

**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 13, 2021

SUBJECT: Report on PR 24-225, “Historic Preservation Review Board Carisa Stanley Beatty Confirmation Resolution of 2021”

The Committee of the Whole, to which PR 24-225, the “Historic Preservation Review Board Carisa Stanley Beatty Confirmation Resolution of 2021,” was referred, reports favorably thereon and recommends approval by the Council.

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I. BACKGROUND AND NEED

On May 11, 2021, PR 24-225, the “Historic Preservation Review Board Carisa Stanley Beatty Confirmation Resolution of 2021,” was introduced by Chairman Mendelson at the request of the Mayor. The purpose of PR 24-225 is to confirm the appointment of Carisa Stanley Beatty¹ as a public member of the Historic Preservation Review Board (the Board) for a term to expire July 21, 2023. Ms. Stanley Beatty is a Ward 5 resident.

Ms. Stanley Beatty is a commercial real estate with almost 20 years of experience in banking and finance in the Washington, DC region. Immediately prior to her existing position as First Vice President with Amalgamated Bank, Mrs. Stanley served as Director of Single Family Programs with DC Housing Finance Agency where she developed and managed residential mortgage products and services, including the affordable mortgage program, DC Open Doors, and

¹ As introduced, the resolution contained the name Carisa Stanley. Ms. Stanely Beatty was married shortly before her nomination and now uses her married name and the Committee Print is updated accordingly.

the federally funded Home Saver foreclosure prevention initiative. Mrs. Stanley spearheaded the development of DC Open Doors.

Ms. Stanley Beatty holds a Bachelor of Science in Business Administration from the University of North Carolina at Greensboro and participated in the Branch Banking and Trust Management Development Program which provided training in credit underwriting, loan structuring, profitability, risk analysis and bank management. She is a Board Member of the Center for Law and Social Policy which is a national, nonpartisan, anti-poverty nonprofit advancing policy solutions for low-income individuals. She also serves as President of the African American Real Estate Professions in the District.

The Historic Preservation Review Board was created by the “Historic Landmark and Historic District Protection Act of 1978” (District Act).² 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.³

The Board is composed of nine members appointed by the Mayor after confirmation by the Council.⁴ 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 Preservation Act of 1966 (federal Act) and federal regulations.⁵ The federal Act was enacted 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.⁶ 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.⁷

The federal regulations for State Review Boards require that all Board members have “demonstrated competence, interest, or knowledge in historic preservation.”⁸ Additionally, a majority of the members must meet the “Secretary of the Interior’s (Historic Preservation) Professional Qualification Standards.”⁹ 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

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

³ D.C. OFFICIAL CODE § 6-1101(a) (2016).

⁴ *Id.* § 6-1103(a).

⁵ *Id.*

⁶ *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).

⁷ 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>.

⁸ 36 C.F.R. § 61.4(f)(1) (2016).

⁹ *Id.*

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.¹⁰ The remaining members of the Board subject to the Standards may represent any of the described disciplines.¹¹

Table 1: Membership of the Historic Preservation Review Board

Resolution #	Position	Appointee	Term Expiring:	Residency
<i>PR 24-225</i>	<i>Public Member</i>	<i>Carisa Stanley Beatty</i>	<i>July 21, 2024</i>	<i>Ward 5</i>
PR 24-226*	Archaeologist Member	Dr. Alexandra Jones	July 21, 2024	Ward 1
PR 22-227*	Historian Member	Andrew P. Aurbach	July 21, 2024	Ward 5
PR 24-228*	Architectural Historian Member	Gretchen K. Pfaehler	July 21, 2024	Ward 6
R-23-577	Architect Member	Matthew Bell	July 21, 2022	Ward 3
R 23-578	Historian Member	Sandra Jowers-Barber	July 21, 2023	Ward 4
R 23-579	Architect Member	Marnique Heath	July 21, 2023	Ward 6
R 23-200	Public Member	Linda Greene	July 21, 2022	Ward 8
R 23-109	Public Member	Outerbridge Horsey	July 21, 2022	Ward 2

* Other nominations pending.

Ms. Stanley Beatty is nominated for appointment as a public member of the Board replacing Marnique Heath.¹² As discussed in Table 2 below, there are a number of qualifications required for a Board member specializing in a certain area, but not for public members. The regulations discussed above do require demonstrated competence, interest or knowledge in historic preservation. Ms. Stanley Beatty’s testified to her commitment to the District, and to the importance of contextualizing history, especially with regard to making determinations from inclusive vantage point that recognizes, honors, and preserves the contributions of marginalized communities by ascribing them the significance they deserve.

¹⁰ *Id.* (The regulations state that one person may meet the standards for more than one required discipline. *Id.*).

¹¹ *Id.*

¹² Marnique Heath was appointed as a public member pursuant to R. 22-551, but was later appointed as an architect member pursuant to R 23-579. Ms. Stanley Beatty would fill the public member vacancy created by Ms. Heath’s reappointment, leaving the public member seat vacant..

Table 2: Secretary of the Interior’s Professional Standards for Historic Preservation¹³

Discipline	Professional Qualifications
History	Graduate degree in history or closely-related field; or Bachelor’s degree in history or closely-related field, plus one of the following: <ol style="list-style-type: none"> 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.
Archeology	Graduate degree in archeology, anthropology, or closely-related field, plus: <ol style="list-style-type: none"> At least one year of full-time professional experience or equivalent specialized training in archeological research, administration, or management; At least four months of supervised field and analytic experience in general North American archeology, and Demonstrated ability to carry research to completion. For prehistoric archeology , 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. For historic archeology , 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.
Architectural History	Graduate degree in architectural history, art history, historic preservation, or closely-related field, with coursework in American architectural history, or 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"> 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	Professional degree in architecture plus: <ol style="list-style-type: none"> At least two years of full-time experience in architecture; or A state license to practice architecture.
Historic Architecture	Professional degree in architecture, or state license to practice architecture, plus one of the following: <ol style="list-style-type: none"> 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. 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.

¹³ *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).

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."¹⁴ Each member serves a term of three years, and terms are staggered so that one-third of the appointments expire each year.¹⁵ Ms. Stanley Beatty's nomination by the Mayor for appointment is for a term to end July 21, 2023. Ms. Stanley Beatty is a resident of Ward 5.

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.¹⁶

Ms. Stanley Beatty noted that if confirmed to the Board, she pledges to work with the other members of the Board, the Executive, the Council, and residents to ensure that the District's identity recognizes and builds on an inclusive and honest stories of the history that has shaped the District's past. The Committee recommends Council approval of PR 24-225, the confirmation of Dr. Jones' nomination for appointment as an archaeologist member of the Historic Preservation Review Board.

¹⁴ D.C. OFFICIAL CODE § 6-1103(b) (2014).

¹⁵ *Id.*

¹⁶ *Id.* § 6-1103(c); D.C. MUN. REGS. tit. 10C, § 106 (2004).

II. LEGISLATIVE CHRONOLOGY

- May 11, 2021 PR 24-225, “Historic Preservation Review Board Carisa Stanley Beatty Confirmation Resolution of 2021” is introduced by Chairman Mendelson at the request of the Mayor.
- May 18, 2021 PR 24-225 is officially “read” at the Committee of the Whole; 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 Council does not act by October 19, 2021, PR 24-225 is deemed disapproved.¹⁷
- May 21, 2021 Notice of Intent to Act on PR 24-225 is published in the *District of Columbia Register*.
- May 28, 2021 Notice of a Public Hearing on PR 24-225 is published in the *District of Columbia Register*.
- June 24, 2021 The Committee of the Whole holds a public hearing on PR 24-225.
- July 13, 2021 The Committee of the Whole marks-up PR 24-225.

III. POSITION OF THE EXECUTIVE

Ms. Stanley Beatty is the Mayor’s nominee for appointment 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 24-225.

V. SUMMARY OF TESTIMONY

The Committee of the Whole held a public hearing on PR 24-225 and other Board nominations on Thursday, October 8, 2020. The testimony summarized below is from that hearing pertaining to Ms. Stanley Beatty. Copies of the written testimony are attached to this report.

Rebecca Miller, Executive Director, DC Historic Preservation League testified about the League’s mission with regard to historic preservation in the District, its interactions with the HPRB members, and the qualifications of the nominee.

¹⁷ Should the Council extend the 2021 summer recess, this date would extend.

Carisa Stanley Beatty, Nominee, testified and answered questions regarding her background and experience as it pertains to the Board.

The Committee received no written comments regarding this nominee to the Board.

VI. IMPACT ON EXISTING LAW

Nine positions exist on the Historic Preservation Review Board and all 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.¹⁸ 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.¹⁹ 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.²⁰ Thus, five members of the Board must meet the Standards as described above, while the other four members are not so required.

VII. FISCAL IMPACT

PR 24-225 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.²¹ 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 24-225.
<u>Section 2</u>	Confirms the appointment of Ms. Stanley Beatty as a member of the Historic Preservation Review Board for a term to expire July 21, 2023.
<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.

¹⁸ 36 C.F.R. 61.4(f)(1) (2016).

¹⁹ *Id.*

²⁰ *Id.*

²¹ In the case when the Chairperson of the Board is a public member, that member receives an additional compensation of 20% above the annual \$3,000 cap. See D.C. OFFICIAL CODE § 1-611.08.

Section 4 Provides that PR 24-225 shall take effect immediately.

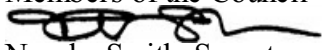
IX. COMMITTEE ACTION

X. ATTACHMENTS

1. PR 24-225 as introduced
2. Letter from Mayor Muriel Bowser, correcting nomination
3. Nominee's response to Committee questions
4. Written testimony and letters in support of nominee
5. Legal sufficiency determination
6. Committee Print for PR 24-225

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 : Monday, May 17, 2021
Subject : Referral of Proposed Legislation

Notice is given that the attached proposed legislation was introduced in the Office of the Secretary on Tuesday, May 11, 2021. Copies are available in Room 10, the Legislative Services Division.

TITLE: "Historic Preservation Review Board Carisa Stanley Confirmation Resolution of 2021", PR24-0225

INTRODUCED BY: Chairman Mendelson, at the request of Mayor

The Chairman is referring this legislation to Committee of the Whole. This resolution will be deemed disapproved on Friday, October 01, 2021 without Council action.

Attachment
cc: General Counsel
Budget Director
Legislative Services



MURIEL BOWSER
MAYOR

May 11, 2021

The Honorable Phil Mendelson
Chairman
Council of the District of Columbia
John A. Wilson Building
1350 Pennsylvania Avenue, NW, 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:

Mrs. Carisa Stanley
Randolph Street, NE
Washington, DC 20018
(Ward 5)

for appointment as a public member of the Historic Preservation Review Board, replacing Marnique Heath, to serve a term to end July 21, 2024.

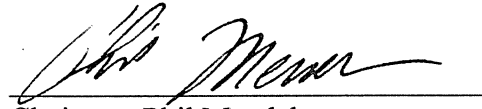
Enclosed you will find biographical information detailing the experience of the above-mentioned nominee, together with a proposed resolution to assist the Council during the confirmation process.

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, appearing to read "Muriel Bowser".

Muriel Bowser


Chairman Phil Mendelson
at the request of the Mayor

A PROPOSED RESOLUTION

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

To confirm the appointment of Mrs. Carisa Stanley 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 Carisa Stanley Confirmation Resolution of 2021”.

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

Mrs. Carisa Stanley
Randolph Street, NE
Washington, DC 20018
(Ward 5)

as a public member of the Historic Preservation Review Board, established by Mayor’s Order 83-119, dated May 6, 1983, pursuant to 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), replacing Marnique Heath, to serve a term to end July 21, 2024.

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.

CARISA D. STANLEY

PROFESSIONAL EXPERIENCE

Amalgamated Bank

September 2014 – Present

First Vice President of Commercial Real Estate for Washington, DC

- Lead the organization's efforts in originating, underwriting and structuring new commercial real estate, loans, with a focus on affordable housing;
- Originated, cultivated and manage the bank's largest single commercial real estate borrower at an aggregate relationship balance of approximately \$50 million;
- Lead the organization in establishing networks of settlement companies, real estate attorneys, appraisers and other real estate service professionals in the Washington, DC market and adding such to the bank's approved slate;
- Assist management with the creation of a platform for real estate development loans, including the administration of construction draws, draw inspection management, credit policy, etc
- Generated more than \$185 million of commercial real estate volume in first year of tenure, including the origination of the organization's first Low Income Housing Tax Credit loan and Washington DC's third Property Assessed Clean Energy (PACE) financed affordable housing project;

District of Columbia Housing Finance Agency

June 2010 – September 2014

Director of Single Family Programs

- Rebuilt Single Family Mortgage Program inclusive of securing a new mortgage loan servicer, crafting new internal policies and procedures for a To Be Announced ("TBA") mortgage-backed security secondary market platform and recruiting and training participating lenders. Generated over \$50 million in loan volume in first eleven months;
- Negotiated mortgage-backed security Purchase Contract with third party purchaser;
- Negotiated Loan Servicing Agreement with one of the nation's largest mortgage loan servicers;
- Created a Secondary Market Committee to function as an internal oversight body for the TBA mortgage-backed security secondary market platform;
- Performed daily analysis of residential mortgage interest rates and coresponding mortgage-backed security premiums for both Ginnie Mae and Fannie Mae securities and recommend pricing for mortgage loan products;
- Developed and administered new homeownership initiatives providing affordable mortgage loan products and down payment assistance using private, local and Federal financial resources;
- Administered the District of Columbia's allocation of the \$7.6 billion Federally funded Hardest Hit Markets Initiative ("HHF") Program for foreclosure prevention, which helped over 200 families avoid foreclosure;
- Developed training curriculum and conduct training for participating lenders, local realtors, community based organizations and other local governmental agencies for both the affordable Single Family Mortgage Program and the HHF Program;
- Recruited and managed staff.

EagleBank (Fidelity and Trust Bank)

March 2005 – June 2010

Vice President/ Commercial Real Estate Loan Officer (September 2008 – June 2010)

Assistant Vice President/ Commercial Real Estate Loan Officer (March 2005 – September 2008)

- Managed a \$100 million commercial real estate loan portfolio while generating new loan production;
- Employed prudent credit practices and analysis to originate, underwrite and structure new commercial real estate, construction and development loans;
- Worked closely with the Senior Credit Officer to monitor and evaluate the Bank's commercial real estate loan portfolio to proactively identify potential troubled assets and develop work out strategies. Results include the successful dispositioning of approximately \$15 million in troubled and non-performing assets from September 2008 to date 2009;

- Worked with assigned Bank Counsel to negotiate work out strategies inclusive of forbearance agreements and foreclosures;
- Researched, analyzed and maintained information on various state and federal financing/funding programs and governmental agencies including SBA financing, Tax Incremental Financing, The Deputy Mayor's Office of Economic Development, District of Columbia Office of Tax and Revenue and District of Columbia Office of Zoning;

OBA Bank

September 2003 – March 2005

Assistant Vice President / Junior Credit Officer (February 2004 – March 2005)

Commercial Real Estate Loan Officer (September 2003 – February 2004)

- Developed and implemented Profitability Analysis Model for new and existing relationships resulting in a 15% increase in profitability for the commercial real estate portfolio;
- Developed new credit systems for the bank including the management and tracking of financial statements and documentation exceptions;
- Performed annual credit reviews including analysis of financial statements and made recommendations regarding the bank's relationship strategy with existing customers;
- Worked with Senior Real Estate Loan Officer to structure new loan requests and ensured the commercial real estate portfolio achieved and maintained quarterly bank targets and goals;
- Originated, analyzed, underwrote and structured new commercial real estate loans up to \$5 million.

Branch Banking and Trust (BB&T)

June 2002 – September 2003

Business Banking Officer (December 2002 – September 2003)

- Originated, underwrote, structured and presented small business loans of up to \$1 million for regional approval;
- Managed a \$10 million small business portfolio including maintaining below 5% in troubled assets and averaging \$1 million/monthly in new originations;
- Worked with BankPro Automation Software and ProActiv Sales Management Software.

EDUCATION

June 2002 – December 2002 – Branch Banking and Trust (BB&T) Management Development Program

- Formal credit training program with credit underwriting, loan structuring, profitability, risk analysis and bank management based curriculum. Completed OMEGA Credit Training and Certification Program;

September 1998 – June 2002 - The University of North Carolina at Greensboro

- Bachelor of Science in Business Administration with a concentration in Marketing and Advertising

BOARDS & COMMITTEES

- 2020 – Board Member – The Center for Law and Social Policy
- 2017 – Current - President – African American Real Estate Professionals, Washington, DC

AWARDS & RECOGNITION

- November 2015 – Presented 'Emerging Leader' award by the African American Real Estate Professionals, Washington, DC during its 2015 Annual Gala celebrating 20 years of achievement
- May 2013 – District of Columbia Housing Finance Agency's Hardest Hit Markets Initiative Program was named 'Best Single Family Program' by the National Association of Local Housing Finance Agencies



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

Carisa Stanley



Mrs. Carisa Stanley is the First Vice President of Amalgamated Bank. She has almost 20 years of experience in banking and finance in the Washington, DC region. Immediately prior to her existing position as First Vice President with Amalgamated Bank, Mrs. Stanley served as Director of Single Family Programs with DC Housing Finance Agency where she developed and managed residential mortgage products and services, including the affordable mortgage program, DC Open Doors, and the federally funded Home Saver foreclosure prevention initiative. Mrs. Stanley spearheaded the development of DC Open Doors and under her management the program grew to over \$15 million in residential loan volume in a fifteen month period.

Mrs. Stanley was also Vice President of Commercial Real Estate at Fidelity and Trust Bank and EagleBank where her focus was real estate development in the Washington, DC metropolitan area. Ms. Stanley underwrote and financed commercial acquisitions as well as affordable housing projects in the District of Columbia while managing a commercial real estate portfolio in excess of \$100 million. Mrs. Stanley led commercial real estate debt restructures and workouts, up to and including foreclosures. As First Vice President of Amalgamated Bank, Mrs. Stanley is responsible for leading the Bank's commercial real estate efforts in the Washington, DC region, with a focus on affordable multifamily and Community Reinvestment Act (CRA) lending.

Mrs. Stanley served as the Mortgage Bankers Association of Metropolitan Washington's 2012 and 2013 Affordable Housing Committee Chair and was a certified instructor with the Greater Capital Area Association of Realtors. She has served as the President of the Washington, DC chapter of African American Real Estate Professionals since 2017 and is a member of the Board of Directors for the Center for Law and Social Policy and the BISNOW DC Diversity Board.

A Ward 5 resident, Mrs. Stanley earned a bachelors in Business Administration from the University of North Carolina at Greensboro.



May 28, 2021

Mrs. Carisa Stanley
Randolph Street, NE
Washington, DC 20018

Dear Mrs. Stanley,

Congratulations on being nominated for appointment to the District of Columbia Historic Preservation Review Board. 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 26, 2021 at 1:00 p.m. (or immediately following the preceding hearing) via Zoom Video Conference**. 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 24, 2021.

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 no. 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 \$1,000, including publicly traded stock.

I have no beneficial interest in any business entity transacting business with the District Government.

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 \$200 during the past two years.

I have not received income for services rendered from any business entity transacting business with the District Government 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.

N/A

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 \$1,000. 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.

N/A

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 \$1,000.

1810 Randolph Street, NE, Washington, DC 20018

7. Please list all professional and occupational licenses held by you.

N/A

8. Please list any professional organizations of which you are currently a member.

African American Real Estate Professionals of Washington, DC

Center for Law and Social Policy

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.

None.

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

African American Real Estate Professionals of Washington, DC (Current President)

Center for Law and Social Policy (Board of Directors and Audit Committee 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.

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 all campaign contributions to a D.C. candidate or political committee.

Jacque Patterson for At Large DC State Board of Education – Campaign Contribution

DC Councilmember Kenyan R. McDuffie – Campaign Contribution

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 another term and how do you plan to continue to help the Board fulfill its role and mission during your time on the Board?

It is my esteemed honor to be nominated as a Mayoral appointee to the Historic Preservation Review Board. I was born in the District of Columbia and have chosen to live, work and raise my family in this great City. I am a finance professional and strong advocate of racial equity and justice and look forward to contributing my unique perspective to the Board in furtherance of its mission.

At the June 26th hearing, you will be asked to make an opening statement indicating your interest in serving as a member of the Board. The testimony of persons interested in supporting your nomination is helpful but not necessary. Interested parties should visit <http://www.ChairmanMendelson.com/testify> to register, 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 Evan Cash on my staff at 202-724-7002.

Sincerely,

Phil Mendelson
Chairman

enc.

PM/ec



Testimony to the Committee on the Whole

PR24-0225 Historic Preservation Review Board Carisa Stanley Confirmation Resolution
PR24-0226 Historic Preservation Review Board Alexandra Jones Confirmation Resolution
PR24-0227 Historic Preservation Review Board Andrew Aurbach Confirmation Resolution
PR24-0228 Historic Preservation Review Board Gretchen Pfahler Confirmation Resolution

Thursday, June 24, 2021

Rebecca Miller on Behalf of the DC Preservation League

Good afternoon, Chairman Mendelson and members of the Committee of the Whole. My name is Rebecca Miller, Executive Director of the DC Preservation League (DCPL). For 50 years, DCPL staff, dedicated volunteers, and membership have dedicated themselves to preserving and protecting our city's irreplaceable historic resources. I am pleased to be here today, and thank you for the opportunity to provide this testimony.

DC's historic preservation law, which DCPL's predecessor Don't Tear It Down authored, is one of the most robust and most successful ordinances of its kind in the country. The HPRB members' mandate under the Historic Landmark and Historic District Protection Act of 1978 is to implement and maintain the Act on behalf of the Mayor through the designation of historic landmarks and districts and the review of development projects affecting protected properties.

Two sets of regulations govern the make-up of the HPRB: one at the federal level mandating specific 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 concerning race, sex, geographic distribution, and other demographic characteristics, to be met with members who only need have a "demonstrated interest in historic preservation."

DCPL had the opportunity to meet with the Mayor's newest appointee, Carisa Stanley, regarding her interest in serving as a member of the HPRB. Ms. Stanley is a Ward 5 resident who discussed her background and passion for our city's history and her desire to ensure that preservation is equitable across the District. She acknowledged her unfamiliarity with the preservation law but has received information from HPRB Chair Marnique Heath and HPO Staff and is confident in her ability to apply the regulations as charged. We have no objection to Ms. Stanley's appointment.

Dr. Jones (Ward 5) and Ms. Phaeler (Ward 6) represent two required professional positions (Architectural History and Archaeology). Mr. Aurbach's (Ward3) appointment as a historian is redundant as this professional position, and Ward residency is otherwise represented. Only one of each required professional position is necessary to meet the National Register program requirements. Given that this will be Mr. Aurbach's fifth appointment to the HPRB, the Mayor and

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Scott P. DeMartino, Esq., *President* | Fay Armstrong, *Vice President* | Howard S. Berger, *Treasurer* | Melissa Cohen, AIA, LEED AP, *Secretary*
Amy Ballard | Philip Brault, LEED AP, BD+C | M. Jesse Carlson, Esq. | John DeFerrari | Greta Fuller | Hany Hassan, FAIA
Rob McLennan, AIA | | D. Peter Sefton | Joseph E. Taylor, AIA | Benjamin L. Williams, Esq., LEED AP | Jason T. Young | Juliet Zucker

the Council should consider whether this seat might be better served to diversify the board further and allow other interested citizens to shape our city's character.

As DCPL noted at the 2020 HPRB Nomination hearing, no board members reside in Wards 1 (3500 contributing buildings) or Ward 7 (more than 500 contributing buildings.) Geographic diversity is vital for communities to feel that their views are considered when decisions are made about their properties or neighborhoods.

Thank you for the opportunity to present our comments, and I am happy to answer any questions you or the other committee members may have.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Historic Preservation Review Board



Public Roundtable on

PR24-0225, the “Historic Preservation Review Board Carisa Stanley Beatty Confirmation Resolution of 2021.”

**Testimony of
Carisa Stanley Beatty**

Before the
Committee of the Whole
Council of the District of Columbia
The Honorable Phil Mendelson, Chairman

Virtual Meeting Platform
John A. Wilson Building
1350 Pennsylvania Avenue, NW
Washington, DC 20004

June 24, 2021
1:00 PM

Good Afternoon, Chairman Mendelson and members of the Council of the District of Columbia. Thank you for this opportunity to testify today in support of my nomination by Mayor Bowser to serve as a public member of the District of Columbia's Historic Preservation Review Board.

My name is Carisa Stanley Beatty. I was born in Washington, DC and, like so many others, I choose to live, work, and raise a family here because of the richness of the District's history, culture, and communities. After graduating from college in North Carolina, I knew I wanted to return home to serve my community and build a career in banking and finance. For nearly 20 years, I have had the privilege of serving District residents, local businesses, private and public interests via financial investments in rental housing and homeownership. My career has included private finance and a five-year tenure at the DC Housing Finance Agency, where I served the District and built one of the Agency's most successful homeownership purchase programs, DC Open Doors. My time at DC Housing Finance Agency is some of my proudest work. More recently, my pride has been centered on my family, as my husband and I raise our young son here in the District where I was born. We are residents of Ward 5's Brookland neighborhood, where I have lived for 10 years.

My commitment to service is a core component of my position as First Vice President of Amalgamated Bank, where I lead our commercial real estate lending efforts in the Washington, DC region. I have been with the Bank since 2014 and have, almost exclusively, focused our efforts on the financing of local, affordable housing for DC residents. I also serve our community as President of the African American Real Estate Professionals of Washington, DC, a non-profit organization dedicated to facilitating economic parity through real estate.

Additionally, as a Board member and Audit Committee member of The Center for Law and Social Policy, a national, non-partisan, non-profit organization with the mission of reducing poverty, promoting economic security and advancing racial equity, I continue to advocate for work that leads to the strengthening of communities just like the District of Columbia.

History is often controversial for black Americans and marginalized communities because we typically lack the power and influence to lift our full stories. For example, as many across the nation were honoring the memory and service of our veterans this past Memorial Day, the television and news websites highlighted the story of the American Legion's decision to mute the microphone of its speaker, Army Lieutenant Colonel Barnard Kemter, because he included remarks acknowledging the founding historical relationship between Decoration Day, started by African Americans after the Civil War, to honor those who fought for this nation, and Memorial Day. Closer to home for me, my alma mater state-college system, the University of North Carolina, finds itself in the headlines as a result of its Board of Trustee's decision to deny the tenure appointment of Nikole Hannah-Jones because of her Pulitzer Prize winning work, the 1619 Project, which tells stories that place the consequences of slavery and the contributions of black Americans at the center of our nation's historic narrative.

These examples are recent, and they illustrate why the Historic Preservation Review Board's work is so important. The Board is charged with designating, preserving, and protecting some of our District's most important historic and cultural treasures and the weight of that responsibility cannot be overstated. Webster's Dictionary defines historic as "famous or important in history and having great and lasting importance" and it defines preservation as "the activity or process of

keeping something valued alive, intact or free from damage and decay”. I turn a lens towards these definitions because it is critical to understand that whether an event, something or someone is noted as “famous, important or valued” and thus, should be kept “alive, intact and free from damage and decay” actually has to be determined by society. To be true to American society, those determinations must be made from an inclusive vantage point that recognizes, honors, and preserves the contributions of marginalized communities by ascribing them the significance they so richly deserve. We have a collective responsibility to study, understand, and preserve **all** of America’s history, not just as a record of the past, but as a pervasive thread of truth that serves as the foundation for present day institutions, systems, and, yes, even inequities. Inclusive representation in historic preservation is critical because it ensures that both our brightest successes and darkest atrocities are remembered and highlighted so that we and future generations can learn from the true human spirit. More specifically and locally, this includes recognizing the influences and significant contributions of native and generational Washingtonians to our District’s culture and identity.

I am humbled to be nominated to serve as a public member of the Historic Preservation Review Board. Should my nomination be confirmed, I pledge to work with my fellow members of the Board, the Administration, members of this Council, and my fellow residents of the District of Columbia, to ensure that our District’s living identity recognizes and builds upon a solid, inclusive, and honest story of the people, places, events and artifacts that have shaped the District’s past. I pledge to commit the time and effort to review each proposal, concept and scope of work and evaluate it in light of the four standards and existing guidelines as defined by the Secretary of the Interior, ensuring compatibility and uniform treatment.

Thank you again for the opportunity to testify today. I would be happy to answer any questions you may have.

1 **DRAFT COMMITTEE PRINT**
2 Committee of the Whole
3 July 13, 2021
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7

8 A PROPOSED RESOLUTION
9

10 24-225
11

12 IN THE COUNCIL OF THE DISTRICT OF COLUMBIA
13
14 _____
15

16
17 To confirm the Mayoral appointment of Mrs. Carisa Stanley Beatty to the Historic Preservation
18 Review Board.
19

20 RESOLVED, BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this
21 resolution may be cited as the “Historic Preservation Review Board Carisa Stanley Beatty
22 Confirmation Resolution of 2021.”

23 Sec. 2. The Council of the District of Columbia confirms the appointment of:

24 Mrs. Carisa Stanley Beatty
25 Randolph Street, NE
26 Washington, DC 20018
27 (Ward 5)
28

29 as a public member of the Historic Preservation Review Board, established by Mayor’s Order
30 83-119, dated May 6, 1983, pursuant to section 4 of the Historic Landmark and Historic District
31 Protection Act of 1978, effective March 3, 1979 (D.C. Law 2-144; D.C. Official Code § 6-1103),
32 replacing Marnique Heath to serve a term to end July 21, 2024.

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

35 Sec. 4. This resolution shall take effect immediately.