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

Landmark/District:	Walter Reed Army Medical Center	(x) Agenda
Address:	1250 Dahlia Street NW	
Meeting Date:	June 1, 2023	(x) New construction
Case Number:	23-320	(x) Concept

The applicant, TPWR Developer LLC, the master developer and ground lessee from property owner the District of Columbia, requests the Board’s review of a concept to erect three-story-and-penthouse 102-unit residential building just north of the west wing of the historic Building 1.

New construction

The brick-faced building shares similarities to “Building L” on 13th Street, approved in concept by the Board a few months ago.

In this zone, buildings are limited to three stories, consistent with the campus master plan and as a way of managing its relationship with the back of Building 1. But as a long building with its main mass at only three stories—and partly sunk into a cross slope—it reads as squat.

The penthouse does not help; occupiable penthouses tend to be of the same height no matter the height of the underlying building. Where one might have expected an attic story to be accommodated in a roof form on a building of this style, the penthouse regulations require a setback. The height of the building also exposes the penthouse to view from many vantage points, so the penthouse itself could use some work, including a higher grade of material than fiber-cement board and more glazing. It might be worth considering some type of a parapet or balustrade atop the third floor, to somewhat obscure views to the penthouse, in Georgian fashion.

There will have to be further development of the details.

Demolition

There is one other issue, raised on page 8 of the presentation. To prepare the site for this building, it would be necessary to demolish a portion of a remnant corridor that once led to an array of barracks-like hospital wards north of Building 1. It is not an insignificant part of the complex, but it has been compromised by the attachment and later demolition of additions, and its further removal does not constitute “demolition in significant part” of Building 1.

Recommendation

HPO recommends that the Board generally support the concept but request revisions to address the issues raised above, the penthouse in particular.