

From: "Martin, Heather D. EOP/OA" <[REDACTED]>  
To: "Sullivan, Diane" <diane.sullivan@ncpc.gov>  
CC: "Hottel-Cox, Meghan" <meghan.hottel-cox@ncpc.gov>  
"Flis, Matthew" <matthew.flis@ncpc.gov>  
Date: 2/20/2026 10:43:12 AM  
Subject: [External] RE: Part 2 Example

---

Thank you so much

---

From: Sullivan, Diane <diane.sullivan@ncpc.gov>  
Sent: Friday, February 20, 2026 9:28 AM  
To: Martin, Heather D. EOP/OA <[REDACTED]>  
Cc: Hottel-Cox, Meghan <meghan.hottel-cox@ncpc.gov>; Flis, Matthew <matthew.flis@ncpc.gov>  
Subject: Part 2 Example

Attached.

Diane Sullivan  
Director, Urban Design and Plan Review  
National Capital Planning Commission  
401 9<sup>th</sup> Street, NW | Suite 500 | Washington, DC 20004  
202 482 7200 | [Facebook](#) [Twitter](#) [Instagram](#)  
[www.ncpc.gov](http://www.ncpc.gov)



From: ["Martin, Heather D. EOP/OA" <\[REDACTED\]>](#)  
To: ["Sullivan, Diane" <diane.sullivan@ncpc.gov>](#)  
["Thomas Luebke" <tluebke@cfa.gov>](#)  
Date: 4/1/2026 12:17:06 PM  
Subject: [External] EEOB

---

Hi Diane and Tom.

Diane, if it is okay can I possibly have until Friday for the EEOB submission? We are still working on it.

From: ["Martin, Heather D. EOP/OA" <\[REDACTED\]>](#)  
To: ["Flis, Matthew" <matthew.flis@ncpc.gov>](#)  
["Sullivan, Diane" <diane.sullivan@ncpc.gov>](#)  
["Hottel-Cox, Meghan" <meghan.hottel-cox@ncpc.gov>](#)  
["Acosta, Marcel" <marcel.acosta@ncpc.gov>](#)

Date: 4/3/2026 11:52:25 AM

Subject: [External] EEOB Beautification

Attachments: Application\_form\_2018.pdf **ATTACHMENT #1**  
EEOB Beautification- Submission.pdf **ATTACHMENT #2**

---

Good morning- attached is our application and submission for the EEOB exterior beautification project. Please let me know if you have any question or need additional information.

**From:** ["Rebecca Miller" <rebecca@dcpreservation.org>](mailto:rebecca@dcpreservation.org)  
**To:** ["Flis, Matthew" <matthew.flis@ncpc.gov>](mailto:matthew.flis@ncpc.gov)  
["Webb, Lee" <lee.webb@ncpc.gov>](mailto:lee.webb@ncpc.gov)  
**Date:** 5/5/2026 11:03:25 AM  
**Subject:** [External] EEOB

---

Hi Matt and Lee,

Would you please forward the DCSHPO's Coordinating Committee comments please?

Thanks,  
Rebecca

--

Rebecca Miller  
Executive Director  
DC Preservation League  
1328 Florida Avenue, NW, 2nd Floor  
Washington, DC 20009  
T- 202.783.5144

Join today to help protect Washington, DC's irreplaceable historic places and spaces!  
[www.dcpreservation.org](http://www.dcpreservation.org)

From: "Martin, Heather D. EOP/OA" <[REDACTED]>

To: "Sullivan, Diane" <diane.sullivan@ncpc.gov>

"Wischer, Gregory D" <[REDACTED]>

"Eisenbrey, Mark" <[REDACTED]>

"Erb, Ryan A. EOP/OA" <[REDACTED]>

CC: "Flis, Matthew" <matthew.flis@ncpc.gov>

Date: 4/20/2026 9:30:03 AM

Subject: [External] NCPC Meeting

---

-- Do not delete or change any of the following text. --

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[REDACTED]

[REDACTED]

[REDACTED]

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Global call-in numbers

Join from a video system or application  
Dial [28282613436@pitc.webex.com](mailto:28282613436@pitc.webex.com)  
You can also dial 207.182.190.20 and enter your meeting number.

If you are a host, [click here](#) and login site to view host information.

Need help? Go to <https://help.webex.com>

**From:** "Martin, Heather D. EOP/OA" <[REDACTED]>  
**To:** "Flis, Matthew" <matthew.flis@ncpc.gov>  
**CC:** "Sullivan, Diane" <diane.sullivan@ncpc.gov>  
"Weil, Michael" <michael.weil@ncpc.gov>  
"Fisher, Joshua EOP/WHO" <[REDACTED]>  
**Date:** 4/28/2026 1:13:52 PM  
**Subject:** [External] RE: EEOB - NCPC May 7th Commission Meeting

---

Hi Matt- it will be Josh Fisher, Assistant to the President & Director, Office of Administration ([REDACTED]) and Ryan Erb, Construction Operations Manager ([REDACTED]).

Are you waiting for anything else from me?

---

**From:** Flis, Matthew <matthew.flis@ncpc.gov>  
**Sent:** Tuesday, April 28, 2026 8:42 AM  
**To:** Martin, Heather D. EOP/OA <[REDACTED]>  
**Cc:** Sullivan, Diane <diane.sullivan@ncpc.gov>; Weil, Michael <michael.weil@ncpc.gov>  
**Subject:** EEOB - NCPC May 7th Commission Meeting

Hi Heather,

In preparation for the May 7th NCPC Commission meeting, can you let us know who will attend and be available to answer questions? Please include name, title, phone and email. The meeting will be in-person with a virtual option if needed.

Thanks,  
Matt



Matthew J. Flis, AICP-CUD

Deputy Director | Current Planning Division

Main: 202.482.7200 | Direct: 202.482.7236

401 9<sup>th</sup> Street, NW | Washington, DC 20004

[matthew.flis@ncpc.gov](mailto:matthew.flis@ncpc.gov) | [www.ncpc.gov](http://www.ncpc.gov)

From: "[Kristi Tunstall Williams - PAA](mailto:kristi.tunstall@gsa.gov)" <kristi.tunstall@gsa.gov>  
To: "[Sullivan, Diane](mailto:diane.sullivan@ncpc.gov)" <diane.sullivan@ncpc.gov>  
"[Sarah Batcheler](mailto:sbatcheler@cfa.gov)" <sbatcheler@cfa.gov>  
Date: 4/15/2026 2:39:33 PM  
Subject: [External] Re: EEOB Follow-up

---

CHP confirmed: <https://www.culturalheritagepartners.com/wp-content/uploads/2026/03/20260305-Expert-Consensus-on-Using-Mineral-Silicate.pdf>



Kristi Tunstall Williams, NCIDQ, LEED AP  
Director, Architectural Services Division  
GSA Federal Preservation Officer  
Public Buildings Service I Office of Engineering  
202.236.2964  
[kristi.tunstall@gsa.gov](mailto:kristi.tunstall@gsa.gov) | [www.gsa.gov](http://www.gsa.gov)

On Wed, Apr 15, 2026 at 2:37 PM Kristi Tunstall Williams - PAA <[kristi.tunstall@gsa.gov](mailto:kristi.tunstall@gsa.gov)> wrote:

Nice to catch up this afternoon!

Here is the consensus document from the expert evaluation of using mineral paint on granite. I am trying to track down the original source; I believe it was produced in support of the CHP/DCPL lawsuit but I will confirm and let you know. I also have a file on the modernization/funding history that I can share but it is too large to email. Do either of your agencies have an FTP site where I can upload it?



Kristi Tunstall Williams, NCIDQ, LEED AP  
Director, Architectural Services Division  
GSA Federal Preservation Officer  
Public Buildings Service I Office of Engineering  
202.236.2964  
[kristi.tunstall@gsa.gov](mailto:kristi.tunstall@gsa.gov) | [www.gsa.gov](http://www.gsa.gov)

From: "[Kristi Tunstall Williams - PAA](mailto:kristi.tunstall@gsa.gov)" <kristi.tunstall@gsa.gov>  
To: "[Sarah Batcheler](mailto:sbatcheler@cfa.gov)" <sbatcheler@cfa.gov>  
CC: "[Sullivan, Diane](mailto:diane.sullivan@ncpc.gov)" <diane.sullivan@ncpc.gov>  
Date: 4/15/2026 3:09:33 PM  
Subject: [External] Re: EEOB Follow-up

---

Unfortunately, we have firewall issues with Dropbox. I've never heard of Box, I can open their site so maybe that would work. Is there a link you usually use?



Kristi Tunstall Williams, NCIDQ, LEED AP  
Director, Architectural Services Division  
GSA Federal Preservation Officer  
Public Buildings Service | Office of Engineering  
202.236.2964  
[kristi.tunstall@gsa.gov](mailto:kristi.tunstall@gsa.gov) | [www.gsa.gov](http://www.gsa.gov)

On Wed, Apr 15, 2026 at 2:54 PM Sarah Batcheler <[sbatcheler@cfa.gov](mailto:sbatcheler@cfa.gov)> wrote:

We don't have an FTP site but use Dropbox, Box, or similar – would that work?

-----Regards.

\_\_\_\_\_  
Sarah Batcheler AIA, LEED AP  
Assistant Secretary, US Commission of Fine Arts  
401 F Street, NW, Suite 312  
Washington, DC 20001  
202.504.2200  
[www.cfa.gov](http://www.cfa.gov)

---

From: Kristi Tunstall Williams - PAA <[kristi.tunstall@gsa.gov](mailto:kristi.tunstall@gsa.gov)>  
Sent: Wednesday, April 15, 2026 2:38 PM  
To: Sullivan, Diane E. <[diane.sullivan@ncpc.gov](mailto:diane.sullivan@ncpc.gov)>; Sarah Batcheler <[sbatcheler@cfa.gov](mailto:sbatcheler@cfa.gov)>  
Subject: EEOB Follow-up

Nice to catch up this afternoon!

Here is the consensus document from the expert evaluation of using mineral paint on granite. I am trying to track down the original source; I believe it was produced in support of the CHP/DCPL lawsuit but I will confirm and let you know. I also have a file on the modernization/funding history that I can share but it is too large to email. Do either of your agencies have an FTP site where I can upload it?

**ATTACHMENT #3**



Kristi Tunstall Williams, NCIDQ, LEED AP

Director, Architectural Services Division

GSA Federal Preservation Officer

Public Buildings Service | Office of Engineering

202.236.2964

[kristi.tunstall@gsa.gov](mailto:kristi.tunstall@gsa.gov) | [www.gsa.gov](http://www.gsa.gov)

**From:** "Martin, Heather D. EOP/OA" <[REDACTED]>  
**To:** "Sullivan, Diane" <diane.sullivan@ncpc.gov>  
**CC:** "Flis, Matthew" <matthew.flis@ncpc.gov>  
"Hottel-Cox, Meghan" <meghan.hottel-cox@ncpc.gov>  
**Date:** 2/23/2026 11:01:10 AM  
**Subject:** [External] RE: EEOB follow-up

---

Yes that sounds great- we can excuse everyone else and stay on the line

---

**From:** Sullivan, Diane <diane.sullivan@ncpc.gov>  
**Sent:** Monday, February 23, 2026 9:58 AM  
**To:** Martin, Heather D. EOP/OA <[REDACTED]>  
**Cc:** Flis, Matthew <matthew.flis@ncpc.gov>; Hottel-Cox, Meghan <meghan.hottel-cox@ncpc.gov>  
**Subject:** EEOB follow-up

Hi Heather,

See below for a general list of items for concept review. Matt and I can walk through this after our call on VSF and Fencing today if that works.

- Summary of project goals / purpose and need
- Summary of building history
- Existing conditions (building) – photos of building and various components (granite, windows, cast iron, etc.)
- Existing conditions (site and context) – photos of building from the surroundings (17<sup>th</sup> Street, Pennsylvania Avenue, President's Park, Lafayette Park)
- Existing site plan and elevations
- Summary of alternatives under consideration
- Map and summary of historic resources in the vicinity (White House, Renwick, Parks, etc.)
- Section 106 initiation letter to SHPO
- NEPA approach – summary if initiated
- General schedule/timeline

Diane Sullivan

Director, Urban Design and Plan Review

National Capital Planning Commission

401 9<sup>th</sup> Street, NW | Suite 500 | Washington, DC 20004

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[www.ncpc.gov](http://www.ncpc.gov)



From: ["Martin, Heather D. EOP/OA" <\[REDACTED\]>](#)  
To: ["Sullivan, Diane" <diane.sullivan@ncpc.gov>](#)  
Date: 2/18/2026 9:08:46 AM  
Subject: [External] Re: EEOB VSF & Lafayette

---

Apologies for the additional email. Given the EEOB is a question of "to painter not to paint" is there an opportunity that we could do preliminary/final on 4/2?

Heather Martin  
[REDACTED]

On Feb 17, 2026, at 4:46 PM, Martin, Heather D. EOP/OA <[REDACTED]> wrote:

Hi Diane- I'm trying to put together timelines for these projects. Is the below accurate/possible?

2/23- Informational meeting with both NCPC and CFA

2/27- Submit application and proposal to NCPC

4/2- Present informational to NCPC Commission

4/17- Submit final proposal to NCPC

5/7-Prelim/Final NCPC Commission Meeting and Vote

From: "Daniel Fox" <dfox@cfa.gov>

To: "Flis, Matthew" <matthew.flis@ncpc.gov>

"Webb, Lee" <lee.webb@ncpc.gov>

"Weil, Michael" <michael.weil@ncpc.gov>

CC: "Hart, Carlton" <chart@cfa.gov>

Date: 4/15/2026 11:44:06 AM

Subject: [External] RE: NCPC Coordinating Committee

Attachments: building-stones-of-nations-capital-sm.pdf

**ATTACHMENT #4**

---

Here's the info we found on the EEOB stone.

d

--

Daniel Fox, Sr. Advisor  
U.S. Commission of Fine Arts  
[dfox@cfa.gov](mailto:dfox@cfa.gov)

-----Original Appointment-----

From: Hottel-Cox, Meghan <meghan.hottel-cox@ncpc.gov>

Sent: Tuesday, January 6, 2026 9:54 AM

To: Hottel-Cox, Meghan; Coordinating Committee

Cc: CPD

Subject: NCPC Coordinating Committee

When: Wednesday, April 15, 2026 9:30 AM-10:30 AM (UTC-05:00) Eastern Time (US & Canada).

Where: Microsoft Teams Meeting

---

Microsoft Teams [Need help?](#)

[REDACTED]

[REDACTED]

[REDACTED]

---

Dial in by phone

[Redacted]

[Redacted]

[Redacted]

For organizers: [Meeting options](#) | [Reset dial-in PIN](#)

From: "Staudigl, Stephen" <stephen.staudigl@ncpc.gov>

To: [REDACTED]

CC: Planning <planning@dc.gov>

"Hart, Carlton" <chart@cfa.gov>

"Fox, Dan" <dfox@cfa.gov>

"Hottel-Cox, Meghan" <meghan.hottel-cox@ncpc.gov>

"Weil, Michael" <michael.weil@ncpc.gov>

Date: 5/8/2026 2:43:02 PM

Subject: 8777: Eisenhower Executive Office Building Exterior Beautification Project

Attachments: EEOB\_Exterior\_Beautification\_Project\_8777\_NCPC\_Follow\_Up\_Letter\_May2026.pdf

EEOB\_Exterior\_Beautification\_Project\_8777\_NCPC\_Action\_May2026.pdf

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## ATTACHMENTS #5 & #6

Heather:

On May 7, 2026, NCPC approved the enclosed action for File #8777: comments on concept plans for the Eisenhower Executive Office Building Exterior Beautification Project. Attached is a letter from Executive Director Marcel Acosta and a copy of the official Commission Action. The NCPC staff report is available online at [www.ncpc.gov/review/archive/2026/5/](http://www.ncpc.gov/review/archive/2026/5/).

Stephen

Stephen Staudigl

Public Affairs Specialist

National Capital Planning Commission

401 9<sup>th</sup> Street, NW Suite 500N

Washington, DC 20004

<https://www.ncpc.gov>

From: "Flis, Matthew" <matthew.flis@ncpc.gov>

To: "Sullivan, Diane" <diane.sullivan@ncpc.gov>

"Weil, Michael" <michael.weil@ncpc.gov>

CC: "Hottel-Cox, Meghan" <meghan.hottel-cox@ncpc.gov>

Date: 4/23/2026 11:24:01 AM

Subject: FW: [External] CFA-16APR26-3 (EOP- EEOB)

Attachments: CFA-16APR26-3-EOP-EEOB.pdf

**ATTACHMENT #7**



Matthew J. Flis, AICP-CUD  
Deputy Director | Current Planning Division  
Main: 202.482.7200 | Direct: 202.482.7236  
401 9<sup>th</sup> Street, NW | Washington, DC 20004  
[matthew.flis@ncpc.gov](mailto:matthew.flis@ncpc.gov) | [www.ncpc.gov](http://www.ncpc.gov)

---

From: Carlton Hart <chart@cfa.gov>

Sent: Thursday, April 23, 2026 11:22 AM

To: [REDACTED]

Cc: Martin, Heather D. EOP/OA [REDACTED] Acosta, Marcel  
<marcel.acosta@ncpc.gov>; Maloney, David (OP) <david.maloney@dc.gov>; Fox, Dan <dfox@cfa.gov>; Flis,  
Matthew <matthew.flis@ncpc.gov>; Lewis, Andrew <andrew.lewis@dc.gov>

Subject: [External] CFA-16APR26-3 (EOP- EEOB)

Dear Mr. Fisher:

Please see the attached letter from the Commission of Fine Arts regarding its review of case# CFA-16APR26-3 (EOP- EEOB).

If you or your colleagues have any questions, please do not hesitate to contact me.

Sincerely,

Carlton E. Hart

Senior Urban Planner

U.S. Commission of Fine Arts

401 F Street, NW Suite 312

Washington, DC 20001-2728

Cell: 202-868-2854

Office: 202-233-8622

[www.cfa.gov](http://www.cfa.gov)

**From:** ["Flis, Matthew" <matthew.flis@ncpc.gov>](mailto:matthew.flis@ncpc.gov)  
**To:** ["Hottel-Cox, Meghan" <meghan.hottel-cox@ncpc.gov>](mailto:meghan.hottel-cox@ncpc.gov)  
["Sullivan, Diane" <diane.sullivan@ncpc.gov>](mailto:diane.sullivan@ncpc.gov)  
["Weil, Michael" <michael.weil@ncpc.gov>](mailto:michael.weil@ncpc.gov)  
**Date:** 4/6/2026 12:25:15 PM  
**Subject:** FW: [External] Filings

---

Just FYI.



Matthew J. Flis, AICP-CUD  
Deputy Director | Current Planning Division  
Main: 202.482.7200 | Direct: 202.482.7236  
401 9<sup>th</sup> Street, NW | Washington, DC 20004  
[matthew.flis@ncpc.gov](mailto:matthew.flis@ncpc.gov) | [www.ncpc.gov](http://www.ncpc.gov)

---

**From:** Flis, Matthew  
**Sent:** Monday, April 6, 2026 12:25 PM  
**To:** Rebecca Miller <[rebecca@dcpreservation.org](mailto:rebecca@dcpreservation.org)>  
**Subject:** RE: [External] Filings

Hi Rebecca,

We have only received a submission for the EEOB. Staff are just now starting to review. Any materials will be posted with the Tentative Agenda on 4/17.

Best,  
Matt



Matthew J. Flis, AICP-CUD  
Deputy Director | Current Planning Division  
Main: 202.482.7200 | Direct: 202.482.7236  
401 9<sup>th</sup> Street, NW | Washington, DC 20004  
[matthew.flis@ncpc.gov](mailto:matthew.flis@ncpc.gov) | [www.ncpc.gov](http://www.ncpc.gov)

---

**From:** Rebecca Miller <[rebecca@dcpreservation.org](mailto:rebecca@dcpreservation.org)>  
**Sent:** Monday, April 6, 2026 11:58 AM  
**To:** Flis, Matthew <[matthew.flis@ncpc.gov](mailto:matthew.flis@ncpc.gov)>  
**Subject:** [External] Filings

 Hi Matt,

Hope you're well!

Checking to see if NCPC received submissions for either the Kennedy Center or the Eisenhower Executive Office Building?

Many thanks,  
Rebecca

--

Rebecca Miller  
Executive Director  
DC Preservation League  
1328 Florida Avenue, NW, 2nd Floor  
Washington, DC 20009  
T- 202.783.5144

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[www.dcpreservation.org](http://www.dcpreservation.org)

From: "Acosta, Marcel" <marcel.acosta@ncpc.gov>

To: "Sullivan, Diane" <diane.sullivan@ncpc.gov>

"Flis, Matthew" <matthew.flis@ncpc.gov>

"Weil, Michael" <michael.weil@ncpc.gov>

Date: 4/23/2026 11:31:05 AM

Subject: FW: [External] CFA-16APR26-3 (EOP- EEOB)

Attachments: CFA-16APR26-3-EOP-EEOB.pdf

---

---  
Marcel C. Acosta | Executive Director  
National Capital Planning Commission

---

From: Carlton Hart <chart@cfa.gov>

Date: Thursday, April 23, 2026 at 11:22 AM

To: [REDACTED] >

Cc: Martin, Heather D. EOP/OA [REDACTED]

[REDACTED]; Acosta, Marcel <marcel.acosta@ncpc.gov>; Maloney, David (OP)

<david.maloney@dc.gov>; Fox, Dan <dfox@cfa.gov>; Flis, Matthew <matthew.flis@ncpc.gov>; Lewis,

Andrew <andrew.lewis@dc.gov>

Subject: [External] CFA-16APR26-3 (EOP- EEOB)

Dear Mr. Fisher:

Please see the attached letter from the Commission of Fine Arts regarding its review of case# CFA-16APR26-3 (EOP- EEOB).

If you or your colleagues have any questions, please do not hesitate to contact me.

Sincerely,

Carlton E. Hart  
Senior Urban Planner  
U.S. Commission of Fine Arts  
401 F Street, NW Suite 312  
Washington, DC 20001-2728

Cell: 202-868-2854

Office: 202-233-8622

[www.cfa.gov](http://www.cfa.gov)

From: "Sullivan, Diane" <diane.sullivan@ncpc.gov>

To: "Acosta, Marcel" <marcel.acosta@ncpc.gov>

Date: 4/15/2026 11:02:47 AM

Subject: FW: [External] DC SHPO Comments on the NCPC April 15 Coordinating Committee Agenda and Materials

Attachments: DC SHPO Comments on April 15 2026 Coordinating Committee Agenda. pdf

---

## ATTACHMENT #8

Diane Sullivan

Director, Urban Design and Plan Review

National Capital Planning Commission

401 9<sup>th</sup> Street, NW | Suite 500 | Washington, DC 20004

202 482 7200 | [Facebook](#) [Twitter](#) [Instagram](#)

[www.ncpc.gov](http://www.ncpc.gov)



---

From: Flis, Matthew <matthew.flis@ncpc.gov>

Sent: Tuesday, April 14, 2026 11:13 AM

To: Sullivan, Diane <diane.sullivan@ncpc.gov>

Subject: Fw: [External] DC SHPO Comments on the NCPC April 15 Coordinating Committee Agenda and Materials

FYI

---

From: Lewis, Andrew (OP) <[andrew.lewis@dc.gov](mailto:andrew.lewis@dc.gov)>

Sent: Tuesday, April 14, 2026 10:39:42 AM

To: Hottel-Cox, Meghan <[meghan.hottel-cox@ncpc.gov](mailto:meghan.hottel-cox@ncpc.gov)>; Free, Stephanie <[stephanie.free@ncpc.gov](mailto:stephanie.free@ncpc.gov)>;

Shipman, Laura <[laura.shipman@ncpc.gov](mailto:laura.shipman@ncpc.gov)>; Webb, Lee <[lee.webb@ncpc.gov](mailto:lee.webb@ncpc.gov)>; Weil, Michael

<[michael.weil@ncpc.gov](mailto:michael.weil@ncpc.gov)>

Cc: Flis, Matthew <[matthew.flis@ncpc.gov](mailto:matthew.flis@ncpc.gov)>

Subject: [External] DC SHPO Comments on the NCPC April 15 Coordinating Committee Agenda and Materials

All:

The DC SHPO's comments are attached for your information. Please let me, or the identified POC(s) know if you should have any questions or comments.

Best regards,



C. Andrew Lewis, Senior Historic Preservation Specialist

DC State Historic Preservation Office, DC Office of Planning

899 North Capitol Street, NE, Suite 7100, Washington, DC 20002

202-442-8841

[andrew.lewis@dc.gov](mailto:andrew.lewis@dc.gov)

<http://planning.dc.gov/historicpreservation>

---

From: Hottel-Cox, Meghan <[meghan.hottel-cox@ncpc.gov](mailto:meghan.hottel-cox@ncpc.gov)>  
Sent: Thursday, April 9, 2026 5:06 PM  
To: Coordinating Committee <[coordinating\\_committee@ncpc.gov](mailto:coordinating_committee@ncpc.gov)>  
Cc: Flis, Matthew <[matthew.flis@ncpc.gov](mailto:matthew.flis@ncpc.gov)>; CPD <[CPD@ncpc.gov](mailto:CPD@ncpc.gov)>  
Subject: NCPC April 15 Coordinating Committee Agenda and Materials

**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](mailto:phishing@dc.gov) for additional analysis by OCTO Security Operations Center (SOC).

Good afternoon,

The agenda for the Wednesday, April 15, 2026 NCPC Coordinating Committee meeting is attached.

There are five projects on the agenda. Project summary PDFs can be accessed using this link and password:  
<https://www.ncpc.gov/combox>

Share: [REDACTED]

The 9:30 AM meeting will be conducted on-line using Teams, and you should have received an invitation. If you have any issues, please contact IT Support at [ITGT@ncpc.gov](mailto:ITGT@ncpc.gov) or 202-482-4100.

Please let me or Stephen Staudigl know if you have any questions regarding this month's meeting or materials. Have a great weekend!

Best,  
Meghan

---

Meghan Hottel-Cox

General Counsel and Secretary

Current Planning Division

National Capital Planning Commission

401 9th Street, NW | Suite 500N | Washington, DC 20004

Direct: 202.482.7223 | Main: 202.482.7200

[meghan.hottel-cox@ncpc.gov](mailto:meghan.hottel-cox@ncpc.gov)

[www.ncpc.gov](http://www.ncpc.gov) | [Facebook](#) | [Twitter](#) | [Instagram](#)



*Commemorating 100 Years of Planning for America's Capital*

From: "Flis, Matthew" <matthew.flis@ncpc.gov>

To: "Hart, Carlton" <chart@cfa.gov>

Date: 4/14/2026 8:55:35 PM

Subject: Fw: [External] DC SHPO Comments on the NCPC April 15 Coordinating Committee Agenda and Materials

Attachments: DC SHPO Comments on April 15 2026 Coordinating Committee Agenda. pdf

---

## ATTACHMENT #8

See attached.

---

From: Lewis, Andrew (OP) <andrew.lewis@dc.gov>

Sent: Tuesday, April 14, 2026 10:40:09 AM

To: Hottel-Cox, Meghan <meghan.hottel-cox@ncpc.gov>; Free, Stephanie <stephanie.free@ncpc.gov>; Shipman, Laura <laura.shipman@ncpc.gov>; Webb, Lee <lee.webb@ncpc.gov>; Weil, Michael <michael.weil@ncpc.gov>

Cc: Flis, Matthew <matthew.flis@ncpc.gov>

Subject: [External] DC SHPO Comments on the NCPC April 15 Coordinating Committee Agenda and Materials

All:

The DC SHPO's comments are attached for your information. Please let me, or the identified POC(s) know if you should have any questions or comments.

Best regards,



C. Andrew Lewis, Senior Historic Preservation Specialist  
DC State Historic Preservation Office, DC Office of Planning  
899 North Capitol Street, NE, Suite 7100, Washington, DC 20002  
202-442-8841

[andrew.lewis@dc.gov](mailto:andrew.lewis@dc.gov)

<http://planning.dc.gov/historicpreservation>

---

From: Hottel-Cox, Meghan <meghan.hottel-cox@ncpc.gov>

Sent: Thursday, April 9, 2026 5:06 PM

To: Coordinating Committee <coordinating\_committee@ncpc.gov>

Cc: Flis, Matthew <matthew.flis@ncpc.gov>; CPD <CPD@ncpc.gov>

Subject: NCPC April 15 Coordinating Committee Agenda and Materials

**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](mailto:phishing@dc.gov) for additional analysis by OCTO Security Operations Center (SOC).

Good afternoon,

The agenda for the Wednesday, April 15, 2026 NCPC Coordinating Committee meeting is attached.

There are five projects on the agenda. Project summary PDFs can be accessed using this link and password:

<https://www.ncpc.gov/combox>

Share: [REDACTED]

The 9:30 AM meeting will be conducted on-line using Teams, and you should have received an invitation. If you have any issues, please contact IT Support at [ITGT@ncpc.gov](mailto:ITGT@ncpc.gov) or 202-482-4100.

Please let me or Stephen Staudigl know if you have any questions regarding this month's meeting or materials. Have a great weekend!

Best,  
Meghan

---  
Meghan Hottel-Cox  
General Counsel and Secretary  
Current Planning Division  
National Capital Planning Commission  
401 9th Street, NW | Suite 500N | Washington, DC 20004  
Direct: 202.482.7223 | Main: 202.482.7200  
[meghan.hottel-cox@ncpc.gov](mailto:meghan.hottel-cox@ncpc.gov)  
[www.ncpc.gov](http://www.ncpc.gov) | [Facebook](#) | [Twitter](#) | [Instagram](#)



*Commemorating 100 Years of Planning for America's Capital*

From: ["Sullivan, Diane" <diane.sullivan@ncpc.gov>](mailto:diane.sullivan@ncpc.gov)

To: ["Martin, Heather D. EOP/OA" <\[REDACTED\]@ncpc.gov>](mailto:Heather.D.Martin@ncpc.gov)

CC: ["Hottel-Cox, Meghan" <meghan.hottel-cox@ncpc.gov>](mailto:meghan.hottel-cox@ncpc.gov)

["Flis, Matthew" <matthew.flis@ncpc.gov>](mailto:matthew.flis@ncpc.gov)

Date: 2/20/2026 10:27:39 AM

Subject: Part 2 Example

Attachments: 20190607 NCPC SI HMSG DESIGN FOR BUILDING ENVELOPE REPAIRS Part 2.pdf

---

## ATTACHMENT #9

Attached.

Diane Sullivan

Director, Urban Design and Plan Review

National Capital Planning Commission

401 9<sup>th</sup> Street, NW | Suite 500 | Washington, DC 20004

202 482 7200 | [Facebook](#) [Twitter](#) [Instagram](#)

[www.ncpc.gov](http://www.ncpc.gov)



From: ["Betsy Merritt" <emerritt@savingplaces.org>](mailto:emerritt@savingplaces.org)  
To: ["Hottel-Cox, Meghan" <meghan.hottel-cox@ncpc.gov>](mailto:meghan.hottel-cox@ncpc.gov)  
Date: 5/7/2026 12:36:12 PM  
Subject: Re: [External] EEOB

---

Thanks for this information!

Betsy

---

From: Hottel-Cox, Meghan <meghan.hottel-cox@ncpc.gov>  
Sent: Thursday, May 7, 2026 12:09 PM  
To: Betsy Merritt <emerritt@savingplaces.org>  
Subject: Re: [External] EEOB

[CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.]

Hi Betsy,

Great to hear from you, and I'm glad you'll be able to listen in. I believe the approximate count of public comments is around 2,100—I know the project officer will provide a brief summary, including of the volume, in his presentation today as well. Let me know if you have any other questions.

Thanks again,  
Meghan

---

Meghan Hottel-Cox  
General Counsel and Secretary, NCPC  
202.482.7223  
[meghan.hottel-cox@ncpc.gov](mailto:meghan.hottel-cox@ncpc.gov)

---

From: Betsy Merritt <emerritt@savingplaces.org>  
Sent: Thursday, May 7, 2026 12:04 PM  
To: Hottel-Cox, Meghan <meghan.hottel-cox@ncpc.gov>  
Subject: [External] EEOB

Hi Meghan,

I'm looking forward to listening on-line to this afternoon's meeting.

Meanwhile, I wanted to inquire whether you have a count of the number of public comments received on the EEOB agenda item.

Some of the recent comment numbers have been quite dramatic, so I was just wondering how this one compares.

Thanks for any ballpark information you can provide.

Sincerely,  
Betsy Merritt

From: ["Martin, Heather D. EOP/OA" <\[REDACTED\]@ncpc.gov>](mailto:Heather.D.Martin@ncpc.gov)  
To: ["Matthew Flis" <matthew.flis@ncpc.gov>](mailto:matthew.flis@ncpc.gov)  
CC: ["Meghan Hottel-Cox" <meghan.hottel-cox@ncpc.gov>](mailto:meghan.hottel-cox@ncpc.gov)  
["Diane Sullivan" <diane.sullivan@ncpc.gov>](mailto:diane.sullivan@ncpc.gov)  
Date: 5/7/2026 10:30:04 AM  
Subject: Re: [External] Re: May 7 NCPC Meeting  
Attachments: image001.png

---

Got it  
Heather Martin  
[REDACTED]

On May 7, 2026, at 10:24 AM, Flis, Matthew <matthew.flis@ncpc.gov> wrote:

No press reached out about attending (though they are not required to register in advance).

<image001.png>

Matthew J. Flis, AICP-CUD  
Deputy Director | Current Planning Division  
Main: 202.482.7200 | Direct: 202.482.7236  
401 9<sup>th</sup> Street, NW | Washington, DC 20004  
[matthew.flis@ncpc.gov](mailto:matthew.flis@ncpc.gov) | [www.ncpc.gov](http://www.ncpc.gov)

---

From: Martin, Heather D. EOP/OA <[REDACTED]>  
Sent: Thursday, May 7, 2026 10:23 AM  
To: Hottel-Cox, Meghan <meghan.hottel-cox@ncpc.gov>  
Cc: Flis, Matthew <matthew.flis@ncpc.gov>; Sullivan, Diane <diane.sullivan@ncpc.gov>  
Subject: Re: [External] Re: May 7 NCPC Meeting

Thanks so much, any update on press?  
Heather Martin  
[REDACTED]

On May 7, 2026, at 9:13 AM, Hottel-Cox, Meghan <[meghan.hottel-cox@ncpc.gov](mailto:meghan.hottel-cox@ncpc.gov)> wrote:

Hi Heather,

Thanks so much for sending the headshots—the applicant team is set for access through the south door to NCPC. If you come through the garage below our building (PMI garage entrance on D Street NW), you can take the garage level elevators up to the main building lobby and then proceed up to the 5th Floor. Once you arrive in the main building lobby, you

should enter NCPC via the south lobby elevator bay--to the right of the building lobby's security desk. NCPC's south entrance is secured and the guard will have your names to let you into the office. Once inside, turn left to go into Chambers for the meeting. Access through the garage does not require a building fob, so you can come straight up to NCPC without needing to call anyone from NCPC.

If you want to enter through the exterior south building door (also on D Street), please call or email Matt ( 202.482.7236) and he can come meet you and let you in the D Street building door (which does require a building fob) and escort you up to the south NCPC entrance.

Let us know if you have any questions.

Thanks,  
Meghan

---

Meghan Hottel-Cox  
General Counsel and Secretary, NCPC  
202.482.7223  
[meghan.hottel-cox@ncpc.gov](mailto:meghan.hottel-cox@ncpc.gov)

---

From: Martin, Heather D. EOP/OA <[REDACTED]>  
Sent: Thursday, May 7, 2026 8:19 AM  
To: Flis, Matthew <[matthew.flis@ncpc.gov](mailto:matthew.flis@ncpc.gov)>  
Cc: Sullivan, Diane <[diane.sullivan@ncpc.gov](mailto:diane.sullivan@ncpc.gov)>; Hottel-Cox, Meghan <[meghan.hottel-cox@ncpc.gov](mailto:meghan.hottel-cox@ncpc.gov)>  
Subject: Re: [External] Re: May 7 NCPC Meeting

Correct. Yes we will arrive via south door, do I need to meet or call anyone? Andrew Mendoza and Ed Madden will be the other two. I will get the headshots for you. If we come through garage is that the best route?

Heather Martin  
[REDACTED]

On May 7, 2026, at 7:52 AM, Flis, Matthew <[matthew.flis@ncpc.gov](mailto:matthew.flis@ncpc.gov)> wrote:

Good Morning,

I am checking on the press and will let you know. 7 of the 11 have registered to speak in person.

For attendance, right now I have Josh, Ryan and yourself. Can you let me know the other two? If you'd like to arrive via the south door, we'll need headshots for anyone who hasn't attended before.

And just to confirm, we have the team available for questions but not

making a statement. If anything changes let us know.

Thanks,  
Matt

<image001.png>

Matthew J. Flis, AICP-CUD  
Deputy Director | Current Planning Division  
Main: 202.482.7200 | Direct: 202.482.7236  
401 9<sup>th</sup> Street, NW | Washington, DC 20004  
[matthew.flis@ncpc.gov](mailto:matthew.flis@ncpc.gov) | [www.ncpc.gov](http://www.ncpc.gov)

---

From: Martin, Heather D. EOP/OA <[REDACTED]>  
Sent: Thursday, May 7, 2026 7:17 AM  
To: Flis, Matthew <[matthew.flis@ncpc.gov](mailto:matthew.flis@ncpc.gov)>  
Cc: Sullivan, Diane <[diane.sullivan@ncpc.gov](mailto:diane.sullivan@ncpc.gov)>; Hottel-Cox, Meghan  
<[meghan.hottel-cox@ncpc.gov](mailto:meghan.hottel-cox@ncpc.gov)>  
Subject: [External] Re: May 7 NCPC Meeting

Good morning, we will be 5 total people today. Have any press registered and will the 11 be speaking in person as well? Thank you.

Heather Martin  
[REDACTED]

On May 6, 2026, at 2:21 PM, Flis, Matthew  
<[matthew.flis@ncpc.gov](mailto:matthew.flis@ncpc.gov)> wrote:

Good Afternoon Heather,

Just touching base regarding tomorrow's Commission meeting. We have 11 public speakers signed up, with a majority of the testimony posted on our website:

<https://www.ncpc.gov/review/agenda/>

In addition, all written public comments have been compiled and posted. I'll note we also received comments from the former Executive Director of ACHP (pg. 96) of "Public Comment 2".

If you have any questions in advance of the meeting, let us know. Otherwise, we will see you tomorrow.

Best,  
Matt

<image001.png>

Matthew J. Flis, AICP-CUD  
Deputy Director | Current Planning Division  
Main: 202.482.7200 | Direct: 202.482.7236  
401 9<sup>th</sup> Street, NW | Washington, DC 20004  
[matthew.flis@ncpc.gov](mailto:matthew.flis@ncpc.gov) | [www.ncpc.gov](http://www.ncpc.gov)

From: "Sullivan, Diane" <diane.sullivan@ncpc.gov>

To: "Martin, Heather D. EOP/OA" <[REDACTED]>

"Hottel-Cox, Meghan" <meghan.hottel-cox@ncpc.gov>

CC: "Flis, Matthew" <matthew.flis@ncpc.gov>

Date: 2/20/2026 10:26:44 AM

Subject: RE: [External] Timeline

**ATTACHMENT #10**

Attachments: 20190607 NCPC SI HMSG DESIGN FOR BUILDING ENVELOPE REPAIRS Part 1.pdf

---

Hi Heather,

I'm sending an example of a concept submission (sending part 1 and 2 over two emails given its size). This was for the recladding of the Hirshhorn Museum. It is more than what you will need for EEOB since the recladding is more complicated, but it gives you a sense of a concept submission.

Matt and I will put together a list of what will be important for this concept submission and send it on Monday.

Thanks,

Diane

Diane Sullivan

Director, Urban Design and Plan Review

National Capital Planning Commission

401 9<sup>th</sup> Street, NW | Suite 500 | Washington, DC 20004

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---

From: Martin, Heather D. EOP/OA <[REDACTED]>

Sent: Thursday, February 19, 2026 4:21 PM

To: Sullivan, Diane <diane.sullivan@ncpc.gov>; Hottel-Cox, Meghan <meghan.hottel-cox@ncpc.gov>

Subject: RE: [External] Timeline

Thank you!

---

From: Sullivan, Diane <[diane.sullivan@ncpc.gov](mailto:diane.sullivan@ncpc.gov)>

Sent: Thursday, February 19, 2026 3:56 PM

To: Martin, Heather D. EOP/OA <[REDACTED]>; Hottel-Cox, Meghan <[meghan.hottel-cox@ncpc.gov](mailto:meghan.hottel-cox@ncpc.gov)>

Subject: RE: [External] Timeline

Hi Heather – see the corrected submission dates below. I own you an example of a concept submission but I'm having trouble reducing the file so that it is emailable so stay tuned. I will send tomorrow. Thanks,

Diane

April 3rd- application and submission due for Concept meeting  
May 7- Concept meeting  
June 5-Final submission due  
July 9- Prelim/Final

Diane Sullivan

Director, Urban Design and Plan Review

National Capital Planning Commission

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---

From: Martin, Heather D. EOP/OA <[REDACTED]>

Sent: Thursday, February 19, 2026 3:33 PM

To: Hottel-Cox, Meghan <[meghan.hottel-cox@ncpc.gov](mailto:meghan.hottel-cox@ncpc.gov)>; Sullivan, Diane <[diane.sullivan@ncpc.gov](mailto:diane.sullivan@ncpc.gov)>

Subject: [External] Timeline

Based on the timeline for EA it looks like it lines up better to do May/July as we plan to have it all complete June 17th.

Assuming that is the case we would follow the below?

May 1- application and submission due for Concept meeting

May 7- Concept meeting

June 19-Final submission due

July 9- Prelim/Final

**From:** ["Flis, Matthew" <matthew.flis@ncpc.gov>](mailto:matthew.flis@ncpc.gov)  
**To:** ["Martin, Heather D. EOP/OA" <\[REDACTED\]>](mailto:heather.d.martin@ncpc.gov)  
["Sullivan, Diane" <diane.sullivan@ncpc.gov>](mailto:diane.sullivan@ncpc.gov)  
["Hottel-Cox, Meghan" <meghan.hottel-cox@ncpc.gov>](mailto:meghan.hottel-cox@ncpc.gov)  
["Acosta, Marcel" <marcel.acosta@ncpc.gov>](mailto:marcel.acosta@ncpc.gov)  
**Date:** 4/6/2026 8:01:00 AM  
**Subject:** RE: [External] EEOB Beautification

---

Received, thanks Heather.



Matthew J. Flis, AICP-CUD

Deputy Director | Current Planning Division

Main: 202.482.7200 | Direct: 202.482.7236

401 9<sup>th</sup> Street, NW | Washington, DC 20004

[matthew.flis@ncpc.gov](mailto:matthew.flis@ncpc.gov) | [www.ncpc.gov](http://www.ncpc.gov)

---

**From:** Martin, Heather D. EOP/OA <[REDACTED]>  
**Sent:** Friday, April 3, 2026 11:52 AM  
**To:** Flis, Matthew <matthew.flis@ncpc.gov>; Sullivan, Diane <diane.sullivan@ncpc.gov>; Hottel-Cox, Meghan <meghan.hottel-cox@ncpc.gov>; Acosta, Marcel <marcel.acosta@ncpc.gov>  
**Subject:** [External] EEOB Beautification

Good morning- attached is our application and submission for the EEOB exterior beautification project. Please let me know if you have any question or need additional information.

**From:** ["Martin, Heather D. EOP/OA" <\[REDACTED\]>](#)  
**To:** ["Sullivan, Diane" <diane.sullivan@ncpc.gov>](#)  
**CC:** ["Hottel-Cox, Meghan" <meghan.hottel-cox@ncpc.gov>](#)  
["Flis, Matthew" <matthew.flis@ncpc.gov>](#)  
**Date:** 2/19/2026 7:59:22 AM  
**Subject:** Re: [External] EEOB VSF & Lafayette  
**Attachments:** image001.png

---

Thank you, if 3 still works for you today I will send an invite  
Heather Martin  
[REDACTED]

On Feb 18, 2026, at 4:26 PM, Sullivan, Diane <diane.sullivan@ncpc.gov> wrote:

Hi Heather,

Here is the proposed review schedule for EEOB VSF and Lafayette:

2/23- Informational meeting with both NCPC and CFA

2/27- Submit application to NCPC for April 2 Commission Meeting

4/2- NCPC will review the project(s) at either a concept or preliminary review.

5/1-Submit application to NCPC for June 4 Commission Meeting\*

6/6 – NCPC will review the project(s) at the final review stage.

\*For most of the calendar year it is very difficult to submit a project for two consecutive month reviews because most of the time the submission deadline for the next month falls before the prior month's commission meeting (so the 2nd submission would not reflect any changes the Commission may have requested). However, in April, the Commission meeting is on 4/2 and the submission deadline for the May meeting is 4/3. So it is possible the applicant team could review the staff the report posted on Friday March 3/27 and start addressing the recommendations that we think the Commission might support on 4/2, in addition to responding to any changes they may propose at the meeting, and then submit the next review package by COB 4/3 for the May Commission meeting. A more typical process is what I proposed above with final review in June.

Regarding EEOB – Meghan and I would like to set up a time to talk. We can either tack it on to Monday's meeting or talk tomorrow (11:30-12 or 3-3:30) or Friday (much more flexibility).

Thanks!

Diane Sullivan

Director, Urban Design and Plan Review

National Capital Planning Commission

401 9<sup>th</sup> Street, NW | Suite 500 | Washington, DC 20004

202 482 7200 | [Facebook](#) [Twitter](#) [Instagram](#)

[www.ncpc.gov](http://www.ncpc.gov)

<image001.png>

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From: Martin, Heather D. EOP/OA <[REDACTED]>  
Sent: Tuesday, February 17, 2026 4:47 PM  
To: Sullivan, Diane <diane.sullivan@ncpc.gov>  
Subject: [External] EEOB VSF & Lafayette

Hi Diane- I'm trying to put together timelines for these projects. Is the below accurate/possible?

2/23- Informational meeting with both NCPC and CFA

2/27- Submit application and proposal to NCPC

4/2- Present informational to NCPC Commission

4/17- Submit final proposal to NCPC

5/7-Prelim/Final NCPC Commission Meeting and Vote

From: ["Rebecca Miller" <rebecca@dcpreservation.org>](mailto:rebecca@dcpreservation.org)  
To: ["Flis, Matthew" <matthew.flis@ncpc.gov>](mailto:matthew.flis@ncpc.gov)  
Date: 4/6/2026 12:33:23 PM  
Subject: Re: [External] Filings

---

Thanks for the quick reply.

On Mon, Apr 6, 2026 at 12:24 PM Flis, Matthew <[matthew.flis@ncpc.gov](mailto:matthew.flis@ncpc.gov)> wrote:

Hi Rebecca,

We have only received a submission for the EEOB. Staff are just now starting to review. Any materials will be posted with the Tentative Agenda on 4/17.

Best,  
Matt



Matthew J. Flis, AICP-CUD

Deputy Director | Current Planning Division

Main: 202.482.7200 | Direct: 202.482.7236

401 9<sup>th</sup> Street, NW | Washington, DC 20004

[matthew.flis@ncpc.gov](mailto:matthew.flis@ncpc.gov) | [www.ncpc.gov](http://www.ncpc.gov)

---

From: Rebecca Miller <[rebecca@dcpreservation.org](mailto:rebecca@dcpreservation.org)>  
Sent: Monday, April 6, 2026 11:58 AM  
To: Flis, Matthew <[matthew.flis@ncpc.gov](mailto:matthew.flis@ncpc.gov)>

Subject: [External] Filings



Hi Matt,

Hope you're well!

Checking to see if NCPC received submissions for either the Kennedy Center or the Eisenhower Executive Office Building?

Many thanks,  
Rebecca

--

Rebecca Miller  
Executive Director  
DC Preservation League  
[1328 Florida Avenue, NW, 2nd Floor](#)  
Washington, DC 20009  
T- 202.783.5144

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[www.dcpreservation.org](http://www.dcpreservation.org)

From: ["Flis, Matthew" <matthew.flis@ncpc.gov>](mailto:matthew.flis@ncpc.gov)  
To: ["Martin, Heather D. EOP/OA" <\[REDACTED\]>](mailto:Heather.D.Martin@ncpc.gov)  
Date: 4/28/2026 11:04:08 PM  
Subject: Re: [External] RE: EEOB - NCPC May 7th Commission Meeting

---

Yes, I imagine there will be.

---

From: Martin, Heather D. EOP/OA <[REDACTED]>  
Sent: Tuesday, April 28, 2026 4:46:25 PM  
To: Flis, Matthew <matthew.flis@ncpc.gov>  
Subject: RE: [External] RE: EEOB - NCPC May 7th Commission Meeting

But their will potentially be questions correct?

---

From: Flis, Matthew <matthew.flis@ncpc.gov>  
Sent: Tuesday, April 28, 2026 4:32 PM  
To: Martin, Heather D. EOP/OA <[REDACTED]>  
Subject: Re: [External] RE: EEOB - NCPC May 7th Commission Meeting

Sounds good, thanks. No statement needed.

---

From: Martin, Heather D. EOP/OA <[REDACTED]>  
Sent: Tuesday, April 28, 2026 4:23:20 PM  
To: Flis, Matthew <[matthew.flis@ncpc.gov](mailto:matthew.flis@ncpc.gov)>  
Cc: Sullivan, Diane <[diane.sullivan@ncpc.gov](mailto:diane.sullivan@ncpc.gov)>; Weil, Michael <[michael.weil@ncpc.gov](mailto:michael.weil@ncpc.gov)>  
Subject: RE: [External] RE: EEOB - NCPC May 7th Commission Meeting

Yes we will be in person, they don't need to make a statement?

---

From: Flis, Matthew <[matthew.flis@ncpc.gov](mailto:matthew.flis@ncpc.gov)>  
Sent: Tuesday, April 28, 2026 2:55 PM  
To: Martin, Heather D. EOP/OA <[REDACTED]>  
Cc: Sullivan, Diane <[diane.sullivan@ncpc.gov](mailto:diane.sullivan@ncpc.gov)>; Weil, Michael <[michael.weil@ncpc.gov](mailto:michael.weil@ncpc.gov)>; Fisher, Joshua EOP /WHO <[REDACTED]>  
Subject: RE: [External] RE: EEOB - NCPC May 7th Commission Meeting

Thanks Heather. Just two things – confirming attendance will be in person? Also, let us know if Josh or Ryan will want to make a statement after the staff presentation.

Best,  
Matt



Matthew J. Flis, AICP-CUD  
Deputy Director | Current Planning Division  
Main: 202.482.7200 | Direct: 202.482.7236

401 9<sup>th</sup> Street, NW | Washington, DC 20004  
[matthew.flis@ncpc.gov](mailto:matthew.flis@ncpc.gov) | [www.ncpc.gov](http://www.ncpc.gov)

---

From: Martin, Heather D. EOP/OA <[REDACTED]>  
Sent: Tuesday, April 28, 2026 1:14 PM  
To: Flis, Matthew <[matthew.flis@ncpc.gov](mailto:matthew.flis@ncpc.gov)>  
Cc: Sullivan, Diane <[diane.sullivan@ncpc.gov](mailto:diane.sullivan@ncpc.gov)>; Weil, Michael <[michael.weil@ncpc.gov](mailto:michael.weil@ncpc.gov)>; Fisher, Joshua EOP /WHO <[REDACTED]>  
Subject: [External] RE: EEOB - NCPC May 7th Commission Meeting

Hi Matt- it will be Josh Fisher, Assistant to the President & Director, Office of Administration  
[REDACTED] and Ryan Erb, Construction Operations Manager [REDACTED]  
[REDACTED]).

Are you waiting for anything else from me?

---

From: Flis, Matthew <[matthew.flis@ncpc.gov](mailto:matthew.flis@ncpc.gov)>  
Sent: Tuesday, April 28, 2026 8:42 AM  
To: Martin, Heather D. EOP/OA <[REDACTED]>  
Cc: Sullivan, Diane <[diane.sullivan@ncpc.gov](mailto:diane.sullivan@ncpc.gov)>; Weil, Michael <[michael.weil@ncpc.gov](mailto:michael.weil@ncpc.gov)>  
Subject: EEOB - NCPC May 7th Commission Meeting

Hi Heather,

In preparation for the May 7th NCPC Commission meeting, can you let us know who will attend and be available to answer questions? Please include name, title, phone and email. The meeting will be in-person with a virtual option if needed.

Thanks,  
Matt



Matthew J. Flis, AICP-CUD  
Deputy Director | Current Planning Division  
Main: 202.482.7200 | Direct: 202.482.7236  
401 9<sup>th</sup> Street, NW | Washington, DC 20004  
[matthew.flis@ncpc.gov](mailto:matthew.flis@ncpc.gov) | [www.ncpc.gov](http://www.ncpc.gov)

From: "Martin, Heather D. EOP/OA" <[REDACTED]>

To: "Flis, Matthew" <matthew.flis@ncpc.gov>

CC: "Sullivan, Diane" <diane.sullivan@ncpc.gov>

Date: 5/7/2026 10:29:51 AM

Subject: Re: [External] Re: NCPC - touch base

Attachments: image001.png

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Good morning, confirming we are good with your on the morning of NCPC.

Heather Martin  
[REDACTED]

On May 1, 2026, at 8:36 AM, Flis, Matthew <matthew.flis@ncpc.gov> wrote:

Sounds good, we'll look for the invite. Yes, a staff visit at some point would be great.

Have a nice weekend!

<image001.png>

Matthew J. Flis, AICP-CUD

Deputy Director | Current Planning Division

Main: 202.482.7200 | Direct: 202.482.7236

401 9<sup>th</sup> Street, NW | Washington, DC 20004

[matthew.flis@ncpc.gov](mailto:matthew.flis@ncpc.gov) | [www.ncpc.gov](http://www.ncpc.gov)

---

From: Martin, Heather D. EOP/OA <[REDACTED]>

Sent: Friday, May 1, 2026 8:14 AM

To: Flis, Matthew <matthew.flis@ncpc.gov>

Cc: Sullivan, Diane <diane.sullivan@ncpc.gov>

Subject: [External] Re: NCPC - touch base

Let's do 330 on Monday, I'll send an invite. EA is currently with DoJ for review so hopefully I get

you a draft next week.

Yes we can work out a site visit, that will be fun!

Would you all from the staff like to do a ballroom visit?

Heather Martin



On May 1, 2026, at 7:42 AM, Flis, Matthew <[matthew.flis@ncpc.gov](mailto:matthew.flis@ncpc.gov)> wrote:

Hi Heather,

If you have time Monday we'd like to touch base on a few things briefly:

1. Arch – possible site visit to Memorial Circle/ANC by Commissioners in advance of the June hearing
2. EEOB – any status update on Section 106 process; we're at around 10 public speakers, so a question about this may come up

Diane and I are available between 8-10am and after 230pm on Monday, if any of those time works.

Thanks,  
Matt

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Matthew J. Flis, AICP-CUD

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[matthew.flis@ncpc.gov](mailto:matthew.flis@ncpc.gov) | [www.ncpc.gov](http://www.ncpc.gov)

From: "Martin, Heather D. EOP/OA" <[REDACTED]>

To: "Flis, Matthew" <matthew.flis@ncpc.gov>

CC: "Sullivan, Diane" <diane.sullivan@ncpc.gov>

Date: 5/7/2026 10:57:47 AM

Subject: Re: [External] Re: NCPC - touch base

Attachments: image001.png

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Obviously I meant "tour" not "your"!! :)

Heather Martin  
[REDACTED]

On May 7, 2026, at 10:56 AM, Flis, Matthew <matthew.flis@ncpc.gov> wrote:

Great, we're working on logistics for the tour and will update you when we have further details.

<image001.png>

Matthew J. Flis, AICP-CUD

Deputy Director | Current Planning Division

Main: 202.482.7200 | Direct: 202.482.7236

401 9<sup>th</sup> Street, NW | Washington, DC 20004

[matthew.flis@ncpc.gov](mailto:matthew.flis@ncpc.gov) | [www.ncpc.gov](http://www.ncpc.gov)

---

From: Martin, Heather D. EOP/OA <[REDACTED]>

Sent: Thursday, May 7, 2026 10:30 AM

To: Flis, Matthew <matthew.flis@ncpc.gov>

Cc: Sullivan, Diane <diane.sullivan@ncpc.gov>

Subject: Re: [External] Re: NCPC - touch base

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Matthew J. Flis, AICP-CUD


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---

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Thanks,  
Matt

<image001.png>

Matthew J. Flis, AICP-CUD

Deputy Director | Current Planning Division

Main: 202.482.7200 | Direct: 202.482.7236

401 9<sup>th</sup> Street, NW | Washington, DC 20004

[matthew.flis@ncpc.gov](mailto:matthew.flis@ncpc.gov) | [www.ncpc.gov](http://www.ncpc.gov)

From: "Martin, Heather D. EOP/OA" <[REDACTED]>  
To: "Sullivan, Diane" <diane.sullivan@ncpc.gov>  
"Sarah Batcheler" <sbatcheler@cfa.gov>  
Date: 2/25/2026 2:03:52 PM  
Subject: RE: [External] Schedule

---

Thank you both, would this be correct for Fencing?

Lafayette Fencing

- May 7- CFA application and submission due for Concept meeting
- May 15- NCPC application and submission due for Concept meeting
- May 21- CFA Concept meeting
- June 4- NCPC Concept meeting
- July 2- CFA Final Submission
- July 16- CFA Final
- Aug 14- NCPC Final submission due
- Sept 3- NCPC Prelim/Final (NO AUGUST MEETING)

---

From: Sullivan, Diane <diane.sullivan@ncpc.gov>  
Sent: Tuesday, February 24, 2026 1:38 PM  
To: Martin, Heather D. EOP/OA <[REDACTED]>; Sarah Batcheler <sbatcheler@cfa.gov>  
Subject: RE: [External] Schedule

This schedule looks correct for NCPC's timeline. Thanks!

Diane Sullivan

Director, Urban Design and Plan Review

National Capital Planning Commission

401 9<sup>th</sup> Street, NW | Suite 500 | Washington, DC 20004

202 482 7200 | [Facebook](#) [Twitter](#) [Instagram](#)

[www.ncpc.gov](http://www.ncpc.gov)



---

From: Martin, Heather D. EOP/OA <[REDACTED]>  
Sent: Tuesday, February 24, 2026 12:37 PM  
To: Sarah Batcheler <[sbatcheler@cfa.gov](mailto:sbatcheler@cfa.gov)>; Sullivan, Diane <[diane.sullivan@ncpc.gov](mailto:diane.sullivan@ncpc.gov)>  
Subject: [External] Schedule

Good afternoon Diane and Sarah- thank you for the time yesterday. Below is the schedule as I think it will occur, please adjust where I am incorrect. Thank you in advance.

Lafayette (North Park) will likely target the May 21 CFA and June 4 for the Concept meeting. We can't have a month go by whereby we don't get to work together .

#### Ballroom

CFA Completed

March 5- NCPC Prelim/Final Presentation and Public Comment

March TBD- Commissioner Deliberation and Vote

#### Visitor Screening Facility (VSF)

February 27- NCPC application and submission due for Concept meeting

March 5- CFA application and submission due for Concept meeting

March 19- CFA Concept meeting

April 2- NCPC Concept Meeting

June 4- CFA Final Submission

June 5- NCPC Final submission due

June 18- CFA Prelim/Final

July 9- NCPC Prelim/Final

EEOB

April 2- CFA application and submission due for Concept meeting

April 3- NCPC application and submission due for Concept meeting

April 16- CFA Concept meeting

May 7- NCPC Concept meeting

June 4- CFA Final Submission

June 5- NCPC Final submission due

June 18- CFA Prelim/Final

July 9- NCPC Prelim/Final

From: "Torrie Herrington" <[torrieherrington@notus.com](mailto:torrieherrington@notus.com)>  
To: "Staudigl, Stephen" <[stephen.staudigl@ncpc.gov](mailto:stephen.staudigl@ncpc.gov)>  
CC: "Weil, Michael" <[michael.weil@ncpc.gov](mailto:michael.weil@ncpc.gov)>  
Date: 5/7/2026 4:25:50 PM  
Subject: Re: FW: [External] Press Request - NOTUS

---

Hey, Stephen! Thanks for the update and for adding me to the list. I appreciate it!

On Thu, May 7, 2026 at 3:50 PM Staudigl, Stephen <[stephen.staudigl@ncpc.gov](mailto:stephen.staudigl@ncpc.gov)> wrote:

Torrie:

I'm responding to your email to Michael Weil. Today, the Commission provided comments to the applicant on concept plans for the project. The Commission will consider/take up preliminary and final approval of the project in the future. The full Commission Action will be available on our website tomorrow: <https://www.ncpc.gov/review/archive/2026/5/>

I will add you to our media mailing list so you get the post-meeting release and all future press releases about Commission meetings.

Stephen

---

From: Torrie Herrington <[torrieherrington@notus.com](mailto:torrieherrington@notus.com)>  
Sent: Thursday, May 7, 2026 3:08 PM  
To: Weil, Michael <[michael.weil@ncpc.gov](mailto:michael.weil@ncpc.gov)>  
Subject: [External] Press Request - NOTUS

Hi, Michael!

I am Torrie Herrington with the breaking news desk at NOTUS (soon to be The Star). I am reaching out about the National Capital Planning Commission's decision on whether or not to paint over the facade of the Eisenhower Executive Office Building. I would love to be in the loop on what the decision is and when the report comes out!

Any information helps! Thank you!

--

Torrie Herrington | Reporter & AJI Fellow  
[Torrieherrington@NOTUS.com](mailto:Torrieherrington@NOTUS.com)  
Signal: torrieh.13  
X: @torriestorie

**NOTUS**  
[www.NOTUS.com](http://www.NOTUS.com)

**From:** ["Acosta, Marcel" <marcel.acosta@ncpc.gov>](mailto:marcel.acosta@ncpc.gov)  
**To:** [REDACTED]@wmata.com  
**CC:** ["Sullivan, Diane" <diane.sullivan@ncpc.gov>](mailto:diane.sullivan@ncpc.gov)  
["Flis, Matthew" <matthew.flis@ncpc.gov>](mailto:matthew.flis@ncpc.gov)  
["Weil, Michael" <michael.weil@ncpc.gov>](mailto:michael.weil@ncpc.gov)  
["Hottel-Cox, Meghan" <meghan.hottel-cox@ncpc.gov>](mailto:meghan.hottel-cox@ncpc.gov)  
**Date:** 3/31/2026 9:10:47 AM  
**Subject:** Union Station Question

---

Hi Tom,

It was good to see you at last week's WMATA 50<sup>th</sup> anniversary event.

I'd like to follow up on our discussion about the Union Station vault painting installation and removal. WMATA's recent experience with maintenance, costs, decision-making, and other technical challenges provides valuable context for a project that our Commission will review in the coming months. Could you connect us with a WMATA staff member knowledgeable about this effort?

Again, we're happy to meet with you and your team to discuss the proposed platform gates and other improvements at your convenience.

Best,  
Marcel

---

Marcel C. Acosta | Executive Director  
National Capital Planning Commission  
401 9<sup>th</sup> St. NW, Suite 500 | Washington, DC 20004  
W: 202.482.7221 | M: 202.468.0248  
[marcel.acosta@ncpc.gov](mailto:marcel.acosta@ncpc.gov) | [Website](#)



The Federal Planning Agency for America's Capital



---

**RE: [External] EEOB**

---

**From** Flis, Matthew <matthew.flis@ncpc.gov>

**Date** Tue 5/5/2026 3:31 PM

**To** Rebecca Miller <rebecca@dcpreservation.org>

**Cc** Hottel-Cox, Meghan <meghan.hottel-cox@ncpc.gov>; Webb, Lee <lee.webb@ncpc.gov>

Hi Rebecca,

We'd be happy to share, but to do so, it would be helpful if you could submit a formal FOIA request so we have that prior to the disclosure for our records. You can send to Meghan, who is copied. It shouldn't be a long turnaround, we just need the request in hand in order to share.

Thanks,  
Matt



Matthew J. Flis, AICP-CUD

Deputy Director | Current Planning Division

Main: 202.482.7200 | Direct: 202.482.7236

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[matthew.flis@ncpc.gov](mailto:matthew.flis@ncpc.gov) | [www.ncpc.gov](http://www.ncpc.gov)

---

**From:** Rebecca Miller <rebecca@dcpreservation.org>

**Sent:** Tuesday, May 5, 2026 11:03 AM

**To:** Flis, Matthew <matthew.flis@ncpc.gov>; Webb, Lee <lee.webb@ncpc.gov>

**Subject:** [External] EEOB

Hi Matt and Lee,

Would you please forward the DCSHPO's Coordinating Committee comments please?

Thanks,  
Rebecca

--

Rebecca Miller  
Executive Director  
DC Preservation League  
1328 Florida Avenue, NW, 2nd Floor  
Washington, DC 20009  
T- 202.783.5144

Join today to help protect Washington, DC's irreplaceable historic places and spaces!

[www.dcpreservation.org](http://www.dcpreservation.org)

Please fill out the below information. If information has not changed since a previous submission phase (e.g. from Preliminary to Final Review), please insert previously submitted information.

Please visit our "How to Submit" webpage for instructions on what materials to send and where to send them:

<https://www.ncpc.gov/review/submit/>

As a reminder, all digital materials must be Section 508 compliant.

**Section A: Applicant Information**

1. Point of Contact Name <b>Heather Martin</b>	2. Agency or Organization <b>Executive Office of the President (EOP), Offi</b>	3. Mailing Address
4. Phone Number [REDACTED]	5. Email Address [REDACTED]	
6. Authorization Officer's Name <b>Heather Martin</b>	7. Authorization Officer's Organization <b>EOP - OA</b>	8. Mailing Address
9. Phone Number [REDACTED]	10. Email Address [REDACTED]	
I authorize and approve the submission of this project to the National Capital Planning Commission for review.		11. Signature <b>HEATHER MARTIN</b> Digitally signed by HEATHER MARTIN Date: 2026.04.03 09:26:28 -04'00'

**Section B: General Project Information**

12. Does this submission contain any confidential or For Official Use Only (FOUO) information? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
13. Project Name <b>Eisenhower Executive Office Building (EEOB) Exterior Beautification Project</b>	
14. Project Address or Location <b>1650 17th Street, NW</b>	15. Is the Project on federal land? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
16. Type of Project <b>Building, Site, or Park Project</b>	17a. Is this project part of an approved Master Plan? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
18. Scheduling Issues (explain):	17b. Master Plan Name:
19. Project Description (3 or 4 sentences) <b>Exterior improvements to the EEOB, to include, cleaning and masonry preservation measures such as re-pointing, sealant replacement, and stone restoration, as well as painting the exterior facade and repainting cast iron elements.</b>	20. NCPC Review Phase <b>Concept Review</b>

**Section C: Environmental Review**

As the applicant, are you required to comply with NEPA and Section 106 of the NHPA for this project? <input type="checkbox"/> YES - Please complete Section C <input checked="" type="checkbox"/> NO - Please skip to Section D	
21. Was the NEPA Review Initiated? <input checked="" type="checkbox"/> YES - Please Explain: <input type="checkbox"/> NO - Expected Schedule: <input type="checkbox"/> N/A - Please Explain: <b>EOP-OA is voluntarily conducting a NEPA and Section 106 NHPA analysis, which are currently being developed.</b>	
22. What is the level of NEPA Analysis? <input type="checkbox"/> Categorical Exclusion (CATEX) <input checked="" type="checkbox"/> Environmental Assessment (EA) <input type="checkbox"/> Environmental Impact Statement (EIS)	
23. Is the Appropriate NEPA Documentation Attached? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	24. Who is the Lead Agency? <b>EOP-OA</b>
25. Is Consultation with SHPO Under Section 106 of the NHPA Required? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Other - Please Explain:	26. Was Consultation Initiated? <input type="checkbox"/> YES <input type="checkbox"/> NO - Expected Schedule:

**Section D: Status and Description of Other Agency Approvals and Consultation**

*Please List Other Agency Approvals and Consultations Required (or planned) for the Project.*

Agency	Type	Expected Date	Contact Name
27a. Commission of Fine Arts (CFA)	Concept Meeting	1/15/2026	Thomas Luebke
27b. Other Federal Agency			
27c. State Government			
27d. Local Government			
27e. Other			

Submissions to NCPC also require a Project Report. The details of the Project Report requirements are available in the Submission Guidelines. In general, the Project Report includes a more detailed project description and an explanation of how the project complies with NCPC's plans and policies that guide the development of the National Capital Region.

28 Is the Project Report Included?  YES  NO – *Please Explain:*  
 Concept renderings, updated will be presented on 1/8/2025



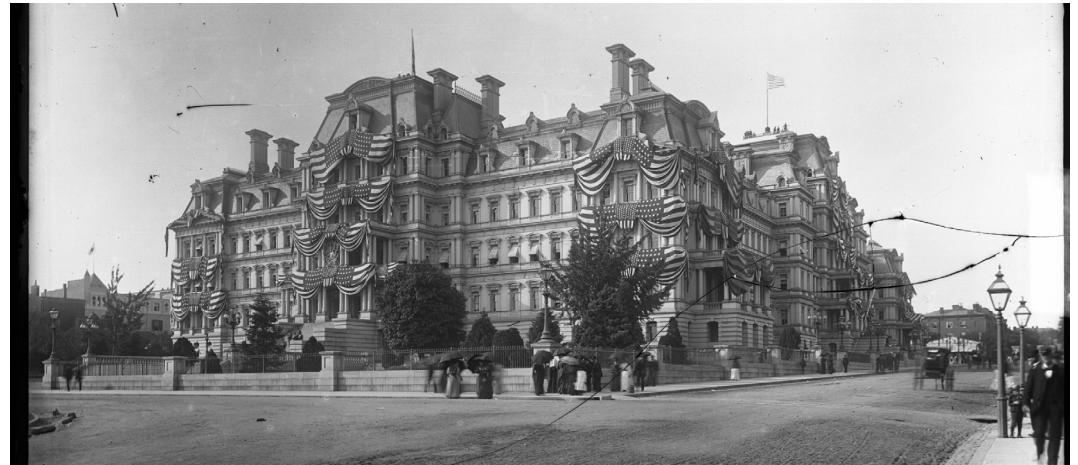
EXECUTIVE OFFICE OF THE PRESIDENT  
OFFICE OF ADMINISTRATION  
WASHINGTON, D.C. 20503

# Exterior Improvements to the Eisenhower Executive Office Building

EXECUTIVE OFFICE OF THE PRESIDENT  
OFFICE OF ADMINISTRATION

# BUILDING HISTORY

FROM ITS COMPLETION, THE EISENHOWER EXECUTIVE OFFICE BUILDING'S (EEOB) HIGHLY ORNATE DESIGN HAS GENERATED CRITICISM, WITH SOME OBSERVERS VIEWING IT AS INCOMPATIBLE WITH THE SURROUNDING NEOCLASSICAL FEDERAL ARCHITECTURE (QUINN EVANS ARCHITECTS, 1993). SUBSEQUENTLY, SEVERAL PROPOSALS WERE DEVELOPED TO EITHER SIGNIFICANTLY MODIFY THE BUILDING'S EXTERIOR OR DEMOLISH IT ENTIRELY, INCLUDING PLANS TO REPLACE ITS SECOND EMPIRE FEATURES WITH A NEOCLASSICAL FAÇADE SIMILAR TO THAT OF THE NEIGHBORING TREASURY BUILDING, WHICH HAD BEEN CONSTRUCTED FROM 1836 TO 1869 (BLOCH, 1957; NATIONAL PARKS SERVICE, 2024). INDEED, IN 1955, THE PRESIDENT'S ADVISORY COMMISSION ON PRESIDENTIAL OFFICE SPACE RECOMMENDED DEMOLISHING THE BUILDING IN FAVOR OF A NEW STRUCTURE THAT WOULD BE MORE IN KEEPING WITH THE CHARACTER OF THE WHITE HOUSE. (H. DOC. NO. 85-211). HOWEVER, THE SCALE AND COST OF SUCH MODIFICATIONS ULTIMATELY PREVENTED THEIR IMPLEMENTATION. THE EEOB WAS LATER DESIGNATED A NATIONAL HISTORIC LANDMARK IN 1969 (DEFERRARI, 2014), AND LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES (NRHP) AND THE DISTRICT OF COLUMBIA INVENTORY OF HISTORIC SITES IN 1972. THE EEOB IS ALSO A CONTRIBUTING RESOURCE TO THE LAFAYETTE SQUARE NATIONAL HISTORIC LANDMARK DISTRICT (NHL).

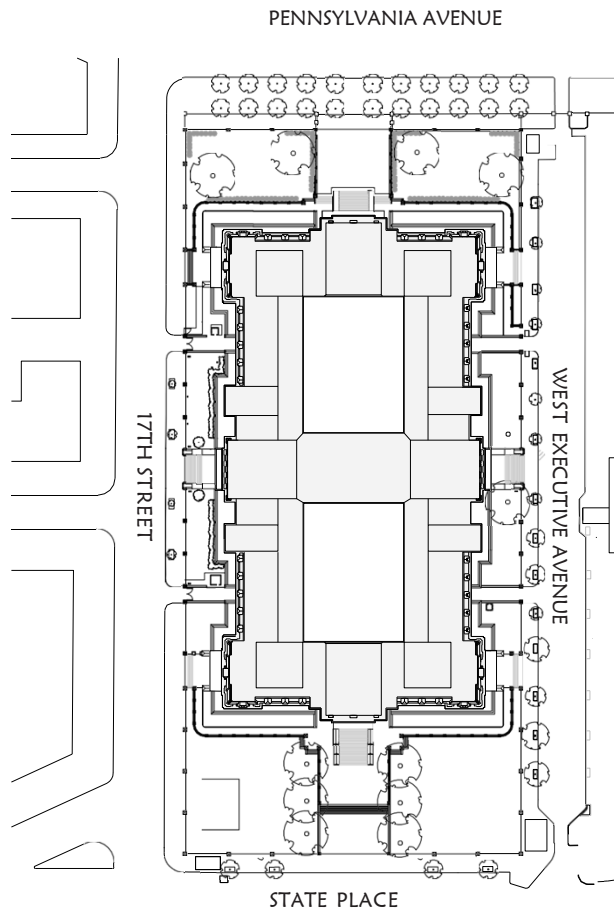


State, War & Navy Building decorated with flags, from south, in the 1890's - LC-BH836- 151



Elevation Drawing for the South Front of the State, War and Navy Building - NAID 6861826

# EXISTING STRUCTURE & CONDITIONS



THE EEOB HAS BEEN LARGELY NEGLECTED SINCE ITS CONSTRUCTION IN THE LATE 1800'S. MINOR EXTERIOR FAÇADE MAINTENANCE WAS CONDUCTED IN THE 1960'S AND THEN AGAIN IN THE EARLY 2000'S. THERE HAVE BEEN NO OTHER NOTABLE EXTERIOR REPAIRS OR RESTORATION COMPLETED ON THE EEOB.

THE COLOR, DESIGN, AND MASSING OF THE EXISTING STRUCTURE DOES NOT ALIGN VISUALLY WITH THE SURROUNDING ARCHITECTURE AND LACKS ANY SYMBOLIC COHESION WITH THE WHITE HOUSE.

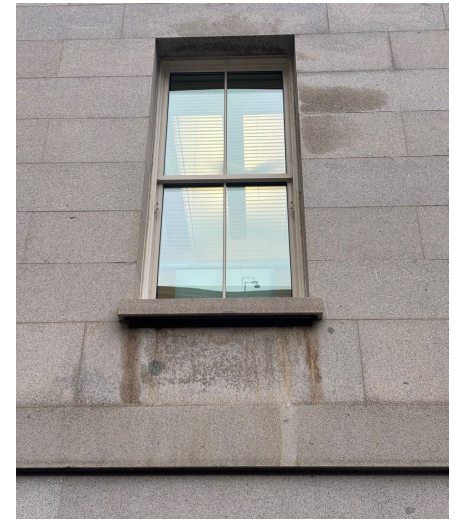
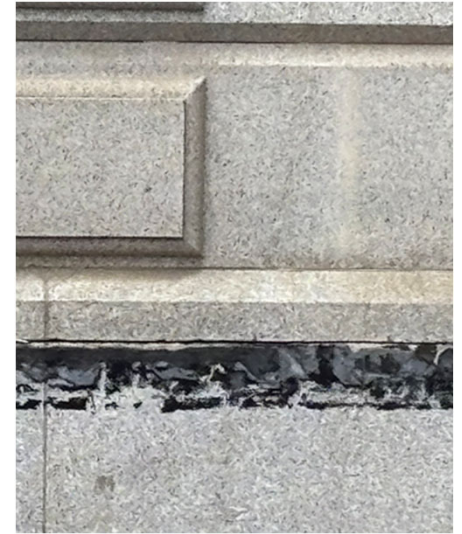


## EXISTING STRUCTURE & CONDITIONS, CONT'D

CONDITIONS OF THE EEOB INCLUDE GRIME, SOOT AND STAINING WHICH HAS IMPACTED THE NATURAL STONE AND DULLED THE GRANITE.

THE EEOB ALSO HAS ABRASIONS, CRACKS AND DEEP LINES FROM YEARS OF POOR OR NON-EXISTENT EXTERIOR MAINTENANCE, AND GENERAL DISREGARD.

THE BENEFIT TO PAINTING THE STONE IS THAT IT IS REPEATABLE. THE INABILITY TO BRING THE STONE FACADE BACK TO A BASELINE COLOR HAS PLAGUED THE MAINTENANCE OF THE EEOB IN THE PAST, AND WILL CONTINUE TO PLAGUE IT IF NOT ADDRESSED.



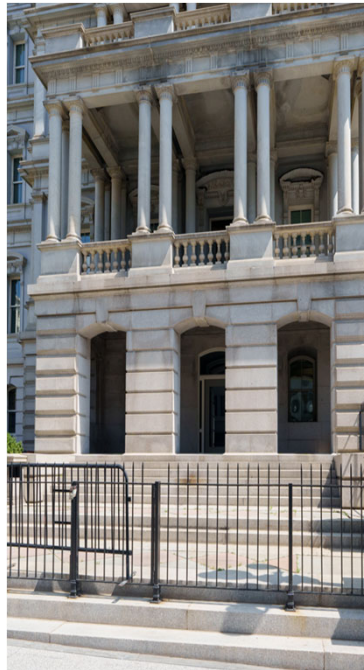
## EXISTING STRUCTURE & CONDITIONS, CONT'D

WHEN STONE MASONS HAVE ASSESSED THE ABILITY TO CLEAN THE FAÇADE, THEY OFTEN STATE THERE IS NO GUARANTEE HOW MUCH BROWN AND STAINING CAN BE REMOVED FROM THE STONE.

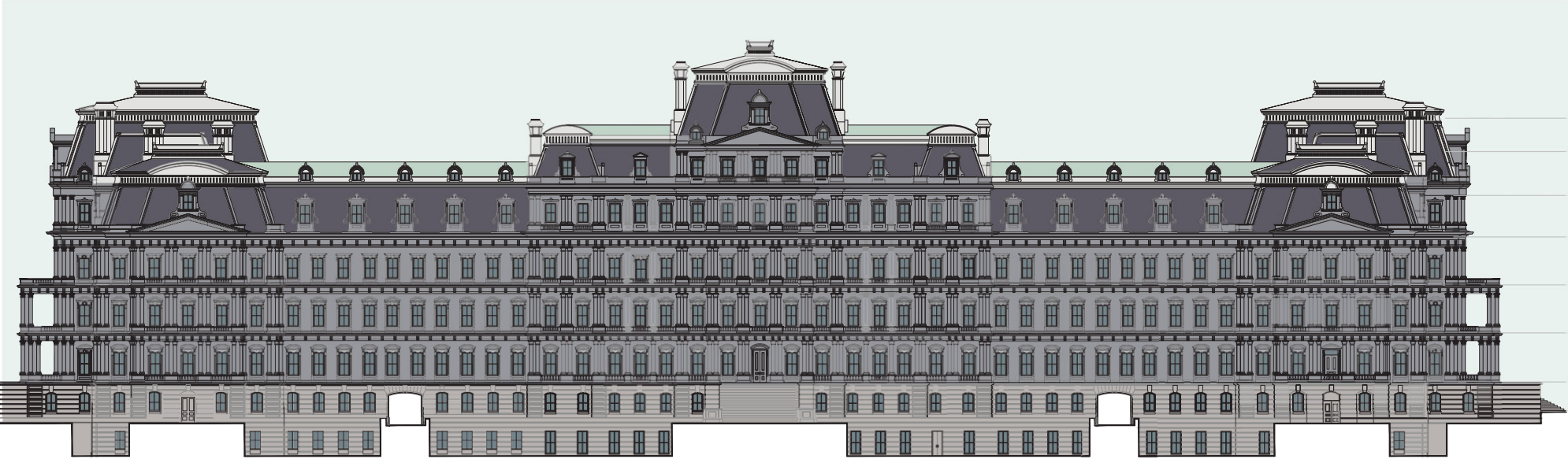
THEY ALSO STATE IT IS UNCLEAR HOW MANY PASSES, CLEANER, AND WATER WILL BE REQUIRED.

THIS INABILITY TO DETERMINE, BOTH THE FINANCIAL COMMITMENT AND ULTIMATE QUALITY OF RESULTING WORK, WILL LEAD TO FURTHER NEGLECT OF THE BUILDING'S FAÇADE.

ADDITIONALLY, REPAIRING CRACKED AND BROKEN STONE IS ALMOST ALWAYS INFEASIBLE SINCE THE STONES ARE INTEGRATED TOGETHER IN THE MASONRY WALL AND SUCH REPAIRS INEVITABLY DAMAGE SURROUNDING STONES AND METALS.

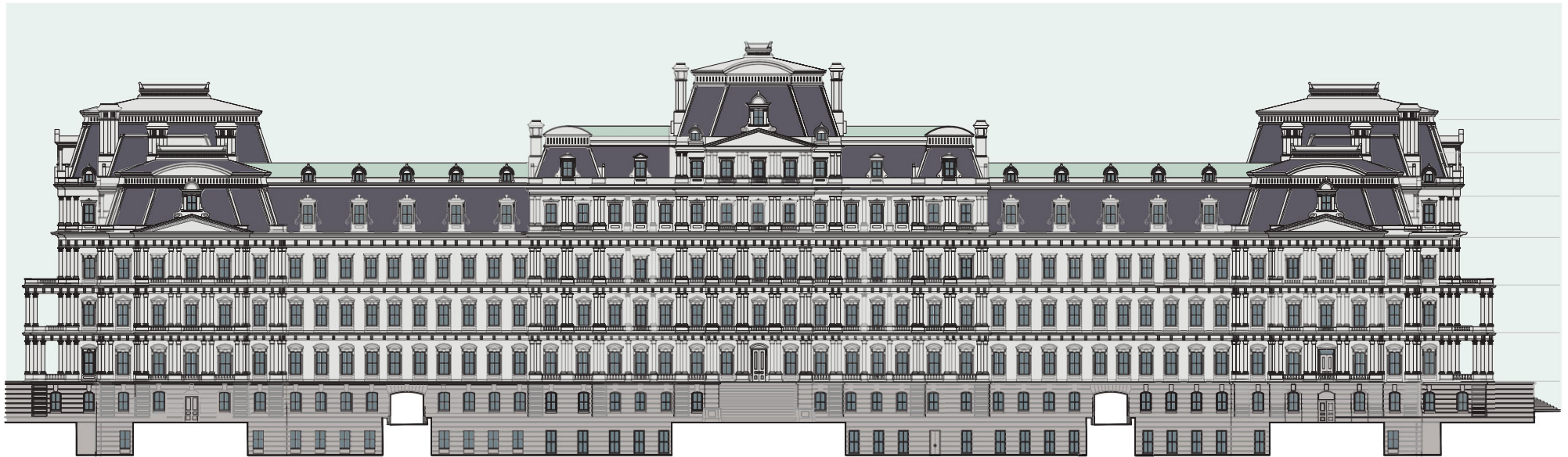


# EXISTING STRUCTURE RENDERING



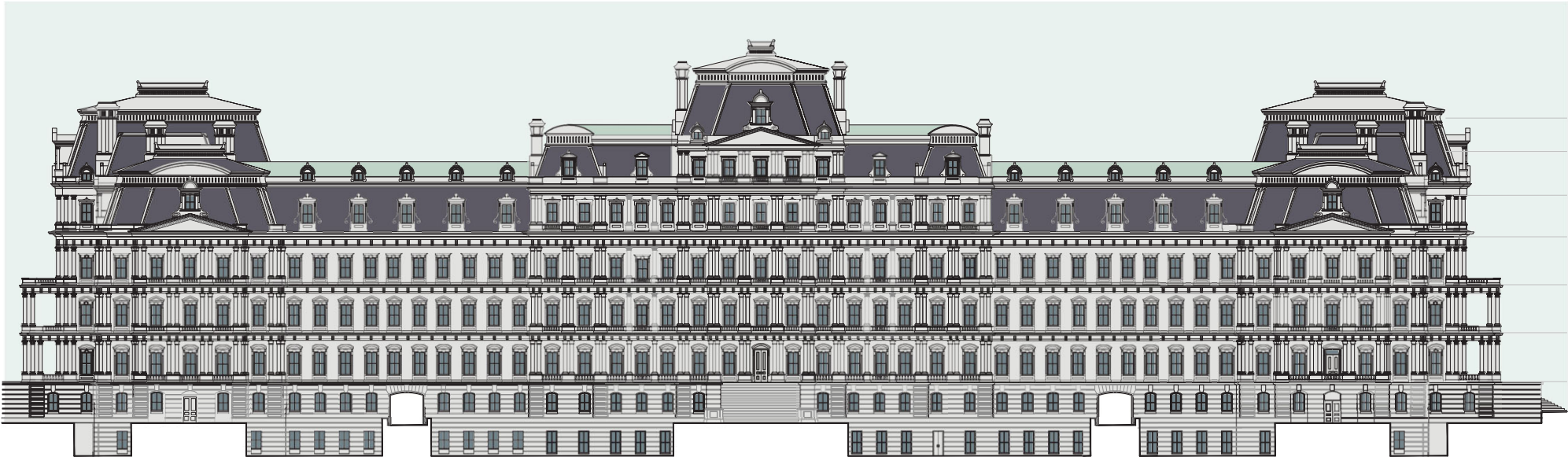
## PROPOSED PAINTING OPTION 1

THIS PAINT RENDERING PORTRAYS THE SUPERSTRUCTURE IN WHITE WHILE MAINTAINING THE GRANITE FAÇADE ON THE EXPOSED BASEMENT AND SUBBASEMENT.



# PROPOSED PAINTING OPTION 2

THIS PAINT RENDERING PORTRAYS THE SUPERSTRUCTURE AND BASEMENTS IN WHITE.



## PROPOSED PAINTING

IN THIS IMAGE WE ILLUSTRATE THE EEOB AS IT WOULD LOOK UPON COMPLETION WITH THE SUPERSTRUCTURE PAINTED WHITE, AND MAINTAINING THE EXISTING GRANITE FOR THE BASEMENT AND SUBBASEMENT.



## PROPOSED PAINTING CONT'D

IN THIS IMAGE WE ILLUSTRATE THE EEOB AS IT WOULD LOOK UPON COMPLETION WITH BOTH THE SUPERSTRUCTURE AND THE BASEMENTS ALSO PAINTED WHITE.



**PROPOSED PAINTING CONT'D**



**PROPOSED PAINTING CONT'D**



## PROPOSED PAINTING WEST WING VIEW

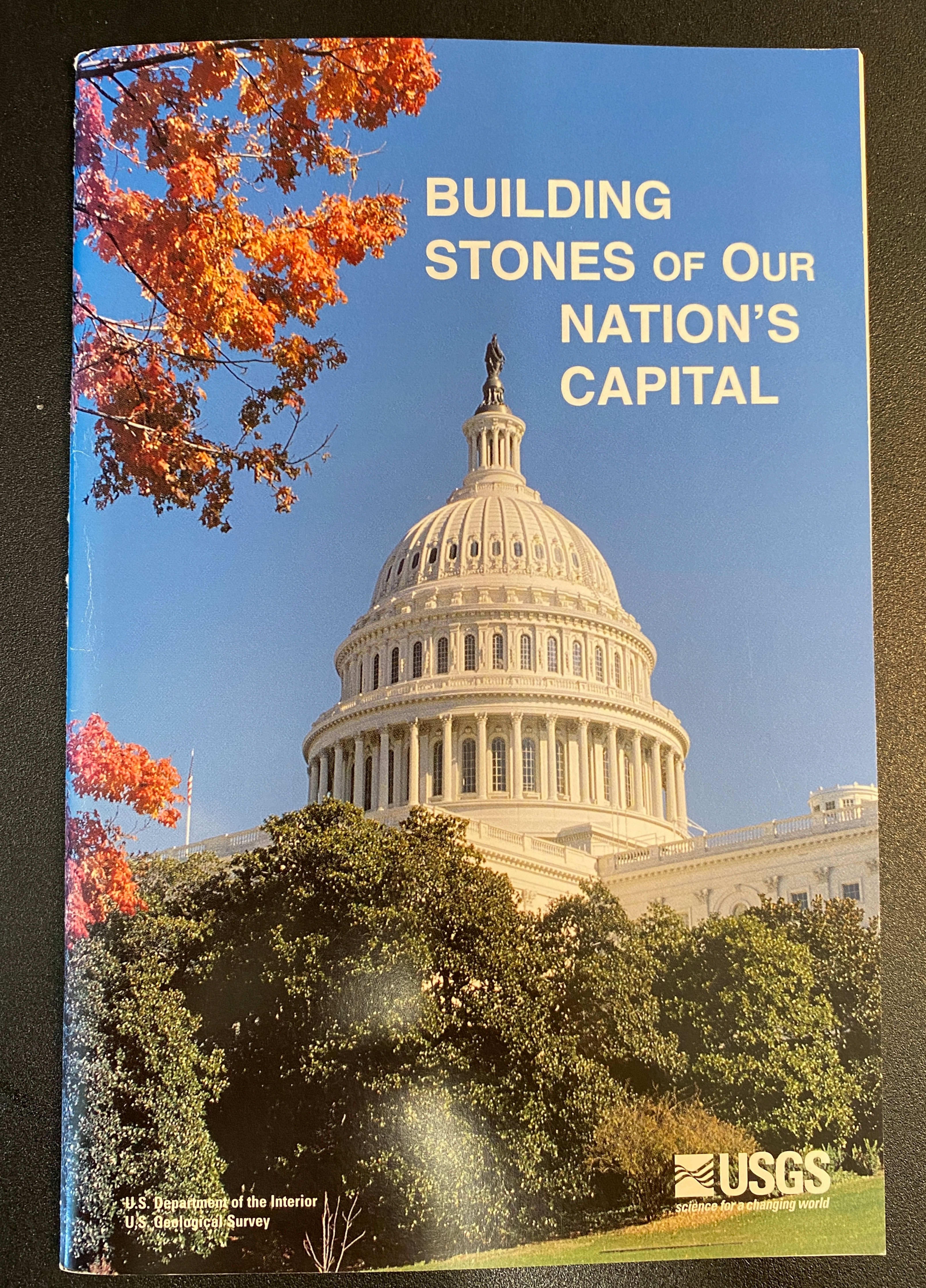


**PROPOSED PAINTING AERIAL VIEW**



## PROPOSED PAINTING FINAL





# BUILDING STONES OF OUR NATION'S CAPITAL

U.S. Department of the Interior  
U.S. Geological Survey

 **USGS**  
*science for a changing world*

**40 Name: Executive Office Building (Old State-War-Navy Building)**

*Location:* 17th Street and Pennsylvania Avenue NW

*Building Stones:* Exterior, granite from Virginia, Maine, and Massachusetts; subbasement, Maryland sandstone

*Remarks:* When this building was completed in 1888, it was the largest office building in the world. Its mansard roof, its 900 Doric columns, and its exuberant decorations show the influence of the Beaux Arts style of architecture.



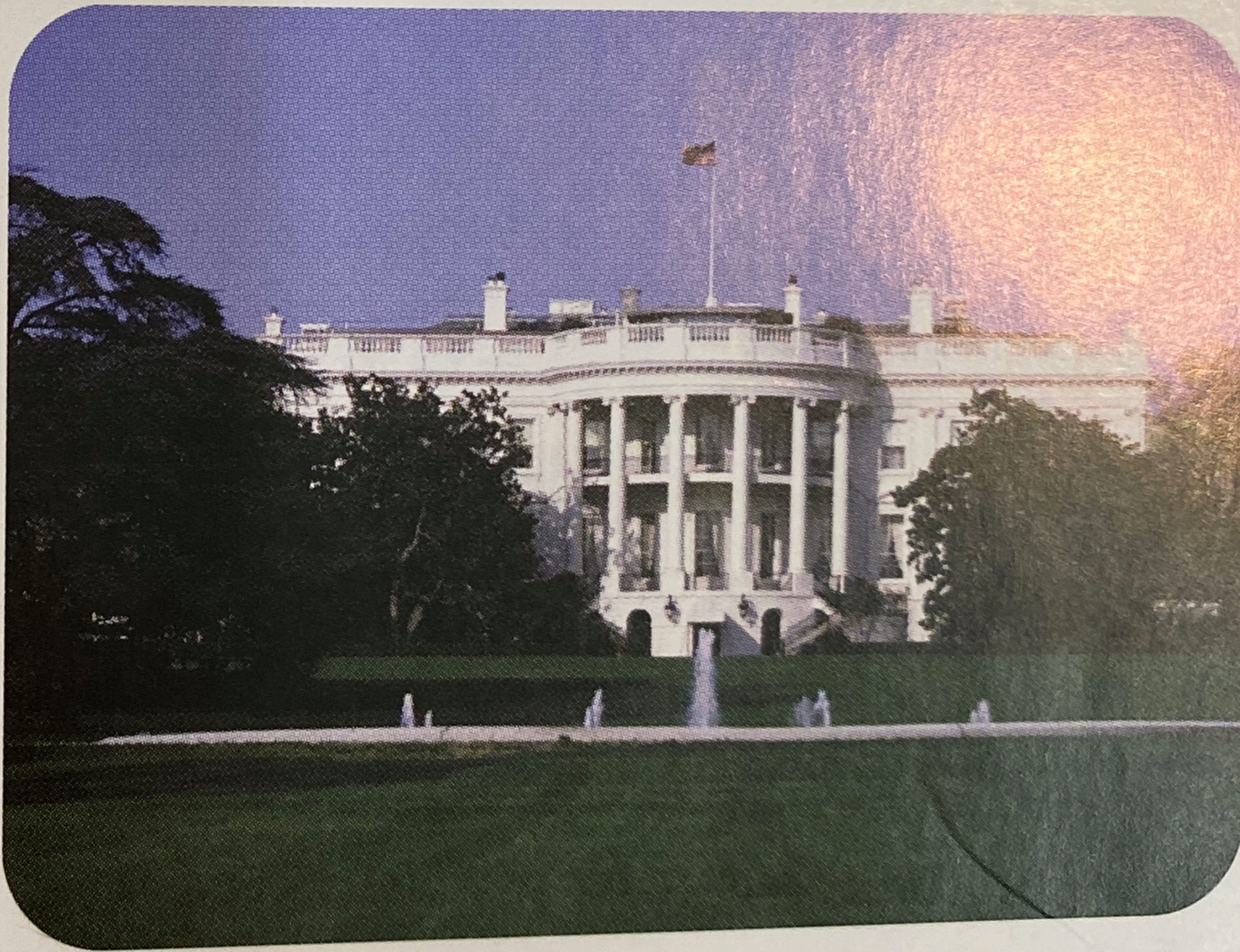
**41 Name: White House**

*Location:* 1600 Pennsylvania Avenue NW

*Building Stones:* Exterior, Virginia Aquia Creek sandstone refinished with Maryland marble and other marbles; fence base, north side, Montgomery County, Maryland crystalline rocks; fence capping, Aquia Creek sandstone

*Remarks:* Designed by James Hoban and begun in 1792, the

White House was the first public building to be erected in Washington. It was first occupied in 1800 by President and Mrs. John Adams; after being burned by the British in 1814, it was rebuilt and reoccupied by 1818. The interior was completely rebuilt in 1948-52 to repair structural weaknesses.



**42 Name: Treasury Building**

*Location:* 15th Street and Pennsylvania Avenue NW

*Building Stones:* Exterior, the original part along 15th Street was originally built of Virginia Aquia Creek sandstone, replaced in large part by Dix Island, Maine, granite; remainder, Dix Island and



Milford, Mass., granite; foundation, Maryland crystalline rocks. Patio, Seneca, Md., red sandstone; Catskill, N.Y., green sandstone; and concrete

*Remarks:* The present building is the third one on this site to house the Treasury Department; two earlier buildings were destroyed by fires. An example of Greek Revival style, it was begun in 1836 and completed 30 years later.

Text of original edition: Charles F. Withington

Editing: Don Olson

Graphics: Brenda Oakes

Photography: most photos by David Usher; some photos from original edition by William Dize

# U.S. COMMISSION OF FINE ARTS

ESTABLISHED BY CONGRESS 17 MAY 1910

401 F STREET NW SUITE 312 WASHINGTON DC 20001-2728 202-504-2200 FAX 202-504-2195 WWW.CFA.GOV

23 April 2026

Dear Mr. Fisher:

In its meeting of 16 April, the Commission of Fine Arts reviewed a concept design proposal for alterations to the Eisenhower Executive Office Building (EEOB), occupied by the Executive Office of the President and located adjacent to the White House at 1650 Pennsylvania Avenue, NW. The Commission approved the concept, conditional upon the specification and successful technical testing of the proposed exterior paint, and provided the following comments for the development of the design.

In their discussion, the Commission members expressed strong support for the intention to beautify the French Second Empire-style EEOB—a National Historic Landmark constructed in the late 19th century to house the State, War, and Navy Departments—commenting that the massive gray granite building would benefit from exterior revitalization. As such, they endorsed option #2 to paint all of the building's granite exterior white, which they said would enhance its appearance and unify the White House complex, from 17th Street to the proposed new ballroom at East Executive Avenue. However, based on the technical information provided by historic preservation and building conservation experts, they advised that further testing of the painting process should be undertaken to avoid permanent damage to the granite, and they requested that the experts raising concerns about the proposal be invited to participate in this evaluation. If the painting of the stone is determined to be technically infeasible, they recommended cleaning and repointing the stone; they also expressed support for the general use of illumination to highlight the building's presence and detailing.

The Commission looks forward to further review of this important proposal to enhance the White House complex. As always, the staff is available to assist you with the next submission.

Sincerely,



Thomas E. Luebke, FAIA  
Secretary

Joshua Fisher, Assistant to the President  
Director, Office of Management and Administration  
Executive Office of the President  
1600 Pennsylvania Avenue, NW  
Washington, DC 20500

cc: Ed Forst, General Services Administration



EXECUTIVE OFFICE OF THE PRESIDENT  
OFFICE OF ADMINISTRATION  
WASHINGTON, D.C. 20503

# Exterior Improvements to the Eisenhower Executive Office Building

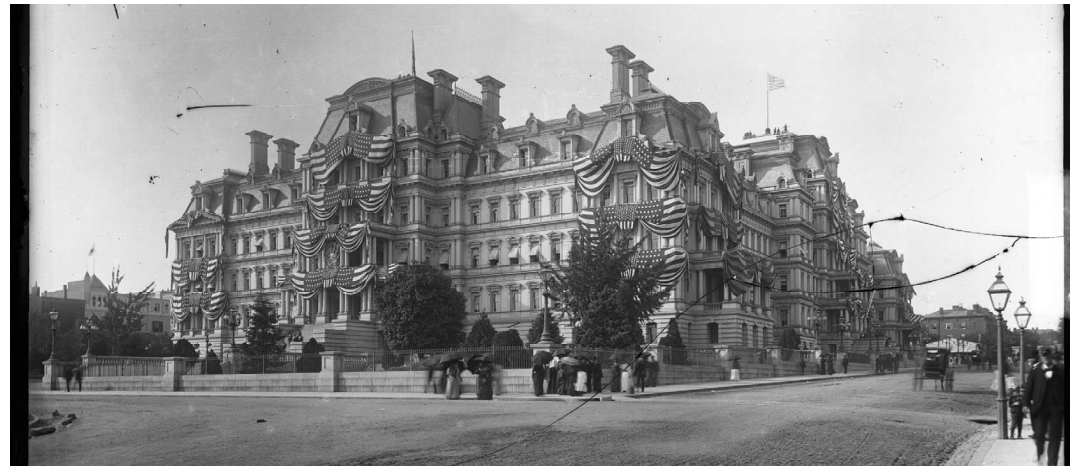
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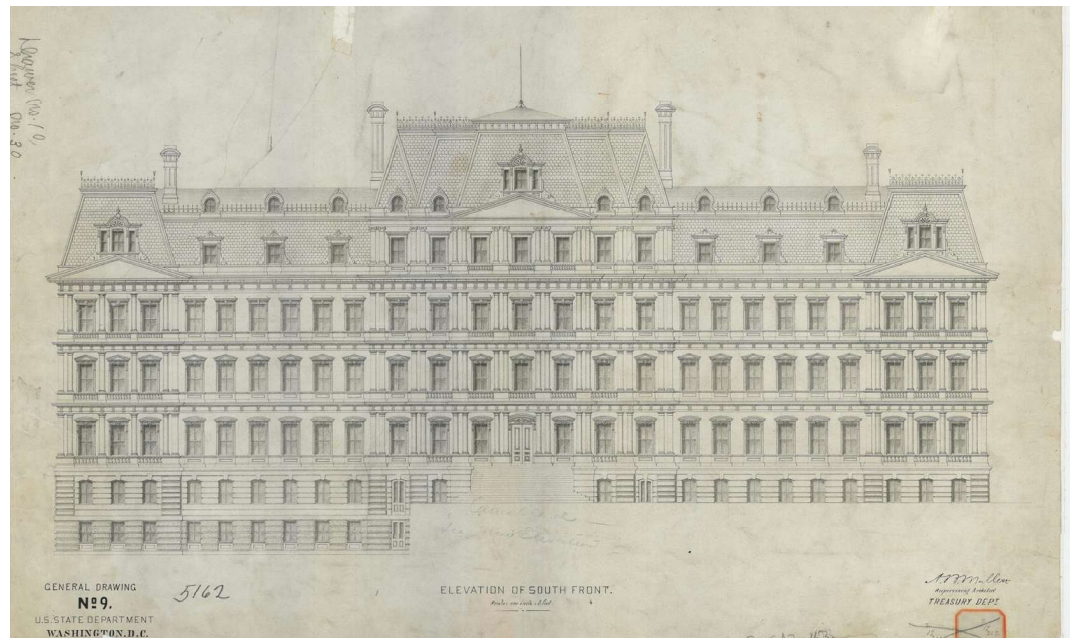
**CONCEPT APPROVED**  
**WITH RECOMMENDATIONS**  
**Commission of Fine Arts**  
CEH 04.16.26

# BUILDING HISTORY

FROM ITS COMPLETION, THE EISENHOWER EXECUTIVE OFFICE BUILDING'S (EEOB) HIGHLY ORNATE DESIGN HAS GENERATED CRITICISM, WITH SOME OBSERVERS VIEWING IT AS INCOMPATIBLE WITH THE SURROUNDING NEOCLASSICAL FEDERAL ARCHITECTURE (QUINN EVANS ARCHITECTS, 1993). SUBSEQUENTLY, SEVERAL PROPOSALS WERE DEVELOPED TO EITHER SIGNIFICANTLY MODIFY THE BUILDING'S EXTERIOR OR DEMOLISH IT ENTIRELY, INCLUDING PLANS TO REPLACE ITS SECOND EMPIRE FEATURES WITH A NEOCLASSICAL FAÇADE SIMILAR TO THAT OF THE NEIGHBORING TREASURY BUILDING, WHICH HAD BEEN CONSTRUCTED FROM 1836 TO 1869 (BLOCH, 1957; NATIONAL PARKS SERVICE, 2024). INDEED, IN 1955, THE PRESIDENT'S ADVISORY COMMISSION ON PRESIDENTIAL OFFICE SPACE RECOMMENDED DEMOLISHING THE BUILDING IN FAVOR OF A NEW STRUCTURE THAT WOULD BE MORE IN KEEPING WITH THE CHARACTER OF THE WHITE HOUSE. (H. DOC. NO. 85-211). HOWEVER, THE SCALE AND COST OF SUCH MODIFICATIONS ULTIMATELY PREVENTED THEIR IMPLEMENTATION. THE EEOB WAS LATER DESIGNATED A NATIONAL HISTORIC LANDMARK IN 1969 (DEFERRARI, 2014), AND LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES (NRHP) AND THE DISTRICT OF COLUMBIA INVENTORY OF HISTORIC SITES IN 1972. THE EEOB IS ALSO A CONTRIBUTING RESOURCE TO THE LAFAYETTE SQUARE NATIONAL HISTORIC LANDMARK DISTRICT (NHL).



State, War & Navy Building decorated with flags, from south, in the 1890's - LC-BH836- 151



Elevation Drawing for the South Front of the State, War and Navy Building - NAID 6861826

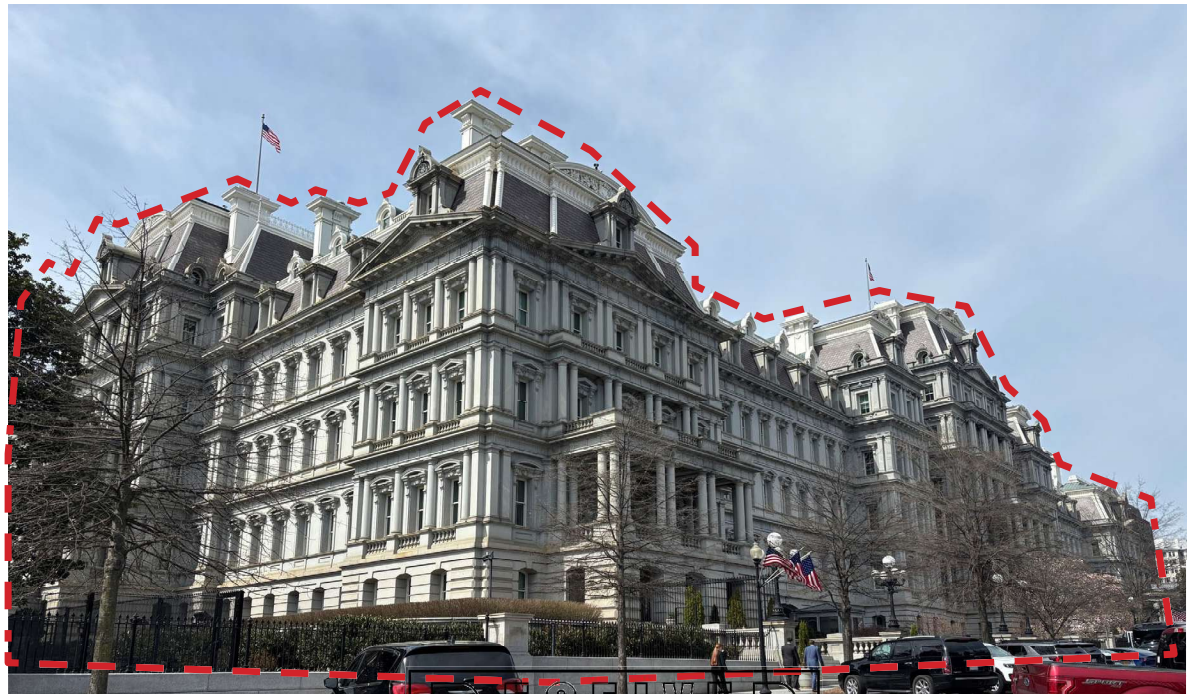
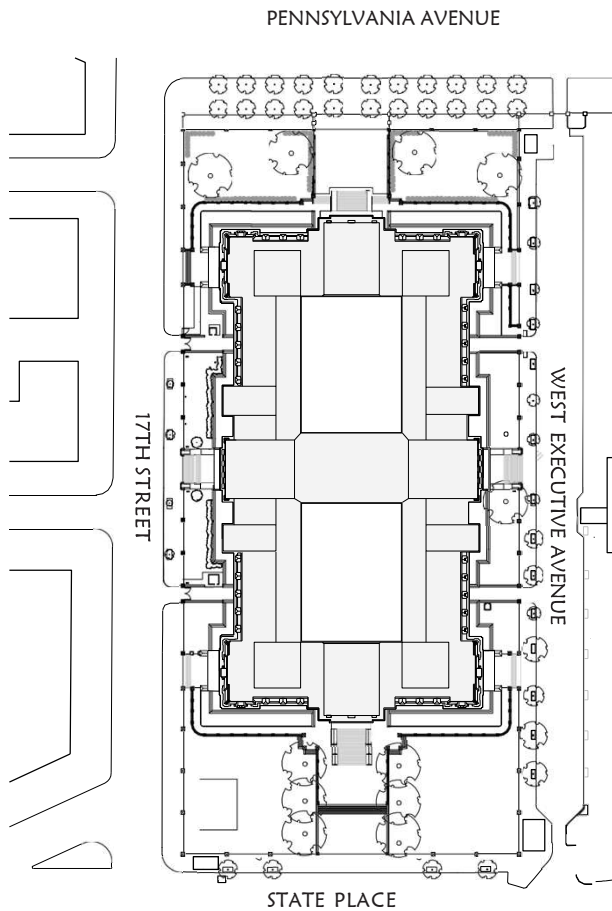


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# EXISTING STRUCTURE & CONDITIONS

THE EEOB HAS BEEN LARGELY NEGLECTED SINCE ITS CONSTRUCTION IN THE LATE 1800'S. MINOR EXTERIOR FAÇADE MAINTENANCE WAS CONDUCTED IN THE 1960'S AND THEN AGAIN IN THE EARLY 2000'S. THERE HAVE BEEN NO OTHER NOTABLE EXTERIOR REPAIRS OR RESTORATION COMPLETED ON THE EEOB.

THE COLOR, DESIGN, AND MASSING OF THE EXISTING STRUCTURE DOES NOT ALIGN VISUALLY WITH THE SURROUNDING ARCHITECTURE AND LACKS ANY SYMBOLIC COHESION WITH THE WHITE HOUSE.



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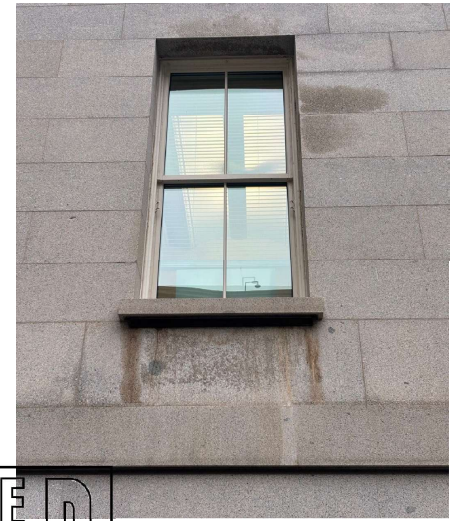
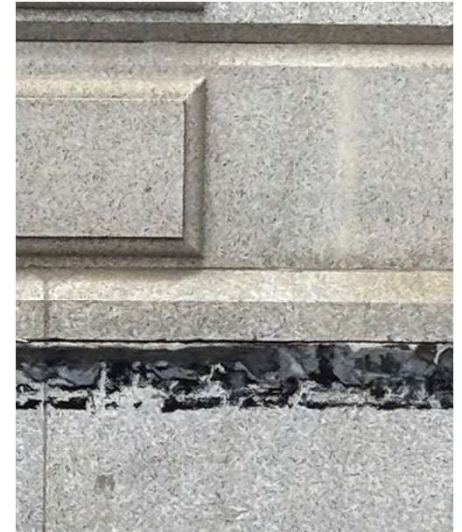
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## EXISTING STRUCTURE & CONDITIONS, CONT'D

CONDITIONS OF THE EEOB INCLUDE GRIME, SOOT AND STAINING WHICH HAS IMPACTED THE NATURAL STONE AND DULLED THE GRANITE.

THE EEOB ALSO HAS ABRASIONS, CRACKS AND DEEP LINES FROM YEARS OF POOR OR NON-EXISTENT EXTERIOR MAINTENANCE, AND GENERAL DISREGARD.

THE BENEFIT TO PAINTING THE STONE IS THAT IT IS REPEATABLE. THE INABILITY TO BRING THE STONE FACADE BACK TO A BASELINE COLOR HAS PLAGUED THE MAINTENANCE OF THE EEOB IN THE PAST, AND WILL CONTINUE TO PLAGUE IT IF NOT ADDRESSED.



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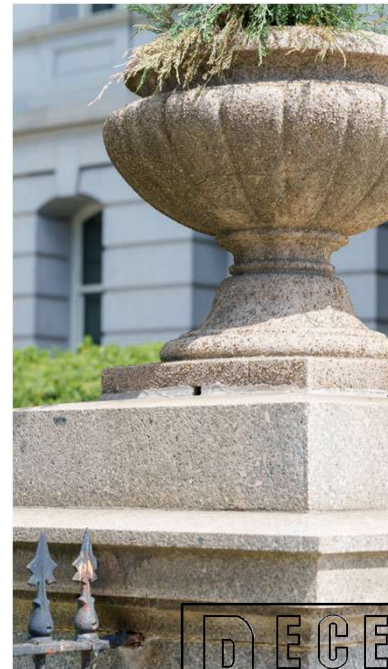
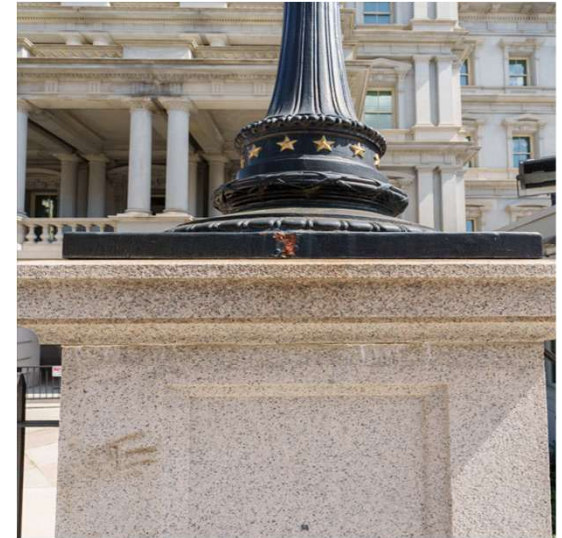
## EXISTING STRUCTURE & CONDITIONS, CONT'D

WHEN STONE MASONS HAVE ASSESSED THE ABILITY TO CLEAN THE FAÇADE, THEY OFTEN STATE THERE IS NO GUARANTEE HOW MUCH BROWN AND STAINING CAN BE REMOVED FROM THE STONE.

THEY ALSO STATE IT IS UNCLEAR HOW MANY PASSES, CLEANER, AND WATER WILL BE REQUIRED.

THIS INABILITY TO DETERMINE, BOTH THE FINANCIAL COMMITMENT AND ULTIMATE QUALITY OF RESULTING WORK, WILL LEAD TO FURTHER NEGLECT OF THE BUILDING'S FAÇADE.

ADDITIONALLY, REPAIRING CRACKED AND BROKEN STONE IS ALMOST ALWAYS INFEASIBLE SINCE THE STONES ARE INTEGRATED TOGETHER IN THE MASONRY WALL AND SUCH REPAIRS INEVITABLY DAMAGE SURROUNDING STONES AND METALS.



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## PROPOSED PAINTING

IN THIS IMAGE WE ILLUSTRATE THE EEOB AS IT WOULD LOOK UPON COMPLETION WITH THE SUPERSTRUCTURE PAINTED WHITE, AND MAINTAINING THE EXISTING GRANITE FOR THE BASEMENT AND SUBBASEMENT.



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# PROPOSED PAINTING CONT'D



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# PROPOSED PAINTING CONT'D



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**PROPOSED PAINTING WEST WING VIEW**



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# PROPOSED PAINTING AERIAL VIEW



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# PROPOSED PAINTING FINAL



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Commission of Fine Arts  
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## DC SHPO Comments on the April 15, 2026 NCPC Coordinating Committee Meeting Agenda

1. **8691 – JBAB New Telecommunications Installations:** The DC SHPO is not coordinating on this project because the proposal to construct two, 120’ towers relatively close to each other will adversely affect historic properties, especially the nearby Bolling Air Force Base Historic District and the Naval Air Station Anacostia Historic District and potentially others, and because alternatives to avoid, minimize or mitigate the cumulative adverse visual effects of these two towers on historic properties have not been fully identified or evaluated. (DC SHPO POC Andrew Lewis)
2. **8769 – Office of Surveyor; Proposed Transfer of Jurisdiction at Square 667-E, S.O. 24-00035, 2000 Half Street, SE:** The DC SHPO is coordinating on this project subject to completion of the Section 106 and 9b review processes, as applicable. (DC SHPO POC Andrew Lewis)
3. **MP03 – GSA, SEFC, Revised Master Plan 4<sup>th</sup> Amendment:** The DC SHPO is coordinating on this project. (DC SHPO POC Anne Brockett)
4. **8775 – Navy; Washington Navy Yard Building 76 Museum Support Center Renovation; 805 Kidder Breese Street, SE:** The DC SHPO is still engaged in the review of this project but has determined that the undertaking will have an adverse effect on the historic building and the surrounding Washington Navy Yard National Historic Landmark District. However, we are willing to coordinate provided the Navy will complete the Section 106 process in good faith and develop and execute a memorandum of agreement that includes measures to adequately minimize and mitigate the adverse effects. DC SHPO is requesting that any unavoidable adverse effects be mitigated by the complete and historically accurate restoration of Building 76’s primary (southern) elevation based upon the historic image included in our February 27, 2026, letter to the Navy and other measures. (DC SHPO POC Andrew Lewis)
5. **8777, Eisenhower Executive Office Building Exterior “Beautification” Project:** The DC SHPO is opposed to this project and is not coordinating. The Eisenhower Executive Office Building (EEOB, originally the State, War and Navy Building), has received the highest level of recognition bestowed upon historic properties by the federal government. The Secretary of the Interior designated the building a National Historic Landmark (NHL) in 1971, following the 1964 determination by NCPC and the Commission of Fine Arts (CFA) through their Joint Committee on Landmarks to list the building as a Category I Landmark of the National Capital. By definition, NHLs possess exceptional value in illustrating the heritage of the United States and possess a high degree of integrity. By classification, Category I Landmarks were those "of great

importance which contribute significantly to the national cultural heritage or that of the District of Columbia and its environs, and which must be preserved." The EEOB is amply documented in *Palace of State*, the lavish 2018 volume by CFA, which fully documents in text and images the extraordinary features of the building, its historic context, and the recent momentous comprehensive rehabilitation of both the interior and exterior. That volume was in part inspired by the 1984 publication by the Executive Office of the President, *The Old Executive Office Building: A Victorian Masterpiece*. Unfortunately, the project submission ignores the exceptional stature of the building and this well-established record of documentation in favor of irrelevant commentary and inaccuracies such as the building being "largely neglected" since its construction.

Painting the granite facades of the EEOB in white would not be beautification but an act of architectural vandalism of the highest order. What would be next? Painting the Treasury in matching white? That is the logical extension of a foolish notion that the White House complex should be a uniform white. These buildings were constructed of granite for a reason. It was the finest, most durable facade material available, and it is still in remarkable condition. Their soft gray color creates a balanced and recessive frame for the much smaller White House, which stands out in large part for its brilliant and historically significant white paint, applied to conceal the fire damage from the War of 1812. There is no such reason to desecrate a National Historic Landmark and one of the finest examples of federal architecture in the nation, evoking the glorious architectural heritage of Second Empire Paris, yet almost without sculptural decoration to show the dignified restraint appropriate to American grandeur.

Blanketing the building in an obscuring coat of whitewash would be a ghastly alteration just as destructive of its architectural character and integrity as hacking away at the facades. It is the inherent subtlety and natural appearance of the finely milled and honed surfaces of two granites that manifest the subtle urbanity of the architectural design. That all-important surface appearance cannot be replicated in blank white paint. Painting the stone surfaces would be technically difficult and require perpetual repainting to keep it that way, at enormous prohibitive cost. Far worse, abrading or chemically treating the milled surfaces to accept a paint coating more easily would be a colossal mistake. It would still require perpetual repainting, trap damaging moisture in the stone, and ruin the spectacular granite facades—still in good condition after 150 years—forever.

After the tragic fire that consumed Notre Dame, the French government undertook a meticulous restoration of the cathedral, removing molten lead, soot and grime from the elaborate facades by hand, restoring the appearance of the natural stone and returning an architectural icon to its former glory. Severe stone damage was *repaired* and *restored*. Where interior stone surfaces were *historically* painted, they were restored to their historic condition. World leaders attended the dedication to pay homage. The extraordinary restoration of Notre Dame exemplifies how a confident and sophisticated

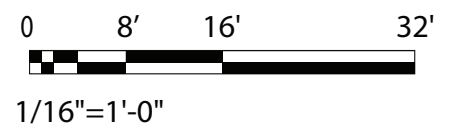
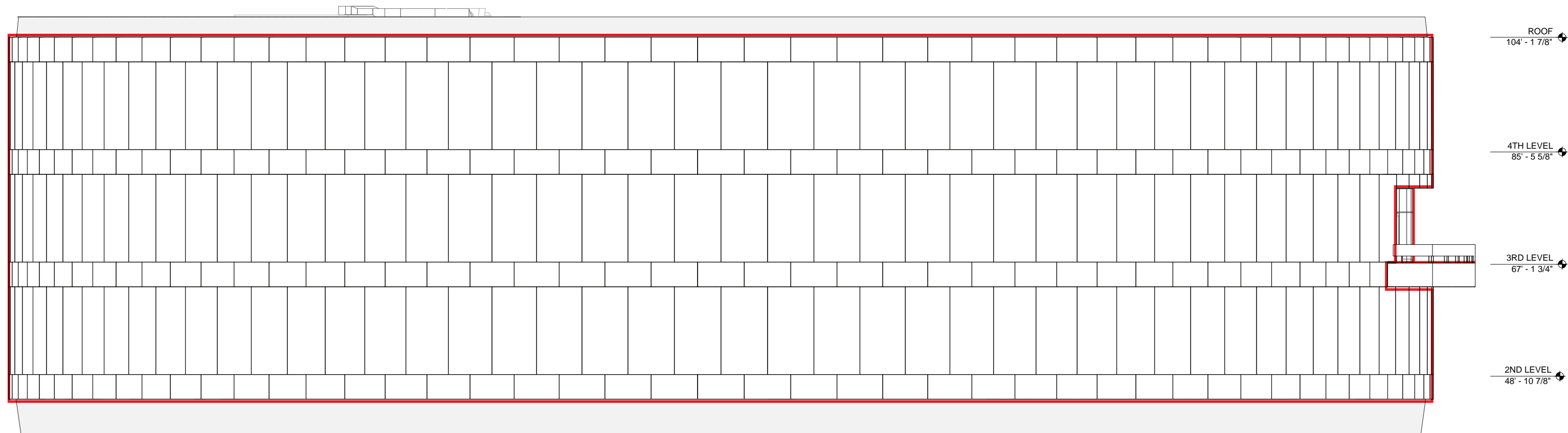
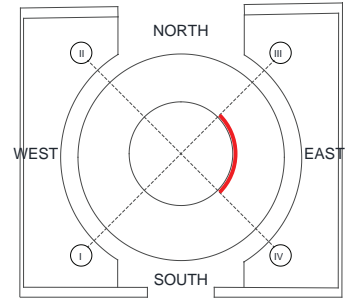
nation treats its irreplaceable architectural heritage with the utmost care and respect, as opposed to this cultural travesty that would make us a laughingstock for the world. (DC SHPO POCs David Maloney and Andrew Lewis)

NOTE: Ruth Troccoli and Christine Ames are the DC SHPO POCs for all archaeological reviews.

# PROPOSED PRECAST PANELS

## Building Elevation: East

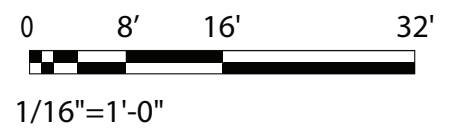
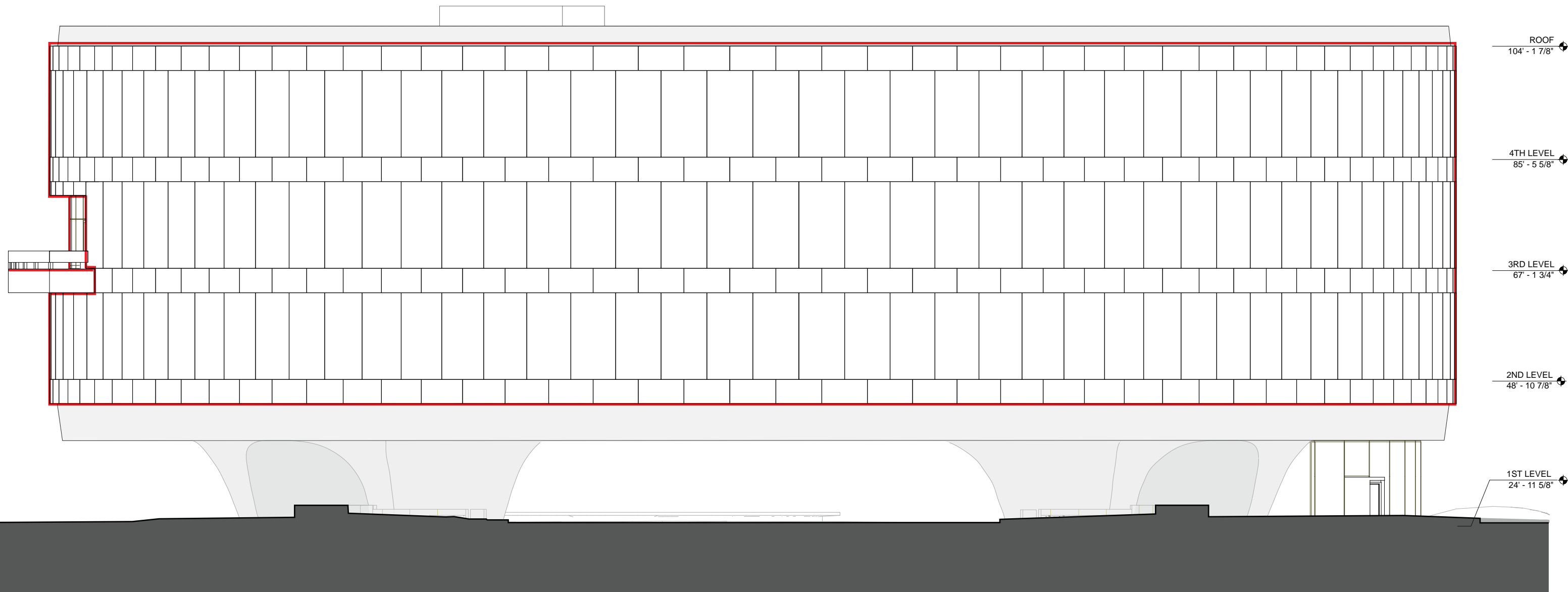
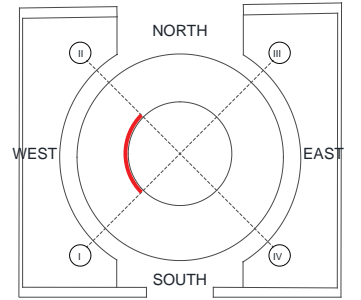
 SCOPE OF PROPOSED REPAIRS



# PROPOSED PRECAST PANELS

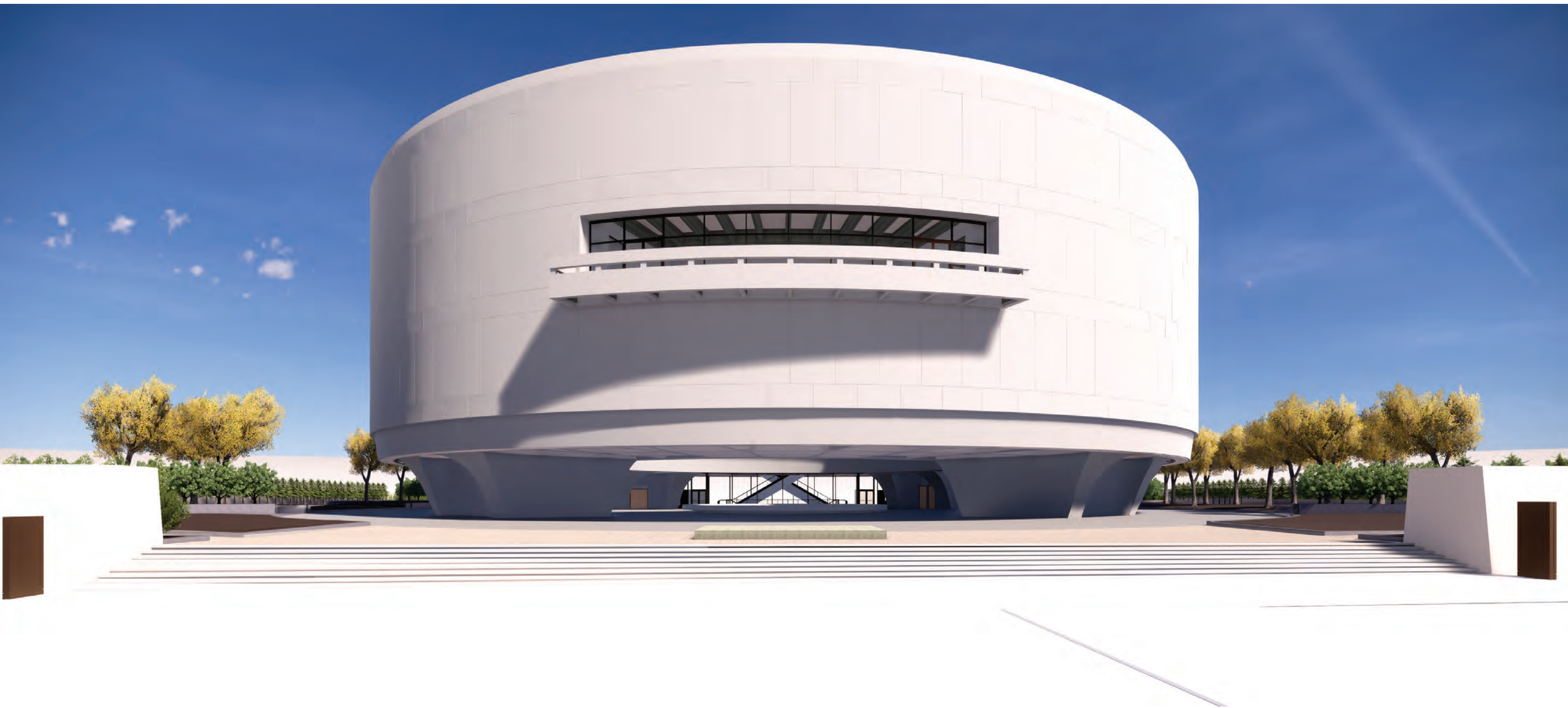
## Building Elevation: West

 SCOPE OF PROPOSED REPAIRS



EXISTING PRECAST PANELS

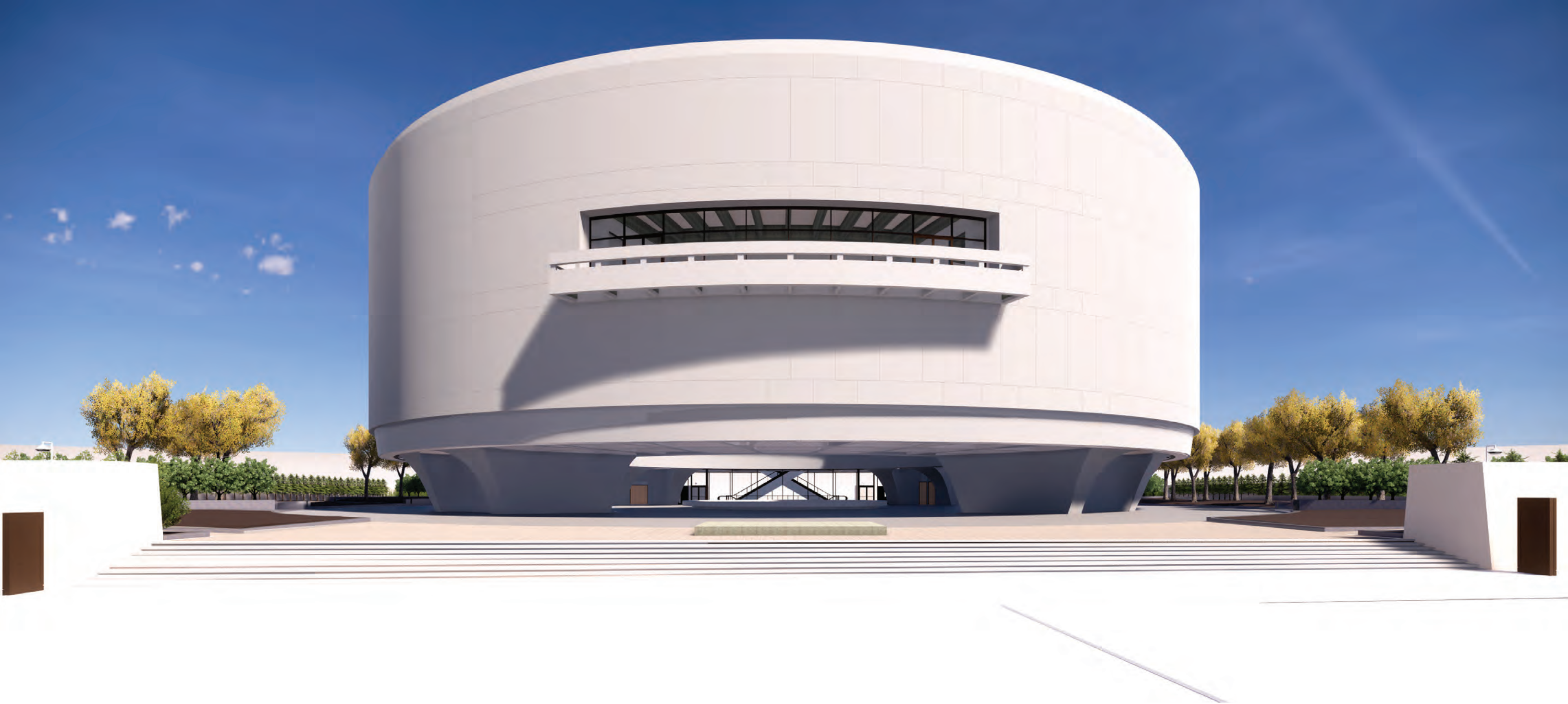
# North Elevation View



PROPOSED PRECAST PANELS

# North Elevation View

ILLUSTRATING PROPOSED PANELS WITH 3" OFFSET



EXISTING PRECAST PANELS

# South Elevation View



PROPOSED PRECAST PANELS

# South Elevation View

ILLUSTRATING PROPOSED PANELS WITH 3" OFFSET



EXISTING PRECAST PANELS

Main Entrance and Panel Soffit Condition



PROPOSED PRECAST PANELS

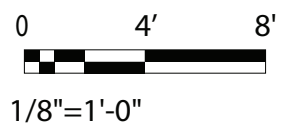
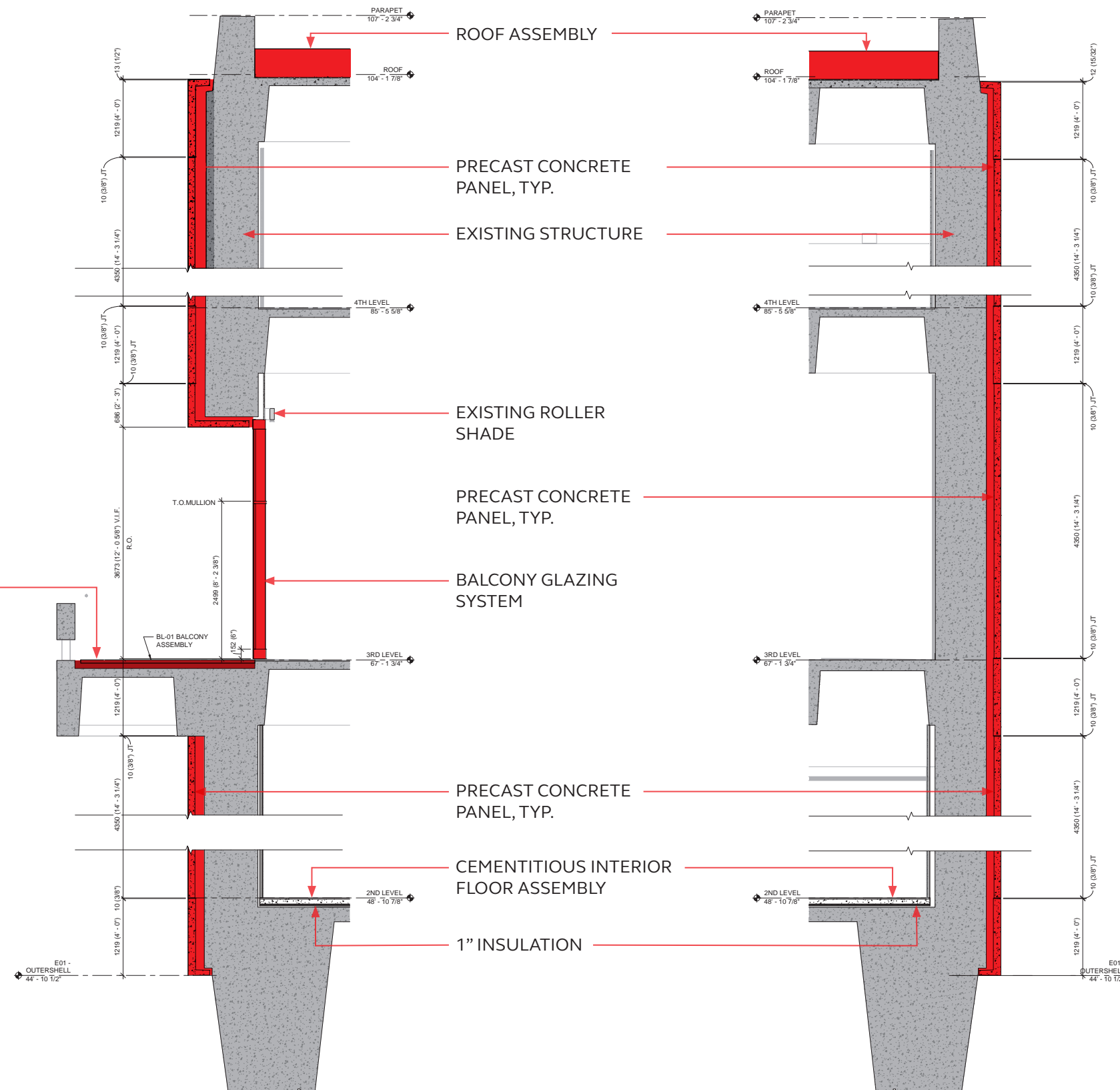
Main Entrance and Panel Soffit Condition

ILLUSTRATING PROPOSED PANELS WITH 3" OFFSET



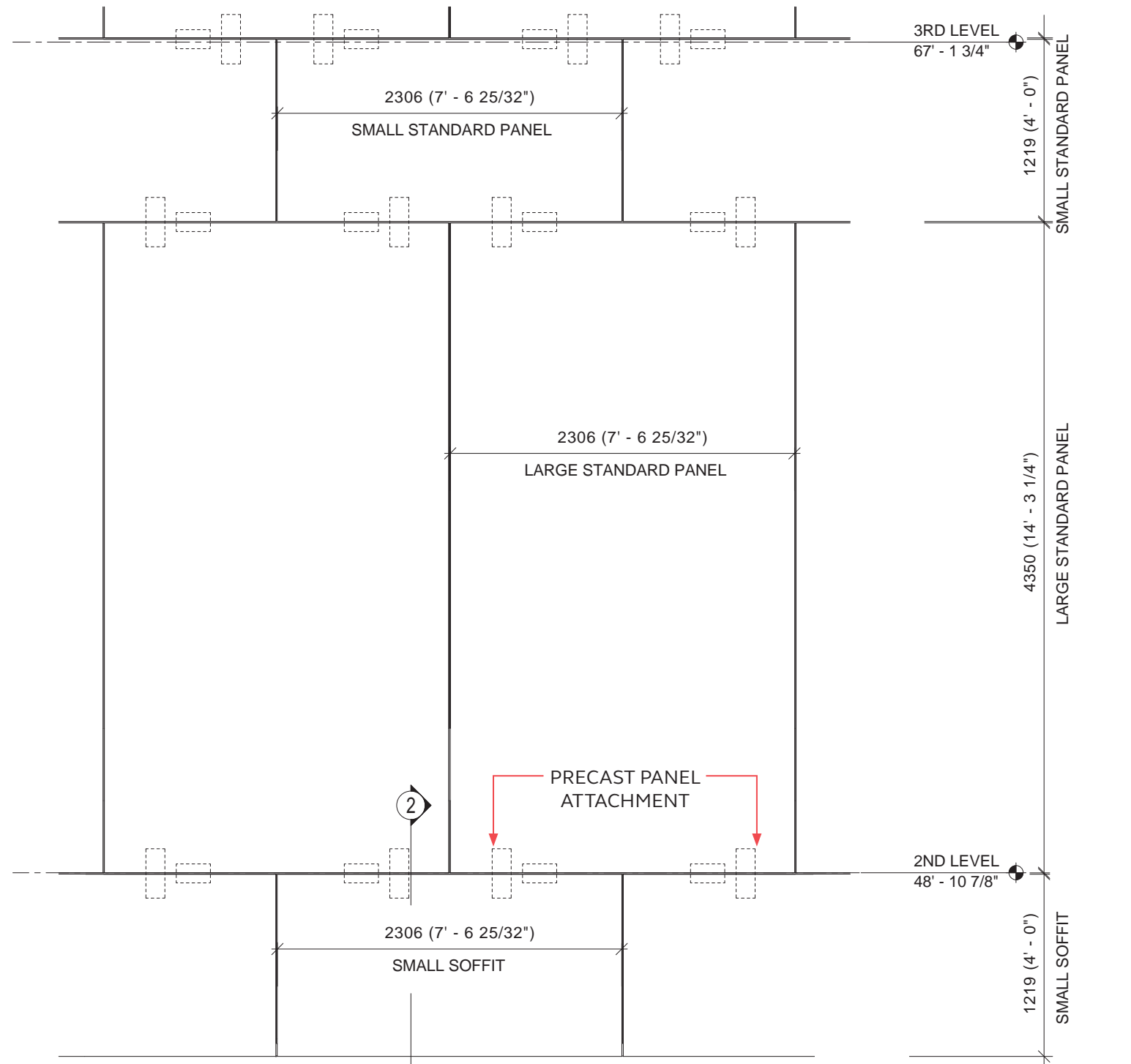
# TYPICAL WALL SECTIONS

█ SCOPE OF PROPOSED REPAIRS

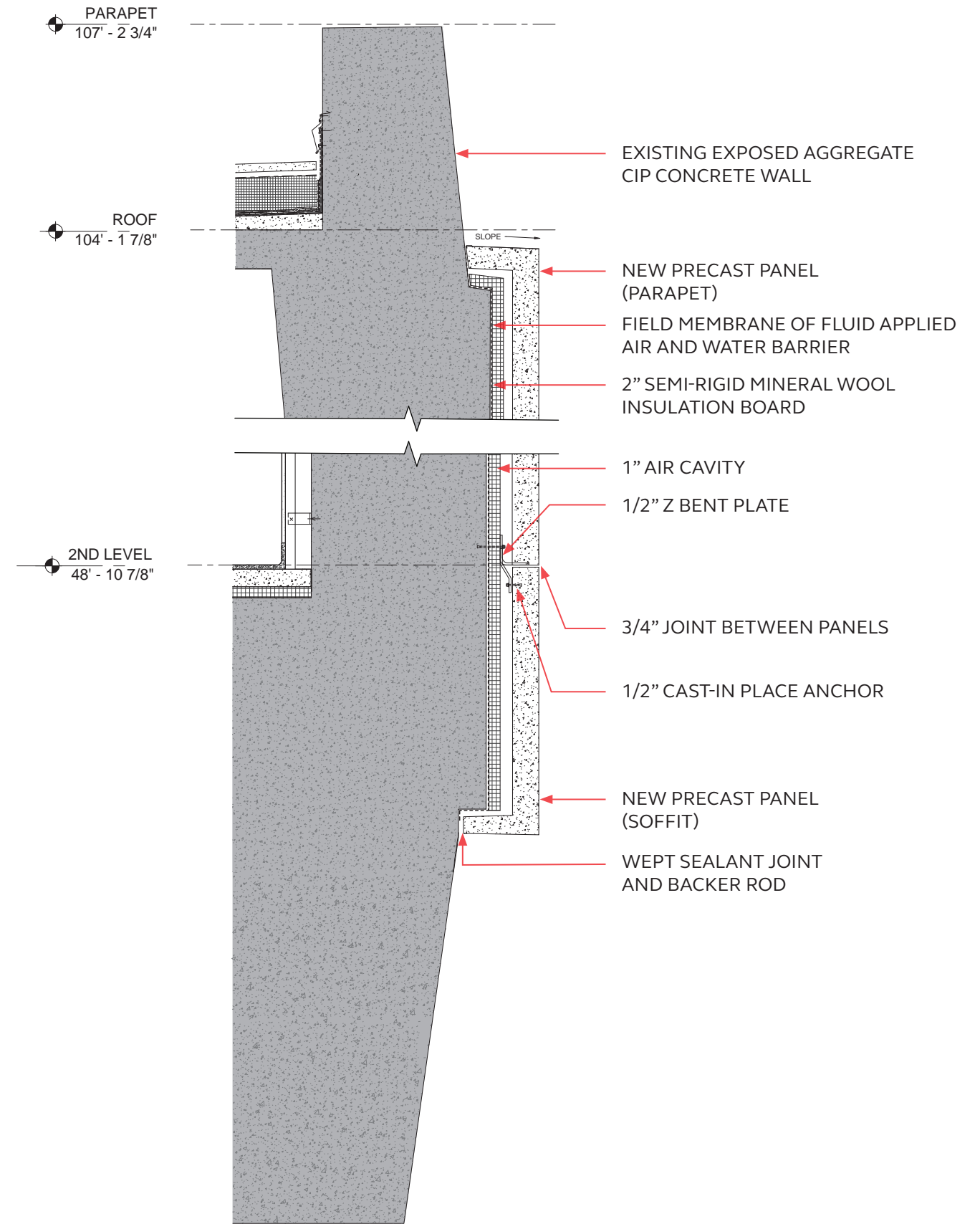
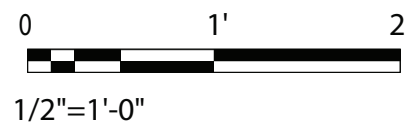




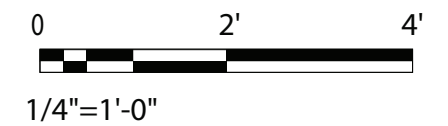
# PROPOSED PRECAST PANEL DETAILS



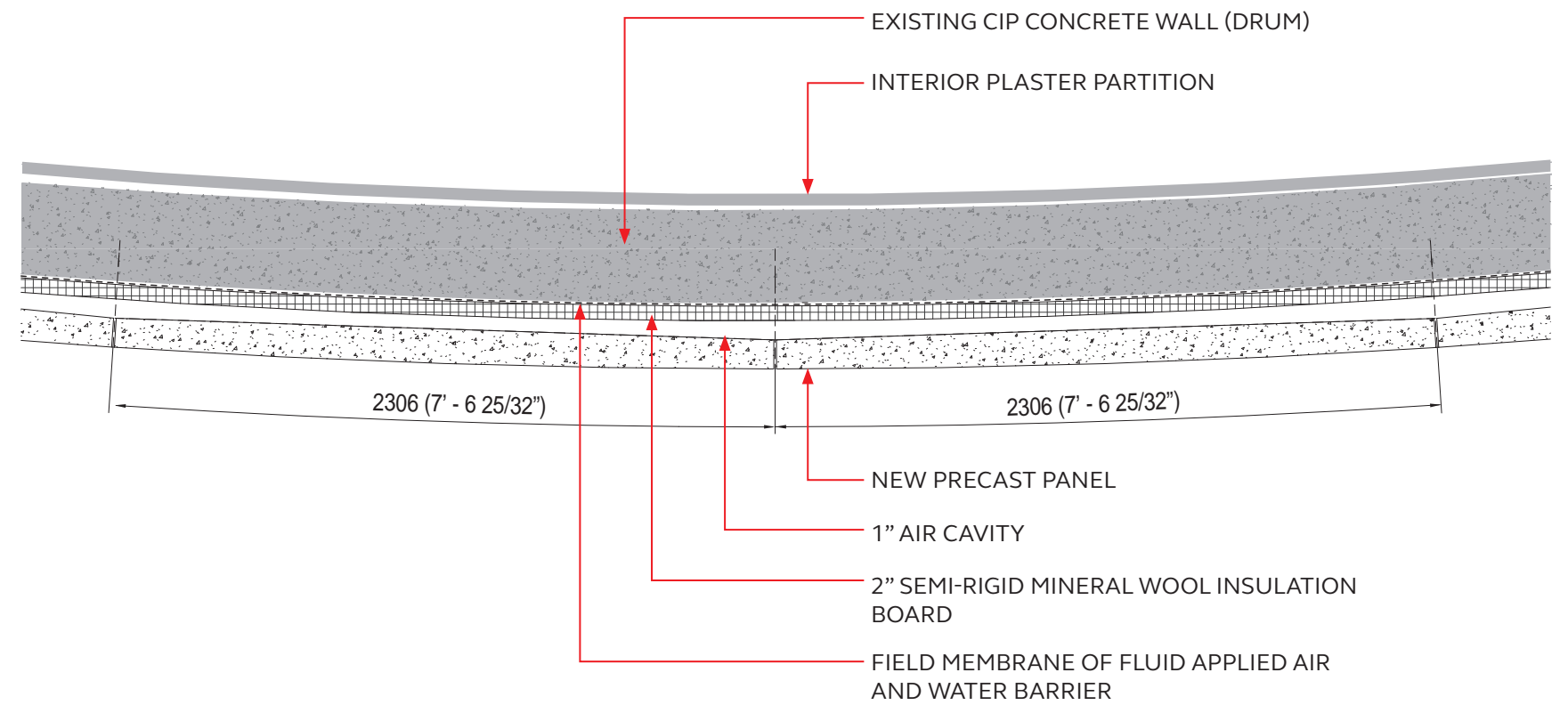
1. ENLARGED ELEVATION DETAIL - PRECAST PANEL



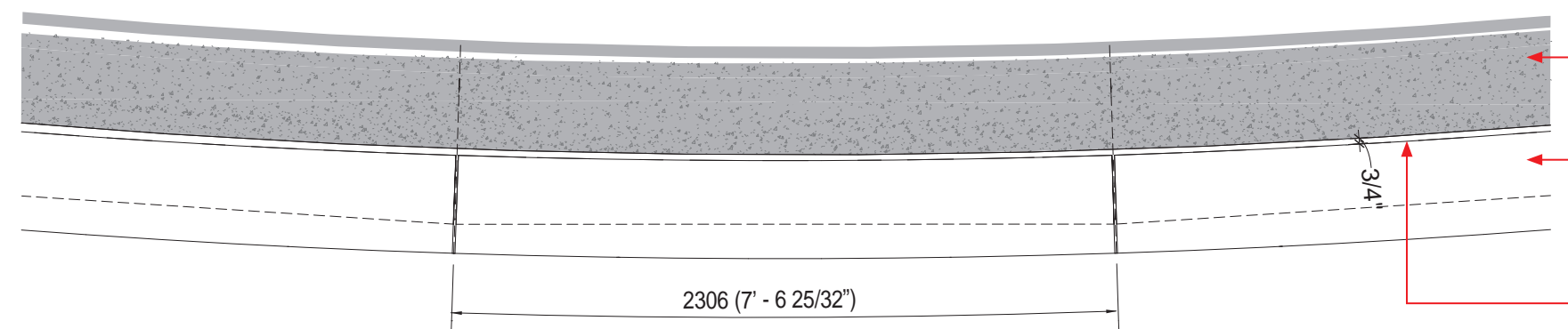
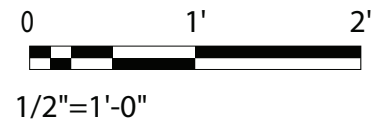
2. OUTER RING PRECAST PANEL DETAIL



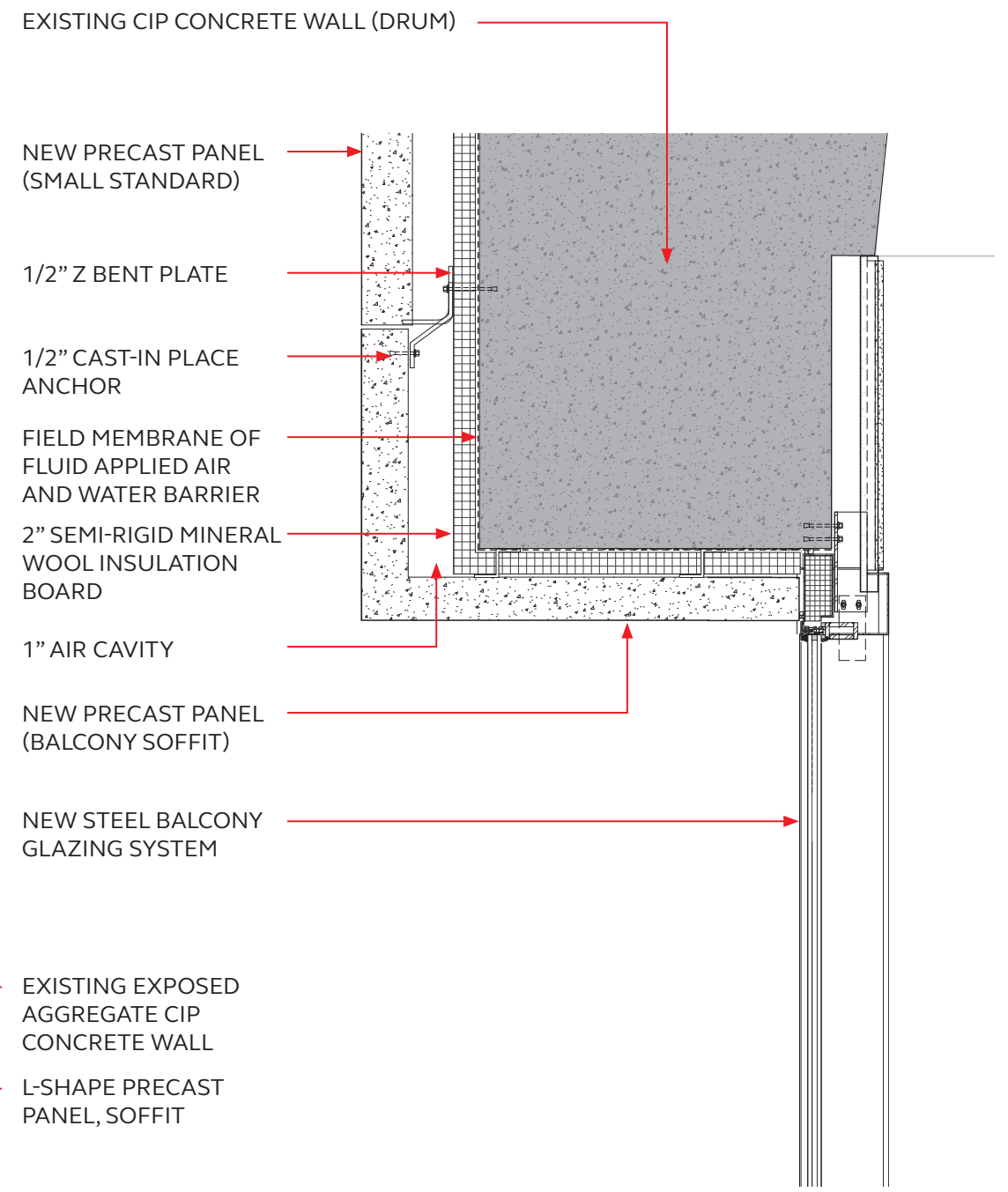
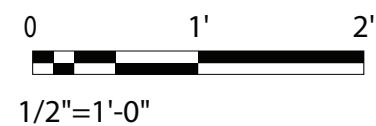
# PROPOSED PRECAST PANEL DETAILS



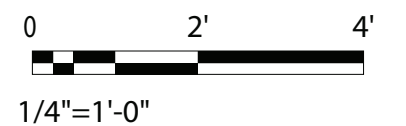
**1. ENLARGED PLAN DETAIL**



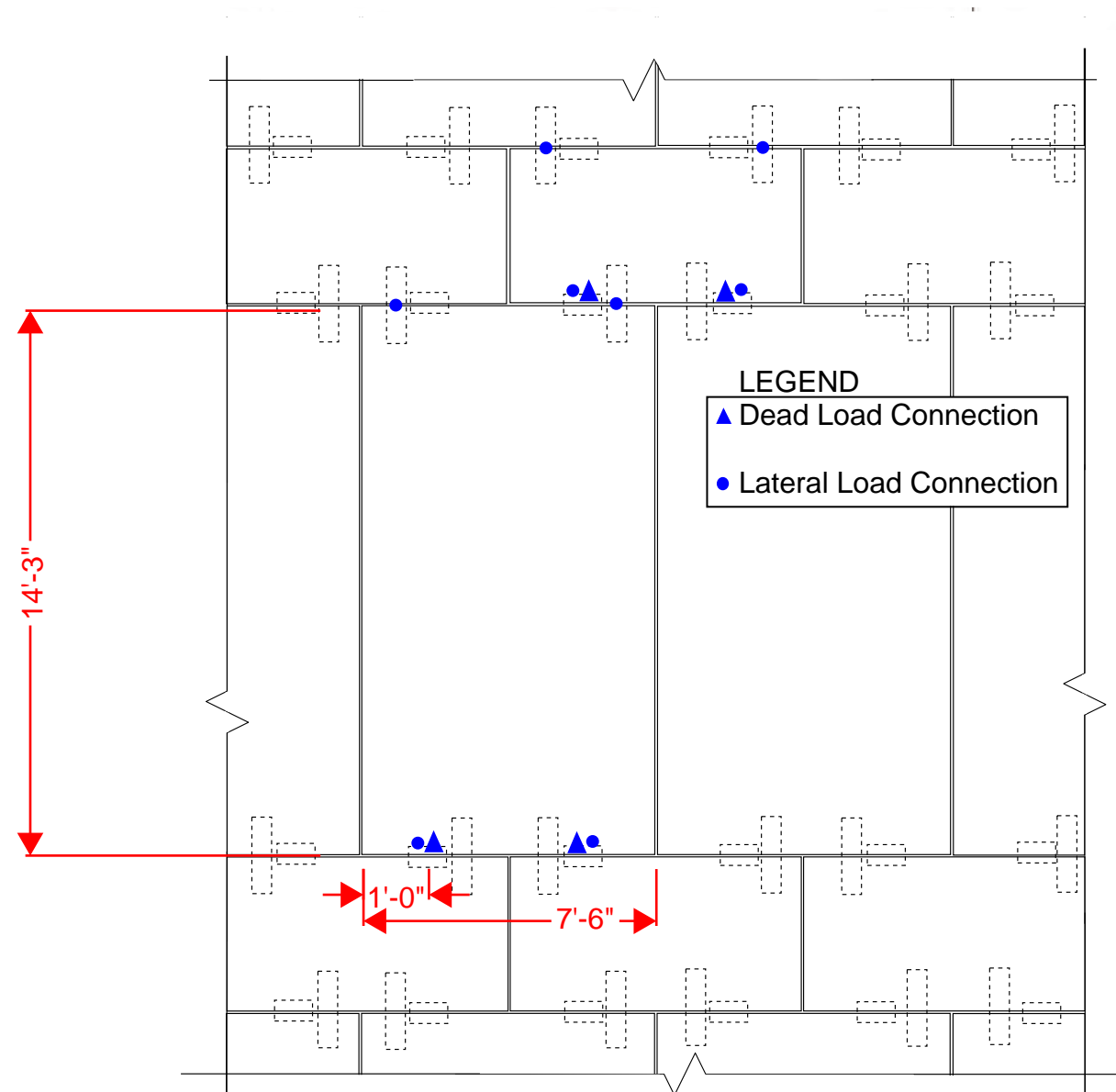
**2. ENLARGED RCP DETAIL OF THE FACADE SOFFIT**



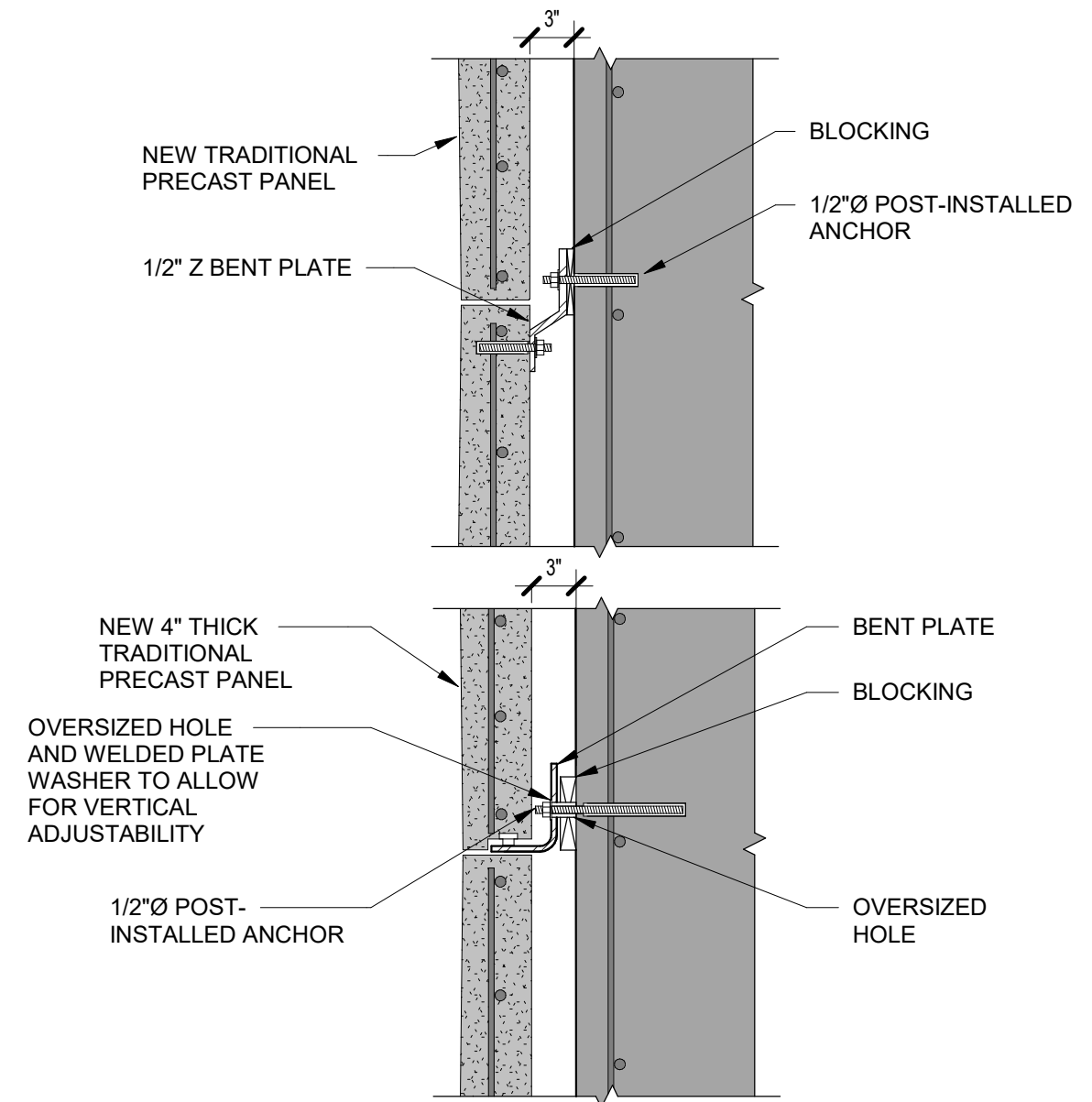
**3. BALCONY SOFFIT DETAIL**



# PROPOSED PRECAST PANEL ATTACHMENT DETAILS



**1. ENLARGED TYPICAL ELEVATION DETAIL**



**2. ENLARGED TYPICAL FACADE STRUCTURAL SECTION DETAIL**

## PROPOSED PRECAST PANEL AGGREGATE MATERIAL



### **1. KANNAPOLIS QUARRY AGGREGATE | SALISBURY, NC**

According to SI Records, the original aggregate used for the HMSG precast panels was quarried in Salisbury, North Carolina and was called Swenson Pink Granite. The Swenson Pink Granite is available today as Salisbury Pink Granite but is not available as aggregate (this stone is sold only in blocks). The Design Team confirmed that Kannapolis Granite, from the Kannapolis Granite quarry located in the Salisbury North Carolina area, closely matches Salisbury Pink Granite and is commercially available as aggregate.



### **2. STONY CREEK QUARRY AGGREGATE | STONY CREEK, CT**

During the HMSG Envelope Testing and Investigation Project (2016-2019), a specialist Conservator developed a report describing the existing building materials and alternative material sources. Stony Creek granite, provided by Stony Creek Quarry (located in Stony Creek, CT), was identified as alternative aggregate for the precast facade panels.

## PROPOSED PRECAST PANEL AGGREGATE MATERIAL

The Smithsonian has initiated a cleaning project for limited areas of the facade to confirm the facade material appearance. Once these facade areas are properly cleaned, SI will develop material samples. These will be shared with external agencies prior to final approval. Current progress samples indicate that the proposed aggregate appears to closely match the existing precast panel material. The color of the concrete matrix will be confirmed once the facade surface is cleaned.

Existing building cast in place concrete



**1. KANNAPOLIS QUARRY AGGREGATE | SALISBURY, NC**  
Progress material sample

Existing building cast in place concrete



**2. STONY CREEK QUARRY AGGREGATE | STONY CREEK, CT**  
Progress material sample



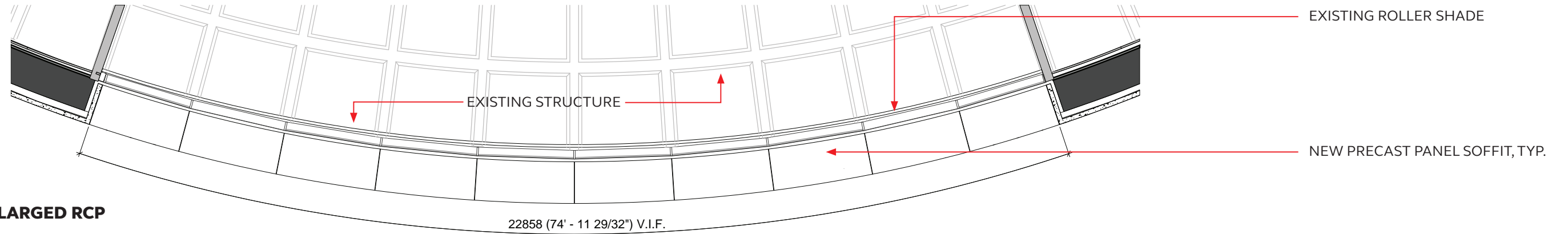
# **CONCEPT FOR PROPOSED REPAIRS**

BALCONY GLAZING REPLACEMENT

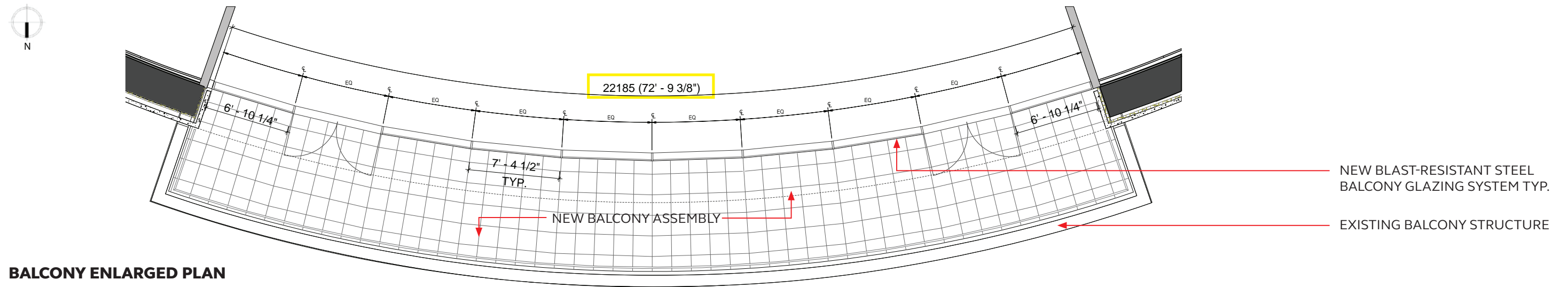


# BALCONY GLAZING REPLACEMENT I PLAN, RCP and ELEVATIONS

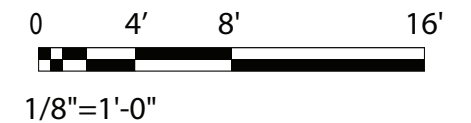
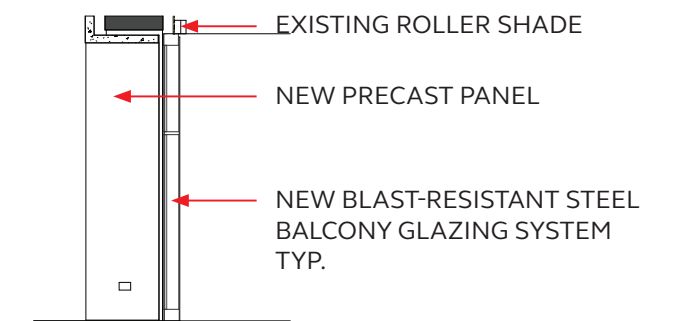
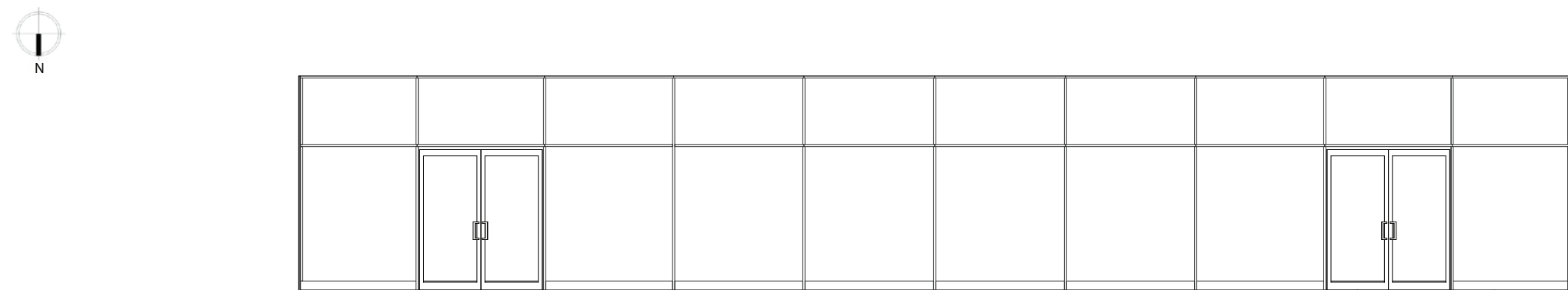
All dimensions of the balcony glazing system geometry will match the existing conditions except the overall width of the glazing system will be reduced by the 3" facade offset on the west and east end of the glazing. The glazing system will meet blast requirements.



**BALCONY ENLARGED RCP**

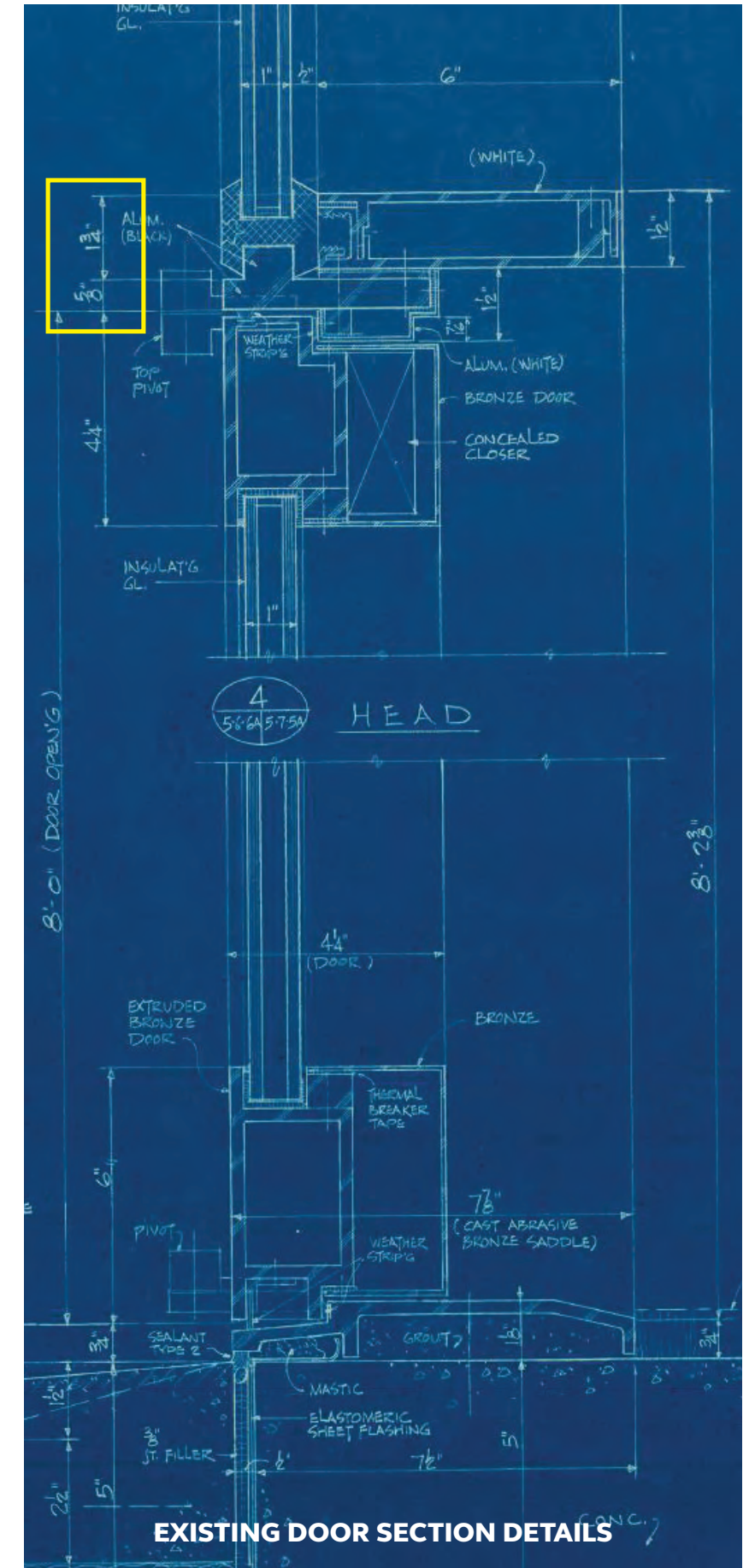
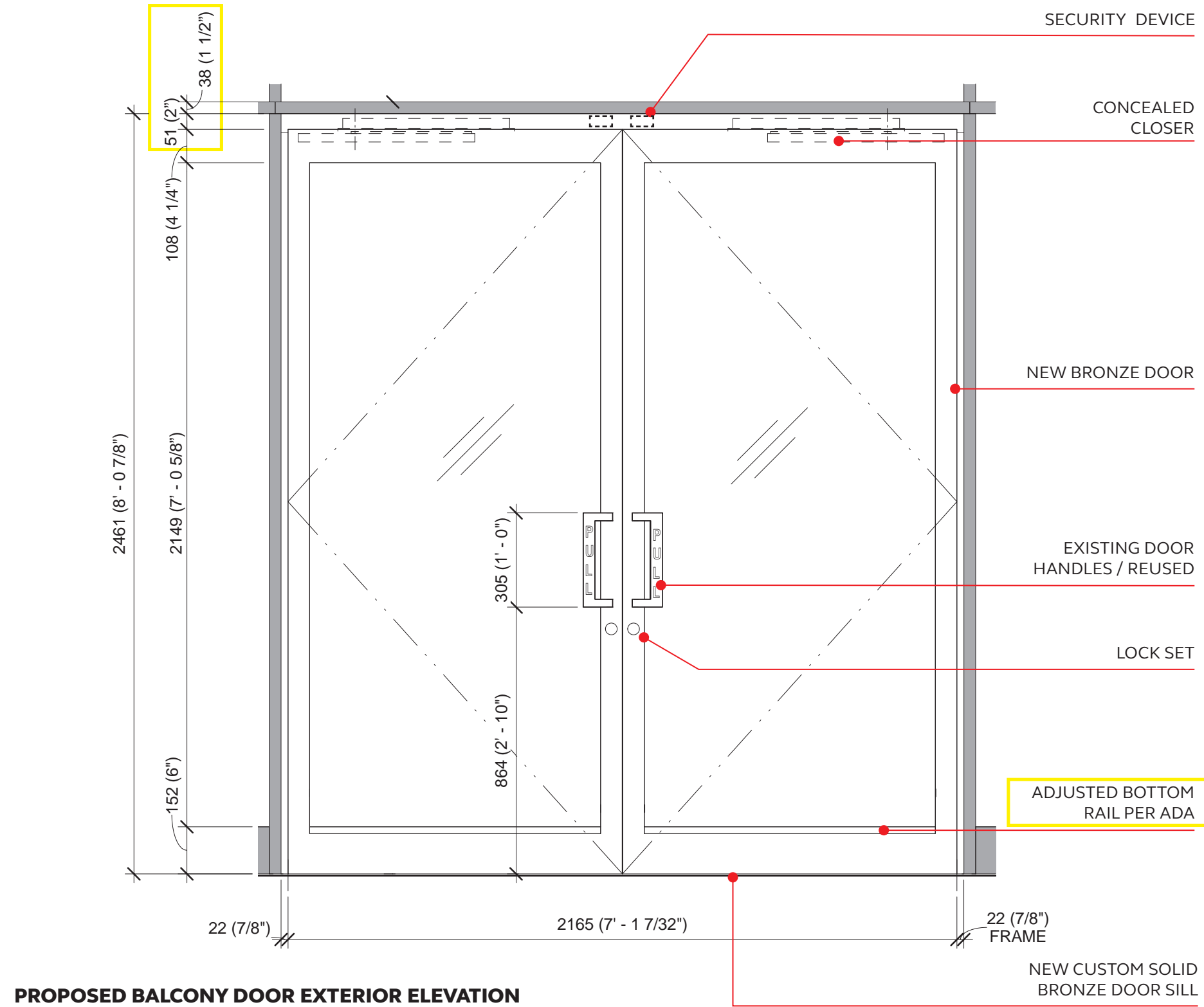


**BALCONY ENLARGED PLAN**



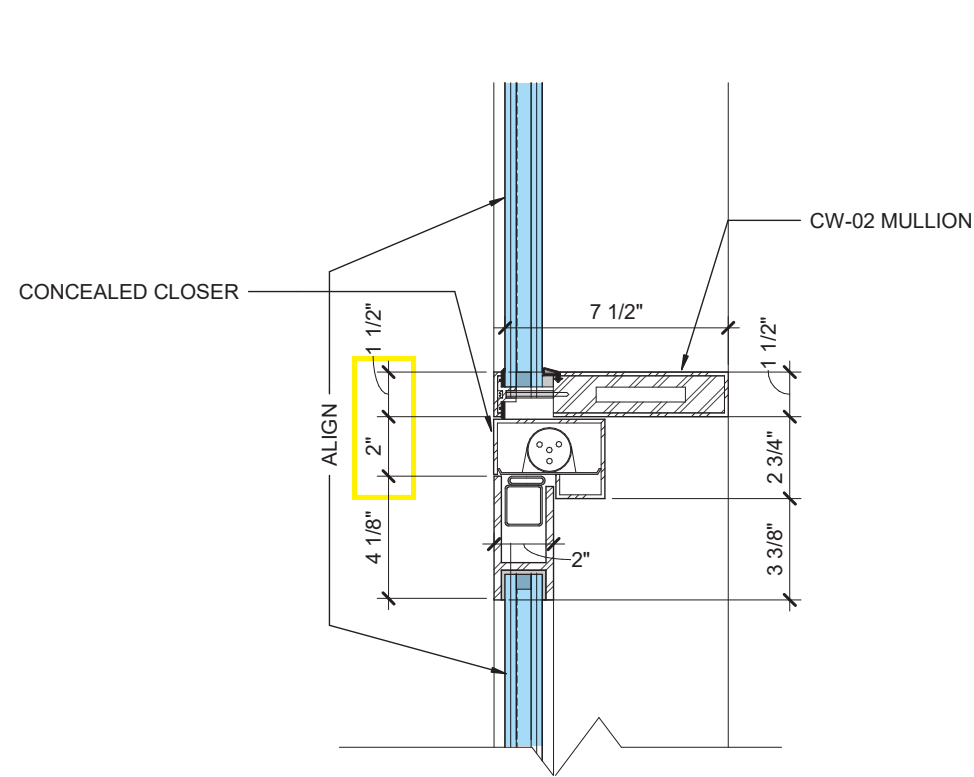
# BALCONY GLAZING REPLACEMENT | BALCONY DOOR

Most dimensions of the balcony glazing system geometry will match the existing conditions. Proposed minor geometry adjustments are highlighted on the drawings. The balcony doors will be designed to meet accessibility requirements.

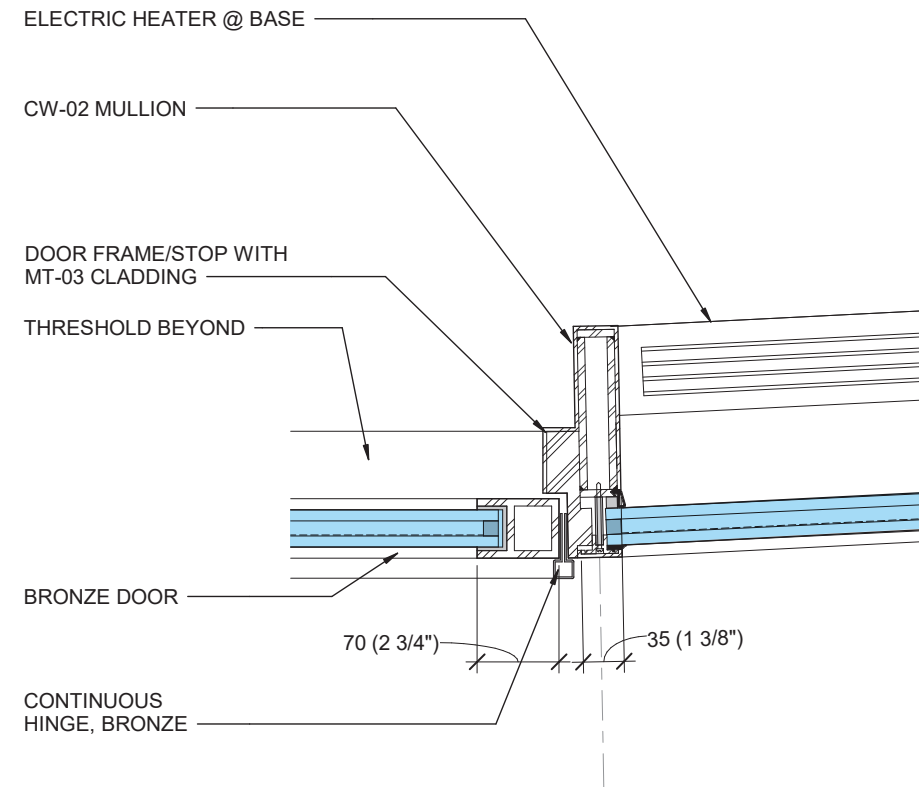


# BALCONY GLAZING REPLACEMENT I DETAILS

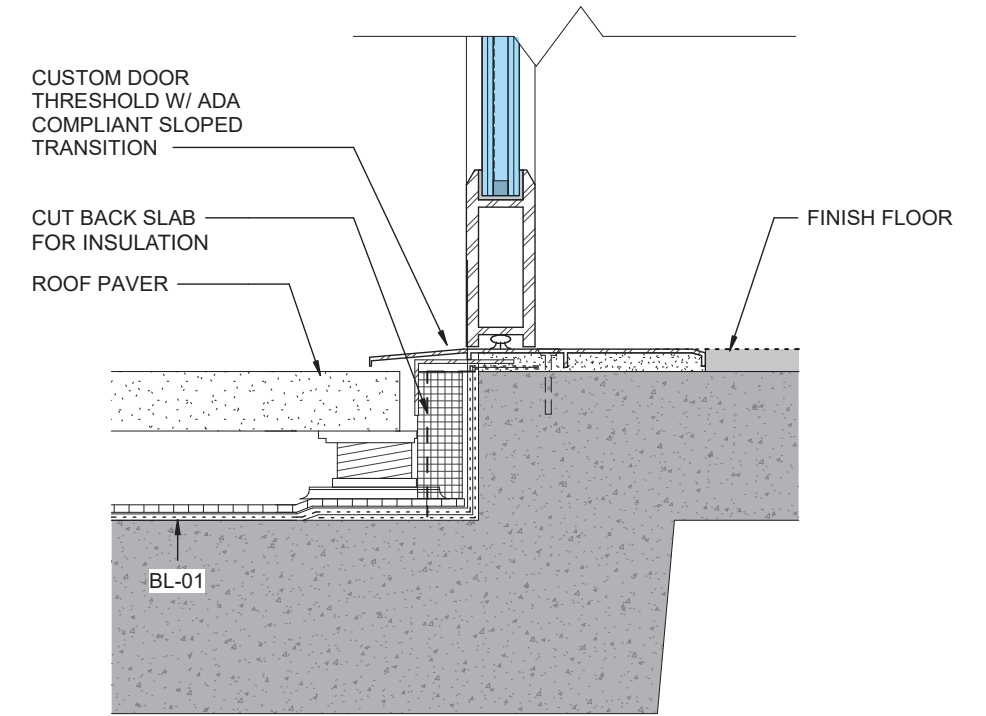
Most dimensions of the balcony glazing system geometry will match the original design. Proposed minor geometry adjustments are highlighted on the drawings.



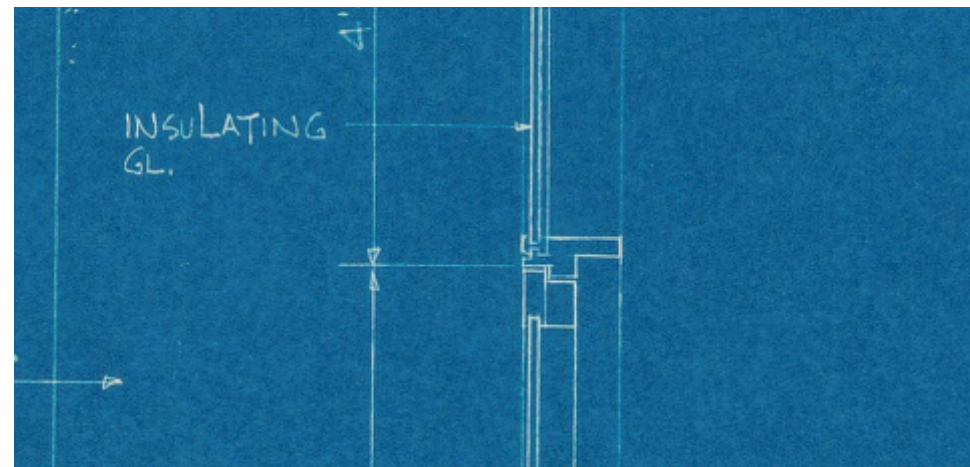
**PROPOSED BALCONY DOOR HEAD DETAIL**



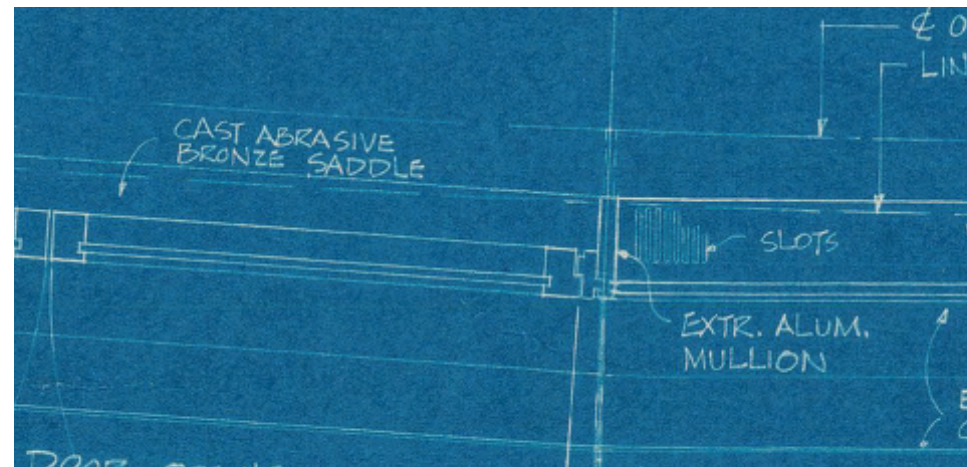
**PROPOSED BALCONY DOOR JAMB DETAIL**



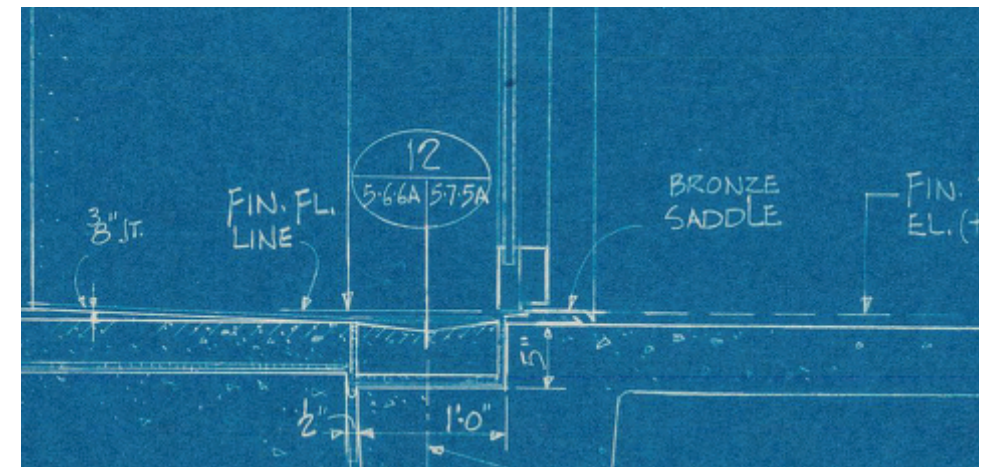
**PROPOSED BALCONY DOOR THRESHOLD DETAIL**



**EXISTING BALCONY DOOR HEAD DETAIL**



**EXISTING BALCONY DOOR JAMB DETAIL**

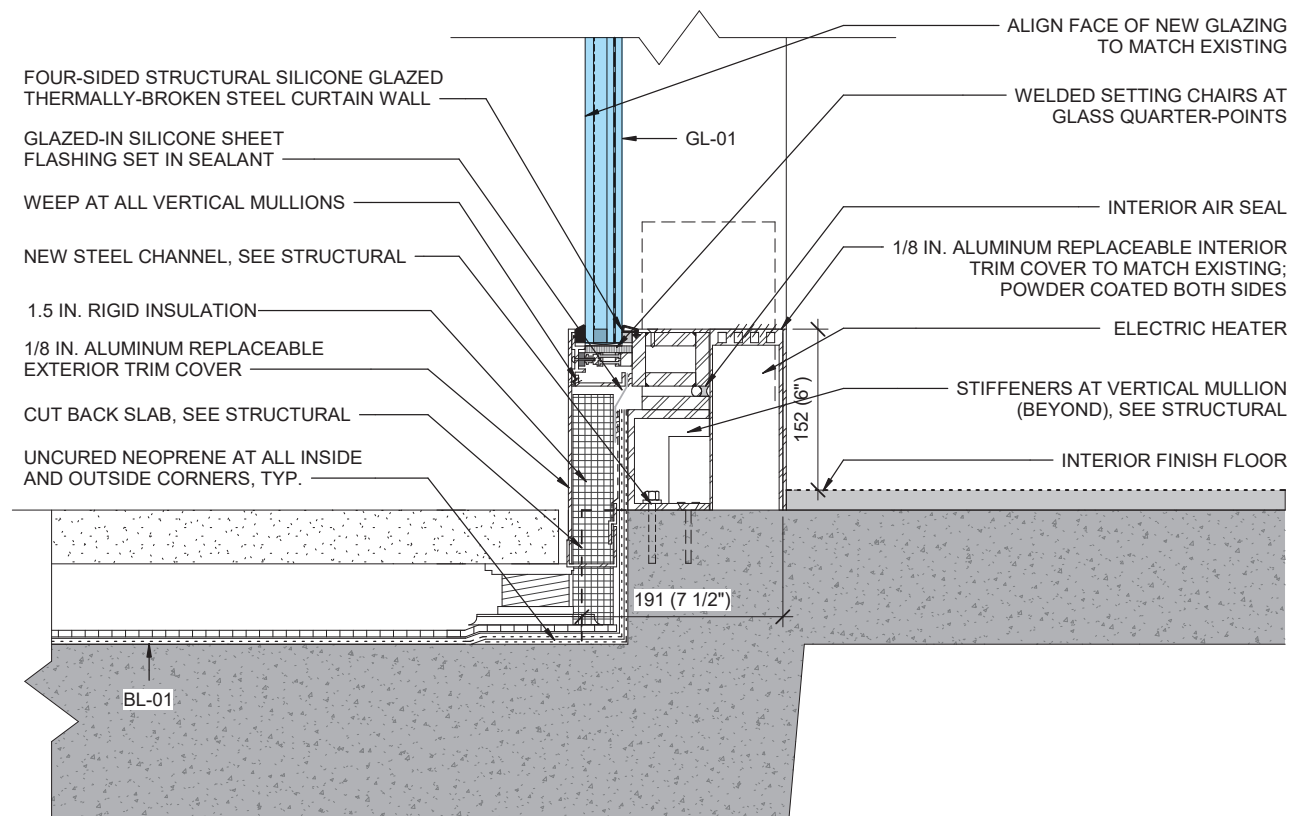


**EXISTING BALCONY DOOR THRESHOLD DETAIL**

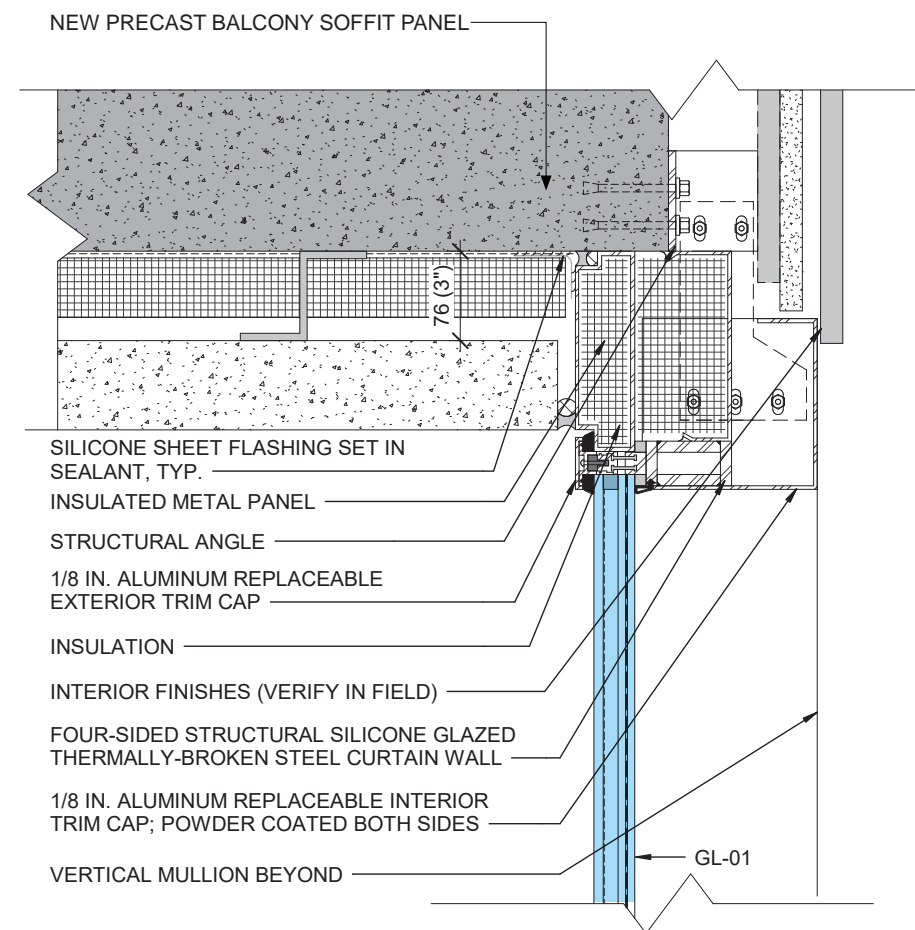
# BALCONY GLAZING REPLACEMENT I DETAILS

Most dimensions of the balcony glazing system geometry will match the original design.

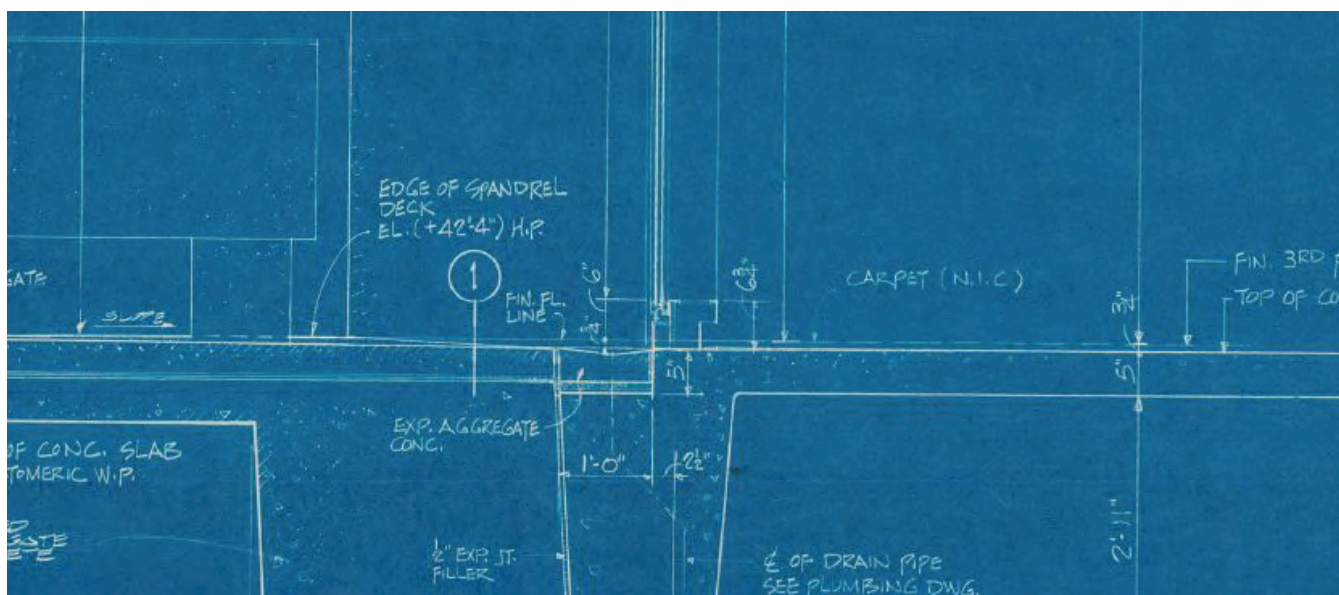
Proposed minor geometry adjustments are highlighted on the drawings.



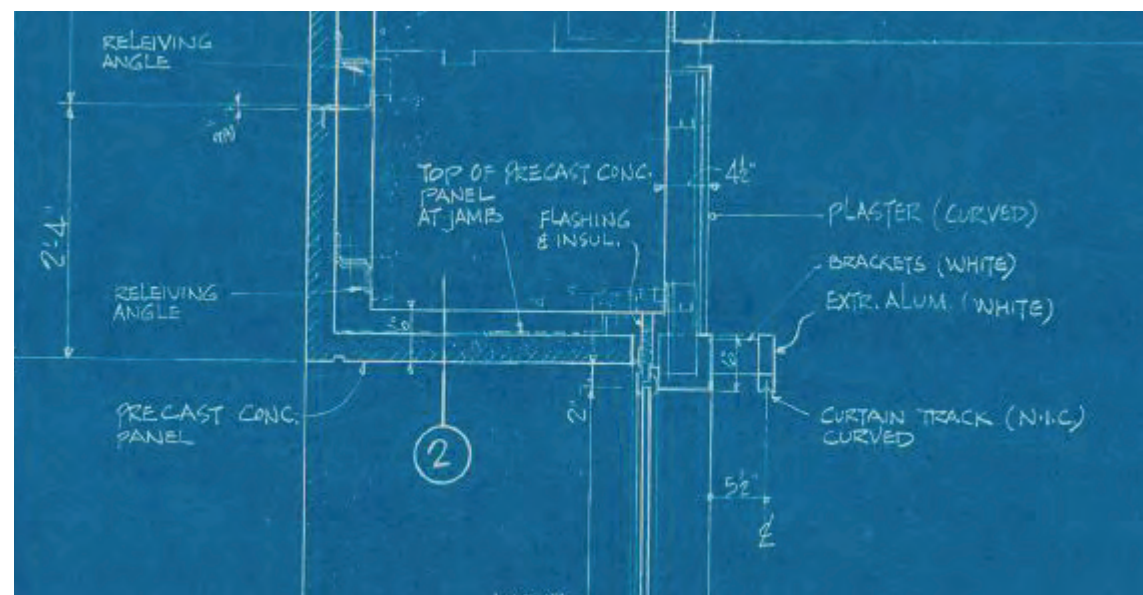
**PROPOSED BALCONY SILL SECTION DETAIL**



**PROPOSED BALCONY HEAD SECTION DETAIL**



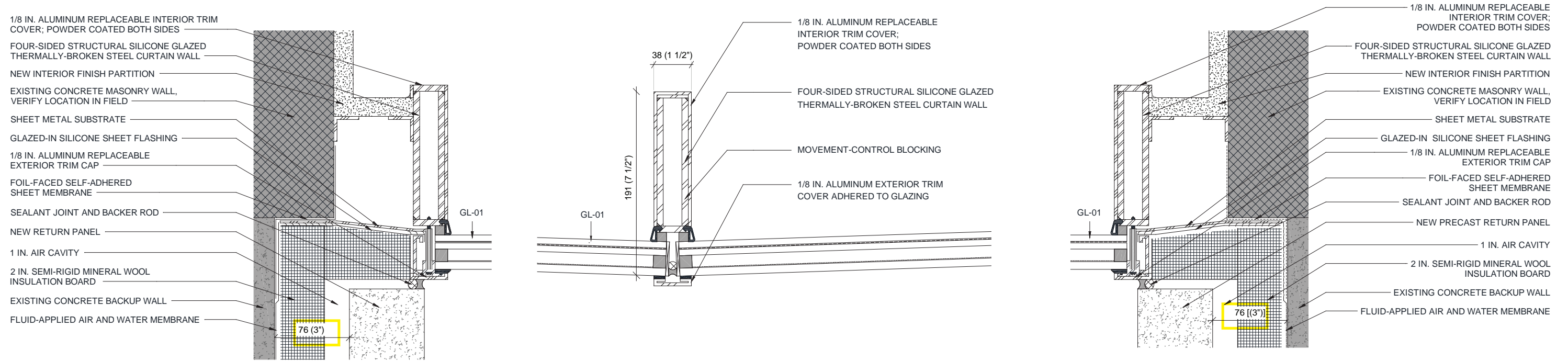
**EXISTING BALCONY SILL SECTION DETAIL**



**EXISTING BALCONY HEAD SECTION DETAIL**

# BALCONY GLAZING REPLACEMENT I DETAILS

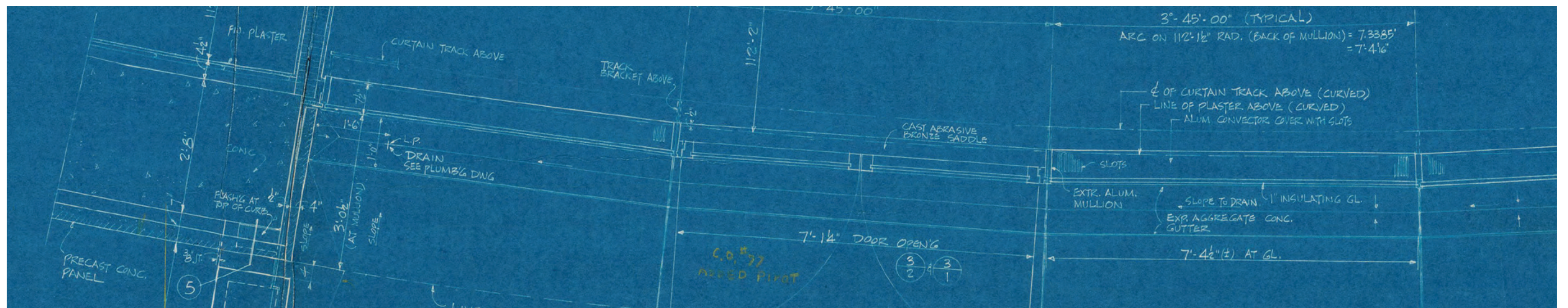
All dimensions of the balcony glazing system will match the original design except the overall width of the glazing system will be reduced by the 3" facade offset on the west and east end of the glazing.



**BALCONY MULLION JAMB DETAIL @ EAST END**

**BALCONY INTERMEDIATE VERTICAL MULLION**

**BALCONY MULLION JAMB DETAIL @ WEST END**



**EXISTING BALCONY GLAZING PLAN DETAILS**



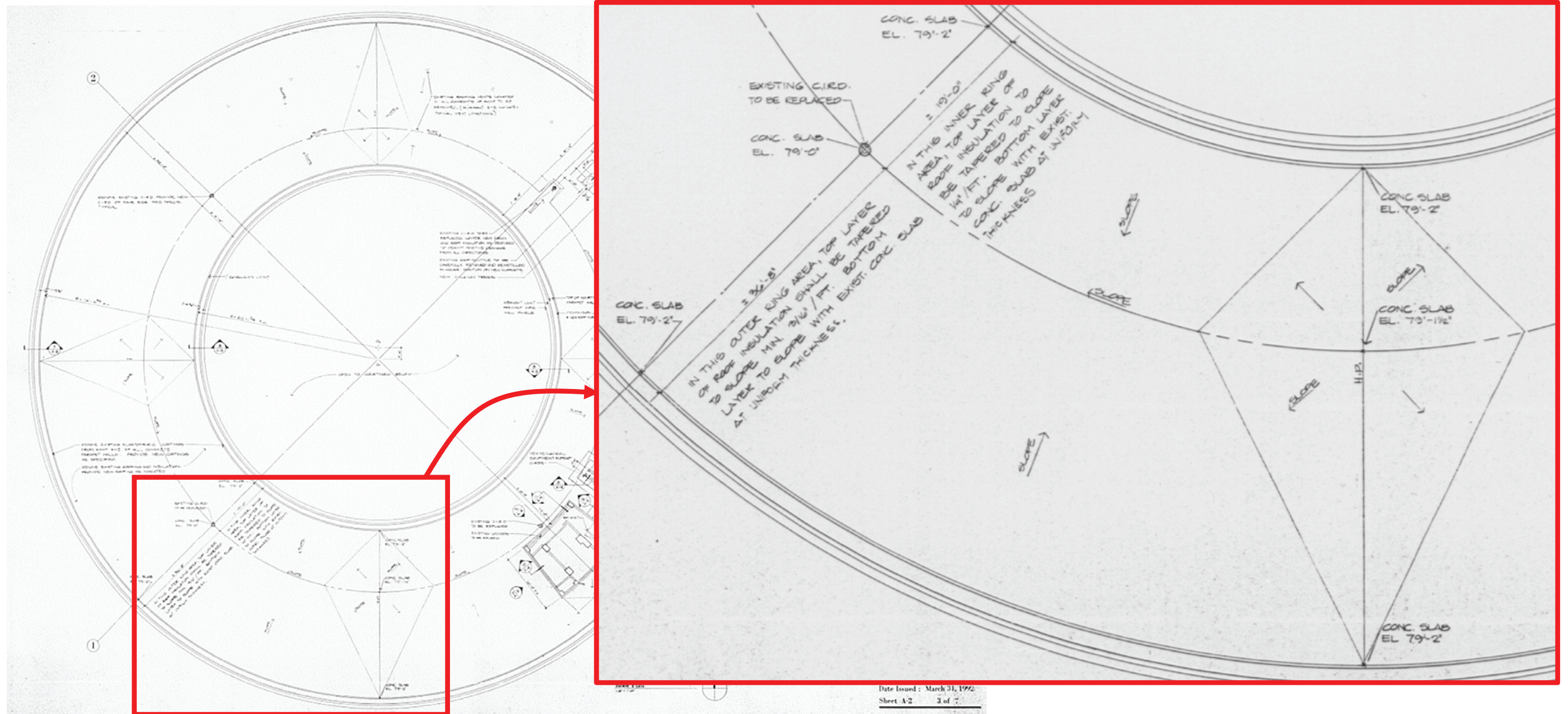
# **CONCEPT FOR PROPOSED REPAIRS**

ROOF REPLACEMENT

# ROOF REPLACEMENT | EXISTING CONDITIONS

The Hirshhorn Museum is covered by a low-slope roof that is supported by the coffered concrete roof structure. The roof is internally drained and has short concrete parapets along the exterior elevation and the courtyard elevation. The existing roof assembly is a ballasted built-up roof set onto tapered rigid insulation and perlite coverboard. The roof slopes to four area drains located above the four

concrete piers that support the second floor. The existing roof slope does not meet the current code requirement of a minimum slope of 1/4 in. per ft. to drain. The aging roof is also suffering from the defects at the perimeter flashings. The Design for Building Envelope Repairs project includes wholesale roof replacement.

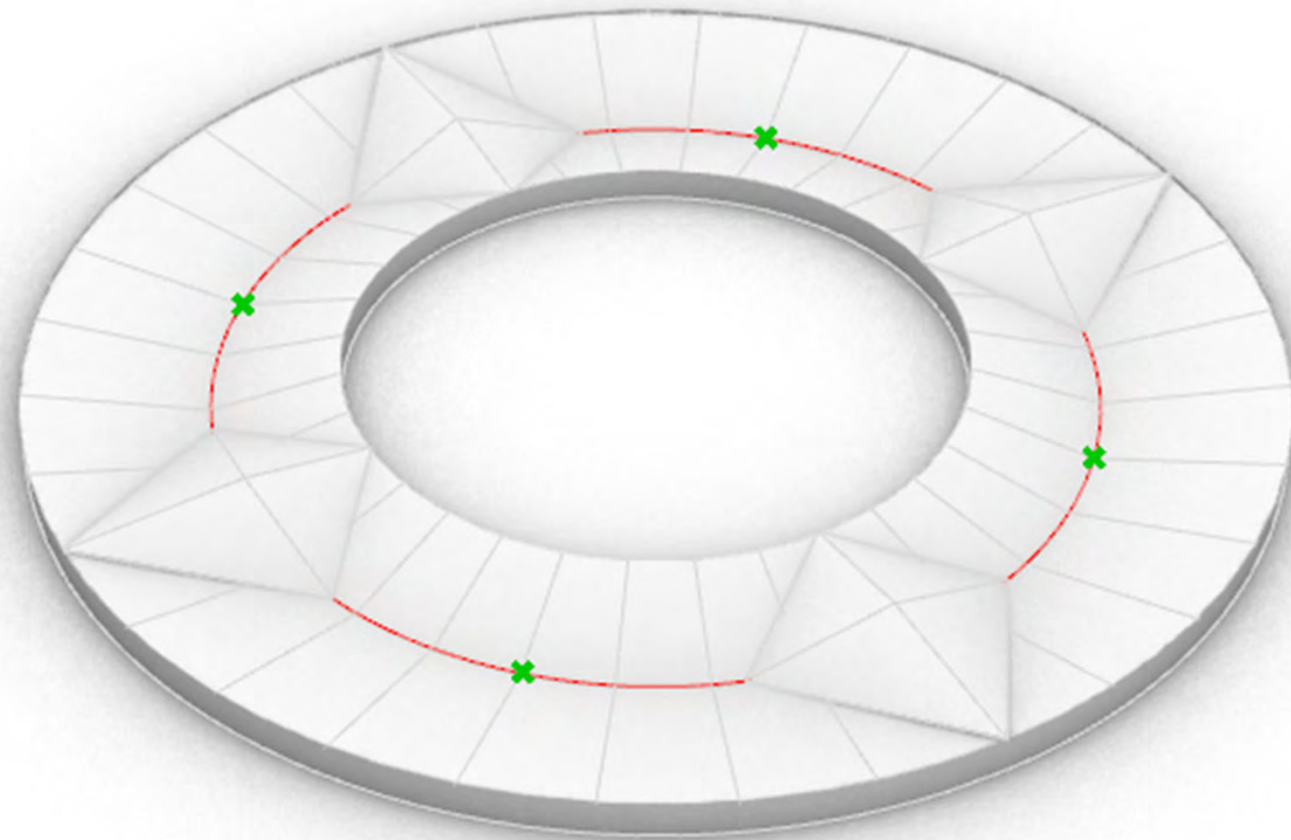


ROOF PLAN, SOM, 1969

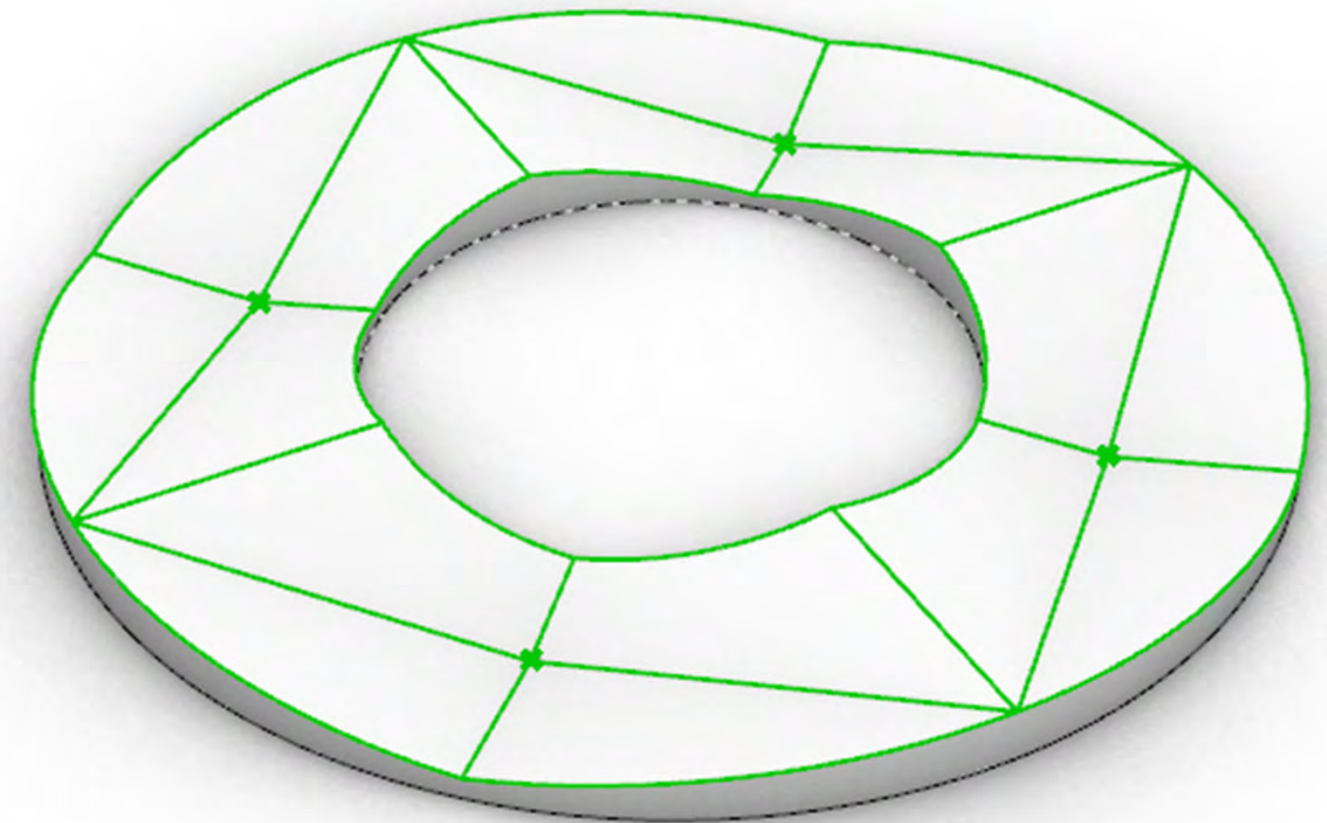
## ROOF REPLACEMENT | EXISTING AND PROPOSED ROOF DRAINAGE PROFILE

Through digital analysis, the design team sought to improve the roof drainage profile to achieve a ¼ in. per ft. slope wherever possible while considering loading limitations onto the roof slab below and accepting lower slopes where necessary. The design team chose hot-applied rubberized asphalt as the

basis-of-design roofing type. Hot applied rubberized asphalt will provide acceptable performance at lower slopes, thereby reducing structural demands with a thinner bonded overlay requirement.



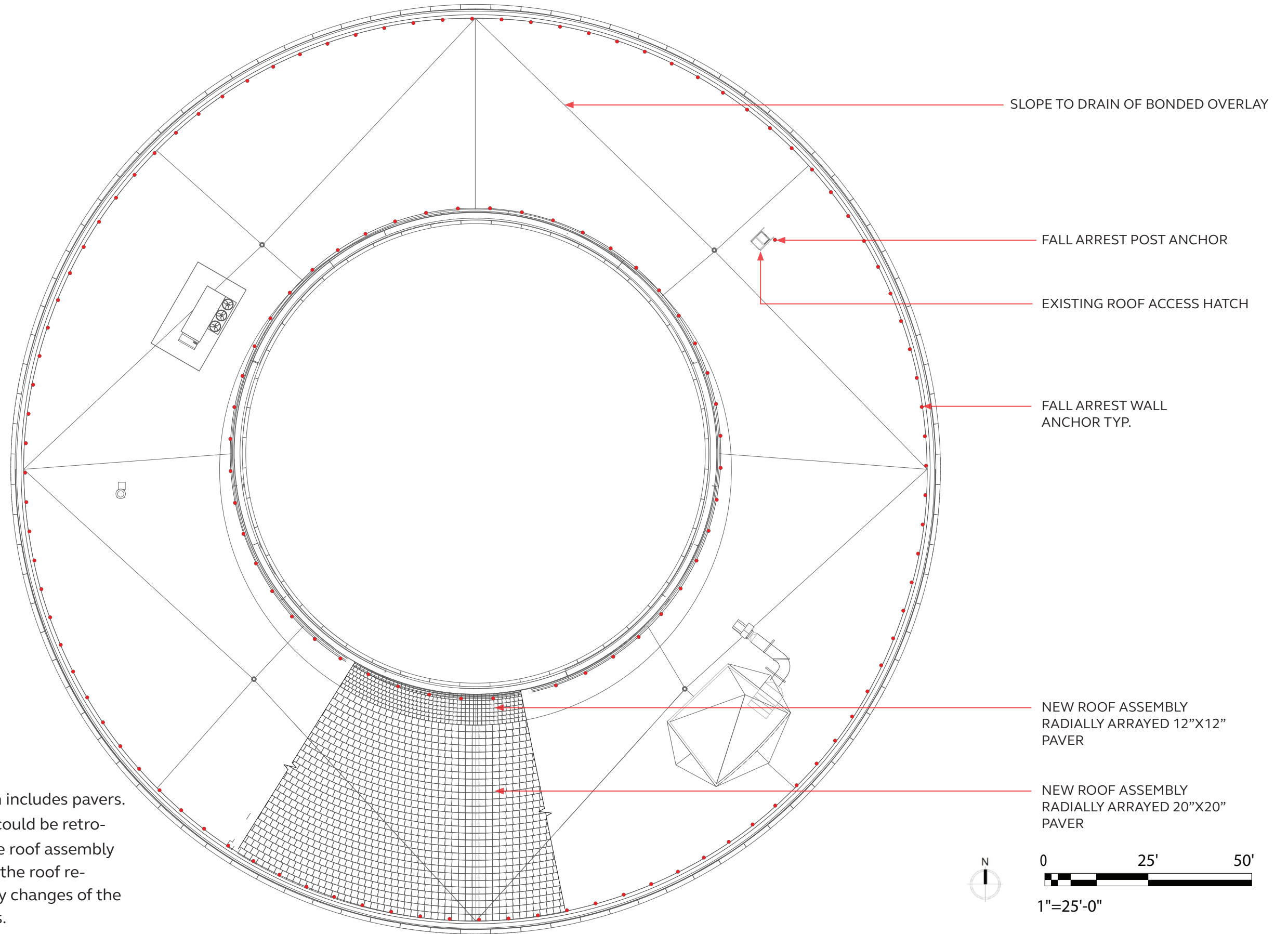
**EXISTING ROOF DRAINAGE PROFILE**



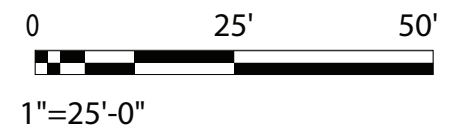
**PROPOSED ROOF DRAINAGE PROFILE**

# ROOF REPLACEMENT I PROPOSED ROOF PLAN

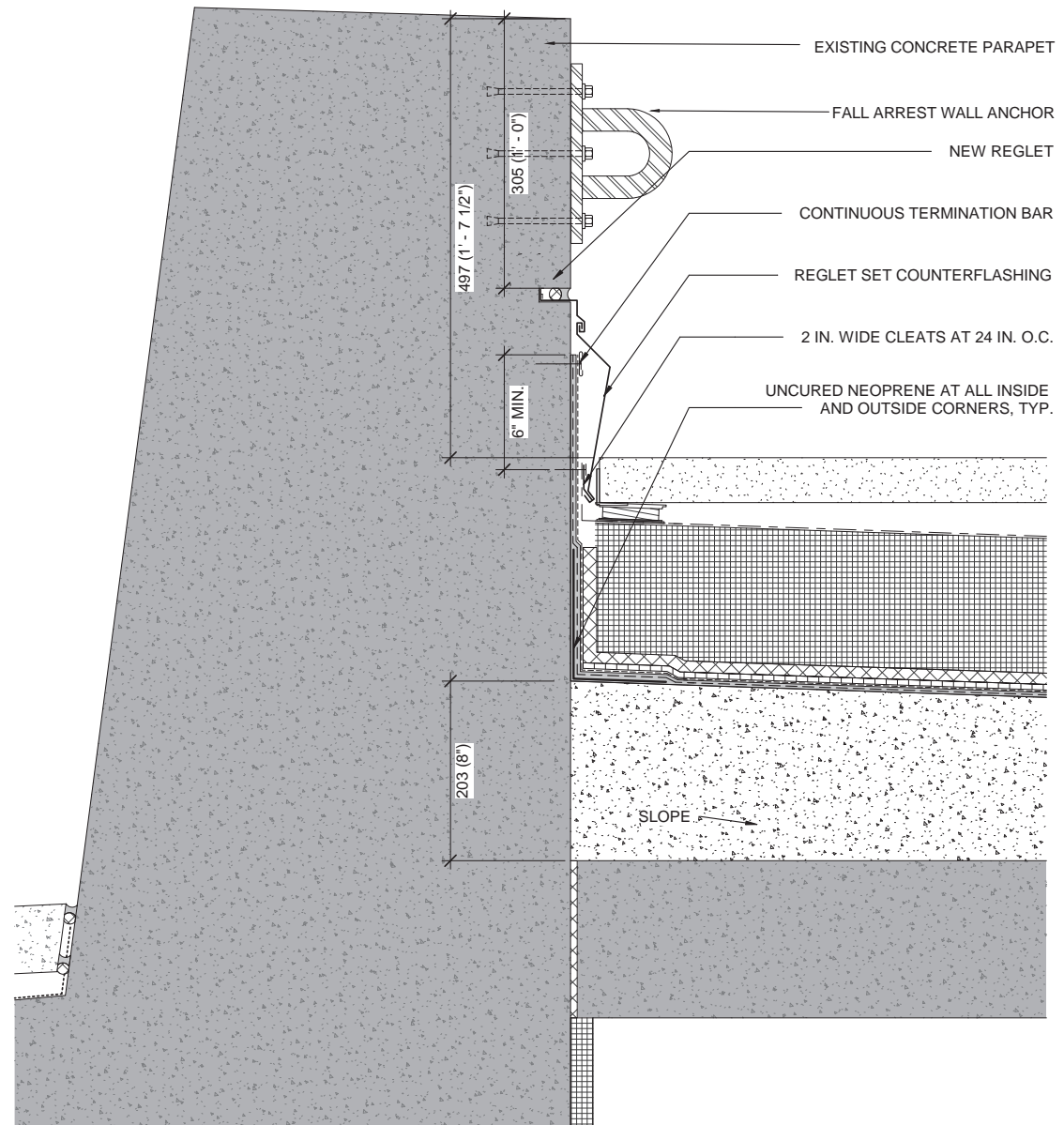
● NEW FALL ARREST ANCHOR



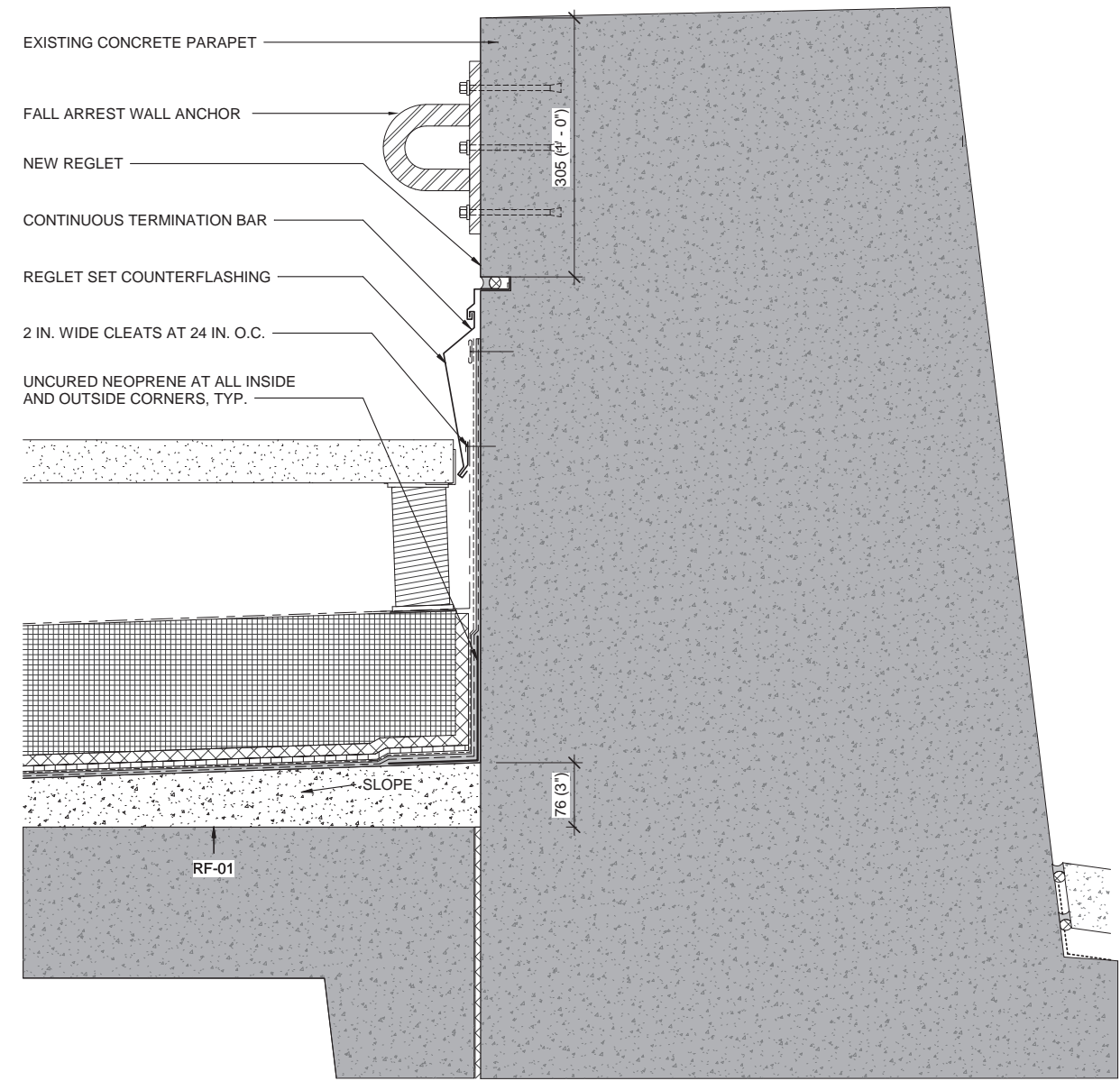
The proposed overburden base design includes pavers. In the future, the proposed assembly could be retrofitted to accept vegetative roofing. The roof assembly is not visible from the street level and the roof replacement project will not result in any changes of the non-visible rooftop equipment profiles.



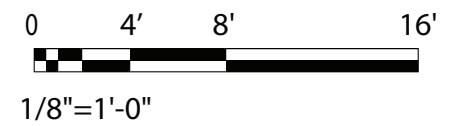
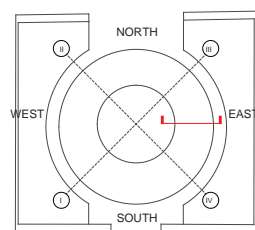
# ROOF REPLACEMENT I PROPOSED ROOF DETAILS



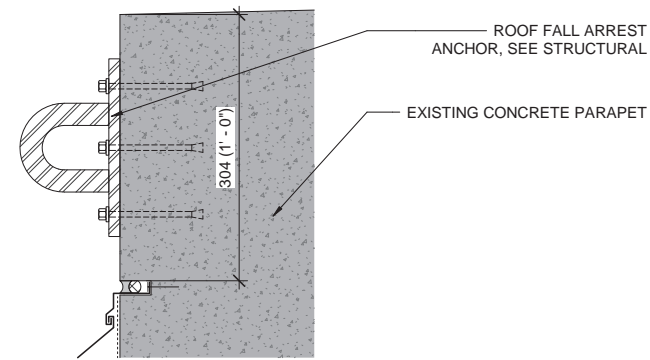
**ROOF AT INNER RING PARAPET**



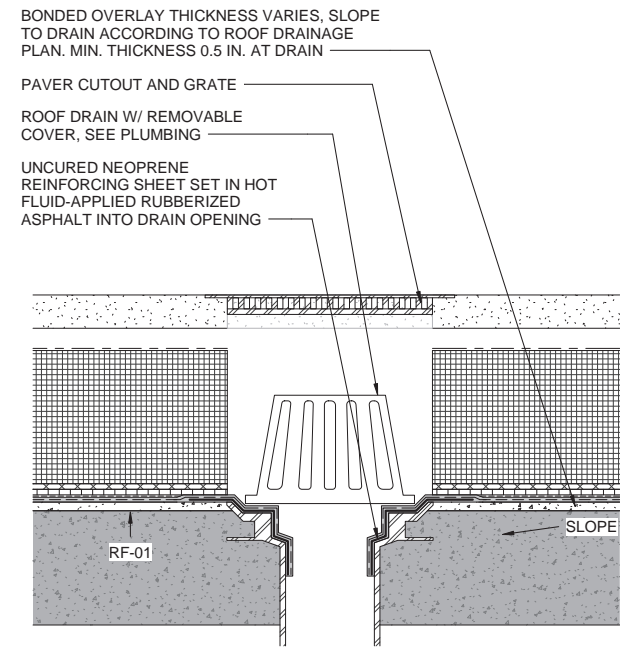
**ROOF AT OUTER RING PARAPET**



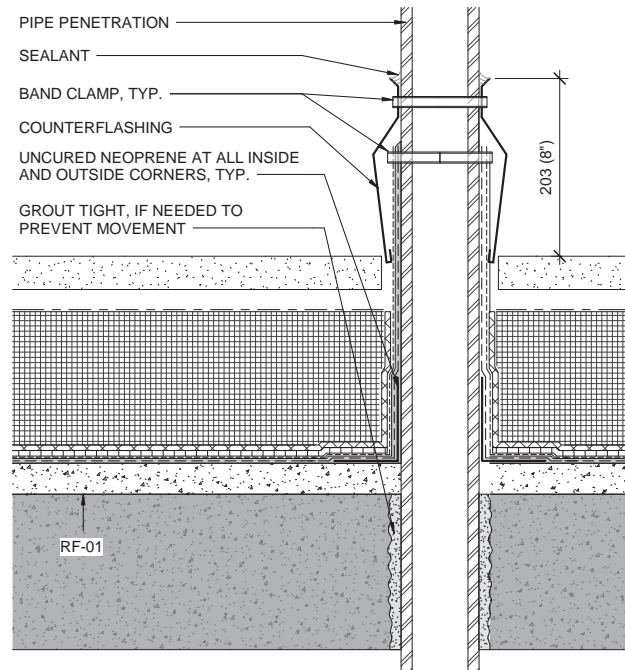
# ROOF REPLACEMENT I PROPOSED ROOF DETAILS



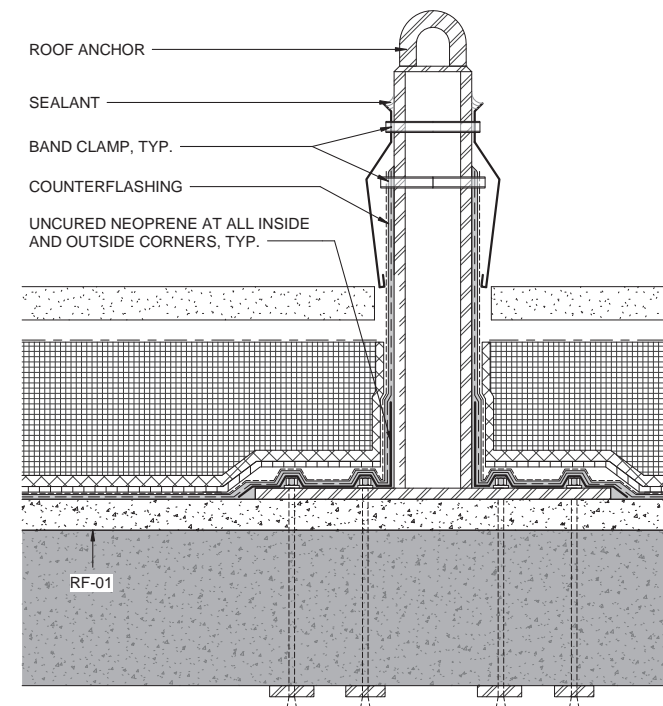
**WALL ANCHOR DETAIL**



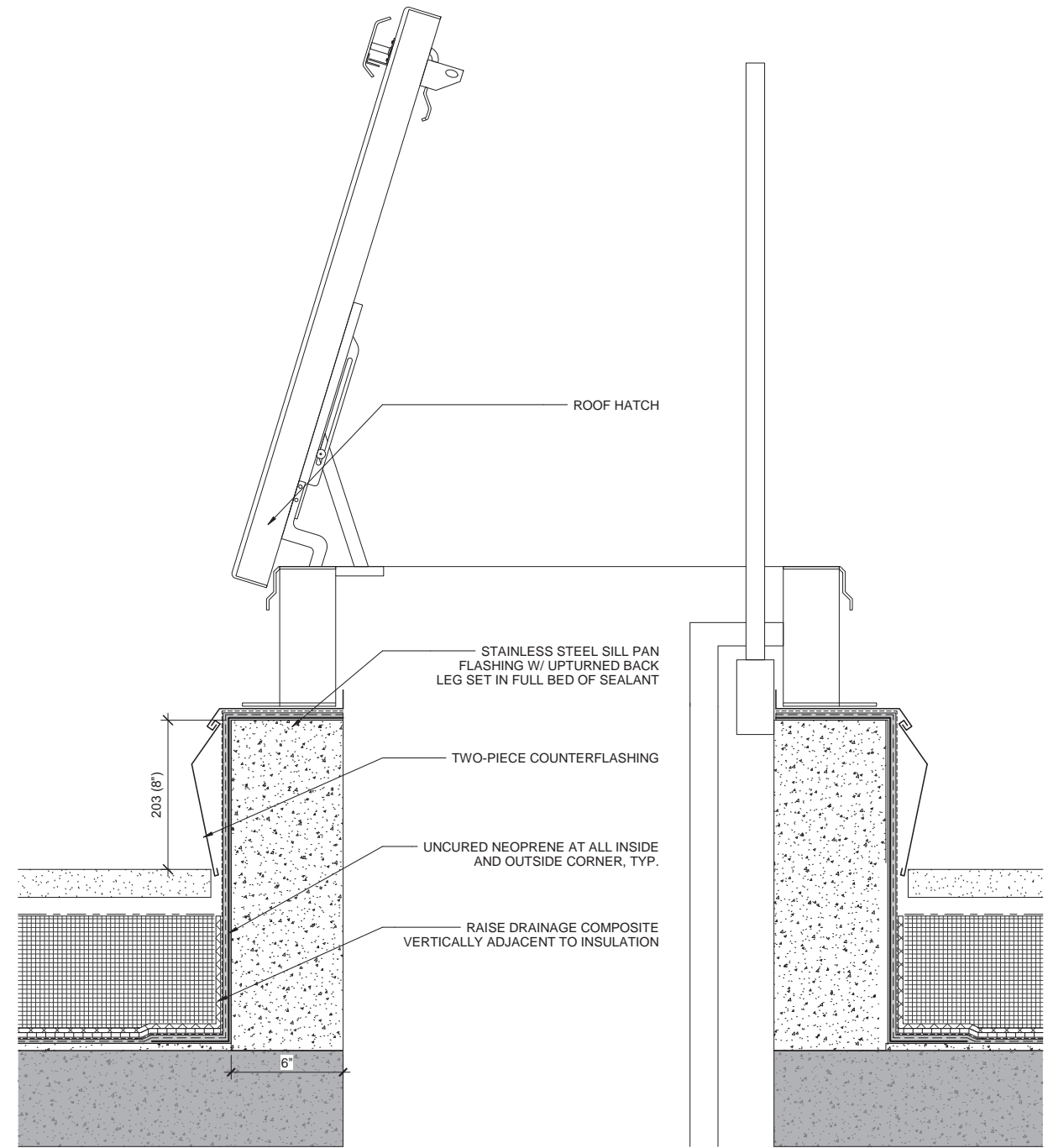
**TYPICAL ROOF DRAIN**



**TYPICAL ROOF PIPE**



**ROOF ANCHOR POST**



**ROOF ACCESS HATCH**

# **HIRSHHORN MUSEUM AND SCULPTURE GARDEN**

DESIGN FOR BUILDING ENVELOPE REPAIRS

**NATIONAL CAPITAL PLANNING COMMISSION CONCEPT SUBMISSION**

Exterior Building Facade Precast Panels Replacement  
Balcony Glazing Replacement  
Roof Replacement

June 7, 2019

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# PROJECT TEAM

## SMITHSONIAN INSTITUTION

Hirshhorn Museum and Sculpture Garden  
Independence Avenue and 7th Street SW  
Washington, DC 20024

Melissa Chiu, Director

Jaya Kaveeshwar, Deputy Director

Al Masino, Director of Exhibitions, Design  
and Special Projects

Office of Planning, Design and Construction  
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Washington, DC 20024

Ann Trowbridge, Associate Director for Planning

Michelle Spofford, Architect, Senior Planning Manager  
Phone: 202.633.6558

Sharon Park, Associate Director of Architectural  
History and Historic Preservation

Carly Bond, Historic Preservation Specialist

Lauren McCunney, Design Manager  
Phone: 202.633.1213

## DESIGN TEAM

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CallisonRTKL  
2101 L Street, NW  
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Kirill Pivovarov, Senior Associate Vice President

Structural Consultant  
Silman  
1053 31st Street, NW Washington, DC 20007

Envelope Consultant  
Simpson Gumpertz & Heger Inc.  
1625 I Street NW, Washington, DC 20006

MEP Consultant  
James Posey Associates  
11155 Red Run Boulevard, Baltimore, MD 21117

# PROJECT DESCRIPTION

The Hirshhorn Museum and Sculpture Garden (HMSG) Design for Building Envelope Repairs is submitted to the U.S. Commission of Fine Arts (CFA) for Concept review. The Repair project includes:

- **In-kind replacement of the precast façade panels along the outer face of the cylindrical building form,**
- **In-kind replacement of the balcony glazing system, and**
- **Replacement of the roof assembly.**

## PROJECT CONTEXT

The Hirshhorn Museum and Sculpture Garden (HMSG) serves as the Smithsonian Institution's (SI) museum of modern and contemporary art. The iconic museum structure is located on the National Mall at the northwest corner of 7th Street and Independence Avenue, SW, and the Sculpture Garden is north of the museum across Jefferson Drive. The museum was designed by Gordon Bunshaft of Skidmore, Owings, and Merrill and opened to the public in 1974. The museum has been determined eligible for individual listing in the National Register of Historic Places. The HMSG is a contributing resource to the National Mall Historic District, listed in the National Register.

The building is a three-story, cylindrical volume, 231 feet in diameter, floating 14 feet above a paved plaza on four concrete piers and minimally connected at grade by a small fully glazed lobby with escalators to upper and lower floors. The building's cylindrical volume is open to a central courtyard which is slightly offset from the center of the drum. Within the courtyard, a large, shallow, bronze fountain is similarly offset from the center of the courtyard. The main museum cylinder is elevated above a pedestrian plaza, located over a larger below-grade space. The building is clad in precast concrete panels with a pink granite aggregate (originally intended to be travertine but modified during the design phase). The featureless outer shell, punctuated only on the north by a viewing balcony, is contrasted by the walls of the inner courtyard, which are divided into equal, glazed cells, lighting the interior ambulatory galleries.

**Now forty-five years old, the Hirshhorn Museum is in urgent need of enclosure repairs due to the effects of aging, the weather and the design deficiencies of the original enclosure systems.**

## BUILDING ENVELOPE TESTING AND FINDINGS

Recently, SI undertook a phased multi-year testing project from 2016 to 2019 to assess the conditions of HMSG. The HMSG Envelope Investigations and Temporary Repairs Scope included the following:

- Exterior Panel Investigation,
- Exterior Panel Monitoring,
- Fenestration Investigation,
- Balcony Leakage Investigation and Temporary Repairs,
- Plaza Assembly and Waterproofing Investigation,
- Roof Assembly Investigation,
- Testing of the Sculpture Garden Walls,
- Testing of the Museum Plaza Walls,
- Second Level Floor Slab Condition Assessment,
- Structural Post Tension Tendon Testing, and
- Art Lab Temporary Leak Mitigation.

These investigations revealed several issues:

- **The precast façade panels along the outer face of the building cylindrical form have compromised lateral attachments at many locations.** The Design Team observed backside cracking and spalling on a number of the façade concrete panels adjacent to the bearing surface on the relieving angle. Field observations also revealed the following installation deficiencies:
  - Field chipping and cutting along the backs of the precast panels during construction.
  - Small bearing areas at the relieving angles of the large panels.
  - A defect in an out-of-plane load resisting wedge insert, likely a result of a manufacturing defect.

In 2018, SI initiated a façade monitoring effort to address life safety concerns prior to the building enclosure repair.

- **The existing enclosure system completely lacks a vapor, air, and water resistive barrier and insulation.** This condition results in ongoing water infiltration around balcony cold joints and severe condensation during cold months of the year along the interior side of the solid concrete structural exterior wall. During the second level floor slab condition assessment, the Design Team determined that due to the significant seasonal condensation and balcony water infiltration, approximately 15 – 20% of the second level insulation is wet. Moisture is trapped inside the insulation layer between the structural and topping slab with limited ways to drain or evaporate. The trapped moisture is causing blistering of the epoxy paint flooring finish, seepage through the structural slab, and ongoing staining and paint blistering on the underside of the exposed second level floor slab above the museum plaza. The Design Team conducted extensive studies, including performance simulations of the wall assembly, and confirmed that insulation should be located inside the cavity between the precast facade panel and structural concrete wall.
- **Condensation and water infiltration are causing constant deterioration of the gallery plaster walls and the second level gallery floor assembly.** These conditions negatively affect HMSG programs and exhibits. Furthermore, these conditions present a potential long-term concern for the second level structural system.
- **The complete lack of insulation results in poor building energy performance.** In fact, HMSG is the most inefficient of the Smithsonian museum buildings for energy consumption (based on BTU/SP).
- **The roof assembly of the building is at the very end of its useful life and requires replacement.**

# PROJECT DESCRIPTION

## PROJECT GOALS

This project will address public and collection safety, energy conservation, and structural deterioration due to water infiltration and condensation. All component improvements are to protect a world class museum collection.

- **Improve building envelope performance to reduce energy consumption and protect museum collections with a stable environment.**
- **Prevent water infiltration and condensation on the interior of the building.**
- **Closely match the character and appearance of the existing precast concrete panels.**
- **Closely replicate the existing profiles of balcony glazing.**
- **Improve safety with upgraded precast and glazing attachments to meet blast requirements.**
- **Improve balcony doors to meet accessibility requirements.**

## PROPOSED CONCEPT

The Design Team worked closely with HMSG, Smithsonian Facilities Office of Planning Design and Construction staff and preservation experts to define the most appropriate enclosure repair approach. A range of design options were developed. The study concluded that the problematic original design and installation of the anchor attachments, including shimming of the panels and other field modifications, has resulted in cracking, spalling, deterioration of the concrete along the relieving angles and rusting of the anchors. Reuse of the existing panels would present a significant risk in the extensive conservation treatments for crack repair, and risk in damaging the very large (up to 14'-3" by 7'6") panels upon removal and reattachment to a more robust structural attachment system to meet blast requirements.

The Smithsonian Institution is submitting the preferred design concept which includes:

- **In-kind replacement of the existing outer façade panels with new precast panels to match the existing material.** The face of the new façade will be offset 3 inches to allow installation of the waterproofing and insulation to resolve enclosure deficiencies. Design of the joints will be consistent with the existing design.
- **In-kind replacement of the balcony glazing system.** The proposed new glazing system will closely match the existing glazing system profiles. Balcony repair will include balcony waterproofing repair and replacement of the balcony concrete pavers (installed in 2017 during temporary a leak repair project).
- **Replacement of the roof assembly system.** The roof assembly is not visible from the street level and the roof replacement project will not result in any changes of the non-visible rooftop equipment profiles.

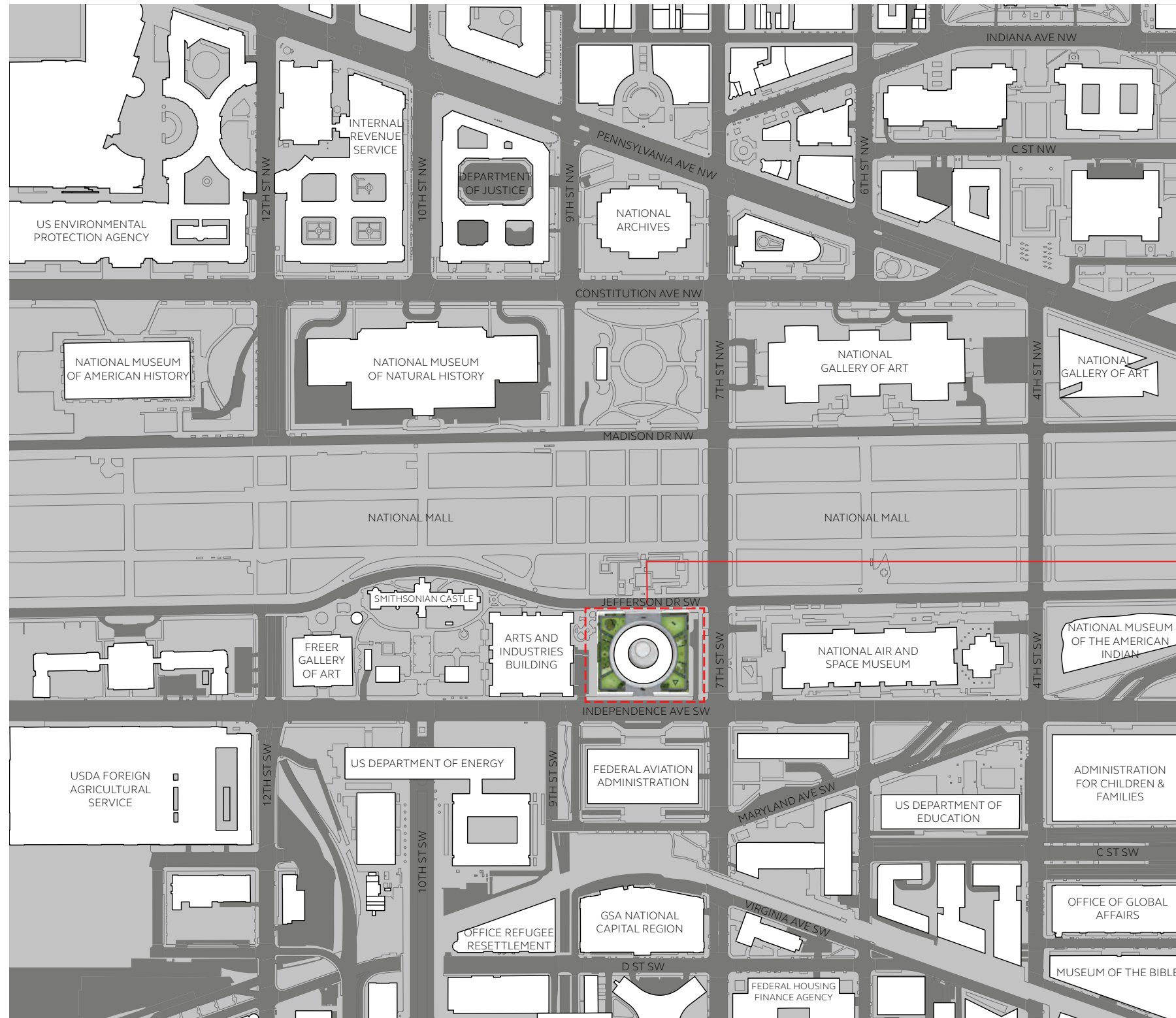
## AGENCY CONSULTATIONS

The Section 106 process for this project has been initiated. The Design for Building Envelope Repair project was identified as a goal of the South Mall Campus Master Plan. To date, this project is in compliance with the Programmatic Agreement.

The following consultation meetings have taken place:

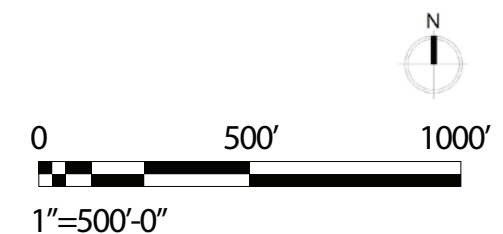
- Section 106 Consulting Parties Meeting #1, April 10, 2019
- Consultation with the National Park Service, March 25, 2019
- South Mall Campus Master Plan Programmatic Agreement Preliminary Consultation, February 25, 2019 (NCPC, DC SHPO, NPS, and the Advisory Council)

# VICINITY MAP



**PROJECT AREA**

**Hirshhorn Museum  
and Sculpture Garden**



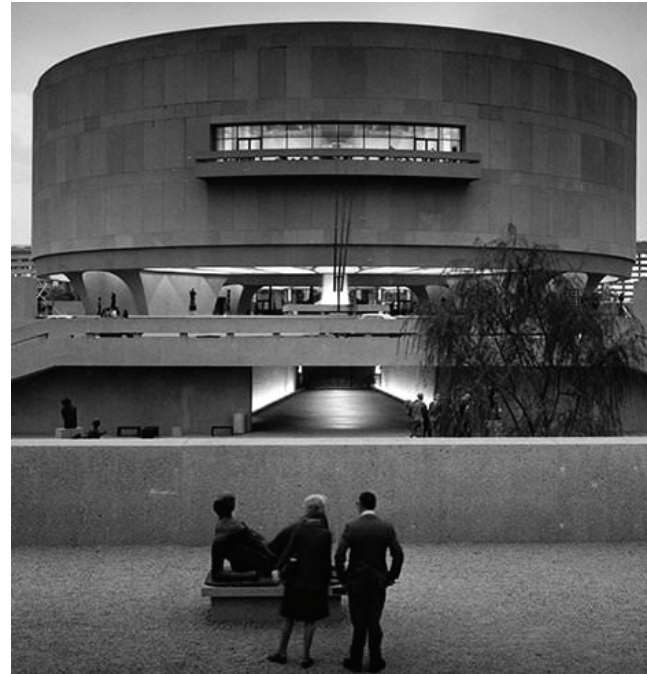


**HISTORIC  
AND EXISTING  
CONDITIONS  
PHOTOGRAPHS**

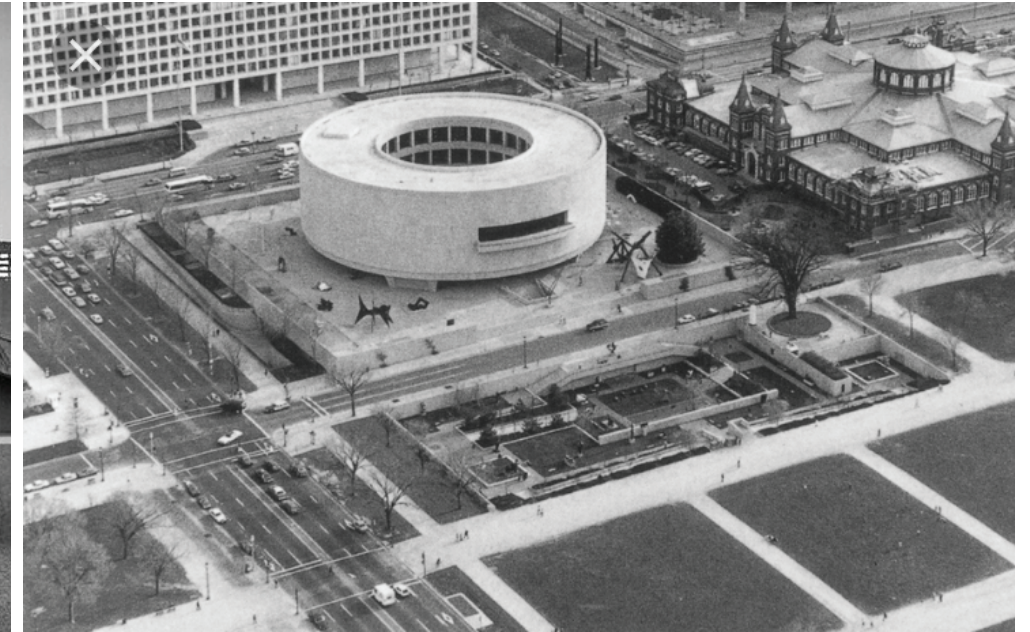
# HISTORIC PHOTOGRAPHS



View from Sculpture Garden, 1974



View from Sculpture Garden, 1974



Aerial view, 1981



Historic construction photograph, 1973



Historic construction photograph, 1973



Historic construction photograph, 1973

EXISTING CONDITIONS PHOTOGRAPHS

# Existing Building Facade Precast Panels



East facade precast panels



South facade precast panels



East facade precast panels



Facade soffit panels



North facade precast panels



View from the Sculpture Garden

EXISTING CONDITIONS PHOTOGRAPHS

# Existing Balcony Glazing



Balcony storefront



Balcony pavers and rail



Balcony soffit



Balcony rail and facade panel



Balcony glazing interior side



Balcony glazing integrated electric heating devices

EXISTING CONDITIONS PHOTOGRAPHS

Existing Roof



Rooftop equipment



Inner parapet



Outer parapet



HVAC unit



Roof assembly and fall arrest system



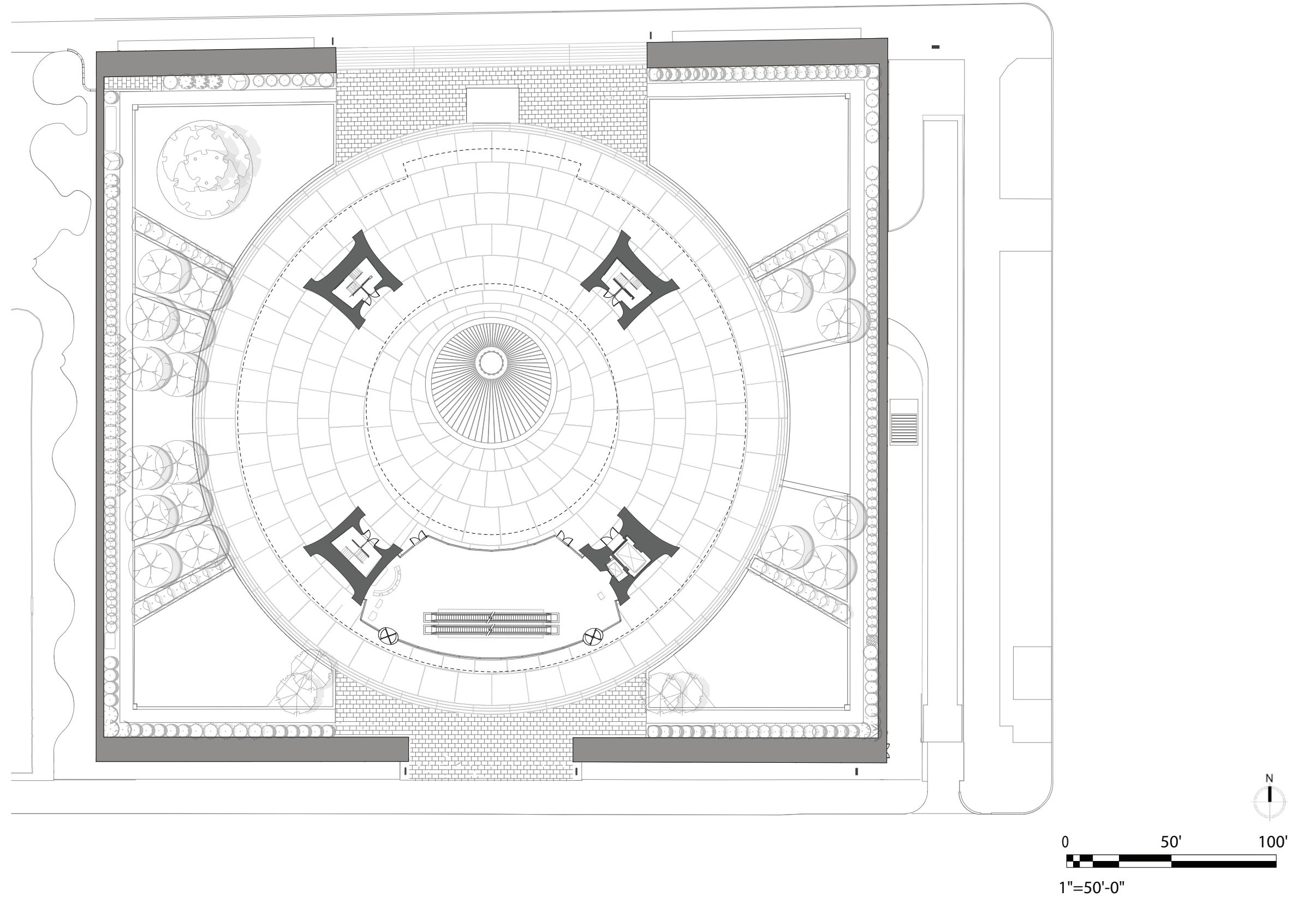
Roof assembly and roof drain



# **EXISTING CONDITIONS**

EXISTING CONDITIONS

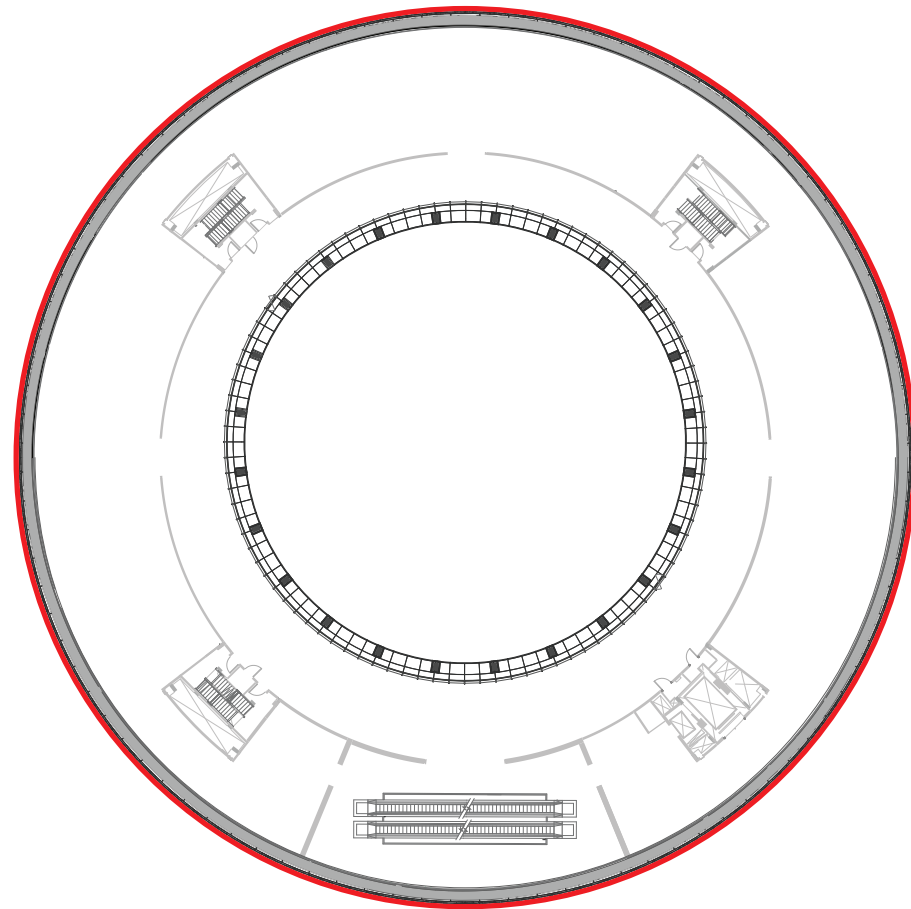
# First Level Floor Plan and Site Plan



EXISTING CONDITIONS

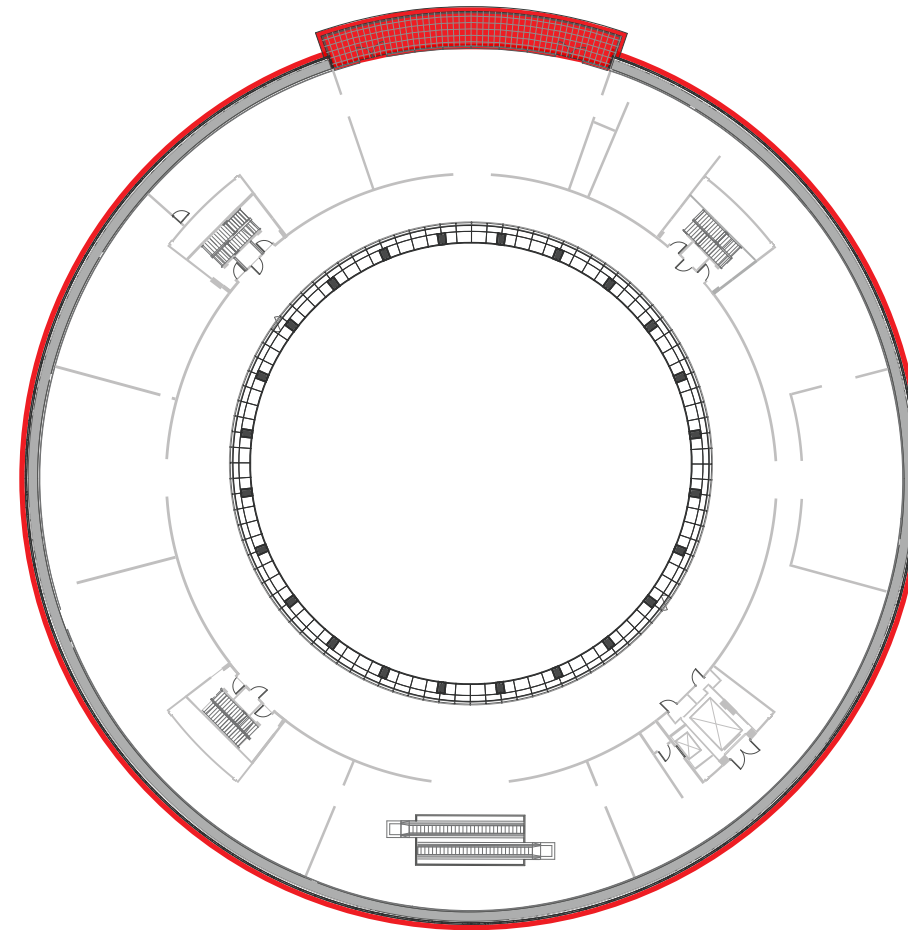
# Existing Building Floor Plans

■ SCOPE OF PROPOSED REPAIRS



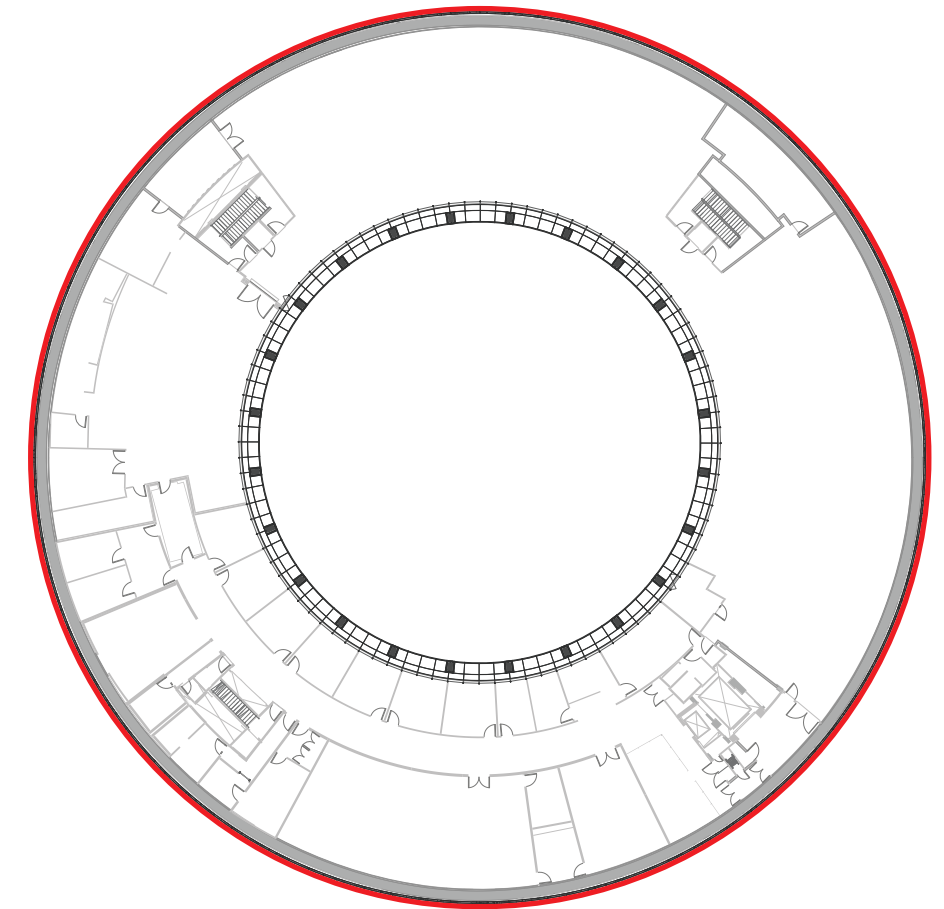
**2ND LEVEL FLOOR PLAN**

Gallery Spaces



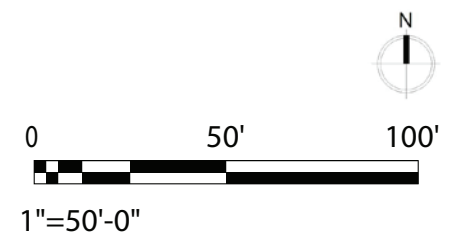
**3RD LEVEL FLOOR PLAN**

Gallery Spaces



**4TH LEVEL FLOOR PLAN**

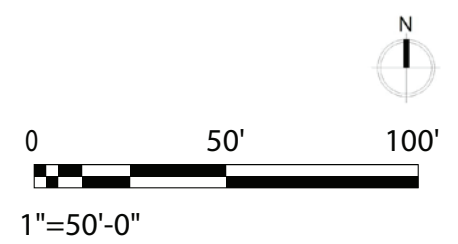
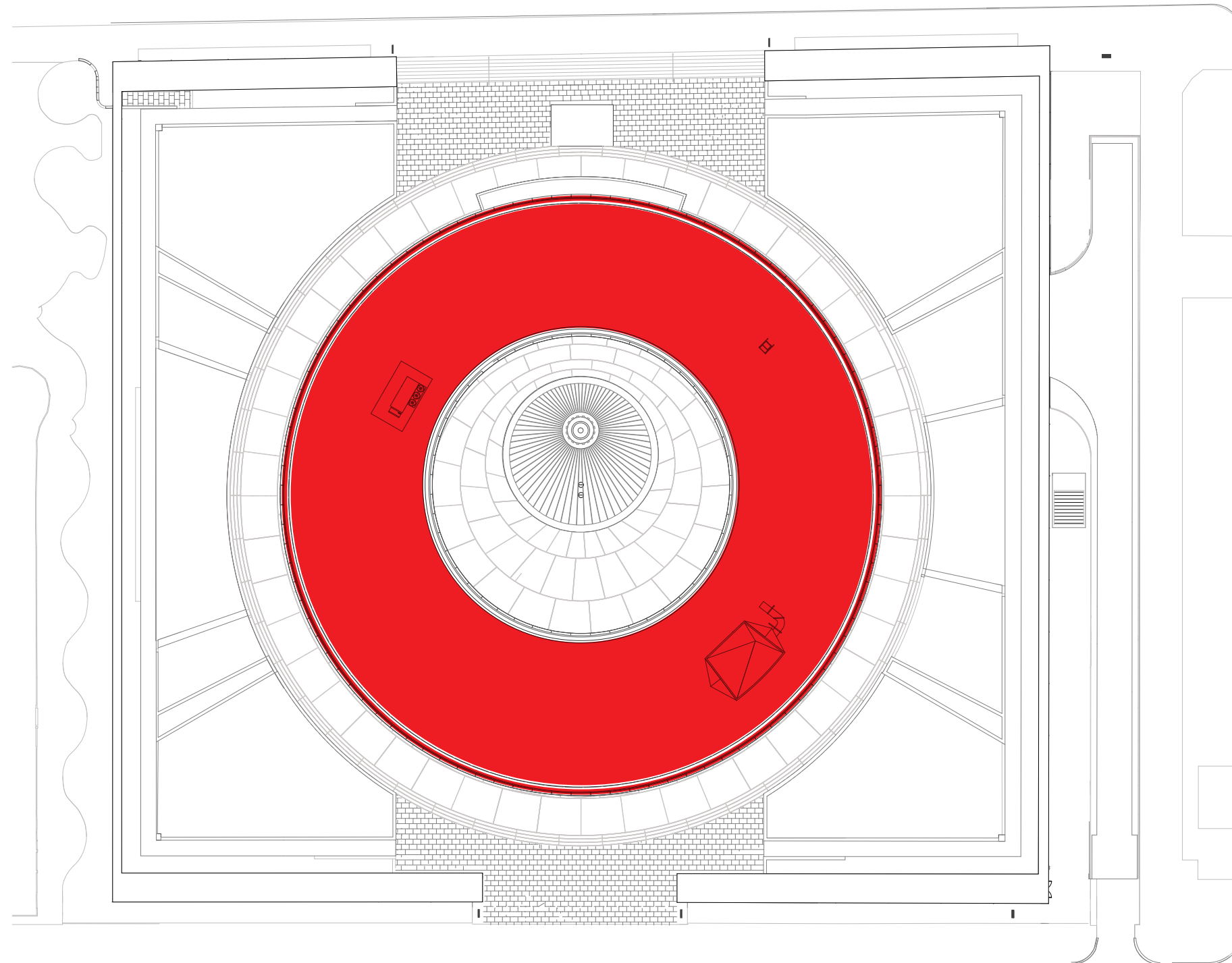
Administrative Offices  
Conservation Lab  
Collections



EXISTING CONDITIONS

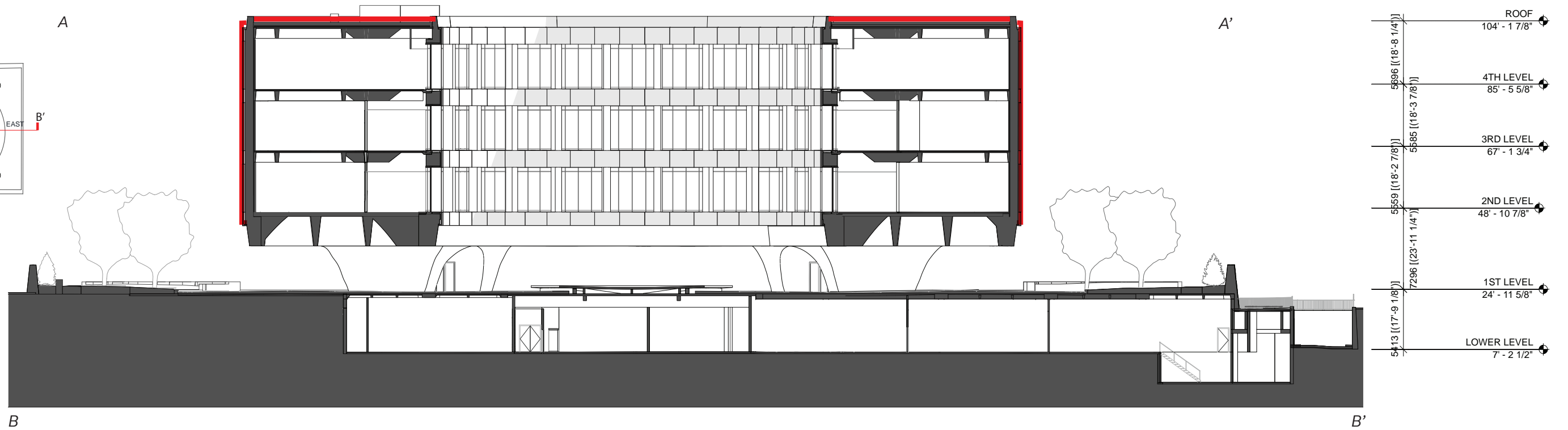
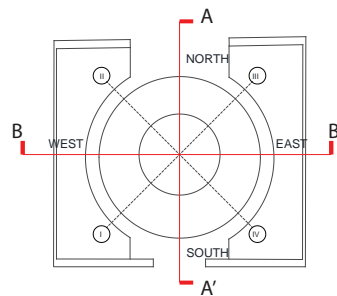
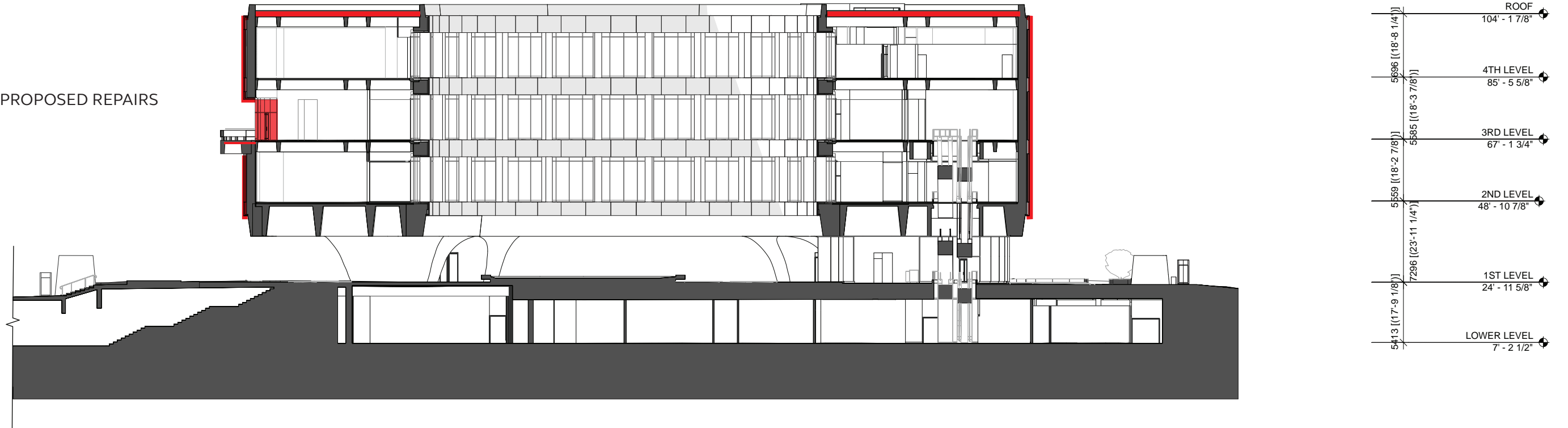
# Roof Plan and Site Plan

 SCOPE OF PROPOSED REPAIRS



# EXISTING CONDITIONS

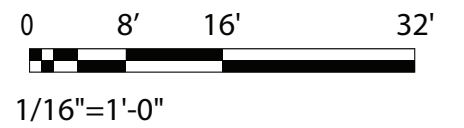
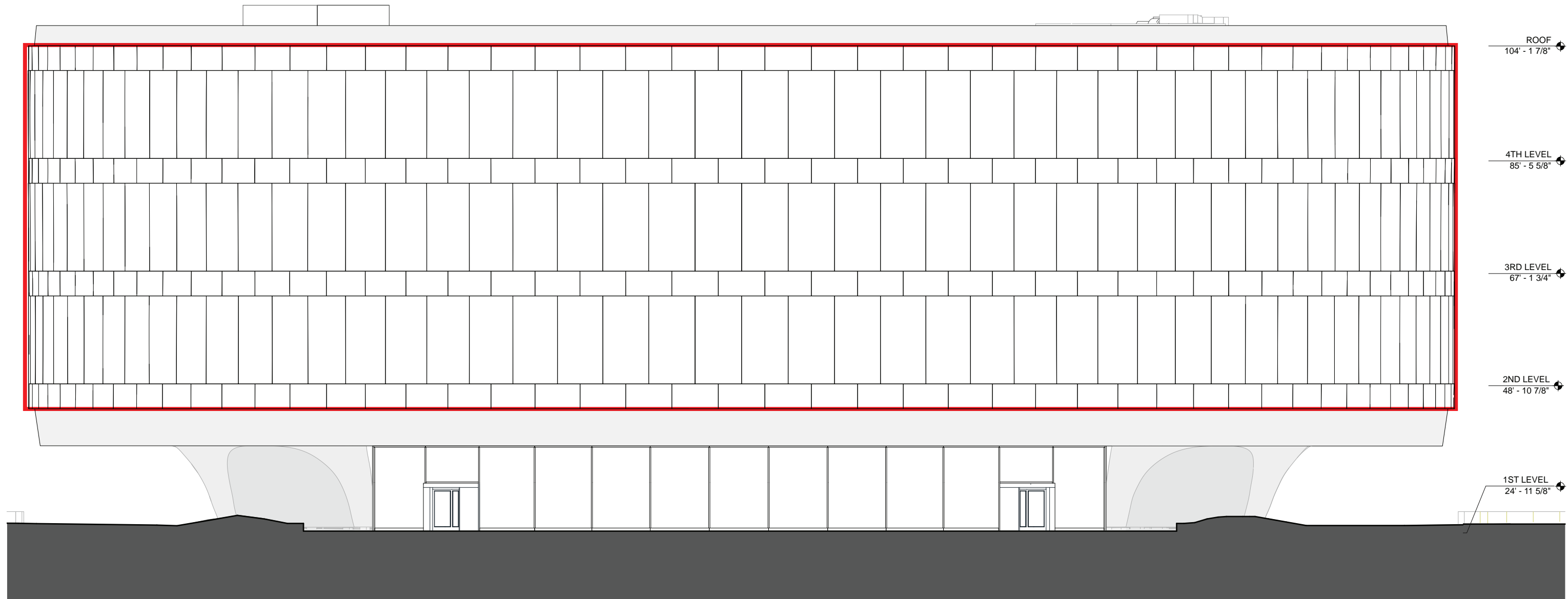
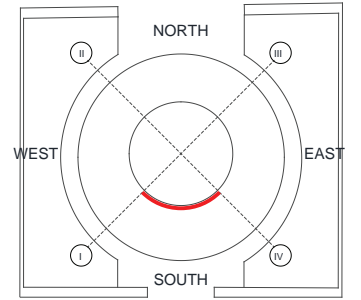
 SCOPE OF PROPOSED REPAIRS



# EXISTING CONDITIONS

## Building Elevation: South

 SCOPE OF PROPOSED REPAIRS

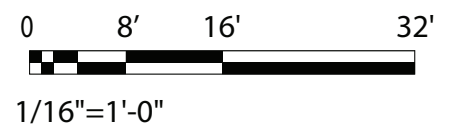
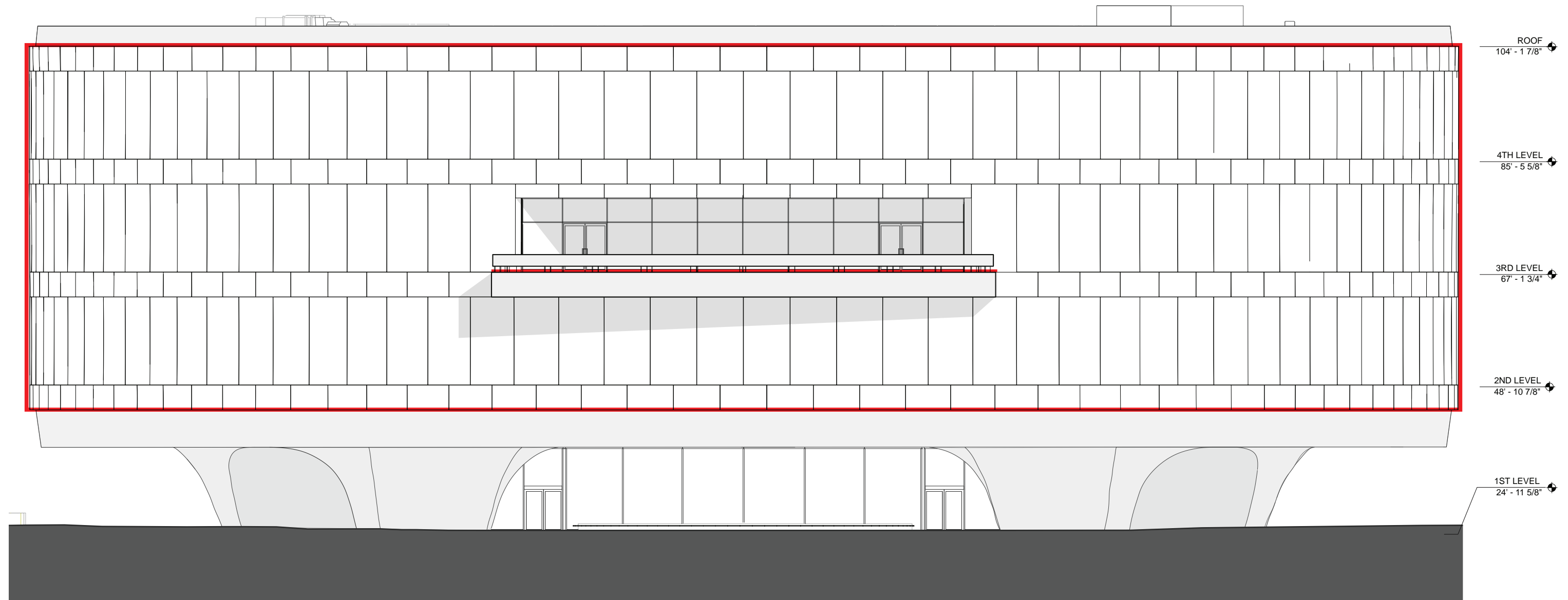
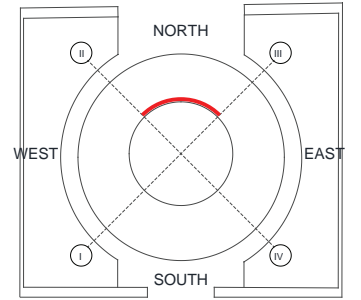


# EXISTING CONDITIONS

## Building Elevation: North

Balcony waterproofing and pavers to be replaced. Guardrail and CIP concrete balcony structure not part of the project.

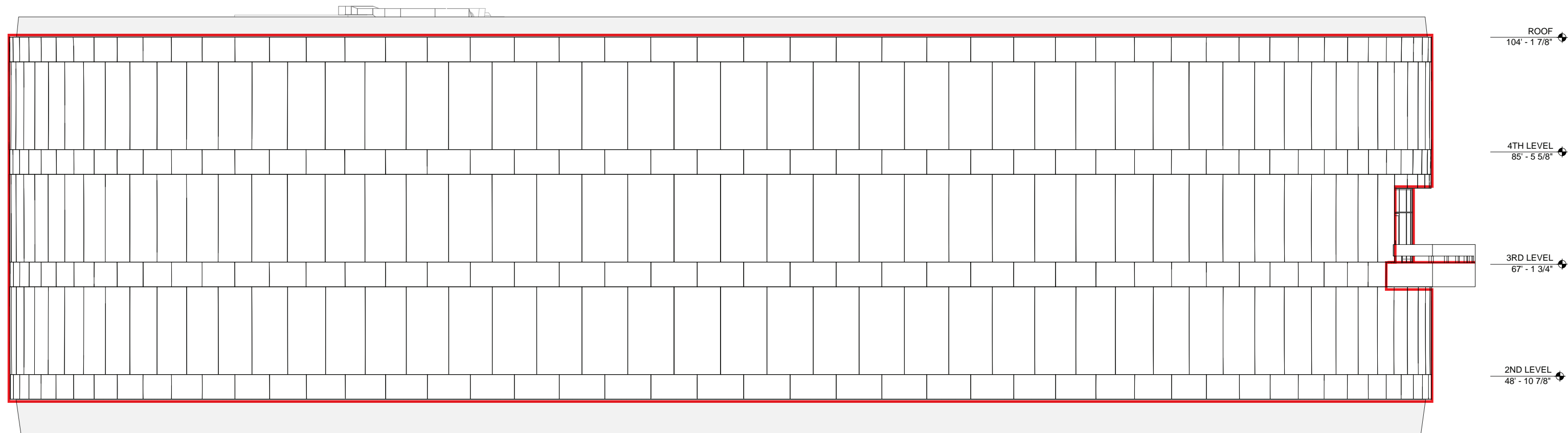
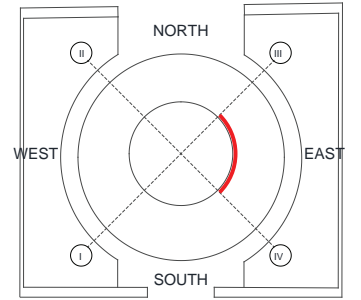
 SCOPE OF PROPOSED REPAIRS



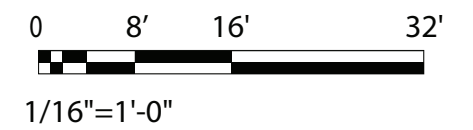
# EXISTING CONDITIONS

## Building Elevation: East

 SCOPE OF PROPOSED REPAIRS



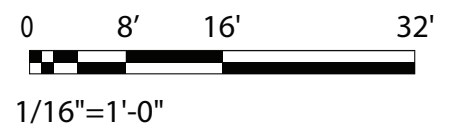
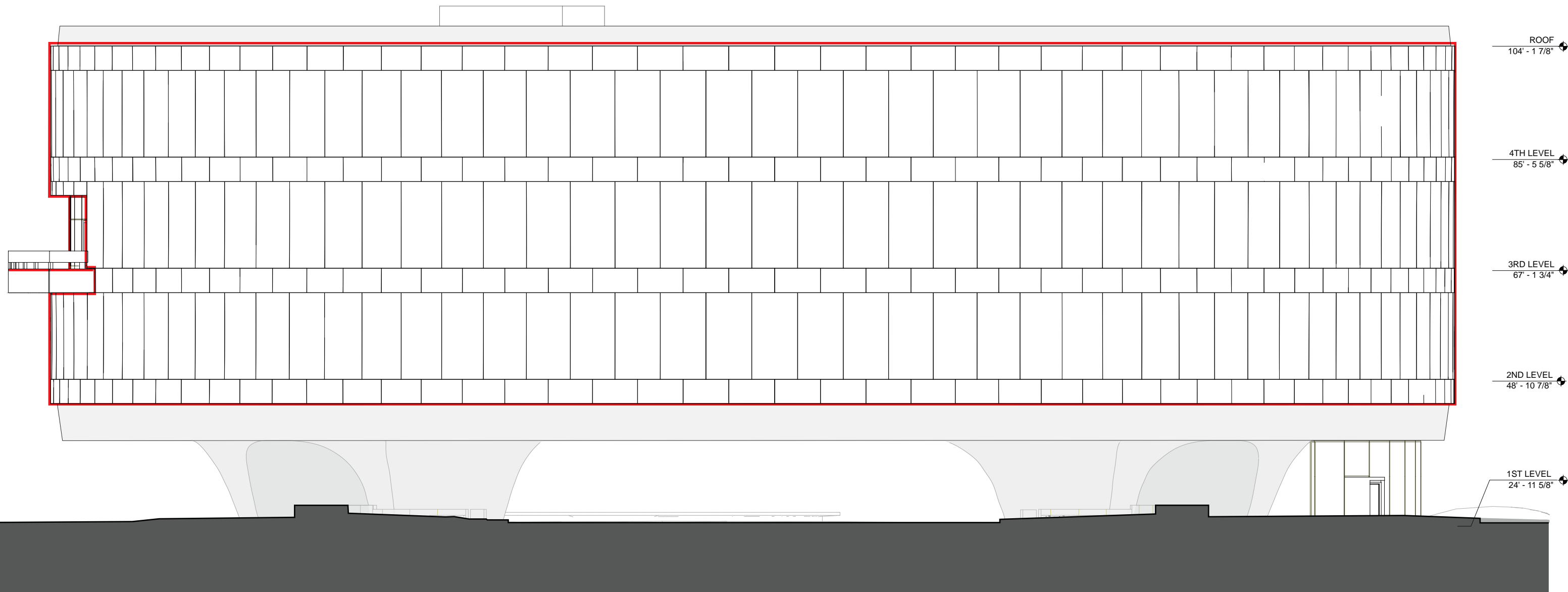
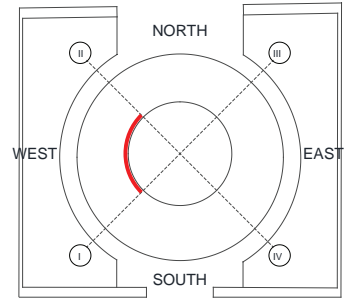
- ROOF  
104' - 1 7/8"
- 4TH LEVEL  
85' - 5 5/8"
- 3RD LEVEL  
67' - 1 3/4"
- 2ND LEVEL  
48' - 10 7/8"
- 1ST LEVEL  
24' - 11 5/8"



# EXISTING CONDITIONS

## Building Elevation: West

 SCOPE OF PROPOSED REPAIRS



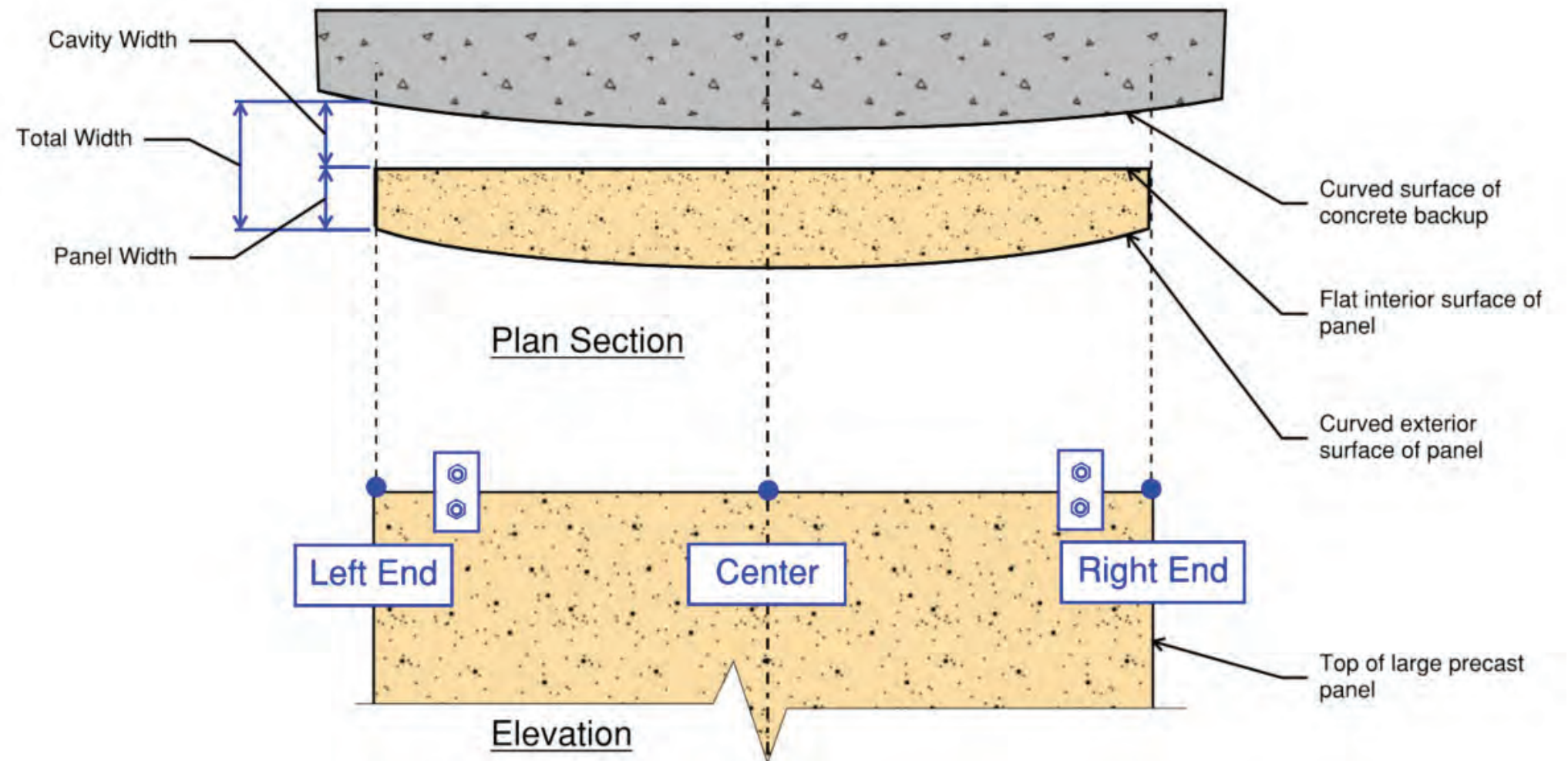
## EXISTING FACADE PANEL CONDITIONS

# Existing Precast Panels and Cavity Width

The Design Team conducted an extensive facade survey and confirmed that the existing cavity width behind the precast panels varies. The cavity width varies due to the geometry of the panels and irregularities of the concrete drum. The minimum existing cavity width is approximately one inch.

The panels are comprised primarily of two typical sizes:

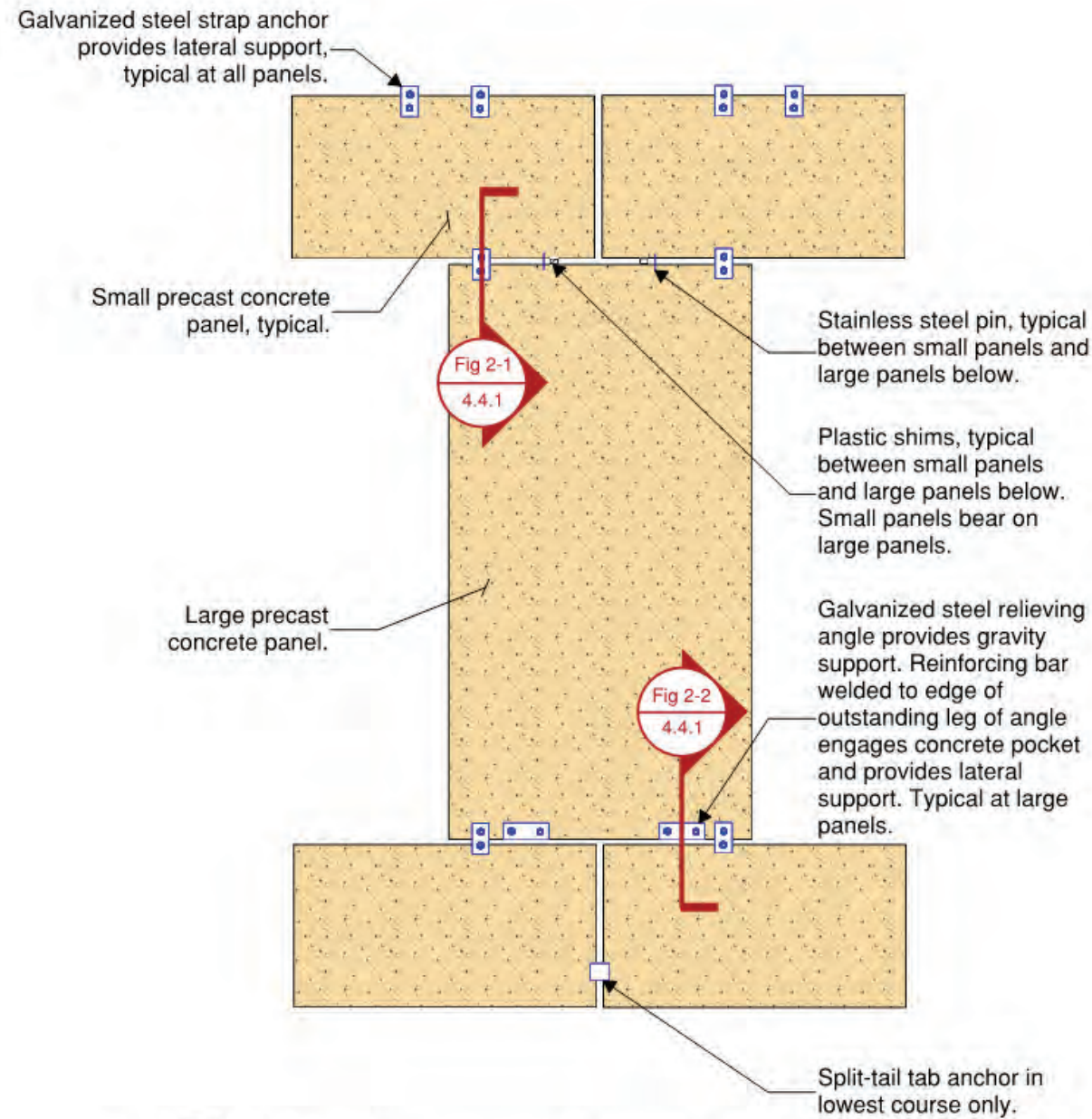
- Large Standard Panel = 7'-6 25/32" x 14'-3 1/4"
- Small Standard Panel = 7'-6 25/32" x 4'-0"



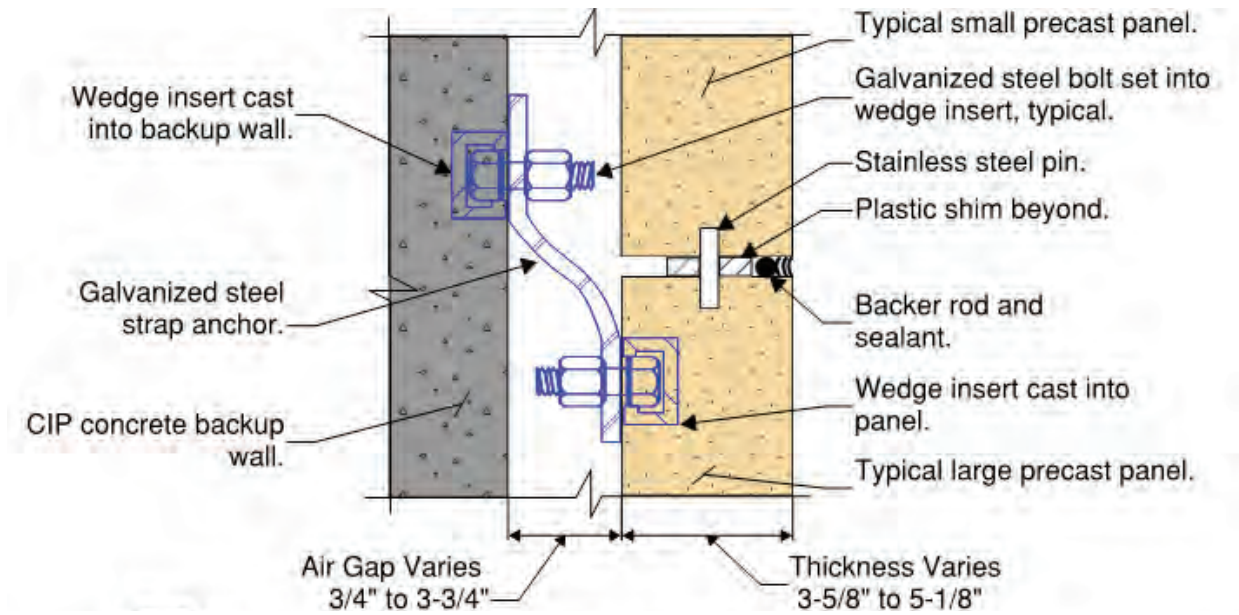
	Panel Width		Cavity Width		Total Width	
	<i>Center</i>	<i>Ends</i>	<i>Center</i>	<i>Ends</i>	<i>Center</i>	<i>Ends</i>
Minimum	3.5"	3.5"	1.25"	1"	5.5"	5.25"
Maximum	5"	4.75"	3.25"	3.75"	7.75"	7.75"
<b>Average</b>	<b>4.5"</b>	<b>4"</b>	<b>2"</b>	<b>2.5"</b>	<b>6.5"</b>	<b>6.5"</b>

EXISTING FACADE PANEL CONDITIONS

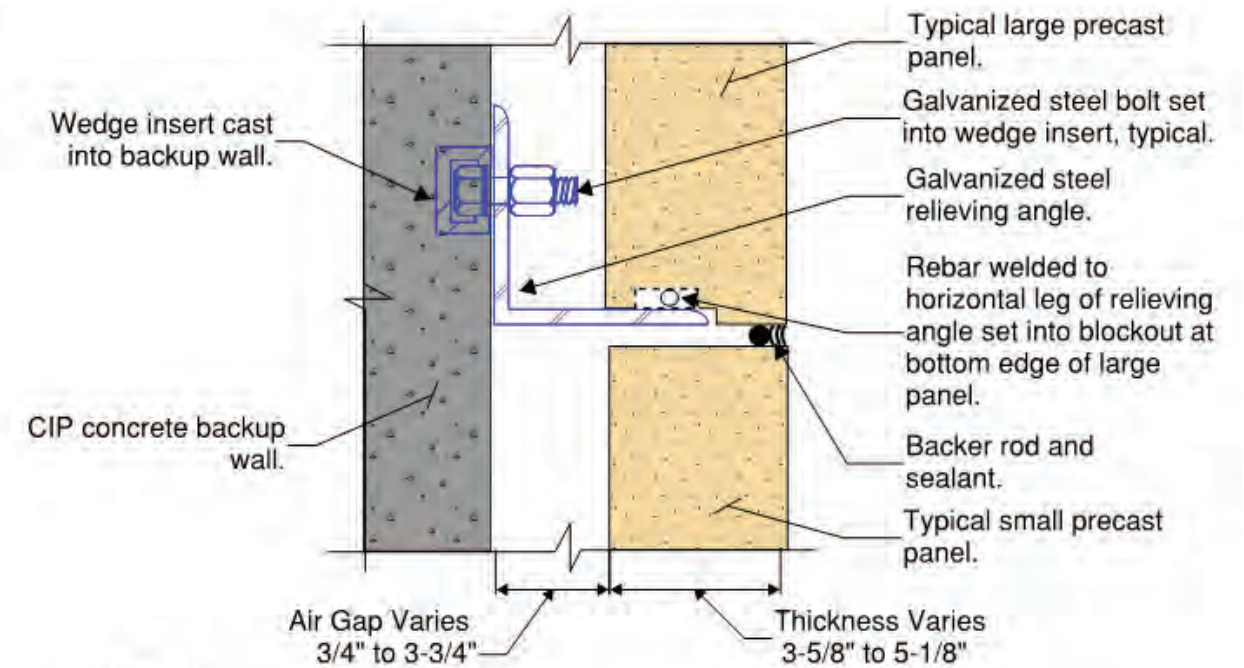
# Existing Precast Panels and Attachments



**PARTIAL FACADE BACK SIDE ELEVATION - OUTER RING / TYPICAL**



**Fig.2-1 SECTION DETAIL - STRAP ANCHOR / TYPICAL**  
4.4.1



**Fig.2-2 SECTION DETAIL - RELIEVING ANGLE / TYPICAL**  
4.4.1

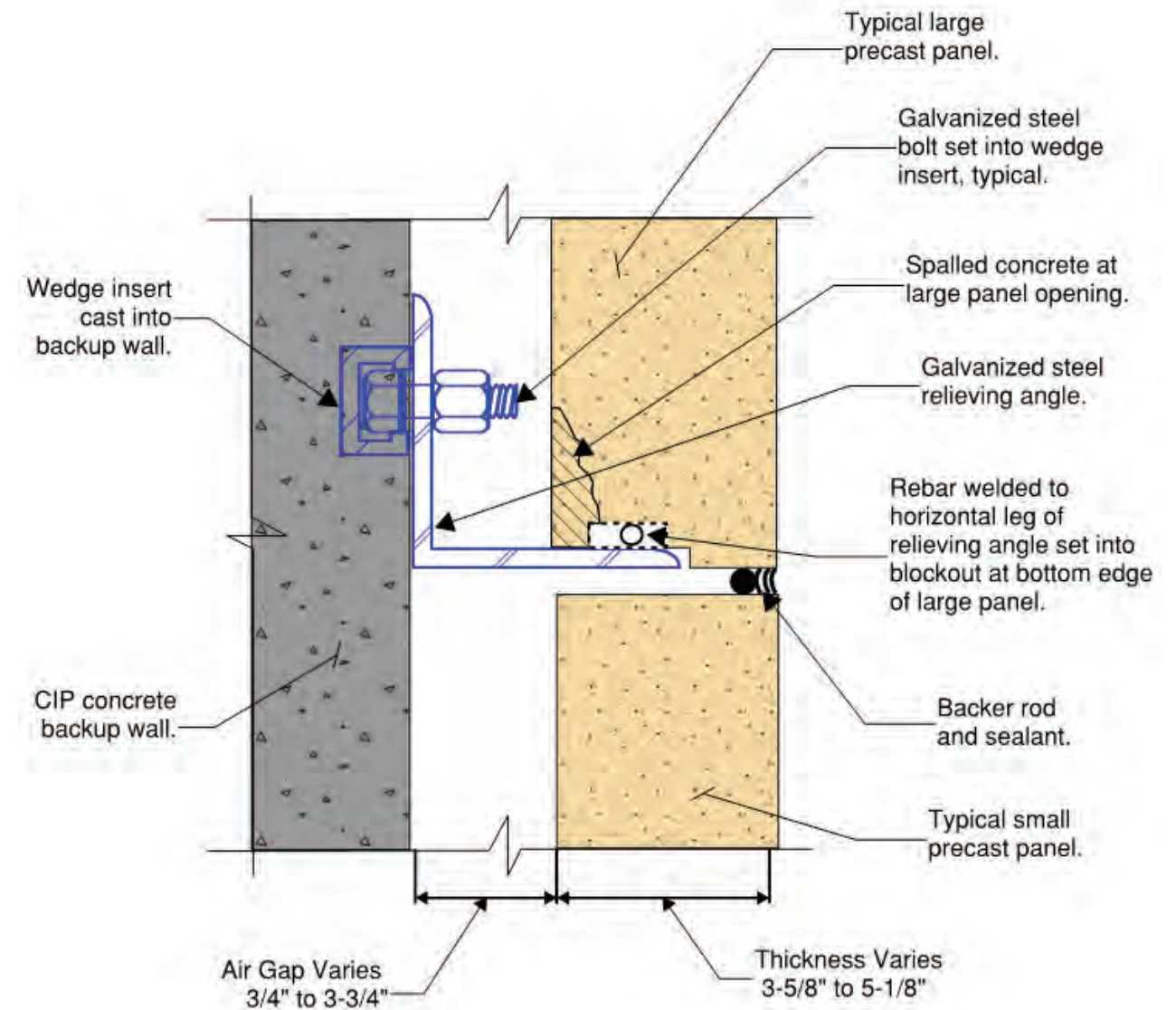
## EXISTING FACADE PANEL CONDITIONS

# Existing Precast Panels and Attachments

**CRACKED CONCRETE  
AT THE RELIEVING ANGLE**



**SPALLED CONCRETE  
AT THE RELIEVING ANGLE**



**SECTION DETAIL - RELIEVING ANGLE / TYPICAL**

EXISTING CONDITIONS

# Existing Precast Panels and Attachments



Overall photo of exterior precast concrete panel cladding on outer ring: Note the interchanging rows of large and small panels and staggered vertical joints between rows.



Irregular bearing surface on bottom side of panel not fully in contact with relieving angle



Backside of the concrete panel is cracked adjacent to the bearing surface on the relieving angle



Hard plastic shims (ovals) between small panel (above) and large panel (below)



Large panel bearing on small panel below and uneven spacing between panels



Flame cut slotted hole in strap plate connection to backup wall

EXISTING CONDITIONS

# Existing Precast Panels and Attachments



Strap anchor: Shims filling gap and strap bent



Relieving angle: Corrosion, spalling, and uneven panel bearing



Concrete back-up wall: Water saturation



Concrete panel intentionally chipped for anchorage installation



View of the bottom edge of a large panel: The back edge of the recessed pocket has spalled off the panel and does not engage the relieving angle bar



Concrete spalling adjacent to relieving angle bearing surface

## EXISTING CONDITIONS

# Evidence of moisture inside enclosure assemblies from condensation and water infiltration



Pink discoloration of water finding test paper indicates moisture in the glass foam insulation of the Second Level Slab Assembly.



Delamination and flaking plaster at the base of the wall finishes at the second level gallery due to the moisture inside the wall assembly.



Water finding test paper indicates the presence of moisture on the interior face of the backup wall behind an electrical outlet.

## EXISTING CONDITIONS

Evidence of moisture inside enclosure assemblies from condensation and water infiltration



The interior plaster finishes are applied to expanded metal lath that is supported by steel framing (arrows). The framing and lath have surface corrosion and the backup wall is covered with a black coating that is stained.



The backup wall is covered with water stains and organic growth emanating from the top of the second level wall. The bottom edge of the steel angle support is visible (arrow).



# **CONCEPT FOR PROPOSED REPAIRS**

PRECAST FACADE PANELS

## COMPARISON OF THE EXISTING AND PROPOSED CONDITIONS

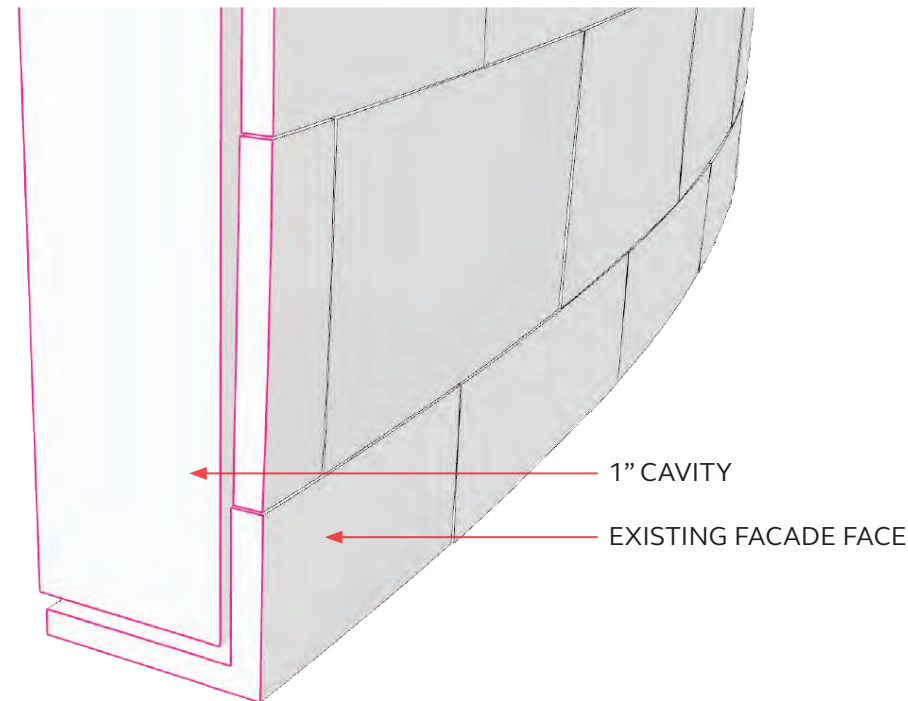
### Precast panel cavity width and proposed 3” facade offset

The Hirshhorn’s existing enclosure system completely lacks a vapor, air, or water-resistive barrier, and insulation. This condition results in ongoing water infiltration and condensation during the cold months of the year along the interior side of the solid concrete structural back-up wall. The field survey confirmed the minimum existing average cavity dimension is one inch.

To improve energy performance the Design Team used prescriptive Energy Code requirements to define the minimum thickness of the required wall assembly. This assembly will prevent water infiltration and condensation on the interior of the building.

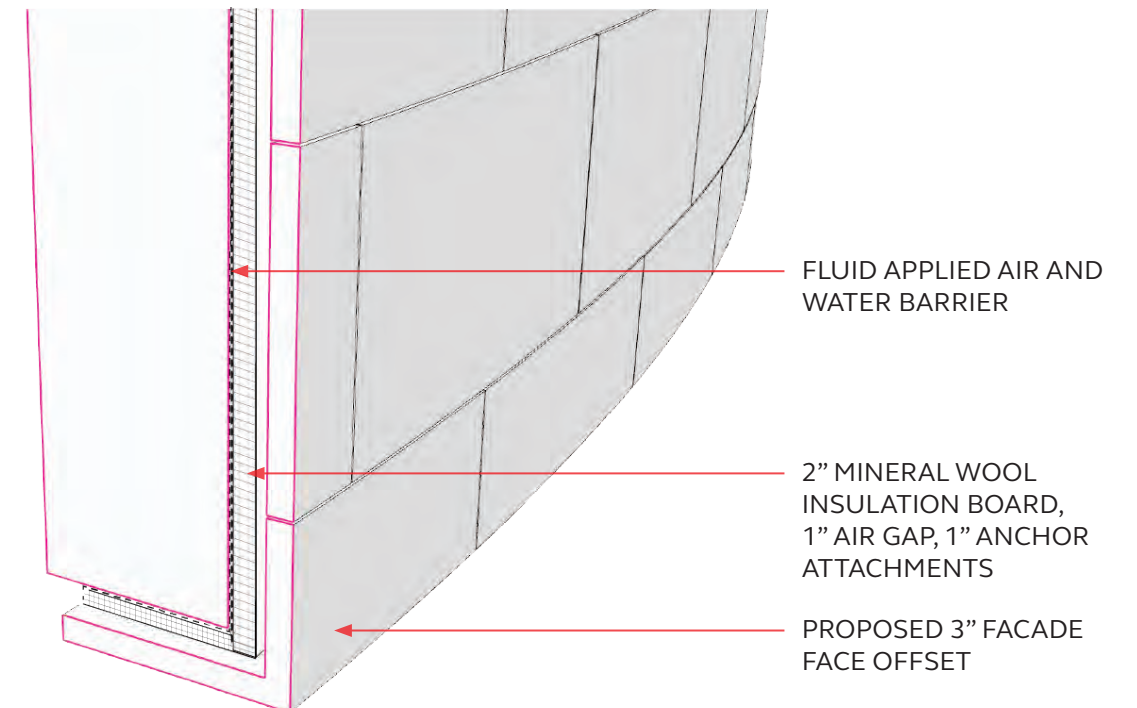
- 32” Concrete backup wall
- Fluid Applied Air and Water Barrier
- 2” Mineral wool board insulation
- 1” Air Gap
- 1” Anchor Attachment
- 5” Minimum precast panel thickness

The proposed 3” facade offset will result in a minimum cavity width of four inches to accommodate 2” thick insulation, a 1” air gap, and 1” for the anchor attachments as well as unforeseen conditions. The new precast panel attachment details will meet blast requirements.



#### EXISTING CONDITION

The cavity between the existing precast panels and the back-up structural wall varies. The minimum existing average dimension is one inch.

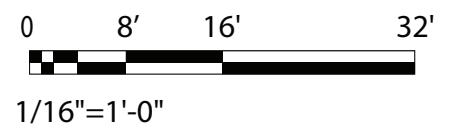
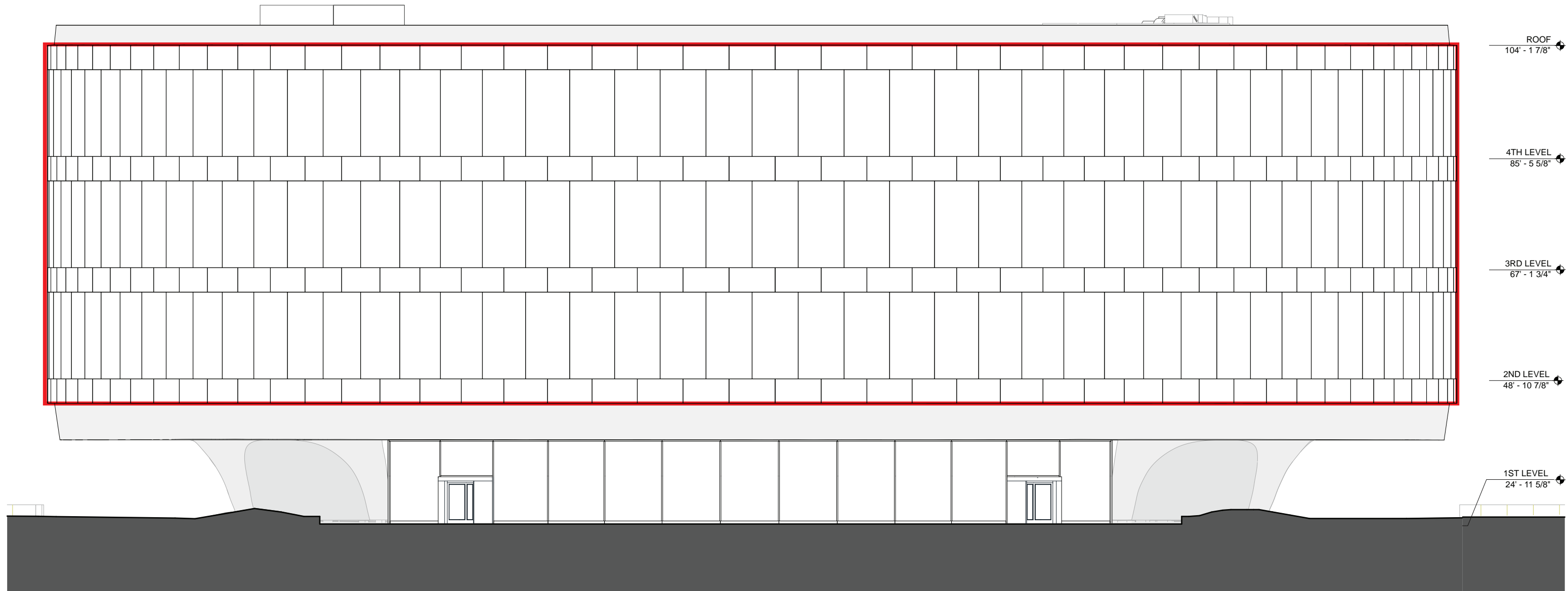
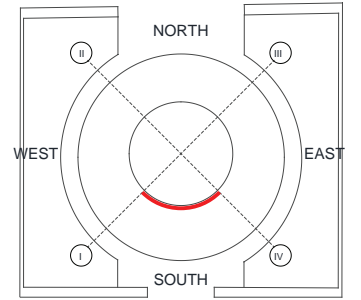


#### PROPOSED NEW PRECAST PANELS WITH 3” OFFSET

# PROPOSED PRECAST PANELS

## Building Elevation: South

 SCOPE OF PROPOSED REPAIRS



# PROPOSED PRECAST PANELS

## Building Elevation: North

Balcony waterproofing and pavers to be replaced. Guardrail and CIP concrete balcony structure not part of the project.

 SCOPE OF PROPOSED REPAIRS

