
**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: **June 22, 2023** (x) Alteration/additions
Case Number: **23-369** (x) Concept

The applicant, Walter Reed MF Partners LLC, lessee, requests the Board’s review of a concept to convert Building 12 to use as a hardware store, including additions and site work.

Building 12 was completed in 1915. It was initially used as nurses’ quarters, later repurposed as junior officers’ quarters and then as the base security offices. It is not the type of building one would generally associate with a hardware store,¹ and putting such a use at the busiest corners on the campus and next to a playground may result in traffic issues, but the proposed work to the building is generally compatible.

Additions

The additions occur at the rear of the main block. A steel and glass solarium would enclose space behind the western end of the main block. It would meet the main block below the second-story windows and avoid the masonry quoins. Some of the rear windows would be converted to doors for access.

An elevator shaft would be tucked in on the opposite side of the rear wing. At the top of the elevator, a glazed passage would connect the attics of the two major pieces of the building. This is the alteration that does the most harm, as it meets and reconstructs the center rear dormer and necessitates demolition of a portion of the rear wing’s attic end wall.

It would be nice if some of the fire escapes could be removed.

Site work

A new leadwalk is planned from 12th Street on the west (see the orange line on the photo below). It would presumably pick up foot traffic from farther north on the campus. Other walks would carry customers to the central connector and the solarium. The existing parking would be retained. Although it is not clear in the proposed site plan (but more legible in the bird’s-eye view from the southwest, page 21), the paving for parking and loading would be expanded west of the building, eating into the prominent side yard and projecting about even with the existing generator enclosure. This is problematic (see the gray box on the photo below). At the very

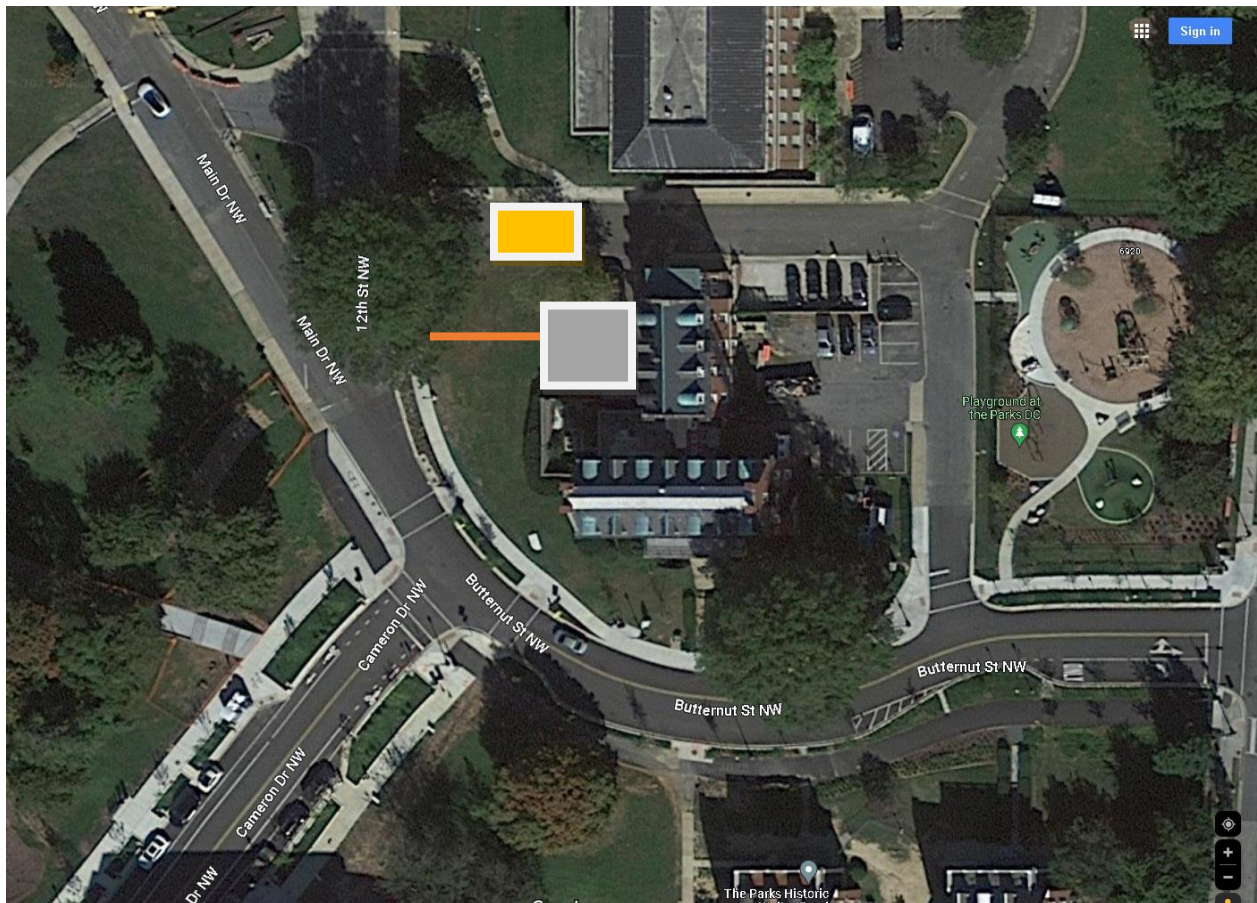
¹ The nearby and newly constructed 1100 Dahlia Street was designed with a number of ground-floor retail or commercial spaces.

least, this would require substantial visual buffering of the paving and cars. The site plan (page 9) suggests a hedge.

The driveway or alley at the rear (north end) of the parcel would also remain, but access from 12th Street would be cut off by the positioning of a fenced corral for such gardening supplies as topsoil and mulch (see the yellow box on the photo below). This would be located even closer to 12th Street than the expanded parking, and HPO questions the compatibility of such a structure in a prominent side yard. The location is just beyond the right of way boundary and entirely forward of the building to the north. This corral is not detailed, but security fencing, whatever its character and material, would likely be much taller than the 42-inch fence that would normally be approved between the building line and street. Although it may be the intention to store carts within the solarium, it may also be necessary to manage and store outside carts that have been pushed to the parking lot or beyond.²

Recommendation

HPO recommends that the Board support the concept as generally compatible, but not support the fenced outdoor storage, because it intrudes into series of green yards along 12th Street. Any additional paving on site must be well screened in a compatible fashion.



² More-detailed interior plans might assist understanding of the use of the building and site.