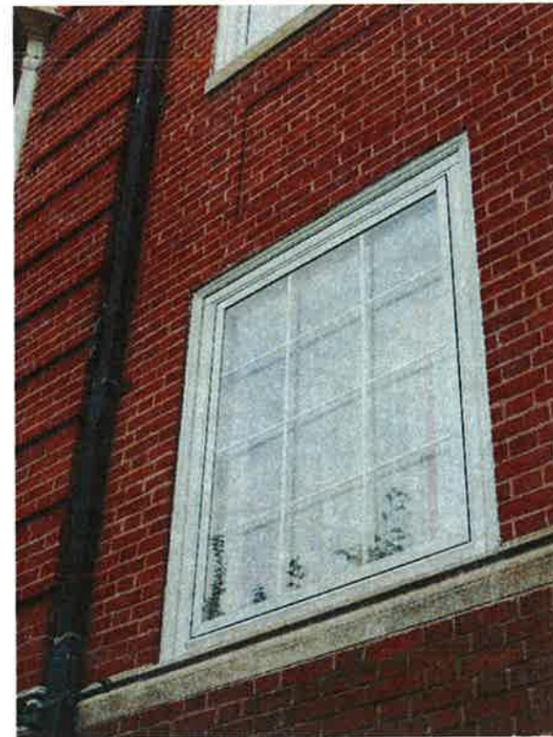


Existing View of Connector and  
Wardman Tower

Wardman Tower  
Woodley Road, NW, DC



Existing Wardman Tower



Existing Condition - Windows

Wardman Tower  
Woodley Road, NW, DC



Existing Wardman Tower

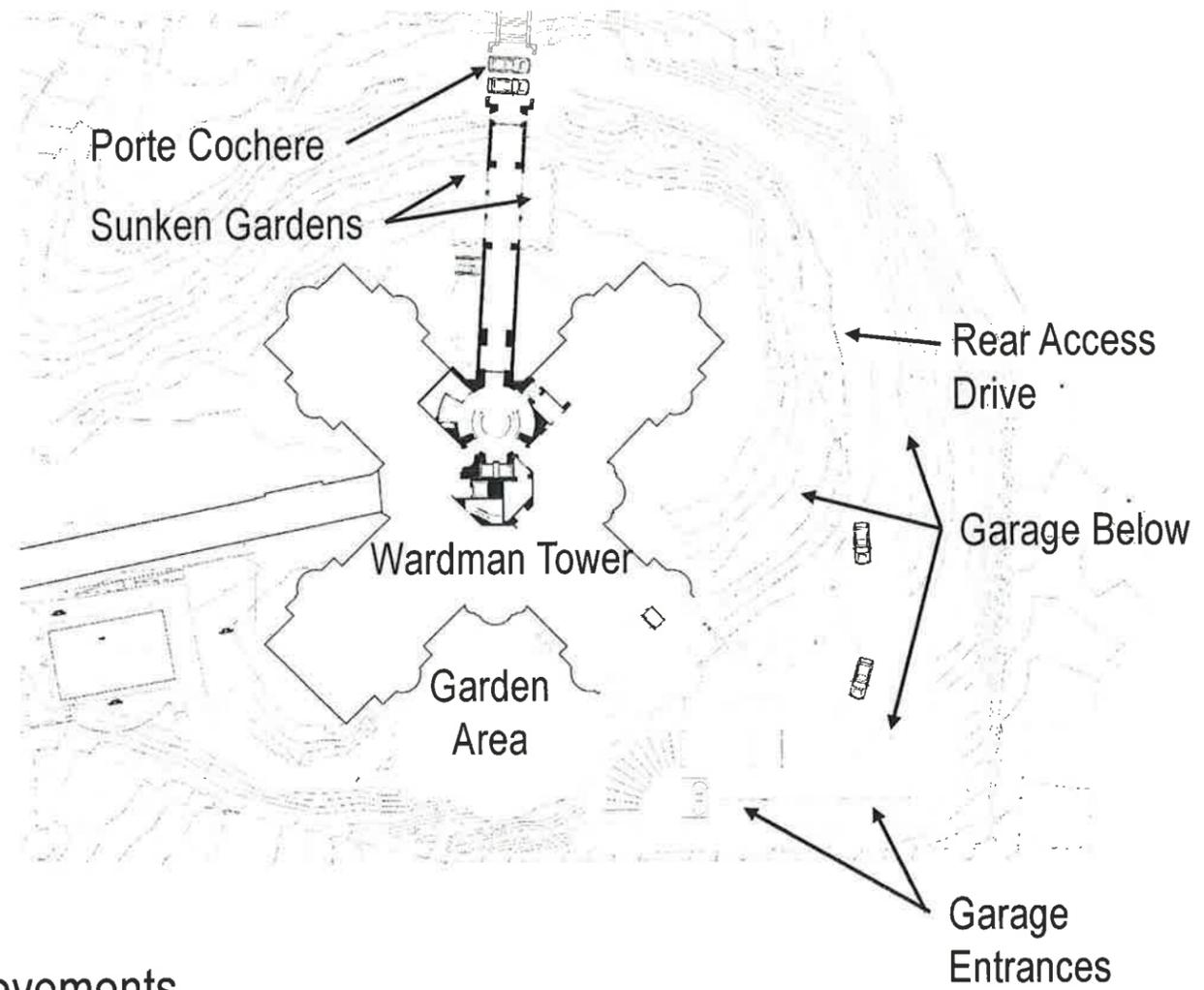


Existing Condition - Spandrels

Wardman Tower  
Woodley Road, NW, DC

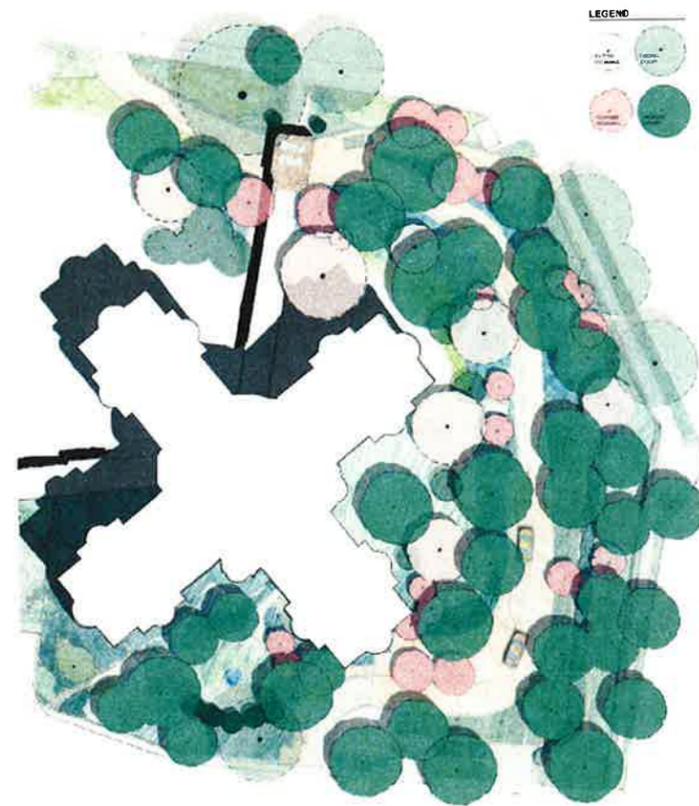
# Proposed Modifications and Improvements

**Wardman Tower**  
Woodley Road, NW, DC

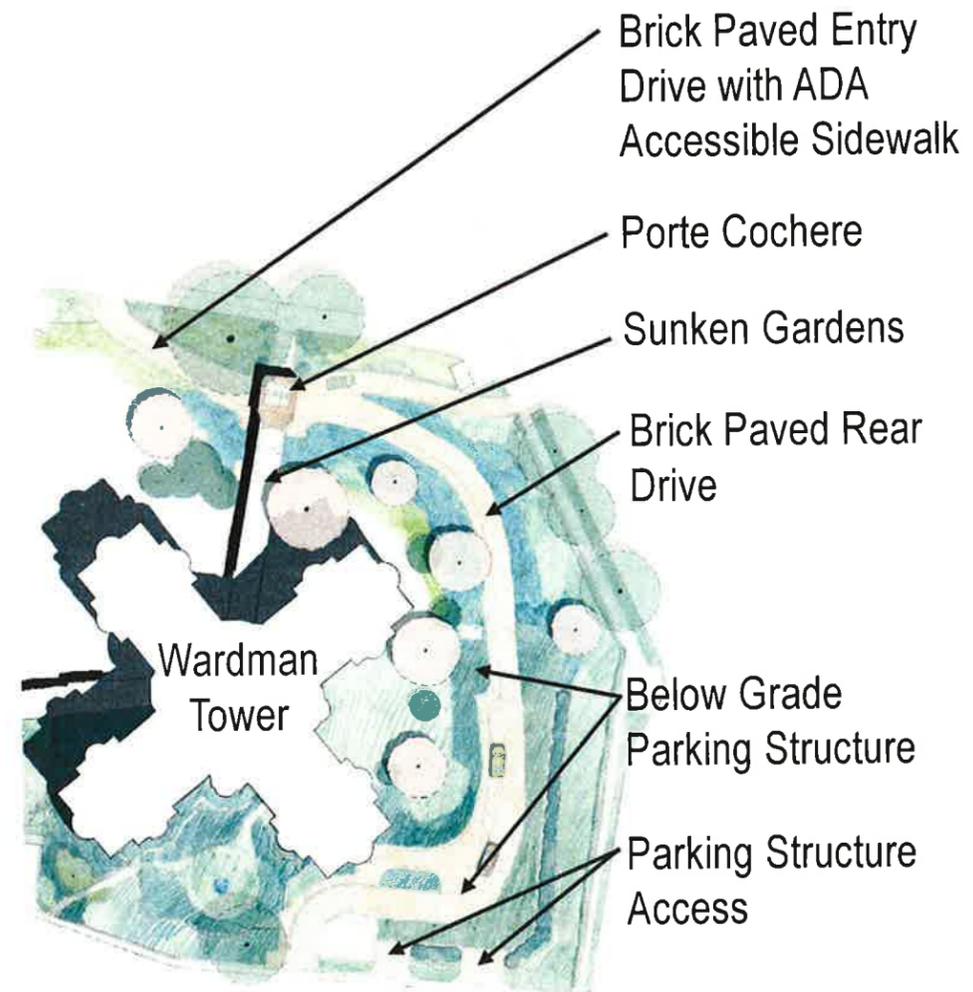


Proposed Site Improvements

Wardman Tower  
Woodley Road, NW, DC

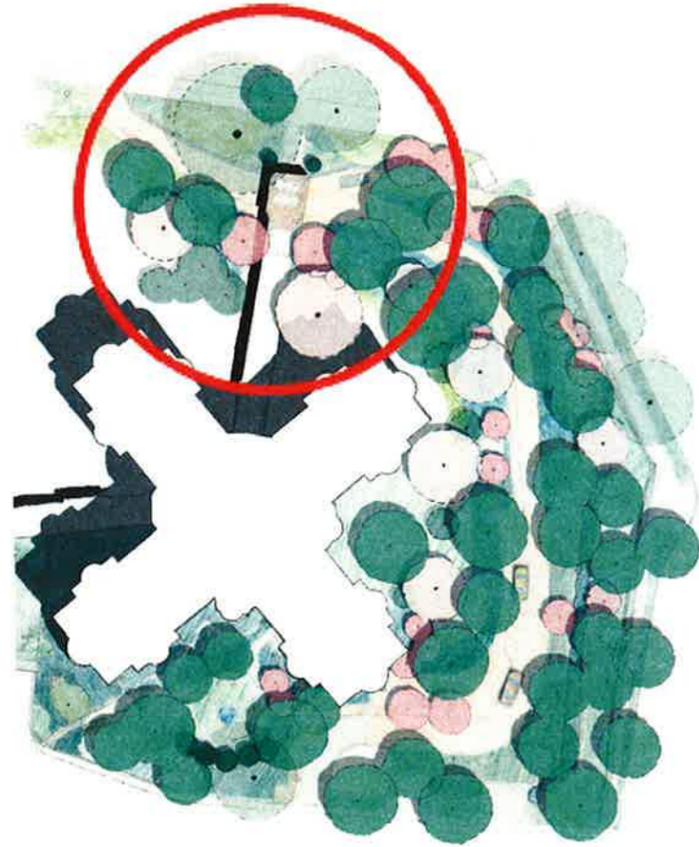


Proposed Site Plan

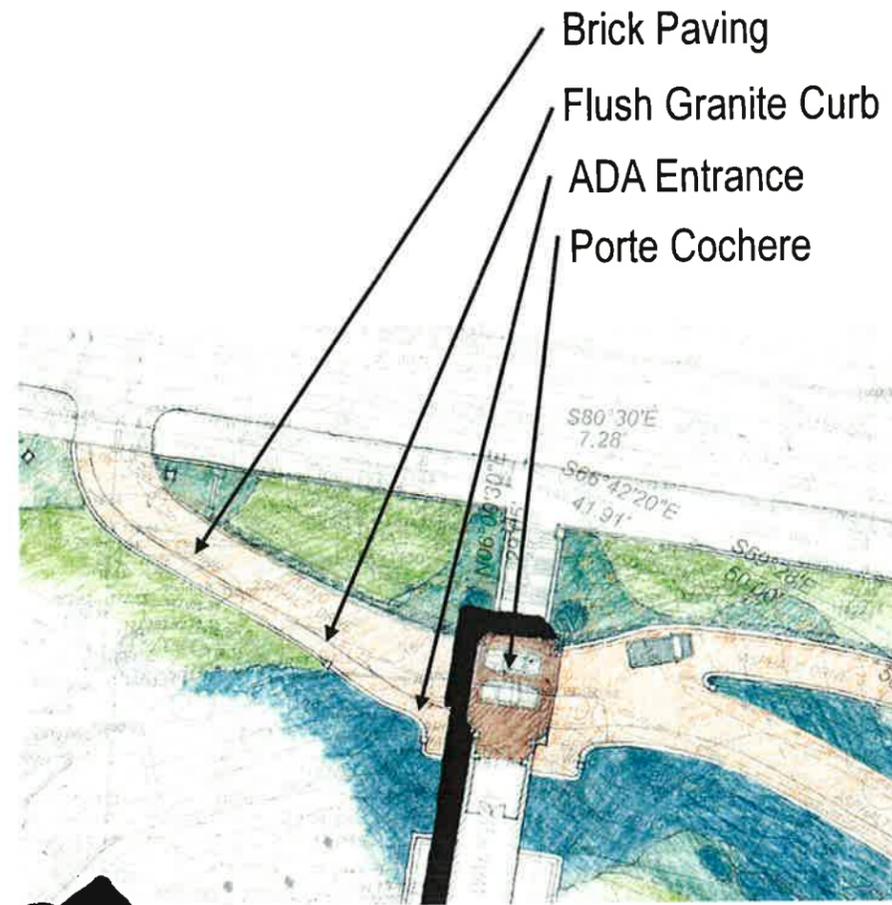


Proposed Site Improvements  
(with existing trees)

Wardman Tower  
Woodley Road, NW, DC



Proposed Site Plan



Proposed Improvements – Entry Drive  
and Porte Cochere

Wardman Tower  
Woodley Road, NW, DC

Porte Cochere

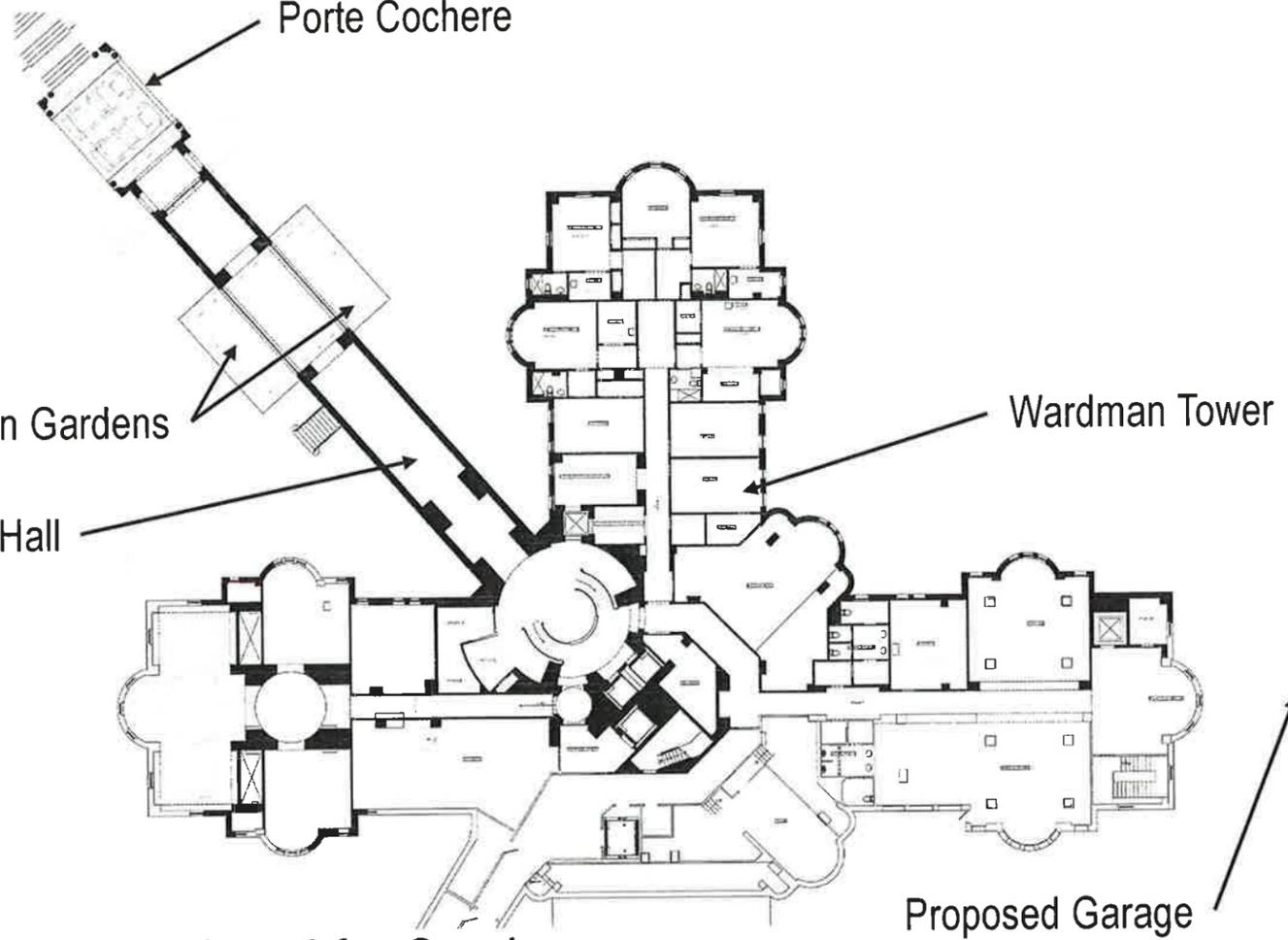
Sunken Gardens

Entry Hall

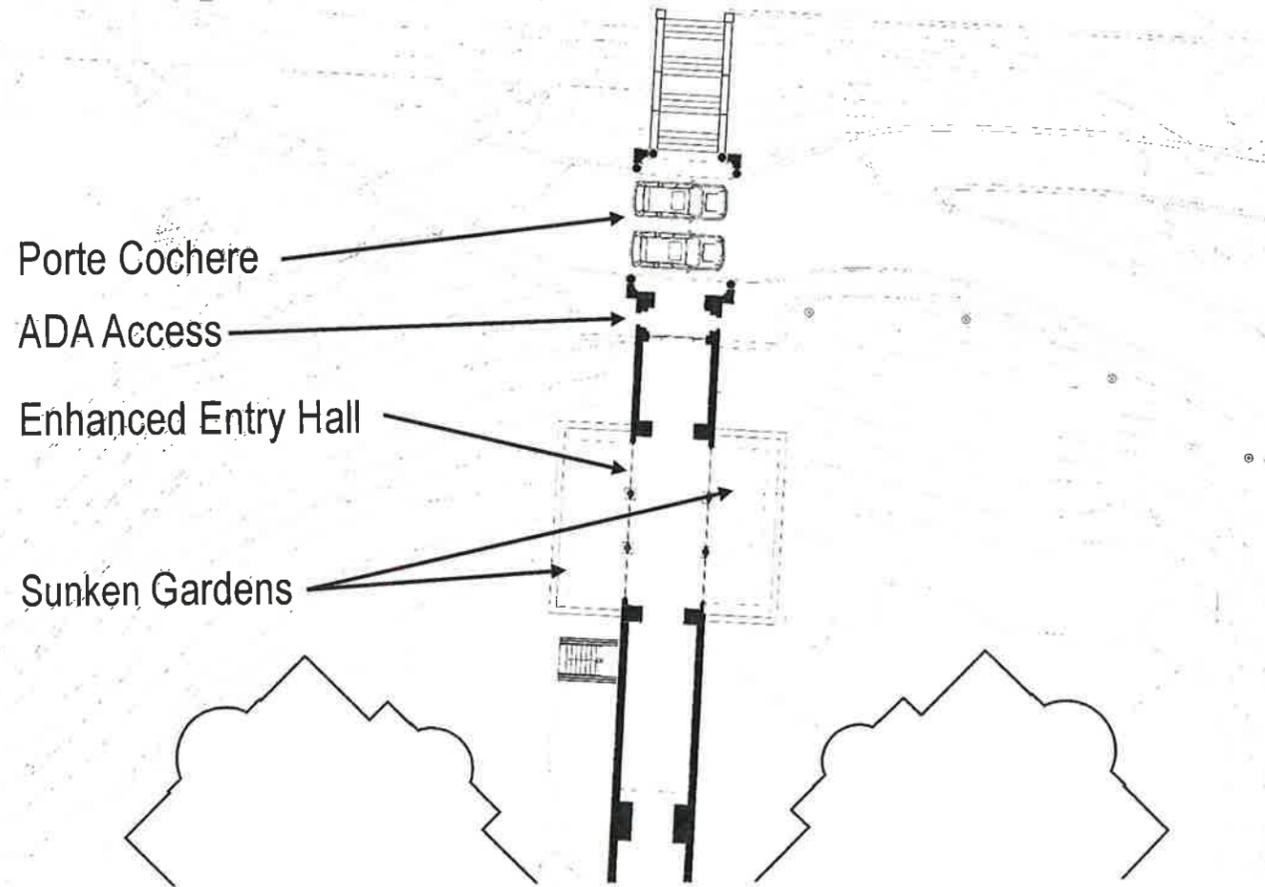
Wardman Tower

Proposed Garage

Proposed Entrance Level for Condo

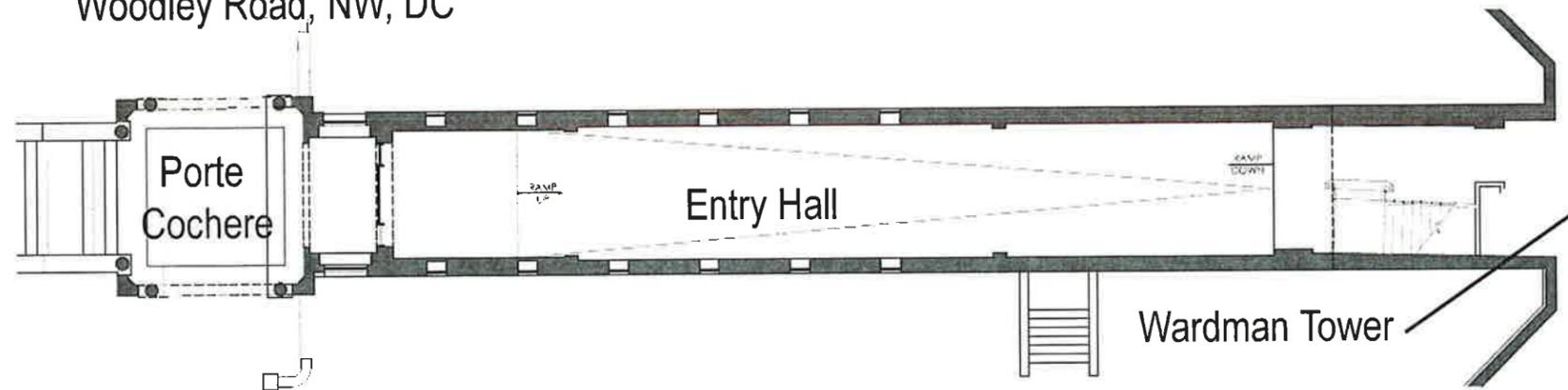


Wardman Tower  
Woodley Road, NW, DC

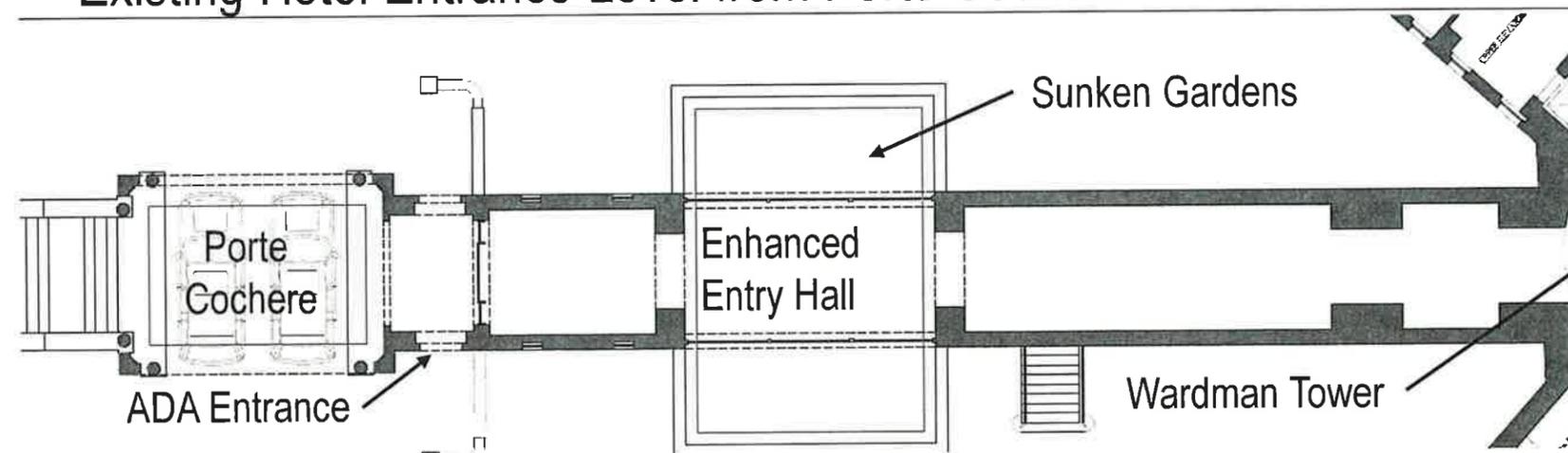


Proposed Entry Improvements

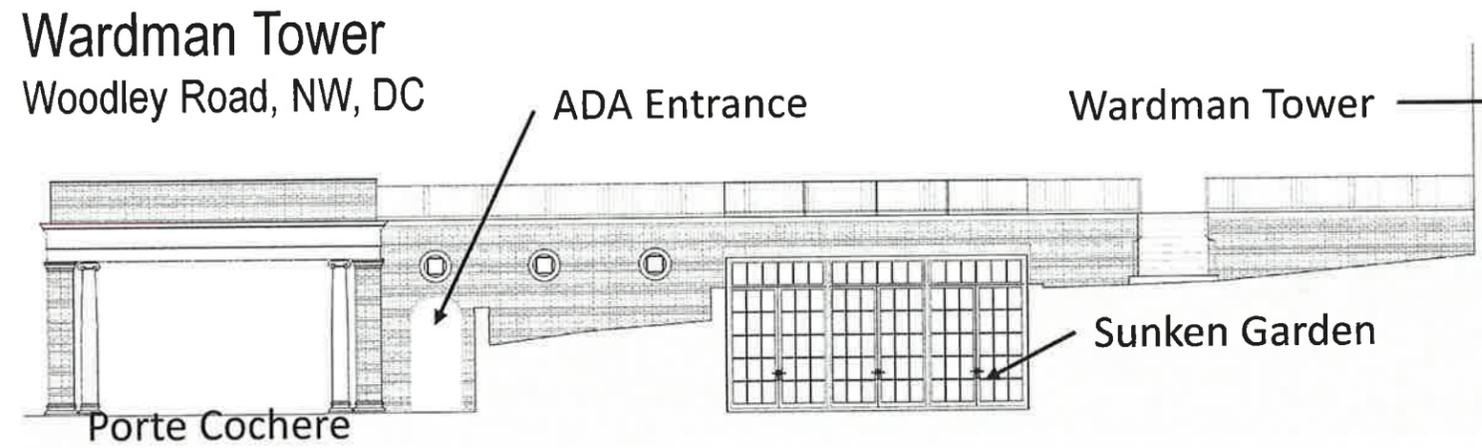
Wardman Tower  
Woodley Road, NW, DC



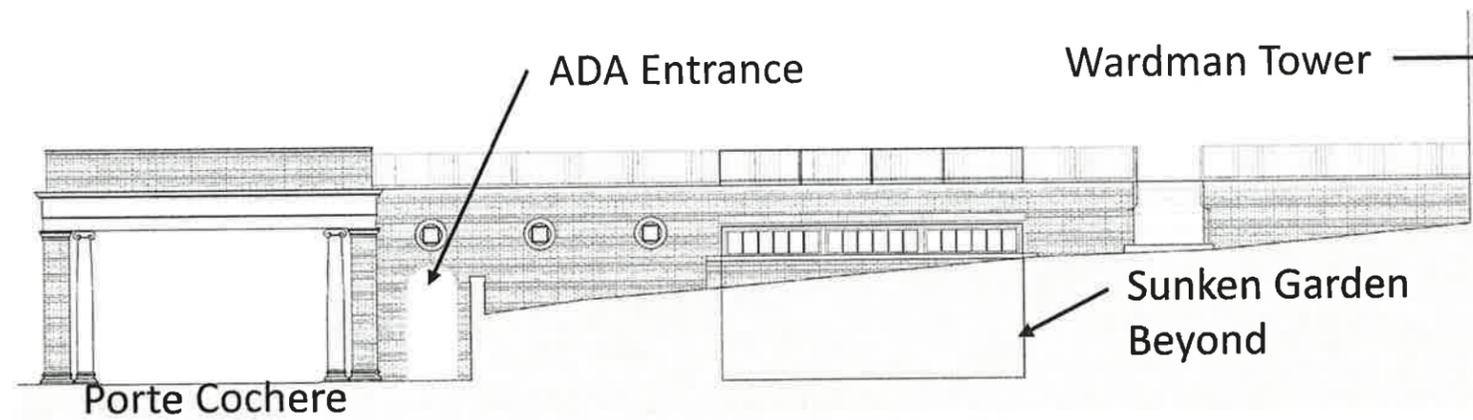
Existing Hotel Entrance Level from Porte Cochere



Proposed Condo Entrance Level from Woodley Road

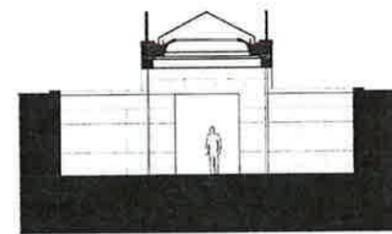


Proposed Entrance from Porte Cochere – Side Elevation/Sunken Garden

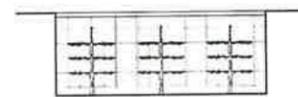


Proposed Entrance from Porte Cochere - Side Elevation

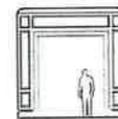
Wardman Tower  
Woodley Road, NW, DC



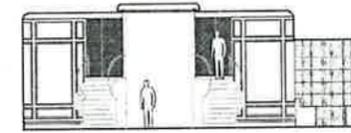
Section at  
Sunken Gardens



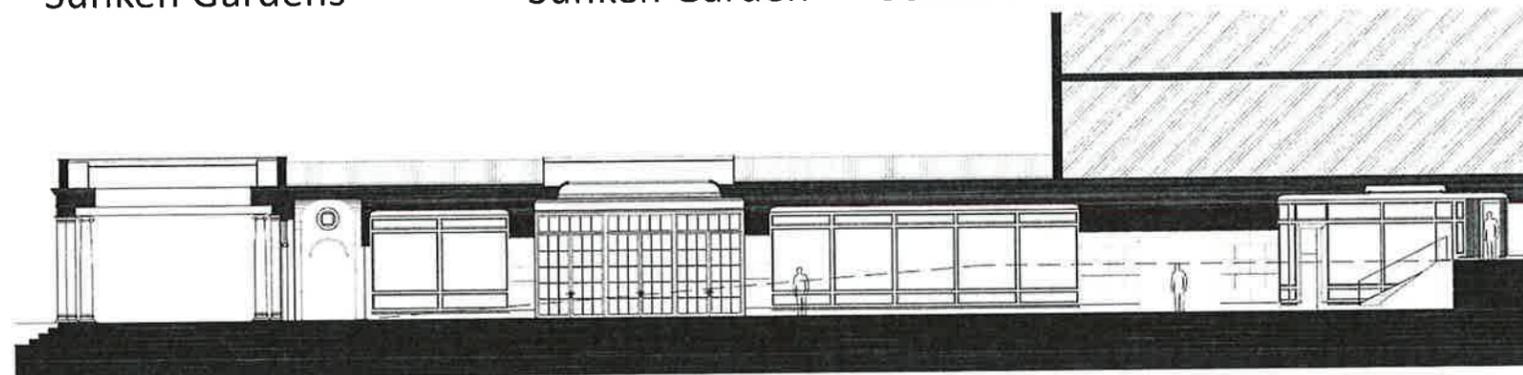
Elevation at  
Sunken Garden



Entry Hall  
Section



Elevator Lobby  
Elevation



Porte Cochere

Enhanced Entry Hall with  
Sunken Garden Beyond

Elevator  
Lobby

Proposed Entrance from Porte Cochere - Section

Wardman Tower  
Woodley Road, NW, DC

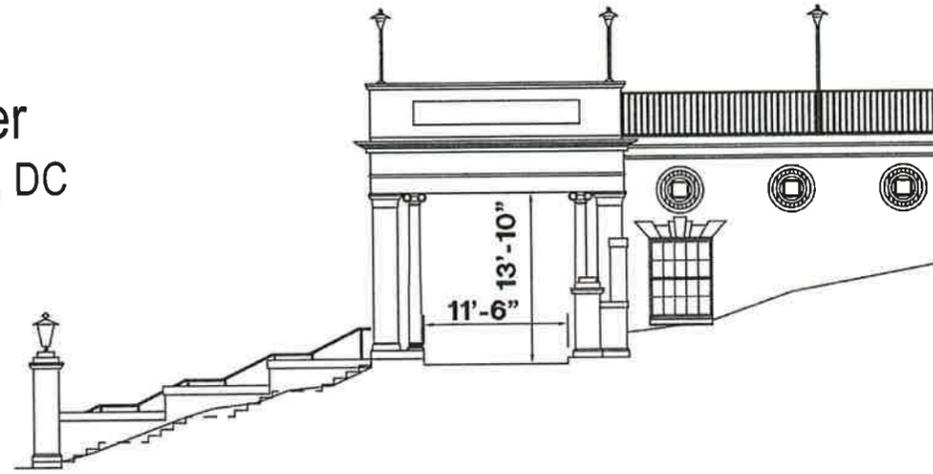


Existing Porte Cochere –  
Hotel Entry Doors

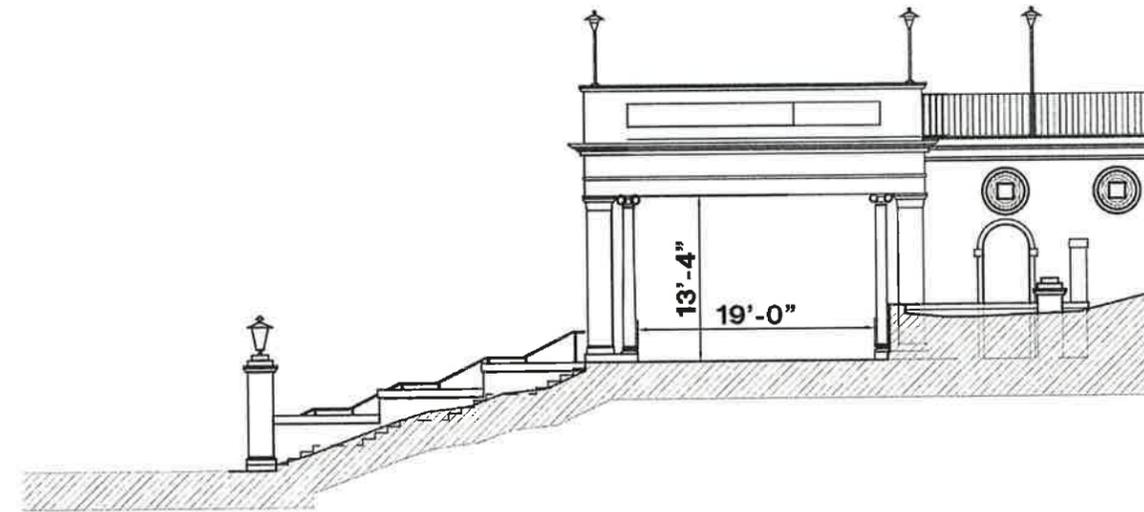


Existing Porte Cochere –  
Hotel Entry Hall

Wardman Tower  
Woodley Road, NW, DC

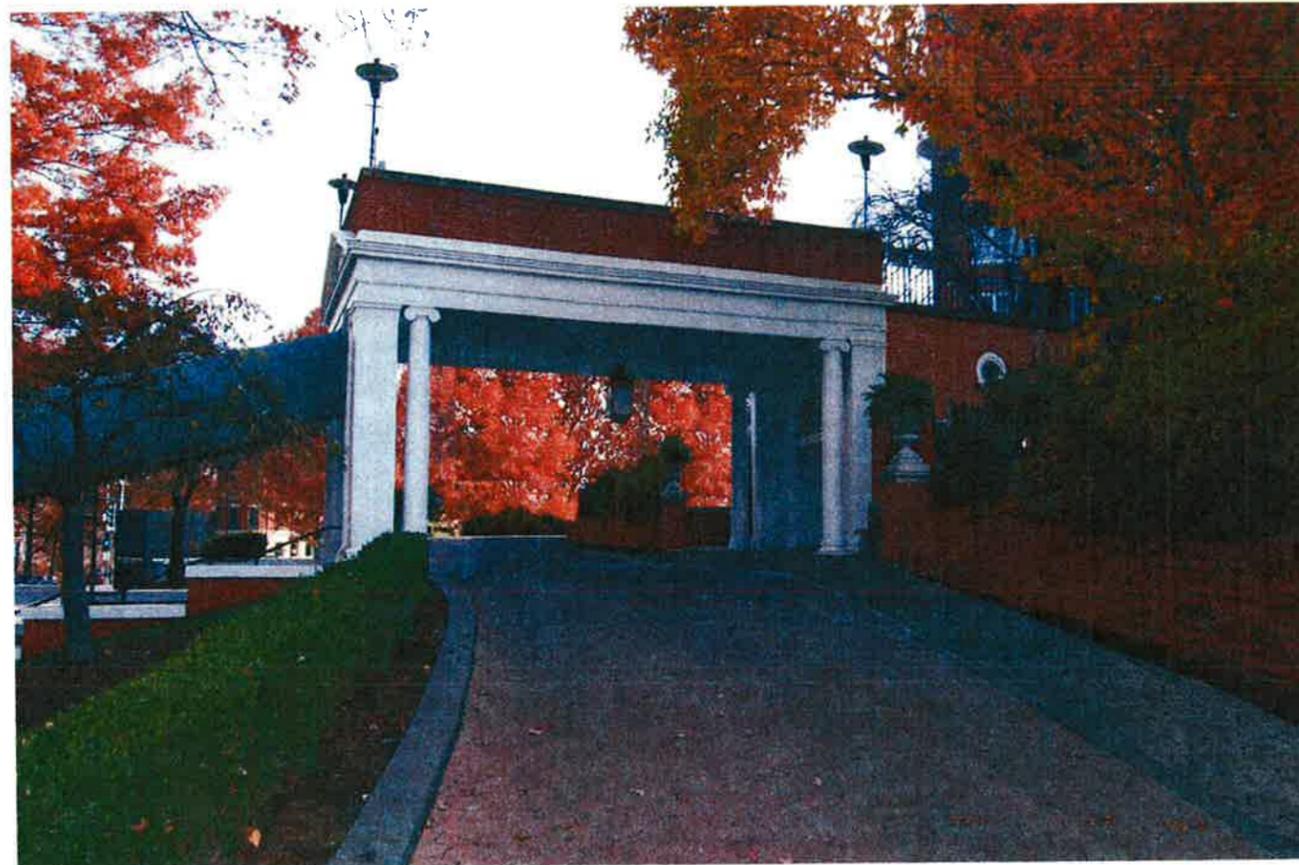


Porte Cochere Elevation – Existing 11' Wide



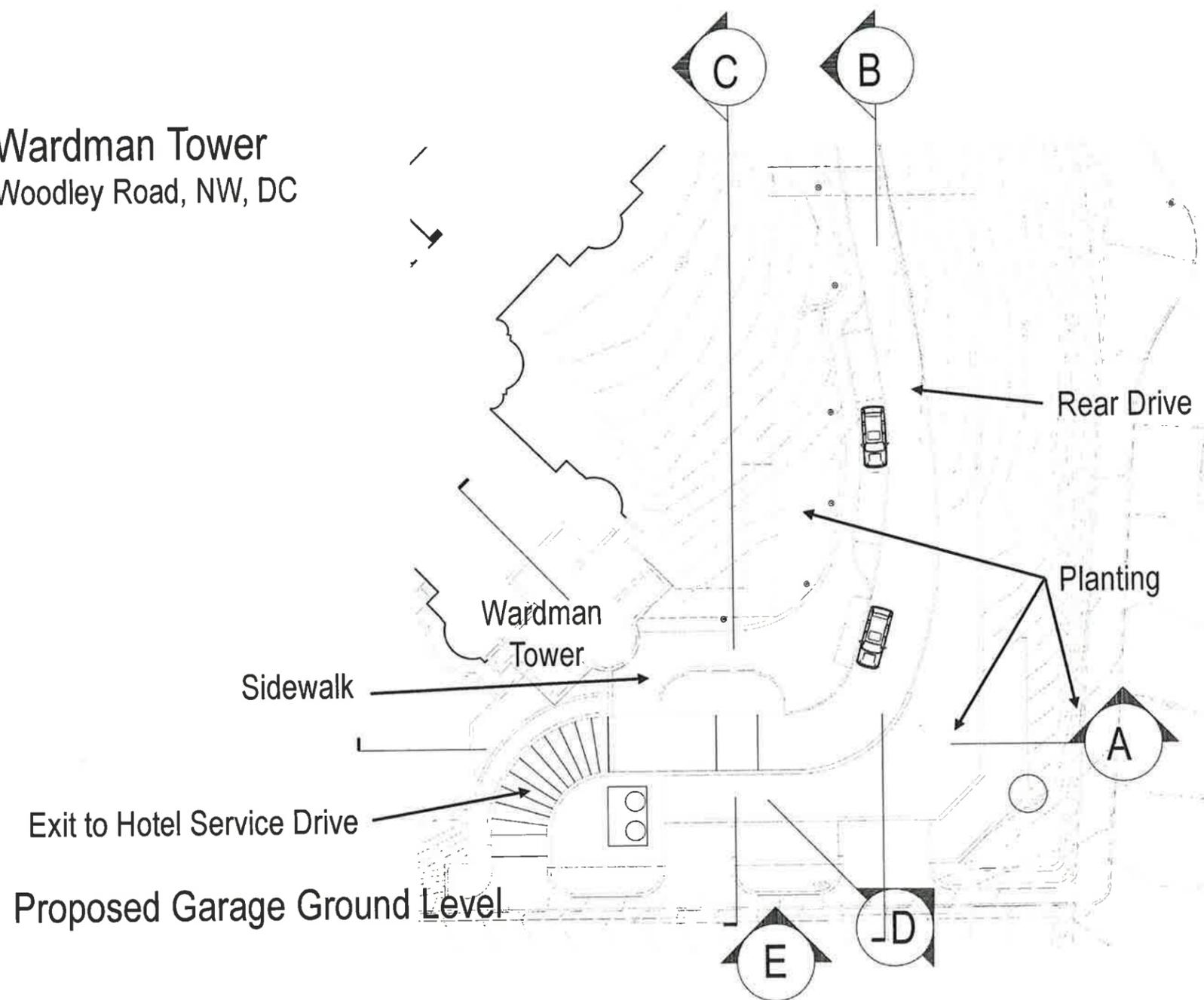
Porte Cochere Elevation – Proposed 19' Wide

Wardman Tower  
Woodley Road, NW, DC

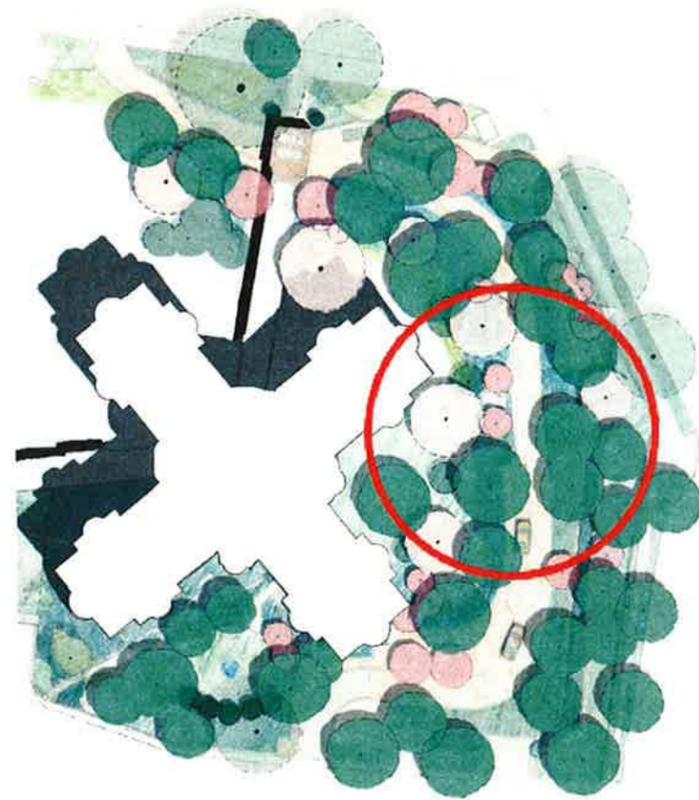


Proposed Porte Cochere

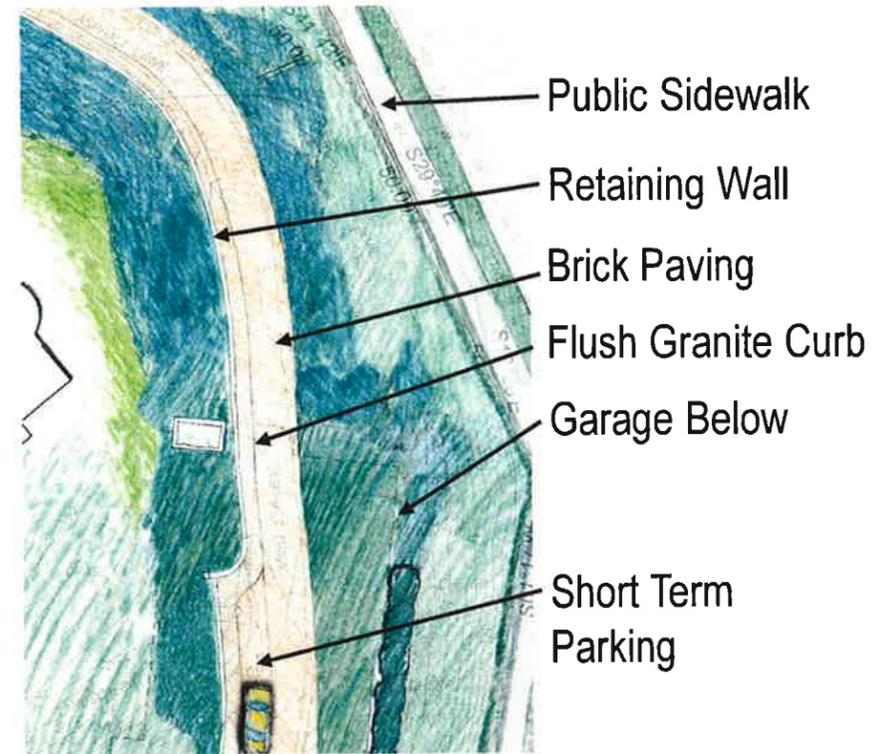
Wardman Tower  
Woodley Road, NW, DC



Wardman Tower  
Woodley Road, NW, DC

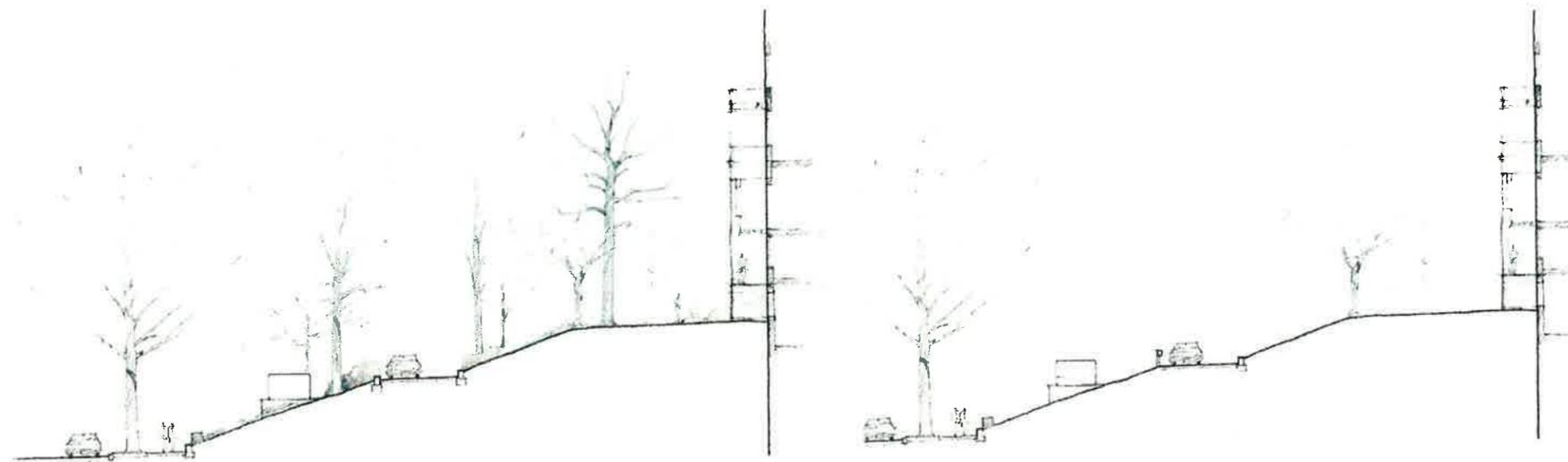


Proposed Site Plan



Proposed Site Improvements –  
Rear Access Drive

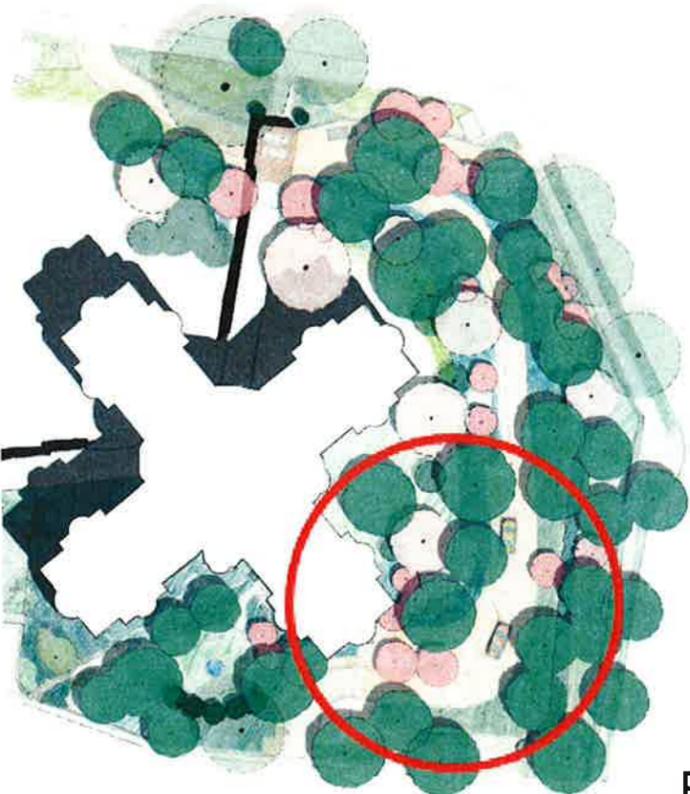
Wardman Tower  
Woodley Road, NW, DC



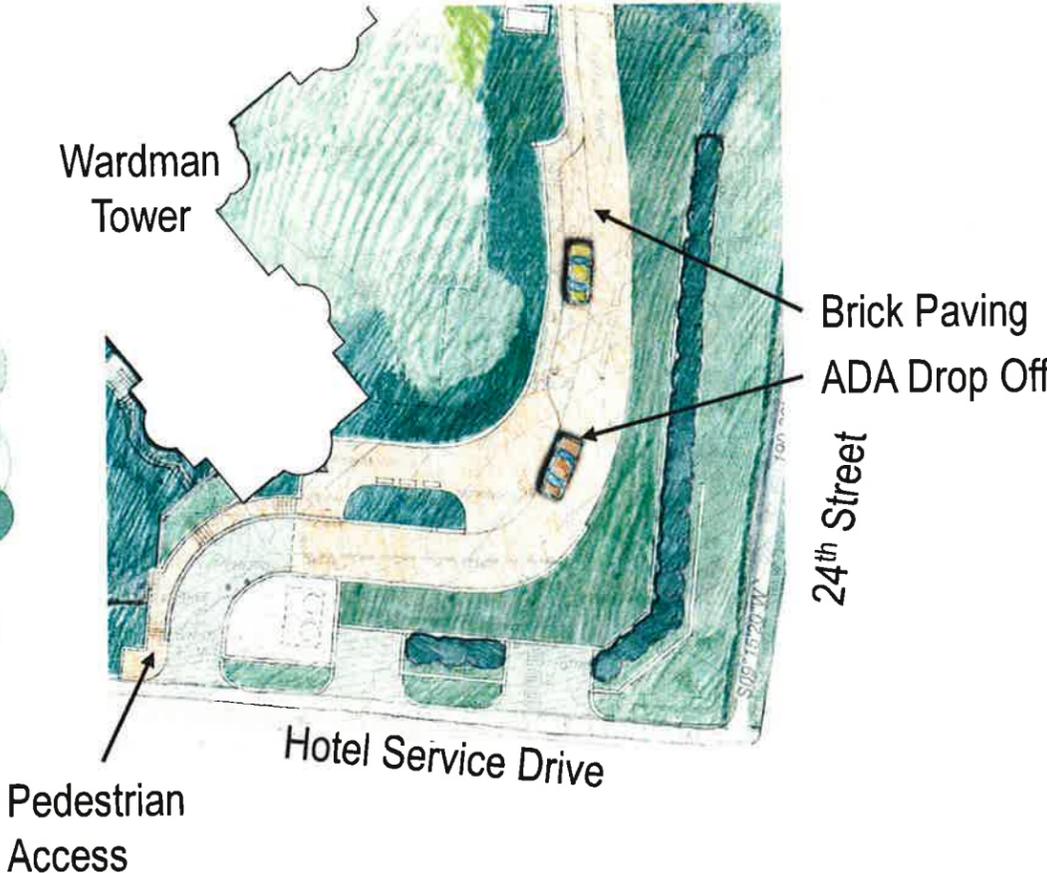
Proposed Site Section

Existing Site Section

Wardman Tower  
Woodley Road, NW, DC



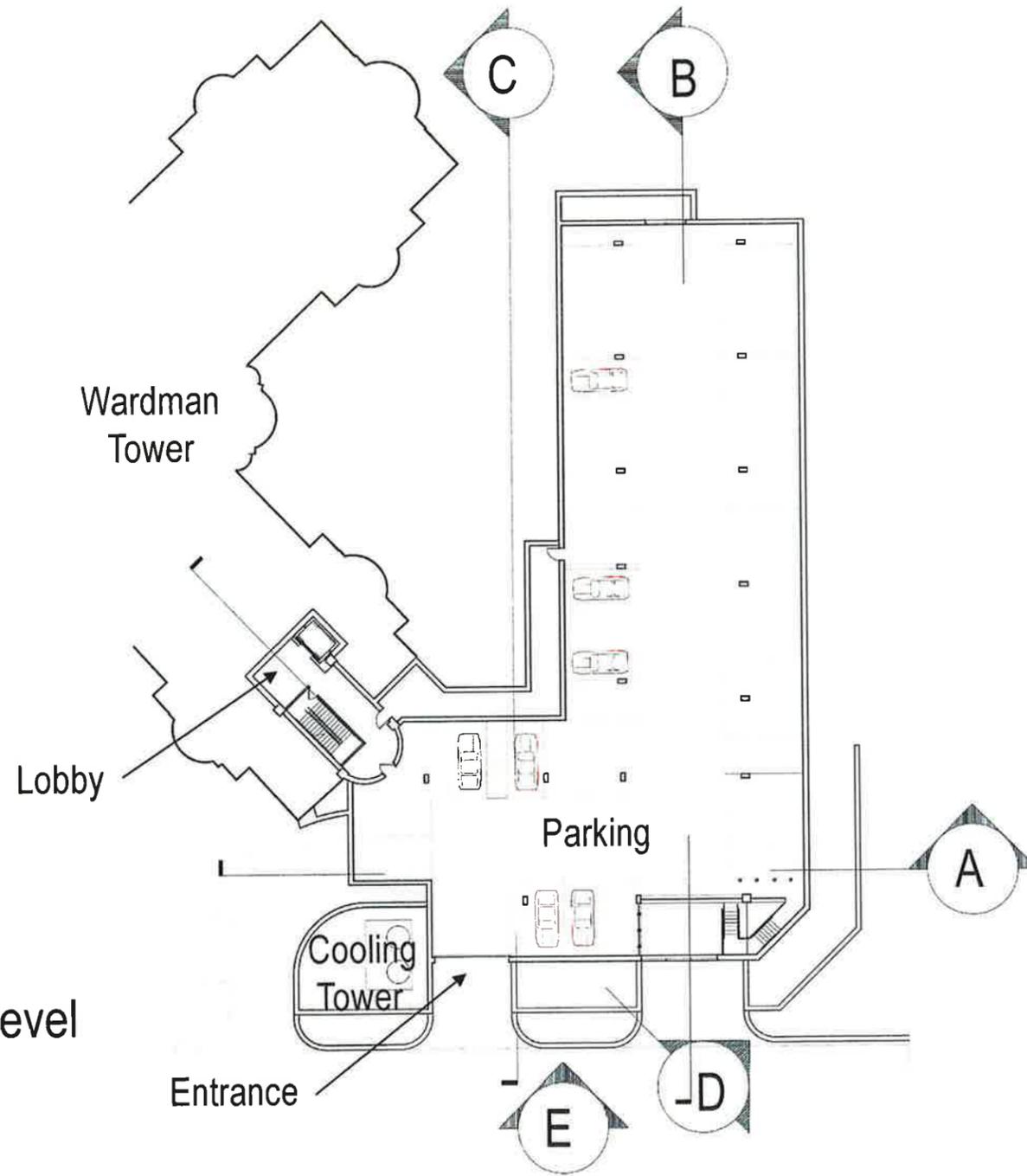
Proposed Site Plan



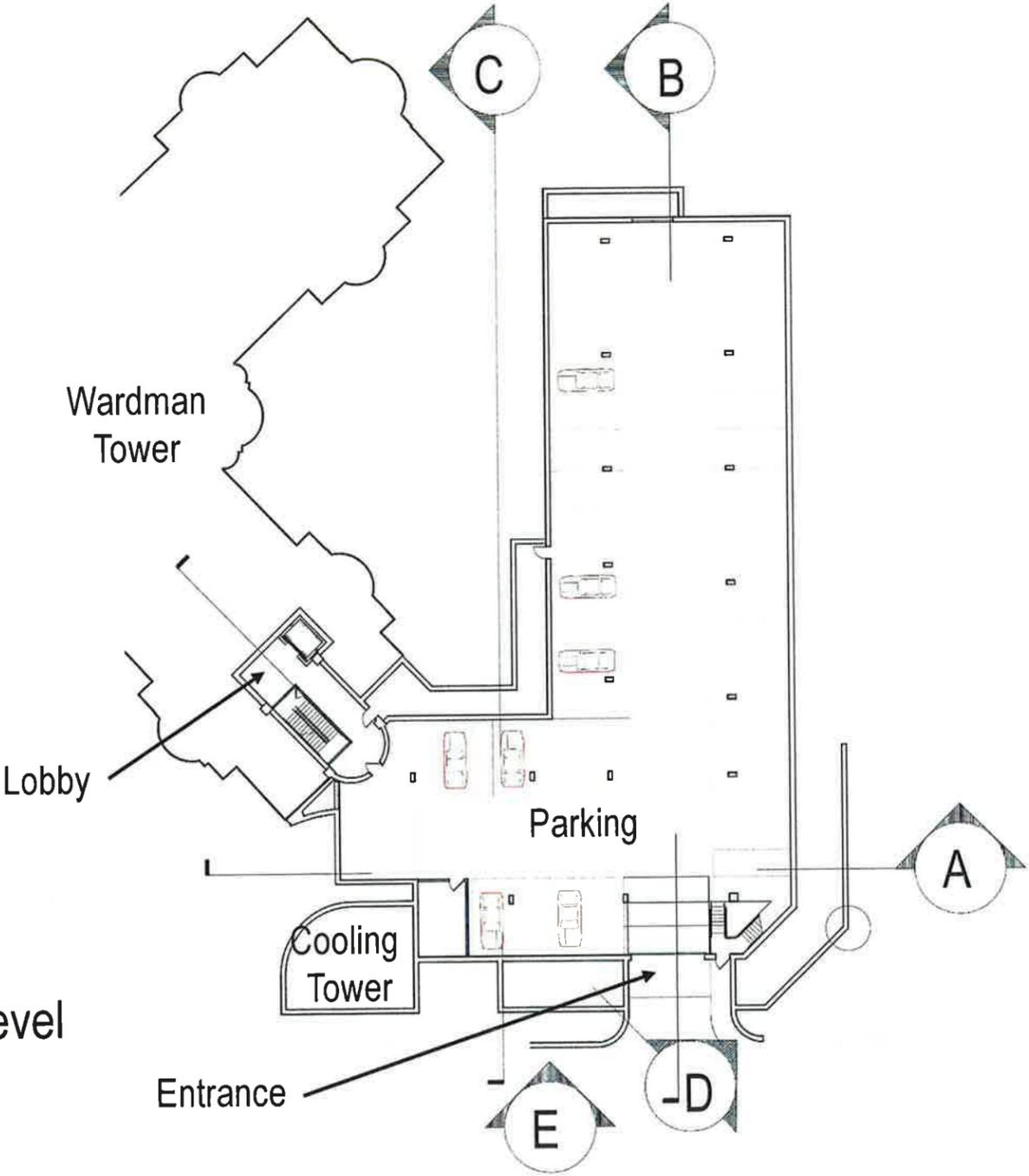
Proposed Improvements - Garage

Wardman Tower  
Woodley Road, NW, DC

Proposed P1 Garage Level

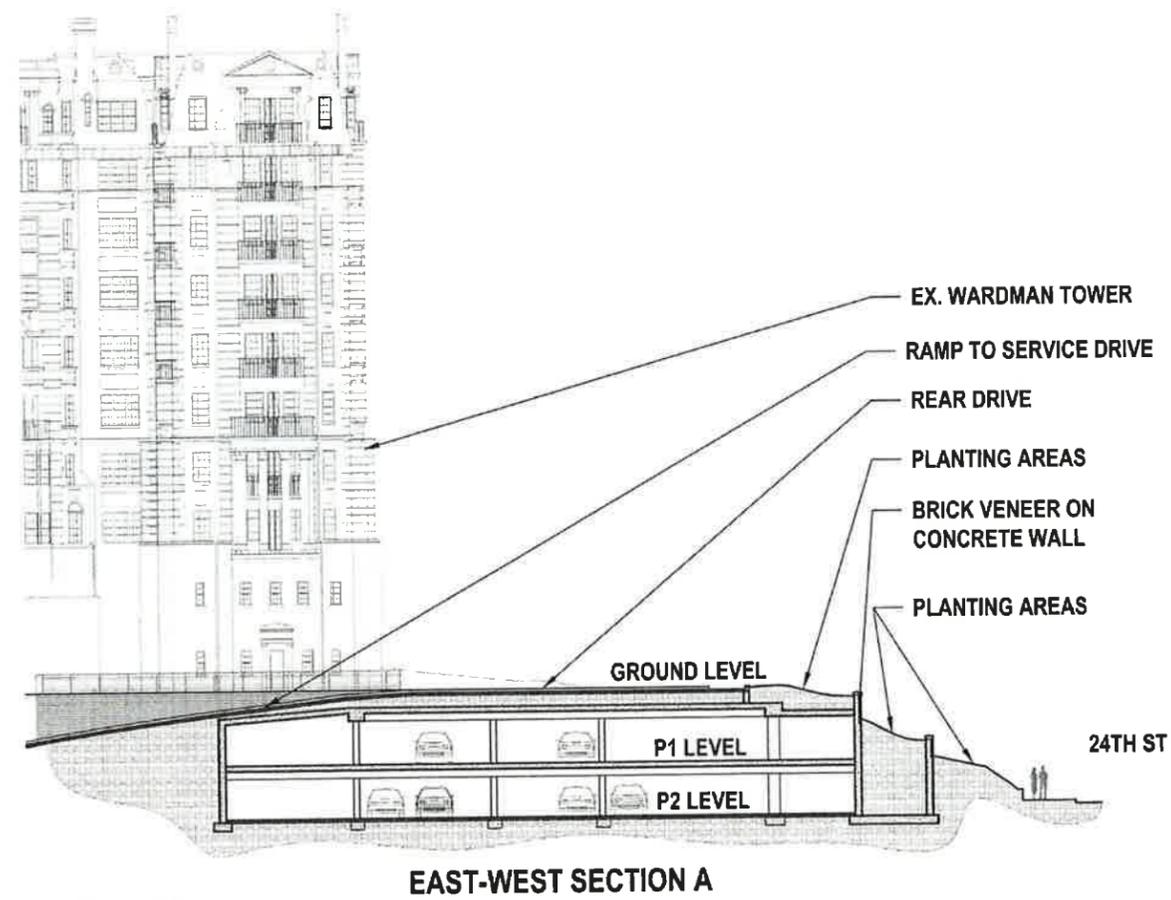


Wardman Tower  
Woodley Road, NW, DC



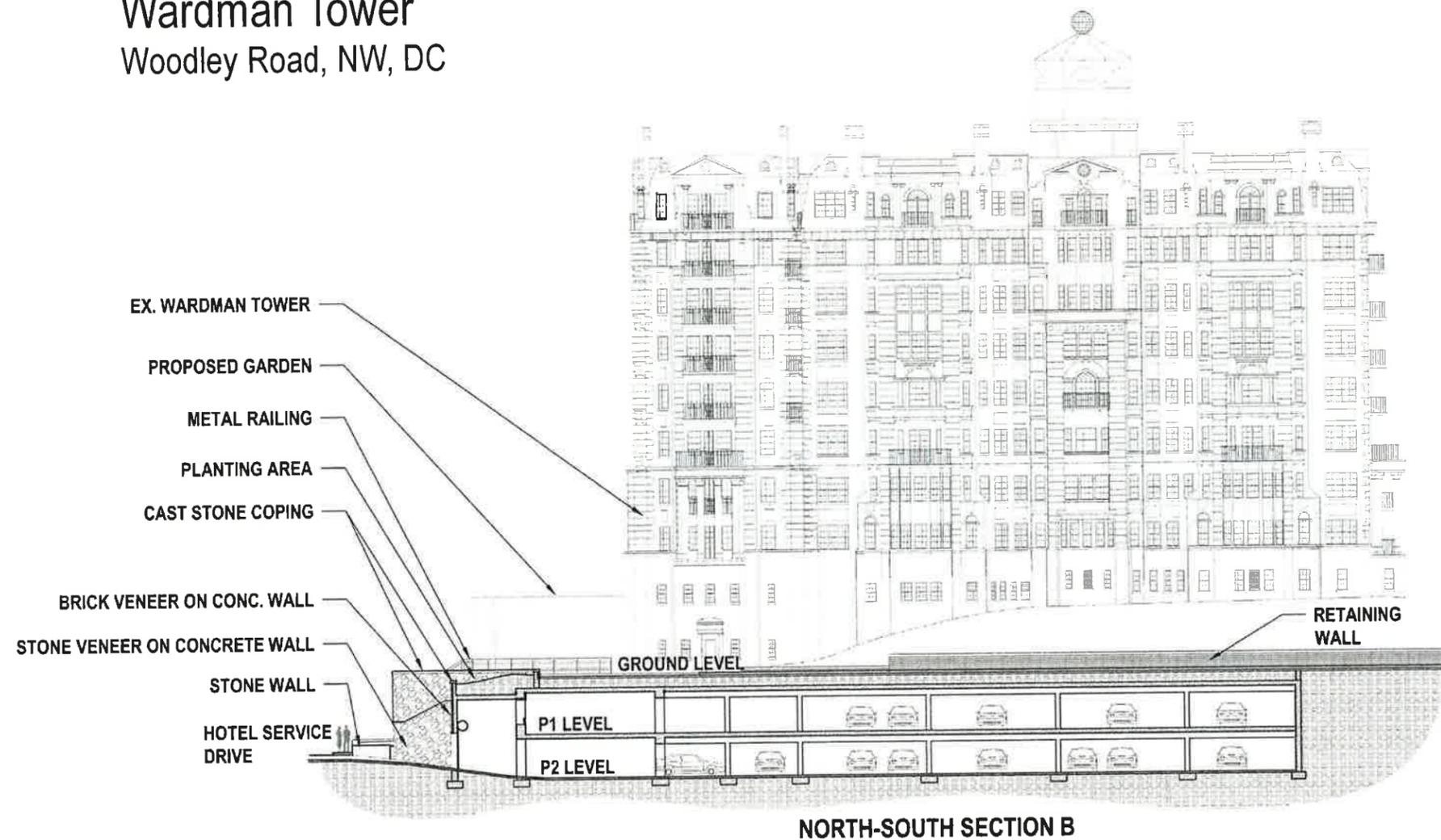
Proposed P2 Garage Level

Wardman Tower  
Woodley Road, NW, DC



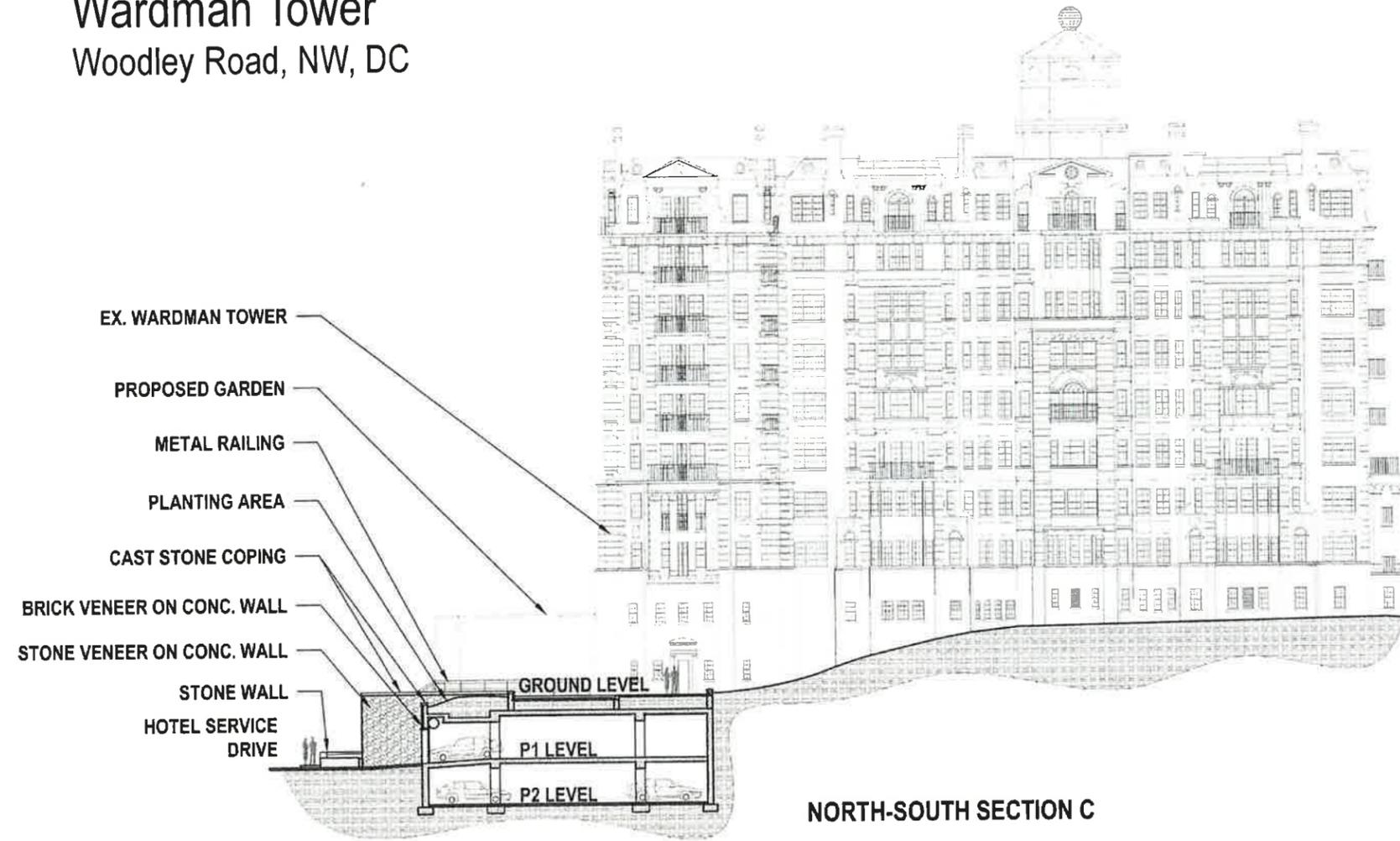
Proposed Section A

Wardman Tower  
Woodley Road, NW, DC



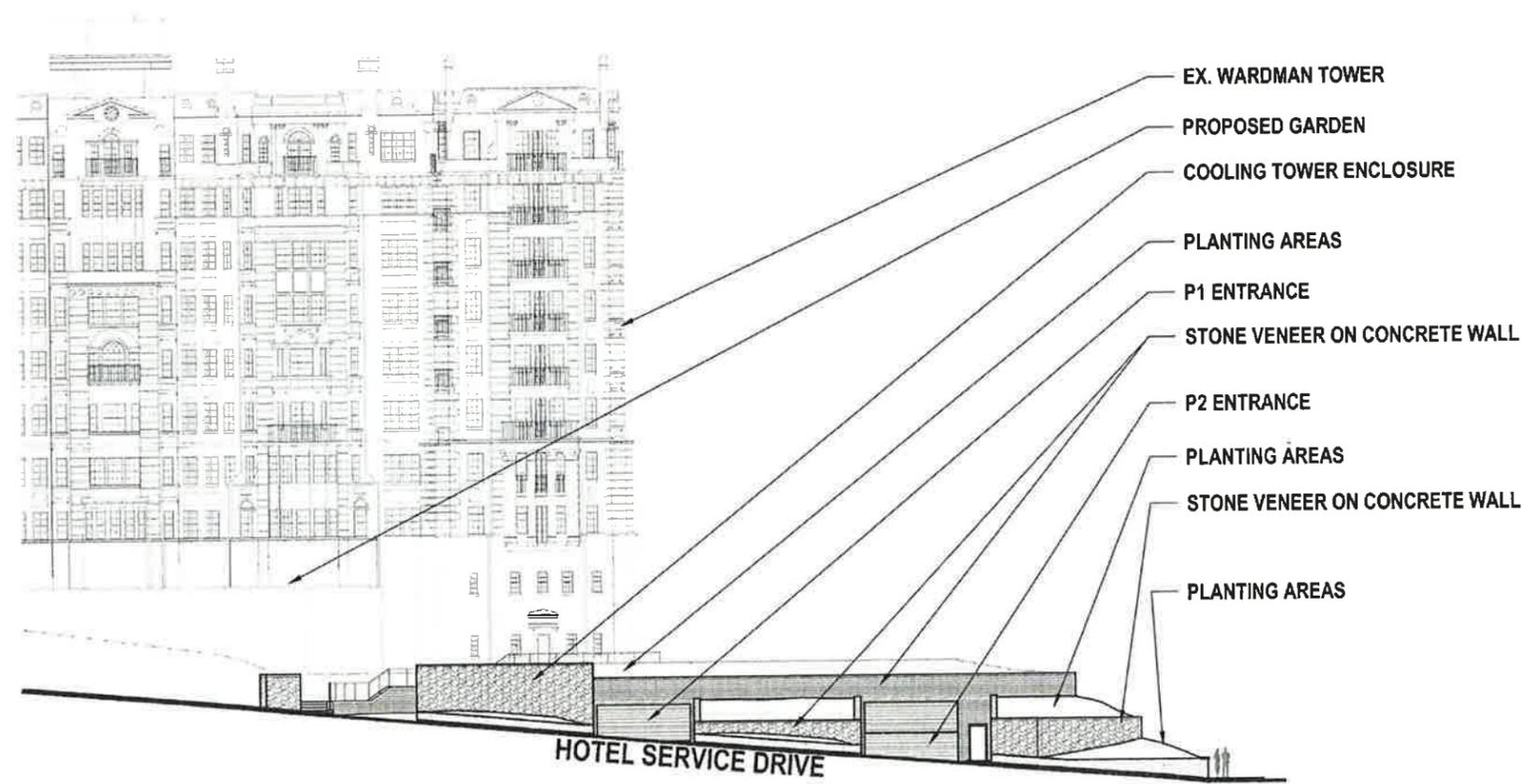
Proposed Section B

Wardman Tower  
Woodley Road, NW, DC



Proposed Section C

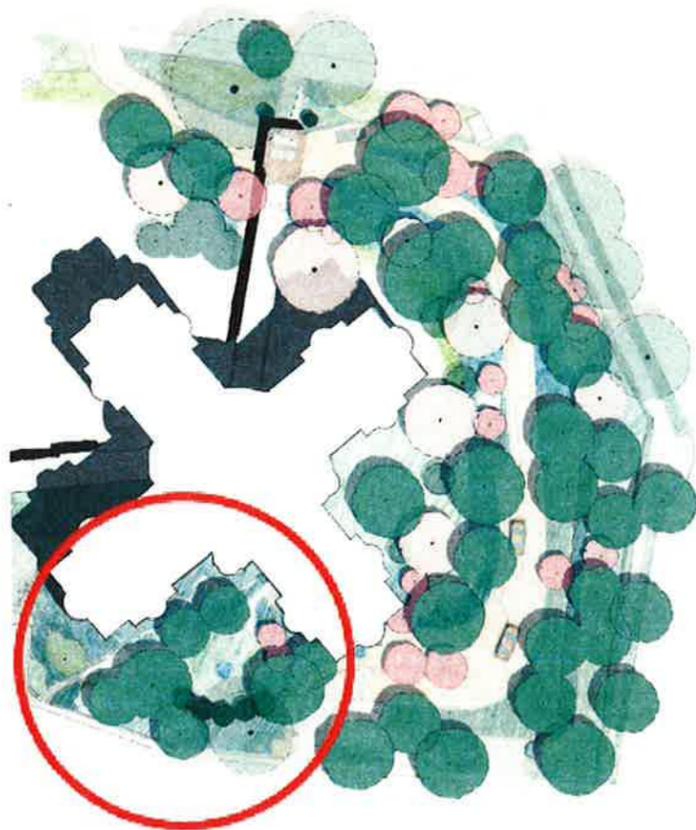
Wardman Tower  
Woodley Road, NW, DC



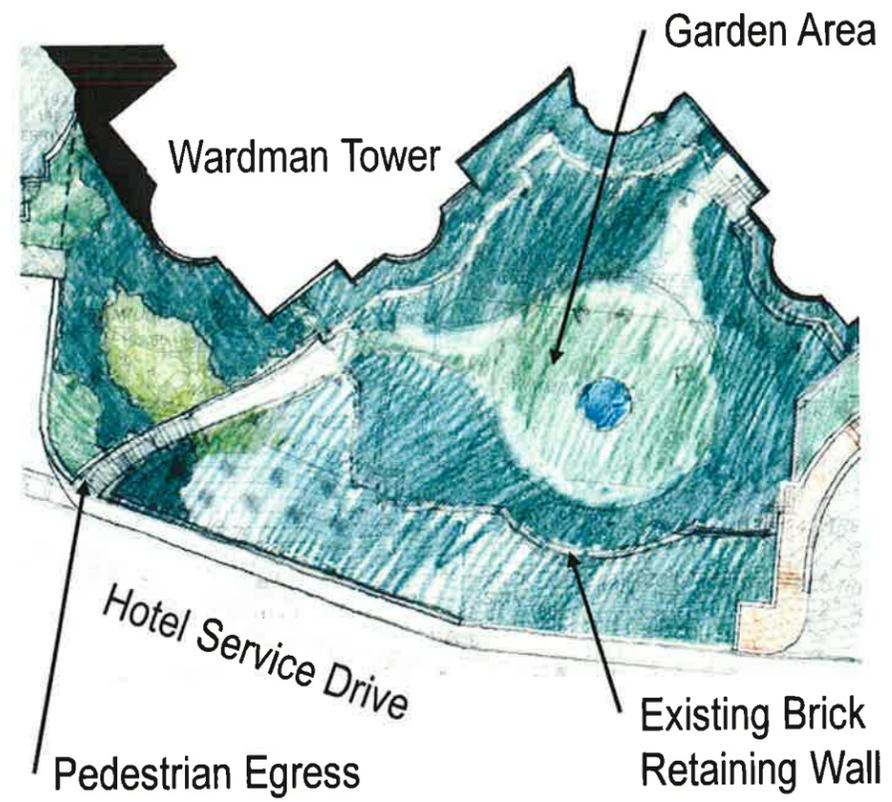
SOUTH ELEVATION E

Proposed Elevation E

Wardman Tower  
Woodley Road, NW, DC



Proposed Site Plan

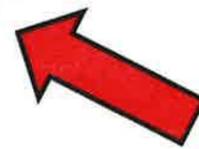


Proposed Improvements - Garden Area

Wardman Tower  
Woodley Road, NW, DC

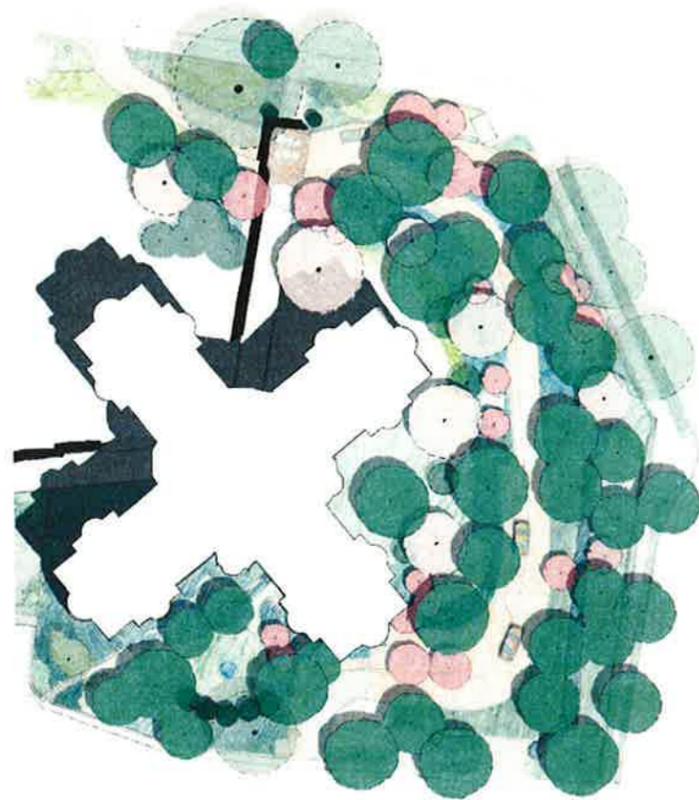


Proposed Site Plan



Proposed Garage View from Metro at  
24<sup>th</sup> Street

Wardman Tower  
Woodley Road, NW, DC



Proposed Site Plan



Garage View from 24<sup>th</sup> Street