

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

1350 Pennsylvania Avenue, NW, Washington, DC 20004

DRAFT

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**TO:** All Councilmembers

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

**DATE:** July 13, 2021

**SUBJECT:** Report on PR 24-228, “Historic Preservation Review Board Gretchen Pfaehler Confirmation Resolution of 2021”

The Committee of the Whole, to which PR 24-228, the “Historic Preservation Review Board Gretchen Pfaehler Confirmation Resolution of 2021,” was referred, reports favorably thereon 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.....	7
VIII.	Section-By-Section Analysis.....	7
IX.	Committee Action.....	8
X.	Attachments.....	8

**I. BACKGROUND AND NEED**

On May 11, 2021, PR 24-228, the “Historic Preservation Review Board Gretchen Pfaehler Confirmation Resolution of 2021,” was introduced by Chairman Mendelson at the request of the Mayor. The purpose of PR 24-228 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, 2023. 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 as a Board Member since 2016.

Ms. Pfaehler's practical 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, Lincoln Cottage, Eastern Market, and the Washington Union Station Master Redevelopment Plan.

The Board is composed of nine members appointed by the Mayor after confirmation by the Council.<sup>1</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 Preservation Act of 1966 (federal Act) and federal regulations.<sup>2</sup> 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.<sup>3</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>4</sup>

The federal regulations for State Review Boards require that all Board members have "demonstrated competence, interest, or knowledge in historic preservation."<sup>5</sup> Additionally, a majority of the members must meet the "Secretary of the Interior's (Historic Preservation) Professional Qualification Standards."<sup>6</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>7</sup> The remaining members of the Board subject to the Standards may represent any of the described disciplines.<sup>8</sup>

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<sup>1</sup> *Id.* § 6-1103(a).

<sup>2</sup> *Id.*

<sup>3</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>4</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>5</sup> 36 C.F.R. § 61.4(f)(1) (2016).

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

<sup>7</sup> *Id.* (The regulations state that one person may meet the standards for more than one required discipline. *Id.*).

<sup>8</sup> *Id.*

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

<b>Resolution #</b>	<b>Position</b>	<b>Appointee</b>	<b>Term Expiring:</b>	<b>Residency</b>
PR 24-225*	Public Member	Carisa Stanley Beatty	July 21, 2024	Ward 5
PR 24-228*	Archaeologist Member	Dr. Alexandra Jones	July 21, 2024	Ward 1
PR 22-227*	Historian Member	Andrew P. Aurbach	July 21, 2024	Ward 5
<b>PR 24-228</b>	<b>Architectural Historian Member</b>	<b>Gretchen K. Pfaehler</b>	<b>July 21, 2024</b>	<b>Ward 6</b>
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. Pfaehler is nominated for reappointment 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 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.

**Table 2: Secretary of the Interior’s Professional Standards for Historic Preservation<sup>9</sup>**

Discipline	Professional Qualifications
<b>History</b>	Graduate degree in history or closely-related field; or Bachelor’s degree in history or closely-related field, plus one of the following: 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 2. Substantial contribution through research and publication to the body of scholarly knowledge in the field of history.
<b>Archeology</b>	Graduate degree in archeology, anthropology, or closely-related field, plus: 1. At least one year of full-time professional experience or equivalent specialized training in archeological research, administration, or management; 2. At least four months of supervised field and analytic experience in general North American archeology, and 3. Demonstrated ability to carry research to completion. 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. 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.
<b>Architectural History</b>	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: 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 2. Substantial contribution through research and publication to the body of scholarly knowledge in the field of American architectural history.
<b>Architecture</b>	Professional degree in architecture plus: 1. At least two years of full-time experience in architecture; or 2. A state license to practice architecture.
<b>Historic Architecture</b>	Professional degree in architecture, or state license to practice architecture, plus one of the following: 1. At least one year of graduate study in architectural preservation, American architectural history, preservation planning, or closely- related field; or 2. 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.

<sup>9</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).

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>10</sup> Each member serves a term of three years, and terms are staggered so that one-third of the appointments expire each year.<sup>11</sup> Ms. Pfaehler' nomination by the Mayor for appointment is for a term to end July 21, 2023. Ms. Pfaehler is a resident of Ward 1.

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>12</sup>

Ms. Pfaehler noted that she has practiced, lectured, and published extensively on historic preservation and sustainability and her work has been recognized in many national, regional, state, and local preservation awards. She has served on Preservation and Zoning Commissions in other jurisdictions and has experience in developing legislation for historic districts to be integrated into existing zoning codes. The Committee recommends Council approval of PR 24-228, the confirmation of Ms. Pfaehler' nomination for appointment as an archaeologist member of the Historic Preservation Review Board.

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<sup>10</sup> D.C. OFFICIAL CODE § 6-1103(b) (2014).

<sup>11</sup> *Id.*

<sup>12</sup> *Id.* § 6-1103(c); D.C. MUN. REGS. tit. 10C, § 106 (2004).

## II. LEGISLATIVE CHRONOLOGY

- May 11, 2021 PR 24-228, “Historic Preservation Review Board Gretchen Pfaehler Confirmation Resolution of 2021” is introduced by Chairman Mendelson at the request of the Mayor.
- May 18, 2021 PR 24-228 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 24-228 is deemed disapproved.<sup>13</sup>
- May 21, 2021 Notice of Intent to Act on PR 24-228 is published in the *District of Columbia Register*.
- May 28, 2021 Notice of a Public Hearing on PR 24-228 is published in the *District of Columbia Register*.
- June 24, 2021 The Committee of the Whole holds a public hearing on PR 24-228.
- July 13, 2021 The Committee of the Whole marks-up PR 24-228.

## III. POSITION OF THE EXECUTIVE

Ms. Pfaehler 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 24-228.

## V. SUMMARY OF TESTIMONY

The Committee of the Whole held a public hearing on PR 24-228 and other Board nominations on Thursday, October 8, 2020. The testimony summarized below is from that hearing pertaining to Ms. Pfaehler. 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.

***Gretchen Pfaehler, Nominee***, testified and answered questions regarding her background and experience as it pertains to the Board.

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<sup>13</sup> Should the Council extend the 2021 summer recess, this date would extend.

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.<sup>14</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>15</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>16</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 history member, Ms. Pfaehler is required to, and does, meet the Secretary’s standards for professional qualifications. Additionally, Ms. Pfaehler does meet the standard of having a demonstrated competence, interest, and knowledge in historic preservation.

## VII. FISCAL IMPACT

PR 24-228 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>17</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 24-228.
<u>Section 2</u>	Confirms the appointment of Ms. Pfaehler 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.

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<sup>14</sup> 36 C.F.R. 61.4(f)(1) (2016).

<sup>15</sup> *Id.*

<sup>16</sup> *Id.*

<sup>17</sup> 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 24-228 shall take effect immediately.

## **IX. COMMITTEE ACTION**

## **X. ATTACHMENTS**

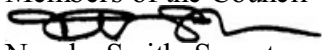
1. PR 24-228 as introduced
2. Letter from Mayor Muriel Bowser, correcting nomination
3. Nominee's response to Committee questions
4. Written testimony and letters in support of nominee
5. Legal sufficiency determination
6. Committee Print for PR 24-228



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

Memorandum

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To : Members of the Council  
From :  Nyasha Smith, Secretary to the Council  
Date : 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 Gretchen Pfahler Confirmation Resolution of 2021", PR24-0228

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:

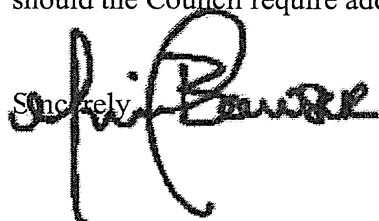
In accordance with section 2 of the Confirmation Act of 1978, effective March 3, 1979 (D.C. Law 2-142; D.C. Official Code § 1-523.01), and pursuant to Mayor's Order 83-119, dated May 6, 1983, and section 4 of the Historic Landmark and Historic Protection Act of 1978, effective March 3, 1979 (D.C. Law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

Ms. Gretchen Pfaehler  
E Street, NE  
Washington, DC 20002  
(Ward 6)

for reappointment as an architectural historian member of the Historic Preservation Review Board, 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,  


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 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 2021".

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

Ms. Gretchen Pfaehler  
E Street, NE  
Washington, DC 20002  
(Ward 6)

as an architectural historian 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), 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.



## Gretchen Pfaehler AIA

Partner

Historic Preservation Architect

### Education

BS, Architecture, University of Wisconsin-Milwaukee;  
Certificate of Architecture, Ecole Spéciale  
d'Architecture, Paris France

### Associations

Board Member, Past Chair, DC Historic Preservation  
Review Board

Past President, Current Member, 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

### Publications & 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

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

\* Project performed with a prior firm

Gretchen Pfaehler has over 30 years of experience in the preservation, restoration, and renovation of historic structures 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. Gretchen 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.

Gretchen has extensive experience leading planning and design teams for federal projects, including the National Park Service. Her experience with existing structures 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 two decades of working on historic preservation 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. Gretchen is a board member and past President of the Association for Preservation Technology International, chairman of the DC Historic Preservation Review Board, and an active member of the American Institute for Conservation of Historic & Artistic Works, and National Trust for Historic Preservation.

### SELECT EXPERIENCE

#### Adas Israel Synagogue | Washington, DC

Preservation Architect for the relocation of the Adas Israel Synagogue, a project which includes restoration of the historic building, and the construction of a new museum addition containing three galleries (for core, temporary, and children's exhibitions respectively), as well as program space, classrooms, archival storage, offices, and a green-roof garden. The synagogue now sits at 3rd and G Streets NW and houses the Lillian and Albert Small Jewish Museum. At its new location on the southeast corner of 3rd and F Streets NW, it will anchor the new \$1.3 billion mixed-use Capitol Crossing project. The museum opening is targeted for 2020-2022.

#### Eastern Market, Master's Office Renovation | Washington, DC

Project Manager. 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. Pfaehler is providing concept design documents that will support the historical data gathered on the functions, finishes and furnishings of the suite. 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.

#### Decatur House, The National Trust for Historic Preservation\* | Washington, DC

Project Manager for the \$2.4 museum renovation and preservation of Decatur House. Located on Lafayette Square across from the White House, it is the last residence that Latrobe designed before his death in 1820 and is one of only three of his domestic buildings that still survives.

#### DC Police Memorial Fountain | Washington, DC

Partner and Lead Preservation Architect. The Washington DC Metropolitan Police Memorial is a polychrome concrete fountain by John J. Earley, built ca. 1940-1941 as a memorial to local police killed in the line of duty. The fountain has been recognized as a significant architectural feature of the Henry J. Daly Building (historically the DC Municipal Center), which has been listed in the DC Inventory of Historic Sites and recommended for forwarding to the National Register of Historic Places. The condition of the fountain has deteriorated, and BBB has been commissioned to restore it as part of a master plan to create a memorial and museum for the Fallen Officers of the Washington DC Metropolitan Police Department. The work includes the restoration of the John J Earley fountain to its full glory, the addition of a new memorial wall of names commemorating fallen officers, and a museum to be located inside the Daly Building.

#### The Second Infantry Division Memorial | Washington, DC

Partner and Lead Preservation Architect. Located at the southwest corner of the Ellipse, this historic memorial was originally constructed in 1936 to honor members of the Second Infantry Division of the US Army, who gave their lives in World War I. The memorial was designed by renowned sculptor James Earle Fraser and architect John Russell Pope. The memorial's monumental tripartite granite wall is inscribed with dedications to the lost soldiers, with a central rectangular opening that frames a gilded bronze sculpture. An addition to the memorial was made in 1962 by architects Otto Eggers and Daniel Higgins who designed two similarly inscribed granite wing walls on either side to honor the men of the Second Division who died in World War II (on the west wall) and the Korean War (on the east wall). The memorial is a contributing feature of the Landmarked President's Park. BBB was engaged to design an expansion and rehabilitation that will create space for additional inscriptions and make the site ABAAS compliant. BBB prepared an existing conditions report that documents the type and extent of weathering and makes recommendations for treatment and repair of the granite, gold leafing, landscape vegetation and flagpoles. BBB's design for the expansion will add a new curved pathway connecting the memorial to the sidewalk along Constitution Avenue and making it accessible. An expanded platform will provide space for public ceremonies and draw visitors onto the monument while improved lighting will make the design concept more visible. BBB is responsible for obtaining design approvals from the National Capital Planning Commission (NCPC), the Commission of Fine Arts (CFA), the National Park Service (NPS), and the White House.

#### Glen Echo Ballroom Study | Washington DC

Partner and Lead Preservation Architect. The Spanish Ballroom is a Mediterranean style Art Deco building constructed in 1933 and listed on the National Register of Historic Places. The ballroom has a long history as a dance venue in the Washington, DC area, from its origins in an early 20th century amusement park to its current context of Glen Echo Park, a regional arts and cultural center. BBB was engaged to perform a conditions assessment and produce a survey report for the 7700 SF wood dance floor in the ballroom, which is a primary contributing feature of the historic building. The floor had been carefully maintained by the dance community and the staff of the Park, but decades of dancing had worn it down to its substructure. BBB documented the structure of the floor, including identifying the wood species; conducted research to determine what had been repaired or maintained; and made recommendations that would allow for its continued use as a dance surface.

#### Lincoln Cottage, The National Trust for Historic Preservation\* | Washington, DC

Project Manager for the master plan for the museum and visitor center renovation and the exterior restoration of the Lincoln cottage. The scope of the study includes full architectural and engineering services as well as specialty analyses such as environmental monitoring, finishes and decorative treatments. The scope of the exterior renovation included stucco analysis, replacement, window, wood trim, and masonry repairs.

#### The Long Bridge\* | Washington, DC & Arlington, VA

Preservation 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 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 and L'Enfant Station, Long Bridge, Metrorail right of way and bridge, eleven railroad bridges, and four roadway bridges; and 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).

**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.

**Mary E. Switzer Building HHS Conference Center and Lower Level Rehabilitation | Washington, DC**

Partner and Lead Preservation Architect. The Art Moderne style Switzer Building was constructed in 1939 and is listed on the National Register of Historic Places. The central doorways at its two principal entrances on C Street SW are crowned with bas relief sculptures funded by a New Deal art program. BBB, in collaboration with Grunley, has been engaged to translate design intent drawings into construction documents for a Design Build renovation project at this Landmarked federal building. The project will provide increased occupancy and enhanced facilities for the Department of Health and Human Services (HHS). The first component of the project is the conversion of a center court into a conference center accommodating 250 guests: a technically complex undertaking requiring the removal of concrete columns, and associated renovations to the historic east lobby. Original skylights are recovered and protected by a new blast-resistant roof. The second component is the renovation of one below-grade level to enable reconfiguration of the ground level for additional office space. New windows and an areaway are added at the south of the building to improve day lighting on the ground floor. BBB modified the design to address new client needs that had emerged since completion of the design intent drawings in 2016, and to achieve an appropriate balance between preservation and project objectives. The project has received approval pursuant to Section 106 of the National Historic Preservation Act. BBB is responsible for guiding the project through public space hearings and obtaining approval from the National Capital Planning Commission.

**The Metropolitan Club Roof Top Addition | Washington, DC**

Partner and Lead Preservation Architect. Designed by Heins & LaFarge and constructed in 1908, this National Register-listed building and DC Historic Landmark is home to a prestigious social club founded in 1863. BBB's design consolidates and reconfigures existing roof-top mechanical equipment to create space for a 1,200 SF addition with an additional 3,400 SF exterior roof deck. This provides an attractive outdoor amenity space for members to enjoy, while improving the efficiency of the heating and ventilating systems. The exterior deck will feature a new bar, fireplace, green roof area, and a variety of seating and gathering arrangements. The interior portion will include a new humidior room, prep kitchen space and restrooms. The project scope includes design for accessibility, code compliance, structural, mechanical, electrical, plumbing, lighting, and landscaping. The addition is compatible with the historic building and is not visible from the street. The design required review by the US Commission of Fine Arts, DC SHPO, and the DC HPRB and is consistent with a pre-existing agreement with an adjacent PUD project on 17th Street

**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 Carter 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**

QAQC. 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.

National Presbyterian Church Addition & Renovation | Washington DC

Preservation Architect. BBB's renovation and expansion of the National Presbyterian Church provides needed connectivity and gathering space to a Mid-Century Modern DC Historic Landmark. The additions provide a new primary entrance to the main Church building, new classrooms, and outdoor gathering space. The design includes a new terrace overlooking the expanded garden that has been redesigned for accessibility. At the heart of the project is a new central stair connecting all three levels of the Church and providing views to the new terrace and garden. The renovation will improve the Church facilities for ministry by addressing accessibility, wayfinding, and circulation issues and allowing for unification of programs by introducing flexible rooms and relational spaces. The project addresses deferred maintenance to the 50-year-old building, including terrace waterproofing, HVAC, AV/IT, lighting, and security upgrades.

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 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.

Planet Word, Museum of Language Arts | Washington, DC

Project Manager and Preservation Lead 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. Confidential cost.

Historic Potomac Boat House Study\* | Washington, DC

The project consisted of a master plan and a review of critical structural conditions of this 1900 wood frame landmark building along the Potomac River at the foot of the Key Bridge in Washington DC. Founded in 1869, Potomac Boat Club is the oldest and one of the best known rowing clubs in the Washington DC area.

Washington Monument, New Visitor Screening Facility | Washington, DC

Project Manager and Preservation Lead for the new Visitor Security Screening Facility 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 scope of the project involved schematic design for a broad range of options and preliminary concept approval with the CFA, NCPC, and coordination with the DCHPO and ACHP. Confidential cost.

Washington Club/Patterson House Master Plan\* | Washington, DC

Led the team to help address deficiencies of the building. After compiling research on the significance of the property, a building assessment was performed and recommendations provided as to how best preserve the historic structure, along with prioritization of remediations.

Washington Union Station Expansion Project | 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.

**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. Gretchen was also Project Manager for the renovation of the NGA Greenhouse and a study of the building's west entrance on the National Mall.

**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. The Arts & Industries Building (1879-1881), originally known as the National Museum building, was built not only to house the vast foreign and domestic exhibits donated to the United States government following the 1876 Centennial Exposition in Philadelphia but also to accommodate the rapidly growing collections of the Smithsonian Institution (SI) which had exceeded the capacity of the Castle. The AIB was the first of a group of purpose-built museums built by the SI with a combination of federal and private funding. Globally, the Smithsonian Institution was at the forefront of institutions developing public museums.

**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 are focused on connecting to the core "civic plaza" experiences. All renovations used the preservation plan prepared as a starting point from which the building will continue its viability as a museum.

**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 National Zoological Park is expanding the Indian Elephant House and Habitat. 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. The original Elephant house featured limited animal galleries behind steel bars at the perimeter of the building. The visitor area was a centrally-located large volume with a vaulted ceiling with several sky lights. Phase I of the elephant house expansion is to reorient the interior so that the elephant day room occupies the larger volume space formerly visitors' area. Visitors will now observe the elephants from a series of viewing areas along the perimeter of the building. Increased feeding, medical care, and keeper functions are located in the addition to the historic structure. Future phases include a variety of habitats creating an animal trek linking visitor and animal experiences while encouraging natural animal activity and behavior. Building research and analysis was provided for 106 compliance and structural stabilization for the renovation portion of the project.

**Architect of the Capitol, Indefinite Quantities Contracts\* | Washington DC**

Preservation Architect for two sequential 10-year, \$20 million fee capacity contracts 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, which includes the Capitol, the Congressional office buildings, the Library of Congress buildings, the Supreme Court building, the US Botanic Garden, the Capitol Power Plant, and other facilities. Today, in addition to the Capitol, The Architect is responsible for the upkeep of all the congressional office buildings, the Library of Congress buildings, the United States Supreme Court building, the Federal Judiciary Building, the Capitol Power Plant, the Capitol Police Headquarters, and the Robert A. Taft Memorial. Highlighted projects, all in Washington DC, include a Daylight Harvesting Study- Survey, research and documentation for all AOC buildings on the Capitol Hill Campus to determine opportunities for energy savings to improve day management through lighting controls as well as architectural and lighting recommendations.



Cannon House Office Building Renovation\* | Washington, DC

Principal & Preservation Architect. Built in 1906, the Cannon House Office Building is one of the first legislative office buildings in the United States. Designed by architects Carrere and Hastings, the 800,000 square foot building is in the Beaux Arts style. Over 100 years old, it is experiencing physical deterioration of its systems so take the building into its next century, a \$500 million, phased program of construction is underway. Services include pre-construction and construction phase preservation consulting to the Construction Management team. An initial task was an emergency technical conservation survey of marble, limestone and granite, as material wearing conditions posed potential life safety issues at the perimeter of the building. \$320,000 (Fee).

Library of Congress Exit Improvements in the John Adams Building and the James Monroe Building\* | Washington, DC

Principal & Preservation Architect. Contract documents to renovate and improve five distinct exits in the John Adams Building and the James Madison Memorial Building including modification of stone cladding openings, modifications to egress stairs and custom bronze entrance doors.

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.

Library of Congress, Thomas Jefferson Building, Whittall Pavilion Façade Restoration\* | Washington, DC

Preservation Designer and Lead Architect. Located in the Northwest Courtyard of the Thomas Jefferson Building, the façade of this building that houses the Library of Congress Stradivarius collection had become damaged and did not serve as a secure building envelope for the unique collection in the Library of Congress' original building. 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 façade.

Longworth House Office Building, Envelope Conservation Survey, Architect of the Capitol\* | Washington DC

This project included technical conservation survey of marble and limestone material conditions to recommend long term repair and treatments to this National House Legislative Office Building. The team prepared and executed emergency pinning and treatments as several conditions posed life safety risks to the building occupants. The emergency work was budgeted, schedule and completed in the short period between legislative sessions. The range stone repair and maintenance solutions for short term stabilizations, long term repairs and maintenance of the entire exterior were documented and revised to address the emergency work

Russell Senate Office Building Exterior Stone and Window Survey\* | Washington DC

Principal & Preservation Architect for a survey and contract documents to repair deteriorating stone and improve the thermal and protective performance of the historic windows on this historically significant building for the US Senate.

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.

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. This condition was more than an aesthetic issue, as the wearing and damage provided opportunities for water infiltration into the building that could cause further damage. The project began with the west façade, and each phase was coordinated with the judicial schedule and access as security permits. Concepts for repair methods were reviewed with the Architect of the Capitol and the US Supreme Court at each step in the development of the project. \$55,000 (fee).

Washington Navy Yard Museum Archive Renovation | Washington DC

Partner and Lead Preservation Architect. BBB has been selected as Lead Designer and Architect of Record for the renovation of Buildings 46 and 67 at the Washington Navy Yard: the oldest shore establishment of the US Navy. The buildings are contributing features of the Washington Navy Yard Central Yard National Historic Landmark. The rehabilitated complex will house the Underwater Archaeology Conservation Laboratory, the Navy Art Collection, the Navy Operational Archives, and the Navy Department Library. The project provides for the complete replacement of the fire alarm and suppression systems; interior power and light distribution; heating, ventilation, and air conditioning and humidity controls; and installation of telecommunications and security systems in Buildings 46 and 67. The scope also includes construction of a high capacity modular storage system and commissioning of applicable systems at nearby Building 169. A sensitive compartmented information facility (SCIF) will be built in Building 46. The primary functions programmed for the renovated buildings are administration, archives, research, library, climate-controlled storage for photos, special collections, and rare books, underwater archeology offices, art shop, art mezzanine, and histories branch. The project will be reviewed under Section 106 of the National Historic Preservation Act. The renovated building will comply with Navy Facilities Criteria (FC) 4-760-10N ("Navy Museums and Historic Resource Facilities") and the archives will meet National Archives and Records Administration (NARA) Directive 1571 for archival requirements for temperature, humidity and daylight control

WMATA Northern Bus Garage | Washington DC

Partner and Lead Preservation Architect. Built in 1906 as a streetcar barn for the Capital Traction Company, this historic Italian Renaissance Revival-style building now serves as a critical site for the Washington Metropolitan Transportation Authority (WMATA). BBB has been engaged for a project to restore and rehabilitate the historic building so that can meet the current and future WMATA operational needs. The historic Administrative Building, tower, and historic brick façade will be restored to create office space for WMATA, retail space, and a community room, helping to enliven 14th Street. The new garage will have the appropriate height clearance and infrastructure to store and maintain WMATA's current bus fleet, and a future generation of electric buses. The design of the new building is targeting LEED Gold certification with a rainwater cistern, and a rooftop solar panel array. BBB is working closely with the Design-Build team to ensure that the design maintains the integrity of the historic car barn while meeting WMATA's operational needs and contributing to a revitalized 14th Street

Department of Transportation Headquarters Facilities Improvements | Washington, DC

Principal-In-Charge. The project team assisted in a range of projects for this newly constructed facility including monitoring and reporting of diesel fuel and hazardous materials on site storage to roof survey of membrane and planted roofing systems.

Historic Brentsville Jail Restoration\* | Brentsville, VA

Gretchen led the renovation of the Brentsville Jail. Tasks included survey and design for repairing brick masonry that was severely decayed from years of water infiltration and rising damp. Work included field evaluation, investigation and documentation, historic building surveys, renovation, rehabilitation and historic preservation for historic interior space, historic buildings, support and specialty spaces.

Capitol of the Commonwealth of Virginia, Richmond, Virginia\* | Richmond, VA

Project Manager for the renovation of the Capitol, New Visitor Center and Landscape Restoration. The project addresses a wide range of issues including but not limited to: identification, dating and documentation of the historic fabric of the building, unobtrusive introduction of new building systems and 21st-century technology, security enhancements, and the design and addition of a below-grade visitor center and support facility for controlled public access. 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, Long-term preservation and restoration of materials, systems and assemblies, Unobtrusive introduction of new building systems and 21st-century technology, Integration of and interpretation of highly significant historic artifacts in the overall visitor experience.

The Franklin Institute, Historic Renovation | Philadelphia, PA

This project included 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 continued through the determination of cleaning methodologies through the documentation of the preservation of these areas. The overall project was a 350,000 sf master plan, renovation, and restoration of a 1932 Beaux-Arts science museum. Includes the restoration and new programming for historically certified space; program overlays for public space improvements; new orientation and ticketing operations; and improved circulation and wayfinding systems. Includes infrastructure upgrades of mechanical, electrical, lighting, plumbing, and fire protection systems.

GSA, JJ Pickle Federal Building Renovation | Austin, TX

Project Manager & Preservation Lead for the phased renovation of the 275,000 SF, 1964 JJ Pickle Federal Building. The project included cleaning and re-caulking the exterior of the building; replacing the entire flexible joint system in the building façade to address water infiltration; refurbishing existing windows; replacing the roof; upgrading life-safety systems; replacing the HVAC distribution system; replacing the toilet exhaust system; upgrading the ventilation air requirement; fixing the air flow problem; upgrading the finishes and the fixtures; replacing the electric drinking water coolers; replacing sump pumps for sewer and storm water; upgrading accessibility; replacing carpet in the public corridors and repairing the plaza and planters to correct drainage. Confidential cost.

Indianapolis Museum of Art (IMA) Master Plan | Indianapolis, IN

Preservation Architect and Historian for a 30-year museum master plan in collaboration with Land Collective. The plan is a flexible framework to enrich lives through exceptional experiences with art and nature across all of IMA's properties and to ensure an evolving future of artistic stewardship, civic enrichment, and financial sustainability. Scope includes urban design, landscape architecture, programming, and historic preservation.

Joint Base-McGuire-Dix-Lakehurst General Master Plan\* | Joint Base-McGuire-Dix-Lakehurst, NJ

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. Early pilots there were trained directly by the Wright brothers. The installation was the site of the infamous 1937 fire and crash of the Hindenburg airship. When three separate bases, one Air Force, one Army, and one Navy were joined to form a joint base, a new master plan was needed to capture efficiencies and establish direction for the future. The project team prepared a joint-base general plan and commander's summary and developed a web-based planning system for the installation. 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. The joint base covers 42,000 acres, houses 3,933 facilities, and more than 42,000 soldiers, sailors, marines, Coast Guard, civilians, and family members, and federal and state prison inmates. The purpose of the project is to identify and analyze existing conditions and capacity, development opportunities and constraints, and short-term and long-term plans for development to improve the built and social environment of the community. Services included project mapping, research, field investigation, surveying and mapping, GIS database development, and plan development.

Joint Base Pearl Harbor-Hickam, 2013 Integrated Cultural Resources Management Plan (ICRMP)\* | O'ahu, HI

Lead Preservation Planner. Pearl Harbor was home to one of the watershed events in American history, the bombing of Pearl Harbor, which led to America's entry into the largest and most widespread war ever fought by the nation. Ms. Pfaehler led the Integrated Cultural Resources Management Plan (ICRMP), which is 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.

The purpose of the 2013 Joint Base Pearl Harbor-Hickam (JBPHH) ICRMP Update is to update and consolidate two 2008 ICRMPs for Navy properties in Oahu and the former Hickam Air Force Base. The update will include all traditional period and historic resources within the bounds of DoD owned or leased property associated with JBPHH on the island of O'ahu (Hickam, Pearl Harbor, Kalaeloa, RTF Lualulei, NAVMAG PH Lualualei Branch, NCTAMS Wahiawa, RRF Kahuku).

The ICRMP includes: a review of existing records and literature as well as navy documents and files, site surveys and evaluations of 2,550 structures; and archaeological surveys and evaluations. Based on background research and surveys, the final document will propose a program for the management of all historic cultural resources at JBPHH. The program will identify the planning priorities for the treatment of historic resources, evaluate Section 106 compliance responsibilities and protocols, protocols for consultation with organizations that have an interest at JBPHH, including Native Hawaiians, and all the standard operating procedures for coordinating efforts to manage cultural resources.

Joint Base Pearl Harbor-Hickam, A&E Services for Cultural Resources Support\* | O'ahu, HI

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.

Knights of Pythias, Greenwood Cemetery, Head House and Site Restoration and Rehabilitation\* | Philadelphia, PA

**Preservation Architect** 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, **Gretchen led the plan** and design of the restoration of the entire facility, including rehabilitation of the landscape, historic house, and the historic entry gate.

The Leonardo: Art, Culture, and Science Center\* | Salt Lake City, UT

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.

Montgomery County, Department of Environmental Protection, Equipment Maintenance & Operations Center | Montgomery County, MD

The EMOC project involves three different sites and over 480,000 square feet of building area for three user groups. Significant portions of the sites are required to be utilized as setbacks, wetlands and buffers thus reducing buildable areas on the site and challenging the design team to provide a functional operational layout sensitive to the surrounding areas. The Program of Requirements lent itself to separating the Highway Services program from the Fleet and Transit division's functions. The entire Highway Services program is located on the northern sites and the Fleet and Transit division's functions on the southern site. Ultimately, the design of the facility was comprised of 13 buildings. The site plans give significant consideration to separation of vehicle circulation, minimization of impacts to wetlands and streams, preferred orientation of building massing related to public views and sensitivity to residential and other nearby properties that might be impacted by the development. Vehicular entrances are located to provide separation of bus, heavy vehicle and employee vehicle traffic. Additionally the vehicular entrances provide optimal stacking of buses both on site and away from the nearest intersection to reduce traffic interference. To minimize environmental impacts the project team designed more than 160,000 square feet of vegetated roof; incorporated 3 types of photovoltaic collectors into the project; incorporated a water reclaim system for the bus wash and designed a rain water harvesting system with a capacity of 40,000 gallons that collects rain from a vegetated roof. The center was designed for a LEED® Silver rating, and ultimately achieved LEED® Gold.

National Park Service, Wright Hall Renovations\* | Dayto, OH

Preservation specialist for historic structure report and preservation plan for this National Register National Park Service museum structure. Unique to the aggressive production schedule, responsibilities included the organization an intensive investigative and collaborative meeting to assess the significance, history, existing conditions and possibilities for modification under the Secretary of the Interior Standards for the 1950's hall built to display the Wright Flyer III.

National Park Service, Chellburg Farm Indiana Dunes National Lakeshore\* | Porter, IN

Preservation specialist for Cultural Landscape Report for use by the National Park Service to guide the treatment and use of this historic site. The site includes a number of agricultural buildings, structures, and landscape features. The recommendations for treatment aim to raise the level of integrity of the existing landscape components. In 1869 the family took legal title to the property and the Kjellberg (Chellberg) family took possession of what is known as the Chellberg Farm.

M-NCPPC PRA Building, 3rd FL Renovation | Riverdale MD

Partner and Lead Preservation Architect. Beyer Blinder Belle is providing comprehensive architectural plans in support of mechanical and lighting systems updates at the Maryland-National Capital Park and Planning Commission (M-NCPPC) Parks and Recreation Administration (PRA) Building. Constructed in 1967, the 30,100 SF, 3-story PRA Building is an early midcentury modern landmark, with

strong horizontal rhythms and minimalist but refined detailing and finishes. The construction consists of floor slabs that act as a plenum for mechanical systems and have a coffered design. To maintain the current modern aesthetic of the building, the project included the removal of existing dropped acoustical tile ceiling to expose the coffered ceiling, which required restoration. To minimize visual impact, and to maintain the modernist character of the spaces, all cabling and piping was strategically relocated. The project involves new sleek partitions that provide the desired flexibility for operations.

NAVFAC Atlantic, Design-Build Cargo Logistics Training Complex, Naval Weapons Station Yorktown, Cheatham Annex\* | Williamsburg, VA  
Principal-In-Charge and designer of record for the design-build Cargo Logistics Training Complex, which will include a 21,835-gross-square-foot logistics building; a 15,011-gross-square-foot vehicle maintenance building; a mock cargo hold; a mock pier; a chemical, biological, and radiological testing chamber; and renovation of a portion of the first floor of a former barracks to allow it to be used for temporary office space. The project is spread over three noncontiguous sites. Services include civil, landscape architecture, architectural, interior design, electrical, communications, mechanical, plumbing, fire protection, and structural design and construction management and oversight.

NAVFAC Washington and Falcon Incorporated, Carderock Building 15 Renovation\* | Carderock, MD  
Principal-In-Charge for an assessment of existing conditions on several buildings on site due to a water main rupture. Following assessment of the structural conditions, the team prepared restoration fast track contract documents in this design build effort. The occupied space included workstations, SCIF and meeting facilities

NSA Bethesda, Encroachment Action Plan (EAP) & Sustainability Action Plan (SAP)\* | NSA Bethesda and Dalecarlia Annex, MD  
Principal-in-Charge and Lead Historic Preservation Planner. Founded in 1941, the site for NSA Bethesda was selected by Franklin Roosevelt. Building 1 is listed in the National Register of Historic Places and nineteen of the original buildings that remain are eligible for the Register. The team compiled an EAP for NSA Bethesda to identify, document, and analyze both existing and potential encroachment challenges and propose strategies to mitigate, if not eliminate, any concerns that could adversely impact the mission of NSA Bethesda, which includes facility management of the Dalecarlia Annex. NSA Bethesda is a 245-acre installation and has approximately 10,200 employees and receives approximately 981,000 patients and visitors annually. Now a dense suburban center, the installation is bound by residential communities, institutions, and an important regional road network. The Dalecarlia Annex is comprised of three buildings; Freemont Building (96k sf administrative), Ruth Building (310k sf administrative and warehouse), and Warren Building (11,000 sf administrative). The EAP will collect, organize, and analyze existing institutional knowledge with a focus on determining long-term mitigation actions and processes. The NSA Bethesda SAP will establish an installation-level sustainability program and help NSA Bethesda strive for leadership in sustainability while complying with all applicable DoD, DoN, federal, state, regional, and local laws, regulations, directives, mandates and policies. Services included analyzing existing conditions (sustainability status study), establishing the baseline, proposing goals and targets (based on available and forecasted funds), gaining consensus from stakeholders, and providing specific recommended actions/strategies to achieve each goal, aligned to meet each target, and a timeline detailing expected progress, to improve sustainability in each focus area.

OBO, US Embassy, Chancery Renovation | Manila, Philippines  
Project Manager and Preservation Lead 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. Confidential cost.

The Patrick Henry Executive Office Building (Formerly the Old State Library and Supreme Court)\* | Richmond, VA  
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 ziggurat 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. In the first of the two renovation phases, the Old Library Building will provide office and support space for two types of functions: permanent relocations for government agencies and temporary relocations for legislative functions currently operating in the Virginia Capitol Building. The second phase of the renovation will involve converting the legislative spaces into office space for governmental agencies, currently in leased space throughout the Richmond Metropolitan area. This project received the 2005 Mid-Atlantic Construction Overall Project of the Year; the 2005 Mid-Atlantic Construction Adaptive Re-Use Project of the Year; the 2005 Alliance to Conserve Old Richmond Neighborhoods Marguerite Crumley Preservation Award.

Philadelphia Police Administration Assessment and Adaptive Reuse Study\* | Philadelphia, PA

Ms. Pfaehler led the team that performed an historic building assessment and developed an adaptive reuse study for the former Provident Mutual Life Insurance Company building complex to be occupied by the Philadelphia Police Department including their 9-1-1 Emergency Call Center, Detention, Administration and Technical Training functions. Now owned by the Philadelphia Industrial Development Corporation (PIDC), the prominent 12-acre site features a 325,000-sf Classical Revival, limestone clad, concrete and steel structure designed by Cram & Ferguson and built in 1926. The integration of Gretchen's historic preservation and constructability expertise created a unique opportunity to balance heritage with design integrity, utilizing sustainable strategies to improve building performance and lower operational costs. The exterior envelope, masonry and stone assessment complied with the then anticipated Philadelphia Façade Ordinance. The recommendations evaluated historical significance, condition of materials and connections, compliance with the Secretary of Interior Standards and applicable building and seismic code requirements. The integration of constructability expertise created a unique opportunity to balance heritage with design integrity, utilizing sustainable strategies to improve building performance and lower operational costs. (Cost \$85,000,000.00).

Prince William County, Historical Preservation Design Services\* | Prince William County, VA

Project Manager and Lead Preservation Architect for an open-ended contract with the County to provide engineering, and construction administration/management, to include building, renovation, historic preservation site design, transportation design, and construction management. Scope also included architectural, commissioning, engineering and construction administration/management services.

Roebling Bridge\* | Covington, KY & Cincinnati, OH

Lead Preservation Architect & Architectural Historian. Spanning the Ohio River between Covington, Kentucky and Cincinnati, Ohio, the Roebling Bridge was designed by John A. Roebling between 1846 and 1865, years before he started the design of the Brooklyn Bridge, his most famous bridge. When it opened, in December 1866, the Roebling Bridge was the largest suspension bridge in the world. The towers were constructed of sandstone and, in limited areas, limestone. The sandstone in particular is presenting signs of degradation that include discoloring, spalling and dislodging of sections at top of the towers. During January 2013, pieces of sandstone fell from the south tower. KYTC subsequently removed pieces of masonry that appeared to present an immediate safety hazard to the public either walking on the sidewalks or driving a vehicle. Given the age of the bridge and apparent water infiltration, KYTC has concerns that additional masonry could fall in the future. The Kentucky Transportation Cabinet (KYTC) commissioned Gretchen Pfaehler's team to perform an assessment for the masonry at the top of the towers to better understand both the condition and the causes that lead to these conditions. The overall project goal is to develop long term appropriate repairs to address the identified issues causing degradation of the stone and drainage of water off the roof. The bridge was listed in the National Register of Historic Places on May 15, 1975 and designated a National Historic Landmark.

Pentagon Exterior Stone Survey | Arlington, VA

Partner-in-Charge & Historic Preservation Architect for the survey and documentation of the limestone façade of the exterior face of the Pentagon. Architect responsible for directing the field work survey effort and recodation of deficiencies including cracks, spalling, and separation of pieces of stone. In addition to the review of the stone condition, BBB is reviewing the condition of sealant around the windows and the condition of any flashing present in the limestone areas of the limestone façade, limestone railings, walls, stairs and curbs.

US Army Corps of Engineers, Baltimore District, Aberdeen Enhanced Use Lease Plan and World War I Barrack Reuse Plan\* | Edgewood, MD  
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.

US Army Corps of Engineers, Baltimore District, Aberdeen Proving Ground Post Head Quarters Building Assessment and HABS Documentation\* | Aberdeen, MD  
Project Manager and 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. Given the significance of the building, deemed eligible to be included individually on the National Register of Historic Places, the goal of the project is to document the building according to HABS level II. While documentation level II is sufficient for most historic building that are not listed as National Historic Landmarks, for mitigation documentation projects, the National Park Service Regional Office could request a level I documentation. The Aberdeen Proving Grounds has an entire collection of drawings documenting the building construction and its changes throughout the years. To complete the documentation of the building, EwingCole, architects, engineers, interior designers, planners, measured and documented the exterior of the structure.

US Army Corps of Engineers, Norfolk District, U.S. Army Training and Doctrine Command Headquarters and Band Facility\* | Fort Eustis, VA  
Principal-In-Charge. Designer of record providing architectural design, interior design, and landscape architecture for the design-build of a new headquarters and band facility for the U.S. Army Training and Doctrine Command (TRADOC). The new 260,000-square-foot, state-of-the-art headquarters building provides high-quality, commercial-style office space, auditorium, emergency operations center, conference space, and a sensitive compartmented information facility for approximately 1,260 employees. A single-story, 18,840-square-foot training facility to accommodate 66 personnel for the TRADOC Band on the site uses the same architectural vocabulary to create an integrated campus environment.

U.S. Department of State, U.S. Marine Guard Embassy Security Quarters | Muscat, Oman  
Principal-in-Charge for new two-story Marine Security Guard Quarters will be located at the rear of the compound. The envelope of the building meets 15 minute Forced Entry Blast Resistant requirements that are required for all embassy Marine quarters.

U.S. Department of State, Commissariats (Police Stations)\* | La Pointe and Caracol, Haiti  
Principal-in-Charge for design of two new Haitian National Police Commissariat buildings and renovation of an existing three-story building to provide a functioning Commissariat. The project is part of the post-earthquake reconstruction.

U.S. Department of State, New Presidential Security Barracks and Medical Clinic\* | Port-au-Prince, Haiti  
Principal-in-Charge for design of two new Haitian National Police Commissariat buildings and renovation of an existing three-story building to provide a functioning Commissariat. The project is part of the post-earthquake reconstruction.

West Virginia State Capitol Master Plan\* | Charleston, WV

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. The future Capitol campus will be a place of welcome, easy to use in multiple ways for daily work and special events, accessible along a system of wide shaded walks, safe, and secure.

Wisconsin State Capitol Renovation\* | Madison, WI

Project Architect for this multi phased restoration. Scope included survey, documentation of the building and developing design concepts including preservation of significant spaces to modifications of the offices to meet the standards of a modern functioning space. Security and Capitol Police Administration spaces were included in the project to provide surveillance, administration spaces, and screening options. (Cost: \$12,000,000 per Wing and \$6,200,000 for the Rotunda).

Wisconsin Masonic Foundation, Wisconsin Masonic Home\* | Dousman, WI

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 manager regarding cost estimates for use options and economic viability.

4601 Market Street, PIDC - Building Assessment and Adaptive Reuse Study\* | Philadelphia, PA

Preservation Architect. Building assessment and adaptive reuse study for the former Provident Mutual Life Insurance Company building complex. Prepared documentation and coordinated with the State Historic Preservation Office and National Park Service to request preservation tax credits and a 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.

Ada County Courthouse and Idaho State Capitol Mall Plan\* | Boise, ID

Gretchen led the 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.

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 site was originally a market from 1749 and courthouse from 1752. A new building was constructed in 1817 but after an extensive fire in 1871 it was rebuilt as a replica of the former building. This 120,000 square foot Historic "U" shaped building was built in 1871 with its additions during the 1960s ("In-fill") and (the "Link" with horizontal and vertical access) 1980s. The building consists of three and four stories facades and a centrally located mezzanine (5th floor) on the Cameron street



facade with a cupola; and a partial basement (mechanical room). The project scope included a survey and construction documents for the proposed renovation and alteration of selective areas with the Alexandria City Hall. The study assesses the general conditions of the facilities for improvements and maintenance with the main focus on the delicate integration of the mechanical and electrical systems improvements with the redesign of building interior functions and layouts. 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. In addition, the study and recommendations are the basis for design of a New HVAC system and Electrical Upgrade for the entire City Hall. A building facility conditions, maintenance needs and use assessment was conducted and a cost matrix for the repairs/maintenance/renovations or replacement was developed to deliver a summary of the overall cost of the facility (Budget). Code and preservation material treatment requirements were included as the base line and different options for sustainable systems improvements that involved lifecycle cost analyses for payback value determinations were considered. Both the USGBC's LEED system in conjunction with ASHRE 90.1 were utilized. Survey of the building envelope, including masonry walls, windows (both recent replacements and original) and all roofing systems were included in this analysis. The comprehensive focused nature of this type of survey ensured an integrated holistic understanding of the building that ultimately enables the City to make educated decisions, and to proceed with developing the appropriate packages of documents for the building.

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.

## NPS 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 Pfaehler



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

Ms. Pfaehler 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. Pfaehler'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. Pfaehler 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. Pfaehler 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. Pfaehler obtained a Bachelor of Science in Architecture from the University of Milwaukee.



June 7, 2021

Chairman Mendelson  
DC Council

Dear Mr. Mendelson,

Thank you for the notice and the privilege of being nominated for reappointment to the District of Columbia Historic Preservation Review Board. I received your request to the submitted questions and the Hearing Notice. Below and included with this memo are my replies in advance of the June 24, 2021 deadline. I am glad to review them and provide any additional needed 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 no. 2-8 in lieu of that statement.

**My reporting statement is included with this memo as the replies to items 2 to 8 below. I did file a complete record within the required timeframe.**

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.

**See Item 1 above.**

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.

**See Item 1 above.**

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.

**See Item 1 above.**

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.

**See Item 1 above.**

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.

**See Item 1 above.**

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

**See Item 1 above.**

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

**See Item 1 above.**

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.

**I have only served on the DC Historic Preservation Review Board. I served as a board member from April 2011 to 2012. I served as the chair of the board from 2012 to 2016. I served again as a board member from 2016 to the present.**

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

**I am the Vice President for the Potomac River Boat Club Foundation.**

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.

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

**The work of the HPRB continues to evolve to address how preservation relates to the changing needs of our city. It would be an honor to continue do to this work and uphold the preservation laws of the District. In addition, I am continuing to work with the sustainability guidelines and**

**now working with DC HPO staff on how the preservation laws of the district can facilitate affordability and increased density where needed.**

16. Given that you have previously served on the Board, what challenges do you believe the Board has experienced during your time on the Board, and how do you believe these challenges should be addressed moving forward?

**I became involved as a volunteer to the board looking at how the principals of sustainability could work with the existing preservation laws and developed an inter-agency solution to involve the expertise of sustainability found at DOEE with the preservation and sustainability expertise found ta DC HPO. Now there is a document that bridges these departments available to the community so that they can work to make their historic properties even more sustainably designed.**

**The issue of great weight has continued to improve since I have been on the board so that now we carefully address each letter from the Council, ANC's, and DC Agencies to ensure that we give great weight to their comments and opinions. In particular, we are specific in our review, questions, and deliberation for each case and have in fact asked applicants who have not sought the opinion of their ANC to do so in order to ensure that the broader consideration and community review is held.**

In addition to my reporting, is my testimony for the Committee of the Whole Hearing.

Thank you again for this opportunity,

Gretchen Pfaehler, AIA  
709 E Street NE  
Washington DC 20002

**FDS Filing Details for 2020**

**Name:** Gretchen Pfaehler

**Date of Appointment or Employment:**

**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 or other activity 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	Website of business or employer
partner	Beyer Blinder Belle LLP	Preservation Architecture	07/02/2015		\$100,001 - \$250,000		www.beyerblinderbelle.com

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) In the previous calendar year, did you serve in any unpaid position or in any other formal capacity (without compensation) of a non-government board or other outside entity where you had influence over the entity's finances or decision-making (e.g., as an officer, director, partner, consultant, contractor, volunteer, or member)?

Position / Title	Name of Entity	Start Date	End Date	Website of entity
VP	Potomac River Boat Club Foundation	06/01/2016		www.prbf.org

4) During the previous calendar year, did your spouse, registered domestic partner, or dependent child(ren) serve in any unpaid position or in any other formal capacity (without compensation) of a non-government board or other outside entity where they had influence over the entity's finances or decision-making (e.g., as an officer, director, partner, consultant, contractor, volunteer, or member)?

**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 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 in or hold any security, 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 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**

11) Did you have an interest in any real property located in the District of Columbia during the previous calendar year, aside from your primary personal residence, where your interest had a fair market value \$1,000 or more, 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 of Columbia 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) 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 the legal name, possession, or control of another person or entity for the purpose of avoiding the disclosure requirements on this form;
- Filed and paid my income and property taxes or am in current good standing with the IRS and state tax collector because of an extension, payment plan or other arrangement or agreement;
- Diligently safeguarded the assets of the taxpayers and the District;
- Complied with my duty to report 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.
- Completed a full ethics training within the last 365 days;

**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**

I am not able to submit without checking that I was trained in the last 365 days but my last ethics training was at the time of my last re-appointment - 2 years ago. If annual training is a new requirement please do let me know where to sign up for that.



## 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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1221 Connecticut Avenue NW, Suite 5A | Washington, DC 20036 | T: 202.783.5144 | F: 202.783.5596 | [dcpreservation.org](http://dcpreservation.org)

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

**PR24-0228, the “Historic Preservation Review Board Gretchen Pfaehler Confirmation Resolution of 2021.”**

**Testimony of  
Gretchen Pfaehler**

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, Councilmembers, and staff. 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 (HPRB). 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 30 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. I am a 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: the WMATA Northern Bus Garage, the Old Post Office, the Carter Woodson House, Planet Word, 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, I 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 implementing the SUSTAINABILITY GUIDELINES OF EXISTING AND HISTORIC PROPERTIES that integrate sustainable design initiatives into our preservation guidelines and then serve to inform and establish specific guidelines for individual historic districts.

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 find opportunities develop guidelines and resources for residents as there have been a significant number of projects that relate to affordable living before the HPRB. This includes consideration for ways to assist existing residents in single and multifamily homes in finding ways to maintain their and stay in their homes and communities.

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 **DRAFT COMMITTEE PRINT**  
2 Committee of the Whole  
3 July 13, 2021  
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8 A PROPOSED RESOLUTION  
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10 24-228  
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12 IN THE COUNCIL OF THE DISTRICT OF COLUMBIA  
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17 To confirm the Mayoral reappointment of Ms. Gretchen Pfaehler to the Historic Preservation  
18 Review Board.  
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20 RESOLVED, BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this  
21 resolution may be cited as the “Historic Preservation Review Board Gretchen Pfaehler  
22 Confirmation Resolution of 2021.”

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

24 Ms. Gretchen Pfaehler  
25 E Street, NE  
26 Washington, DC 20002  
27 (Ward 6)  
28

29 as an architectural historian member of the Historic Preservation Review Board, established by  
30 Mayor’s Order 83-119, dated May 6, 1983, pursuant to section 4 of the Historic Landmark and  
31 Historic District Protection Act of 1978, effective March 3, 1979 (D.C. Law 2-144; D.C. Official  
32 Code § 6-1103), 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.