



PRINCE GEORGE'S COUNTY HISTORIC PRESERVATION COMMISSION

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APPROVED 07/16/2019

Summary of Actions

Prince George's County Historic Preservation Commission
Tuesday, June 18, 2019, 6:30 p.m.
4th Floor Board Room, County Administration Building

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

Guest: Name/Organization	Agenda Item
Paul Lanning / Solvitect/Ameresco	E.1.
Darrin Prescott / Solvitect/Ameresco	E.1.
Jon Roberts / Solvitect/Ameresco	E.1.
Benjamin Levy / Round Trip Energy/Ameresco	E.1.
Bryan Knedler / City of Mount Rainier	C.1.
Collin Ward Young / Standard Energy Solutions	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. Commissioners Muckle and Schneider had excused absences.

B. Approval of Meeting Summary – May 21st, 2019

MOTION: Commissioner Pruden moved to approve the May 21st, 2019 meeting summary. The motion was seconded by Commissioner Branch-Miles. The motion was approved by acclamation and without objection (7-0).

Mr. Berger introduced Ashley Hall, the new Principal Planning Technician in the Historic Preservation Section. Ms. Hall introduced herself to the Historic Preservation Commission.

C. Historic Resource Evaluation

1. Star/Potts Hall (Historic Resource 68-013-01)

Mr. Gross presented the staff report. Star/Potts Hall is a circa 1909, two-story, front-gabled brick building with a rectangular plan, located at 3405 Rhode Island Avenue in the City of Mount Rainier. It was constructed along what was, and remains, the main transportation corridor in the early-twentieth century streetcar suburb of Mount Rainier. The Rhode Island Avenue Addition to Mount Rainier subdivision was platted in May of 1905 on land that John C. Yost and his wife, Emma, had conveyed two months earlier to developers Willard D. Bigelow, Edwin W. Spalding, and J. Harris Rogers. Star/Potts Hall is significant as an early twentieth-century brick building that contributed to the development of the social and cultural life of Mount Rainier. The historic resource, which predates Mount Rainier's incorporation and is one of the earliest buildings erected in its downtown area, served for several decades as a venue for a wide variety of civic, community, and religious gatherings. Star/Potts Hall embodies the heritage themes of streetcar suburb development and social history in Prince George's County. Star/Potts Hall has retained its essential form as an early twentieth-century civic building, with much of its historic fabric intact. Staff recommended that that Star/Potts Hall, and its 0.06-acre Environmental Setting, be designated a Prince George's County Historic Site based on the criteria outlined in the staff recommendations. Star/Potts Hall meets three of the nine designation criteria of Subtitle 29-104(a): (1)(A)(i), (1)(A)(iv), and (2)(A)(v). Mr. Gross added the city's letter of support into the record.

Vice Chair Davidson asked about the historic fabric under the vinyl siding of the gable. Mr. Gross provided some background information, stating that a potential future project, which was not being presented to the HPC until a later date, could determine whether historic fabric is present beneath the vinyl siding.

Brian Knedler, City Councilman of Mount Rainier, was present and stated his support for the historic site designation. He stated that their initial town council meetings were held in Star/Potts Hall beginning in 1910, when Mount Rainier was first incorporated as a city.

MOTION: Commissioner Pruden moved to designate Star/Potts Hall (68-013-01) as a Historic Site based on the criteria and the environmental setting as described in the staff recommendations. Commissioner Campbell seconded the motion. The motion was approved by acclamation and without objection (7-0, the Chair voted "aye").

D. Historic Area Work Permits

1. 2019-027, Hamilton House (Historic Site 74B-007)

Mr. Gross presented the staff report. The applicants requested a HAWP for the installation of two ground-mounted solar photovoltaic arrays within the Environmental Setting of the Hamilton House (Historic Site 74B-007), located at 16810 Federal Hill Court in Bowie. Built in the 1870s for James Hamilton and the home of his descendants for more than a century, the Hamilton House is a two-and-one-half-story frame farmhouse with clipped gables, asymmetrical projecting bays, a bracketed cornice and fine Victorian interior detail. The Hamilton House was listed in the National Register of Historic Places in 1988. The applicant proposes to install two ground-mounted solar photovoltaic arrays approximately 120 feet east of the Hamilton House, in a cleared area immediately north of the swimming pool. The location of the proposed arrays is illustrated in plans submitted with the subject application. The installation of approximately 580 feet of underground conduit within 10-inch wide by 20-inch deep trenches is also proposed. Although the installation of solar photovoltaic arrays could be found to represent an architecturally and historically incompatible addition to the Environmental Setting of a circa-1870s farmhouse, the applicant has made a conscious attempt to locate the proposed arrays so as to minimize their

visibility from the historic house, the public right-of-way, and adjacent properties. In addition, the Environmental Setting already includes two outbuildings that are considered non-contributing; these structures will aid in the screening of the proposed solar installation from the 19th-century main house. Staff recommended approval based on the HAWP meeting the approval criteria of provision 3 of Subtitle 29-111(b) and Standards 9 and 10 of the Secretary of the Interior's *Standards for Rehabilitation*, with the following condition:

The excavation of the conduit trenches from the solar arrays to the historic house and dairy barn shall be monitored by the Historic Preservation Section staff archaeologist. The applicant shall be required to provide staff with adequate notice, so that staff can monitor the trenching as it is undertaken.

Commissioner Reff asked to see the drawings for the areas where the trenching is proposed and asked for clarification regarding the dimensions of the trenching. Mr. Gross stated that the trenches will be 10 inches wide by 20 inches deep. Commissioner Campbell asked for clarification regarding the locations of the trenching. Dr. Stabler confirmed that the staff archaeologist will oversee the installation of the trenches completely.

Collin Young, the Operations Manager for Standard Energy Solutions, stated that the HPC is easier to work with than Annapolis.

Commissioner Marcavitch asked if the chosen location was the only one feasible. Mr. Young confirmed that the proposed location of the solar panels is the only workable location on the property based on the property owner's request and viewsheds to and from the Hamilton House.

MOTION: Vice Chair Davidson moved to approve HAWP 2019-027 in accordance with staff's recommendations. Commissioner Pruden seconded the motion. The motion was approved by acclamation and without objection (6-0-1, the Chair voted "present").

E. Mandatory Referral

1. MR-1907F, Saint Barnabas Solar [includes St. Barnabas Church & Cemetery (Historic Site 76A-004)]

Mr. Berger and Dr. Stabler summarized the staff report. The Site property is a designated Prince George's County Historic Site known as Saint Barnabas Episcopal Church and Cemetery (PG: 76A-004). Ameresco, Inc. proposes installing ground-mounted solar panels on four acres of the property. St. Barnabas Church is significant as a well-preserved example of 19th Century church design and construction in Prince George's County. St. Barnabas Church 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. Mr. Berger provided some background on the Mandatory Referral Process. Mr. Berger presented the staff conclusions and the staff recommendations, listed below.

1. Reduce the size of the proposed installation to minimize its visual impact on the historic site, and the project's visibility from within the historic site and from adjacent public streets and private properties.
2. Obtain an approved Historic Area Work Permit for any work required within the Environmental Setting of the Saint Barnabas Episcopal Church and Cemetery Historic Site (76A-004).

3. Eliminate the intrusion of the proposed fence and LOD into the 25-foot setback from Saint Barnabas Road.
4. Preserve the existing trees located between the historic church and the proposed solar facility and transplant, rather than remove, the existing evergreens near the proposed entry gate into the facility and provide for adequate landscape buffering along the entire north and east boundaries of the project area along St. Barnabas Road. The landscape buffer should be naturalized in appearance and its plantings carefully considered to include a mix of evergreen and deciduous trees with a variety of shapes and sizes.
5. Prior to the issuance of a grading or construction permit, the applicant and the applicant's heirs, successors, and/or assignees shall:
 - a. Conduct Phase I (Identification) archaeological investigations, according to the Planning Board's *Guidelines for Architectural Review* (May 2005), to determine if any cultural resources are present in the areas that will be impacted by the solar arrays. The applicant shall submit a Phase I Research Plan for approval by the staff archaeologist prior to commencing Phase I work. Evidence of M-NCPPC concurrence with the final Phase I report and recommendations is required.
 - b. Upon receipt of the Phase I archaeological report by the Planning Department, if it is determined that potentially significant archaeological resources exist in the project area, the applicant shall provide a plan for:
 - i. Evaluating the resource at the Phase I level, or
 - ii. Avoiding and preserving the resource in place.
 - c. If a Phase II and/or Phase III archaeological 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 in St. Leonard, Maryland.

Commissioner Marcavitch asked about some of the details of the application, including the design, location, and size of the solar panel arrays, in addition to the proposed fencing design. Mr. Berger provided clarification.

Mr. Levy, Executive Director of Roundtrip Energy representing Ameresco Inc., thanked the Historic Preservation Commission and gave a brief introduction. He emphasized the positive aspects of the proposal. He also stated that the staff's recommendations will be incorporated into the updated application, without exception.

Mr. Levy noted the other two tenants (a gas utility company and a tenant that utilizes dump trucks and heavy machinery) currently using the property (which have been using the property for several years), and how the proposed project would be a better use of the property. It is their understanding that the church is in support of the project. Leasing the land will assist in sustaining the church.

Commissioner Marcavitch asked about a building to enclose the inverters associated with the project. Mr. Levy clarified that there would be a metal enclosure and inverters mounted on some of the racking, and underground conduit. He stated that this solar installation would be larger in scale than the Hamilton House installation but smaller in scale than some of the other Mandatory Referral projects. Commissioner Reff asked staff about the recommendations, and if the conditions should be included in the recommendations. Commissioners and staff then asked for the Counsel's advice and whether to not approve the project, or to not approve the project but consider the recommendations. Not approving the project but including the conditions might be confusing to the planning board. Mr. Levy reiterated the opportunities to work with the HPC in the future. Commissioner Pruden asked about public outreach and whether comments have been received from congregation members or neighbors regarding the proposed installation. Mr. Berger stated that the Mandatory Referral process does require public outreach and that the applicant has done that.

Commissioner Campbell asked about the church and the congregation. Mr. Levy stated that they have spoken informally to the church and congregation and have received positive sentiments for the solar installation. Commissioner Campbell asked about the recommended conditions. Mr. Levy responded that the greatest concern is the size of the array. Design changes have been considered and will not affect the terms of the lease between the applicant and the church. The applicant is under the impression that the church is in support of the recommended conditions. Commissioner Campbell stated that staff's recommendations are part of the record. Commissioner Reff indicated that he would support a recommendation that the subject site may not be a suitable location for such an extensive installation, supported by staff's findings and conclusions without the recommendations. Mr. Berger clarified that the current leasing situation (the land use by the two current tenants) was not approved by the HAWP process.

MOTION: Vice Chair Davidson moved to recommend the approval of the Mandatory Referral in accordance with staff's recommendations. Commissioner Campbell seconded the motion. Commissioner Reff stated he would vote No. Commissioner Marcavitch added that he would be interested in interpretive opportunities. The motion was approved by acclamation with two objections (4-2-1, Commissioners Reff and Pruden voted no, the Chair voted "present").

F. Preservation Tax Credits

1. 2019-003, Beechwood (Historic Site 70-060)

Mr. Gross presented the staff report. Tax credit work totaled \$149,582.46 and consisted of the relocation of a tobacco barn historically associated with Beechwood to within the Environmental Setting of the Historic Site; the rehabilitation of the barn structure, including siding, sills, roofing, doors, and windows; an archaeological investigation; and related inspection and permitting expenses. All of the work was determined eligible and a tax credit of \$37,395.62 was recommended. Staff recommended that the application be granted as meeting Standards 5 and 6 of the Secretary of the Interior's *Standards for Rehabilitation* and provisions 2 and 3 of Subtitle 29-111(b).

MOTION: Commissioner Pruden moved to approve Preservation Tax Credit 2019-003 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").

2. 2019-004, Clagett House at Cool Spring Manor (Historic Site 74B-015)

Mr. Tana presented the staff report. Tax credit work totaled \$24,868.08 and consisted of pouring new porch footers, treating powder post beetles, trenching for drainage, reconstructing a new brick stairwell and lower-level entryway, and reconstructing new porches. \$5,699.24 of the work was determined to be ineligible because the dates of the expenses were prior to April 1, 2014, five years before the application was submitted in April of 2019. An additional \$7,640.24 in expenses were deemed to be ineligible because they were associated with work that was reimbursed in March of 2015 as part of the FY2012 Historic Property Grant for the property. The remaining \$11,528.60 worth of work was deemed eligible for a Preservation Tax Credit. A tax credit of \$2,882.15, to apply for FY2015, was recommended. Staff recommended that the application be granted as meeting Standards 1, 2, 5, and 6 of the Secretary of the Interior's *Standards for Rehabilitation* and provisions 2, 3, 4, and 5 of Subtitle 29-111(b).

MOTION: Vice Chair Davidson moved to approve Preservation Tax Credit 2019-004 in accordance with staff's recommendations. Commissioner Marcavitch seconded the motion. The motion was approved by acclamation and without objection (6-0-1, the Chair voted "present").

3. 2019-005, John S. Johnson House (Historic Site 72-009-32)

Mr. Gross presented the staff report. Tax credit work totaled \$100,871.52 and consisted of the demolition of certain interior partitions and an interior brick chimney; the relocation of a rear porch door; the creation of new interior partitions; structural repairs; repairs to the roof, vinyl siding, porches, driveway, basement, and fence; restoration of wood flooring; installation of new cabinets, appliances, fixtures, bathroom flooring, and insulation; and upgrades to the plumbing, electrical, and HVAC service. Exterior work on the property was approved under HAWP 2018-094, issued on December 26, 2018. \$30,100.00 of the work was determined to be ineligible, and \$70,771.52 of the work was determined to be eligible. A tax credit of \$17,692.88, to apply for FY2020, was recommended. Staff recommended that the application be granted as meeting Standards 2 and 6 of the Secretary of the Interior's *Standards for Rehabilitation* and provisions 2 and 3 of Subtitle 29-111(b).

MOTION: Vice Chair Davidson moved to approve Preservation Tax Credit 2019-005 in accordance with staff's recommendations. Commissioner Pruden seconded the motion. The motion was approved by acclamation and without objection (6-0-1, the Chair voted "present").

G. Update from the Department of Parks and Recreation

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

H. Commission Staff Items

1. HAWP Staff Sign Offs

No further questions.

2. Properties of Concern

Mr. Gross stated that staff was able to reestablish communications with the property owner of Admirathoria, and that staff was informed that the property owner has retained a contractor, with which staff is familiar, and that a HAWP application is expected in the near future.

3. Referrals Report

There were no further questions.

4. Correspondence Report – No Correspondence Report

5. New Business/Staff Updates

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 9:35 p.m.

Respectfully submitted,



Ashley Sayward Hall

Principal Planning Technician
Historic Preservation Section