

ATTACHMENT A

WASHINGTON REAL ESTATE INVESTMENT TRUST APPLICATION TO HISTORIC PRESERVATION REVIEW BOARD FOR NEW INFILL BUILDING AT SQUARE 1500



Government of the
District of Columbia

APPLICATION AND REFERRAL TO THE HISTORIC PRESERVATION REVIEW BOARD

HPA 15-252

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: WASHINGTON REAL ESTATE INVESTMENT TRUST

Applicant's Name (if different from owner): _____

Project Address: 4800 BLOCK OF MASSACHUSETTS AVENUE, NW

Square: 1500 Lots: 1, 2+3 Historic District: _____

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: CONSTRUCT NEW TWO-STORY BRICK INFILL BUILDING IN VACANT SPACE ON MASSACHUSETTS AVENUE, NW.

Is the proposed work visible from a public street?

Yes ☒ No ☐ UNSURE ☐

Will there be work on the front of the building or in the front yard?

☐ Yes ☒ No ☐ UNSURE ☐

Does the project include work in public space?

☐ Yes ☒ No ☐ UNSURE ☐

Does the project include removal of roof or floor framing or bearing walls?

☐ Yes ☒ No ☐ UNSURE ☐

Is this a Fair Housing Act request for "reasonable accommodation"?

☐ Yes ☒ No ☐ UNSURE ☐

(over)

4. ADDITIONAL INFORMATION FOR LARGER PROJECTS TO BE SUBMITTED WITH FINAL PLANS

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.*

5. EASEMENTS

Is there a conservation easement on the property?

YES NO UNSURE

☐ ☒ ☐

If yes, have you discussed the project with the easement holder?

☐ ☐ ☐

6. COMMUNITY CONSULTATION

Have you shared project information with abutting neighbors?

YES NO UNSURE

☒ ☐ ☐

Have you contacted the affected Advisory Neighborhood Commission (ANC)?

☒ ☐ ☐

Have you contacted any neighborhood community organizations?

☒ ☐ ☐

To locate your ANC, see www.anc.dc.gov/anc/site

7. ZONING REGULATIONS AND CONSTRUCTION CODE

Will the project cause a change in building footprint or lot occupancy?

YES NO UNSURE

☒ ☐ ☐

Are any zoning variances or special exceptions required for the project?

☒ ☐ ☐

If yes, have you discussed the project with the Zoning Administrator?

☒ ☐ ☐

If yes, have you discussed the project with the Office of Planning?

☒ ☐ ☐

Is any building code relief required for the project?

☐ ☒ ☐

Briefly describe the nature of any zoning variances or code relief being sought: APPLICANT WILL

BE SEEKING A PARKING VARIANCE FROM BZA.

8. CONTACT INFORMATION

Owner Address (if different from project address): 1775 I STREET, NW SUITE 1000

Owner Phone: 202 794-3112 Owner Email: belliott@washreit.com DC 20005

Agent's Capacity: ☐ Tenant ☐ Architect ☐ Contractor ☐ Contract Purchaser ☐ Expediter ☒ Other

Agent Address (if different from owner): Anne Adams - Architectural Historian
Goulston + Storrs 1999 K Street, NW Suite 500

Agent Phone: 202 721-1136 Agent Email: aadams@goulstonstors.com DC 20006

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: 2/27/15

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

