

**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:** December 20, 2022

**SUBJECT:** Report on PR 24-1038, “Historic Preservation Review Board Matthew Bell Confirmation Resolution of 2022”

The Committee of the Whole, to which PR 24-1038, the “Historic Preservation Review Board Matthew Bell Confirmation Resolution of 2022” 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.....	7
X.	Attachments.....	8

**I. BACKGROUND AND NEED**

On October 28, 2022, PR 24-1038, the “Historic Preservation Review Board Matthew Bell Confirmation Resolution of 2022,” was introduced by Chairman Mendelson at the request of the Mayor. The purpose of PR 24-1038 is to confirm the reappointment of Matthew Bell as an historian member of the Historic Preservation Review Board (the Board) for a term to expire July 21, 2025. Mr. Bell is a Ward 3 resident.

Mr. Bell is a practicing architect with over 30 years of experience and currently serves as a Principal Architect for Perkins Eastman DC. He previously worked for several other architectural firms in the Washington, DC region. He holds an architectural license in the District of Columbia. He holds a bachelor’s degree in Architecture from Notre Dame University and a master’s in architecture from Cornell University. He became a Fellow of the American Institute of Architects in 2013.<sup>1</sup>

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<sup>1</sup> September 9, 2020 Matthew Bell nomination letter from Mayor Muriel Bowser, attached resume.

Mr. Bell's work includes master plans for Upper Georgia Avenue, the George Washington University's Foggy Bottom Campus Plan, Hill East (Reservation 13), and the McMillan Reservoir site. Building projects include modernizations of Stoddert Elementary, Dunbar and Roosevelt High Schools, and the Cleveland Park Library. Current projects include master plans and building projects for American and Catholic University. Several of these projects have involved modernization or additions to landmarked buildings, historic sites, or sites located in historic districts. Mr. Bell's work has won awards from the American Institute of Architects, the U.S. Green Building Council, and the Committee of 100 on the Federal City.<sup>2</sup>

Mr. Bell teaches at the University of Maryland School of Architecture. He served as president of the Neighborhood Design Center in Baltimore and Prince George's County, assisting lower-income communities in matters of urban design and planning. He served as a juror for the Venice Biennale.<sup>3</sup>

The Historic Preservation Review Board was created by the "Historic Landmark and Historic District Protection Act of 1978" (District Act).<sup>4</sup> This law includes a section declaring the purposes behind the legislation, which include: to protect and enhance landmarks and districts "which represent distinctive elements of the city's cultural, social, economic, political, and architectural history," to in turn "[s]afeguard the city's historic, aesthetic and cultural heritage," in order to foster civic pride in the history of the city, to enhance and perpetuate tourism, to bolster the economy, and to generally promote the use of the District's landmarks and historic districts "for the education, pleasure, and welfare of the people" of the city.<sup>5</sup>

The Board is composed of nine members appointed by the Mayor after confirmation by the Council.<sup>6</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>7</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>8</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>9</sup>

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<sup>2</sup> PR23-933, *Historic Preservation Review Board Matthew Bell Confirmation Resolution of 2020: Public Hearing before the Council of the District of Columbia Committee of the Whole*, October 8, 2020, written testimony of Matthew Bell, nominee at pages 1- 2 [hereinafter Bell 10.08.20 Written Testimony]

<sup>3</sup> Bell 10.08.20 Written Testimony, page 2

<sup>4</sup> See Bill 2-367; D.C. Law 2-144 (codified at D.C. Official Code § 6-1101 *et seq.* (2014)).

<sup>5</sup> D.C. OFFICIAL CODE § 6-1101(a) (2016).

<sup>6</sup> *Id.* § 6-1103(a).

<sup>7</sup> *Id.*

<sup>8</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>9</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>.

The federal regulations for State Review Boards require that all Board members have “demonstrated competence, interest, or knowledge in historic preservation.”<sup>10</sup> Additionally, a majority of the members must meet the “Secretary of the Interior’s (Historic Preservation) Professional Qualification Standards.”<sup>11</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>12</sup> The remaining members of the Board subject to the Standards may represent any of the described disciplines.<sup>13</sup>

**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>
R 24-170	Public Member	Carisa Stanley Beatty	July 21, 2024	Ward 5
R 24-171	Archaeologist Member	Dr. Alexandra Jones	July 21, 2024	Ward 5
R 22-172	Historian Member	Andrew P. Aurbach	July 21, 2024	Ward 3
PR 24-173	Architectural Historian Member	Gretchen K. Pfaehler	July 21, 2024	Ward 6
<b>PR 24-1038</b>	<b>Architect Member</b>	<b>Matthew Bell</b>	<b>July 21, 2025</b>	<b>Ward 3</b>
R 23-578	Historian Member	Sandra Jowers-Barber	July 21, 2023	Ward 4
R 23-579	Architect Member	Marnique Heath	July 21, 2023	Ward 3
R 23-200	Public Member	Linda Greene*	July 21, 2022	Ward 8
R 23-109	Public Member	Outerbridge Horsey*	July 21, 2022	Ward 2

\* Currently serving in a holdover capacity.

Mr. Bell is nominated for reappointment as an Architect member of the Board. As discussed in Table 2 below, there are a number of qualifications required for a Board member specializing in a certain area. As noted above, Mr. Bell holds an undergraduate and master’s degree in architecture, has served with distinction as a practicing architect for over 30 years on projects varying in type and scale, and has taught architecture at the graduate level. He meets the specified requirements.

<sup>10</sup> 36 C.F.R. § 61.4(f)(1) (2016).

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

<sup>12</sup> *Id.* (The regulations state that one person may meet the standards for more than one required discipline. *Id.*).

<sup>13</sup> *Id.*

**Table 2: Secretary of the Interior’s Professional Standards for Historic Preservation<sup>14</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: <ol style="list-style-type: none"> <li>1. At least two years of full-time experience in research, writing, teaching, interpretation, or other demonstrable professional activity with an academic institution, historic organization or agency, museum, or other professional institution; or</li> <li>2. Substantial contribution through research and publication to the body of scholarly knowledge in the field of history.</li> </ol>
<b>Archeology</b>	Graduate degree in archeology, anthropology, or closely-related field, plus: <ol style="list-style-type: none"> <li>1. At least one year of full-time professional experience or equivalent specialized training in archeological research, administration, or management;</li> <li>2. At least four months of supervised field and analytic experience in general North American archeology, and</li> <li>3. Demonstrated ability to carry research to completion.</li> </ol> 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: <ol style="list-style-type: none"> <li>1. At least two years of full-time experience in research, writing, or teaching in American architectural history or restoration architecture with an academic institution, historical organization or agency, museum, or other professional institution; or</li> <li>2. Substantial contribution through research and publication to the body of scholarly knowledge in the field of American architectural history.</li> </ol>
<b>Architecture</b>	Professional degree in architecture plus: <ol style="list-style-type: none"> <li>1. At least two years of full-time experience in architecture; or</li> <li>2. A state license to practice architecture.</li> </ol>
<b>Historic Architecture</b>	Professional degree in architecture, or state license to practice architecture, plus one of the following: <ol style="list-style-type: none"> <li>1. At least one year of graduate study in architectural preservation, American architectural history, preservation planning, or closely- related field; or</li> <li>2. At least one year of full-time professional experience on historic preservation projects. Graduate study or experience must include detailed investigations of historic structures, preparation of historic structures research reports, and preparation of plans and specifications for preservation projects.</li> </ol>

<sup>14</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>15</sup> Each member serves a term of three years, and terms are staggered so that one-third of the appointments expire each year.<sup>16</sup> Mr. Bell's nomination by the Mayor for appointment is for a term to end July 21, 2022. Mr. Bell has lived in the District for over 30 years and resides in Ward 3.

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>17</sup>

During his confirmation hearing, Mr. Bell stated that he believes the purpose of historic preservation is to have a historical perspective of the community that is a visual reminder of our shared history. Further, it is important to carefully balance history and new development in the District with its need to grow. However, it is also important that projects coming before the Board have a design that relates the project to the historic landmark or the historic district. With respect to the Board's role, Mr. Bell testified that it is important for the community including Advisory Neighborhood Commissions and other group to weigh in on projects, but that ultimately the Board's primary obligation is the compatibility of a design with the landmark or district.

Mr. Bell meets the qualifications for serving on the Board and has demonstrated knowledge of and interest in historic preservation. Thus, the Committee recommends Council approval of PR 24-1038, the confirmation of Mr. Matthew for reappointment as an architect member of the Historic Preservation Review Board

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<sup>15</sup> D.C. OFFICIAL CODE § 6-1103(b) (2014).

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

<sup>17</sup> *Id.* § 6-1103(c); D.C. MUN. REGS. tit. 10C, § 106 (2004).

## II. LEGISLATIVE CHRONOLOGY

- October 28, 2022 PR 24-1038, “Historic Preservation Review Board Matthew Bell Confirmation Resolution of 2022” is introduced by Chairman Mendelson at the request of the Mayor.
- November 1, 2022 PR 24-1038 is officially “read” at a regular Legislative Meeting; on this date the referral of the proposed resolution to the Committee of the Whole is official and the 90-day period for Council review begins. If the Council does not act by February 8, 2023, PR 24-1038 is deemed disapproved.
- November 4, 2022 Notice of Intent to Act on PR 24-1038 is published in the *District of Columbia Register*.
- November 10, 2022 Notice of a Public Hearing on PR 24-1038 is published in the *District of Columbia Register*.
- November 21, 2022 The Committee of the Whole holds a roundtable on PR 24-1038.
- December 20, 2022 The Committee of the Whole marks-up PR 24-1038.

## III. POSITION OF THE EXECUTIVE

Mr. Bell 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 24-1038.

## V. SUMMARY OF TESTIMONY

The Committee of the Whole held a public hearing on PR 24-1038 on Monday, November 21, 2022. The testimony is summarized below. Copies of the written testimony are attached to this report.

***Matthew Bell, Nominee***, testified and answered questions regarding his background and experience as it pertains to the Board.

The committee received no testimony or comments in opposition to the nomination. The Committee received a letter from Rebecca Miller, Executive Director, DC Preservation League expressing support for Mr. Bell’s reappointment.

## 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 HPRB 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>18</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>19</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>20</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 historian member, Mr. Bell is required to meet the Secretary’s standards for professional qualifications.

## VII. FISCAL IMPACT

PR 24-1038 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>21</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 24-1038.
<u>Section 2</u>	Confirms the appointment of Mr. Bell as an Architect member of the Historic Preservation Review Board for a term to expire July 21, 2025.
<u>Section 3</u>	Requires that a copy of the resolution, upon adoption, be transmitted to the nominee and to the Office of the Mayor.
<u>Section 4</u>	Provides that PR 24-1038 shall take effect immediately.

## IX. COMMITTEE ACTION

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<sup>18</sup> 36 C.F.R. 61.4(f)(1) (2016).

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

<sup>20</sup> *Id.*

<sup>21</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.

## **X. ATTACHMENTS**

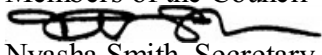
1. PR 24-1038 as introduced
2. Nominee's response to Committee questions
3. Written testimony and letter in support of nominee.
4. Legal sufficiency determination
6. Committee Print for PR 24-1038



**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, October 31, 2022  
Subject : Referral of Proposed Legislation

Notice is given that the attached proposed legislation was introduced in the Office of the Secretary on Friday, October 28, 2022. Copies are available in Room 10, the Legislative Services Division.

TITLE: "Historic Preservation Review Board Matthew Bell Confirmation Resolution of 2022", PR24-1038

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 Wednesday, February 08, 2023 without Council action.

Attachment  
cc: General Counsel  
Budget Director  
Legislative Services



**MURIEL BOWSER**

**MAYOR**

October 28, 2022

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:

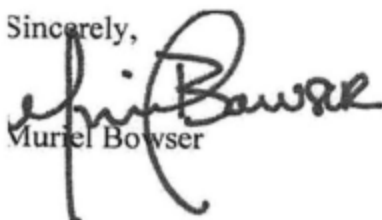
Mr. Matthew Bell  
Everett Street, NW  
Washington, DC 20008  
(Ward 3)

for reappointment as an architect member of the Historic Preservation Review Board, to serve a term to end July 21, 2025.

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 Mr. Matthew Bell 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 Matthew Bell Confirmation Resolution of 2022".

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

Mr. Matthew Bell  
Everett Street, NW  
Washington, DC 20008  
(Ward 3)

as an architect member of the Historic Preservation Review Board, established by Mayor's Order 83-119, dated May 6, 1983, and 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), for a term to end July 21, 2025.

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.

## Matthew Bell, FAIA



### Biography

Matthew Bell, FAIA practices and teaches architecture and urban design and is a Professor of Architecture at the University of Maryland since 1989 and a Principal with Perkins Eastman in Washington, DC. Bell has been active throughout the Washington/Baltimore region with projects ranging in scale from waterfronts, new towns and neighborhoods to residential projects, civic and mixed-use buildings and schools. He has served as president of the Neighborhood Design Center in Baltimore and Prince George's County, Maryland, assisting communities and community groups in matters of urban design and planning. From 1994 to 1999 Bell was the Director and conference chair of the Northeast Regional meeting of the Mayor's Institute for City Design, sponsored by the National Endowment for the Arts. His work has been exhibited at the Triennale di Milano and he has served as a juror for the Biennale of Venice (Italy). Bell's graduate students at Maryland have won awards from the AIA and the CNU and have twice won the Urban Land Institute/Gerald Hines Urban Design and Development Competition.

Bell recently co-curated the reVISION: THINKING BIG: New Projects in Washington, DC" exhibition at the DC AIA in 2015, featuring the largest five projects in Washington, DC: The Wharf, The Yards, Burnham Place at Union Station, Capitol Crossing and McMillan; and the 2018 exhibition "reBIRTH: Washington DC 50 Years after 1968".

Bell is a Fellow of the American Institute of Architects and the Congress for the New Urbanism and his professional work has received awards from the American Institute of Architects, the Congress for the New Urbanism, the USGBC, the Urban Land Institute and the Committee for 100 on the Federal City.

### Education:

B Arch, University of Notre Dame, 1983

M Arch in Urban Design, Cornell University, 1989

### Current Position (initial appointment fall 1989):

Professor (since 2007) with Tenure

School of Architecture, Planning and Preservation

University of Maryland, College Park, Maryland

### Previous positions:

Associate Professor with Tenure- University of Maryland, 1996-2006

Assistant Professor- University of Maryland, 1989-1995

Visiting Critic, University of Miami, Miami, FL, 1991

Lecturer, Cornell University, Ithaca, NY, 1988-1989

### Recent Courses Taught at the University of Maryland:

ARCH 406- Graduate Architecture Design Studio III

ARCH 635- History and Theory of the Modern Movement

ARCH 654- Theories of Urban Form

ARCH 655- Urban Design Seminar

ARCH 700- Advanced Graduate Urban Design Studio VII

### Professional Experience:

Principal, Perkins Eastman, Washington DC, 2011-present

Principal, Ehrenkrantz Eckstut & Kuhn Architects) Washington, DC, 2000-2010

Senior Urban Designer, Torti Gallas/CHK Architects, Silver Spring, MD, 1994-2000

Community Architect, King Farm New Town, Rockville, MD 1997-1999

Shalom Baranes Associates, Washington, DC 1984-1985

**Registered Architect**

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District of Columbia, Maryland and New York

**Selected Projects with Perkins Eastman/EF&K Architects, 2000-2020**

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**Mixed-use Master Plans:**

- The Bend (MIRV District), Washington, DC
  - 750,000 sf of new development including residential, retail, and hospitality uses at a critical juncture next to the Catholic University of America
- Strathmore Square at Grosvenor Metro- Master plan for 2 million gsf of mixed-use development in Montgomery County, MD
- McMillan Master Plan and Community Center, Washington, DC, 2010-2018
  - 2.2 million sf of new development including residential, retail, medical office uses, about 12 acres of new open space and a new community center.
- Armed Forces Retirement Home, Washington, DC- Section A Master Plan, 2006
  - Master plan for 4.3 million sf of medical office, residential, retail and institutional development
- DC Ballpark Site Selection and Preliminary Design, Washington, DC, 2005
  - Concept studies and initial master plan for Anacostia Waterfront Ballpark District
- Brookland Manor (now RIA) Master Plan, Washington, DC, 2007
  - Master plan for 35 acre site, today plagued by drug dealing and crime. Includes up to 1750 new residential units and replacement housing for all existing Section 8 residents.
- Crown Master Plan and New Town, Gaithersburg, MD, 2006
  - New town of 240 acres comprised of a new walkable downtown, diverse residential development, a new high school and a network of public spaces of varying sizes.
- Master Plan for the Archeological Park at Stabiae (Univ. of Maryland with L. Varone and T. Howe)
  - Castellammare di Stabia, Italy, 2001 to 2010
- Eisenhower East Master Plan, Alexandria, VA, 2003

**Campus Master Plans:**

- American University Campus Master Plan, Washington, DC, 2019-2020
  - Master plan for new residential, student services and academic uses
- George Mason University. Southwest and North Campus Sector Plans, Fairfax, VA, 2005-2009
  - Precinct master plans for the north and south areas of a major research university
- Johns Hopkins University Belward Research Campus Master Plan, Gaithersburg, MD
  - Campus plan for new 4.3 million sf research campus
- SUNY New Paltz, Campus and Landscape Master Plan, 2006
- Historic Preservation Master Plan, Pratt Institute, Brooklyn, New York, 2005
- St. John's College Master Plan, Annapolis, MD, 2008-2009
  - Master plan for the "Great Books" college in historic Annapolis.
- Ithaca College Campus Master Plan, 2015
- Mount Vernon Campus Master Plan, George Washington University, Washington, DC, 2009
  - New academic, residential and student service uses
- Foggy Bottom Campus Master Plan, George Washington University, Washington, DC, 2007
  - 2.2 million new academic, residential and student service uses in a historic neighborhood

**Waterfronts:**

- Magnolia, Charleston, SC, 2018
  - Waterfront master plan on a brownfield site including 2 million sf of new development
- Philadelphia Navy Yard, Philadelphia, PA, 2020
  - Concept proposal for a new mixed use waterfront and bio sciences uses at the historic Naval Base and Shipyard on the Delaware River
- Hill East (Reservation 13) Master Plan, Washington, DC, 2001-5
  - Mixed-use master plan and Form-Based-Code for the former DC General campus



**Matthew Bell FAIA- Page 3**

**Building projects:**

- Collection 14 (residential and retail), Washington, DC, 2020 (completed)
  - 275 new residential units, 50,000gsf of retail in the U Street Historic District
- Community Center at McMillan, Washington, DC, 2017 (in process)
  - Community facility anchoring new park and integrated with historic resources
- Meridian, Washington, DC, 2019 (in process)
  - New residential development adjacent to historic houses by John Russell Pope located in the Meridian Hill Historic District
- Martha's Table new headquarters, Washington, DC, 2018 (completed)
  - New HQ for a much-loved social service nonprofit
- New Dining Commons, Catholic University of America, 2018-2022 (u/c)
  - 500 seat new dining facility anchoring the end of a new campus quadrangle
- Cleveland Park Public Library, Washington, DC, 2018 (completed)
  - 26,000sf new community public library, LEED Gold and anchoring the Cleveland Park Historic District
- Roosevelt, High School, Washington, DC, 2017 (completed)
  - Modernization of an historic high school featuring a restored auditorium and gymnasium and centered on a new "heart" of the school, a new covered atrium
- Dunbar High School, Washington, DC 2016 (completed)
  - New facility for one of the city's most historic neighborhood institutions
- Deanwood Community Center and Library, 2010 -Washington, DC (completed)
  - New community facility including pool, gyms, day care and a DC branch library
- Stoddert Elementary School and Community Center, Washington, DC, 2010 (completed)
  - Shared use facility powered by geothermal wells on adjacent fields
- Peterson Hall/College of Health and Human Services, George Mason University, Fairfax, VA (completed)
  - Signature building at the new northern gateway for the Fairfax campus
- School Without Walls High School, Washington, DC, 2010 (completed)
- Mediterranean Institute for Biotechnology, 2008 - Benevento, Italy (feasibility study)

**Selected Honors and Awards- Professional (with Perkins Eastman unless otherwise noted)**

**Collection 14, Washington, DC**

- 2022 Charter Award, Congress for the New Urbanism

**Cleveland Park Library, Washington, DC**

- 2020 Merit Award- Congress for the New Urbanism
- 2019 Neighborhood Catalyst Award- AIA DC

**Dunbar High School, Washington, DC**

- 2017 Excellence in Institutional Development- Urban Land Institute
- 2015 Best School of the Year and People's Choice
  - USGBC: National Capital Region, Midsummer's Night Green
- 2014 Award in Architecture and Presidential Citation in Sustainable Design
  - AIA DC Chapter Design Awards
  - Gold Citation-American School & University Magazine, Educational Interiors Showcase:
  - Excellence in Construction Award- Associated Builders and Contractors:
  - Project of Distinction- CEFPI NE Regional Award:
  - Vision Award Honorable Mention- Committee of 100 on the Federal City
  - Best Civic Building- Congress for New Urbanism Charter Awards
  - Best Projects: K-12 Education- ENR Mid-Atlantic
  - Excellence in Education Facility Design: Grand Prize- Learning by Design
  - Honorable Mention - Re-Thinking the Future Sustainability Awards
  - Honorable Mention- School Planning & Management
  - Excellence in Green Building- USGBC Maryland, Wintergreen Awards

**Peterson Hall- College of Health and Human Services, George Mason University**

- 2019 Award of Merit for Built-to-Suit, Institutional- NAIOP Northern Virginia  
Award of Merit- Fairfax County: James M. Scott Exceptional Design Awards

**School Without Walls High School, Washington, DC**

- 2010 Award of Merit in Historic Resources and Presidential Citation for Sustainable Design  
Washington Chapter AIA, Design Awards,  
Award for Excellence in Historic Preservation- DC Office of Planning, DC  
Grand Prize Award- *Learning by Design*, Excellence in Educational Facility Design

**North Capitol Street Vision, Washington, DC**

- 2009 Unbuilt DC Award- American Institute of Architects/DC Chapter

**Deanwood Community Center, Washington, DC**

- 2011 Editor's Choice Award- *Recreation Management Magazine*
- 2010 Vision Award- The Committee of 100 on the Federal City

**George Washington University- Foggy Bottom Campus Master Plan, Washington, DC**

- 2016 Urban Catalyst Award- Urban Land Institute

**Crown (MD) Master Plan, Gaithersburg, MD**

- 2007 National Honor Award for Regional and Urban Design, American Institute of Architects

**Stoddert Elementary School and Community Center, Washington, DC**

- 2012 Green Ribbon School Award- U.S. Department of Education
- 2011 Best K-12 Education Project- ENR Southeast  
Presidential Citation for Sustainable Design- American Institute of Architects/DC Chapter  
Citation of Excellence- *Learning by Design*

**Roosevelt High School, Washington, DC**

- 2016 Vision Award- Committee of 100 on the Federal City  
Award of Merit- DC Preservation League  
Award of Merit- ENR Regional Best: Mid-Atlantic, Renovation/Restoration

**Eisenhower East Small Area Plan, Alexandria, VA**

- 2004 Outstanding Master Plan- American Planning Association (APA), Va. Chapter

**Evanston Public Library Competition, Evanston, IL (with C. O'Neill)**

- 1992 Design Excellence Award- Assn. of Collegiate Schools of Architecture (ACSA)

**Palace of Science and Culture- International Urban Design Competition, Warsaw, PL (with B. Kelly and C. O'Neill)**

- 1991 Honorable Mention

**Selected Honors and Awards- Academic Advisor or Studio Critic/University of Maryland**

- 2020 CNU Charter Award- *Connecting Crossroads in Langley Park*, by Sara Ghafar-Samar
- 2017 Finalist- Gerald Hines ULI Urban Design and Development Competition (Chicago)
- 2015 Grand Prize Winner- Gerald Hines ULI Urban Design and Development Competition (New Orleans)
- 2014 Grand Prize Winner- Gerald Hines ULI Urban Design and Development Competition (Nashville)
- 2013 Edmund Bacon Prize Philadelphia AIA- *A River Runs Through it: 30<sup>th</sup> Street Station Urban Design*  
Grand Prize Student Charter Award- Congress for the New Urbanism  
*A River Runs Through it: 30<sup>th</sup> Street Station Urban Design, Phil/a, PA*
- 2011 Finalist- Gerald Hines ULI Urban Design and Development Competition (Minneapolis)
- 2010 Finalist- Gerald Hines ULI Urban Design and Development Competition (San Diego)
- 2007 CNU Charter Award- Alejandra Hernandez: *Urban Regeneration in Valparasio, Chile*  
CNU Charter Award- Seth Garland, Shannon Wing: *Urban Connections in Castellammare di Stabia, Italy*,
- 2004 CNU Charter Award- Castellammare di Stabia (IT) Univ. of Maryland Urban Design
- 1994 Celebrating Teachers, Undergraduate Teaching Award- University of Maryland at College Park
  - Richard Smith (1994) Rachel Halpern (1992)
- 1992 ACSA Wood Council National Student Competition
  - Third Place: Kevin Bergeron; Honorable Mentions: Moira Breen, Moshe Levy

**Selected Publications**

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- 2021 Book Review: *Space & Anti-Space: The Fabric of Place, City and Architecture* by Steven Peterson and Barbara Littenberg, *Traditional Settlements Magazine* (forthcoming)
- 2021 Book Chapter: "Collage City: Theory into Practice," in *Colin Rowe and his Theories of Urbanism*, edited by A. Latini, S. Hurtt, J. Tice, New York: Oro Editions, 2021. (forthcoming)
- 2020 Book Chapter: "Rowe and Solomon at the Crossroads of Architectural Education," in *Sixteen Commentaries on LOVE versus HOPE by Daniel Solomon*, (with Brian Kelly) published by L'architettura della citta', Rome: The Journal of the Society Ludovico Quaroni.
- 2003 Book Chapter: "The Cornell Model: Learning from Colin Rowe", (with S. Hurtt) *Towards an Ideal Curriculum to Reform Architectural Education: Windsor Forum on Design Education*, Bothwell, Duany, Hetzel, Hurtt, Thadani, eds., Coral Gables: New Urban Press.
- 2003 Book Chapter: "Representation in Urban Design", (with C. O'Neill) *Time Saver Standards for Urban Design*, Donald Watson and Alan Plattus, eds. New York: McGraw Hill.
- 1997 Record of the Proceedings: "Form and Re-form: Urban Design in St. Petersburg", ACSA National Conference Dallas, TX, Washington, DC: ACSA Press.
- 1994 Journal article: "A Public Library in Evanston, Illinois", *Journal of Architectural Education*, Library competition selected for publication, Cambridge, MA: MIT Press.
- 1994 Record of the Proceedings: "Vitruvius in Pennsylvania: Five Planned Towns after Philadelphia", Fifth National Conf. on American Planning History The Society for American City and Regional Planning History Chicago, IL.
- 1993 Conference proceedings: "Urban Design in a New Democracy: The Warsaw City Center Project", (with B. Kelly and C. O'Neill) ACSA Nat. Conference Charleston, SC, Washington, DC: ACSA Press.
- Conference proceedings: "All in the Family: Life, Architecture and Memory", ACSA National Meeting Washington, DC, Washington, DC: ACSA Press.
- Journal article: "Novus Ordo Seclorum: County Courthouse as Object and Symbol," *Modulus: Journal of the University of Virginia, School of Architecture*, New York: Rizzoli Inc.
- Journal article: "The Courthouse Square: A Study of Four Types," *The New City: Journal of the University of Miami, School of Architecture*, New York: Princeton Architectural Press.
- 1992 Conference proceedings: International Competition for Development Schemes for Warsaw City Core Competition, Polish Architects Association, Warsaw, Poland.

**Selected Recent Public Presentations and Lectures**

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- 2020 "Thinking the (not yet) thinkable: Urban design for future places," (with C. Calleri and T. Bertschinger) Design DC (AIADC), Washington, DC.
- 2019 "Three Projects for Washington, DC"- Università Federico II, Naples Italy, October.
- "Urbanism and Climate Change: DC Examples," Rowe/Roma Symposium, University of Rome, June.
- 2018 "Urban Design and the Civic Building," Univ. of Maryland School of Architecture, Planning and Preservation, April.
- "Development Oriented Transit in Montgomery County: The Strathmore Square Case Study," (with Andrew Altman), Makeover Montgomery Conference, Montgomery County (Md.) and the National Center for Smart Growth, May.
- "PALS and Urban Design: Case Studies for Frederick and Ellicott City, MD," (with J. VanderGoot) Balancing Change in America's Suburbs, Makeover Montgomery, Montgomery County (Md.) and the National Center for Smart Growth, May.
- "Urban Design and the Livable City," Brick Institute of America National Building Museum, December
- "Urban Design and the Livable City," CoreNet-Mid-Atlantic, Washington, DC, February.
- 2016 "Durability and Reuse - Transformation of the Suburban Type," (with P. Mortensen and R. Goodill) Design DC (AIADC), Washington, DC, September.
- 2015 "Essential elements of good urban design," Alexandria Contemporary Architecture Symposium, Sponsored by the Department of Planning and Zoning, Alexandria, VA, June.



**Matthew Bell FAIA- Page 6**

- 2015 "Preservation, development and great public places: the plan for McMillan," Lambda Alpha National Convention Keynote address, Washington, DC, April.  
"Durability and the City," Brick Institute of America, Washington, DC.  
"Carroll Creek Urban Visions," Presentation to Frederick, MD City Council, January.
- 2014 "Preservation, development and great public places: the plan for McMillan," Design DC (Panel discussion), Washington, DC, October.  
"Colin Rowe and the Teaching of Urban Design," Urban Design and the Legacy of Colin Rowe- *Istituto Nazionale di Urbanistica*- Rome Chapter, Rome, Italy, June.  
"The Urban School of the Future: How Can Montgomery County Compete?"  
Makeover Montgomery sponsored by the Mont. Co. Parks and Planning Commission, May.  
"Designing the 21st Century school," (Keynote, with Sean O'Donnell) Council of Educational Facilities Planners International (CEFPI) Northeast Region Annual Conference, Baltimore, MD, April.
- 2012 "Civics and the Community: the Deanwood Community Center," AIA National Convention, June.
- 2011 "Zoning and Design: Five Case Studies," Potomac Valley AIA, How to Resolve the Zoning Changes: A Panel discussion About Design & Planning Issues, October.  
"Urban Design and Archeology: Two Case Studies," Istanbul Archeology Museum/Istanbul Technical University Yenikapi Conference- Istanbul, Turkey, September.  
"Grow up not out: the Master Plan for George Washington University," Urban Land Institute- Anchor Institutions Conference Washington, DC, March.
- 2008 "Grow up not out: GW's Foggy Bottom Campus Plan," (with E. McCarthy and A. O'Neil), April.  
"Professional and Academic Projects," University of Miami- Coral Gables, FL, February.
- 2005 "Growing Together: the Campus and the City," District of Columbia- Building Industry Association Washington DC, March.  
"Form-based Codes: Three Case Studies," AIA National Convention Las Vegas, NV, June.  
"Projects and Practice in Urban Design," University of Maryland College Park, MD, October.

**Professional Memberships and Service**

The American Institute of Architects	Fellow	Washington, DC
Congress for the New Urbanism	Fellow	Washington, DC
Congress for the New Urbanism DC	Board member	Washington, DC
District of Columbia Building Industry Association	Member	Washington, DC
DC Preservation League	Member	Washington, DC
Urban Land Institute	Member	Washington, DC
Ward 3 Vision	Steering Committee	Washington, DC
Restoring Ancient Stabiae (RAS)	Vice President	Castellammare di Stabia, Italy

Board Member, Washington DC Historic Preservation Review Board, fall 2020-present

<b><u>Selected School and University Service</u></b>	<b><u>Program</u></b>	<b><u>Dates</u></b>
Dean's Search Committee, Member	School	2020, 2014-5
Appointments, Promotion and Tenure	University	2018-2020
Appointments, Promotion and Tenure, Chair	School	2010-2014, 2018-2020
Design Studio Coordinator	School	2015-present
Rome Program, Director	School	1990-2000
Graduate Admissions Committee, Chair	School	1994-2006
Ad hoc committee on campus planning	University	2010
Steering Committee, Discovery District	University	2016-17



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

## Matthew Bell



Matthew Bell, FAIA, is a University of Maryland Professor, a Perkins Eastman Principal, and a current member of the Historic Preservation Review Board.

For over 30 years, Mr. Bell has worked on numerous projects ranging in scale from waterfronts, residential projects, civil and mixed-used buildings, and schools. Mr. Bell is the former president of the Neighborhood Design Center, where he assisted communities and community groups in matters of urban design and planning.

Mr. Bell is a Fellow of the American Institute of Architects and the Congress for the New Urbanism. His professional work has been recognized by several notable organizations within the architecture and urban planning space and has been displayed domestically and abroad.

A Ward 3 resident, Mr. Bell received a Bachelor of Architecture from the University of Notre Dame and a Master of Architecture in Urban Design from Cornell University.



November 10, 2022

Mr. Matthew Bell  
Everett Street, NW  
Washington, DC 20008

Dear Mr. Bell:

Congratulations on being nominated for reappointment to the District of Columbia Historic Preservation Review Board. As you know, the appointment is subject to confirmation by the Council. The Committee of the Whole has scheduled a public hearing on your nomination for **Monday, November 21, 2022 at 1:00 p.m. (or immediately following the preceding hearing) via Zoom Video Conference**. Enclosed is a copy of the hearing notice.

It is standard for the Council to submit questions to nominees. I request your response to the following questions no later than close of business Friday, November 18, 2022.

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.

*See below.*

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.

*Perkins Eastman Architects*

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.

*Perkins Eastman Architects*

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.

*Perkins Eastman Architects    Principal*

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.

*NONE*

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.

*3619 Everett Street NW, Washington, DC 20008*

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

*Architect's license, Washington, DC, States of Maryland and New York.*

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

*American Institute of Architects, Congress for the New Urbanism, ULI*

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.

*Historic Preservation Review Board- 2020 to July 2022.*

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

*NONE*

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.

*NONE*

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?

*NONE*

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.

*\$250 donation to Kenyan McDuffie in 2022.*

*\$200 donation to Mayor Bowser in 2018.*

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?

*I am interested in sharing my expertise to make the city a better place to live.*

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?

*The board, in my opinion, is well-run and quite ably supported by the Historic Preservation Staff. The board can always use talented and qualified professionals to pursue its mission and attracting those city residents with the relevant qualifications and passion will always be a challenge. The board might consider, in the future, asking a landscape architect to join its ranks since that expertise seems to be under-represented on the board.*

At the November 21<sup>st</sup> hearing, you will be asked to make an opening statement indicating your interest in serving as a member of the Board. The testimony of persons interested in supporting your nomination is helpful but not necessary. Interested parties should visit <http://www.ChairmanMendelson.com/testify> to register, or, alternatively, may submit written comments to the Committee regarding your nomination via letter mail or e-mail ([COW@dccouncil.us](mailto:COW@dccouncil.us)).

If you have any questions, please do not hesitate to call me or Evan Cash on my staff at 202-724-7002.

Sincerely,

Phil Mendelson  
Chairman

enc.

PM/ec

**GOVERNMENT OF THE DISTRICT OF COLUMBIA  
Historic Preservation Review Board**



**Public Roundtable on**

**PR24-1038, the “Historic Preservation Review Board Matthew Bell  
Confirmation Resolution of 2022”**

**Testimony of**

**Matthew Bell**

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

November 21, 2022  
1:00pm  
Virtual Meeting Platform  
The John A. Wilson Building  
1350 Pennsylvania Avenue, NW  
Washington, DC 20004

Good afternoon, Chairman Mendelson and members of the Committee of the Whole. I am Matthew Bell, a Ward 3 resident, and I want to thank you for allowing me to testify here today. I would also like to thank Mayor Bowser for nominating me to serve as a member of the Historic Preservation Review Board in 2020 and I am happy to be considered for reappointment to another term.

I have lived in the District since 1983, except for a period of four years studying and teaching at Cornell University, raised my children here, sent them to DC Public Schools and have been engaged in the profession of architecture in private practice and teaching at the School of Architecture at the University of Maryland since 1989. I have practiced architecture with several firms in the city and my current affiliation is as a Principal at Perkins EastmanDC.

I have served as president of the Neighborhood Design Center in Baltimore and Prince George's County, Maryland, assisting lower-income communities and community groups in matters of urban design, architecture and planning. From 1994 to 1999, I was the Director and conference chair of the Northeast Regional meeting of the Mayor's Institute for City Design, sponsored by the National Endowment for the Arts and he served as a juror for the international Biennale of Venice (Italy) in 2006. I am a member of Ward3Vision, a group dedicated to bringing smart growth to Ward 3 in our city.

I am a registered architect and in 2013, I was elevated to Fellow in the American Institute of Architects and my professional work has received awards from the American Institute of Architects, the Congress for the New Urbanism, the United States Green Building Council (USGBC), the Urban Land Institute and the Committee for 100 on the Federal City to name a few. I am also a Fellow of the Congress for the New Urbanism.

My work at Perkins EastmanDC ranges in scale from waterfronts, new towns and neighborhoods to residential projects, civic and mixed-use buildings and schools. In the city, I have been responsible for projects ranging from master plans, such as the city's plan for upper Georgia Avenue, the Foggy Bottom Campus Plan for George Washington University, the initial master plan for the Nationals Stadium district, the Hill East (Reservation 13) Plan and the master plan and community center for the McMillan site on North Capitol Street. My building projects have included the School Without Walls, Dunbar and Roosevelt High Schools; the recently completed Cleveland Park Library; and the mixed-use Collection 14 in the U Street Historic District, a project that recently won top honors from the CNU and from NAIOP. Several of these projects were either modernizations or additions to landmarked buildings or sites themselves or on sites located in historic districts.

My current projects include master plans and building projects for American University and Catholic University along with mixed-use projects that comprise residential, retail and open space development.

I have had the great fortune of practicing and teaching architecture and urban design in our great city and am proud of the positive impact our projects have made to improve schools, neighborhoods, public places and public facilities. Frequently, our projects have had the benefit of reviews by the HPRB and those encounters have surfaced important design issues for our projects,

resulting in greater resolution and compatibility with the historic settings in which they reside. It would be a great honor for me to continue to contribute to that dialogue and serve, again, our community's interest and well-being on the HPRB.

Thank you for your consideration. I am available to answer any questions you may have.





December 5, 2022

The Honorable Phil Mendelson, Chairman  
Council of the District of Columbia  
1350 Pennsylvania Avenue, NW, Suite 504  
Washington, DC 20004

**RE: PR24-1038 – Historic Preservation Review Board Matthew Bell Confirmation Resolution  
PR24-1054 – Historic Preservation Review Board Lamont Akins Confirmation Resolution**

Dear Chairman Mendelson and Members of the Committee of the Whole:

The composition of the HPRB is governed by two sets of legal requirements. Federal law requires that certain professional disciplines be represented and that “all Review Board members have demonstrated competence, interest, or knowledge in historic preservation.” Compliance with federal standards enables participation in National Register programs and receipt of federal grant money, an important part of the HPO budget. In addition, local law requires that the Board’s 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.” The objective is to ensure that the Board is composed of highly qualified individuals from every part of the city who are motivated to serve the District of Columbia’s interests in historic preservation.

Notwithstanding these legal requirements and the important role that preservation plays in the economic development of the city, Mayor Bowser continues to nominate individuals who have not shown prior interest in historic preservation and who do not come from all parts of the city. In addition to professional work related to preservation in the fields of architecture or one of the other disciplines enumerated in the law, candidates could show interest by simply living in an historic district, enjoying historic walking tours, or even knowing about the DC Preservation League. The Board currently has no members from Wards 1, 4 or 7, which have 3500, 250 and 517 contributing buildings, respectively. With Ms. Greene’s departure from the Board, there will be no representation from Ward 8.

Geographic diversity on the HPRB is essential to ensure that residents feel that their views are being taken into account when decisions are made about their properties or neighborhoods. Given the large number of contributing buildings in Ward 1, a nomination from that part of the city seems overdue. While there are now just two nominations before the Council, there are in fact three other vacancies on the Board; Ms. Jowers-Barber resigned over the summer, Ms. Jones last month, and Mr. Horsey’s term expired in July. He has continued to serve but under current regulations will be required to step down in mid-January. However, no nominations have been made for these other positions.

Against this background, DCPL is pleased to support the reappointment of Matthew Bell, FAIA, to the HPRB. Mr. Bell has been an effective Board Member to date. He understands and critiques projects based on the standards of the Historic Landmark and Historic District Protection Act of 1978 and its implementing regulations. He takes

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641 S Street, NW, Suite 300 | Washington, DC 20001 | T: 202.783.5144 | [dcpreservation.org](http://dcpreservation.org)

Fay Armstrong, *President* | Greta Fuller, *Vice President* | Howard S. Berger, *Treasurer* | Melissa Cohen, AIA, LEED AP, *Secretary* | John DeFerrari, *At Large*  
Amy Ballard | Philip Brault, LEED AP | Scott DeMartino, Esq. | Hany Hassan, FAIA | Constance Lai, FAIA, NCARB, LEED AP BD+C | Rob McClennan, AIA  
Elizabeth Milnarick, Ph.D., AIA | D. Peter Sefton | Joseph E. Taylor, AIA | Benjamin L. Williams, Esq., LEED AP | Juliet Zucker

the lead in dynamic discussions when complex projects are before the Board, including those which require careful analysis of designation criteria.

Mr. Akins is proposed as a citizen member of the Board and, as discussed above, should have a demonstrated interest in historic preservation. He has explained that the Mayor personally asked him to serve on the Board and has admitted to not having any prior knowledge of or involvement with historic preservation issues. If he is confirmed, DCPL is very concerned that he follow through on an expressed willingness to learn the law and regulations and to diligently work within those parameters as a member of the HPRB. Service on the Board entails a major time commitment for all members and a very steep learning curve for anyone without prior experience. It is essential that the Historic Preservation Office provide training for all HPRB members on the standards for decision-making to ensure that the board makes high quality decisions.

Mr. Chairman, we implore you to encourage the Mayor to nominate to the HPRB individuals who have a demonstrated interest in historic preservation, who are from underrepresented wards with large numbers of protected buildings, and who will follow the mandate of the HPRB as set forth in the Historic Preservation Act.

Historic preservation has a tremendous positive economic and social impact on our city. Residents and others who invest in the city deserve to have a fully qualified board versed in and committed to its responsibilities under the Historic Preservation Act.

Thank you for the opportunity to present our concerns. I am happy to answer any questions you or the other members of the committee may have at any time.

Sincerely,

A handwritten signature in blue ink that reads "Rebecca Miller". The signature is written in a cursive, flowing style.

Rebecca Miller  
Executive Director

1 **DRAFT COMMITTEE PRINT**  
2 Committee of the Whole  
3 December 20, 2022  
4  
5  
6  
7

8 **A PROPOSED RESOLUTION**

9  
10 24-1038

11 **IN THE COUNCIL OF THE DISTRICT OF COLUMBIA**  
12  
13  
14  
15  
16

17 To confirm the Mayoral reappointment of Mr. Matthew Bell to the Historic Preservation Review  
18 Board.

19  
20 **RESOLVED, BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this**  
21 resolution may be cited as the “Historic Preservation Review Board Matthew Bell Confirmation  
22 Resolution of 2022.”

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

24 **Mr. Matthew Bell**  
25 **Everett Street, NW**  
26 **Washington, DC 20008**  
27 **(Ward 3)**  
28

29 as an Architect member of the Historic Preservation Review Board, established by Mayor’s  
30 Order 83-119, dated May 6, 1983, pursuant to section 4 of the Historic Landmark and Historic  
31 District Protection Act of 1978, effective March 3, 1979 (D.C. Law 2-144; D.C. Official Code §  
32 6-1103), to serve a term to end July 21, 2025.

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.**