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

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Landmark/District: **Walter Reed Army Medical Center Historic District**      (x) Agenda  
Address: **7101 13<sup>th</sup> Street NW<sup>1</sup>**

Meeting Date: **November 3, 2022**      (x) New construction  
Case Number: **22-332**      (x) Revised concept

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The applicant, Toll Brothers Apartment Living, builder and agent for long-term lessee TPWR Developer LLC, requests the Board’s review of a revised concept to construct a five-story apartment building on the east side of 13<sup>th</sup> Street, north of historic Building 1 and backing up to another project the Board reviewed in 2019.

The Board reviewed the project in June and September, most recently recommending that either the two sections of the project be made more distinct, perhaps with a hyphen between, or that the organization of the building take inspiration from the linked pavilions of Walter Reed’s Delano Hall.

The applicant has returned with revisions. The most important one may be the elimination of the hipped-roof mechanical screening from atop the penthouse. This lowers the visibility of the penthouse, letting its projections and recesses break it up into distinct masses on the two sections of the building.

The rowhouse-like organization has been reintroduced to the north end of the project and now wraps around the west side. That helps de-emphasize the squatness of the north end and makes the fenestration more distinct between the two sections of the project.

A heavy masonry base, similar to that at the south end of the project, has been introduced to the north end. The building still has a remarkable amount of areaway and railings at its base.

**Recommendation**

*HPO recommends that the Board approve the concept, if it finds the new construction to be sufficiently compatible with the character of the historic district.*

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<sup>1</sup> No street number had been assigned to project, but this will likely be its address based on the block and orientation.