

**COUNCIL OF THE DISTRICT OF COLUMBIA  
COMMITTEE OF THE WHOLE  
COMMITTEE REPORT**

1350 Pennsylvania Avenue, NW, Washington, DC 20004

**DRAFT**

---

**TO:** All Councilmembers

**FROM:** Chairman Phil Mendelson  
Committee of the Whole

**DATE:** July 10, 2018

**SUBJECT:** Report on PR 22-837, “Historic Preservation Review Board Gretchen Pfaehler Confirmation Resolution of 2018”

The Committee of the Whole, to which PR 22-837, the “Historic Preservation Review Board Gretchen Pfaehler Confirmation Resolution of 2018,” was referred, reports favorably thereon with technical amendments, and recommends approval by the Council.

**CONTENTS**

I.	Background and Need.....	1
II.	Legislative Chronology.....	6
III.	Position of The Executive.....	6
IV.	Comments of Advisory Neighborhood Commissions .....	6
V.	Summary of Testimony.....	6
VI.	Impact on Existing Law .....	7
VII.	Fiscal Impact.....	8
VIII.	Section-By-Section Analysis .....	8
IX.	Committee Action.....	8
X.	Attachments .....	8

**I. BACKGROUND AND NEED**

On April 17, 2018, PR 22-837, the “Historic Preservation Review Board Gretchen Pfaehler Confirmation Approval Resolution of 2018” was introduced by Chairman Mendelson at the request of the Mayor. The purpose of PR 22-837 is to confirm the reappointment of Gretchen Pfaehler as an architectural historian member of the Historic Preservation Review Board (the “Board”) for a term to expire July 21, 2021. Ms. Pfaehler is a Ward 6 resident.

Ms. Pfaehler is a preservation architect with 25 years of experience in preservation, restoration, and renovation of historic buildings and landscapes across the country. Ms. Pfaehler holds a Bachelor’s degree in Architecture from the University of Wisconsin-Milwaukee and a Certificate of Architecture from the Ecole Speciale d’Architecture in Paris. Ms. Pfaehler is an active member of the American Institute of Architects, the American Institute for Conservation of Historic & Artistic Awards, and the National Trust for Historic Preservation. She is currently a Partner and Preservation Architect at Beyer Blinder Belle and before that she was Assistant Vice President, Director of Preservation, and Alexandria Office Architecture Lead for Michael Baker International. Ms. Pfaehler has served as a

member of the Historic Preservation Review Board since April 2011; serving as the Chair for four years and continuing again as a Board Member since 2016.

Ms. Pfaehler’s practiced experience has provided her with a solid understanding of the issues of preservation project delivery methods, technical building documentation and assessments, integration of sustainable solutions and building material treatments, preservation laws, and review processes and regulations applied to historic preservation projects. Ms. Pfaehler has practiced, lectured, and published extensively on historic preservation and sustainability. Her work has been recognized with more than 27 national, regional, state, and local preservation awards. She has served on Preservation and Zoning Commissions in other cities and has experience in developing legislation for historic Districts to be integrated into existing zoning codes. As it pertains to the District, Ms. Pfaehler has worked on countless projects within the city including the Franklin School, Carnegie Library, President Lincoln Memorial Home, Eastern Market, and the Washington Union Station Master Redevelopment Plan.<sup>2</sup>

At the public roundtable on PR 22-837 on June 21, 2018, Ms. Pfaehler shared that her “fundamental philosophy about historic preservation is that it provides a critical balance of recognition of the past while encouraging future development and viability.” Further, she testified that she is “dedicated to balancing historical significance with viable sustainable maintainable solutions providing continued stewardship of our heritage.”

The Historic Preservation Review Board was created by the “Historic Landmark and Historic District Protection Act of 1978” (District Act).<sup>1</sup> This law includes a section declaring the purposes behind the legislation, which include: to protect and enhance landmarks and districts “which represent distinctive elements of the city’s cultural, social, economic, political, and architectural history,” to in turn “[s]afeguard the city’s historic, aesthetic and cultural heritage,” in order to foster civic pride in the history of the city, to enhance and perpetuate tourism, to bolster the economy, and to generally promote the use of the District’s landmarks and historic districts “for the education, pleasure, and welfare of the people” of the city.<sup>2</sup>

The Historic Preservation Review Board was created by the “Historic Landmark and Historic District Protection Act of 1978” (District Act).<sup>3</sup> This law includes a section declaring the purposes behind the legislation, which include: to protect and enhance landmarks and districts “which represent distinctive elements of the city’s cultural, social, economic, political, and architectural history,” to in turn “[s]afeguard the city’s historic, aesthetic and cultural heritage,” in order to foster civic pride in the history of the city, to enhance and perpetuate tourism, to bolster the economy, and to generally promote the use of the District’s landmarks and historic districts “for the education, pleasure, and welfare of the people” of the city.<sup>4</sup>

The Board is composed of nine members appointed by the Mayor after confirmation by the Council.<sup>5</sup> The District Act requires that the Board shall be constituted and its members qualified in order to comply with the requirements for a State Review Board pursuant to the National Historic

---

<sup>1</sup> See Bill 2-367; D.C. Law 2-144 (codified at D.C. Official Code § 6-1101 *et seq.* (2014)).

<sup>2</sup> D.C. OFFICIAL CODE § 6-1101(a) (2016).

<sup>3</sup> See Bill 2-367; D.C. Law 2-144 (codified at D.C. Official Code § 6-1101 *et seq.* (2014)).

<sup>4</sup> D.C. OFFICIAL CODE § 6-1101(a) (2016).

<sup>5</sup> *Id.* § 6-1103(a).

Preservation Act of 1966 (federal Act) and federal regulations.<sup>6</sup> The federal Act was enacted in 1966 as a response to the destruction of older buildings and neighborhoods following World War II and to preserve the history and heritage of the nation.<sup>7</sup> With the federal law, a national framework was established that linked national with local historic preservation efforts, creating historic preservation offices in the states and the District, expanding the National Register of Historic Places to include state and local properties, and making preservation grants available to the states.<sup>8</sup>

**Table 1: Membership of the Historic Preservation Review Board**

Resolution #	Position	Appointee	Term Expiring:	Residency
<b>PR 22-837</b>	<b>Architectural Historian Member</b>	<b>Gretchen K. Pfaehler</b>	<b>July 21, 2021</b>	<b>Ward 6</b>
R. 22-397	Architect Member	Thomas G. Brokaw	July 21, 2020	Ward 4
R. 22-416	Historian Member	Sandra Jowers-Barber	July 21, 2020	Ward 4
R. 21-668	Public Member	Marnique Heath	July 21, 2018	Ward 6
R. 21-704	Public Member	Outerbridge Horsey	July 21, 2019	Ward 2
R. 21-584	Public Member	Linda Greene	July 21, 2019	Ward 8
R. 20-583	Architect Member	Chris Landis	July 21, 2019	Ward 4
R. 21-555	Historian Member	Andrew P. Aurbach	July 21, 2018	Ward 3
R. 21-445	Archeologist Member	Brian D. Crane	July 21, 2017	Ward 2

The federal regulations for State Review Boards require that all Board members have “demonstrated competence, interest, or knowledge in historic preservation.”<sup>9</sup> Additionally, a majority of the members must meet the “Secretary of the Interior’s (Historic Preservation) Professional Qualification Standards.”<sup>10</sup> The Secretary’s Standards specify professional qualifications for the disciplines of history, archeology, architectural history, architecture, and historic architecture. The members of the Board subject to the Standards must include, at a minimum, one individual meeting the Standards for history, one meeting the Standards for prehistoric archeology or historic archeology, and one meeting the Standards for architectural history.<sup>11</sup> The remaining members of the Board subject to the Standards may represent any of the described disciplines.<sup>12</sup>

Ms. Pfaehler is nominated for appointment as an architectural historian member of the Board. As discussed in Table 2 below, the qualifications for a Board member specializing in architectural history are either 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 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 a substantial contribution through research and publication to the body of scholarly

<sup>6</sup> *Id.*

<sup>7</sup> *Preserving America’s Historic Places*, NATIONAL PARK SERVICE, U.S. DEPARTMENT OF THE INTERIOR, <http://www.nps.gov/history/40th/> (last visited Mar. 28, 2016).

<sup>8</sup> See TANYA EDWARDS BEAUCHAMP, FROM GERMANY TO AMERICA: HISTORIC PRESERVATION SOLUTIONS FOR ADOLF CLUSS BUILDINGS 1962-2005 2 (undated), available at: <http://goo.gl/VqxS3s>.

<sup>9</sup> 36 C.F.R. § 61.4(f)(1) (2016).

<sup>10</sup> *Id.*

<sup>11</sup> *Id.* (The regulations state that one person may meet the standards for more than one required discipline. *Id.*).

<sup>12</sup> *Id.*

knowledge in the field of American architectural history. Ms. Pfaehler meets these requirements given her undergraduate degree in architecture, her experience in preservation architecture, and her substantial body of publications on preservation.

D.C. Law 21-144 specifies that all appointments to the Board: "...shall be made with a view toward having its membership represent to the greatest practicable extent the composition of the adult population of the District of Columbia with regard to race, sex, geographic distribution and other demographic characteristics."<sup>13</sup> Each member serves a term of three years, and terms are staggered so that one-third of the appointments expire each year.<sup>14</sup> Dr. Crane's nomination by the Mayor for appointment is for a term to end July 21, 2021.

The duties of the Board include:

- Advising the Mayor on whether proposed demolitions, alterations, subdivisions, and new construction affecting historic properties in the District are compatible with the Historic Landmark and Historic District Protection Act of 1978 (D.C. Law 2-144; D.C. Official Code § 6-1101 *et seq.*);
- Designating and maintaining a current inventory of historic landmarks and historic districts;
- Performing the functions and duties of a State Review Board pursuant to D.C. Law 2-144 and the National Historic Preservation Act (16 U.S.C. 470 *et seq.*);
- Acting on referrals from the Foreign Missions Board of Zoning Adjustment relating to the demolition, alteration, or new construction of foreign missions, chanceries, and international organizations located in historic districts or that are historic landmarks, pursuant to the Foreign Missions Act (22 U.S.C. § 4306); and
- Other functions and duties relating to the "protection, preservation, enhancement and perpetuation of the historic, architectural, cultural and aesthetic heritage" of the District as assigned by the Mayor.<sup>15</sup>

---

<sup>13</sup> D.C. OFFICIAL CODE § 6-1103(b) (2014).

<sup>14</sup> *Id.*

<sup>15</sup> *Id.* § 6-1103(c); D.C. MUN. REGS. title 10C, § 106 (2004).

**Table 2: Secretary of the Interior’s Professional Standards for Historic Preservation<sup>16</sup>**

Discipline	Professional Qualifications
<b>History</b>	<ul style="list-style-type: none"> <li>▪ Graduate degree in history or closely-related field; or</li> <li>▪ Bachelor’s degree in history or closely-related field, plus one of the following:               <ol style="list-style-type: none"> <li>1. 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</li> <li>2. Substantial contribution through research and publication to the body of scholarly knowledge in the field of history.</li> </ol> </li> </ul>
<b>Archeology</b>	<ul style="list-style-type: none"> <li>▪ Graduate degree in archeology, anthropology, or closely-related field, plus:               <ol style="list-style-type: none"> <li>1. At least one year of full-time professional experience or equivalent specialized training in archeological research, administration, or management;</li> <li>2. At least four months of supervised field and analytic experience in general North American archeology, and</li> <li>3. Demonstrated ability to carry research to completion.</li> </ol> </li> <li>▪ For <b>prehistoric archeology</b>, must also have at least one year of full-time professional experience at a supervisory level in the study of archeological resources of the prehistoric period.</li> <li>▪ For <b>historic archeology</b>, must also have at least one year of full-time professional experience at a supervisory level in the study of archeological resources of the historic period.</li> </ul>
<b>Architectural History</b>	<ul style="list-style-type: none"> <li>▪ Graduate degree in architectural history, art history, historic preservation, or closely-related field, with coursework in American architectural history, or</li> <li>▪ Bachelor’s degree in architectural history, art history, historic preservation or closely-related field, plus one of the following:               <ol style="list-style-type: none"> <li>1. 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</li> <li>2. Substantial contribution through research and publication to the body of scholarly knowledge in the field of American architectural history.</li> </ol> </li> </ul>
<b>Architecture</b>	<ul style="list-style-type: none"> <li>▪ Professional degree in architecture plus:               <ol style="list-style-type: none"> <li>1. At least two years of full-time experience in architecture; or</li> <li>2. A state license to practice architecture.</li> </ol> </li> </ul>
<b>Historic Architecture</b>	<ul style="list-style-type: none"> <li>▪ Professional degree in architecture, or state license to practice architecture, plus one of the following:               <ol style="list-style-type: none"> <li>1. At least one year of graduate study in architectural preservation, American architectural history, preservation planning, or closely- related field; or</li> <li>2. At least one year of full-time professional experience on historic preservation projects.</li> </ol> </li> <li>▪ Graduate study or experience must include detailed investigations of historic structures, preparation of historic structures research reports, and preparation of plans and specifications for preservation projects.</li> </ul>

Ms. Pfaehler brings to the Board a substantial breadth of experience in architecture and historic preservation. Moreover, she currently serves as a member of the Board and has for seven years. The Committee recommends the confirmation of Ms. Gretchen Pfaehler’s nomination for reappointment as an architectural historian member of the Historic Preservation Review Board.

<sup>16</sup> *Archeology and Historic Preservation: Secretary of the Interior’s Standards and Guidelines [As Amended and Annotated]*, NATIONAL PARK SERVICE, <http://goo.gl/qDMbmn> (last visited Mar. 28, 2016).

## II. LEGISLATIVE CHRONOLOGY

April 17, 2018	PR 22-837, “Historic Preservation Review Board Gretchen Pfaehler Confirmation Resolution of 2018” is introduced by Chairman Mendelson at the request of the Mayor.
April 27, 2018	Notice of Intent to Act on PR 22-837 is published in the <i>District of Columbia Register</i> .
May 1, 2018	PR 22-837 is officially “read” at the legislative meeting; on this date the referral of the proposed resolution to the Committee of the Whole is official and the 90-day period for Council review begins. If the measure is not acted upon by the Council before October 1, 2018, PR 22-837 will be deemed disapproved.
June 8, 2017	Notice of a public hearing on PR 22-837 is published in the <i>Register</i> .
June 21, 2018	The Committee of the Whole holds a public hearing on PR 22-837.
July 5, 2018	The Committee of the Whole marks-up PR 22-837.

## III. POSITION OF THE EXECUTIVE

Gretchen Pfaehler is the Mayor’s nominee for one of nine positions appointed by the Mayor to the Historic Preservation Review Board.

## IV. COMMENTS OF ADVISORY NEIGHBORHOOD COMMISSIONS

The Committee received no testimony or comments from any Advisory Neighborhood Commission on PR 22-837.

## V. SUMMARY OF TESTIMONY

The Committee of the Whole held a public roundtable on PR 22-837 on Thursday, June 21, 2018. The testimony summarized below is from that roundtable as it pertains to Ms. Pfaehler’s reappointment. Copies of the written testimony are attached to this report.

**John Sandor, President, DC Preservation League (“DCPL”)**, testified in general about Board nominees and expressed concern with filling other available Board positions based on professional qualifications at the expense of meeting the demographic and geological representation required by the regulations. He stated that currently there are no Board members from Wards 1, 5, and 8. Mr. Sandor also testified on the functions of the Board and shared DCPL’s concern that HPRB members are substituting personal criteria for those specified in the law when making designation decisions. He suggested that a possible remedy would be continued Board member training and assigning an attorney to aid the Board when and if legal advice is needed during a hearing.

**Sally Berk, Committee of 100 on the Federal City**, testified in support of Ms. Pfaehler’s reappointment. Ms. Berk testified that Ms. Phaehler “is a great asset to preservation in our city.” She added that when Ms. Phaehler reviews projects for their compatibility, her comments always improve the project and that when Ms. Phaehler votes on a landmark nomination, she is bound by the criteria. Ms. Berk also expressed general concerns with the Board’s consideration of owner objection at the expense of consistently applying historic preservation criteria.

**Nick Sementelli, Public Witness**, testified about general concerns relating to the historic preservation review process by the Board. Mr. Sementelli shared his concerns with the Kingman Park historic district designation process, citing to a lack of community engagement and political consensus. He expressed that he worries the same will happen to his Bloomingdale Neighborhood.

**Bob Coomber, Commissioner, ANC 7D01**, testified about general concerns relating to the historic preservation review process by the Board. Commissioner Coomber spoke about the recent historic district designation of Kingman Park, located within the ANC he represents. He emphasized the lack of public input and transparency throughout the process. Commissioner Coomber concluded by offering suggestions to allow for more resident participation.

**Gretchen Pfaehler, Nominee**, testified and answered questions regarding her background and experience as it pertains to the Board, and her interest in continuing to serve on the Board. Ms. Pfaehler emphasized her experience with historic preservation and sustainability and related this cross-disciplinary approach to her priorities for the Board. Additionally, Ms. Pfaehler spoke about her focus on improving Board functions, such as working alongside HPO with the community to inform them on HPRB processes.

The Committee received no testimony or comments in opposition to Ms. Pfaehler’s reappointment.

## VI. IMPACT ON EXISTING LAW

Nine positions exist on the Historic Preservation Review Board that require Council confirmation. Pursuant to D.C. Official Code § 6-1103(a), the Board shall be constituted and its members qualified in order to meet the requirements for a State Review Board under regulations issued pursuant to the National Historic Preservation Act of 1966. These regulations require all Review Board members to have “demonstrated competence, interest, or knowledge in historic preservation,” and that a majority of Board members meet the Secretary of the Interior’s Professional Qualification Standards for Historic Preservation.<sup>17</sup> That majority must specifically include at a minimum, one individual meeting the Secretary’s Standards for history, one meeting the Standards for archeology, and one meeting the Standards for architectural history.<sup>18</sup> One member may meet the Standards for more than one of the required disciplines, and the other members required to meet the Standards may represent any of the described disciplines.<sup>19</sup> Thus, five members of the Board must meet the Standards as described above, while the other four members are not so required. As an architectural historian

---

<sup>17</sup> 36 C.F.R. 61.4(f)(1) (2016).

<sup>18</sup> *Id.*

<sup>19</sup> *Id.*

member, Ms. Pfaehler is required to meet the Secretary's standards for professional qualifications, which she does (as discussed earlier in this report).

## VII. FISCAL IMPACT

PR 22-837 will have no fiscal impact on the District of Columbia budget or financial plan. Pursuant to D.C. Official Code § 1-611.08(c)(2)(h), Historic Preservation Review Board members are compensated for their services at a rate of \$25 per hour, with a cap of \$3,000 per board member per year.<sup>20</sup> The compensation for members of the Board is included as part of the annual budget for the Office of Planning.

## VIII. SECTION-BY-SECTION ANALYSIS

<u>Section 1</u>	States the short title of PR 22-837.
<u>Section 2</u>	Confirms the appointment of Gretchen Pfaehler as an architectural historian member of the Historic Preservation Review Board for a term to expire July 21, 2021.
<u>Section 3</u>	Requires that a copy of the resolution, upon adoption, be transmitted to the nominee and to the Office of the Mayor.
<u>Section 4</u>	Provides that PR 22-837 shall take effect immediately.

## IX. COMMITTEE ACTION

## X. ATTACHMENTS

1. PR 22-837 as introduced
2. Nominee's response to Committee questions
3. Written testimony and letters in support of nominee
4. Legal sufficiency determination
5. Committee Print for PR 22-837

---

<sup>20</sup> In the case when the Chairperson of the Board a public member, that member receives an addition compensation of 20% above the annual \$3,000 cap. See D.C. OFFICIAL CODE § 1-611.08.

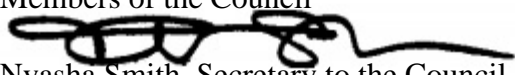


**COUNCIL OF THE DISTRICT OF COLUMBIA**  
**1350 Pennsylvania Avenue, N.W.**  
**Washington D.C. 20004**

Memorandum

---

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.

---

**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 black ink that reads 'Elizabeth A. Cavendish'. The signature is written in a cursive style.

---

Elizabeth Cavendish



---

**DATE:** June 18, 2018

---

**TO:** Chairman Phil Mendelson

---

**FROM:** Gretchen Pfaehler

---

**CC:** Mayor's Office of Talent and Appointments (MOTA)

---

**SUBJECT:** HPRB Reappointment Questionnaire Reply

---

**COMMENTS:**

Thank you for the consideration of my reappointment to the DC HPRB. Following are the responses to your questionnaire. Please do let me know if you need additional information.

1. Please provide a copy of the Financial Disclosure Statement you filed with the Office of Campaign Finance or the Board of Ethics and Government Accountability. If you have not filed a Financial Disclosure Statement, please provide answers to questions 2-8 in lieu of that statement.

Please find my report to BEGA for 2018 attached.

2. *Please provide the name of each business entity transacting any business with the District Government in which you have a beneficial interest valued in excess of \$5,000, including publicly traded stock.*
3. *Please provide the name of each business entity transacting any business (including consulting) with the District Government from which you or your immediate family have received (or are receiving) income for services rendered in excess of \$1,000 during the past two years.*
4. *Please provide the name of each business entity transacting business with the District Government in which you or any member of your immediate family serves as an officer, director, partner, or agent. Also list the position(s) held, a brief description of the entity, and any other pertinent details.*
5. *Please provide the name of any lender and the amount of liability for each outstanding liability borrowed by you or any member of your immediate family in excess of \$5,000. Do not include loans from a federal or state insured or regulated financial institution, or from any business enterprise regularly engaged in the business of providing revolving credit or installment accounts.*
6. *Please list the location of all real property located in the District of Columbia in which you have an interest with a fair market value in excess of \$5,000.*
7. *Please list all professional and occupational licenses held by you.*
8. *Please list any professional organizations of which you are currently a member*
9. Please list all boards and commissions connected with the District government on which you are or have been a member and include the term of service for each.

DC HPRB

10. Please list any other boards (e.g. Boards of Directors of a non-profit) on which you are a member.

The Potomac River Boat Club Foundation

**MEMORANDUM**

11. Do you have any outstanding liability for taxes, fees, or other payments to the District, federal, or other state or local governments, either contested or uncontested? If so, please provide documentation of attempts to pay the amount owed or to resolve the disputed claim.

No.

12. Do you or any member of your immediate family have any interest, financial or otherwise, that may directly or indirectly pose a conflict of interest for you in performance of your duties as a member of the HPRB?

No.

13. Please describe any local political activity (i.e. the District of Columbia local elections or campaigns) that you have engaged in over the past five years, including campaign contributions to a local candidate or political action committee.

None.

14. Are you registered with any local, state, or federal government to lobby? If so, list the jurisdiction(s) in which you are registered.

No.

15. Why have you agreed to serve for a three-year term? How do you plan to help the HPRB fulfill its role and mission during your time on the HPRB over the next three years?

Please see the attached draft of my testimony for this response.

16. Please discuss any past and present experiences not already mentioned that you believe are relevant to support your appointment as a member of the Board.

Please see the attached draft of my testimony for this response.

---

This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential, and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and return the original message to us at the above address via the United States Postal Service.

**FDS Filing Details for 2017**

**Name:** Gretchen Pfaehler

**Date of Appointment or Employment:** 7/21/2016

**Final Date of Service:**

**Position:** Board Member

**Agency:** Historic Preservation Review Board

Position Held with the District Government During the Prior calendar year (If Not The Same As Above)

**Position:**

**Final Date in Position:**

**Agency:**

**Non District Employment/Business**

1) Did you have any non-District employment or engage in any outside business during the previous calendar year for which you received compensation of \$200 or more?

Position / Title	Name of Employer	Description of Work	Start Date	End Date	Income Received from Outside Business	Client Name
Partner	Beyer Blinder Belle Architects and Planners	Preservation Architect	07/02/2015		\$100,001 - \$250,000	

2) Was your spouse, registered domestic partner, or dependent child(ren) employed by a private entity or did they engage in any business endeavors during the previous calendar year for which they received compensation of \$200 or more?

**No**

3) Did you serve in any unpaid position (without compensation) as an officer, director, partner, consultant, contractor, volunteer, member or any other fiduciary capacity of a non-government board or other outside entity during the previous calendar year?

Position / Title	Name of Entity	Start Date	End Date
Vice President	Potomac Boat Club Foundation	06/01/2016	
Past President	Association for Preservation Technology International	09/24/2007	11/17/2017

4) Did your spouse, registered domestic partner, or dependent child(ren) serve in any unpaid position (without compensation) as an officer, director, partner, consultant, contractor, volunteer, member or any other fiduciary capacity of a non-government board or other outside entity during the previous calendar year?

**No**

5) During the previous calendar year, did you have any agreements with a former or current employer, other than with the District of Columbia, for future payments or benefits (such as separation pay, partnership buyouts, or pension or retirement pay) or for future employment or for a leave of absence?

**No**

6) During the previous calendar year, did your spouse, registered domestic partner, or dependent child(ren) have any agreements with a former or current employer, other than with the District of Columbia, for future payments or benefits (such as separation pay, partnership buyouts, or pension or retirement pay) or for future employment or for a leave of absence?

**No**

### **Securities, Holdings and Investments**

---

7) Did you have a beneficial interest in or hold any security ("security" means stocks (any class), bonds (including savings bonds and tax exempt bonds), stock options, warrants, debentures, obligations, notes (not mortgage notes), mortgages (not on one's home), investment interests in limited partnerships, REITs, and such other evidences of indebtedness and certificates of interest or participation in any profit-sharing agreement as are usually referred to as securities) at the close of the previous calendar year that exceeded in the aggregate \$1,000 or that produced income of \$200 or more?

**No**

8) Did your spouse, registered domestic partner, or dependent child(ren) have a beneficial interest or hold any security ("security" means stocks (any class), bonds (including savings bonds and tax exempt bonds), stock options, warrants, debentures, obligations, notes (not mortgage notes), mortgages (not on one's home), investment interests in limited partnerships, REITs, and such other evidences of indebtedness and certificates of interest or participation in any profit-sharing agreement as are usually referred to as securities) at the close of the previous calendar year that exceeded in the aggregate \$1,000 or that produced income of \$200 or more?

**No**

9) Did you owe any entity or person (other than a member of your immediate family) \$1,000 or more, (excluding: mortgages on your personal residence, student loans, automobile loans, credit card accounts or other revolving credit, and other loans from a federal or state insured or regulated financial institution), during the previous calendar year?

**No**

10) Did your spouse, domestic partner or dependent child(ren) owe any entity or person (other than a member of their immediate family) \$1,000 or more, (excluding: mortgages on personal residences, student loans, automobile loans, credit card accounts or other revolving credit, and other loans from a federal or state insured or regulated financial institution), during the previous calendar year?

**No**

11) Did you have an interest in any real property located in the District during the previous calendar year aside from your primary personal residence, where your interest had a fair market value of more than \$1,000, or where the property produced income of \$200 or more?

**No**

12) Did your spouse, domestic partner, or dependent child(ren) have an interest in any real property located in the District during the previous calendar year, aside from their primary personal residence, where their interest had a fair market value of more than \$1,000, or where the property produced income of \$200 or more?

**No**

### **Regulated Professions**

---

13) Do you hold any professional or occupational licenses issued by the District of Columbia government (i.e., are you licensed to practice law in the District of Columbia, or are you licensed by the District's Department of Health, the District's Department of Consumer and Regulatory Affairs, the District's Department of Mental Health, the District's Department of Insurance Securities and Banking, the Metropolitan Police Department, the District's Occupational and Professional Licensing Administration, etc.)?

**No**

14) Does your spouse, domestic partner, or dependent child(ren) hold any professional or occupational licenses issued by the District of Columbia government (i.e., are they licensed to practice law in the District of Columbia, or are they licensed by the District's Department of Health, the District's Department of Consumer and Regulatory Affairs, the District's Department of Mental Health, the District's Department of Insurance Securities and Banking, the Metropolitan Police Department, or the District's Occupational and

Professional Licensing Administration, etc.)?

**No**

**Gifts**

15) Did you receive any gift(s) (Gift is defined as a payment, subscription, advance, forbearance, rendering, or deposit of money, services, or anything of value, unless consideration of equal or greater value is received) from any person that has or is seeking to do business with the District, conducts operations or activities that are regulated by the District, or has an interest that may be favorably affected by the performance or nonperformance of your duties in the total amount or with a total value of \$100 or more during the previous calendar year?

**No**

**Additional Comments**

**Supporting Documents**

**I certify that I have:**

- Not caused title to property to be placed in another person or entity for the purpose of avoiding the disclosure requirements on the preceding form;
- Filed and paid my income and property taxes;
- Diligently safeguarded the assets of the taxpayers and the District;
- Reported known illegal activity, including attempted bribes, to the appropriate authorities;
- Not been offered or accepted any bribes;
- Not directly or indirectly received government funds through illegal or improper means;
- Not raised or received funds in violation of federal or District law; and
- Not received or been given anything of value, including a gift, favor, service, loan gratuity, discount, hospitality, political contribution, or promise of future employment, based on any understanding that my official actions or judgment or vote would be influenced.

**I understand that:**

- Submission of this report means that I have completed the report with all applicable schedules and that the report is ready for filing with BEGA.
- Once this report is submitted, it cannot be edited. All modifications thereafter can only be done by filing an amendment.

**Additional Comments**



COUNCIL OF THE DISTRICT OF COLUMBIA  
1350 PENNSYLVANIA AVENUE, N.W.  
WASHINGTON, D.C. 20004

Phil Mendelson  
Chairman

Office: (202) 724-8032  
Fax: (202) 724-8085

June 11, 2018

Ms. Gretchen Pfaehler  
709 E Street NE  
Washington, DC 20002

Dear Ms. Pfaehler:

Congratulations on being nominated for reappointment as an architectural historian member to the District of Columbia Historic preservation Review Board ("HPRB"). As you know, the appointment is subject to confirmation by the Council. The Committee of the Whole has scheduled a public hearing on your nomination for **Thursday, June 21, 2018 at 11:00 a.m. (or immediately following the preceding hearing) in Hearing Room 412**. Enclosed is a copy of the hearing notice. It is standard for the Council to submit questions to nominees. I request your response to the following questions no later than close of business Tuesday, June 19, 2018.

1. Please provide a copy of the Financial Disclosure Statement you filed with the Office of Campaign Finance or the Board of Ethics and Government Accountability. If you have not filed a Financial Disclosure Statement, please provide answers to questions 2-8 in lieu of that statement.
2. Please provide the name of each business entity transacting any business with the District Government in which you have a beneficial interest valued in excess of \$5,000, including publicly traded stock.
3. Please provide the name of each business entity transacting any business (including consulting) with the District Government from which you or your immediate family have received (or are receiving) income for services rendered in excess of \$1,000 during the past two years.
4. Please provide the name of each business entity transacting business with the District Government in which you or any member of your immediate family serves as an officer, director, partner, or agent. Also list the position(s) held, a brief description of the entity, and any other pertinent details.
5. Please provide the name of any lender and the amount of liability for each outstanding liability borrowed by you or any member of your immediate family in excess of \$5,000. Do not include loans from a federal or state insured or regulated financial institution, or from any business enterprise regularly engaged in the business of providing revolving credit or installment accounts.
6. Please list the location of all real property located in the District of Columbia in which you have an interest with a fair market value in excess of \$5,000.
7. Please list all professional and occupational licenses held by you.
8. Please list any professional organizations of which you are currently a member.

9. Please list all boards and commissions connected with the District government on which you are or have been a member, and include the term of service for each.
10. Please list any other boards (e.g. Boards of Directors of a non-profit) on which you are a member.
11. Do you have any outstanding liability for taxes, fees, or other payments to the District, federal, or other state or local governments, either contested or uncontested? If so, please provide documentation of attempts to pay the amount owed or to resolve the disputed claim.
12. Do you or any member of your immediate family have any interest, financial or otherwise, that may directly or indirectly pose a conflict of interest for you in performance of your duties as a member of the HPRB?
13. Please describe any local political activity (i.e. the District of Columbia local elections or campaigns) that you have engaged in over the past five years, including campaign contributions to a local candidate or political action committee.
14. Are you registered with any local, state, or federal government to lobby? If so, list the jurisdiction(s) in which you are registered.
15. Why have you agreed to serve for a three-year term? How do you plan to help the HPRB fulfill its role and mission during your time on the HPRB over the next three years?
16. Please discuss any past and present experiences not already mentioned that you believe are relevant to support your appointment as a member of the Board.

At the June 21<sup>st</sup> hearing, you will be asked to make an opening statement indicating your interest in serving as an architectural historian member of the HPRB. The testimony of persons interested in supporting your nomination is helpful but not necessary. Interested parties may call the Committee office to register to testify (202-724-8196) or, alternatively, may submit written comments to the Committee regarding your nomination via letter mail or e-mail (COW@dccouncil.us).

If you have any questions please do not hesitate to call me or Sydney Hawthorne on my staff at (202) 724-7130.

Sincerely,



Phil Mendelson  
Chairman

enc.

PM/sh



June 21, 2018

The Honorable Phil Mendelson  
Council of the District of Columbia  
1350 Pennsylvania Avenue NW  
Washington, DC 20004

Chairman Mendelson and Council Members:

The DC Preservation League (DCPL), Washington's citywide nonprofit advocate dedicated to the preservation and protection of the city's historic built environment would like to offer the following comments regarding the Historic Preservation Review Board (HPRB) today. The focus of our comments today are on the general makeup and performance of the HPRB and its functioning under the Historic Landmark and Historic District Protection Act of 1978 (DC Law 2-144) and its associated regulations.

**Nominees:**

Two sets of regulations govern the make-up of the HPRB: one at the federal level mandating certain professional qualifications be represented to allow participation in the National Register programs and qualify for federal grant money, and the other at the city level requiring representation of the composition of the adult population of the District of Columbia with regard to race, sex, geographic distribution and other demographic characteristics, to be met with members who only need have a "demonstrated interest in historic preservation."

While it would be acceptable to have multiple board member representing each of the professional positions of Architectural Historian, Architect, Historian and both historic and prehistoric Archaeologist that would be impracticable to achieve while meeting the city requirements for demographic representation and geographic distribution. As we have advocated in the past, having more than one position filled by an architect can facilitate the HPRB's design review function that is so large a part of what they do, but we question filling other available positions based on professional qualifications at the expense meeting the demographic and geographical representation required by our city regulation. At present there are no members of the Board from Wards 1, 5 and 7. We ask you to encourage the mayor to put forth nominees who could broaden the representation of the Board.

**Function of the Board:**

The implementing regulations for the D.C. historic preservation law (Title 10-C of the D.C. Municipal Regulations) describe, among other things, the procedures for "Designation of Historic



Landmarks and Districts.” The regulations discuss eligible applicants, noticing, public comments and the process for the designation hearing. They also lay out the legal criteria for designation in both the DC Inventory and the National Register.

DCPL is concerned that statements by HPRB members suggest that some are substituting personal criteria for those specified in the law when making designation decisions, which could invite legal challenges to those designations. Moreover, DCPL's Executive Director recently participated in a panel discussion at the American Institute of Architects where an informed discussion about the HPRB revealed considerable concern about inconsistency in its rulings more generally.

Having fair and consistent hearings is a necessary tool to encourage investment in our historic neighborhoods and downtown core that not only results in the preservation and adaptive reuse of these irreplaceable resources, but ultimately produces tremendous financial benefits to the city.

Whether professional or citizen, all members of the Historic Preservation Review Board are required to have demonstrated competence, interest or knowledge in historic preservation. They should also be expected to be knowledgeable about the purposes of the DC preservation act and the content of its associated regulations. Training in the applicable legal standards should be offered as needed, particularly when new members join the HPRB. In addition, if legal advice is needed during the hearings, the Office of Planning now has an attorney on staff who could provide such assistance.

We encourage you to take advantage of the opportunity afforded when existing members of the HPRB are being re-nominated to confirm their understanding of the criteria established in law as the basis for their decisions and their willingness to follow the law in their actions.

Historic preservation has a tremendous positive economic and social impact on our city. Residents and others who invest in the city deserve to have a well-functioning, fair board that is well versed in its responsibilities under the historic preservation law.

Thank you for your time and consideration of our concerns.

John Sandor, President  
Board of Trustees  
DC Preservation League

Nick Sementelli  
1644 North Capitol St NW  
Washington, DC 20002

Testimony before the Council of the District of Columbia Committee of the Whole  
on  
PR 22-834, Historic Preservation Review Board Marnique Heath Confirmation Resolution of 2018  
PR 22-835, Historic Preservation Review Board Brian Crane Confirmation Resolution of 2018  
PR 22-836, Historic Preservation Review Board Andrew Aurbach Confirmation Resolution of 2018  
&  
PR 22-837, Historic Preservation Review Board Gretchen Pfaehler Confirmation Resolution of 2018  
on  
Thursday, June 21, 2018  
11:00 a.m.  
Hearing Room 412, John A. Wilson Building  
1350 Pennsylvania Avenue, NW  
Washington, DC 20004

Members of the Council,

Good morning. My name is Nick Sementelli. I'm a Bloomingdale resident and I chose to testify today because I have been actively involved in my neighborhood's conversation about whether to become a historic district.

As part of that involvement, I have paid close attention to the designation of Kingman Park, and after watching what happened in those hearings, I have serious concerns about the ability of most of the current board to properly fill these roles, including Commissioners Heath, Crane and Pfaehler,

I specifically am leaving Commissioner Aurbach off that list because he was the lone member of the board who, in my opinion, properly identified what happened in the Kingman Park proceedings – namely that the process this board used to weigh community opinion was broken. Specifically, Commissioner Aurbach identified two precedents that have been lost:

1. That it's the role of the applicants is to engage the community and build political consensus, and that applicants that have not succeeded in this work should be held to a critical standard.

and

2. That "traditionally this board did not approve landmark applications unless the property owner was on board with the landmark. And over the course of my tenure on this board, that's changed. So, I feel like adopting a historic district when a significant percentage of property owners appear...to be opposed to it, to me feels like not the right thing to do." (Aurbach, May 3rd HPRB Hearing)

I'll go a step further. It's not only that the commissioners approved the district over opposition. It's that they failed to even engage with that opposition in a good faith way. It appears to be a cardinal rule of the HPRB that there are no downsides or tradeoffs to historic districts. The entirety of the conversation about opposing views in Kingman Park was misleadingly and condescendingly framed as a simple matter of misinformation. Opponents were hand-waived away as innocently naive at best and maliciously mendacious at worst.

I oppose the proposed historic district in my neighborhood, and I can assure you that neither I nor my 99 neighbors who signed our petition opposing designation are naive about this subject. Our neighborhood has been talking about this for almost 5 years with numerous information sessions, meetings, flyerings and votes.

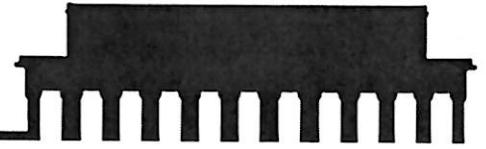
For example, I am aware that designation only impacts the exterior, I know it won't affect what color I can paint my door, I know it doesn't mean a blanket ban on solar panels, I know 95% of permits get approved on the spot, I know about the price-stabilization studies, I'm familiar with the Historic Homeowner Grant program, and I know that the 2008 Washington Post article about the wheelchair ramp was not a representative example of a typical historic review.

But I also know about the other studies showing historic districts raise prices, I know that some houses on corner lots fail the stick test in every case, I know the grant program only serves about 20 residents a year and I know people who have had expensive, nightmare experiences with arbitrary HPO review decisions.

So, my opposition is not based in misinformation. I'm not in need of a remedial ANC meeting or an HPRB task force to point me to the website's FAQ. I have the information, I'm simply coming to a different conclusion about how to apply it to the cost-benefit analysis at the heart of this decision.

Is it really too much to expect the same informed, balanced review from HPRB? Is our only option a systematic gaslighting of anyone who believes there are tradeoffs here?

What's the point of our neighborhood's last 5 years of effort if they're ultimately going to be ignored when they don't fit a pre-determined outcome? Based on the evidence, HPRB should cut the community input charade and save us all the time.



PHIL MENDELSON, CHAIRMAN

COMMITTEE OF THE WHOLE

PUBLIC ROUNDTABLE

2018 June 21

***Founded 1923***

**Chair**

Stephen A. Hansen

**Vice-Chair**

Meg Maguire

**Secretary**

Erik Hein

**Treasurer**

Carol F. Aten

**Trustees**

Charles Bien

Judy Chesser

George Clark

Monte Edwards

Larry Hargrove

Kathy Henderson

Naima Jefferson

Kate Montague Perry

Elizabeth Purcell

Laura M. Richards, Esq.

Marilyn Simon

James Smailes

Pat Tiller

Kirby Vining

Evelyn Wrin

945 G Street, N.W.

Washington, D.C. 20001

202.681.0225

[info@committeeof100.net](mailto:info@committeeof100.net)

PR 22-834, Historic Preservation Review Board Marnique Heath Confirmation Resolution of 2018

PR 22-835, Historic Preservation Review Board Brian Crane Confirmation Resolution of 2018

PR 22-836, Historic Preservation Review Board Andrew Aurbach Confirmation Resolution of 2018

PR 22-837, Historic Preservation Review Board Gretchen Pfaehler Confirmation Resolution of 2018

Chairman Mendelson,

My name is Sally Berk. I'm testifying on behalf of the Committee of 100 on the Federal City, a planning and preservation advocacy organization. The Committee is concerned that a few HPRB members are making decisions based on irrelevant personal preferences, rather than decisions based on the criteria mandated by federal and DC laws and regulations; specifically in regard to landmark nominations.

DC's preservation ordinance is a direct result of the National Historic Preservation Act of 1966, which was enacted to acknowledge the importance of protecting our nation's heritage from rampant development. It mandated that local governments are to identify and save significant historic sites. These local designations do not require owner approval because they have been viewed to be within the city's regulatory power -- like a zoning ordinance or other land use program. A property owner can't oppose the zoning in which he is located, for example, or whether his property is in a flood plain.

The criteria is not whether there is owner objection, nor whether a certain cultural group thinks the site is important or not, but whether the property meets the criteria for significance. Once a reviewing body votes subjectively, consistency is lost, as is fair and equitable evaluation of the property.

We've heard it stated that perhaps this lack of consistency is the result of insufficient training for the HPRB members. I'm not sure this is, in fact, the reason that a few HPRB members are considering owner objection when they vote on landmark nominations. It may simply be that they choose to ignore the legal criteria and establish their own, instead.

Regarding the reappointments that are before you today:

Brian Crane has stated that he understands that owner objection is not a criterion by which he can determine if a property should be designated. We anticipate that he will implement this consistently.

Marnique Heath is doing a credible job chairing HPRB. In actuality, she is required to chair two different hearing types. One is to review proposed new construction, as well alterations to existing sites, that entail historic property. The other is to consider landmark nominations. This is not an easy job but she manages it with an even hand.

Regarding Gretchen Pfaehler, I've had years in which to observe her at HPRB hearings and have concluded that she is a great asset to preservation in our city. As you know, she is an architect. When she reviews projects for their compatibility, her comments always improve the project. When she votes on a landmark nomination, she is bound by the criteria. We look forward to her continuance on the board.

Thank you for this opportunity to comment.

COMMITTEE OF THE WHOLE PUBLIC ROUNDTABLE

Thursday, 6/21/2018; 11:00am

Room 412; John A. Wilson Building

Testimony of Bob Coomber, ANC 7D01

Thank you for hearing my testimony today. I very much appreciate the opportunity to discuss the historic preservation review process by the Board and HPO to approve historic districts.

I say “approve” historic districts because that is what the Board does. The Board does not reject historic districts. I asked a 20 year veteran at HPO if the Board had ever rejected an historic district and she told me, “not that I know of.” Under the current historic designation criteria, literally any District property could be determined to be historic. As a result, over 20% of the properties in DC are under historic designation. Which begs the question, “what isn’t historic in DC?”

The total number of historic properties in DC equal the number of historic properties in Boston, Chicago, and Philadelphia combined, and those are three cities with significant histories. And this might be fine, if everyone wanted an historic district. But not all of us do. There are legitimate reasons to oppose historic districts – dozens of studies show<sup>1</sup> that maintaining homes in historic districts is more expensive than those outside, and cities regularly use historic districts to boost their tax base. We might rather not have the extra expenses as a neighborhood.

My neighborhood didn’t. Yet, a defunct neighborhood organization that hasn’t met in years, doesn’t have legitimate bylaws, had banned a half a dozen residents for 99 years from participating in the organization – including myself – applied for designation in Kingman Park. HPO told us the quality of the application was substandard, the application didn’t make sense, and so the application would not be approved. This is what happened in Chevy Chase when those residents opposed an historic District, Barney Circle, Brookland, and Northern Capitol Hill when those communities opposed historic districts. In those cases, HPO would not let those historic district applications through the process.

In Chevy Chase, HPO told the Washington Post, “‘it doesn't take a rocket scientist to know that it has a good chance of meeting the designation criteria. The sense I get is that most people are not contesting that,’ Maloney said. ‘They agree it's a wonderful suburb. What they are contesting is whether it's something they want to deal with in their daily lives. And that is an issue for us.’”

Well, apparently it’s no longer an issue, because that was not the case for Kingman Park. For us, even though over 70% of residents’ comments supplied to the HPRB opposed the historic district, the district went forward and Kingman Park residents’ opinions were ignored. When testifying about a poll we conducted and the broad opposition demonstrated in the comments to HPRB, Board members asked why I hadn’t done a second poll. When I said I was willing to do a second poll, the Board then decided that a second poll was not needed, and ended up approving the district despite our neighborhood’s overwhelming opposition, and even expanded the boundaries of the historic district to blocks that had nothing to do with the initial purpose of the historic district, and went against the suggestion of HPO. One Board member even tried to include a church built in 1999 into the district.

It was clear from our neighborhood's involvement in the historic designation process that there is no clear historic designation process. Anyone claiming to be a civic organization can file an application for historic designation, even if it's just a couple people who don't even have meetings. We were told the applicant had to hold public meetings. They held zero (though they attended ANC meetings). We were told historic designations would not be approved unless there was overwhelming community support, then it was broad support, then HPRB weighed peoples' opinions from other states, as far afield as Texas and Arizona, over the will of Kingman Park residents.

Meanwhile, our legitimate civic organization discussed this issue in several meetings over more than a year, including a panel discussion hosted by WAMU's Martin Austermuhle, HPO, developers, and preservationists. We thought about this long and hard as a community, and we didn't want it. Yet the Board rammed it through anyway, even expanding the district without explanation at the last minute over HPO's objections.

I ask that the Council consider democratic safeguards for historic districts going forward. Let residents vote when these issues arise. Let's be more cautious about historic districts. Not every gas station, strip mall, and power substation need be preserved. There are better ways to preserve social history than freezing residents' homes in amber, especially when that history is not reflected in the architecture of the neighborhood, as was the case in Kingman Park. We have so little say as District residents, don't let unelected Boards with no restraint make such significant decisions about our homes. Let the people decide.

---

<sup>i</sup> Additional information on historic districts and affordability:

- Cities and neighborhoods actively seek historic designations to augment their property tax base:
  - Travel Industry Association of America, Profile of Travelers Who Participate in Historic and Cultural Activities, Results from the TravelScope E Survey, 1997.
  - Listoken, D. and M.L. Lahr, Economic Impacts of Historic Preservation, Research prepared for the New Jersey Historic Trust, 1997.
  - Winson-Geideman, K., D. Jourdan, and S. Gao, Preserving Whose Neighborhood? The Effects of Adaptive Reuse by the Savannah College of Art & Design on Property Value and Community Change in Savannah, Georgia, commissioned by the Lincoln Institute for Land Policy, 2007.
- Finding that historically designated property sale prices to be 16% higher than similar, non-designated properties. Found amount to be greater than the capitalized tax benefit, implying value in the designation.
  - Narwold, A, S. Jonathan, and C. Tu, Historic Designation and Residential Property Values, International Real Estate Review, 2008, 11, 1, 83-95.
- Renovation expenditures contributed significantly to higher property assessments, the impact of the increase was .33 for each dollar spent.
  - Cyrenne, P., R. Fenton, and J. Warbanski, Historic Buildings and Rehabilitation Expenditures: A Panel Data Approach, Journal of Real Estate Research, 2006, 28, 4, 350-379.
- Properties within historic districts typically sell at a premium
  - Coulson, N.B. and R.M. Leichenko, The Internal and External Impact of Historical Designation on Property Values, Journal of Real Estate Finance and Economics, 2001, 23, 113-24.
  - Clark, D.E. and W.E. Herrin, Historical Preservation and Home Sale Prices: Evidence from the Sacramento Housing Market, The Review of Regional Studies, 1997, 27, 29-48.
  - Asabere, P.K., G. Hachey and S. Grubaugh, Architecture, Historic Zoning, and the Value of Homes, Journal of Real Estate Finance and Economics, 1989, 2, 181-195.
  - Ford, D., The Effect of Historic District Designation on Single-Family Home Prices. Journal of the American Real Estate and Urban Economics Association, 1989, 17, 353-362.

Good Morning Chairman Mendelson,

Thank you for the opportunity to introduce myself to you today. My name is Gretchen Pfaehler; I am a partner and preservation architect at Beyer Blinder Belle and a board member on the DC Historic Preservation Review Board. I am honored to be considered for re-appointment to the HPRB to continue to serve the Mayor, the District, and its Residents.

Since its founding in the 1790's, Washington DC has evolved reflecting the significance of its citizens, social, and political activities and achievements through varied architectural and landscape lenses including those of vernacular, local, regional, national, and international significance. It has been my privilege to work on projects within these types of frameworks through the 25 years of my career in the preservation, restoration, and renovation of historic buildings and landscapes domestically and abroad. My professional qualifications and work experience exceed the minimum requirements of the Secretary of the Interior Standards and Guidelines' Professional Qualifications Standards for Architecture and Historic Architecture.

My practiced experience with existing buildings provides a solid understanding of the issues of preservation project delivery methods, technical building documentation and assessments, integration of sustainable solutions and building material treatments, preservation laws, and review processes and regulations applied to historic preservation projects. I have practiced, lectured, and published extensively on historic preservation and sustainability. My work has been recognized with more than 27 national, regional, state and local preservation awards. I am an active member of the American Institute of Architects, American Institute for Conservation of Historic & Artistic Works, National Trust for Historic Preservation, the American Association for State and Local History, and an inductee of Lambda Alpha International. I served on Preservation and Zoning Commissions in other cities and have experience in developing legislation for historic districts to be integrated into existing zoning codes. As a 13-year board member, I am the recent past president of the Association for Preservation Technology (APT), a cross-disciplinary, international organization dedicated to promoting the best technology for conserving historic structures and their settings.

My fundamental philosophy about historic preservation is that it provides a critical balance of recognition of the past while encouraging future development and viability. I have approached my public service and my private practice with an informed inclusive process that meets the cultural and economic needs of all. I am familiar with the District's preservation law, regulations and guidelines. I am dedicated to balancing historical significance with viable sustainable maintainable solutions providing continued stewardship of our heritage.

In 2001, I intentionally relocated to practice preservation architecture in DC because of the dedication, understanding and participation in historic preservation in this region. I have lived and worked in several communities in the district and currently own a home in the Capitol Hill Historic District. Over the last decades some of my projects in the District include: Franklin School, the Carnegie Library, President Lincoln Memorial Home, Decatur House, Eastern Market, Washington Monument Visitor Center, the Washington Union Station Master Redevelopment Plan, many buildings of the Architect of the Capitol Complex, the National Gallery of Art, the Smithsonian Institution and private projects in DC's Waterfront, and the Anacostia, Capitol Hill, Georgetown, Pennsylvania Ave, and Mount Pleasant Historic Districts.



In 2010 became involved with the HPRB as a volunteer on the sustainability subcommittee to update several of the preservation guidelines for the District. Through that effort I was fortunate to be nominated and appointed to the HPRB in April 2011; serving as the chair for four years and continuing again as a board member since 2016. I have worked diligently and successfully through our preservation laws to develop solid consensus built solutions to large and small scale significant projects that both preserve our heritage resources and enable development within our community. I have continued to work on the issues of sustainability, viability, and affordability within the parameters of our public process. I initiated and sought out agency funding for solutions to integrating preservation guidelines. I made numerous public presentations to preservation, legal, and development based organizations on the function of the HPRB and issues related to Historic Preservation.

Looking forward in anticipation of continued service on the DC HPRB, I have three initial areas of focus.

1. Sustainability and Preservation:

- a. I am committed to working with DOEE, DCRA, and OP on issuing the completed RFP and implementing the scope of work to facilitate the integration of sustainable design initiatives into our preservation guidelines and then serve to inform and establish specific guidelines for individual historic districts.
- b. Working with Zoning on the coordination between preservation and zoning code as it relates to common features on commercial buildings as there are overlaps with impact related to preservation issues.

2. Functions of the Board:

- a. I will continue to ensure that the public has the opportunity to be heard on issues related to the board's purview at HPRB meetings.
- b. I will continue to work with my fellow board members to continue the consistency and clarity of decisions from the HPRB.
- c. I will continue the recent modifications made in how the HPRB recognizes and integrate the Great Weight afforded to the ANC. This was something that the board had always considered however since recent comments and feedback from the ANC's was received we are diligent about being more overt in the communication of that recognition and consideration.
- d. I will continue to work alongside HPO with the community to inform them about the HPRB process.

3. Preservation, Affordability, and Density:

- a. I will continue to work with HPO to further refine mid-block guidelines and parameters as there have been a significant number of projects that relate to this before the HPRB. HPO has made a strong initial effort in developing guidelines for alley buildings.

I believe my experiences, expertise and approach to practice contribute significant value to the District's historic preservation review process, and, if re-confirmed, I will use my knowledge to the best of my abilities to serve the District of Columbia.

Thank you again for the opportunity to be considered to serve the Mayor, the District. I am glad to answer any questions.

1 **COMMITTEE PRINT**  
2 Committee of the Whole  
3 July 10, 2018  
4  
5  
6  
7

8 **A PROPOSED RESOLUTION**  
9

10  
11 22-837  
12  
13

14 **IN THE COUNCIL OF THE DISTRICT OF COLUMBIA**  
15  
16 \_\_\_\_\_  
17

18  
19 To confirm the reappointment of Ms. Gretchen Pfaehler to the Historic Preservation Review  
20 Board.  
21

22 **RESOLVED, BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this**  
23 resolution may be cited as the “Historic Preservation Review Board Gretchen Pfaehler  
24 Confirmation Resolution of 2018”.

25 **Sec. 2. The Council of the District of Columbia confirms the reappointment of:**  
26

27 Ms. Gretchen Pfaehler  
28 709 E Street, N.E.  
29 Washington, D.C. 20002  
30 (Ward 6)  
31

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

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

38 **Sec. 4. This resolution shall take effect immediately.**