
**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: **August 3, 2023** (x) Alteration/additions
Case Number: **23-369** (x) Revised concept

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 June hearing, the Board requested the project return with further detail and some revisions. It encouraged the removal of fire escapes and the improvement of the parking lot paving, especially near the northeast corner, where the paving might be reduced and better screened or softened. To that end, the Board requested a better site plan and landscape plan and analysis of potential visual effects. The Board requested more solidity at the glass enclosures and reconsideration of a shed roof at the solarium. The Board also requested a better idea of the circulation to, through and around the building. It requested more detail on the affected exterior elements, their identification and treatment, plus confirmation that the egress analysis and the clearances for the elevator are correct.

Revisions

- The outdoor garden storage corral has been replaced by two parking spaces. There should not be parking located there, for the same reasons as previously stated for the storage pen. The paving is already proposed to expand westward, from a point even with the east side of the generator enclosure to one west of it. The two new parking spaces are nearly in the front yard of the building next door. (For comparison, see the previous site plan on the next page.)
- A bit of landscape now buffers the northeast corner of the parking, but the tradeoff is the two spaces moved to the northwest corner of the property, plus two moved nearer the east side of the rear wing. It is not an advisable tradeoff, even if the spaces have a hedge planted around them.
- A fenced area west of the building appears to be the relocated outdoor storage and perhaps a corral for carts. While we now get some sense of the fencing itself (it is unclear how it is “decorative”), it should be further detailed. The rails and pickets should be solid stock, like those of the perimeter fence referenced, rather than tubular fencing, which typically has U-channel rails, bracket connections and applied or pinched finials.
- Gone is the shed roof from the solarium. Now a nearly flat roof surmounts the storefront system behind slender columns. If that is to be the approach, then it should be worked out



Revised site plan.