



Government of the District of Columbia
ADVISORY NEIGHBORHOOD COMMISSION 3/4G

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ANC 3/4G Resolution
Supporting Historic Designation
For the Building Only
Of the PNC Bank Site
January 23, 2023

BACKGROUND & RATIONALE:

- 1) The building at 5530 Connecticut Avenue that now houses a PNC Bank branch and is also known as the Chevy Chase Savings Bank plays a positive role in the built environment of Chevy Chase DC's commercial core, defining the corner of Connecticut Avenue and Morrison Street and complementing the adjacent historically designated Chevy Chase Arcade.
- 2) The DC Preservation League and Historic Chevy Chase DC now seek to have the building designated an historic landmark, arguing, inter alia, that the bank building, which was originally constructed in 1926 and expanded through an addition in 1958, is well-crafted, a good example of the Italian Renaissance Revival style and the only remaining bank designed in this style by prominent DC architect Arthur B. Heaton.
- 3) The designation application to the DC Historic Preservation Review Board identifies the site by its property square and lot number (Square: 1859, Lot: 95) which includes both the building and a rear parking lot.
- 4) The application, in Section 5 on page 3, lists the building only as "contributing" to the historic nature of the property. It makes no mention of the parking lot.

- 5) Several ANC 3/4G commissioners have raised concern that the historic designation might reach beyond the building to the parking lot and thus limit or impede potential future uses of the lot.
- 6) In a Jan. 20, 2023 email exchange with the Commission about the designation application, Rebecca Miller, the DC Preservation League's executive director, wrote "The parking lot is not considered historic and is developable in the future should the present or future owner wish to do so."
- 7) Miller cited as a parallel with the current case, the historic designation of Emory United Methodist Church at the corner of Georgia Avenue and Quackenbos St. NW where a structure and adjacent parking lot were designated and the parking lot was subsequently developed.
- 8) Zachary Burt, a Preservation League staff member, provided a copy of a May 2022 ANC 3C resolution supporting the historic designation of the Uptown Theater at 3426 Connecticut Ave. NW in which the ANC supported the designation of much of the theater, but said its support did not extend to designation of an adjacent parking lot.
- 9) Miller and Burt said in email exchanges that in the case of 5530 Connecticut Ave NW, now before this Commission the fact the application lists only the building as "contributing" to the historic nature of the property means that the parking lot is considered "non-contributing" and therefore property, Lot 95, is not under any restriction as a result of the historic designation from being subdivided for purposes of redeveloping the parking lot.

RESOLVED:

ANC 3/4G supports the application by the DC Preservation League and Historic Chevy Chase DC for historic landmark designation of the structure at 5530 Connecticut Avenue NW that now houses a PNC Bank branch and is also known as the Chevy Chase Savings Bank with the express understanding that the designation is focussed solely on the bank building on the eastern portion of Lot 95 and not the adjacent parking lot.

APPROVED at a regular public meeting, notice of which was properly given and at which a quorum of four (4) or seven (7) members was present on January 23, 2023 by a vote of X yes, X no, X abstentions.

Lisa R Gore, Chair

Jim Nash, Secretary