

Re: Chevy Chase Bank Historic Designation Question

Rebecca Miller <rebecca@dcpreservation.org>

Fri 1/20/2023 4:57 PM

To:

- Lynch, Peter (SMD 3G05) <3G05@anc.dc.gov>

Cc:

- Carl Lankowski <c.lankowski@verizon.net>;
- Gosselin, Peter (SMD 3G06) <3G06@anc.dc.gov>;
- JORDAN BENDERLY <JORDAN.BENDERLY@lnf.com>;
- Zachary Burt <zach@dcpreservation.org>

CAUTION: This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

You don't often get email from rebecca@dcpreservation.org. [Learn why this is important](#)

Hi Peter,

Maybe this will help a bit. You know how the legal boundaries of ANC's don't cut through an individual lot? It's the same with landmarks. The legal boundary is the lot(s) associated with the landmark. In this case, there is only one lot that just so happens to include the parking lot.

The parking lot is not considered historic and is developable in the future should the present or future owner wish to do so.

I'm including an example of a landmark - Emory United Methodist Church, Georgia and Quackanbos. This property was one lot when it was submitted for designation. It had open space on two sides of the building and a parking lot on the north side of the property. In the propertyquest screenshot, you can see how the landmark buildings are delineated in purple. The remainder of the property is not shaded purple and is not contributing to the landmark which allowed for significant development to take place. As you can see from the attached photo taken after the development, the parking lot area is filled with a building and an open court. The property has been subdivided and includes several lots now.

I just wanted to give you an example of a landmark that had a parking lot associated with it that was developed.

I hope this helps clarify this a bit better. Happy to answer any other questions you may have.

Rebecca

On Fri, Jan 20, 2023 at 3:46 PM Lynch, Peter (SMD 3G05) <3G05@anc.dc.gov> wrote:
Hi Zach,

I grew up around the corner from the bank. It makes sense to designate it as a historic landmark and it adds character to our community. I want to support this.

The explanation for including the parking lot, or any portion of it, is just not making sense to me. What am I missing and can we try this again? I'm leaning towards voting no on approving this if the parking lot is involved.

Thanks again,

Peter

From: Zachary Burt <zach@dcpreservation.org>
Sent: Friday, January 20, 2023 3:01 PM
To: Lynch, Peter (SMD 3G05) <3G05@anc.dc.gov>
Cc: Gosselin, Peter (SMD 3G06) <3G06@anc.dc.gov>; Carl Lankowski <c.lankowski@verizon.net>; JORDAN BENDERLY <JORDAN.BENDERLY@Inf.com>; Rebecca Miller <rebecca@dcpreservation.org>

Subject: Re: Chevy Chase Bank Historic Designation Question

CAUTION: This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Good Afternoon,

As promised, here is the HPO staff report on the Chevy Chase Savings Bank: https://planning.dc.gov/sites/default/files/dc/sites/op/publication/attachments/Historic%20Landmark%20Nominaiton%20Staff%20Report_Chevy%20Chase%20Savings%20Bank_5530%20Connecticut%20Avenue%20NW_Case%2022-10.pdf

The Historic Preservation Office recommends the Board designate the Chevy Chase Savings Bank (currently PNC Bank, Chevy Chase Branch), a historic landmark to be entered in the D.C. Inventory of Historic Sites. HPO further recommends that the nomination be forwarded to the National Register of Historic Places for listing at the local level of significance, with a period

of significance from 1926, the completion of the original bank building, to 1958, the completion of an addition that matches the design and materials of the original.

Zach

On Thu, Jan 19, 2023 at 3:20 PM Zachary Burt <zach@dcpreservation.org> wrote:
Hi Peter,

We specify the building (Section 5, page 3: "Number of Resources within Property"). In this section, the building is listed as a "contributing" resource (the only one). The parking lot is not even mentioned as a resource and would be "non-contributing," if it were explicitly mentioned. As previously mentioned, the lot can be subdivided at a future point in the event that development is planned by the current or a future owner. Subdivision matters regularly go before HPRB.

The notice period is for ANC evaluation, which we certainly welcome and prefer! But it doesn't offer the opportunity to amend the submitted nomination.

Now, the important point is that the HPRB can amend boundaries (*the Board can only reduce them*), if they believe it's warranted. This is why I have shared the 2022 ANC 3C resolution on the Uptown, which is a good template that notes ANC support for the designation, while also expressing concerns over the parking lot being included in the boundary lines. If you all go that route, please send your resolution and/or letter to historic.preservation@dc.gov, so that it can be included in the case file.

With that said, the HPO staff report will likely be posted tomorrow. HPRB members reviews the staff report, along with ANC resolutions and the like, to make an informed decision. I will share it with you as soon as I see it.

Zach

On Wed, Jan 18, 2023 at 6:58 PM Lynch, Peter (SMD 3G05) <3G05@anc.dc.gov> wrote:
Thank you for the reply, Zach.

1. What difference will the tax lot inclusion make as opposed to specifying the building?
2. Public notice is given so the ANC, as representatives of the community, can weigh in, right? Aren't we in keeping with public notice procedure by allowing commissioners to evaluate the proposal as we're doing now?

I do appreciate your feedback. I'm learning more as the process moves along. I would also like to do my job, and common sense tells me that including a parking lot in a historic designation is not correct. I'm looking forward to hearing more.

Thanks again,

Peter

From: Zachary Burt <zach@dcpreservation.org>
Sent: Wednesday, January 18, 2023 2:15 PM
To: Lynch, Peter (SMD 3G05) <3G05@anc.dc.gov>
Cc: Gosselin, Peter (SMD 3G06) <3G06@anc.dc.gov>; Carl Lankowski <c.lankowski@verizon.net>; JORDAN BENDERLY <JORDAN.BENDERLY@Inf.com>
Subject: Re: Chevy Chase Bank Historic Designation Question

CAUTION: This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

You don't often get email from zach@dcpreservation.org. [Learn why this is important](#)

Hi Peter,

Thanks for your email. I am happy to hear that you support the nomination! I also understand that you have some concerns.

As I mentioned at the hearing, when drafting nominations we use tax lot boundaries. This is consistent with the following National Register guidance on boundaries: <https://www.nps.gov/subjects/nationalregister/upload/Boundaries-Completed.pdf> (see page 9 of the PDF, specifically the subsection "Current Legal Boundaries"). Also, we cannot change/amend the nomination, as it has already been publicly noticed.

Finally, I want to mention the resolution that ANC 3C passed in May 2022 regarding the Uptown Theater nomination (see attached). While these the theater and bank cases aren't exactly the same, they both involve ANC concerns about an adjacent parking lot. In the resolution, ANC 3C supported the nomination, but also made their opinion known regarding the parking lot and its documentation.

Please let me know if you have any other questions,

Zach

On Wed, Jan 18, 2023 at 11:41 AM Lynch, Peter (SMD 3G05)

<3G05@anc.dc.gov> wrote:

Hi Zach,

I hope you are doing well. Thanks for being at the last meeting.

I am supportive of the ANC preserving the Chevy Chase Bank as a historic property, but there are reservations about the parking lot being covered in that designation.

Could the request be amended to only include the building? I contacted Carl already and he directed me your way.

What do you think?

Thank you,

Peter

--

Zachary Burt

Community Outreach and Grants Manager

DC Preservation League

[641 S Street NW, Suite 300](#)

[Washington, DC 20001](#)

(202) 417-6291

dcpreservation.org | [@DCPresLeague](https://twitter.com/DCPresLeague)

