



PRINCE GEORGE'S COUNTY HISTORIC PRESERVATION COMMISSION

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APPROVED 7/20/21

Summary of Actions

Prince George's County Historic Preservation Commission
Tuesday, June 15, 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, Chairman John Peter Thompson, Nathania Branch-Miles, Donna Schneider, Yolanda Muckle
Commissioners Absent:	Royal Reff
HPC Counsel:	Bradley Farrar, Esq.
Staff Present:	Howard Berger, Jennifer Stabler, Tom Gross, Daniel Tana, Tyler Smith, Ashley Hall, Ben Bernstein

Guest: Name/Organization	Agenda Item
Thomas Wright	C.1.
Marilyn Chin	D.1.
Chris Hatcher	C.1.
John Rigg	D.1.
Robert Swanson	D.1., E.1.
Dave Dukes	C.1.
Barbara Evans	D.1.
Rose Fletcher	C.1.
Mike Arnold	D.1.
Douglas McElrath	D.1.
Richard Biff	D.1.
Thomas Wright	C.1.
Mark Ferguson	C.1.
Stephanie Stulich	D.1.
Bob Schnabel	D.1.
Katharine Bryant	D.1.

A. Call to Order

Chairman Thompson called the meeting to order at 6:30 p.m. Vice Chair Davidson read introductory remarks about the meeting and procedures into the record. Vice Chair Davidson chaired the meeting. Commissioner Reff had an excused absence.

B. Approval of Meeting Summary – May 18, 2021

MOTION: Commissioner Schneider moved to approve the May 18, 2021 meeting summary. The motion was seconded by Commissioner Muckle. The motion was approved by roll call vote and without objection (6-0).

C. Development Referral

1. CSP-20007, Clay Property (adjacent to Ash Hill/Hitching Post Hill, Historic Site 68-001)

Mr. Smith presented the staff report. The subject CSP proposes rezoning the property from the R-80 (One-Family Detached Residential) Zone to the R-20 (One-Family Triple Attached Residential) Zone to allow for a future townhouse development with 135 units. The subject property is within the Prince George's Plaza Transit District Development Plan (2016) area. Currently, the subject property is wooded and undeveloped and is bounded by Maryland-National Capital Park and Planning Commission (M-NCPPC) park property to the west, apartment buildings to the south, single-family homes to the east, and Hitching Post Hill (Historic Site 68-001) to the north. Hitching Post Hill is a large, two-story brick mansion with square plan and dentilled cornice, bracketed cupola, and Greek Revival trim. The house is a unique example of its type in the County. Hitching Post Hill was built by Robert Clark, an Englishman who had acquired the land from George Calvert in 1836. The mansion was purchased in 1875 by General Edward F. Beale, who entertained Presidents Grant and Cleveland, as well as Buffalo Bill Cody, at the site. Hitching Post Hill was listed in the National Register of Historic Places in 1977 and is protected by preservation easements held by the Maryland Historical Trust (MHT) and the M-NCPPC. The subject property was once part of the Hitching Post Hill/Ashland Historic Site (68-001) and was sold out of the larger property in 1961. The 1938 aerial photographs indicate the subject property was being used as farmland or for pasture. There is a moderate-to-high probability of the subject property containing historic and prehistoric archeological resources. In the subject application, a 150-foot buffer adjacent to Hitching Post Hill is proposed along the north side of the property along Rosemary Lane. The Landscape Manual requires that, if a developing lot adjoins a designated historic site located within the Developed Tier, the developing lot shall provide a Type "D" buffer along the entire shared property line (p.93). A Type D buffer requires a 50-foot minimum building setback, 40-foot minimum landscaped yard, and 160 plant units per 100 linear feet of property line. In this case, the Prince George's Plaza TDDP exempts the development from this requirement at the same time as it encourages mitigation of the impacts to the undeveloped land surrounding Hitching Post Hill, specifically by incorporating a wide landscaped buffer or park along the edge of the Clay Property.

The proposed development will be reviewed by the Historic Preservation Commission (HPC) again at the time of the Preliminary Plan. Because of the moderate-to-high probability of the subject property to contain significant prehistoric and historic archeological resources, a Phase I archeology survey is recommended. The subject application proposes a buffer of 150 feet from the right of way of Rosemary Lane which would remain undisturbed. The 150-foot forested buffer is larger than the minimum 50-foot buffer usually required by the Landscape Manual. Staff recommended that the HPC recommend to the Planning Board the approval of CSP-20007, Clay Property with the following conditions:

1. The subject CSP application does not propose any access roads, sidewalks, or trails from Rosemary Lane to the developing property. Accordingly, in order to preserve the character of the adjacent Historic Site (Hitching Post Hill, Historic Site 68-001), the applicant, their heirs, successors, and/or assigns shall not provide access to the subject property from Rosemary Lane and shall maintain the 150-foot buffer along Rosemary Lane with all subsequent associated applications pursuant to this CSP.

2. Prior to approval of any grading permit, according to the Planning Board's Guidelines for Archeological Review (May 2005), archeological investigations shall be required to determine if any cultural resources are present. The applicant shall submit a Phase I Research Plan for approval by the staff archeologist prior to commencing Phase I work. Evidence of M-NCPPC concurrence with the final Phase I report and any other required archeological studies is required prior to issuance of the grading permit.
3. Upon receipt of the Phase I archeological report by the Planning Department, if it is determined that potentially significant archeological resources exist in the project area, prior to any ground disturbance or the approval of any grading permits, the applicant shall provide a plan for:
 - a. Evaluating the resource at the Phase II level, or
 - b. Avoiding and preserving the resource in place.
4. If a Phase II and/or Phase III archeological evaluation or mitigation is necessary, the applicant shall provide a final report detailing the Phase II and/or Phase III investigations and ensure that all artifacts are curated at the Maryland Archaeological Conservation Laboratory (MAC Laboratory) in Calvert County, Maryland, prior to any ground disturbance or the approval of any grading permits.
5. Depending upon the significance of the findings (at the Phase I, II, or III level), the applicant shall provide interpretive signage. The location and wording shall be subject to approval by the staff archeologist prior to the issuance of any building permits.

Vice Chair Davidson asked if the current zoning of the parcel was single-family residential and indicated that she felt that the HPC should weigh in on the proposed zoning change.

Chairman Thompson asked if the HPC was weighing in on the conceptual plan prior to the change in zoning, and Mr. Smith confirmed that this was the case.

Mr. Chris Hatcher, the applicant's attorney, indicated that the buffer width was carefully chosen to minimize adverse impacts to the adjacent historic site. He indicated that the applicant agreed with staff's proposed recommendations and conditions. He stated that he was available for questions.

Ms. Rose Fletcher, the owner of Hitching Post Hill, highlighted her historic, environmental, and community impact concerns regarding the proposed development plan.

Mr. David Dukes, a resident in the area, indicated that the proposed development would be detrimental to the historic character of the neighborhood and surrounding areas. He stated that he felt that the zoning change would create a dramatic negative impact to the area and to Hitching Post Hill.

Chairman Thompson indicated that the HPC, under Subtitle 29, does have the authority to review changes in zoning as they would affect historic resources but he thought that, based on the extensive buffer to be provided, there would be little or no impact in this instance. He also asked if the City of Hyattsville had weighed in on the zoning change.

Mr. Thomas Wright, a resident in the area, indicated that at the June 7, 2021 Hyattsville City Council meeting, the Council approved a motion to recommend to the Planning Board that the property not be rezoned, and provided conditions in the event that the Planning Board approved the zoning change. He indicated that he supported Ms. Fletcher's and Mr. Duke's testimony.

Vice Chair Davidson indicated that she was troubled by the proposed zoning change and the development's potential to negatively impact Hitching Post Hill. She indicated that she was concerned that the proposed buffer would not remain into future iterations of the development plan. Mr. Berger provided guidance on how to proceed and indicated that staff could revise their recommendations to address the access to the property from Rosemary Lane. Vice Chair Davidson tabled Agenda Item C.1. until later in the meeting. Agenda Item C.1. was revisited after Agenda Item E.1. Mr. Hatcher indicated that he found the changes to staff's recommendations acceptable. The below motion was made following the conclusion of Agenda Item E.1.

MOTION: Commissioner Pruden moved to recommend approval of CSP-20007, Clay Property to the Planning Board, with the following conditions:

1. The subject CSP application does not propose any access roads, sidewalks, or trails from Rosemary Lane to the developing property. Accordingly, in order to preserve the character of the adjacent Historic Site (Hitching Post Hill, Historic Site 68-001), the applicant, their heirs, successors, and/or assigns shall not provide access to the subject property from Rosemary Lane and shall maintain the 150-foot buffer along Rosemary Lane with all subsequent associated applications pursuant to this CSP.
2. Prior to approval of any grading permit, according to the Planning Board's Guidelines for Archeological Review (May 2005), archeological investigations shall be required to determine if any cultural resources are present. The applicant shall submit a Phase I Research Plan for approval by the staff archeologist prior to commencing Phase I work. Evidence of M-NCPPC concurrence with the final Phase I report and any other required archeological studies is required prior to issuance of the grading permit.
3. Upon receipt of the Phase I archeological report by the Planning Department, if it is determined that potentially significant archeological resources exist in the project area, prior to any ground disturbance or the approval of any grading permits, the applicant shall provide a plan for:
 - a. Evaluating the resource at the Phase II level, or
 - b. Avoiding and preserving the resource in place.
4. If a Phase II and/or Phase III archeological evaluation or mitigation is necessary, the applicant shall provide a final report detailing the Phase II and/or Phase III investigations and ensure that all artifacts are curated at the Maryland Archaeological Conservation Laboratory (MAC Laboratory) in Calvert County, Maryland, prior to any ground disturbance or the approval of any grading permits.
5. Depending upon the significance of the findings (at the Phase I, II, or III level), the applicant shall provide interpretive signage. The location and wording shall be subject to approval by the staff archeologist prior to the issuance of any building permits.

Commissioner Schneider seconded the motion. The motion was approved by roll call vote and without objection (5-0-1, Vice Chair Davidson voted "present").

D. Historic Area Work Permit

1. 2021-029, 4703 Norwich Road (OTCPHD 66-042-166)

Mr. Gross presented the staff report. The applicant requested a Historic Area Work Permit (HAWP) for the demolition of the existing house and construction of a new single-family dwelling at 4703 Norwich Road, College Park (OTCPHD). The application was filed on April 16, 2021 and accepted as complete on that date. The application was referred to the Old Town College Park Historic District Local Advisory Committee (OTCPHD LAC), which voted 3-0 to recommend denial of the application at its public meeting on April 28, 2021. The subject property is 4703 Norwich Road in College Park, identified within the Inventory as OTCPHD Non-Contributing Property 66-042-166. The subject property is bounded on the west, south, and east by non-contributing properties and is adjacent to two contributing properties located on the north side of Norwich Road. The existing house is a raised-ranch style dwelling constructed in 1972, one of six similar houses built along Norwich Road in that period by developer Edward Phelan. The house is clad in brick and synthetic siding, with an asphalt shingle roof, one-over-one sash windows on the main level and casement windows on the lower level, and a six-panel front door reached by a set of concrete steps with a wrought iron railing. The house is non-contributing in the OTCPHD because it was constructed after the Historic District's period of significance, which ended in 1950 for residential buildings and 1965 for buildings associated with the University of Maryland.

The applicant proposes to demolish the existing house and concrete driveway and construct a new two-story, side-gabled house with Colonial Revival detailing on the façade. The proposed house measures approximately 26 feet wide by 36 feet deep and is approximately 32 feet tall at the roof peak. The house is set slightly left of center on the lot to accommodate a ten-foot-wide concrete driveway. A concrete areaway that parallels the rear elevation would provide access to the basement. A poured concrete driveway will extend to the west elevation of the house, with a walkway of the same material to the front porch and the side entry on the west elevation.

The design, materials, and siting of the house are intended to provide compatibility with existing domestic architecture in the OTCPHD. Property owner Marilyn Chin and Barbara Evans, representing project contractor Caruso Homes, presented the application to the OTCPHD LAC on April 28, 2021. The LAC voted 3-0 to recommend that the HPC deny the HAWP application as being incompatible with the streetscape and adjacent structures and inconsistent with the OTCPHD Design Guidelines. The LAC cited the massing, scale, and form of the proposed house, as well as architectural details including the number and placement of windows, the window trim, eave overhangs, and stone veneer base on the front elevation, in their recommendation that the HPC deny the subject application. Following the April 28, 2021 meeting of the LAC, the applicant consulted with staff and prepared revised elevation drawings that address some of the concerns raised by both staff and the LAC. The overall form and dimensions of the proposed house were not changed and remain as originally proposed. The design, materials, and siting of the house proposed for 4703 Norwich Road are compatible with the guidelines for new construction set forth in the OTCPHD Design Guidelines (pages 56-57). The proposed house is oriented to the street, features a small front entry porch, and is reached by a single-width driveway, as recommended by the Guidelines. The form, scale, and massing of the proposed house are not compatible with the contributing and non-contributing properties that comprise the streetscape of Norwich Road; however, it is similar in form, scale, and massing to the recently constructed house immediately to the rear, at 4706 Howard Lane. The incongruous scale of the house will be mitigated somewhat by the retention of mature trees on the lot. Staff concluded that HAWP 2021-029 can be found to meet the HAWP approval criteria of Subtitle 29-111(b), the Secretary of the Interior's Standards for Rehabilitation, and, to a sufficient degree, the new construction guidelines of the OTCPHD Design Guidelines.

Staff recommended that the HPC approve HAWP 2021-029 as meeting provision 2 of Subtitle 29-111(b) and Standard 9 of the Secretary of the Interior's *Standards for Rehabilitation*.

Ms. Marilyn Chin, the property owner, indicated that after receiving feedback from Historic Preservation staff and the OTCPHD LAC regarding the concerns with the proposed design, she and the project architect made several design changes and adjustments to address the concerns. She indicated that she agreed with staff's recommendations.

Ms. Barbara Evans, the project contractor, indicated that they have worked diligently to address concerns and create a clean, simple design in an effort to blend in with neighboring homes, while also considering the demands of the modern real estate market.

Mr. Richard Biffel, Chairman of the OTCPHD LAC, indicated that the updated proposal did not address the LAC's main concerns with the proposed house. He indicated that the LAC determined that the proposed house was not compatible in size, form, or massing to the adjacent properties.

Commissioner Pruden asked Mr. Biffel what the LAC would recommend if, for example, the house burnt down. She asked if the LAC would insist that the applicant rebuild a 1970s style raised ranch. Mr. Biffel indicated that they would look for new construction that would be congruous in size, design, and shape with other homes on the street.

Mr. Douglas McElrath, representing the board of Prince George's Heritage, Incorporated, indicated that they agreed with the LAC's unanimous decision to reject the HAWP.

Mr. John Rigg, Councilmember for District 3 of the City of College Park, indicated that he opposed staff's recommendations and supported the LAC's recommendations.

Mr. Bob Schnabel, a member of the OTCPHD LAC, indicated that the LAC felt strongly that the application be denied. He outlined how the LAC arrived at their conclusions.

Ms. Stephanie Stullich, a resident of the OTCPHD, indicated that she felt that the proposed house did not meet the OTCPHD Design Guidelines, and provided the reasons for why she felt so.

Mr. Robert Swanson, a resident of the OTCPHD, indicated that he supported the testimony of the speakers who opposed the approval of the HAWP.

Ms. Katharine Bryant, a resident of the OTCPHD, indicated that she supported the LAC's decision and felt that this would set a bad precedent for future teardown projects in the OTCPHD.

Commissioner Schneider asked if the information related to the OTCPHD Design Guidelines provided in the prior testimonies were presented accurately, and Mr. Gross indicated that form, scale, massing, and compatibility are all covered in the design guidelines and stated that staff did not take issue with how the guidelines had been presented in the public testimony. Mr. Gross then indicated that the proposed house met the OTCPHD Design Guidelines for siting and materials. Mr. Farrar indicated that the definition of "adjacent" is stated as nearby but not necessarily abutting, adjacent, or contiguous within the OTCPHD Design Guidelines.

Vice Chair Davidson asked for clarification regarding contributing versus non-contributing structures in the OTCPHD. Mr. Gross clarified. She indicated that the non-contributing designation of the subject property makes a difference regarding the potential historical impact.

Chairman Thompson discussed his concerns and detailed specific criteria to determine which criteria the HPC felt would be the most appropriate to apply in this situation.

MOTION: Commissioner Schneider moved to disapprove HAWP 2021-029. Commissioner Pruden seconded the motion. The motion was approved by roll call vote and with one objection (4-1-1, Chairman Thompson voted “no” and Vice Chair Davidson voted "present").

E. Preservation Tax Credits

1. 2021-005, 4707 Howard Lane (OTCPHD 66-042-219)

Mr. Smith presented the staff report. David Kacar, architect and builder of 4707 Howard Lane, a non-contributing resource within the OTCPHD, has applied for a tax credit for work totaling \$564,000.00. The work comprised construction of a new single-family residence. The construction of the house was approved by the HPC under HAWP 2016-056, issued on December 30, 2016. The work was completed in November 2017. A total of \$59,300 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 \$504,700.00. 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 \$50,470.00. This credit would apply for FY 2019, the tax year following the year in which the work was completed. Staff recommended that the application be granted as meeting provision 2 of Subtitle 29-111(b) and Standard 9 of the Secretary of the Interior's *Standards for Rehabilitation*.

Mr. Robert Swanson, the property owner, thanked Mr. Smith for his work on the tax credit presentation.

MOTION: Commissioner Schneider moved to approve Tax Credit 2021-005 as meeting provision 2 of Subtitle 29-111(b) and Standard 9 of the Secretary of the Interior's *Standards for Rehabilitation*. Chairman Thompson seconded the motion. The motion was approved by roll call vote and without objection (6-0).

2. 2021-006, 4706 Howard Lane (OTCPHD 66-042-220)

Mr. Smith presented the staff report. David Kacar, architect and builder of 4706 Howard Lane, a non-contributing resource within the OTCPHD, has applied for a tax credit for work totaling \$419,500.00. The work comprised construction of a new single-family residence. The construction of the house was approved by the HPC under HAWP 2018-007, issued on April 18, 2018. The work was completed in January 2019. A total of \$43,000 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 \$376,500.00. 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 \$37,650.00. This credit would apply for FY 2020, the tax year following the year in which the work was completed. Staff recommended that the application be granted as meeting provision 2 of Subtitle 29-111(b) and Standard 9 of the Secretary of the Interior's *Standards for Rehabilitation*.

MOTION: Commissioner Schneider moved to approve Tax Credit 2021-006 as meeting provision 2 of Subtitle 29-111(b) and Standard 9 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).

F. Update from Department of Parks & Recreation

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

G. Commission Staff Items

1. HAWP Staff Sign Offs

Vice Chair Davidson asked about the repairs for the Marche House. Mr. Smith clarified.

2. Properties of Concern

Mr. Gross presented a brief description of the list of Properties of Concern.

3. Referrals Report

There were no further questions.

4. Correspondence Report – No Correspondence Report

5. New Business/Staff Updates

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 (6-0). The meeting adjourned at 10:30 p.m.

Respectfully submitted,



Ashley Sayward Hall
Principal Planning Technician
Historic Preservation Section