



PRINCE GEORGE'S COUNTY HISTORIC PRESERVATION COMMISSION

County Administration Building • 14741 Governor Oden Bowie Drive, 4th Floor, Upper Marlboro, Maryland 20772
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APPROVED 04/21/2020

Summary of Actions

Prince George's County Historic Preservation Commission
Tuesday, February 18, 2020, 6:30 p.m.
4th Floor Board Room, County Administration Building

Commissioners Present:	Vice Chair Lisa Pfueller Davidson, Donna Schneider, Aaron Marcavitch, Chairman John Peter Thompson, Yolanda Muckle
Commissioners Absent:	Royal Reff, Nathania Branch-Miles, Susan Pruden
HPC Counsel:	Bradley Farrar, Esq.
Staff Present:	Howard Berger, Jennifer Stabler, Tom Gross, Tyler Smith, Daniel Tana, Ashley Hall

Guest: Name/Organization

Agenda Item

Frank DeVille	E.
Gwendolyn DeVille	E.
Thomas Contee/Nottingham-Myers Church	E.
Wanda Contee	E.
Jerliene Hill	E.
Zilpha Pinkney	E.
Rosalind Pinkney/Nottingham-Myers Church	E.
Angela Neale	E.
Morris Neale	E.
Renie Spriggs/Nottingham-Myers Church	E.
Licette S. Villafañe	E.
Dorothy C. Magruder	E.
Gill Pinkney	E.
Reverend Constance Smith/Nottingham-Myers Church	E.
Cary F. Montgomery	E.
Kimberly Montgomery	E.
Susan Proctor/Belair Mansion & Cemetery	E.
Joanne Flynn/Black Swamp School	E.
Jina Jackson	E.
Kathleen Litchfield/Duvall-Hopkins Store at Hall Road	E.
Donald Cummings/Cheltenham United Methodist Church	E.
Crystal Reed/Cheltenham United Methodist Church	E.
Louis Lightfoot/Samuel Hargrove House	E.
Douglas L. House	E.

A. Call to Order

Vice Chair Davidson, who acted as Chair at the request of Chairman Thompson, called the meeting to order at 6:40 p.m. Vice Chair Davidson read introductory remarks about the meeting and procedures into the record. Commissioners Reff, Pruden, and Branch-Miles had excused absences. As a quorum was not present, Agenda Item F followed.

F. Update from Department of Parks & Recreation

Mr. Gross presented the update from the Department of Parks & Recreation. At Oxon Hill Manor, there was some recent work completed involving an ADA accessibility ramp and roof stability work. At Marietta Mansion, repairs to the front steps were not feasible and the Maryland Historical Trust (MHT) determined that a pressure treated wooden stair can be in place for one year. DPR staff plans to install this temporary stair while they come up with the design for a permanent replacement. At Billingsley, there is ongoing work related to the chimney and roof. Roof repair is ongoing at Abraham Hall. The investigation report that will include full repair cost estimates for Peace Cross is forthcoming. Timber framers were brought on site at Compton Bassett to look at the lower barn and an estimate for repair work is forthcoming. At Thrift School, some electrical work has been done. The cupola barn at Chelsea has been repaired. At Newton White Mansion, Davis Buckley is evaluating the existing roof and developing a scope of work for repairs; window repairs are ongoing. At Surratt House, they are awaiting the contractor pricing for the exterior renovation. At Snow Hill Manor, they are meeting with a landscape lighting company for a final design for exterior lighting, and upcoming roof replacement work will be submitted for a Historic Area Work Permit (HAWP).

Commissioner Muckle arrived at 6:44 p.m. Agenda Item B followed as a quorum was now present.

B. Approval of Meeting Summary – January 21, 2020

MOTION: Commissioner Schneider moved to approve the January 21, 2020 meeting summary. The motion was seconded by Commissioner Muckle. The motion was approved by acclamation and without objection (5-0).

Agenda Item E followed.

E. Approval of FY 2020 Historic Property Grant Program Recommendations

Mr. Tana presented the FY 2020 Historic Property Grant Program grant committee recommendations and a summary of the applications. The program was reauthorized in the FY 2020 budget with \$300,000 in available funds. A twelfth round of the program was announced in August 2019 and four workshops for potential applicants were held in September throughout the County. In addition, a recording of the August 20 workshop and presentation was uploaded to the Grants page of the Planning Department's Website and the Maryland-National Capital Park and Planning Commission's YouTube page for individuals who could not attend any of the available in-person workshops. Mailings advertising the 2020 program year, with information on the workshops and application deadlines, were sent to all property owners in Historic Districts, all owners of Historic Sites and Historic Resources, and to the County's 27 municipalities. A total of 30 people attended the four workshops. Fourteen provisional applications were received, and thirteen of these were submitted in their final, completed forms and compiled by Planning Department staff, totaling \$497,451 in requested grant funds for the 2020 program year.

In accordance with the program guidelines, a grant committee consisting of four HPC members and three Planning Department staff members was appointed by the HPC chairman to review applications and provide award recommendations to the HPC. The committee evaluated and scored the proposed projects using the selection criteria in the program guidelines and made award recommendations accordingly.

Grant requests exceeded the available funds by \$197,451. As a result, only two projects, with requests under \$30,000, were recommended for full funding. Seven other projects with scores in the top 70% of scores were recommended for partial funding (no funding was recommended to projects that scored below 70%).

In the event that grant funds need to be reallocated due to refusal of award or termination of grant contract, the HPC recommends that available funds be reallocated to the next highest scoring partially funded project until the project is fully funded, or the funds are exhausted, whichever comes first.

Based on the applications and grant committee recommendations, staff recommended that the HPC should recommend grant recipients for the 2020 funding year to the Planning Board. The HPC's recommendations will be presented to the Planning Board for its review and award selection on March 5, 2020.

Mr. Thomas Contee, representing Nottingham-Myers Church, spoke first. He stated that the unique architecture of the church, including the curved ceiling, is suffering from moisture buildup and that the HVAC replacement that was requested in their grant application would assist in keeping the church as a functioning and usable historic site. He indicated that the wet, cold, and hot weather conditions have resulted in moisture damage to the historic portion of the church. He also indicated that he, as well as other members of the church, take great pride in its history and hope that this history can be passed on to future members of and visitors to the church. He asked that the denial of grant funding for replacing the HVAC system be reconsidered for these reasons. Commissioner Marcavitch indicated that he could speak to a sacred places grant program contact regarding the Nottingham-Myers Church, and had some ideas for other routes of acquiring funding.

Ms. Rosalind Pinkney, speaking on behalf of Nottingham-Myers Church, also spoke in favor of the reconsideration to fund the HVAC replacement. She indicated that if the church is worthy enough to be listed as a historic site, it should be worthy for funding for its upkeep. She indicated that the lack of a functioning HVAC system renders the church unusable as a place of worship. Chairman Thompson asked if the current HVAC unit functions in any capacity and asked how old the current HVAC system is. Mr. Contee indicated that the current system in the historic portion of the structure is no longer in operation, but the 1980s addition has a functioning HVAC system. Mr. Contee indicated that they would like to worship in the historic sanctuary again, but the space is currently unusable due to moisture and temperature issues. Commissioner Muckle asked if the historic portion of the building had HVAC, and Mr. Contee indicated that the sanctuary has not had a functioning HVAC system for two years. He indicated that some light mold is also present due to moisture buildup.

Ms. Renie Spriggs, a sixth-generation member of Nottingham-Myers Church, indicated that the church is not only her family's history but also Maryland history. She indicated that allowing the historic church to deteriorate is allowing Maryland history to deteriorate along with it.

Ms. Joanne Flynn, owner of the Black Swamp School, stated that she appreciates the recommendation for grant funding.

Reverend Constance Smith, the pastor at Nottingham-Myers Church, indicated that the surrounding trees may cause damage to the church in the future. She requested that the allocation of grant funding be reconsidered so that the historic church does not deteriorate.

MOTION: Commissioner Schneider moved that the HPC recommend grant recipients for the 2020 funding year to the Planning Board in accordance with staff's recommendations. Commissioner Muckle seconded the motion. Chairman Thompson indicated that he would not wish to see the Nottingham Myers Church deteriorate and indicated that Commissioner Marcavitch may have a point of contact for other funding. Vice Chair Davidson reaffirmed the criteria used to allocate the grant funds and indicated that it is often disappointing when some projects are not funded. The motion was approved by acclamation and without objection (5-0).

Mr. Tana indicated that the Planning Board hearing would be on March 5, 2020 and would be the final opportunity to advocate for the allocation of grant funding.

Agenda Item C.1. followed.

C. Historic Area Work Permit

1. 2020-006, 4707 Howard Lane (OTCPHD 66-042-219)

Mr. Gross presented the staff report. The applicant requested a Historic Area Work Permit (HAWP) for the enclosure of an existing porch on the house at 4707 Howard Lane in the Old Town College Park Historic District (OTCPHD). The application was filed on January 11, 2020 and accepted as complete on that date. The application was referred to the OTCPHD Local Advisory Committee (LAC), which voted 4-0 to recommend conditional approval of the application at its public meeting on February 5, 2020. The subject property is 4707 Howard Lane, identified within the Inventory as OTCPHD 66-042-219. The existing house on the property was constructed in 2017 and was approved by the Historic Preservation Commission through the Historic Area Work Permit process (HAWP 2016-056). The applicant proposes to enclose a screened porch at the northeast corner of the house for the purpose of creating a "three-season" porch. The existing screens and porch railing would be removed and replaced with a knee wall that is approximately the same height as the existing 36" railing. The knee wall would be faced with white HardiePlank panels to match the appearance of the panels below the north (front) elevation bay window. The applicant proposes to install white vinyl sliding windows above the knee wall, with screens installed in each window opening. The rhythm of the windows and panels would be dictated by the number and location of the existing porch posts. The existing screen door would be replaced by an aluminum and glass storm door. No changes are proposed to the existing porch floor, steps, or lattice infill. The property owners, Robert Swanson and Joan Carol Poor, presented the project to the OTCPHD LAC on February 5, 2020. The LAC voted 4-0 to recommend that the Historic Preservation Commission approve the Historic Area Work Permit application, with the condition that the applicant provide more accurate drawings of the proposed work to include with staff's recommendation to the Historic Preservation Commission. Revised drawings were submitted to staff on February 6, 2020.

Staff recommended that the Historic Preservation Commission approve HAWP 2020-006 as meeting provisions 2 and 3 of Subtitle 29-111(b) and Standard 9 of the Secretary of the Interior's *Standards for Rehabilitation*.

Commissioner Marcavitch asked if the existing posts are intended to show between the panels. Mr. Gross stated that the drawings submitted with the application indicate that the posts would not be visible under the panels.

MOTION: Commissioner Marcavitch moved to approve HAWP 2020-006 as meeting provisions 2 and 3 of Subtitle 29-111(b) and Standard 9 of the Secretary of the Interior's *Standards for Rehabilitation* with a condition that, at the discretion of Historic Preservation Section staff, the existing posts remain articulated

unless this creates a structural issue; in which case pilasters should be added over the paneling to simulate the appearance of the posts between the panels. Commissioner Schneider seconded the motion. The motion was approved by acclamation and without objection (5-0). [It was subsequently determined that the posts were intended to remain visible between the panels to be installed, although that was not represented in the submitted drawings.]

Agenda Item D followed.

D. Preservation Tax Credits

1. 2020-001, Frederick and Frances Watkins House (71B-023)

Mr. Tana presented the staff report. Tax credit work totaled \$47,156.02 and consisted of electrical work (including the installation of a new 400-amp meter box, upgrading of electrical panels and grounding to meet modern code, running new conduit from a utility pole, and correction of reversed polarity in receptacles), HVAC system service, in-kind replacement of the roofs of two outbuildings, replacement of gutters and downspouts on two outbuildings and the main house, installation of attic insulation, tree trimming, and the resurfacing of the driveway. The work was approved in HAWPs 2018-100, 2019-011, and 2020-013 (an after-the-fact approval of the in-kind replacement of gutters and downspouts on the main house) and was completed in December 2019. \$45,256.02 of the expenses were determined eligible and a tax credit of \$11,314.01, to apply for FY 2021, was recommended. Staff recommended that the application be granted as meeting Provisions 1, 2, and 3 of Subtitle 29-111(b) and Standards 1, 2, 5, and 6 of the Secretary of the Interior's *Standards for Rehabilitation*.

MOTION: Commissioner Schneider moved that the HPC approve Tax Credit 2020-001 as meeting Provisions 1, 2, and 3 of Subtitle 29-111(b) and Standards 1, 2, 5, and 6 of the Secretary of the Interior's *Standards for Rehabilitation*. Commissioner Muckle seconded the motion. The motion was approved by acclamation and without objection (5-0).

2. 2020-002, W. G. Lown House (68-010-35)

Mr. Tana presented the staff report. Tax credit work totaled \$16,258.25 and consisted of the replacement of existing porch flooring and some areas of framing; repair and in-kind replacement of trim and railing, as necessary; and repairing of trim and oiling of new flooring. The work was approved in HAWP 2019-061 and was completed in November 2019. All expenses were determined eligible and a tax credit of \$4,064.56, to apply for FY 2021, was recommended. Staff recommended that the application be granted as meeting Provisions 1, 2, 3, and 4 of Subtitle 29-111(b) and Standards 1, 2, 5, and 6 of the Secretary of the Interior's *Standards for Rehabilitation*.

MOTION: Commissioner Schneider moved that the HPC approve Tax Credit 2020-002 as meeting Provisions 1, 2, 3, and 4 of Subtitle 29-111(b) and Standards 1, 2, 5, and 6 of the Secretary of the Interior's *Standards for Rehabilitation*. Chairman Thompson seconded the motion. The motion was approved by acclamation and without objection (5-0).

Agenda Item G followed.

G. Commission Staff Items

1. HAWP Staff Sign Offs

There were no further questions.

2. Properties of Concern

Mr. Gross gave some additional information on the status of the Orme-Shaw House. Mr. Gross then provided an update on the condition of the Jarboe-Bowie House. Vice Chair Davidson stated that it would be a good idea to invite the property owner of the Jarboe-Bowie House to speak to the HPC regarding the condition of the property, and Commissioner Schneider seconded this.

3. Referrals Report

There were no further questions.

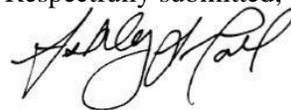
4. Correspondence Report – No Correspondence Report

5. New Business/Staff Updates

Mr. Smith indicated that Thomas Lester is leading the Community Planning Division's efforts to update the Bowie and Vicinity Master Plan and that an Old Town Bowie stakeholder meeting is scheduled for March 6, 2020. Commissioner Marcavitch indicated that Bernie Callan, a founding member of the Maryland Association of Historic District Commissions, passed away and indicated that a letter from the HPC would be a nice gesture.

MOTION: Commissioner Schneider moved to adjourn. The motion was seconded by Commissioner Marcavitch. The motion was approved by acclamation and without objection (5-0). The meeting adjourned at 7:53 p.m.

Respectfully submitted,



Ashley Sayward Hall
Principal Planning Technician
Historic Preservation Section