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

Landmark/District: **Walter Reed Army Medical Center Historic District** (x) Agenda
Meeting Date: **October 29, 2015** (x) Raze
Case Number: **15-513** (x) Additions
Staff Reviewer: **Tim Dennée** (x) New construction
 (x) Alterations
 (x) Concept

According to the narrative included with the application, the applicant, TPWR LLC, a joint venture of Hines-Urban Atlantic-Triden, presents its master plan for the redevelopment of the Walter Reed Army Medical Center historic district and requests that the Board:

- “1) Approve the concept proposal for the configuration of the Master Plan Roadway Network including the removal of two non-contributing stair sections
- 2) Refer demolition of Building 84, Building 31, and Building 38 to the Mayor’s Agent on Historic Preservation

And further, that HPRB expresses support for the Heights and Massing of planned new construction buildings within The Parks at Walter Reed consistent with the Zoning Commission’s July 27, 2015 approval of the Walter Reed Zone, with the understanding that all renderings of planned buildings presented with this application are meant to illustrate height and density only, as buildings have not been designed. This Review is intended only to confirm the density upon which the Master Developer’s agreement to purchase the Walter Reed site is predicated and it is understood that the Applicant will return to HPRB for review of individual building designs.”

This summary is helpful to narrow the focus to specific issues within what is a large and complicated project.¹ Like other large campuses, such as the Armed Forces Retirement Home, Saint Elizabeths East and McMillan Reservoir, the planning for the redevelopment here should be seen as a process of refinement, from the big picture to the MANY particulars.

Application background

The owner of Walter Reed Medical Center (WRAMC) is still the United States Army. While that remains so, any project must proceed with the consent of the Army, and the applicant is technically acting as its agent.

¹ There will be other issues in the future, including parcelization of the campus, removal of portions of the boundary fence and perhaps proposals for internal fences, additions, alterations, etc.

When the majority of the campus is ultimately transferred to the District of Columbia government, it will be administered by the Office of the Deputy Mayor for Planning and Economic Development (DMPED), acting as the Local Redevelopment Agency (LRA) pursuant to the decision of the Defense Base Closure and Realignment Commission (BRAC) and an agreement between the Army and the District. That makes DMPED something of a development partner with the applicant, although the present application is, again, intended in part “to confirm the density upon which the Master Developer’s agreement to purchase the Walter Reed site is predicated,” i.e., intended to help the parties to come to final terms for a long-term lease.

In 2012, the District of Columbia government formulated a small-area plan for the redevelopment of about 60 percent of the WRAMC campus. The remainder was intended to be transferred to the Department of State for the development of foreign missions, but Congress recently permitted the Army to transfer as a “public benefit conveyance” more than thirteen acres of that parcel, including Buildings 3, 52, 53 and 54 to Children’s National Medical Center for a public-health use, including research.

Although the Historic Preservation Review Board has no authority to approve small-area plans, the Board did review the plan in September 2012, in order to familiar it itself with the plans, to call out issues that could be problematic, and to commence a review process that would ultimately result in recommendations in favor of specific projects on the campus. At that time, the campus was not yet subject to the District of Columbia’s historic preservation statute. The Board’s review was summarized in the hearing actions as follows:

The Board members made some preliminary comments, generally favorable, and generally in keeping with the points raised in the staff report [attached]. They expressed particular interest in retaining a feeling of the unity of the installation’s character and identity, and continuity and connectedness within the campus, including the parcel anticipated to be transferred to the Department of State and the northern redevelopment parcel. They also expressed a concern for maintaining views into the property and concern about potential demolition. The Board requested a site tour, after which it may offer further comments.

Since that time, the LRA has selected through a competitive process a master developer, the current applicant. As the application illustrates, the applicant has begun working on a master plan that largely reflects the guidance of the small-area plan.

In April 2014, as a consequence of the Army submitting a historic district nomination to protect the campus in perpetuity, the Board designated WRAMC a historic district.

Last month, a tour of the campus was conducted by members of the Board.

Evaluation

This report will address each of the areas raised by the application: road improvements, demolition, and the size of proposed buildings.

Road improvements

Although the former Army installation saw heavy auto traffic from employees, patients and families, to function as a mixed-use neighborhood it will require some alterations to the present roadways to increase capacity, connectivity and on-street parking, and to improve bicycle and pedestrian access.

Most of the proposed road improvements would simply be extensions and widenings of existing roads or represent the re-establishment of the Highway Plan grid that was superseded by the campus roadway system (see page 18). Most changes would have little impact on historic resources. For instance, 13th Street north of the campus would be extended into the campus and become a boulevard on axis with Building 1, passing through the campus's northern tier in an area that lacks contributing buildings. The same can be said for the new and widened streets near that segment of 13th, color-coded yellowish on page 18 of the submittal.

The widening of **Dahlia Street** will bring paving closer to the rear wing of Building 1, resulting in the demolition of a modern concrete stair. But the original entry stair will remain (see page 24). The proximity does not harm the character of the resource and would be useful to a building that is proposed for a hotel/conference use. But Dahlia is also expected to become the second and most direct east-west route across the campus and needs to be sufficiently commodious.²

The other east-west through route, of course, the historic **Main Drive**, completed during World War I (salmon-colored on the map on page 18).³ As mentioned in the 2012 staff report on the small-area plan,

The most challenging [road widening indicated in that plan] would be changes to Main Drive, especially in front of Building 1. The principal east-west route across the campus, this road dates to the installation's earliest years and includes two roundabouts created largely for memorial purposes (one of these holds the fountain in front of Building 1, and the other, the bust of Walter Reed). If the road were to be widened appreciably, it would either eat into the front yard of Building 1 or into the basin-like great lawn to the south. Either might distort the roundabout, and the latter option would require a retaining wall on the downhill side.

The present plan limits changes to the roundabouts and even does little to expand the cartway. Yet, the right of way would be considerably wider than the cartway itself, to include a parking lane and planting strip in some spots, a pedestrian/bike trail throughout, and a green "parking" strip that is part of the existing front yards of the facing buildings. As the pedestrian/bike trail would pass south side of the roundabout in front of Building 1, it would require regrading to build up where the terrain slopes away to the great lawn and rose garden.

² Dahlia Street was previously expected to be only a bicycle and pedestrian path on the western side of the campus, running between foreign chancery parcels. It now appears that it will be the dividing line between a Department of State foreign missions center and the facilities of the Children's National Medical Center, so it will presumably be used as one means of automobile access to both.

³ The roundabout near the western end of Main Drive is not wholly colored on the map. That is to indicate that the northern portion of the oval falls into the area that would be controlled by the Department of State. Yet, we understand from the State Department that the foreign missions to be located here would also use Main Drive as one approach, and the oval itself would therefore not be physically divided.

The submission package contains a typical section of the eastern end of Main Drive, including plans showing some widening at the entrance from Georgia Avenue (and a new walk across the yard of Building 12), but there is no section through the drive at the south side of the oval, so it is unclear exactly how the regrading would look. Also, as Building 1 is supposed to become a hospitality/conference facility, it is likely that there will be some space needed to drop off and pick up passengers. The protection of the roundabout will remain crucial.

Among the historic roads, perhaps the biggest proposed change from its present alignment is the alteration of **12th Street** between Dahlia Street and Main Drive (in blue on page 18 and shown in more detail on page 26). From its present straight run, it would be widened and incorporate two new curves. The reasons for the curves are two. First, there is a considerable drop in grade from Dahlia Street, and simply ramping up the present road to that level would make it too steep; the northern curve increases the run, ameliorating the slope. The southern curve is used to create a T intersection with Main Drive, to eliminate a more dangerous acute angle and three-way intersection.

As with the Dahlia Street widening, the 12th Street widening would approach a historic building, Building 7 (see page 26), removing some insignificant concrete steps. But the full effects of the road work cannot be evaluated from the materials presented, because the section depicted on page 26 shows only the right of way and not what lies beyond. Building 7 stands on a significantly higher grade than does the east wing of Building 1, so it is not clear at exactly what elevations the edges of the right of way fall. It is not clear if there is to be filling against Building 1, cutting next to Building 7 (and if so, how would the building be accessed?), or both. This piece of the roadway needs more study and likely a site plan showing proposed topographic contours.

Razes

The small-area plan and the present application propose the demolition of three contributing buildings:

- Building 38, south of Dahlia Street. It is a 1922 guardhouse with a second floor added during World War II (and therefore during the period of significance; see pages 31 and 32).
- Buildings 31 and 84 at the south end of the campus, near the Central Heating Plant. Both were constructed for storage; Building 31 is a 1922 oil storage shed, and Building 84 is a 1942 wagon shed (see page 28).

As mentioned in the 2012 staff report,

Demolition of the buildings would be contrary to the purposes of the preservation law and [each] would require the approval of ... [a] project of special merit to replace them. As such demolitions are dependent upon the specifics of the project and will not be likely be proposed in the initial phases of development, the Board and the Mayor's Agent will later have a better opportunity to evaluate the success of the redevelopment and the necessity for such actions.

It seems that the staff report was incorrect to anticipate that raze applications would wait to accompany applications for projects proposed to occupy their sites, although that is certainly the

usual course, for reasons suggested below. At present, no raze permits have been submitted, but the challenge for such demolition is more substantive than procedural.⁴



Building 31



Building 84

⁴ The present application might be taken as a “preliminary” application per 10C DCMR § 302, because there are no direct zoning implications of a raze. But as the property is still owned by the federal government, the District of Columbia has no permitting jurisdiction within the installation. Issuance of permits would await the transfer.

In order to approve the demolition of contributing buildings, the Mayor's Agent must find that failure to issue a raze permit would result in unreasonable economic hardship to an owner or would prevent the construction of a project of special merit. Economic hardship would not apply in this instance,⁵ and it is unclear whether the special-merit project would be the entire campus redevelopment or more specific projects. One of the tests for special-merit projects is that the demolition must be *necessary* in order to carry out such a project.



Building 38

The site plans have changed in some ways from the small-area plan. A new Aspen Street entrance to the campus was previously intended to be opposite 13th Street in the city grid (see page 7) and would have called for demolishing Buildings 31 and 84. That entrance is now proposed to be located farther east, between 13th Street and 13th Place, saving the two buildings from the impacts of the road (see page 18, the lower blue road segment). The present argument is that a widening of Aspen Street to accommodate more on-street parking and a pedestrian/bike trail would require the raze of these two structures, as they stand near the property line (see page 29). It is understood that the Department of Transportation (DDOT) does intend to undertake such road improvements, and the road plan illustrated may be based upon those intentions, but no specific proposal has been received by HPO prior to this application.⁶ Given the uneven topography along the southern edge of the campus, an ideal alignment of such a trail is not obvious, and it may be that a trail could avoid the buildings. Indeed, flipping the locations of the trail and the planting area, at least for a stretch, may well prove an easier project to construct, as a good deal of filling and retaining walls would be required to support the trail, the more so the farther into the campus it is situated.

⁵ Unreasonable economic hardship is defined by the regulations as “Circumstances where failure to issue a permit would amount to a taking of an owner's property without just compensation or, in the case of a low-income owner or owners, as defined in this Chapter, when failure to issue a permit would place an onerous and excessive financial burden upon the owner(s).”

⁶ The proposed location of the easternmost Aspen Street entrance is presumably also the result of consultation with DDOT.

It seems that the location of the planting area is intended to retain trees at the southern edge of the property, some of which are mature and appear healthy, some of which are small, some damaged, some dead. The preservation interest may outweigh the interest of preserving several particular trees immediately adjacent to the buildings, especially when there is the opportunity to plant new trees and perhaps the opportunity to jog the trail around the contributing buildings.

As for the proposed raze of Building 38, the master plan implies that its removal would be to allow for a higher and better use of its site (Building “Q”; see page 30). While that may be so, this sort of argument has not proven itself to be compelling as of special merit, i.e., “a plan of building having significant benefits to the District of Columbia or to the community by virtue of exemplary architecture, specific features of land planning, or social or other benefits having a high priority for community services.” Perhaps demolition could be justified by the demands of the entire campus redevelopment, but no information has been submitted to support such an argument.

Therefore, while the application narrative asks the Board to “refer” the razes to the Mayor’s Agent, it would be in the interest of the applicant, before requesting a Mayor’s Agent hearing, to better develop reasons why such demolition might be necessary.

In any case, the Board should make a finding that the razes are contrary to the purposes of the preservation law, because they would fail to retain and enhance three contributing buildings.

Demolitions

In addition to the outright razes proposed, there is also demolition of portions of Building 1 implied by the depiction of new Buildings “M” and “N” behind it (see page 41).



A portion of the rear of Building 1

The HPO supports the removal of the Building 1 additions—in other words, to go from the existing plan shown on page 23 to that illustrated on page 10—without it being considered demolition “in significant part” of the campus’s first and most important building. The 2012 staff report stated that “As many of these [rear additions to Building 1] are late—often postdating the period of significance—it seems reasonable in order to rationalize the building’s plan, restore light courts, and restore the symmetry of the north side and the prominence of its entrance pavilion.” However, the present submission may not provide enough information about these additions to sufficiently inform a Board action. Therefore, HPO has appended to this report an excerpt of an Army inventory of buildings.

Buildings/additions 1DA, 5 and 92 postdate the historic district’s period of significance. The demolition of Buildings/additions 1G, 1J, 1K and 1L is supportable, despite them being built within the period of significance (and built between 1944 to 1953), because they are not especially character-defining and constitute a small enough portion of the whole that their removal would not constitute demolition of Building 1 in significant part.

New construction

As called for in the small-area plan, the present master plan proposes some new buildings. Again, the applicant requests an expression of the Board’s support for the volume of these buildings as depicted in the master plan, despite acknowledging that the buildings have not been designed and could be different from what is depicted. In their level of detail, the illustrations do not constitute concept applications for new construction. The Board is merely asked for feedback on the apparent heights and footprints.

It should be noted that the computer simulations of the proposed buildings do not provide us with dimensions and generally do not depict penthouses and rooftop mechanical equipment.

1. **Building Z**, southwest corner of the campus, next to historic Building 11 (Delano Hall) (see pages 35-39): The building would be built into a hill near the west entrance onto Main Drive. How much it is sunk into the hill affects its relationship with Building 11 and with its own “front yard,” the margin between the 16th Street boundary of the campus and front (west elevation) of the building. The computer gives an idea how much the building would be sunk into the hill, but it would be helpful to see the west side of the building to understand precisely at what grade the building would be set—whether at the public sidewalk on 16th Street or somewhere higher on the hill. Depending on that starting point, a five-story building with a recessed top story, as shown, may be viable here, despite the fact that the western wing of Building 11 is just two stories on a raised basement. The tops of the buildings need not be at the same elevation; the new building could be higher, especially taking into consideration the taller central pavilion of Building 11. Part of the calculus is the proximity of the two buildings, however; the closer they stand, the more difficult the relationship between the new building and the wing, and the site plan makes it look like the former crowds the latter.⁷ Because of its location, this building really has to be designed with four faces.

⁷ The plans also show an anticipated addition to the rear of the Delano Hall west wing. It is to accommodate a gymnasium for a charter school that is expected to occupy Building 11. We have received no application for that project, however.

2. **Buildings M and N**, to the rear (north) of Building 1 (see pages 40-41 and see the above discussion of demolition of rear additions to Building 1): The buildings are always represented as virtual twins, although the topography is such that they would not have quite the same heights above grade. If each is a high three stories, as shown, the three-story rear pavilion of Building 1 and its prominent pedimented pavilion should be able to stand up to the proposed mass. Yet, care should be taken to modulate the significantly longer facades of the new buildings. Care has to be taken with the proximity of these buildings to the east and west wings of Building 1 and with how the landscape of the spaces between is handled.
3. **Buildings H through J**, facing the 13th Street boulevard north of and on axis with Building 1 (see pages 42 and 43): The mock-up suggests that their heights would be five stories. If this is correct, it seems reasonable, considering that they are more distant from Building 1 than are Buildings M and N and that they represent an improvement, in terms of volume and height, upon the immense noncontributing hospital Building 2 which is to be demolished. Yet, they would stand at a higher grade, and the Board should consider them with regard to the proposed finished topography, which could change somewhat with the creation and connection of new streets.
4. **Building U/V**, southeast corner of the campus (see pages 46-49): Another five-story building, this site would most benefit from having a specific program attached to it, so that the reality of the project, and especially the building's footprint, could be properly evaluated. It is quite close behind the General Officers' Quarters, Buildings 9 and 10. The simulation makes it appear that there is an attempt to step down toward those buildings (see page 47), but the inset site plan seems to put that mass almost immediately behind Building 8. The good thing about the footprint of the building is that it is broken up into north-south pavilions that would face Buildings 8 and 9 end on. Yet, the whole is sprawling and not only close to those historic buildings, but wraps around the contributing fire station, Building 90. Some credit should be given, however, to the forgoing of an additional building in the heavily treed area west of Building 9, depicted by the small-area plan (see page 7).⁸

Recommendation

The HPO recommends that the Board find that razing Buildings 31, 38 and 84 is contrary to the purposes of the preservation law, because demolition would fail to retain and enhance three contributing buildings. It is further recommended that, if the applicant intends to proceed to the Mayor's Agent, the applicant develop specific and especially meritorious plans for the reuse of those building sites.

The HPO recommends that the Board support the proposed road improvements in general, with any final action pending the review of additional information on the proposed regrading between Buildings 1 and 7 and south of the traffic circle in front of Building 1.

⁸ We are not sure that the topography of that site is suited to the creation of a run-off pond there, as shown in the present plan.

The HPO recommends that the Board support the proposed demolition of rear additions to Building 1, namely Buildings/additions 1DA, 1G, 1J, 1K, 1L, 5 and 92.

As for the proposed volumes of new buildings, the HPO recommends that the Board generally support the heights proposed, with the caveat that more information is necessary to be definitive on each, and no concept may be approved without e submission of complete concept applications.

**HISTORIC PRESERVATION REVIEW BOARD
REVIEW OF SMALL-AREA PLAN**

Landmark/District: **Walter Reed Army Medical Center** (x) Agenda
Address: **6900 Georgia Avenue, NW**

Meeting Date: **September 27, 2012**
Staff Reviewer: **Tim Dennee**

The Government of the District of Columbia requests the Board's and the public's comment on a draft small-area plan for the redevelopment of most of the campus of the Walter Reed Army Medical Center. The plan has been released for a 30-day public comment period. Such a plan is not developed to a level of specificity for a Board action on any concept or permit applications that might follow from it. Rather, the purpose of this review is to familiarize the Board with the plan and with the campus itself in order to solicit comments and to anticipate any potential issues for future project reviews.

Copies of the plan have been enclosed for the Board's review, and the entire 143-page text and related documents are available at:

<http://planning.dc.gov/DC/Planning/In+Your+Neighborhood/Wards/Ward+4/Small+Area+Plans+&+Studies/Walter+Reed+Army+Medical+Center+Small+Area+DRAFT+Plan+Released+for+Public+Comment>.

The draft plan consists of background, drawings, broad design principles, and information on transportation, sustainability strategies, etc. The master plan proposes new construction, some demolition of contributing and non-contributing structures, the further opening-up of the campus, landscaping, and the construction and widening of streets and paths. It contemplates a variety of uses for the site, including retail, office, educational/institutional, and residential.

Background

Walter Reed Army Medical Center, consisting of little more than the core of today's Building 1, opened in 1909. It was intended ultimately to combine on a single campus an Army general hospital, the Army Medical School, the Army Medical Museum, and the Surgeon General's Library, in addition to pathology research facilities. The central hospital function grew rapidly with the coming of the World Wars, but it was not until the mid 1950s that most of these functions had been united on the installation. It is this period, 1909 to 1957, that the Army has recommended as the medical center's period of significance.

In accordance with the recommendations of the 2005 Defense Base Closure and Realignment Commission report, Walter Reed Army Medical Center was closed a year ago, with most of its functions moved to Bethesda. The Army made the 110-acre campus available to other federal agencies, of whom only the Department of State responded with an interest in the transfer of

about 43 acres of the west side for redevelopment as foreign chanceries. When not being transferred to another federal agency, military property may be transferred as surplus to a Local Redevelopment Authority (LRA) established by a state and local government. The LRA has the responsibility to design a comprehensive plan for the reuse of the property. The potential impacts of its plan are among the factors considered in the military's National Environmental Policy Act (NEPA) analysis. In this case, the Government of the District of Columbia expressed an interest in taking title to the remaining 67 acres. A reuse plan was approved by City Council and submitted to the Army this spring.

The draft small area plan continues the public process begun for the reuse plan, adding more detail and guidelines for development and setting the groundwork for the further parcelization and zoning of the campus.

The negotiations between the Army and the LRA and the Department of State have not concluded, but in anticipation of the transfer of most of the campus to the District, the Army has conducted a public consultation in accordance with Section 106 of the National Historic Preservation Act. The act requires federal agencies to avoid, minimize and/or mitigate, as feasible, any adverse effects of their undertakings upon historic properties. In this case, the installation has been determined eligible for listing in the National Register of Historic Places, and the adverse effects would include the transfer of much of the property from federal stewardship and the division of the property which is likely to result in effects such as physical barriers across the campus.

In the 106 consultation, the Army has been working on how best to transfer to the LRA and its successors the kind of preservation responsibilities that federal agencies have. The consulting parties have concluded that the simplest approach would be a Programmatic Agreement (PA) that would require the Army to request designation of the eligible historic district, so that it would come under the jurisdiction of the District's historic preservation statute. The historic district nomination would include as contributing resources most of the pre-1958 buildings, a few interior spaces (such as the lobbies of Buildings 1 and 40 and Building 1's Pershing Suite), some landscape features, and potential archaeological resources. Toward this end, the Army would conduct some archaeological investigations and also provide mitigation in the form of interpretive signage. The conclusion of the PA is imminent, and it is expected that the historic district nomination would be before the Board within the next twelve months.

The transfer of a large parcel to another federal agency such as the State Department does not, in itself, constitute an adverse effect, but it is anticipated that State will propose some demolition and alteration of historic buildings, as well as security fencing at the boundary of the two parcels and within theirs. Such adverse effects will be the subject of a separate consultation or consultations. State is presently working on its own master plan to minimize such effects while accommodating the proposed embassy uses.

The Small Area Plan

The draft small area plan calls for a combination of adaptive reuse of existing historic and "non-contributing" buildings, the replacement of several buildings with new construction, and some infill development (see page 4 for an overview map). The biggest change to the present map would be the demolition of Building 2, the huge Heaton Pavilion, which had become the main hospital building. A non-contributing early 1970s structure, it is so large that all of the new

development proposed would not equal its area. The parking garage beneath it would be retained or reconstructed to serve new uses. The removal of Building 2 and the use of its present front lawn for new construction opens up great possibilities for redevelopment.

Planned uses would be mixed, with low-rise (four stories) housing at the north edge of the campus, facing existing residential across Fern Street; larger mixed retail/office and retail/multi-family in the area now occupied by Building 2 and somewhat smaller commercial and mixed-use buildings along the Georgia Avenue frontage. The buildings in the southern portion of the District parcel would largely be adapted to educational, institutional and housing uses, with some infill construction, at the south edge of the campus, at the corners at center. The principal historic landscape—the great lawn and rose garden south of Building 1—would be maintained and become the main passive recreation space for this new neighborhood.

The physical organization of Walter Reed is distinct from some other campuses, such as Saint Elizabeths East Campus, whose small area plan the Board reviewed earlier this year. Whereas the buildings at Saint Elizabeths generally face outward and parallel to the nearest exterior street or boundary, the principal orientation at Walter Reed is set by Building 1's southern orientation and the axes that run through this central building. The other buildings tend to face it, with those along Georgia Avenue oriented inward rather than out of the campus. Historically, this divided the medical center into roughly three areas: the crest of the ridge on which Building 1 and its neighbors sit; the below-the-hill utility and support area; and the land behind (north of) Building 1, which was an expansion area frequently occupied by barracks-like wards, but later by the Armed Forces Institute of Pathology and, ultimately, the huge Building 2. The distinctions between these character areas are perceptible today, and they are reflected in the plan in a similar division of uses and bulk in the east-west "sub-area" bands (see pages 74-117). With the exception of the treatment of major entrances, the installation's growth tended to de-emphasize the importance of the campus in favor of the core.

One of the principal aims of the small area plan is to better connect Walter Reed to the surrounding neighborhoods and to connect points within the campus itself. This will be more of a challenge if the State Department parcel is ultimately fenced off, but it is important to retain and enhance the existing street grid throughout. Some of the interior streets will be extended creating more continuity with the city grid when new perimeter entrances are created (see page 68, for instance). The plan would strengthen the north-south axis through Building 1 by the extension of 13th Street, as a kind of boulevard, from the north boundary to Building 1's north entrance pavilion. It would also strengthen the Georgia Avenue frontage with new construction oriented to the street and punctuated by pivotal green spaces.

Preservation Issues

The following are points that ought to be emphasized in its final text and its implementation. As it is expected that the entire campus will ultimately be designated, the Board can expect that instances of new construction, additions, demolitions, and some alterations will come before it in the future.

Road improvements

Although resulting in significant change to the map of the campus, most of the proposed road improvements would simply be southward and westward expansions of existing roads, mostly with little impact on historic resources. But the precise alignment and width of each will have to be carefully studied in relation to the surrounding buildings and their yards.

The most challenging would be changes to Main Drive, especially in front of Building 1. The principal east-west route across the campus, this road dates to the installation's earliest years and includes two roundabouts created largely for memorial purposes (one of these holds the fountain in front of Building 1, and the other, the bust of Walter Reed). If the road were to be widened appreciably, it would either eat into the front yard of Building 1 or into the basin-like great lawn to the south. Either might distort the roundabout, and the latter option would require a retaining wall on the downhill side.

While the road alignments are generally compatible with the site's character, the specifics of the road widenings will be referred to the Board when developed.

- If there is to be widening anywhere on Main Drive, it should be minimized or avoided altogether near Building 1.
- Similar care should be shown for any new "multi-use" trail through the principal historic landscape, the World War I-era great lawn/rose garden (see page 103).

Demolition

In order to open up the campus to the rest of the city, much of the perimeter fence would be removed from the District-owned parcel. Much of this fencing postdates the period of significance, but many fence panels and piers are considered historic. In the short term, the fence will be retained for security purposes, but when redevelopment of the northern tier of the parcel gets under way, the fence there is likely to be removed completely, for a better relationship of the retail to Georgia Avenue. In contrast, the perimeter fencing on the State Department side—most of which is historic—would be retained as a security barrier for the chanceries.

- While it is reasonable and perhaps necessary to remove much of the east fencing, it is important to retain the gate piers at the major entries to mark the historic boundary of the installation.

The plan also indicates that a number of the rear additions to Building 1 would be removed. As many of these are late—often postdating the period of significance—it seems reasonable in order to rationalize the building's plan, restore light courts, and restore the symmetry of the north side and the prominence of its entrance pavilion. Of course, as the earliest and most important building at Walter Reed, Building 1 deserves the greatest care.

Although it is not highlighted in the text (and they merely disappear from the maps of proposed conditions, as on page 67), the plan proposes the demolition of two contributing buildings so that new buildings can be erected on their sites. These are Building 38, the former guardhouse located to the northeast of Building 1, and Buildings 84 and 31, at the center of the south edge of the campus.

- Demolition of the buildings would be contrary to the purposes of the preservation law and would require the approval of each project of special merit to replace them. As such demolitions are dependent upon the specifics of the project and will not be likely be proposed in the initial phases of development, the Board and the Mayor's Agent will later

have a better opportunity to evaluate the success of the redevelopment and the necessity for such actions.

Additions and rehabilitation

At this point, nothing specific is proposed regarding additions to contributing buildings. Additions to historic buildings will, of course, have to meet the preservation law's compatibility standard. Happily, the initial phase of redevelopment will involve the reuse—and presumably the rehabilitation—of some of the historic buildings in the southern tier of the campus.

New construction

New construction will have to meet the “not incompatible” standard of the preservation law, but where most of it will occur, there is less historic fabric providing a context. The demolition of Building 2 can open up a lot of volume for redevelopment while improving the setting of Building 1. Again, the net square footage of the campus buildings would actually decrease with the demolition of Building 2 but replacement buildings will have to be sufficiently compatible in terms of quality, massing and materials and not encroach or loom over Building 1, especially as seen from the south.

One of the concerns most commonly expressed at the public meetings during the development of the small area plan regarded the size and nature of the buildings proposed for the southeast and southwest corners of the campus—and especially the southwest. Illustrated as blocks at this point, the buildings have the potential to make a positive visual statement or to loom over or encroach upon historic Buildings 8, 9, 90 and 11.

Although the exact site plan is not set, the production of townhouses at the north end of campus will probably be a pretty straightforward proposition. Yet, at a proposed four stories, they could have unfortunate proportions if not carefully designed.

- Under the preservation law, the compatibility of the projects at the southeast and southwest corners of the campus with the campus context would be the most important factor for the Board's consideration, rather than consistency with the streetscapes beyond the campus.
- Similar care must be shown in the design of Buildings M, N, Q, R and S to leave sufficient breathing room around, and to avoid overshadowing, the historic Buildings 1 and 7.
- It should be encouraged that any proposals for four-story townhouses render the top floor as a well-proportioned attic story.

Fences, walls and other barriers and enclosures throughout the campus should be discouraged, to retain

**Army Findings Regarding
Historic Properties Present
Within the Area of Potential Effect
for the
Closure and Transfer
of
Property Out of Federal Control
at
Walter Reed Army Medical Center**

November 3, 2011

MAP 1: WRAMC Eligible Historic District - 1909 to 1956



- 1 Old Hospital
- 1D-A Dumpster Shed
- 2 Heaton Pavilion
- 2A Military Advanced Training Center
- 2 Medical Center Brigade
- 3 Rumbough Garage
- T3 Physical Therapy Annex (Relocatable)
- 4 Patient Visitor Garage (Underground)
- 5 MRI Facility
- 5A Flag Pole
- 6 Borden Pavilion
- 6A Civil War Memorial Tulip Tree
- 7 Medical Administration
- 8 Officers Quarters #2
- 9 Officers Quarters #1
- 10 Medical School Time Capsule
- 11 Delano Hall
- 12 Provost Marshal/ Distinguished Visitor Clinic
- 14 Abrams Hall
- 14A Garden Shelter
- 14B Building 24 Gazebo
- 15 Central Heating Plant
- 15A Electric Switch Station
- 16 DPW Roads and Grounds
- 17 Doss Memorial Hall
- 18 Walter Reed Inn (Vacant)
- 19 Officers Quarters (Vacant)
- 20 Moline House
- 20A Healing Fountain
- 20B Moline Courtyard Gazebo
- 20C Administration Building
- 21 Officers Quarters #7 (Vacant)
- 22 Officers Quarters #8 (Vacant)
- 25 Officers Quarters #11 (Vacant)
- 26 Officers Quarters #12 (Vacant)
- 27 Helicopter Pad
- 28 Physical Fitness Track
- 29 Officers Quarters (Vacant)
- 32 Wagner Sport Center
- 35 Officers Quarters (Vacant)
- 30 Officers Quarters #17 (Vacant)
- 31 Post Library Warehouse
- 32 Wagner Sport Center
- 35 Officers Quarters (Vacant)
- 38 Vaccaro Hall WTB HQ
- 40 Old WRAIR (Vacant)
- 41 Old Red Cross Building
- 44 Pergola
- 45 Band Stand
- 46 Rose Garden Fountain
- 48 Chiller Plant
- 49 Chiller Plant
- 52 Medical Warehouse and Clinic
- 53 AFIP Theater / Conference Center
- 54 AFIP / National Museum of Health & Medicine
- 55 Fisher House 2
- 56 Fisher House 3
- 57 Memorial Chapel
- 60 Hoff Memorial Fountain
- 82 Auto Crafts Center
- 83 DOM
- 84 DPW Roads and Grounds
- 87 Multi Purpose Court
- 88 Fitness Center
- 90 Fire Station Co. 55
- 91 DOM Administration
- 92 Photo Laboratory
- 94 Basketball Court
- 98 Installation Sign - Electronic
- 99 Walter Reed Memorial Perimeter Fence
- 413 Paved Roadways
- 426 Underground Fuel Storage
- 437 Underground Fuel Storage
- 4600 Elder Street Gate House
- 4601 Butternut Gate House
- 4608 16th Street Gate House
- 4609 Alaska Ave. Gate House
- 85 Bus Stop
- GH-1 Temp. Guard Booth Dahlia St.
- GH-2 Temp. Guard Booth Alaska Ave.
- MC Moline Courtyard
- MPV Mail Pavilion
- OW-1 Overwatch Booth Elder St.
- OW-2 Overwatch Booth North Rd.
- OW-3 Overwatch Booth Main Dr.
- PG-1 Playground (Moline Courtyard)
- PG-2 Playground (Fisher House)
- Gate

COMPLETE WRAMC SECTION 106 HISTORIC PROPERTY INVENTORY WITHIN THE AREA OF POTENTIAL EFFECT - 2 8 June 2011

N/A = NOT APPLICABLE

BLDG # STRUCTURE or OBJECT	Historic Name	Use at BRAC Closure	Original Construction Date(s) c = circa add=addition alts=alteration	Areas of Significance Considered	Considered under NRHP Criterion (A,B,C,D)	Within WRAMC District 1909-1956 Period of Significance	Exceptional if less than 50 years of age under Criterion Consideration G.	ELIGIBILITY I = Individual C = Contributes to WRAMC Historic District 1909-56 (LC) = Landscape Component	
9	STRUCTURE 45 (CULTURAL LANDSCAPE)	Band Stand	Band Stand	June 1941	Military , Medicine, Architecture	A, C	YES	N/A	C (LC)
10	STRUCTURE 46 (CULTURAL LANDSCAPE)	Fountain	Fountain	unknown date repair/rebuild of c. 1920	Military , Medicine, Architecture	A, C	YES	N/A	C (LC)
11	OBJECTS and STRUCTURES (CULTURAL LANDSCAPE)	Stairs on east and west sides, rock garden steps and path, Glennan Memorial, Army Nursing School plaque, drinking fountain, walkways, cherry trees, lighting, sunken garden	Stairs on east and west sides, rock garden steps and path, Glennan Memorial, Army Nursing School plaque, drinking fountain.	Varies from c. 1920-1956	Military , Medicine, Landscape Design	A, C	YES	N/A	C (LC)
12	BLDG 1 Includes additions 1A through 1L	Main Hospital , Walter Reed Army General Hospital	administrative	1908-1953	Architecture, Military, Medicine	A,C	YES	N/A	I, C
13	BLDG. 1-A, 1A-1	West Pavilion - Administration Building	administrative	Apr. 1914 1st story; add. Apr. 1928 2 nd story and rear expansion; add.1944 3 rd Floor; add. 1A-1 c.1946 1 st story northeast rear radio broadcasting station	Architecture, Military, Medicine	A,C	YES	N/A	See Building 1
14	BLDG. 1-B, 1B-1	East Pavilion- Administration Building	administrative	May 1915 1 story, add. Apr 1928 2 nd Story, Apr 1944 3 rd Story south, Jan 1946 1 story, Add. 1B-1 Apr 1946 1 story ENC clinic	Architecture, Military, Medicine	A,C	YES	N/A	See Building 1
15	BLDG. 1-C	North Pavilion - Administration Building	administrative	Dec.1914; add. Feb 1930 2 stories Mess; add. Sept. 1934 1 story prep rm.; add. Sept. 1942 2 story; add. May 1945 1 story - 20'x10'x9'	Architecture, Military, Medicine	A,C	YES	N/A	See Building 1
16	BLDG. 1-D	North Wing - Administration Building	administrative	Jan 1928	Architecture, Military, Medicine	A,C	YES	N/A	See Building 1
17	BLDG 1D-A	N/A	compactor shelter	c.1995	Architecture, Military	A,C	NO	NO	Not Individually Eligible Not Contributing to District

COMPLETE WRAMC SECTION 106 HISTORIC PROPERTY INVENTORY WITHIN THE AREA OF POTENTIAL EFFECT -

2 8 June 2011

N/A = NOT APPLICABLE

BLDG # STRUCTURE or OBJECT	Historic Name	Use at BRAC Closure	Original Construction Date(s) c = circa add=addition alts=alteration	Areas of Significance Considered	Considered under NRHP Criterion (A,B,C,D)	Within WRAMC District 1909-1956 Period of Significance	Exceptional if less than 50 years of age under Criterion Consideration G.	ELIGIBILITY I = Individual C = Contributes to WRAMC Historic District 1909-56 (LC) = Landscape Component	
18	BLDG. 1-E	West Wing	administrative	Apr 1928; c.1935 porches enclosed	Architecture, Military, Medicine	A,C	YES	N/A	See Building 1
19	BLDG. 1-F	East Wing	administrative	Apr 1928; add/alt c.1946 3 rd Floor south remodel for Ward 8 VIP Suite, elevator, and south wing's north porch addition	Architecture, Military, Medicine	A,C	YES	N/A	See Building 1
20	BLDG. 1-G	Central Supply, Orthopedic Shop, Sterilizing	administrative	29 Mar 1944	Architecture, Military, Medicine	A,C	YES	N/A	See Building 1
21	BLDG. 1-J	Admissions Office	administrative	Apr 1946	Architecture, Military, Medicine	A,C	YES	N/A	See Building 1
22	BLDG. 1-K	Admissions Office	administrative	1953	Architecture, Military, Medicine	A,C	YES	N/A	See Building 1
23	BLDG. 1-L	Cardio-Vascular & Physical Medicine Clinics	administrative	9 Jul 1953	Architecture, Military, Medicine	A,C	YES	N/A	See Building 1
24	BLDG 2	Heaton Pavilion	hospital	26 Sep 1977	Architecture, Military Medicine	A, C	NO	NO	Not Individually Eligible Not Contributing to District
25	BLDG 2A	Military Advanced Training Center	hospital	13 Sep 2007	Military, Medicine	A, C	NO	NO	Not Individually Eligible Not Contributing to District
26	BLDG 3	Rumbaugh Garage	staff parking garage	1 Jun 1993	Architecture, Military	A, C	NO	NO	Not Individually Eligible Not Contributing to District
27	BLDG 4	Hospital Garage	hospital parking garage	1977	Architecture, Military	A,C	NO	NO	Not Individually Eligible Not Contributing to District
28	BLDG 5	MRI Facility	magnetic resonance imaging facility	1992	Architecture, Military, Medicine	A, C	NO	NO	See Building 1. Is not a character-defining feature of the building in terms of the District.
29	STRUCTURE 5A	Flag Pole	Flag Pole	1977	Architecture, Military	A, C	NO	NO	Not Individually Eligible Not Contributing to District
30	BLDG 6	Borden Pavilion	behavioral science clinic	1997	Architecture, Military, Medicine	A, C	NO	NO	Not Individually Eligible Not Contributing to District
31	BLDG 7	Barracks	administrative & laboratory	Mar 1910 barracks; alt 1927 kitch/mess; alt May 1950 outpatient clinic; alt 1952; alt 1960; alt 2000 lab renovation	Architecture, Military	A,C	YES	N/A	I, C



Building 1

Historic Name/Current Use: Main Hospital, Walter Reed General Hospital (administrative building)

Construction Date(s): December 1908

Category: Building

Areas of Significance Considered: Architecture, Military, Medicine

Significance: Is within the 1909-1956 WRAMC Historic District period of significance. Is significant within military and medical areas under Criterion A as the general military hospital and cornerstone of the US Army's first medical center. Is a representative example of Georgian Revival period style in the post overall master plan under Criterion C.

**BUILDING 1 CHARACTER DEFINING INTERIOR FEATURES
1ST FLOOR RECEPTION HALL**



View east



View north from Vestibule



View west



View west to Corridor



View south to Vestibule



Building1 Additions A & A-1

Historic Name/Current Use: West Pavilion, Administration Building

Construction Date(s): April 1914 1st story 1A; add. April 1928 2nd story and rear expansion; add. April 1944 3rd Floor south; add. Jan. 1946 1st story north; add. April 1946 northeast rear radio broadcasting station 1A-1.

Category: Building

Areas of Significance Considered: Architecture, Military, Medicine

Significance: Is within the 1909-1956 WRAMC Historic District period of significance. Has military and medical area significance under Criterion A as an expansion of the military general hospital. The addition is well integrated into the Georgian Revival post and landscaped master plan.

Additional Information: The original hip roofed single story pavilion was a 16 bed patient ward with basement recreation room.



Building 1 Additions B & B-1

Historic Name/Current Use: East Pavilion- Administration Building

Construction Date(s): May 1915 1 story; add. Apr 1928 2nd story; Apr 1944 3rd story south; Jan 1946 1 story; Apr 1946 1 story clinic

Category: Building

Areas of Significance Considered: Architecture, Military, Medicine

Significance: Is within the 1909-1956 WRAMC Historic District period of significance. Has military and medical area significance under Criterion A as an expansion a military general hospital. Is a representative example of Georgian Revival period style in the post overall master plan under Criterion C.

Additional Information: The original hip roofed single story pavilion was used as patient ward with basement insane patient rooms and cook quarters. The 1944 third story southern addition was a special private patient suite originally with central open porch bay, later enclosed. Notable patients included General John Pershing between 1944 and his death in 1948. This suite, “The Pent House”, later became known as the Pershing Suite. It contains some original interiors, fixtures and furnishings and houses the Walter Reed Society.

**BUILDING 1-B CHARACTER DEFINING INTERIOR FEATURES
3RD FLOOR PERSHING SUITE**



Living Room



Living Room view to Vestibule



Corridor entry



Living Room



Vestibule view to Bedroom



Living Room



Bathroom



Building 1 Addition C

Historic Name/Current Use: North Pavilion, Administration Building

Construction Date(s): Dec.1914; add. Feb 1930 2 stories Mess; add. Sept. 1934 1 story prep rm.; add. Sept. 1942 2 story; add. May 1945 1 story -20'x10'x9'

Category: Building

Areas of Significance Considered: Architecture, Military, Medicine

Significance: Is within the 1909-1956 WRAMC Historic District period of significance. Has military and medical area significance as an expansion of the military general hospital. Is a representative example of Georgian Revival period style well integrated into the Georgian Revival post campus.

Additional Information: The original pavilion was used as mess (dining hall) with basement level kitchen and upper level patient wards. Subsequently the wing housed various clinics, and presently houses command suite, legal offices, and tumor registry.



Building 1 Addition D

Historic Name/Current Use: North Wing -Administration Building

Construction Date(s): January 1928

Category: Building

Areas of Significance Considered: Architecture, Military, Medicine

Significance: Is within the 1909-1956 WRAMC Historic District period of significance. Has military and medical area significance under Criterion A as an expansion to the general hospital. Architecturally significant under Criterion C as a well integrated Georgian Revival addition into the Georgian Revival post campus and existing building.

Additional Information: Significant interiors include the grand north lobby vestibule with its flanking spiral stairs; the Palladian windowed wood paneled library (originally a mess hall); tall ceiling commons space, secondary grand stairway, and period details and materials. The original basement kitchen is now Directorate of Public Works shops, the original first floor mess hall is now the post library, and upper floors which once housed patient wards are now administrative functions.

**BUILDING 1- D CHARACTER DEFINING INTERIOR FEATURES
ENTRY LOBBY & PUBLIC STAIRS**



First floor vestibule west stair



First floor vestibule with mirrored spiral stairs . View to the east.



First floor Vestibule view North



Secondary stair tower



Building 1 Addition E

Historic Name/Current Use: West Wing (administration building)

Construction Date(s): April 1928; c.1935 porches enclosed

Category: Building

Areas of Significance Considered: Architecture, Military, Medicine

Significance: Is within the 1909-1956 WRAMC Historic District period of significance and has military, medical area, and architectural significance under Criterion A and C as an expansion of the military general hospital. The addition is well integrated into the Georgian Revival post master plan.

Additional Information: This wing was originally an emergency receiving point with upper level patient wards and currently houses administrative offices, US post office, PX, barber shop, and fast food restaurant.



Building 1 Addition F

Name/Current Use: East Wing (administration building)

Construction Date(s): April 1928; c.1946 3rd Floor south Ward 8 VIP Suite, elevator, and south wing north porch addition.

Category: Building

Areas of Significance Considered: Architecture, Military, Medicine

Significance: Is within the 1909-1956 WRAMC Historic District period of significance. Has military and medical significance under Criterion A as an expansion of the military general hospital. The addition is well integrated into the Georgian Revival post master plan and is significant under Criterion C.

Additional Information: The 3rd floor south wing Ward 8 was renovated and included a Presidential Suite used for VIPs including Dwight Eisenhower. The ground level north wing Ward 1 was known as the “Snake Pit” and served many notable soldiers from the Vietnam war era as they recovered from severe injuries and loss.

**BUILDING 1-F CHARACTER DEFINING INTERIOR FEATURES
3RD FLOOR EISENHOWER SUITE**



Presidential Suite Bedroom
(WRAMC Public Affairs Office historic photo)



Presidential Suite Sitting Room now Eisenhower
Conference Center (WRAMC Public Affairs Office historic photo)



Study



Corridor



Bathroom



Building 1 Addition G

Historic Name/Current Use: Central Supply, Orthopedic Shop, Central Sterilizing (administration building)

Construction Date(s): 29 March 1944

Category: Building

Areas of Significance Considered: Architecture, Military, Medicine

Significance: Is within the 1909-1956 WRAMC Historic District period of significance. Is significant under Criterion A in the military and medicine area as an addition to the general hospital.



Bldg 1-G

Bldg 1-J

Bldg1B

Building 1 Addition J

Historic Name/Current Use: Admissions Office (administrative building)

Construction Date(s): April 1946

Category: Building

Areas of Significance Considered: Architecture, Military, Medicine

Significance: Is within the 1909-1956 WRAMC Historic District period of significance. Is significant under Criterion A in the military and medicine area as an addition to the general hospital.



Building 1 Addition K

Historic Name/Current Use: Admissions Offices (Administration Building)

Construction Date(s): 1953

Category: Building

Areas of Significance Considered: Architecture, Military, Medicine

Significance: Is within the 1909-1956 WRAMC Historic District period of significance. Is significant under Criterion A in the military and medicine area as an addition to the general hospital.



Building 1 Addition L

Historic Name/Current Use: Physical Medicine, Cardio-Vascular Clinics (Administration Building)

Construction Date(s): 9 July 1953

Category: Building

Areas of Significance Considered: Architecture, Military, Medicine

Significance: Is within the 1909-1956 WRAMC Historic District period of significance. Is significant under Criterion A in the military and medicine area as an addition to the general hospital.



Building 1 Addition 5

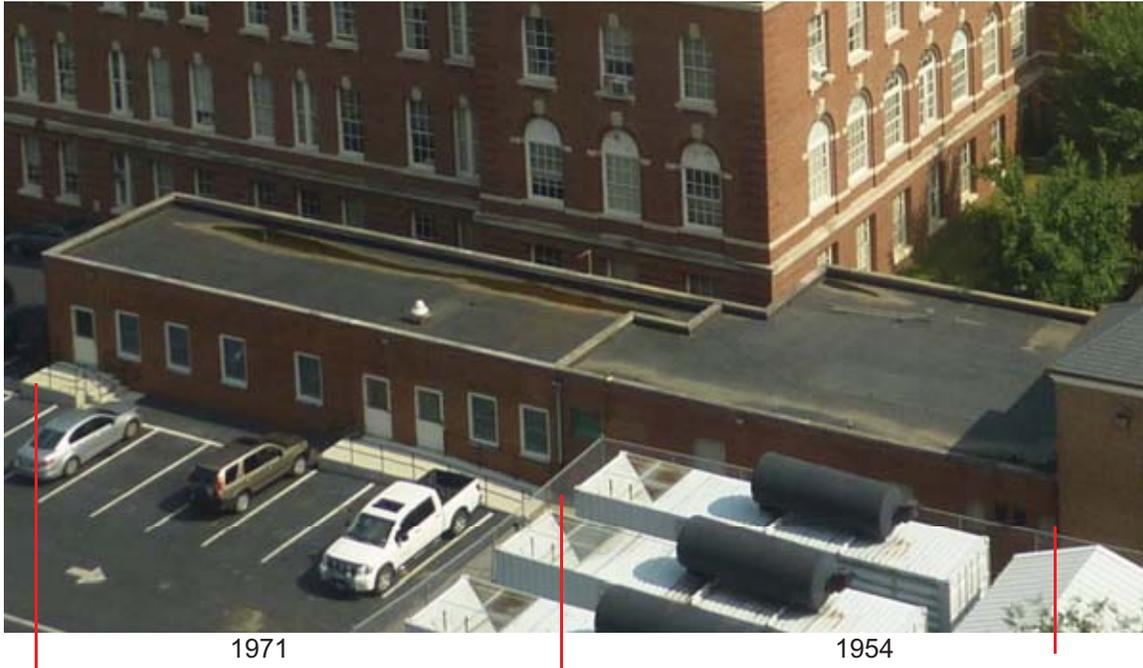
Historic Name/Current Use: MRI Facility (magnetic resonance imaging facility)

Construction Date(s): 1992

Category: Building

Areas of Significance Considered: Architecture, Military, Medicine

Significance: Associated with WRAMC but outside the 1909-1956 WRAMC Historic District period of significance. Not exceptional as a work of architecture less than 50 years of age. Its building design is not a character defining feature of Building 1.



Building 1 Addition 92

Historic Name/Current Use: Isotope Laboratory (Photo Shop)

Construction Date(s): Oct.1954 isotope lab; add. c.1971 blood lab; alt.1984 to photo lab

Category: Building

Areas of Significance Considered: Architecture, Military, Medicine

Significance: Is within 1909-1956 WRAMC Historic District period of significance. 1954 building is significant under Criterion A in the military and health/medicine area as mission support building and clinic but overall is not significant due integrity loss from major addition outside of the period of significance. Its building design is not a character defining feature of Building 1.



Property: Structure 1D-A

Historic Name/Current Use: Compacter Shelter

Construction Date(s): c.1995

Category: Structure

Areas of Significance Considered: Architecture, Military

Significance: Associated with WRAMC but outside the 1909-1956 WRAMC Historic District period of significance. Not exceptional as a work of architecture less than 50 years of age. The structure is not physically attached to Building 1 and therefore is not considered an addition.

Eligibility Determination: Does not contribute to the WRAMC Historic District and is not individually eligible for its associations or its architectural values.