



# PRINCE GEORGE'S COUNTY HISTORIC PRESERVATION COMMISSION

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**APPROVED 12/18/2018**

## Summary of Actions

Prince George's County Historic Preservation Commission  
Tuesday, November 20, 2018, 6:30 p.m.  
4<sup>th</sup> Floor Board Room, County Administration Building

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

### Guest: Name/Organization

### Agenda Item

#### *Attendees*

Kevin Servance	D.2.
Peter Schulleri	
William Fowble	D.3.
Donna Fowble	D.3.
Amir Ali Ebadi	D.1.
William Shipp	E.1.
Robert Wallace	
Mariachiara Baroni	E.1.
Brandon Boback	
Jonathan Johnson	E.1.
Brook Katzen	E.1.
Adam Blough	E.2.
Basim Kattaw	E.2.
Robert Antonetti	E.2.

### 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. Commissioners Campbell and Branch-Miles had excused absences, as did Counsel Farrar.

### B. Approval of Meeting Summary – October 16, 2018

Chairman Thompson moved the approval of the meeting summary to the staff item portion of the agenda.

### C. Update from Department of Parks & Recreation

Mr. Gross presented a brief update provided by Ed Day of the Natural and Historical Resources Division (Exhibit 2) which stated that the HPC Working Group has continued to meet weekly and included items on Marietta, Concord, Adelphi Mill, and Oxon Hill Manor. Chairman Thompson asked if staff had visited Concord recently. Mr. Gross said that staff could before the next meeting. The Peace Cross was not included in the update. Chairman Thompson requested that they include it in the next update.

### D. Historic Resource Evaluations

#### 1.) **John S. Johnson House, Historic Resource 72-009-32 612, 60th Place, Fairmount Heights MD 20743**

Mr. Gross presented the staff report. The John S. Johnson House is a circa-1911, two-story, cross-gable, frame dwelling executed in the late Victorian style and is located in the original section of Fairmount Heights. The John S. Johnson House is significant as a largely intact example of late Victorian domestic architecture, and for its association with John S. Johnson. Staff recommended designation.

Chairman Thompson asked if there were questions for staff. Commissioner Reff asked about the historic marker in front of the house. Mr. Gross explained that it was one of several recently installed historic markers in Fairmount Heights funded by Maryland's Department of Housing and Community Development. Commissioner Reff asked about the town's position. Mr. Gross stated that they did not respond but that staff knew of their general interest and support for preserving the Town's historic resources. Chairman Thompson asked about the vinyl siding and whether the owner would be required to replace it with wood siding when the owner wanted or needed to re-side the structure. Mr. Gross explained that it would be encouraged, but that the HPC would not require the owner to revert to a condition that existed before designation. The owner was present and had submitted a written statement in support.

**MOTION:** Commissioner Schneider moved to designate the John S. Johnson House (72-009-32) a Prince George's County Historic Site in accordance with staff's recommendations. The motion was seconded by Commissioner Pruden. The motion was approved by acclamation without objection (6-0-1 the chair voted present).

#### 2.) **William H. Thomas House, Historic Resource 68-061-03, 3911 Wallace Road, North Brentwood MD 20722**

Mr. Gross presented the staff report. The William H. Thomas House is a circa-1916, two-story dwelling built in the American Foursquare style, located in the Town of North Brentwood. The William H. Thomas House is significant as a largely intact example of the American Foursquare house form and for its association with the Rev. William H. Thomas, whose family owned and occupied the house for over 100 years. Mr. Gross entered into the record written correspondence from the property owner, Carl Davis of Capital Asset Management Group, opposing designation. Mr. Gross also entered a letter from Petrella Robinson, Mayor of North Brentwood, in support of designation.

Chairman Thompson asked if there were questions for staff. Commissioner Marcavitch asked if a Stop Work Order had been placed on the house. Mr. Gross verified that it had. Chairman Thompson asked about siding and whether the owner would have to repair the building with cementitious siding. Mr. Gross responded that there was modern material on the market that is a close match without asbestos. Kevin Servance, the property owner's contractor, was present and explained their plans for enlarging and rehabilitating the house. He stated that the front of the structure would not change and that they were hoping

to bump out the back. Chairman Thompson asked if he had anything to add to the Commission's evaluation of the house. Mr. Servance said that he did not. Chairman Thompson clarified the matter before them was the evaluation. Commissioner Marcavitch brought up the benefits of being listed a historic site. Chairman Thompson mentioned tax credits and the grant program. Vice Chair Davidson added that the HPC purview extends only to the exterior of the house. Chairman Thompson stated his desire to address the owner's comments, but he would not because the owner was not present.

**MOTION:** Commissioner Schneider moved to designate the William H. Thomas House a County Historic Site in accordance with staff's recommendations. Commissioners Muckle and Pruden seconded the motion. The motion was carried (6-0-1, the chair voted present).

**3.) Scott Farmhouse, Historic Resource 87B-036-11, 16100 Saint Phillips Road, Aquasco MD 20608**

Mr. Gross presented the staff report. The Scott Farmhouse is a circa-1860s, two-and-one-half story vernacular farmhouse dwelling with at T-shaped plan located in Aquasco. The property contains several outbuildings typical of a nineteenth- and twentieth-century farmstead. The Scott Farmhouse is significant as a largely intact example of vernacular farmhouse architecture, and as part of a farmstead representative of the County's nineteenth-century agricultural heritage.

Donna Fowble, the property owner, was present and stated that she loved the house and its historic aesthetic and expressed her concern about how designation would affect her ability to turn it into a working farm. Chairman Thompson commended her for wanting to continue the property's use as a farm and said that staff would work with her. Mr. Berger read the following language from Subtitle 29-107(d), which speaks to Ms. Fowble's concerns:

*“(d) Nothing in this Section shall be construed to require the issuance of a Historic Area Work Permit for any ordinary maintenance, repair of exterior features, customary farming operations, or landscaping which will have no material effect on the historical, archaeological, architectural, or cultural value of the historic resource of which said features are a part...”*

**MOTION:** Commissioner Schneider moved to designate Scott Farmhouse (87B-036-11) a County Historic Site in accordance with staff's recommendations. Commissioner Muckle seconded the motion. The motion was carried (6-0-1, the chair voted present).

## **E. DEVELOPMENT REFERRALS**

**1. 4-17008, Armory Apartments (Adjacent to Hyattsville Armory, Historic Site 68-071-09 and Prince George's Bank & Trust, Historic Site 68-041-02)**

Mr. Berger presented the staff report. The subject application involves several lots comprising 4.39 acres which are to be subdivided into 3 parcels providing for the construction of a mixed-use project that would include approximately 33,000 square feet of floor area for commercial uses, 285 dwelling units, and associated parking for all uses. The subject preliminary plan application is adjacent to two Prince George's County Historic Sites, the Hyattsville Armory (NR/68-041-09), 5340 Baltimore Avenue, and Prince George's Bank (68-041-01), 5200 Baltimore Avenue. The subject application intended to provide for the construction of a large, 5- and 6-story, mixed-use project that will include ground-floor commercial spaces along Baltimore Avenue with associated off-street parking accessed mid-block, and 5 stories of dwelling units above the commercial spaces with associated parking in a 5-story portion of the building to the rear (west). The proposed building will be approximately 75' in height (measured from the finished grade of the

sidewalk at Baltimore Avenue. The proposed mixed-use building is designed in a contemporary idiom and employs combinations of modern building materials. The building's secondary elevations facing Hamilton Street, the north-south alley that leads to loading bays and the rear parking structure employed the same materials as the more visible Baltimore Avenue elevations with less variety of color and design. Because of the complexity of the building and the evolving nature of its design, staff noted inconsistencies between building elevations and renderings and requested that the applicant provide a set of documents and materials boards that accurately reflect the proposal. Mr. Berger pointed out that staff had provided these comments to the applicant and that the applicant came prepared with a presentation to address those comments.

Chairman Thompson asked if staff was aware of the applicant's revisions. Mr. Berger said that he was generally aware but had only received the revisions earlier in the day. Chairman Thompson asked about a reference to the modification to the Armory's Environmental Setting. Mr. Berger clarified that the reference did not mean a reduction of the Environmental Setting but referred to work within the environmental setting to create a plaza area between the developing property and historic site. Before turning the presentation over to the applicant, Mr. Berger noted that staff received five emails relevant to the application requesting the applicant go through the Detailed Site Plan process (Exhibit 1).

William Shipp, the applicant's representative, presented the development proposal. Mr. Shipp noted the applicant's positive communication with the City of Hyattsville Council and Planning Committee. Mr. Shipp briefly summarized the purpose of the Gateway Arts District/Sector Plan. He described how the project was aligned with the purposes of the Sector Plan and in conformance with the land use characteristics of the town center. The applicant wanted to emphasize the design concept's compatibility with the two adjacent Historic Sites and the plaza developed in collaboration with the Armory Historic Site.

Brook Katzen, Senior Vice President of Urban Investment Partners (UIP) a Washington, D.C., development company, described some of UIP's previous projects in D.C. which consisted mostly of urban-infill development projects. This will be their first project in Prince George's County. The company was attracted to Hyattsville in part by the mix of new and old structures. Mr. Katzen emphasized the breathing room between the Armory Historic Site and the proposed building, and the reduction in height of development adjacent the historic sites, he explained that the design incorporated buildings of varied heights suggesting a streetscape that was developed over time. The project was carefully designed to meet the requirements of the DDOZ.

Jonathan Johnson from Torti Gallas and Partners, the project architect, presented the specifics of the design and physical history of the site. Mr. Johnson introduced the project by describing the current conditions. He explained that the proposed project would be made up of three architectural identities visually dividing the project into three parts. The earlier referenced Armory Plaza would be on the north side of the project between the proposed development and Armory Historic Site. Mr. Katzen pointed out the similarities of space and height between the Armory and Verizon buildings to the north and the Armory and proposed development to the south. The proposed architecture of the northernmost architectural identity simulates some of the design elements of the Armory building and incorporates a variety of modern materials. Mr. Johnson described the architectural identity of the middle portion of the proposed building as Mercantile. The southern portion of the development is defined by a retail plaza. A parking garage is located along the rear of the development.

Mr. Shipp concluded that the development team had met with Planning Department Staff and were working to address staff's comments. He stated that design elements had been added to the portion of the building facing Prince George's Bank, and that the entrances around the garage and apartment entrances had been modified to emphasize the pedestrian entrance. In addition, canopies had been added to some of the balconies. Mr. Shipp reiterated that the applicants still must go through a rigorous review with the City of Hyattsville and will continue to work with the HPC specifically on work regarding the Armory Plaza.

Chairman Thompson asked if staff was satisfied that their comments were addressed and whether staff and the applicant were in complete agreement. Mr. Berger stated that his comments were reasonably addressed. Chairman Thompson asked if there were questions from the Commissioners. Vice Chair Davidson stated her support of the concept of the Armory Plaza and asked how much of the plaza was the applicant's property and how much was within the Armory's Environmental Setting. Mr. Katzen explained that it is about half and half. Vice Chair Davidson suggested that the plaza could be made wider and use more of the applicant's property. Mr. Katzen emphasized the quality of the proposed design. Mr. Shipp clarified that the Armory's property was not put towards their required buffer and stressed the symbiotic nature of the agreement. Vice Chair Davidson asked about maintenance responsibility of the plaza. Mr. Katzen said that the applicants were taking responsibility for the maintenance of the plaza.

Vice Chair Davidson asked about the three Contributing Buildings to the National Register Historic District that were being demolished using state money and what MHT was requiring of the applicant to mitigate the demolition. Mr. Shipp said that they had not received a determination from MHT yet. He clarified that the applicant was working with a grant from the city and added that the Planning Department did not have jurisdiction over it. Vice Chair Davidson emphasized that the Commission was interested in the National Register Historic District.

Vice Chair Davidson asked about the sample materials. The applicant provided the physical material samples for the Commissioners to review. Vice Chair Davidson expressed her approval of the way the façade was broken up and the way the building stepped down on the north and south ends. She asked the applicant if they had considered roof top terraces or similar feature to soften the imposing height of the development project. Mr. Katzen explained the design logic but would consider lowering the slanted roofs on the two five story portions of the building adjacent to the historic sites. Vice Chair Davidson asked about a setback on the top floor along Baltimore Avenue or even losing a floor entirely. The applicant said they would consider adjusting the setback, but not losing a floor.

Chairman Thompson asked the applicant if they agreed with Vice Chair Davidson. Mr. Katzen said they were taking notes on all Vice Chair Davidson's concerns and were willing to work with staff on the design. Vice Chair Davidson expressed discomfort at not reviewing the final architecture or verification without a Detailed Site Plan. There was some clarification that staff would review the plans and confirm that the applicant addressed the HPC's concerns. Mr. Shipp emphasized the public process still inherent in the development process and that the applicant would still go before the Planning Board, giving the public an opportunity for input.

Commissioner Marcavitch expressed his skepticism of the mercantile style building as there was never anything like that there. He went on to explain his interest in relevant architectural references including Woolworth's and incorporating recessed entries, tilework and unique details specific to the site. He spoke of the unique architecture of the former church in the castle-like building at the south end of the development. Commissioner Marcavitch suggested that there are some historically accurate and specific elements they could pick up on.

Commissioner Reff asked about the Armory Plaza's relationship to the parking structure. Mr. Katzen explained the difference in elevation and that an elevated smaller landing/plaza area at the entrance of the parking garage would connect the church and parking garage. A stair would connect the lower and upper outdoor plazas. Mr. Katzen explained the parking agreement for the parking garage between the church, city, and development project. Commissioner Reff asked about the portion of the garage facing the Armory building at the rear of the Plaza. Mr. Katzen explained the ongoing dialogue with area artists in screening the garage, and that they were open to suggestions. Vice Chair Davidson asked about the back of the garage within view of the elementary school. Mr. Katzen explained the tricky design considerations around the

parking garage. The applicant has tried to talk to artists and the elementary school's 5th grade mural project to come up with screening ideas.

Commissioner Marcavitch asked about the possible outcomes of the HPC's decision, suggesting that there were three. First, the HPC could approve the Preliminary Plan, with conditions. Second, the HPC could require a DSP. Third, the HPC could ask the applicant if they would be willing to come back with revised designs. Mr. Shipp clarified the applicant's timeline and expressed their eagerness to work with staff to meet the scheduled January 10<sup>th</sup> Planning Board date. Mr. Katzen confirmed this. Chairman Thompson summarized the proceedings and advised delegating the design review to staff. Chairman Thompson asked Mr. Berger when he would need to see the applicant's reaction to HPC's comments. Mr. Berger said that he would like to see it at least a week before the staff report is released on December 21<sup>st</sup>. Chairman Thompson asked when the public would see the results. Mr. Berger confirmed the public would have access to the information on the 21<sup>st</sup> with the release of the staff report. Chairman Thompson acknowledged the receipt of the five emails requesting a DSP. Mr. Katzen noted that while avoiding the DSP process there was a willingness to work with the City to hold public forums for community input. There was discussion about the language of the motion.

**MOTION:** Commissioner Pruden moved to recommend approval of the Preliminary Plan, 4-17008, Armory Apartments, with a condition in accordance with staff's recommendations. Commissioner Schneider seconded the motion. The motion was approved by acclamation and without objection (6-0-1, the chair voted present).

#### **SDP-1302-03, Parkside Sections 5&6, (Adjacent to Blythewood, Historic Site 78-013)**

Dr. Stabler presented the staff report. The subject property comprised 147.79 acres located along the east and west sides of Melwood Road. Dr. Stabler noted that the plan included landscaping around the historic site. The Parkside development includes a Prince George's County Historic Site, Blythewood (78-013). A Phase I archeology survey was conducted in February and March 2005. The HPC reviewed Preliminary Plan 4-16001, Parkside, at its June 19, 2018 meeting. The applicant submitted a viewshed study that provides sections illustrating the topography and visible features from the Blythewood Historic Site to the developing property to the southwest, south and southeast, and submitted a plan showing the proposed landscape buffer. Staff recommended the HPC recommend approval of SDP-1302-03 with the first condition included in the staff report.

Commissioner Marcavitch asked about the landscape and lighting plan. Dr. Stabler confirmed that it was down lighting with full cut-off. Commissioner Marcavitch asked about some of the existing vegetation. Dr. Stabler explained that some of it was being removed as there was grading proposed in that area. Robert Antonetti with Shipley and Horne, representing the applicant, noted that the owner and engineer were present. Mr. Antonetti suggested the next DSP will likely include architecture. He clarified that the parcel to the south of Blythewood and to the north of the proposed development was planned to be dedicated to the School Board. If the land does not convey, the applicant is willing to plant the buffer. The applicant agrees with the language that the planting precede the construction of the proposed townhouses. Mr. Antonetti clarified that the condition runs with the land. There was some discussion of timing and responsibility.

**MOTION:** Vice Chair Davidson moved to recommend approval of the SDP-1302-03, Parkside Sections 5&6, with the following conditions:

1. Prior to the approval of a grading permit for portions of the development within the Blythewood Environmental Setting, the applicant shall obtain a Historic Area Work Permit.

2. Prior to approval of a building permit within the application boundary, the applicant shall obtain a Historic Area Work Permit for and complete the installation of the landscape buffer.

Commissioner Pruden and Schneider seconded the motion. The motion was approved by acclamation and without objection (6-0-1, the chair voted present).

#### **F. PRESERVATION TAX CREDIT**

1. 2018-014, Lown House (68-010-35)

Mr. Tana presented the staff report. Debra and Michael Franklin, owners of Lown House, 4107 Gallatin Street, Hyattsville, applied for a tax credit for work totaling \$840.00. The work included the installation of a new black wrought-iron handrail and refinishing of another black wrought-iron handrail. Staff recommended approval of a historic preservation tax credit in the amount of \$210.00.

**MOTION:** Commissioner Schneider moved to approve the tax credit in accordance with staff's recommendations. Vice Chair Davidson seconded the motion. The motion was approved by acclamation and without objection (6-0-1, the chair voted present).

#### **G. COMMISSION STAFF ITEMS**

1. **HAWP Staff Sign-Offs**

There were no further questions. Vice Chair Davidson said that she liked the map.

2. **Properties of Concern**

Mr. Gross gave a brief update. The Upper Marlboro High School's windows have been boarded, trash removed, and there are plans for a fence to restrict driveway access. Mr. Berger suggested continued encouragement of installing downspouts to direct water away from the building. Mr. Gross entered a letter from Mayor Turner into the record opposing demolition of the Elementary School.

Mr. Gross reported on staff's visit to the Grimes House and adjacent Store. Chairman Thompson asked for renewed communication with the property owner.

Mr. Gross highlighted that staff received a regular condition report on Kildare which drew attention to a hole in the roof. Chairman Thompson asked staff to have conversation with owner or their representative.

Commissioner Schneider asked about Admirathoria. Staff noted it had corresponded with Sarah Cavitt, who lives near the historic site, about current conditions. Commissioner Marcavitch added that the Peace Cross case was on its way to the Supreme Court.

3. **Referrals Report**

There were no questions.

4. **Correspondence Report – No Correspondence Report**

5. **Approval of Meeting Summary**

Mr. Gross noted the correction to the vote on the Talburtt Tobacco Barn, and the discussion about the Environmental Setting.

**MOTION:** Commissioner Schneider moved to approve the October 16, 2018 meeting summary as written. The motion was seconded by Vice Chair Davidson. The motion was approved by acclamation and without objection (7-0,).

**6. New Business/Staff Updates**

Mr. Gross asked for updated contact information for the Commissioners for the Office of Ethics.

Commissioner Marcavitch noted that the new zoning ordinance included architectural conservation layers for Greenbelt and Mt. Rainier. He mentioned that he had just returned from the National Trust for Historic Preservation conference. He brought attention to the ongoing controversy over the Diner in Laurel. He also invited everyone to the Holiday Party and Ribbon Cutting Ceremony at the Heritage Center in Pyramid Atlantic on December 12<sup>th</sup>.

Commissioner Schneider invited everyone to the Historical Society holiday party December 9<sup>th</sup> at Marietta.

Chairman Thompson brought up the possibility of a joint meeting with the Laurel HPC. Staff has been in the process of communicating with them.

**MOTION:** Commissioner Pruden moved to adjourn. The motion was seconded by Commissioner Marcavitch. The motion was approved by acclamation and without objection (7-0). The meeting adjourned at 10:08 p.m.

Respectfully submitted,



Tyler Anthony Smith  
Senior Planner  
Historic Preservation Section