



**Woodley Wardman**  
Washington, DC  
53,000 square feet

**Residential**  
**Underground Parking**  
**Planned Unit Development**  
**HPRB**  
**DC BZA**  
**ANC 3C**

Woodley Wardman is a 53,000 SF residential building in the Woodley Park neighborhood of Washington, D.C. located on Connecticut Avenue NW. The building consists of a 7 story tower with one level of below grade parking delicately placed behind 4 historic rowhouses. This site required careful attention to the visibility of the new building from the front of the rowhouses and Connecticut Avenue. Because of the historic designation and the visibility concern, the building required special approval from the Historic Preservation Office, including the four rowhouse facades to be restored. Multiple setbacks in the new portion of the building allowed the large mass of the new building to be minimally visible from Connecticut Avenue. The main setback occurs with a 20 feet wide courtyard directly behind the original townhouses that will provide light and spatial relief between the townhouses and new building. The other setbacks in the massing of the new tower create roof terraces at the 5th, 6th, and 7th floors. The new building is visually divided by bays on the front and rear to create a scale that is close to the original townhouse divisions.