



PRINCE GEORGE'S COUNTY HISTORIC PRESERVATION COMMISSION

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APPROVED 02/16/21

Summary of Actions

Prince George's County Historic Preservation Commission
Tuesday, January 19, 2021, 6:30 p.m.
4th Floor Board Room, County Administration Building

THIS MEETING WAS HELD VIRTUALLY VIA GOTOMEETING

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

Guest: Name/Organization	Agenda Item
Roland Edwards	C.1.
Benjamin Levy	D.2.
Jeremy Wells	H.5.a.
Karen DeMatteo	D.1.

A. Call to Order

Chairman Thompson called the meeting to order at 6:31 p.m. Vice Chair Davidson read introductory remarks about the meeting and procedures into the record. Vice Chair Davidson chaired the meeting. Commissioner Muckle had an excused absence.

B. Approval of Meeting Summary – December 15, 2020

MOTION: Commissioner Schneider moved to approve the December 15, 2020 meeting summary. The motion was seconded by Commissioner Branch-Miles. The motion was approved by roll call vote and without objection (7-0).

C. Development Referral

- 4-20025, McDermott Property (Adjacent to Charles Hill & Pumphrey Family Cemetery, Historic Site 78-017; and The Cottage and Outbuildings, Historic Site 78-000-18)**

Dr. Stabler presented the staff report. The subject application proposes a new subdivision of four lots for single-family detached development. The subject property is adjacent to the Charles Hill and Pumphrey Family Cemetery Historic Site (78-017) to the west and the Cottage and Outbuildings Historic Site (78-000-18) to the east. Built in the 1840s and 1890s, Charles Hill is a two-story, side-gabled frame house in two sections. The original house was of the traditional side-hall-and-double-parlor plan with Greek Revival trim. In the 1890s the house was enlarged, enclosing the two exterior chimneys. The tract on which the house stands was patented in 1672 to Ninean Beall, who named it Charles Hill after his son, born the same year.

Built in 1846, and enlarged circa 1860 and in the 1880s, the Cottage is a large, two-story gable-roof frame plantation house built in three sections. It has ornately bracketed cornices and fine Greek Revival interior detail. The main block was built in 1846 for Charles Clagett on property acquired by his father, Thomas Clagett VI, of Weston. The other sections of the building were added in the late nineteenth century, resulting in a building that appears to expand like a telescope. Near the house is a complex of domestic outbuildings including a unique oval brick icehouse. The Cottage was listed in the National Register of Historic Places in 1989.

A Phase I archeology survey was conducted on the subject property in 2006 as part of the review of Preliminary Plan 4-05137. The area included in the proposed Environmental Setting for Charles Hill was not examined. No cultural material was recovered in this archeological survey and no further archeological investigations were required.

To protect the views from the Charles Hill and the Cottage and Outbuildings Historic Sites, some screening will be required along the common boundaries between the Historic Sites and the developing lots. As required by the previously approved preliminary plan, a conservation easement was established along the boundaries of the lot on which the Charles Hill Historic Site was sited and the adjoining lots. New construction on all four of the proposed lots will be visible from the Charles Hill and Pumphrey Family Cemetery Historic Site. The front elevations of new houses should face an historic site whenever possible. The entry lane into the development is named after John Pumphrey who, in the early nineteenth century, purchased the land on which the Charles Hill Historic Site was constructed. John Pumphrey held several enslaved people during his lifetime. Therefore, a more appropriate name should be provided for the entry road into the development.

The 2010 Landscape Manual requires a 50-foot landscape buffer and 60-foot building setback along the property boundaries that adjoin the Charles Hill and Pumphrey Family Cemetery Historic Site and The Cottage and Outbuildings Historic Site. A 60-foot building setback line should be provided on the eastern and western boundaries of the subject property adjoining the two Historic Sites. The required 50-foot buffer yard along the lines of both the adjacent Charles Hill Historic Site and The Cottage and Outbuildings Historic Site should be landscaped with native species, preferably evergreens with a mix of tall growing deciduous trees to protect the viewsheds of the historic sites. Because of the proximity of the proposed building lots to the Charles Hill and Pumphrey Family Cemetery Historic Site and the Cottage and Outbuildings Historic Site, a limited detailed site plan should be required for new construction on all the lots in this proposed subdivision to ensure compatibility with the character of the adjacent historic sites. All required archeological investigations on the subject property have been completed and approved by Historic Preservation staff. No additional archeological investigations are recommended on the subject property.

Historic Preservation staff recommended approval of 4-20025 with the following conditions:

1. Prior to the issuance of any building permit, the applicant, his heirs, successors and/or assignees shall:

- a. provide a 50-foot Type E landscape buffer and a 60-foot building setback along all property lines adjoining the Charles Hill and The Cottage Historic Sites.
- b. be subject to a requirement for a limited detailed site plan to be approved by the Planning Board or its designee. The limited detailed site plan shall ensure the compatibility of the new construction with the adjacent historic sites and include but not be limited to:
 - i. addressing the conservation of the scenic/historic easement along Old Marlboro Pike regarding landscaping, viewshed, and building setbacks.
 - ii. appropriate buffering of the adjacent historic sites in accordance with the 2010 Landscape Manual. The required landscape buffer shall include a naturalized mix of evergreen and deciduous trees to screen the historic sites from the adjacent new construction.
 - iii. building siting, architectural elevations, materials, lighting, and landscaping for all lots to ensure that the proposed architecture is compatible with the Charles Hill and The Cottage and Outbuildings Historic Sites.

Mr. Roland Edwards, owner of Charles Hill & Pumphrey Family Cemetery, stated that he concurred with staff's report and that he appreciated the proposed buffer and the developer's revised plan to a less-dense, larger-lot development. He stated that he wanted to request enforcement of maintenance requirements of the proposed buffers.

Chairman Thompson stated that he was also concerned with ongoing fence and buffer maintenance. Dr. Stabler indicated that she would look into whether a HOA was proposed as it would relate to upkeep of buffers and fences. Mr. Berger indicated that upkeep of fences and buffers would likely fall to the property owners. Mr. Farrar indicated that language could be included in covenants to incorporate the details of upkeep, as well as in the Historic Preservation Commission's (HPC's) motion.

MOTION: Commissioner Pruden moved that the HPC recommend to the Planning Board and District Council approval of 4-20025, McDermott Property, with the following conditions (subsequently, revised through discussion):

1. Prior to the issuance of any building permit, the applicant, his heirs, successors and/or assignees shall:
 - a. provide a 50-foot Type E landscape buffer and a 60-foot building setback along all property lines adjoining the Charles Hill and The Cottage Historic Sites.
 - b. be subject to a requirement for a limited detailed site plan to be approved by the Planning Board or its designee. The limited detailed site plan shall ensure the compatibility of the new construction with the adjacent historic sites and include but not be limited to:
 - i. addressing the conservation of the scenic/historic easement along Old Marlboro Pike regarding landscaping, viewshed, and building setbacks.
 - ii. appropriate buffering of the adjacent historic sites in accordance with the 2010 Landscape Manual. The required landscape buffer shall include a naturalized mix

of evergreen and deciduous trees to screen the historic sites from the adjacent new construction.

- iii. building siting, architectural elevations, materials, lighting, and landscaping for all lots to ensure that the proposed architecture is compatible with the Charles Hill and The Cottage and Outbuildings Historic Sites.
- c. The HPC directed staff to develop language regarding a covenant to maintain any fencing and landscape buffering between the developing lots and the historic sites.

Commissioner Schneider seconded the motion. The motion was approved by roll call vote and without objection (6-0-1, Vice Chair Davidson voted "present").

N.B. After the HPC meeting staff conferred with the Planning Department's Development Review Division and learned that neither approved condition "a" and newly introduced condition "c" (above) were necessary based on the requirements of the County's subdivision regulations. After review of the conservation easement, HPC Legal Counsel determined that the maintenance covenants were in the conservation easement. As a result, neither of these conditions were forwarded to the Planning Board in the Historic Preservation Commission's final recommendations.

D. Historic Area Work Permits

1. 2020-042, Isaac Brown House (Historic Site 72-009-30)

Mr. Smith presented the staff report. A Stop Work Order was issued in May 2020 for work that was conducted on the Isaac Brown House (72-009-30) without an approved Historic Area Work Permit (HAWP) or a County building permit. A large rear addition to the building had been partially constructed before the Stop Work Order was issued. The applicant then contacted staff and requested a HAWP for the rehabilitation of the subject house. The scope of the subject application is based on staff's site visit and correspondence with the applicant since the HAWP application was filed.

The Isaac Brown House, built circa 1911, is a small two-story, front-gable dwelling with a simple shotgun plan and Victorian detailing. Three modest additions altered the original massing but were built behind the original main block. Originally built as a rental property, the house is significant as a representative local example of a modest suburban dwelling of late Victorian character. The subject property has been vacant and partially open to the elements for several years. This neglect resulted in the deterioration of the rear additions, chimney, siding, and windows. The roof of the additions collapsed circa 2011. The original front door was removed and replaced with a hollow core interior wood door prior to the property's designation as a historic site in 2010. The hip-roofed porch with Victorian detailing was removed and reconstructed as a utilitarian shed roofed porch with no detailing sometime between 1991 and 2006. The chimney fell into disrepair and was completely removed sometime between September 2018 and July 2020, without an approved HAWP or County building permit.

The subject application proposes a comprehensive rehabilitation of the house's exterior. The scope of work includes the replacement of the asphalt shingle roof; replacement of the existing wood siding with German wood siding; and restoration of three west (front) elevation windows. The windows in the south (side) elevation will be replaced with 1/1 wood-sash windows in the original openings. The current shed-roof porch will be removed, and a hipped-roof porch will be reconstructed to the dimensions and details of the original porch with salvaged decorative Victorian detailing including turned porch columns and

decorative brackets. The front door will be replaced with a modern, half-light wood door. Reconstruction of the chimney is not proposed. The subject application also proposes the after-the-fact approval of the partially constructed rear addition. The addition was built on the same footprint as the three previously constructed additions but extends two stories to meet the main roofline of the house. The addition was framed, roofed, sheathed, and wrapped before the Stop Work Order was issued. The addition will be sided with wood lap siding to distinguish it from the German siding of the original house, with a vertical trim board visually separating the original volume from the addition. In keeping with the character of the original house, the north elevation will have only one single-light window located in the second story. The majority of the fenestration will be on the south elevation with 1/1 wood sash windows. The rear elevation will include one exterior door on the first floor and two second-story windows of matching materials and design as those on the remainder of the house.

The scope of work and drawings provided by the applicant were insufficient to review the proposed work in detail. The proposed rehabilitation of the house and the partially completed addition are generally compatible with the architectural character of the Historic Site. However, accurate drawings and material specifications for the doors and windows were not included with the subject application and must be submitted for review and approval as a condition of any final approval of the subject application or of the required County building permit. The addition was partially constructed without review and approval through the HAWP process. This is a clear violation of Subtitle 29 and precluded staff from advocating for setbacks in the addition from the original building and a drop in the roofline of the addition to further distinguish the addition from the historic portion of the house. Further, any replacement siding to be used on the original portion of the house must be wood "German" siding and have a smooth traditional finish to be compatible with the historic character of the property. Any siding proposed for installation on the new addition must comply with the requirements of HPC Policy #1-05. The deteriorated condition of the Isaac Brown House and minimal remaining historic fabric allows some flexibility in the rehabilitation of the structure while meeting the criteria of Subtitle 29-111(b) and the Secretary of the Interior's *Standards for Rehabilitation*. In the opinion of staff, the potential approval of the partially constructed addition according to the terms of this application and its recommendations, represents an appropriate limit of that flexibility.

Staff recommended that the HPC approve, in concept only, HAWP 2020-042 as meeting provisions 3 and 4 of Subtitle 29- 111(b) and Standards 2 and 9 of the Secretary of the Interior's *Standards for Rehabilitation* with the following condition:

1. The applicant shall provide detailed specifications for the proposed windows, front and rear doors, siding and trim, and roofing to staff for review and approval prior to removal of the existing windows and front door, and prior to the installation of these building elements. In addition, the applicant shall submit a scaled site plan of the property indicating the location and dimensions of any existing and proposed construction.

Ms. Karen DeMatteo, the property owner, stated that they are eager to renovate and restore the property for the community. She stated that she agreed with staff's recommendations and stated that she would continue to work with Mr. Smith and staff.

Mr. Berger stated that a county building permit would not be approved without a fully approved HAWP. He encouraged Ms. DeMatteo to submit all information to Mr. Smith, and she stated that she would do so.

MOTION: Commissioner Schneider moved to approve, in concept only, HAWP 2020-042 as meeting provisions 3 and 4 of Subtitle 29- 111(b) and Standards 2 and 9 of the Secretary of the Interior's *Standards for Rehabilitation* with the following condition:

1. The applicant shall provide detailed specifications for the proposed windows, front and rear doors, siding and trim, and roofing to staff for review and approval prior to removal of the existing windows and front door, and prior to the installation of these building elements. In addition, the applicant shall submit a scaled site plan of the property indicating the location and dimensions of any existing and proposed construction.

Commissioner Pruden seconded the motion. The motion was approved by roll call vote and without objection (6-0-1, Vice Chair Davidson voted "present").

2. 2020-068, St. Barnabas Church & Cemetery, Oxon Hill (Historic Site 76A-004)

Mr. Smith presented the staff report. The applicant requested a HAWP for alterations within the Environmental Setting of Saint Barnabas Church & Cemetery (76A-004). St. Barnabas Episcopal Church is a one-story rectangular structure of red-painted brick, with a two-story brick bell tower centered at the west gable end. St. Barnabas Church is significant as a well-preserved example of 19th century church design and construction in Prince George's County. St. Barnabas is also significant for its associations with the Addison family and with King George's Parish. St. Barnabas was established on its present site in 1830 as a mission chapel to St. John's Broad Creek. The present building was built in 1851 when the circa 1830 chapel burned.

The proposed solar installation was the subject of two Mandatory Referral applications (MR-1907F and MR-2017F). MR-1907F was reviewed by the HPC in September 2019 and was recommended for approval without conditions to the Planning Board. MR-2017F was reviewed and recommended for approval by staff. A Phase I archeology survey has been completed and no further investigation was recommended. The subject application is for the construction of the installation proposed in the Mandatory Referral submittals MR-1907F and MR-2017F. The proposed solar installation will occupy approximately four acres within the 27.11-acre Environmental Setting. The project consists of 3,940 fixed-tilt ground-mounted solar panels in the open field to the southwest of the church. The panels will be mounted on metal structures and will rest as high as 6' to 7' feet above grade. The panels and ancillary equipment will be surrounded by a 7-foot black vinyl (faux wrought iron) fence and landscape buffer. One non-contributing outbuilding will be removed along with a few single-standing trees.

The scope of work and drawings provided by the applicant were sufficient to review the proposed work. The location, fence, and landscape buffer of the proposed solar installation are compatible with the architectural character of the Historic Site. Staff recommended that the HPC approve HAWP 2020-068 as meeting provision 3 of Subtitle 29-111(b) and Standards 2, 9, and 10 of the Secretary of the Interior's *Standards for Rehabilitation*.

Mr. Benjamin Levy, on behalf of the applicant, indicated that he concurred with staff's recommendations. He then indicated that no changes had been made since the HPC last reviewed the project as a development referral.

MOTION: Commissioner Schneider moved to approve HAWP 2020-068 as meeting provision 3 of Subtitle 29-111(b) and Standards 2, 9, and 10 of the Secretary of the Interior's *Standards for Rehabilitation*. Commissioner Pruden seconded the motion. The motion was approved by roll call vote and with one objection (5-1-1, Commissioner Marcavitch voted "no," and Vice Chair Davidson voted "present").

E. Preservation Tax Credits

1. 2020-014, 4712 Howard Lane (OTCPHD 66-042-225)

Mr. Smith presented the staff report. David Kacar, the architect and builder of 4712 Howard Lane, a Noncontributing Resource within the Old Town College Park Historic District (OTCPHD), applied for a tax credit for work totaling \$511,200. The work was comprised of construction of a new single-family residence. The construction of the house was approved by the HPC under HAWP 2019-023, issued on May 21, 2019. The work was completed in June 2020. The amount of \$46,500 of allowances for cabinets and counter tops, plumbing and light fixtures, appliances, hardware, and interior paint were deducted from the total, reducing the eligible expenses to \$464,700. Based on the documentation of the work supplied by the applicant and the HPC's adopted tax credit policies and procedures, staff recommended the approval of a historic preservation tax credit in the amount of \$46,470. This credit would apply for FY 2021, the tax year following the year in which the work was completed. Staff recommended that the application be granted as meeting provisions 2 and 3 of Subtitle 29-111(b) and Standards 9 and 10 of the Secretary of the Interior's *Standards for Rehabilitation*.

MOTION: Commissioner Schneider moved to approve Preservation Tax Credit 2020-014 as meeting provisions 2 and 3 of Subtitle 29-111(b) and Standards 9 and 10 of the Secretary of the Interior's *Standards for Rehabilitation*. Commissioner Pruden seconded the motion. The motion was approved by roll call vote and without objection (6-0-1, Vice Chair Davidson voted "present").

2. 2020-015, Benjamin Mackall House & Cemetery (Historic Site 86A-022)

Mr. Gross presented the staff report. Julia Claypool, owner of 12518 Plantation Drive, identified in the Inventory as the Benjamin Mackall House and Cemetery (86A-022), applied for a tax credit for work totaling \$109,770.00. The work included the replacement of eight windows and installation of one window in a historic opening; installation of a new standing-seam metal roof; removal of non-historic cladding and restoration of wood siding; installation of porch screening; installation of gutters and snow guards; exterior painting; and repair of the posts, siding, and roof of the historic tobacco barn on the property. The work was approved by the HPC under HAWPs 2017-015, 2018-004, 2018-005, 2018-082, and 2018-084. The work began in April 2017 and was completed on November 11, 2020. The subject application included all required photographs and documentation. All expenses were determined by staff to be eligible for the tax credit. Based on the documentation of the work supplied by the applicant and the HPC's adopted tax credit policies and procedures, staff recommended the approval of a historic preservation tax credit in the amount of \$27,442.50. This credit would apply for FY 2022, the tax year following the year in which the work was completed. Staff recommended that the application be granted as meeting provisions 2 and 3 of Subtitle 29-111(b) and Standards 2, 5, and 6 of the Secretary of the Interior's *Standards for Rehabilitation*.

MOTION: Commissioner Schneider moved to approve Preservation Tax Credit 2020-015 as meeting provisions 2 and 3 of Subtitle 29-111(b) and Standards 2, 5, and 6 of the Secretary of the Interior's *Standards for Rehabilitation*. Commissioner Branch-Miles seconded the motion. The motion was approved by roll call vote and without objection (6-0-1, Vice Chair Davidson voted "present").

F. Non-Capital Grant Program

1. 2020-003, Moyaone Reserve Interpretive Signage

Mr. Tana presented the staff report. The applicant submitted an application for a non-capital mini grant in the amount of \$2,712.20 to purchase signage, including one interpretive plaque that celebrates the Moyaone Reserve's recent listing on the National Register of Historic Places and briefly describes the significance of the Reserve and two signs announcing the National Register Historic District. The plaque would be installed on the grounds of the Wagner Center at 2311 Bryan Point Road in Accokeek and will be visible to visitors of the area and the other signs would be placed inside the community near entry points. Some of the funding for the research and documentation related to the National Register listing was funded by an earlier Prince George's County Historic Preservation Non-Capital Grant (2019-001). Based on the information provided by the applicant and the HPC's adopted Non-Capital Grant Guidelines, staff recommended the approval of a Non-Capital Grant in the amount of \$2,712.20 as meeting the following Criteria for Evaluation: (A) Project Impact/Educational Outreach Value, (B) Significance, and (F) Administrative/Professional Capability.

MOTION: Commissioner Schneider moved to approve Non-Capital Grant 2020-003 as meeting Criteria A, B, and F for Evaluation. Chairman Thompson seconded the motion. The motion was approved by roll call vote and without objection (6-0-1, Vice Chair Davidson voted "present").

G. Update from Department of Parks & Recreation

Mr. Gross presented the update from the Department of Parks & Recreation.

H. Commission Staff Items

1. HAWP Staff Sign Offs

There were no further questions.

2. Properties of Concern

Mr. Gross stated that there were no updates to the list of Properties of Concern since December 2020. Chairman Thompson asked about the status of Admirathoria, and Mr. Gross indicated that staff had not had contact with the property owner.

3. Referrals Report

There were no further questions.

4. Correspondence Report – No Correspondence Report

5. New Business/Staff Updates

- a. Briefing: “Making Local Historic Preservation Policy and Practice More Inclusive, Equitable, and Unbiased,” Jeremy Wells, Ph.D., University of Maryland School of Architecture, Planning, and Preservation**

Dr. Jeremy Wells provided a short presentation and discussion followed.

Public comments followed and were off the record.

MOTION: Chairman Thompson moved to adjourn. The motion was seconded by Commissioner Pruden. The motion was approved by acclamation and without objection (7-0). The meeting adjourned at 8:38 p.m.

Respectfully submitted,



Ashley Sayward Hall
Principal Planning Technician
Historic Preservation Section