
**HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION**

Landmark/District: **Walter Reed Army Medical Center** (x) Agenda
Address: **1010 Butternut Street/6099 Georgia
Avenue NW**

Meeting Date: **September 28, 2023** (x) Alteration/additions
Case Number: **23-369** (x) Design development

The applicant, Walter Reed MF Partners LLC, lessee, requests the Board's review of design development of a project to convert Building 12 to use as a hardware store, including additions (solarium, elevator shaft, third-story connector) and site work (paving, walks, fencing, planting).

At the August 3 hearing, the Board expressed appreciation for the revisions that had been made, including the removal of some exterior stairs, and for the engagement of a preservation consultant. The Board approved the concept with the conditions that the applicant address issues raised in the staff report and that the project return to the Board for review of design development.

The staff report for that hearing had recommended against creating parking spaces west of the building. These have been removed, but much of the paving of a truncated driveway would remain in that area for turning trucks that are unloading.

The Board had previously asked for more of a landscape buffer at the northeast corner of the parking lot. While not disagreeing that this would be preferable, the staff report had suggested that, as it was already paved, landscaping there would not be an adequate tradeoff for additional paving elsewhere. In any case, that spot is now a handicap parking space.

A fenced area west of the building (best illustrated on page 21) appears to be the relocated outdoor storage and perhaps a corral for carts. While we now get some sense of the fencing itself, it should be further detailed. The rails and pickets should be solid stock, like those of the campus perimeter fence referenced, rather than tubular fencing, which typically has thicker dimensions, U-channel rails, bracket connections and applied or pinched finials.

The design of the flat-roofed solarium has improved, and the applicant has supplied an evaluation of conditions and recommendations for preservation of the building.

At least one of the proposed sign locations is a bit odd, as it draws attention to the elevator shaft, which was intentionally located to be inconspicuous.

Recommendation

Incorporating any Board comments as conditions, HPO would recommend that the Board approve the design development and delegate to staff further.