

	ADVISORY NEIGHBORHOOD COMMISSION 3C GOVERNMENT OF THE DISTRICT OF COLUMBIA <i>CATHEDRAL HEIGHTS • CLEVELAND PARK</i> <i>MASSACHUSETTS AVENUE HEIGHTS</i> <i>MCLEAN GARDENS • WOODLEY PARK</i>
<i>Single Member District Commissioners</i> 01-Lee Brian Reba * 02-Gwendolyn Bole * 03-Jeffrey Kaliei 04-Richard Steacy * 05-Margaret Siegel * 06-Carl Roller 07- Victor Silveira * 08-Catherine May * 09-Nancy MacWood	3601 Connecticut Avenue, NW Suite L-06 Washington, DC 20008 Website http://www.anc3c.org Email all@anc3c.org

ANC 3C Resolution 2013-030

Regarding HPRB Application for Renovation of Wardman Tower by JBG, Inc. at 2600
Woodley Road

WHEREAS the Wardman Tower building and grounds of the Marriott Wardman Park Hotel at 2600 Woodley Road is listed in the National Register of Historic Places as a place of architectural importance; and

WHEREAS the owner of the property wants to convert part of the Wardman Tower to residential use and filed an application, dated August 23, 2013, with the Historic Preservation Review Board (HPRB) for approval to alter the exterior and do new construction; and

WHEREAS the original application to HPRB included plans to restore much of the building's exterior in keeping with the original construction, to construct an underground garage, to keep the Woodley-Road-to-Connecticut-Avenue driveway and entrance as the main entrance to the building, to significantly enlarge the porte cochere and the paving thereunder to 19 feet from the existing 11 feet, and add an ADA-compliant entry at that location, and to extend and change existing service roads and driveways; and

WHEREAS, the applicant has proposed a modification to the porte cochere plans which would still increase the size of the porte cochere to 16 feet; and

WHEREAS, the owner has agreed to make the following modifications to the application by email to Commissioner ANC3C02:

- Close the driveway to Connecticut Avenue and replace it with a pedestrian path, remove the curb cut for that driveway, and add landscaping, bollards or other barriers and signage to insure that all traffic will turn to the right at just past the porte-cochere entrance;
- Add a handicap-accessible canopy over the sidewalk at the rear entrance;
- Reduce the road turning right past the porte-cochere extending to the rear service road of the Marriott Hotel to 12 feet plus a 4 foot sidewalk;

- Work with the Historic Preservation Office to alter landscaping plans for the corner of 24th Street and the Marriott service road so as not to entirely screen the new entrance and to thus encourage residents and visitors to think of and use that as primary entrance;
- Encourage use of that entrance with residents in other ways to use the Marriott service road to the garage as their primary entrance;
- Reduce traffic on the Woodley Rd entrance by requiring that all deliveries be made at the new loading dock on the Marriott service road;
- Add signage at the Woodley Road entrance indicating that it is for the use of residents and guests only and that all service vehicles must enter from 24th Street and rear service road of Marriott hotel; and
- Add similar signage near to or at the current Marriott Hotel sign, as well as a handicap accessible sign; and
- Enter into a Construction Management Liaison Agreement with a neighborhood committee in part to insure that the modified plans and other agreements will be followed; and

WHEREAS the porte cochere is original to the 1928 building; and

WHEREAS, ANC3C finds that the proposed modified enlargement of the porte cochere and the additional paving would detract from the historic nature of the building, would be outsized in appearance, would change the scale of the entrance, would be dangerous for pedestrians as there would be no curb between the driveway and the sidewalk and even the modification would be unnecessary for the usage of the entrance;

THEREFORE BE IT RESOLVED that ANC3C opposes any enlargement or extension of the porte cochere or the increase of pavement under it; and

BE IT RESOLVED that ANC 3C does not support the application unless the size of the porte cochere remains the same and the other changes agreed to with the ANC are incorporated into the design for concept approval by HPRB;

BE IT FURTHER RESOLVED that the Chair and Commissioner ANC3C02 are authorized to represent the Commission on this matter.

Attested by



Victor Silveira

Chair, on September 16, 2013

This resolution was approved by a roll-call vote of 6-0-2 on September 16, 2013 at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 9 commissioners) was present.