



# PRINCE GEORGE'S COUNTY HISTORIC PRESERVATION COMMISSION

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Upper Marlboro, Maryland 20772  
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**APPROVED 02/21/2018**

## Summary of Actions

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

Commissioners Present: Chairman John Peter Thompson, Lisa Pfueller Davidson,  
Donna Schneider, Yolanda Muckle, Susan Pruden,  
Nathania Branch-Miles, Michael Callahan

Commissioners Absent: Vice Chair Edward M. Scott, Eddy Campbell

HPC Counsel Present: Bradley Farrar, Esq.

Staff Present: Howard Berger, Robert Krause, Jennifer Stabler,  
Tom Gross, Tyler Smith

<b>Guest: Name/Organization</b>	<b>Agenda Item</b>
<i>Attendees</i>	
Jeanne Ward	D.1.
Scott Sibley	E.1.
Ginny Frisch	C.1.
John Dixon	D.1.
Ryan McAlister	D.1.
Thomas Haller	D.1.

### A. Call to Order

Chairman Thompson called the meeting to order at 6:30 p.m. Commissioner Davidson read introductory remarks about the meeting and procedures into the record. Commissioner Muckle arrived at 6:35 p.m. and Commissioner Callahan at 6:42 p.m. Vice-Chair Edward Scott and Commissioner Eddy Campbell had excused absences.

## **B. Approval of Meeting Summary – December 19, 2017**

**MOTION:** Commissioner Pruden moved to approve the December 19, 2017 meeting summary as written. The motion was seconded by Commissioner Schneider. The Motion was approved by acclamation and without objection (5-0, Commissioners Muckle and Callahan had not yet arrived). Chairman Thompson commended staff on the quality of the meeting summaries.

## **C. HISTORIC AREA WORK PERMITS**

### **1. 7400 Hopkins Avenue (2017-038), Request for Reconsideration**

Mr. Berger made some opening remarks about the procedural history leading up to the request for the reconsideration of HAWP 2017-038. Mr. Berger summarized that the HPC had denied the HAWP in December and the applicant and staff have had discussions since then. Chairman Thompson asked about the process of reconsideration and what would happen if the commission voted to reconsider the application. Mr. Berger clarified that they could then review the new information before deciding whether to approve or deny the HAWP. Chairman Thompson stated for the record that he had participated in a conversation with the applicant and staff.

**MOTION:** Commissioner Davidson made a motion to reconsider HAWP 2017-038. Commissioners Pruden and Muckle seconded the motion. The motion passed by acclamation and without objection (6-0, the Chairman voted in favor).

Dr. Krause summarized that staff had several conversations with the applicant since the December meeting and agreed on the retention, scraping, and repainting of the existing window surrounds instead of completing the applicant's proposed project by wrapping these features with synthetic material. Staff had also reached out to DPIE to have the Stop Work Order removed so that the applicant could continue interior work on the house. Commissioner Davidson asked if they were not going to scrape and paint the window frames under the HAWP reviewed in December. There were no further questions for staff. Ginny Frisch, one of the property owners, added that she had worked with staff and agreed with the recommendation. Mr. Berger concluded that as part of the request for reconsideration the applicant has agreed to adhere to the requirements of *Subtitle 29* and the County Building Permit process moving forward.

Chairman Thompson noted that Commissioner Callahan had arrived, and called for a motion.

**MOTION:** Commissioner Pruden made a motion to approve HAWP 2017-38 for 7400 Hopkins Avenue. Commissioner Callahan seconded the motion. The motion passed by acclamation with one objection. (5-1-1, Commissioner Davidson voted against the motion, and Chairman Thompson voted present.) There was no further discussion.

## **D. REFERRALS**

### **1. 4-17018, Traditions at Beechfield – Phase III work plan for archeological site 18PR955**

Dr. Stabler summarized the development plans for the 83.96-acre property located at the corner of MD 193 and US 50. Deed records indicate that Richard Jacob Duckett consolidated tracts of land from four separate land patents between 1754 and 1798 to form a 500-acre plantation. Members of the Duckett family lived on the property throughout the eighteenth and nineteenth centuries, many of whom are buried in the Duckett family cemetery, located adjacent to the development property. In 2008, a Phase I archeological survey identified two archeological sites (18PR955 and 18PR956). A Phase II investigation identified a large pit feature, a brick-lined well in Area A of Site 18PR955, and two intact structural features (one may be

related to as a slave quarter/tenant house) in Area C of Site 18PR955 and recommended Phase III mitigation of these areas. Staff recommended approval of the preliminary plan with conditions that a complete Phase III archeological investigation and report on the identified features be completed, and that the site be interpreted on the property with commemorative/interpretive features and other agreed-upon outreach and education measures.

Chairman Thompson asked if the Phase III contractor would have enough time to complete the recommended archeology, to which Dr. Stabler replied that they would. Chairman Thompson asked who has title to the cemetery, to which Dr. Stabler responded that the Duckett family still retained the title.

Thomas Haller, representing the applicant, introduced Ryan McAlister the landscape architect, John Dixon with Greenlife Property Group, and Jeanne Ward the archeologist. Mr. Haller thanked staff for their work and stated that the applicant was in agreement with staff's recommendations and added that the HOA plans to fence and maintain the Duckett Family Cemetery.

**MOTION:** Commissioner Schneider made a motion that the HPC recommend approval of Preliminary Plan 4-17018, Traditions at Beechfield, to the Planning Board with the four conditions detailed by staff. Commissioner Pruden seconded the Motion. The motion was approved by acclamation and without objection (6-0-1, Chairman Thompson voted present).

#### **E. PRESERVATION TAX CREDITS**

Mr. Berger introduced the tax credits, noting that these were the first tax credits to be reviewed under the newly revised ordinance with an extended amortization period of ten years as the result of a hanks to a bill sponsored by Councilmember Taveras.

##### **1. Tax Credit 2016-004, William Shepherd House (68-010-73), Hyattsville**

Mr. Gross presented the historic tax credit application, noting that the tax credit was for new construction. Owners Scott and Mary Sibley applied for a tax credit for work totaling \$47,551.80. The work consisted of the construction of a 525-square foot, one-and one-half-story carriage house-style garage at the rear of the property. The eligible expenses for which the credit is calculated totaled \$45,782.71, leading staff to recommend approval of a historic preservation tax credit in the amount of \$11,445.68. Mr. Gross noted two technical corrections to staff's written recommendations: the credit should apply to fiscal year 2017, and was recommended for approval as meeting provisions 2 and 3 of Subtitle 29-111(b). Scott Sibley was present but did not speak.

**MOTION:** Commissioner Pruden made a motion to approve Historic Preservation Tax Credit 2016-004 in accordance with staff's recommendations. Commissioner Schneider seconded the motion. The motion was approved by acclamation and without objection (6-0-1, Chairman Thompson voted present).

##### **2. Tax Credit 2017-004, Waverly (82B-009), Upper Marlboro**

Dr. Krause presented the tax credit application submitted by owners Ioanna Antypas and Helen Margiou. The work involved priming, caulking, and painting the roof totaling \$980.14, which staff calculated was eligible in full. Staff recommended approval of a tax credit in the amount of \$245.04. Commissioner Schneider noted the recommendation should state fiscal year 2018.

**MOTION:** Commissioner Pruden made a motion to approve Historic Preservation Tax Credit 2017-004. The motion was seconded by Commissioner Schneider. The motion was approved by acclamation and without objection (6-0-1, Chairman Thompson voted present).

### **3. Tax Credit 2017-005, Frederick Holden House (68-010-17), Hyattsville**

Dr. Krause presented the tax credit application submitted by Max Pakaluk, owner of the Frederick Holden House, for work totaling \$87,249.00. The work consisted of installing a high velocity A/C and heating system with boiler replacement, along with painting all rooms in the interior of the house. Staff determined all the work was eligible and recommended approval of a historic preservation tax credit in the amount of \$21,812.25.

**MOTION:** Commissioner Davidson made a motion to approve Historic Preservation Tax Credit 2017-005, noting a technical correction in staff's recommendation that it should read "*the application meets provisions 1,3, and 5 of Subtitle 29-111(b)...*". The motion was seconded by Commissioner Schneider. The motion was approved by acclamation and without objection (6-0-1, Chairman Thompson voted present).

### **4. Tax Credit 2017-006, Vernon Wright House (68-010-92), Hyattsville**

Mr. Gross presented the tax credit application 2017-006, submitted by Eric Winkler and Alison Roach, owners of the Vernon Wright House. The renovation costs applied for totaled \$125,564.18. Staff determined that the eligible expenses came to \$86,334.37, and recommended approval of a tax credit in the amount of \$21,583.59.

Chairman Thompson asked if owners/applicants were notified of these presentations. Mr. Gross answered yes, that they should have received a copy of the staff report. Commissioner Davidson verified the years stated in staff's recommendations.

**MOTION:** Commissioner Schneider made a motion to approve Historic Preservation Tax Credit 2017-006 in accordance with staff's recommendations. Commissioner Pruden seconded the motion. The motion was approved by acclamation and without objection (6-0-1 Chairman Thompson voted present).

### **5. Tax Credit 2017-007, Tulip Hill Farm (80-048), Fort Washington**

Mr. Gross presented Preservation Tax Credit 2017-007 submitted by Christian Ostermann and Elizabeth Katchka, owners of Tulip Hill Farm, for work totaling \$21,835.00. The work involved exterior painting, roof repair, gutters and downspouts. Staff determined that all expenses were eligible and recommended a historic preservation tax credit in the amount of \$5,458.75.

Commissioner Schneider asked about the interior structure of brick columns on the front of the house. Mr. Gross said that staff did not know, and Mr. Berger added that the house was unusual in that it incorporated many elements of salvaged and surplus building materials.

**MOTION:** Commissioner Davidson made a motion to approve Historic Preservation Tax Credit 2017-007 in accordance with staff's recommendations. Commissioner Schneider seconded the motion. The motion was approved by acclamation and without objection (6-0-1 Chairman Thompson voted present).

### **6. Tax Credit 2017-008, Sunnyside (87B-036-21), Aquasco**

Dr. Krause presented the tax credit application summarizing that the owner, Robert Klein, had repaired the porch floor decking for a total of \$5,061.16, all of which was found eligible by staff. Mr. Krause

recommended the approval of a tax credit in the amount of \$1,265.29. Commissioner Pruden clarified that staff's recommendation should read "*the application meets provisions 3 of Subtitle 29-111(b)...*".

**MOTION:** Commissioner Schneider made a motion to approve Historic Preservation Tax Credit 2017-008 noting a technical correction in the staff recommendation that it met provision 3 of *Subtitle 29-111(b)*. Commissioner Pruden seconded the motion. The motion was approved by acclamation and without objection (6-0-1 Chairman Thompson voted present).

## F. COMMISSION STAFF ITEMS

### 1. HAWP Staff Sign-Offs

There were no questions.

### 2. Referrals Report

There were no questions.

### 3. Correspondence Report

There was no correspondence report.

### 4. New Business/Staff Updates

Chairman Thompson noted that the Hyattsville Preservation Association invited him to speak on Maryland Political History at Hitching Post Hill sometime in February.

**MOTION:** Commissioner Pruden made a motion to adjourn. The motion was seconded by Commissioner Schneider. The motion was approved by acclamation and without objection (7-0). The meeting adjourned at 7:48 p.m.

The next HPC meeting will be held on February 20, 2018.

Respectfully submitted,



Tyler Anthony Smith  
Principal Planning Technician  
Historic Preservation Section