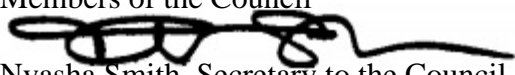


**COUNCIL OF THE DISTRICT OF COLUMBIA**  
**1350 Pennsylvania Avenue, N.W.**  
**Washington D.C. 20004**

Memorandum

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To : Members of the Council

From :   
Nyasha Smith, Secretary to the Council

Date : April 18, 2018

Subject : Referral of Proposed Legislation

Notice is given that the attached proposed legislation was introduced in the Office of the Secretary on Tuesday, April 17, 2018. Copies are available in Room 10, the Legislative Services Division.

TITLE: "Historic Preservation Review Board Gretchen Pfaehler Confirmation Resolution of 2018", PR22-0837

INTRODUCED BY: Chairman Mendelson at the request of the Mayor

The Chairman is referring this legislation to the Committee of the Whole. This resolution will be deemed disapproved on Monday, October 1, 2018 without Council action.

Attachment

cc: General Counsel  
Budget Director  
Legislative Services



2018 APR 17 PM 1:30  
OFFICE OF THE  
SECRETARY

MURIEL BOWSER

MAYOR  
APR 17 2018

The Honorable Phil Mendelson  
Chairman  
Council of the District of Columbia  
John A. Wilson Building  
1350 Pennsylvania Avenue, N.W., Suite 504  
Washington, DC 20004

Dear Chairman Mendelson:

In accordance with section 2 of the Confirmation Act of 1978, effective March 3, 1979 (D.C. Law 2-142; D.C. Official Code § 1-523.01) and pursuant to Mayor's Order 83-119, dated May 6, 1983, and section 4 of the Historic Landmark and Historic Protection Act of 1978, effective March 3, 1979 (D.C. Law 2-144; D.C. Official Code § 6-1103), I am pleased to nominate the following person for reappointment:

Ms. Gretchen Pfahler  
709 E Street NE  
Washington, D.C. 20002  
(Ward 6)

as an architectural historian member of the Historic Preservation Review Board, for a term to end July 21, 2021.

Enclosed you will find biographical information detailing Ms. Pfahler's experience, together with a proposed resolution to assist the Council during the confirmation process.

I would appreciate the Council's earliest consideration of this nomination for confirmation. Please do not hesitate to contact me, or Steven Walker, Director, Mayor's Office of Talent and Appointments, should the Council require additional information.

Sincerely,

A handwritten signature in black ink that reads "Muriel Bowser".  
Muriel Bowser



Chairman Phil Mendelson  
at the request of the Mayor

A PROPOSED RESOLUTION

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

Chairman Phil Mendelson, at the request of the Mayor, introduced the following resolution  
which was referred to the Committee on \_\_\_\_\_.

To confirm the reappointment of Ms. Gretchen Pfaehler to the Historic Preservation Review Board.

RESOLVED, BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this resolution may be cited as the "Historic Preservation Review Board Gretchen Pfaehler Confirmation Resolution of 2018".

Sec. 2. The Council of the District of Columbia confirms the reappointment of:

Ms. Gretchen Pfaehler  
709 E Street NE  
Washington, D.C. 20002  
(Ward 6)

as an architectural historian member of the Historic Preservation Review Board, established by Mayor's Order 83-119, issued May 6, 1983 (30 DCR 3031) in accordance with section 4 of the Historic Landmark and Historic District Protection Act of 1978, effective March 3, 1979 (D.C. Law 2-144; D.C. Official Code § 6-1103), for a term to end July 21, 2021.

Sec. 3. The Council of the District of Columbia shall transmit a copy of this resolution, upon its adoption, to the nominee and to the Office of the Mayor.

Sec. 4. This resolution shall take effect immediately.

# GRETCHEN K PFAEHLER, AIA

## PRESERVATION ARCHITECT

Ms. Pfaehler has over two decades of experience in the preservation, restoration, and renovation of historic buildings and landscapes across the United States. She is knowledgeable on the issues of preservation project delivery methods, technical building documentation and assessments, building material treatments, preservation laws, review processes and regulations applied to historic preservation projects. She is experienced with review, approvals and documentation with many federal state regulatory and review commissions, including the National Capitol Planning Commission, the Commission of Fine Arts and the DC SHPO.

Ms. Pfaehler has extensive experience leading planning and design teams for government, cultural and academic projects. Her experience with existing buildings provides a solid understanding of the requirements for determination of significant building elements and developing design solutions integrating new uses that maintain the historic character of the building. Her professional qualifications with a degree in Architecture and more than 20 years of working on historic preservations projects in the US- greatly exceed the minimum requirements of the Secretary of the Interior Standards and Guidelines' Professional Qualifications Standards for Architecture and Historic Architecture.

### RECENT PROJECTS

**Franklin School Renovation, Museum of Language Arts, Washington, DC:** Preservation Architect for the renovation of the historic 1869 Franklin School, to create Washington DC's first Museum of Language Arts. The building will cover approximately 56,600 GSF and will be comprised of four levels and a partial mezzanine of renovated historic structure, and a new 7,200 SF alley enclosure addition that will include a partial grade level, and one above-grade level. The building will include an open patio, galleries, exhibits, classrooms, auditorium, restaurant, café, retail shop, administrative spaces, and a rooftop terrace.

**Washington DC Metropolitan Police Memorial and Museum Master Plan and Design, Washington, DC** Project Manager & Preservation Architect for the master planning, design, and restoration of the MPDCM&M. This project includes the comprehensive assessment to renovate or replace the existing Police Memorial fountain; designing, building, installing, and maintenance of an iconic police Memorial Wall; and a sculpture design.

**US Diplomacy Center & Museum, Washington, DC** Preservation Architect. BBB's design for the US Diplomacy Center features engaging exhibits that facilitate public understanding of the critical role American diplomacy has played in shaping our nation and the world.

**Washington Monument Visitor Center, Washington, DC** Project Manager & Preservation Architect for the new Visitor Security Screening project that will improve the security and visitor flow at the Washington Monument in a manner that preserves the character and visitor experience of the Washington Monument and Grounds.

**The Long Bridge, Washington, DC & Arlington, VA** Preservation Specialist/Architect. The Long Bridge, constructed in 1904, is a two-track rail bridge located within the Washington Monumental Core, extends approximately 3.2 miles from Arlington, VA to Washington, DC. The Study Area includes federal park land managed by the National Park Service; historic and cultural properties; the Potomac River; offices, hotels, and apartment buildings; transportation facilities (VRE Crystal City Station, VRE L'Enfant Station, Long Bridge, Metrorail right of way and bridge, eleven other railroad

### EMPLOYMENT HISTORY

7.2015 – Present

**Beyer Blinder Belle**  
Partner

2.2011 – 7.2015

**Michael Baker International**  
Assistant Vice President, Director of Preservation, and Alexandria Office Architecture Lead

11.2005 - 2.2011

**EwingCole**  
Principal, Director of Preservation, and Managing Principal DC Office

11.2002 - 8.2005

**Hillier**  
Preservation Architect

6.1998 - 10.2000

**Quinn Evans**  
Preservation Architect

9.1991 - 6.1998 and 10.2000 – 11.2002

**Kahler Slater**  
Intern Architect and Project Manager

### EDUCATION

BS, 1991, Architecture, University of Wisconsin-Milwaukee

**Certificate of Architecture**, 1991, Ecole Spéciale d'Architecture, Paris France

**Political Science and Art History**, University of Wisconsin- Madison

### REGISTRATIONS AND CLEARANCES

**Registered Architect:** WI

Clearances available upon request

### AFFILIATIONS

Chairperson, Historic Preservation Review Board of the District of Columbia

President, Association for Preservation Technology International

Member, American Institute of Architects

Associate Member, American Institute for Conservation of Historic & Artistic Works

Member, National Trust for Historical Preservation

Member, American Association for State and Local History

bridges, and four roadway bridges); and numerous pedestrian and bicycle trails. The project consists of potential improvements to the bridge and related railroad infrastructure. In 2016, FRA awarded DDOT a Transportation Investment Generating Economic Recovery (TIGER) grant for Phase III, which includes preparation of the EIS. Concepts that pass through preliminary concepts screening (Phase II) will undergo detailed engineering and environmental screening to identify alternatives to be analyzed in the EIS. Upon FRA approval, the Phase III Study will include preparation of a Draft EIS and Section 4(f) Evaluation that will analyze alternatives, including the No-Action Alternative and identify a Preferred Alternative. Phase III will include a Public Hearing and comment period, followed by the issuance of a Final EIS, addressing issues presented at the public hearing, and Record of Decision (ROD).

**Carnegie Library Renovation, Washington, DC.** Preservation Architect. Providing preservation architecture services for the renovation of the existing 3-story Carnegie Library into a retail and education facility. The project encompasses solutions for the historic preservation / adaptive reuse of portions of the building to accommodate retail.

**National Park Service, NCR, Carter G. Woodson Home, Washington, DC** Preservation Architect. BBB collaborated closely with a team of consultants to provide construction documentation for the restoration of the Historic Cater G. Woodson Home, a National Historical Landmark in downtown Washington, DC. Design criteria included compliance with the Secretary of the Interior's Standards for restoration and the US Green Building Council's LEED requirements for a silver rating. Work includes the careful salvage and millwork to restore the historic home to the Period of Significance as identified in the Historic Structure Report.

**National Park Service, NCR, Hains Point District 1 Headquarters Design, Washington, DC** QA/QC. BBB is working with the NPS and the USPP to implement the Master Plan by providing full design services for a new D-1 Headquarters building at Hains Point. D-1 current operations are located in a 1910 historic bathhouse that is prone to flooding. The USPP D-1 mission demands a unique mixture of spaces within the facility, which include administrative offices, holding cells, secure spaces, and CCTV monitoring capabilities. There are five major access/exit points to the building, not including emergency exits, to be coordinated with flexibility addressing security and potential flooding conditions. BBB submissions were completed pursuant to the DSC Workflow and incorporated universal design and sustainable strategies for achievement of a minimum of LEED Silver although formal LEED certification through USGBC is not required. BBB secured all final approvals from NCPD and CFA and is currently engaged in Title III Construction Administration services toward project completion.

**National Park Service, NCR, Mall Wide Perimeter Security Master Plan, Washington, DC** Preservation Architect for a new security master plan and design for the National Mall. BBB managed and coordinated the work of all consultants and coordinated with the Smithsonian Institution and their consultants/vendors.

**Washington Union Station Redevelopment Master Plan, Washington, DC** Historic Preservation Architect for the master plan which includes construction of a new concourse facility, expansion of rail platforms, and improvements to transportation and parking facilities, as well as better pedestrian connections to the surrounding community. The master plan will expand and modernize Washington Union Station as the National Capitol Region's principal intermodal transportation hub. Challenges that will be addressed include creating a positive customer experience, supporting current and future rail service and operational needs, facilitating intermodal travel, sustaining its economic viability and continued preservation, supporting existing and future land use and air rights development, and enhancing integration with the adjacent neighborhoods.

**Old Post Office Redevelopment, Washington DC** Preservation Architect for the design of the historic Old Post Office Building renovation in Washington DC from an office building into a luxury

#### **LANGUAGES**

Proficient: English  
Fluent: French, Spanish, and German

#### **TEACHING AND TECHNICAL REVIEWS**

University of Maryland, Guest Lecturer, Preservation Practice, and Management Studio  
University of Maryland, Guest Lecturer, Preservation Planning Studio  
University of Wisconsin-Milwaukee, Lecturer, School of Architecture and Urban Planning Preservation and Material Technology Studio  
Eastern Michigan University Preservation Technology Course, Lecturer  
Museum and Library Grant Reviewer, Institute of Museum and Library Science

#### **PUBLICATIONS AND PRESENTATIONS**

R2 Zoning Code Revisions Recommendations for Compatibility with Historic Districts and Buildings, City of Madison Zoning Code 1998  
"Demolish or Renovate? Embodied Energy Measurements Can Help You Decide", Buildings Magazine October 2008  
"Assessing Buildings for Reuse: Understanding Historic, Economic, and Environmental Value", University of Maryland Real Estate Journal 2008  
"Embodied Energy: Everything Old is Re-New Again", Society of Military Engineers 2007  
"Villa Louis Restoration," Wisconsin Society of Architects  
"Restoration of the Wisconsin State Capitol Rotunda," Wisconsin Society of Architects  
Revisions to the City of Madison Zoning Code and Preservation Standards 2002  
"Preservation Standards for Historic Districts in Madison Wisconsin" 2002  
Presenter, "What's New in What We Know about the Smithsonian Arts & Industries Building", The Latrobe Chapter of the Society of Architectural Historians Panel Discussion, 2009.  
Presenter, Capitol Hill Restoration Society's June Preservation Café, "Restoration of the Market Master's Office on Eastern Market's second floor." June 2008

hotel and Ballroom. BBB is the Design Architect working in collaboration with the developer and the General Services Administration to transform this National Historic Landmark for new use while preserving its grandeur and significance. BBB is responsible for the regulatory design approvals with Section 106 of the National Historic Preservation Act, NCPC, CFA, DCSHPO, and ACHP for all aspects of the design.

**National Gallery of Art, Washington DC** Historic Preservation Architect for one of the largest space planning and swing space studies in recent NGA history, in order to implement their ongoing renovation and master planning initiatives. BBB is one of only two firms selected for the 5-year term contract for the design and support of projects related to all professional architect and engineering design services to support the Administrators office of Architecture and Engineering in gallery, building exterior, landscape and all museum support facilities and functions.

**Architect of the Capitol, Indefinite Quantities Contracts, Washington DC** Project Manager & Preservation Architect for two sequential 10-year, \$20 million fee capacity for a broad range of project scope and construction cost. The Architect of the Capitol is responsible to the United States Congress for the maintenance, operation, development, and preservation of the United States Capitol Complex.

**US Supreme Court Renovation, Washington, DC** Principal & Preservation Architect. The project scope included providing a design review and quality assurance for the restoration and cleaning of Cass Gilbert's U.S. Supreme Court Building. Much of the exterior marble on this building was damaged and eroding from pollution.

**Cannon House Office Building Renovation, Washington, DC** Principal & Preservation Architect. Design and preservation support to a constructor team for a \$550 million renovation of the 1908 Beaux Arts building.

**US Capitol Power Plant Biofuel Tank Study and Interior Restoration, Washington, DC** Survey, research and documentation to replace the 200,000 gallon fuel tank with a system to improve the energy efficiency of the US Capitol Power Plant.

**Library of Congress, Thomas Jefferson Building, Whittall Pavilion Facade Restoration, Washington, DC** Preservation Designer and Lead Architect. The scope included survey and development of repair and cleaning solutions for brick and limestone including the restoration of a bronze statue and fountain integrated into this facade.

**Library of Congress, Thomas Jefferson Building, Reading Room Stained Glass Window Restoration, Washington, DC** The windows required maintenance after sixty years of service as the daylighting and decorative element in the iconic main reading room. The scope included survey and development of repair and cleaning solutions for the restoration the interior decorative windows, the exterior storm windows, the design of two new state seals to be integrated into the windows and preparation of a sequence of restoration as a part of the contract document development.

**Smithsonian Institution Arts & Industries Building Historic Structure Report, Washington, DC** Preservation Architect for the Historic Structure Report (HSR) for the Arts & Industries Building. Identified, compiled, organized, and interpreted previously produced research, and to develop new research and a current conditions assessment. The document included an evaluation and statement of significance to assist the Smithsonian in identifying preservation objectives and guidelines for future building preservation, maintenance, and revitalization.

**Smithsonian Institution, National Zoological Park Indian Elephant House and Habitat Renovation, Washington, DC** Preservation Designer and Lead Architect for the institution-wide

renewal program. The phased project features the renovation of the existing Edwin H. Clark 1939 Pachyderm Building, a new barn addition, and an expansive elephant habitat and trek environment.

**Smithsonian Institution Environmental Research Center (SERC) Masterplan, Edgewater, MD** Preservation Architect on the multi-million dollar renovation of the SERC, a world renowned environmental center supporting the work of resident and visiting scientists and scholars. The 300 acre campus has historic structures and sites scattered throughout the open wooded waterfront area.

**Smithsonian Institution National Museum of American History, Washington, DC** Preservation Architect as part of the overall renewal of the National Museum of American History (NMAH) on the National Mall. Primary exhibition experiences include three curatorial groups: Science and Medicine, American Political History, and Music, Entertainment & Sports whose exhibits will be focused on connecting to the core "civic plaza" experiences. All renovations used the preservation plan prepared as starting point from which the building will continue its viability as a museum.

**The National Trust for Historic Preservation, Lincoln Cottage, Washington DC.** Project Manager for the master plan for the museum and visitor center renovation and the exterior restoration of the Lincoln cottage. Lincoln Cottage is located on the campus of the United States Soldiers' and Airmen's Home in Washington DC. The scope of the exterior renovation included stucco analysis, replacement, window, wood trim, and masonry repairs.

**The National Trust for Historic Preservation, Decatur House, Washington DC.** Project Manager for the museum renovation and preservation Decatur House, located on Lafayette Square across from the White House, is last residence that Latrobe designed before his death in 1820 and is one of only three of his domestic buildings that still survives.

**Eastern Market, Master's Office Renovation, Washington, DC.** Built in 1873, the Eastern Market was the first of a network of public markets owned by the city. The proposed scope of this project includes the programming of the Market's Master's Office. *This project was awarded the 2010 National Preservation Honor Award by the National Trust for Historic Preservation and the 2010 Public Projects Award by the District of Columbia Awards for Excellence in Historic Preservation*

**Architect of the Capitol, US Supreme Court Exterior Façade Cleaning and Restoration, Washington, DC.** The project scope included providing a design review and quality assurance for the restoration and cleaning of Cass Gilbert's US Supreme Court Building.

**PIDC, Building Assessment and Adaptive Reuse Study, 4601 Market Street, Philadelphia, PA.** Building assessment and adaptive reuse study for the former Provident Mutual Life Insurance Company building complex. Preservation Architect to prepare documentation and coordinate with State Historic Preservation Office and National Park Service to request preservation tax credits and National Register listing. The scope of work included concrete repairs, window restoration and replacements. Now owned by the Philadelphia Industrial Development Corporation (PIDC), the site features a 325,000-sf Classical Revival, Cast stone and limestone clad, concrete and steel structure designed by Cram & Ferguson and built in 1926 and two other support buildings from the same period. The project created a unique opportunity to balance heritage with design integrity, utilizing sustainable strategies to improve building performance and lower operational costs. The recommendations complied with the Secretary of Interior Standards for Treatment of Historic Properties and applicable building and seismic code requirements.

**The Leonardo: Art, Culture, and Science Center, Salt Lake City Utah -** Preservation Architect to prepare documentation and coordinate with State Historic Preservation Office and National Park Service to request preservation tax credits and National Register listing. The scope of work included

concrete repairs, window restoration and replacements. Establishing standards for rehabilitation were critical to the design concept in that they impacted use, design, and funding for the development this new art and science center. As one of the first recent past buildings this project helped the city examine the collection and understanding of its modern buildings and their place amongst the turn of the century architecture prevalent in the city center.

**United States Chancery Major Renovation, Manila, Philippines.** Principal-in-Charge and Lead Historic Preservation Architect for the restoration and rehabilitation of the historic central portion of the Manila Chancery, ca. 1939 including the replacement of all systems to provide a modern functioning Chancery. The renovation includes concrete repairs to the exterior, force and blast protection treatments to windows and doors, electrical upgrades, mechanical upgrades, architectural enhancements, sustainability measures, space planning improvements, structural upgrades, compound lightning protection, and some flood mitigation and environmental improvements.

**Catholic Diocese of Wisconsin, St. Paul's University Catholic Center, Madison, Wisconsin.** Project Manager for restoration of a 1961 Brutalist concrete renovation to a 1912 Romanesque Revival church including sanctuary expansion and construction of a new pastoral center. Provided facilitation service to establish project goal and vision with in the parish for the renovation of the church and the addition of a dormitory tower on the University of Wisconsin – Madison Campus. Examined and analyzed the financial feasibility and constructability of a student housing tower with the chapel and pastoral house programs on the existing small constrained downtown site.

**Alexandria City Hall, Alexandria, VA.** The Alexandria City Hall also known as the Alexandria Market House & City Hall, is a building built in 1871 and designed by Adolph Cluss. It was listed on the U.S. National Register of Historic Places in 1984. The project scope included a survey and construction documents for the proposed renovation and alteration of selective areas with the Alexandria City Hall. A prioritized list of deficiencies with associated costs was prepared to assist the City with the prioritizing of funding request for repairs/ improvements/maintenance and replacement.

**Marine Barracks Washington Building 8 Renovation, Washington, DC.** Preservation Architect for the design, engineering and historic preservation services for the renovation of Building 8, a 47,000 square foot historic structure located in the Marine Barracks Washington Historic District in Washington DC. The scope of the renovation work addresses structural modifications to reflect space requirements; mechanical, electrical and plumbing systems upgrade; communication system upgrade; fire protection system and life safety review and upgrade; ADA analysis and compliance; and AT/FP compliance to the maximum extent practicable. All recommended work is to minimize impact to historically significant spaces and features and meet the Secretary of the Interior's Standards for the Treatment of Historic Properties.

**Joint Base General Master Plan, Joint Base-McGuire-Dix-Lakehurst, New Jersey.** Principal-in-Charge and Lead Historic Preservation Planner. This base, which includes National Historic Landmark buildings, was home to many of the early innovations in aviation history, especially airships. Baker prepared a joint-base general plan and commander's summary and developed a web-based planning system for the installation. Baker's services included project management, mapping, field investigations, land-use analysis, utility analysis, airfield infrastructure analysis, development of geographic information system (GIS) databases and mapping, and the development of a master plan and capital improvement program.

**Plume House, Newark, NJ.** Principal-in-Charge and Lead Historic Preservation Architect. Prepared Historic Structure Report (HSR) for the house, an eighteenth century structure. The project included research of the house history, evaluation of the house's significance and integrity, assessment of the existing conditions, and recommendations for treatment of all the features and materials. The HSR was prepared following a Section 106 review process and it is reviewed by the New Jersey Historic Preservation Office.



**Knights of Pythias, Greenwood Cemetery, Head House and Site Restoration and Rehabilitation, Philadelphia, PA.** Listed on the Pennsylvania State Register of Historic Places as a Civil War Veteran Cemetery and with property owned by Benjamin Rush, a signatory of the Declaration of Independence, Prepared design documents and performed construction administration of the restoration of the historic house. The project received the 2011 Grand Jury Award from Preservation Alliance for Greater Philadelphia.

**Amtrak East Coast Station Renovations; East Coast, United States.** Lead Preservation Architect consulting with AE team on solutions to communicate with SHPO and for restoration details and methods on train depots/stations built between 1900- 1950. Most recent station in Berlin, CT included the definition of significant character defining features, review of these elements with the team and SHPO. Collaborated with team on technical solutions and recommendations for modifications to the exterior masonry, windows, doors, roofing as well as the solutions for the restoration of significant interior spaces.

**Parish of St. Monica and St. James, Washington DC** Advisor for window restoration of the 130 year old parish church and vestry. The Congregation was formed as a merger of two older Episcopal churches: St. Monica's, strongly identifying with its African-American experience, and St. James', deeply rooted in its Anglo-Catholic liturgical heritage. The team recommended the inclusion of a mentor and job training program for the restoration of the windows and exterior wood trim for all openings at the site. Window restoration will be phased to coordinate with use of spaces and funding availability.

**Catholic Diocese of Michigan, Cathedral of St. Andrew, Grand Rapids, Michigan.** Designer and Construction Administrator for \$8.5 million renovations to the gothic revival building dating from 1891. The project involves restoration of interior finishes, addressing the space reconfiguration and accessibility needs of the diocese and parish. Developed construction documents for reconfiguration of the sanctuary to fulfill new Catholic liturgical practices, development of a parish community center in the basement, an entrance addition to provide public accessibility to the building, interior finishes, furniture restoration, new furniture design, stained glass window restoration and construction document preparation for the main floor worship area, the lower level, and the chapel.

**St Benedict Center, Madison, Wisconsin.** Project Manager for a re-use study for an ecumenical conference center. The conference center is part of a monastic community built between 1954 and 1961. Providing services to enable the community to develop financially viable market based solutions that continue their mission within the existing conference center building. The solutions considered included additional monastic housing and chapel space and a variety of person retreat environments

**Washington Club Master Plan for the Patterson House, Washington DC.** Patterson House Preservation Foundation. Preservation Architect. Performed condition assessment and developed recommendations for rehabilitating the 1903 historic house designed by Stanford White, from McKim, Mead and White, and its 1950s addition.

**Potomac Boat Club Master Plan, Washington DC. Potomac Boat Club.** Preservation Architect. Performed condition assessment and developed recommendations for rehabilitating the Potomac Boat House, built in 1908, is one of two remaining early 20th century boathouses along the Potomac River representing recreational pursuits that were an important part of Washington life. Founded in 1869, Potomac Boat Club is the oldest and one of the best known rowing clubs in the Washington, D.C. area. It is home to some 300 senior members, from recreational rowers to Olympic athletes and several successful competitive programs for scullers and sweep rowers. It is also home to Washington-Lee High School crew under a cooperative agreement going back more than 50 years. Located in the shadow of Key Bridge along the waterfront, the historic PBC boathouse has survived floods, hurricanes, and the catastrophic fire that destroyed the Washington Aqueduct. The boathouse

also survives as the only building in the District of Columbia promoting competitive rowing. In the 19th century rowing was a major sport similar in popularity to our 20th century versions of boxing or football.

**Drew University, Seminary Hall, Madison, NJ.** Seminary Hall, one of four historic campus structures, serves as home to the Theological School. Originally built in 1887, the hall has undergone little renovation over the years, and was in need of a comprehensive renovation to meet academic space and accessibility requirements. A major design goal was maintaining a large portion of the original features within the 27,000 sf existing structure.

**Princeton Theological Seminary, Multiple Projects Princeton, NJ.** An extensive working relationship has existed with Princeton Theological Seminary. During this time, design reports, case studies, and feasibility analyses have culminated in the completion of several final design projects. A campus master plan was launched, followed by subsequent revisions that have directed the implementation of a number of projects.

**A&E Services for Cultural Resources Support; Joint Base Pearl Harbor-Hickam, Oahu Hawaii.** Project Manager and Lead Preservation Architect to develop preservation guidelines and provide review of proposed modifications to buildings on the National Register and within Historic Districts. Serve to provide documentation to support NAVFAC in their communications with the SHPO and NAVFAC HPO to demonstrate compliance with the Secretary of Interior Standards as the joint base reviews energy conservation and code compliance solutions for the existing architecture and site. Projects range from individual building upgrades to photovoltaic array installations.

**2013 Integrated Cultural Resources Management Plan (ICRMP), Joint Base Pearl Harbor-Hickam, O'ahu Hawaii.** Lead Preservation planner for the development of an Integrated Cultural Resources Management Plan (ICRMP) as the Navy's primary tool for managing compliance with federal statutes, regulations, executive orders, and policies that pertain to Navy's cultural resource responsibilities to ensure application of best management practices and integration of historic preservation requirements with project planning and operations in support of the Navy mission. As a federal agency, the US Navy has affirmative responsibilities to identify, protect, and manage cultural resources under its control, as an integrated component of its mission.

**West Virginia State Capitol Restroom Renovations, State of WV General Services Division.** Preservation Architect and Technical Reviewer Services. The project scope included the review of disciplines for constructability and preservation compliance. Baker led the phased renovation of 31 restrooms in this National Landmark legislative building to ensure viability for the state. The design of the State Capitol and grounds began with the 1922 selection of Cass Gilbert as architect for new Capitol. After considering several locations, the Duffy Street site was chosen in 1923 and design of the building along the Kanawha River began in earnest. Gilbert was known for monumental civic buildings such as the U.S. Supreme Court. He developed a Beaux-Arts master plan for the site that is organized along an axis through the central building dome, extending across the river and up the north hillside. While the elements of this plan were not fully implemented, an axial organization was used. Starting in 1925, the phased construction of the three parts of the Capitol and wings was completed by 1932, shortly before Gilbert's death.

**West Virginia State Capitol Master Plan, State of WV General Services Division.** Preservation Architect and Technical Reviewer Services. The project included a review of the master plan developed as guidelines to approach restoring the Capitol campus. The State of West Virginia, seeing the need for a comprehensive and forward looking building and site development plan for the West Virginia State Capitol Campus, commissioned this master planning effort. The Capitol was designed by renowned architect Cass Gilbert beginning in 1922 and constructed by 1932. The campus expanded over time to accommodate increases in executive, legislative and judicial staff and State Government department staff. The development of a more cohesive and efficient campus for the

people of West Virginia and the governmental staff is a useful and important objective. To shape a comprehensive West Virginia State Capitol Campus Master Plan, a talented, interdisciplinary team collaborated with State Government, focusing on research, interviews, meetings, alternatives, and preliminary schematic design in order to resolve issues and assimilate the diverse needs of this living heart of the State. These West Virginia State Capitol Campus Master Plan recommendations are logical, functional, and visionary. The master plan envisions an identifiable, cohesive campus, provides a clear image, functions effectively, and incorporates current best practices to serve the needs of West Virginians.

**Department of General Services of Virginia, The Patrick Henry Executive Office Building (Formerly the Old State Library and Supreme Court), Richmond, Virginia.** Project Manager and Lead Preservation Specialist for an adaptive re-use conversion to the Commonwealth of Virginia Executive Office Building. The "Old Library Building" was built in Richmond's Capitol Square in 1939, and housed the Supreme Court of Virginia and the Commonwealth's Library and Archives. The structure was built with two distinct sections, entrances, facilities and elevators, one for the Library and one for the Supreme Court. Originally, there were 211,000 square feet of offices, public spaces, courtrooms, and library stacks, occupying a large portion of the center and upper floors. In 1973, an addition was put on the building, providing four additional floors for stack storage. The zigurat addition created the tiered top to the original building and increased the building to 258,876 square feet. The project consists of a complete renovation of the building and all building systems and adapting the building for office use in two phases.

**Department of General Services of Virginia, Capitol of the Commonwealth of Virginia, Richmond Virginia.** Project Manager for the marketing, pre design, and contract negotiations phases for the renovation of the Capitol, New Visitor Center, and Landscape Restoration. The Virginia State Capitol is one of the most historic structures in America. One of four structures designed by Thomas Jefferson, it is considered as the first classical structure in America designed in 1785 and has been in continuous use since 1788. The project addresses a wide range of issues including but not limited to: Identification, dating and documentation of the historic fabric of the building, Extensive historic research to determine the appropriate preservation / restoration period, Long-term preservation and restoration of materials, systems and assemblies, Unobtrusive introduction of new building systems and 21st-century technology, Security enhancements, Design and addition of a below-grade visitor center and support facility, Retention and restoration of the John Nottman landscape design, Integration of and interpretation of highly significant historic artifacts in the overall visitor experience.

**Ada County, Courthouse and Idaho State Capitol Mall Plan, Boise, Idaho.** Preservation consultant with responsibilities including survey of existing conditions and analysis of a 1930's Moderne courthouse as a component of the Idaho State Capitol Mall Planning project. The survey included assessment of significance and feasibility of re-use of the existing building configurations, original artwork, plaster, stone and terrazzo finishes, as well as steel windows. Public hearing presentation for recommendations.

**State of Wisconsin, Wisconsin State Capitol Renovation, Madison, Wisconsin. Rotunda Restoration and Preservation.** Lead and Project Manager developing survey and writing for historic structures report; created schematic, design and construction documents; specification writing; drafting; conservator selection; managing consultants; construction administration; built close productive relationship with contractor team; development and maintenance of logs and budget; coordination of publicity and video documentary development.

**State of Wisconsin, Wisconsin State Capitol Renovation, Madison, Wisconsin, West and South Wing Restoration and Renovation.** Developed restored furniture specification and document development; new and replica furniture package development; historic structure report text and

chapter development; field measurement; building survey; historic hardware survey; development of decorative finish exposures.

**Frist Center for the Visual Arts Nashville , TN .** Architect of Record responsible for the conversion of this U.S. Post Office building into the new Frist Center for the Visual Arts museum, including the rehabilitation of the historic structure, Exhibition hall, Auditorium, Gift shop, Café, and Offices, for a total of 140,000 square feet. The art center consists of approximately 24,000 square feet of gallery space, used to present visual art from local, state and regional artists, as well as major U.S. and international exhibitions. The museum is housed in what used to be the main post office designed by Marr & Holman Architects for the city of Nashville, which had been built in 1933-34 near Union Station, since most mail at that time was moved by train. As the city grew, the need for a more up-to-date main facility was obvious. When a new main post office was built in 1986, the historic old facility became a downtown branch using only a small portion of one floor. The project included restoration of steel windows and stone exterior, renovation of the interior of the building and coordination of the installation of new building systems to support the museum and gallery environment.

**The Parthenon, Nashville, TN.** Preservation architect responsible for the restoration of a Neoclassical building, Nashville's Parthenon museum, was in dire straits by the time the firm was engaged to do a complete restoration. Built in 1897 as a temporary structure for the Tennessee Centennial Exposition, the Parthenon was reconstructed in the 1920's in more permanent concrete and is a full-scale replica of its ancient counterpart in Athens. By the late 1980's, however, leaking, corrosion, and concrete failure had become major problems. The Parthenon got a full renovation in 2002 with a much needed cleaning and restoration to the exterior. The exterior lighting was upgraded to allow the columns of building to be illuminated with different colors than the facade, allowing a uniquely versatile display of effects for events.

**US Army Corp, Baltimore District, Aberdeen Proving Ground Post Head Quarters Building Assessment and HABS Documentation, Aberdeen, Maryland.** Principal-in-Charge and Lead Historic Preservation Architect to prepare HABS Documentation and research documentation to be used for a National Register Nomination for the Army Corp of Engineers. The HABS documentation was developed with the use of laser technology to create the drawings. When the US entered the war in April 1917, one of the critical decisions was to replace the existing Proving Ground located in Sandy Hook, New Jersey, with a facility in a location that would cause no community disturbance or public hazard, yet be in close proximity to the industrial and manufacturing centers. On 6 October 1917 the Congress authorized funds for the new proving ground, and the US came into the possession of the land at Aberdeen on October 20, 1917. Plans for the new building facilities were developed simultaneously. The scope of this survey was to document to HABS level the existing Building 310, the former Post Headquarters Building at the Aberdeen Proving Grounds.

**US Army Corp, Baltimore District, Aberdeen Enhanced Use Lease Plan and World War I Barrack Reuse Plan, Edgewood, Maryland.** Project Manager and Preservation Architect - As a component of the BRAC involving the closing, consolidation and redevelopment of military bases the Aberdeen and Edgewood Proving Ground is impacted in that many of the functions on the decommissioned bases are targeted to relocate to this site. Assessment of significant and historic structures is a critical step in examining new uses and function of the properties. This study included the assessment of the last remaining permanent World War I Barrack Block in the United States. The assessment took into account physical conditions, historical significance, options for continued viability, and the financial impacts of a variety of options ranging from demolition with new construction to rehabilitation for new tenants.

**Franklin Institute, Franklin Hall and Pendulum Stair Preservation, Philadelphia, Pennsylvania.** Preservation Architect for the development of an RFP for the preservation of the Franklin Hall and Pendulum stair in the Franklin Institute. These spaces are the few remaining unchanged spaces from the original 1930's construction of the institute. Services included initial survey, documentation, RFP

development, review, and recommendations for submitted proposals. Services will continue through the determination of cleaning methodologies through the documentation of the preservation of these areas.

**University of Michigan, Burton Tower, Ann Arbor, Michigan.** Project designer to lead and accessibility and egress study survey leading toward construction documents. Survey included the development of solutions for life safety and mechanical issues that comply with the intent of the Secretary of the Interior Standards.

**St. Louis Public Library, Public Library Restoration, St Louis, Missouri.** Preservation Project Manager for phase one established in the master plan for the renovation of the Central Library in downtown St. Louis. The library resides in an historic Cass Gilbert building built in 1912. With an already extensive rare books collection, the Library is on the brink of becoming a world-class research facility, with special emphases in history, fine arts, and genealogy. The first phase of the project include the renovation of the central reading court and the rare books room to highlight the potential for fund raising to complete the renovation of the entire facility.

**Wisconsin Masonic Foundation, Wisconsin Masonic Home, Dousman, Wisconsin.** Project manager leading a team to provide a facility assessment of a 1906 Masonic home and retirement complex. The interior and exterior assessment included: examination of historic character definition of character defining elements, maintenance, code requirements for office conference center and various health care uses including a community based residential facility, assisted living, and full care nursing facility. Collaborated with construction manger regarding cost estimates for use options and economic viability.

**University of Michigan School of Natural Resources and Environment, Dana Building Renovation, Ann Arbor, Michigan.** Design team member for roofing assessment and detailing and interior architecture in the \$25 million dollar renovation that promoted sustainability and is certified at LEED gold certification. The goals in the project included renovation of the Historic 1906 landmark while increasing day lighting, decreasing energy usage, water conservation material efficiency and maximum reuse and recycling. At its completion the central light well of this building was filled with a sky lit office, classroom and atrium.

**University of Wisconsin, Red Gym Armory, Madison, Wisconsin.** The massive, red brick masonry Armory and Gymnasium, with stepped gables and turrets, is a National Historic Landmark and has been a significant feature of the University of Wisconsin campus since 1892. The scope of effort began with historical research and analysis of the building to develop a historic structures report that identified areas of significance, the existing condition and structural and base building repair issues. The Getty Grant program provided funding for a more detailed analysis of the building's exterior masonry. Work began with exterior restoration and interior space planning and architectural design to modify gymnasiums, pools, running tracks, large open gymnasium, and shooting ranges into offices, meeting spaces and student resource library and training areas. The "Red Gym" serves as home the gateway to the University and home to campus admissions, Campus Assistance and Visitors Center, International Student and Scholar Services, Morgridge Center for Public Service, Multicultural Center, Student Organization Office, and Student Orientation Programs.

**NPS PROFESSIONAL QUALIFICATIONS STANDARDS MET:** The following requirements are those used by the National Park Service and have been previously published in the Code of Federal Regulations, 36 CFR Part 61. The qualifications define minimum education and experience required to perform identification, evaluation, (directly cited from NPS) registration, and treatment activities. In some cases, additional areas or levels of expertise may be needed, depending on the complexity of the task and the nature of the historic properties involved. In the following definitions, a year of full-time professional experience need not consist of a continuous year of full-time work but may be made up of discontinuous periods of full-time or part-time work adding up to the equivalent of a year of full-time experience.

**History**

The minimum professional qualifications in history are a graduate degree in history or closely related field; or a bachelor's degree in history or closely related field plus one of the following:

- At least two years of full-time experience in research, writing, teaching, interpretation, or other demonstrable professional activity with an academic institution, historic organization or agency, museum, or other professional institution; or
- Substantial contribution through research and publication to the body of scholarly knowledge in the field of history.

**Architectural History**

The minimum professional qualifications in architectural history are a graduate degree in architectural history, art history, historic preservation, or closely related field, with coursework in American architectural history, or a bachelor's degree in architectural history, art history, historic preservation or closely related field plus one of the following:

- At least two years of full-time experience in research, writing, or teaching in American architectural history or restoration architecture with an academic institution, historical organization or agency, museum, or other professional institution; or
- Substantial contribution through research and publication to the body of scholarly knowledge in the field of American architectural history.

**Architecture**

The minimum professional qualifications in architecture are a professional degree in architecture plus at least two years of full-time experience in architecture; or a State license to practice architecture.

**Historic Architecture**

The minimum professional qualifications in historic architecture are a professional degree in architecture or a State license to practice architecture, plus one of the following:

- At least one year of graduate study in architectural preservation, American architectural history, preservation planning, or closely related field; or
- At least one year of full-time professional experience on historic preservation projects.



Executive Office of the Mayor - Office of Talent and Appointments  
John A. Wilson Building | 1350 Pennsylvania Avenue, Suite 600 | Washington, DC 20004

## Gretchen Pfahler



Gretchen Pfahler, member of the American Institute of Architects (A.I.A.), a current member of the Historic Preservation Review Board, is a Partner at Beyer Blinder Belle.

Ms. Pfahler has played a key role in the landscape of high profile preservation projects in the city and region. She has over 20 years of experience in the preservation, restoration, and renovation of historic buildings and landscapes domestically and abroad for clients including the State Department, Architect of the Capitol, Smithsonian Institution, National Gallery of Art, U.S. General Services Administration, Department of Defense, National Park Service, the State of Maryland, the Maryland National Capital Planning Commission, and the Commonwealth of Virginia. Ms. Pfahler's experience with existing buildings provides a solid understanding of the requirements for determination of significant building elements and developing sustainable design solutions integrating new uses that maintain the historic character of the building.

Ms. Pfahler is experienced with review, approvals and documentation with federal and state regulatory and review commissions. She has practiced, lectured, and published extensively on historic preservation and sustainability within the existing building context. Her work has been recognized within more than 27 national, regional, state, and local preservation awards. Ms. Pfahler is an active member of the American Institute of Architects, American Institute for Conservation of Historic & Artistic Works, National Trust for Historic Preservation and the American Association for State and Local History.

A Ward 6 resident, Ms. Pfahler obtained a Bachelor of Science in Architecture from the University of Milwaukee.



GOVERNMENT OF THE DISTRICT OF COLUMBIA  
Executive Office of Mayor Muriel Bowser



Office of the General Counsel to the Mayor

**To:** Alana Intrieri, Steve Walker  
**From:** Betsy Cavendish  
**Date:** April 6, 2018  
**Subject:** Legal sufficiency review of Resolution nominating Andrew Aurbach, Brian Crane, Marnique Heath, and Gretchen Pfaehler to the District of Columbia Historic Preservation Review Board.

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**This is to Certify** that this office has reviewed the above-referenced Resolution and found it to be legally unobjectionable. If you have any questions in this regard, please do not hesitate to call me at 202-724-7681.

A handwritten signature in cursive script that reads 'Elizabeth A. Cavendish'.

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Elizabeth Cavendish