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

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Landmark/District: **Walter Reed Army Medical Center** (x) Consent calendar  
Address: **1280 Dahlia Street NW**

Meeting Date: **September 28, 2023** (x) New construction  
Case Number: **23-320** (x) Design development

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The applicant, TPWR Developer LLC, the master developer and ground lessee from the District of Columbia, requests the Board’s review of design development of a project to erect a three-story-and-penthouse 102-unit residential building just north of the west wing of the historic Building 1. To prepare the site for this building, it is necessary to demolish a portion of a remnant corridor that once led to an array of barracks-like hospital wards north of Building 1. As the Board determined in its hearing, the further removal of this portion of the corridor does not constitute “demolition in significant part” of the sprawling Building 1.

At its June 22 hearing, the Board approved the concept for new construction with the conditions that the parapet entablature and the water table return to the reveals on the ends of the building; that the masonry bands at the base of the building be at consistent heights, with some eliminated; and that, for the sake of texture, the windows should have mullions of decent depth between them. The Board requested that the project return for design development for review of details such as the panels within the pavilions and their depth relative to the piers.

The further revisions appear responsive to the Board’s direction.

**Recommendation**

*HPO recommends that the Board approve the design development and delegate further review to staff.*