



PRINCE GEORGE'S COUNTY HISTORIC PRESERVATION COMMISSION

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APPROVED 11/20/2018

Summary of Actions

Prince George's County Historic Preservation Commission
Tuesday, October 16, 2018, 6:30 p.m.
4th Floor Board Room, County Administration Building

Commissioners Present: Chairman John Peter Thompson, Donna Schneider,
Eddy Campbell, Yolanda Muckle,
Vice Chair Lisa Pfueller Davidson,
Aaron Marcavitch, Nathania Branch-Miles

Commissioners Absent: Susan Pruden, Royal Reff

HPC Counsel Present: Bradley Farrar, Esq.

Staff Present: Howard Berger, Jennifer Stabler, Daniel Tana,
Tyler Smith, Tom Gross

Guest: Name/Organization

Agenda Item

Attendees

Miko Nkungula	F.1.
Kyle Snyder	G.2.
Antonio Barrera	D.2.
Monica Baker	D.2.
Sheila Adams	G.2.
Ryan Day	D.1.
Arthur Horne	G.2.
Joseph	G.2.
Linda Pennoyer	G.2.
Darrell Carrington	G.2.
Patti Skews	G.2.
Brian Callicott	G.2.

Tim Simpson	G.2.
Tania Nkungula	F.1.
Floyd E. Holt	G.2.
Marva Jo Camp/Jordan	D.1.
Marwin Glenn	D.1.
Vaneta Wills	D.1.
Thomas H. Haller	E.1.

A. Call to Order

Chairman Thompson called the meeting to order at 6:32 p.m. Vice Chair Davidson read introductory remarks about the meeting and procedures into the record. Commissioners Pruden and Reff had excused absences. Chairman Thompson moved the Upper Marlboro School issue under agenda item G.2. to the top of the agenda.

B. Approval of Meeting Summary – September 18, 2018

MOTION: Commissioner Schneider moved to approve the September 18, 2018 meeting summary as written. The motion was seconded by Commissioner Marcavitch. The motion was approved by acclamation and without objection (5-0, Commissioners Branch-Miles and Muckle had not yet arrived).

G.2. Upper Marlboro High School, Property of Concern

Mr. Gross introduced the agenda item, summarizing that at the last meeting staff was directed to send a letter to the property owner asking them to address the continued preservation of the property and plans for its future use. Floyd E. Holt replied requesting that a letter be read into the record (Exhibit 4). The letter stated generally that the building had been in poor condition for some time and would be too expensive to rehabilitate. The County would like to retain the property and pursue demolition because it would free up the site for a new project and eliminate a blighted structure.

Chairman Thompson recognized that Judge Adams was present and invited her to speak first. Sheila R. Adams, Administrative Judge of the Circuit Court of Prince George's County and the 7th Judicial Circuit of Maryland, introduced the idea of a Court School at the site of the Upper Marlboro School. The school would be based on a model in St. Louis called the Innovative Academy started by the city's juvenile court. Judge Adams explained that the court has a plan and vision for a similar school in Prince George's County. The location of the Upper Marlboro High School would be ideal due to its proximity to the Courts and the future office of the sheriff. Judge Adams stated her belief that there are many children in the county who would benefit from the services of such a school. The school would be named after James H. Taylor, the first African-American Assistant State's Attorney in Prince George's County and an active Juvenile Judge in the County. Judge Adams confirmed that when she began working in Upper Marlboro while the building was occupied by the sheriff's department in the 1980's, the property was in bad condition and is currently unusable. She added that the construction of a new school would not disturb the gravesites on the property.

Floyd Holt, Deputy Director of Central Services, introduced himself. He explained that the Office of Central Services has expressed their interest in working with Judge Adams and have retained a spatial planner to help develop a plan regarding the size and scope of the project. He stated that the location of the school would be ideal and the Department of Central Services is happy to work with Judge Adams to develop an Innovative Academy.

Chairman Thompson summarized that Judge Adams and Mr. Holt were providing a response to the Commission's letter and asked if the Commissioners had any questions for them. Mr. Holt responded that when the school closed, the sheriff's office moved in and the building fell into a state of disrepair. Funding has never been available for adaptive reuse. The cost of bringing the building back into service is between seven and eleven million dollars, an oppressive amount, which would not even meet the needs of the Innovative Academy. Commissioner Marcavitch asked what sorts of uses would occupy the school and what sort of spaces would be needed. Judge Adams explained that it would be a middle school and high school, and it would be co-ed with same sex classrooms. The school would teach to each child, and it would have a robust afterschool program. The school would have a laundry, gym, kitchen, facilities to provide for kids coming from homelessness and other disadvantaged situations. The school would also require space for extra institutional services, such as the departments of mental health, social services, juvenile services, centralized in the building. The model school in St. Louis also has a police substation, full gymnasium, and workout room. The school would have a curriculum that fits the needs of the kids. There are other educational institutions supportive of the idea. Commissioner Marcavitch referred to a 2015 Park and Planning Report examining the reuse potential of the school, which recommended its continued use as a school. Commissioner Marcavitch expressed his general interest in seeing a detailed analysis of reusing the historic buildings or at least an attempt at some preventative maintenance.

Vice Chair Davidson asked Judge Adams if she was envisioning renovating the existing structure. Judge Adams replied no, that the existing structure would not meet their needs. Vice Chair Davidson asked Mr. Holt about some of the studies that had been done and the cost estimates he mentioned. She expressed her concern about the absence of engineering reports in the data. Mr. Holt explained that the first phase was to determine the scope of work to meet the needs of the interested parties. A firm was engaged to do a scope of work, which will be converted into a space plan. Finally, a budget would be determined based on scope, size, and plan. He estimated that this would take 90 to 120 days. Vice Chair Davidson asked about basic maintenance and life-safety concerns. Mr. Holt responded that currently that would be an unfunded mandate. Vice Chair Davidson was incredulous. Mr. Holt confirmed that there currently was no money to do any rehabilitation work between now and next June. Mr. Holt agreed that they could board and secure the building. Chairman Thompson brought up a recent cost estimate study on another project that was conducted under similar circumstances and that the surprising result was, that the re-use option was actually the most cost-effective. Chairman Thompson confirmed that Mr. Holt and Judge Adams had adequately answered the HPC's letter.

Darrell Carrington represented the Town of Upper Marlboro and provided some background information about the Town of Upper Marlboro's relationship to the High School. The Town has worked with the county for eight years along with the HPC, County Executive, and State Representatives. At this point the Town has secured some financing commitments for rehab projects. The Town views the property as a great location for a welcome center. The Town shares concerns with the Vice Chair as to the maintenance of the building. Mr. Carrington explained the importance of the building to the town not just historically, but economically. The Town views the school as an important piece of the future of Upper Marlboro. Mr. Carrington stated that the Town did not want the building demolished and did not believe the cost of rehabilitation would be astronomical. The Town would like to acquire the property and they believe the building will be of long-term value to the community and an important part of attracting and retaining residents and businesses.

Commissioner Muckle asked if Mr. Carrington had concrete numbers and figures. Mr. Carrington said that they were not prepared at that time to make a presentation, but they do have the support of state delegates. Chairman Thompson pointed out that the assessment report Mr. Marcavitch referred to was partly instigated by the Town. Mr. Carrington offered that they would be happy to provide the Commission with a written update and invited everyone to see the new Town Hall.

Commissioner Campbell asked Mr. Carrington to expand on the educational component the Town imagined in the school. Mr. Carrington explained that it was multi-faceted. The Town planned on partnering with the Community College and Chamber of Commerce to offer classes in job training and the like. Mr. Carrington thanked the Commissioners for their time.

Brian Callicott, a resident of the Town of Upper Marlboro, member of the Town's Historical Committee, and longtime resident of the county, fought demolition of the school in 2011. As a historic home owner, he sets aside money at the beginning of every year to put towards his property and was very upset by the idea that there is no funding for the maintenance of the school and asked if this met the HPC's definition of neglect.

Chairman Thompson asked staff to review the definition of Demolition by Neglect and the process of applying for a demolition permit after everyone spoke.

Tim Simpson, who lives on Elm Street, described listening to the Judge's vision for the site and could not imagine that the site could support what she imagined. He stated that he thought the building is historic and should stay.

Mr. Gross reviewed the process for demolishing a historic building, more specifically Policy #1-98. Mr. Gross noted that the subject property contains three historic sites. Chairman Thompson added that the Historic Preservation Commission has viewed applications for additions and expansions favorably in the past. Chairman Thompson asked Mr. Gross to review the definition of Demolition by Neglect and the procedure for the Commission to make a finding of Demolition by Neglect. Mr. Gross reviewed those procedures. Chairman Thompson asked staff to continue working with the property owner.

C. Update from Department of Parks & Recreation

Mr. Gross summarized the written update received from the Department of Parks and Recreation (Exhibit 1). Vice Chair Davidson asked about Peace Cross/Memorial and whether the Parks Department could provide an update for the next month's meeting. Staff confirmed they would relay the Commission's request.

D. Historic Resource Evaluations

1. Talburtt Tobacco Barn, Historic Resource 78-009, 11100 Westphalia Road, Upper Marlboro MD 20772

Mr. Gross presented the staff report. The Talburtt Tobacco Barn is a wood frame, front-gable barn constructed in the late eighteenth or early nineteenth century, located in the central part of the county. The Talburtt Tobacco Barn is significant as an example of a mid-Atlantic farm building dating to the early nineteenth century or perhaps earlier, which exemplifies the cultural and economic heritage of Prince George's County and its rural communities. The Talburtt Tobacco Barn retains a moderately high degree of integrity. Staff recommended that the Talburtt Tobacco Barn be designated a Prince George's County Historic Site, with an Environmental Setting of 0.955 acres as agreed to by staff and the property owner.

Chairman Thompson asked, once the Environmental Setting is agreed upon and Talburtt Tobacco Barn becomes a Historic Site, would the HPC retain the right to review development within the viewshed of the barn. Mr. Gross stated that the HPC would have purview to review the development based on adjacency. Chairman Thompson asked who would own the parcel of land. Mr. Gross deferred to the property owner. Chairman Thompson asked if staff had made arrangements for the maintenance of the property if designated. Mr. Gross reminded the Commissioners that the item before them was a Historic Site Evaluation and that those questions could be answered once the Resource was designated.

Commissioner Muckle asked about the poor condition of the barn and what could be expected after designation. Mr. Gross emphasized that once designated the property would be subject to Subtitle 29. Commissioner Marcavitch asked about the setting of the Tobacco Barn on top of a knoll. Vice Chair Davidson asked about the Environmental Settings of the other barns mentioned in the staff report. Mr. Gross considered the question and stated that the others were on private property and were not designated in response to a development application, so they retained larger environmental settings, but none as large as the subject property. Commissioner Campbell asked why recommendations for the maintenance of the barn were not included in the staff report. Mr. Gross explained that the matter before the HPC was the site's designation, and that maintenance recommendations could be made later in the development process. It would be speculative to make those recommendations before its designation. Chairman Thompson reiterated that it would be hard to attach a condition to an undesignated site.

Marva Jo Camp, representing Green Revolution Realty, joined by the owner's representative Ryan Day, stated that she was in agreement with staff's recommendations and wanted to address some of the questions that were raised. The applicant met with HPS staff about determining an appropriate Environmental Setting. The District Council reviewed the case the day before. She explained that the property was a part of the Westphalia Sector Plan and had been rezoned RM and LAC. It is referred to as a Village Center in the Sector Plan slated for 160 town homes at most. She clarified that the CDP is really just a bubble plan and it will be during the preliminary plan of subdivision that the HPC will be able to exercise its review again and ask for any necessary conditions.

Commissioner Marcavitch asked if the hill may get cut off or graded away around the environmental setting. Ms. Camp stated that it would not. Commissioner Marcavitch asked if the 34-foot piece in the top right corner of the proposed 0.955-acre Environmental Setting was where the Environmental Setting interfaced with a proposed road way. Ms. Camp confirmed that it was and added that the master plan roads had already been established as part of the Sector Plan.

Vanetta Wills thanked the Commission and introduced herself as a resident of Prince George's County and stated that she was in favor of the long-term preservation of the barn. She understood that the HPC has the ability to determine the size of the Environmental Setting. She was present at the District Council hearing the previous day and filed an appeal pertaining to the CDP which the Council granted, meaning that the District Council had not yet approved the CDP. Ms. Wills requested the HPC approve the barn's designation with the entire property inside the Environmental Setting. She felt that this would aid in the long-term preservation of the site. Ms. Wills pointed out that the area surrounding the barn was planned for commercial development. Ms. Wills was in agreement with the staff report finding but asked that the Environmental Setting include the entire property.

Marwin Glenn thanked the Commission. Mr. Glenn asked to verify that the applicant was receiving proper notification. He understood that the structure was old. After discussion with staff he had come to a limited understanding of the development process. Mr. Glenn suggested designation of the Historic Resource and the entire property within the Environmental Setting with the understanding that it could then be reduced at the time of the preliminary plan of subdivision. He pointed out that decreasing the Environmental Setting at

this time would reduce the HPC's purview in terms of adjacency. He also expressed concerns about stormwater run-off.

Chairman Thompson asked for a topographic map from Staff and asked Counsel to confirm that Mr. Glenn had an accurate understanding of the development process. Mr. Farrar confirmed that he generally did.

Ms. Wills asked if the HPC would be able to enlarge the Environmental Setting after the final approval of the CDP and before the preliminary plan of subdivision. Staff clarified that that applicant could request a change to the Environmental Setting throughout the subdivision process, with the note that previously it has been easier to decrease the size of the Environmental Setting.

Ms. Wills asked about the zoning of the property. Chairman Thompson confirmed with Counsel that the zoning was irrelevant to the Historic Site designation.

Commissioner Muckle asked how staff justified the difference between the September and October recommendations. Mr. Gross clarified that staff met with the applicants with the aim of determining an Environmental Setting that the HPC would find acceptable given that development would occur on all sides of the Historic Resource. Commissioner Muckle asked how big the structure was compared to the Environmental Setting. The structure is 40' by 44'.

Commissioner Marcavitch asked if the Environmental Settings are determined solely by parcel boundaries or if they have been determined by a circumference or other tools. Mr. Gross confirmed that the ES could be determined using other factors and is often part of a parcel.

Dr. Stabler accessed an online topographic map of the site. Mr. Glenn pointed out the location of the barn at the end of a larger ridge. Mr. Berger asked that the scope of conversation be narrowed to the item before them. The details of the development application including grading and lot layout were not before them. Chairman Thompson asked about grading, wondering aloud if the barn could end up on the top of a knoll like the Addison Cemetery. Mr. Berger reiterated that grading was not part of the application before them. Chairman Thompson questioned whether the Commission had enough information to make a decision at that time. Mr. Gross reminded the Commission that it was the evaluation of a Historic Resource before them that evening.

Commissioner Marcavitch summarized the options. One, the Commission could not designate the Historic Resource. Two, the Commission could designate the Historic Resource with an Environmental Setting to include the entire property. Three, the Commission could designate the Historic Resource according to staff's recommendations with the 0.955-acre ES. Commissioner Marcavitch expressed his concern that the barn would become hidden in the development and his desire that the barn be visible from Westphalia Road.

Ms. Camp clarified a couple of issues. It was correct that the Council did not come to a final decision on the CSP (the day before the HPC meeting) but they did take the case under advisement, which they typically do to write the resolution. Ms. Camp added that the ES was determined by considering what was needed for the preservation of the Talburtt Tobacco Barn. The applicant had suggested a smaller Environmental Setting, and staff encouraged them to enlarge it. She acknowledged its location on the ridgeline. She clarified that during the development process the ES will inform the preliminary plan so the idea of determining the ES at a later date would be a hindrance to the development of a satisfactory preliminary plan. During the referral process the HPC would be able to review the project again when more specific information was available.

Ms. Wills stated that they were not opposed to the development and asked the HPC to consider designation with an ES the size of the entire parcel.

Chairman Thompson asked the applicant to confirm that they had received proper notification. Ms. Camp confirmed that they had.

Commissioner Marcavitch asked how the Commission would review related development cases in the future. Mr. Gross explained that if the site was designated the Commission would review any cases impacting the property adjacent the Historic Site. Chairman Thompson asked if the normal process was to reduce the Environmental Setting at the time of the preliminary plan. Mr. Gross responded that often the Commission deals with existing Historic Sites with defined Environmental Settings, and in those cases it makes sense to redetermine the environmental setting during the review of the Preliminary Plan.

Commissioner Campbell asked if the Commission was locked into deciding between either staff's recommendations or the entire parcel as of the environmental setting. Mr. Gross said yes that was the case, adding that the Environmental Setting could be redetermined again with an application from the property owner. Mr. Berger summarized the conversation. The HPC could wait for the preliminary plan to determine the ES but would run the risk of liking what the applicant proposed even less than staff's current recommendation. Mr. Gross added that the applicant provided a metes and bounds survey of the proposed environmental setting as required.

MOTION: Commissioner Schneider moved to designate the Talburt Tobacco Barn a Prince George's County Historic Site in accordance with staff's recommendations. The motion was seconded by Commissioner Davidson.

There was discussion. Commissioner Marcavitch suggested the creation of an ES to include a 400-foot radius, or a pie-shaped ES to preserve the barn's relationship to the road. Staff clarified that a full circle would not be possible given the property boundaries. Commissioner Schneider asked what Commissioner Marcavitch meant by viewshed. Commissioner Marcavitch clarified that it was the view from Westphalia Road to the barn and ridge. Commissioner Schneider asked about buffering. Mr. Gross explained that the Landscape Manual would require buffering on the adjacent parcels. Mr. Berger added that it may be too much to expect visibility from Westphalia Road, and in this case, it may not make sense to provide the resource with a vegetative screen. Commissioner Muckle asked Commissioner Marcavitch where the 400 ft. radius came from. Commissioner Marcavitch said that he chose the number based on the distance from Westphalia Road and it was a round number. Commissioner Campbell asked about the location of the barn and the topography and asked staff about drainage. Mr. Gross said that he could not speak to that issue, or what the eventual grading might be. Commissioner Davidson stated that she was not comfortable with coming up with a new ES and that there were really two viable options, the current parcel boundaries or staff's recommendations. Chairman Thomson reminded the Commissioners of the motion on the table.

The motion carried by a roll call vote (4-2-1, Commissioners Marcavitch, and Muckle voted no, Chairman Thompson voted present).

2. Foursquare #2, Historic Resource 68-061-15, 3916 Webster Street, Brentwood MD 20722

Mr. Gross presented the staff report. Foursquare #2 is a circa 1919, two-and-one-half story dwelling built in the American Foursquare style and is significant as a largely intact example of the American Foursquare house form, and as part of an ensemble of three such structures. Mr. Gross concluded that although certain original materials and architectural elements have been replaced or concealed over time the character-defining features are intact. Mr. Gross recommended the designation of Foursquare #2 as a Historic Site.

Mr. Gross entered a letter from Petrella Robinson, Mayor of North Brentwood, into the record stating support for the designation (Exhibit 2.).

Monica Baker, representing and translating for her father Antonio Barrera, the property owner, stated his opposition to staff's recommendations and stated that the porch he was replacing was very old and that he wanted to make it safe for his wife.

Chairman Thompson asked staff whether the designation would stop the construction of the new porch. Mr. Gross said that it would not, but that the property owner would need to obtain an approved Historic Area Work Permit. Chairman Thompson added that the designation would also make them eligible for the Historic Property Grant Program and Historic Preservation Tax Credit and asked if they were aware of these benefits. Ms. Baker translated for her father. Ms. Baker said that he had been unaware. Chairman Thompson explained that there is no fee for the Historic Area Work Permit. Staff clarified that the property owner would still need other county and town permits as required. Ms. Baker translated and then stated that Mr. Barrera changed his mind and was no longer opposed to the designation.

MOTION: Commissioner Schneider moved to designate Foursquare #2 a County Historic Site in accordance with staff's recommendations. Commissioner Campbell seconded the motion. The motion was carried (6-0-1, the chair voted present).

Chairman Thompson called for a five-minute break.

E. DEVELOPMENT REFERRALS

1. 4-18003, Mount Rainier Overlook (adjacent to Thomas W. Smith Farm House [Historic Site 68-013-71a])

Mr. Berger presented the staff report. The subject application involves 0.54 acres currently subdivided as two lots (zoned R-55) at the intersection of 37th Avenue and Newton Street in Mount Rainier. Mr. Berger emphasized that this application was being reviewed for impact on the adjacent historic site. As currently zoned, the subject property could provide for two single-family dwellings or two two-family dwellings. The subject preliminary plan proposes the creation of three lots to facilitate the construction of a total of six attached dwelling units with freestanding garages accessed by a rear alley at the western edge of the property. Built c. 1900 for Thomas W. Smith, a prominent Washington, DC, businessman for use as a country residence, the Thomas W. Smith Farmhouse Historic Site is a two-and-one-half story, cross gabled frame dwelling with German siding and a wraparound porch with late-Queen Anne style decorative details. The proposed subdivision would result in the creation of three building lots ranging from approximately 7,100 to 9,200 square feet. Given the relative elevation of the developing property and that of the historic site, the proposed development would create a taller, denser streetscape than is typical of the vicinity. Mr. Berger noted that the concern about density written about in the staff report is no longer a consideration and that the HPC is left to consider the architectural impact of the preliminary plan. Mr. Berger recommended the second condition outlined in the staff report, which would subject the applicant to a limited detailed site plan.

Commissioner Davidson wanted clarification on how density could not be a part of the consideration and how could density be separated from historic character. Mr. Berger responded that Smith Farmhouse was constructed first and is now an anomaly in the neighborhood built around it. The remainder of the streetscape is standardized and based on the 1920 subdivision. There is a dense pattern already established. The applicant's proposal is in keeping with the pattern and there are some commonalities.

Thomas Haller, representing Chris Underwood, the owner of the property, stated that the property was purchased with the intention of constructing high quality infill development. Mr. Haller provided some context explaining that the property was within the Gateway Arts District Plan (GADP). When the plan was adopted, the County developed a Development District Overlay Zone (DDOZ) across the entire plan area. The GADP is unique in that it establishes specific design guidelines that allow developers to avoid a Detailed Site Plan and go straight to permit. Mr. Underwood carefully created a plan that met the criteria of the GADP specific design guidelines to avoid the DSP process. Mr. Berger had expressed some concerns about the architecture. The applicant has met with Urban Design staff to discuss the design guidelines. They were told by Urban Design that the project was consistent with the guidelines. The builder is willing to work with Historic Preservation staff on architecture. The applicant wants to avoid the DSP process. Mr. Haller provided a draft condition to the Commissioners (Exhibit 5). Mr. Haller suggested that they were willing to proffer architecture agreed on with HP staff to the Planning Board. If an agreement is not reached or the Planning Board rejects the proffer the applicant would need to go through the DSP process.

Chris Underwood, the applicant, introduced himself as from the fourth generation of a Prince George's County family invested in the County. He also explained that most of his work is in historic Annapolis, so he is familiar with working with the Annapolis HPC and has a good track record.

Commissioner Davidson brought up the recent Mt. Rainier Pattern Book and asked Mr. Underwood if he was familiar with it. Mr. Underwood said that he was not, but that it would be of interest.

Chairman Thompson asked staff a procedural question about the usual process of attaching conditions to a DSP. Mr. Berger clarified that usually conditions would be attached to the Preliminary Plan to be addressed in the Detailed Site Plan. Chairman Thompson confirmed that the Overlay Zone would allow the developer to fast track the project and excuse them from the additional steps. Mr. Berger clarified that the Overlay Zone does not subvert the authority of Subtitle 29. Chairman Thompson reiterated that Mr. Haller and the applicant were willing to make a proffer about the architecture in lieu of a condition on the Preliminary Plan once they are in agreement with Historic Preservation staff. Mr. Berger added that his colleagues in the Development Review Division had explained that the only way the HPC can ensure that an applicant provides the commission with a satisfactory outcome is by making a request and the Planning Board conceding to that request for a DSP for architecture. Mr. Farrar stated that the applicant can proffer the Planning Board any conditions that the HPC would like and the proffer would become legally binding. Chairman Thompson asked Mr. Berger if the applicant's proposed revised recommendation submitted by Mr. Haller was acceptable considering that it could become binding. Mr. Berger said that he felt conflicted because the Development Review Division had said that architecture cannot be conditioned or approved through a preliminary plan. Mr. Farrar said that was true, except the applicant can make it a proffer which can be submitted and accepted. Mr. Berger asked if it was attached to the property. Mr. Farrar and Mr. Haller confirmed that it would be attached to the property. Mr. Haller clarified that Planning Department staff are unable to condition or approve architecture through the preliminary plan, but what the applicant is asking is that if the Planning Board is willing, the applicant can proffer a condition on the approval of agreed upon architecture. If the Planning Board is unwilling, the applicant will be required to go through the DSP process.

Commissioner Marcavitch asked if the City of Mount Rainier had been contacted. Mr. Berger said that staff did reach out but never received a response. Commissioner Marcavitch stated that the subject property is about where the far flank of the third line of the War of 1812 Battle of Bladensburg was located and the location of Barney's Spring is somewhere near there. After a short discussion it was confirmed that Barney's Spring was not on the subject property. Commissioner Davidson asked if the fact that staff had not heard from the City of Mount Rainier was concerning given the abbreviated process. Staff added that formal notice had not been given to the city. Mr. Gross added that residents and officials of the city had enquired about the agenda item at that night's meeting.

There was some discussion about how to craft the language of a motion and all parties confirmed they were in agreement. Mr. Farrar suggested that provided the applicant and HPC staff come to an agreement on the architecture, the HPC will not request a limited Detailed Site Plan.

MOTION: Commissioner Schneider moved to recommend approval of the Preliminary Plan in accordance with Counsel's suggested language, with the understanding that HPC Counsel and the applicant's representative may need to refine the language of the recommendation. Commissioner Davidson seconded the motion. The motion was approved by acclamation and without objection (6-0-1, the chair voted present).

F. HISTORIC AREA WORK PERMITS

1. 2018-066, Bowieville, (74A-018)

Mr. Gross presented the staff recommendation. Bowieville is a two-part, two-and-one-half story stuccoed brick plantation house built in the late Federal style with Greek Revival decorative elements. The HAWP application proposed the construction of a detached 28' x 22' one-story garage to the east of the main house and a driveway and parking area of turf pavers to replace the existing gravel parking area. The applicant proposes to provide archaeological investigation prior to construction. The work was granted conditional approval by MHT which holds a preservation easement on the property. Staff recommended approval of the permit with conditions.

Amy Taylor, the project architect, explained that the homeowners had moved there several years ago. The garage would be utilitarian as well as screen the view of the clubhouse from the Historic Site. Ms. Taylor added that the MHT had granted conditional approval. She also explained that the garage doors were intentionally simple.

Commissioner Marcavitch asked about the color of the garage doors. Ms. Taylor said they should be white. Commissioner Marcavitch asked whether the garage door should be made to look more like a carriage door. Mr. Gross explained that staff had reviewed and was prepared to accept what was submitted in the application. Ms. Taylor added that she had originally submitted to MHT a design that included a more ornate door and that MHT had asked for something simpler. Chairman Thompson brought up conceptual approval of the HAWP so that details could be ironed out with staff later. Chairman Thompson asked if the property owners were in agreement. Miko Nkungula the property owner joked that they understood about half of what the HPC was saying, but do respect the process and the HPC's input. Commissioner Schneider asked for clarification of what the outstanding items were. Mr. Gross clarified that it was the material specifications of the garage doors. Mr. Berger asked about the archeological conditions. Ms. Taylor clarified that they were waiting to have approval of the HAWP before hiring an archaeologist.

MOTION: Commissioner Schneider moved to approve in concept HAWP 2018-006 with conditions and in accordance with staff's recommendations, adding a third condition as drafted by Counsel.

The HPC shall delegate to staff the final approval of the Historic Area Work Permit upon staff's review and approval of the color, material, and design of the garage doors.

Commissioner Muckle seconded the motion. The motion was approved by acclamation and without objection (6-0-1, Chairman Thompson voted present).

2. 2018-067, 4610 Hartwick Road (OTCPHD 66-042-167)

Mr. Gross presented the staff report. The subject property comprises Lot 2 and part of Lot 1 in Block E of the Subdivision of Squares 19, 20 & 21 of Johnson and Curridan's Subdivision of College Park. The subject application proposed the demolition of an existing 16.5' x 18' detached garage to the northwest of the house and the construction in the same location of a detached 16' x 30' one-story, one-and-a-half-car garage. Staff recommended approval of the HAWP. There were no further questions.

MOTION: Commissioner Schneider moved to approve HAWP 2018-067 in accordance with staff's recommendations. Commissioner Muckle seconded the motion. The motion was approved by acclamation and without objection (5-0-1, Vice chair Davidson voted present, Chairman Thompson was momentarily excused).

G. COMMISSION STAFF ITEMS

1. HAWP Staff Sign-Offs

There were no questions. Mr. Gross noted that a map had been produced on Commissioner Marcavitch's suggestion showing the location of the Historic Sites for which Staff Sign-Off permits had been issued.

2. Properties of Concern

Mr. Gross presented the Properties of Concern List and gave a few brief updates. Mr. Gross noted that a map of these properties had also been produced.

Dr. Stabler gave an update on the Skinner Family Cemetery. A resident of the Mansfield Estates subdivision had expressed concern to staff about dead trees and branches around the cemetery. The Cemetery was generally in good condition when she recently visited the site. She noted a few downed trees along the entrance road and volunteered that she could write a letter to the HOA, which owns and maintains the property, reminding them of their duties. Commissioner Marcavitch requested a copy be sent to the Common Ownership Community's Commission as a matter of relevant interest.

Mr. Gross noted that the owner of the William H. Townshend House submitted a HAWP application for the demolition of the house and noted that staff had not yet begun an in-depth review of the application.

3. Referrals Report

There were no questions.

4. Correspondence Report – No Correspondence Report

5. New Business/Staff Updates

Commissioner Schneider invited everyone to the Historical Society Holiday Party and handed out flyers.

Chairman Thompson invited everyone to a talk he was giving at Marietta on November 3rd about the political history of the Supreme Court.

Mr. Gross noted the Fairmount Heights dedication ceremony for the African American Signage Trail on October 17th at 3:00 and that Lieutenant Governor Rutherford would be in attendance.

Commissioner Marcavitch added that MAHDC and Preservation Maryland submitted a letter of opposition to the Howard County Commissions after they proposed changing the regulations for the Historic Preservation Commission so that the HPC would be required to approve a permit if there was a public safety issue as there was in Ellicott City. The language has now been changed from *will* to *may approve a permit involving public safety*.

MOTION: Commissioner Schneider moved to adjourn. The motion was seconded by Commissioner Branch-Miles. The motion was approved by acclamation and without objection (7-0). The meeting adjourned at 11:14 p.m.

Respectfully submitted,



Tyler Anthony Smith
Principal Planning Technician
Historic Preservation Section