



PRINCE GEORGE'S COUNTY HISTORIC PRESERVATION COMMISSION

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APPROVED 05/15/2018

Summary of Actions

Prince George's County Historic Preservation Commission
Tuesday, April 17, 2018, 6:30 p.m.
4th Floor Board Room, County Administration Building

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

Guest: Name/Organization

Agenda Item

Attendees

Michael B. Gannon	G.3.
Jeanine Nutter	D.
Marni Carroll/One Energy Renewables	
Dorothy B. Troutman	
Diane Hickok	
Robert Antonetti	F.1.
David J. Kacar	G.1./G.2
Royal Reff	
Sandra Wiseman	
Thomas H. Haller	F.2.
Tery Harris	F.2.
Elizabeth A. Comer	F.2.
Tom Mateya	F.1.

Christopher Rizzi

F.1.

A. Call to Order

Chairman Thompson called the meeting to order at 6:31 p.m. Commissioner Davidson read introductory remarks about the meeting and procedures into the record. Commissioner Callahan arrived at 6:36 p.m. Commissioner Campbell arrived at 6:49 p.m. and Commissioner Branch Miles at 7:02 p.m. Vice-Chair Scott had an excused absence.

Chairman Thompson asked that Item G.3., Historic Area Work Permit 2018-008, Upper Marlboro Post Office, be heard first after the approval of the meeting summary.

B. Approval of Meeting Summary – March 20, 2018

MOTION: Commissioner Pruden moved to approve the March 20, 2018 meeting summary as written. The motion was seconded by Commissioner Schneider. The Motion was approved by acclamation and without objection (5-0, Commissioners Callahan, Campbell, and Branch-Miles had not yet arrived).

G. HISTORIC AREA WORK PERMITS

3. 2018-008, Upper Marlboro Post Office

Mr. Berger presented the staff report prepared by Dr. Krause. Mr. Berger noted that Dr. Krause had left the agency the week before. On Friday, February 9, 2018, Historic Preservation Section staff witnessed work in progress at the Upper Marlboro Post Office without the issuance of an Historic Area Work Permit. An After-the-Fact Permit application was filed on February 13, 2018 and accepted as complete on March 13, 2018. The application included work on the roof and replacement of 13 windows. The double-hung, true-divided-light windows were replaced with single-pane, fixed-sash windows. Staff recommended that the Historic Preservation Commission deny the permit.

Commissioner Davidson asked if the original windows were wood or steel sashed. Commissioner Muckle asked for clarification that the single pane windows are there now. Mr. Berger confirmed and explained that the new windows that were installed are not operable. Commissioner Muckle asked if installing windows comparable to the historic ones was possible and Mr. Berger confirmed that it was.

Michael Gannon, interim chief executive officer of the library, addressed the Historic Preservation Commission and stated that the work was not done in contempt but in ignorance. The library is the caretaker of the building, which is owned by the County. The library does not receive support from the County Central Services Department in terms of building maintenance. The library has a single project manager and a limited budget. The windows were in poor condition and leaking. The sills were in poor condition. The library was unaware of the Historic Area Work Permit process and the Upper Marlboro Branch is the only library building designated a historic site. They chose single-hung windows as a security measure to prevent theft. Mr. Gannon stated that the library did not mean to violate the regulations, but that as a small organization they did not understand what the requirements were.

Commissioner Davidson asked what happened to the original windows. Mr. Gannon stated that they were taken by the window installer when they were removed. Commissioner Davidson said she was stunned by this. She stated that she loved the library system and did not want to denigrate it, but found it distressing that Mr. Gannon was unaware of his stewardship responsibilities and that she was glad to hear that he was not responsible for other historic buildings because this outcome was unacceptable to her

Commissioner Callahan noted that he had arrived and apologized for being late. He asked how much it would cost to install appropriate replacements. Mr. Gannon stated that he did not know and that the decision to install single-pane windows was due partly to cost considerations. He elaborated that they had contacted the manufacturer about producing an additional piece that could be installed to create the appearance of a double-hung window. This solution was unacceptable to Historic Preservation Section Staff.

Commissioner Pruden asked if there were requirements for obtaining permits for window replacements. Mr. Berger definitively replied that there absolutely was for designated historic sites. Commissioner Pruden clarified that she meant County permits. After a short discussion it was made clear that generally window replacements do not require County permits but that, in the case of designated historic sites, County permits are required in addition to Historic Area Work Permits. This is true even for County-owned buildings. Mr. Berger added that had there been knowledge that the building was a designated historic site there should have been knowledge of the HAWP process and that the library system would have known that window replacement was not considered routine maintenance. However, since they were unaware of the property's historic status, they missed several opportunities to obtain the needed permits.

Chairman Thompson noted that Commissioner Campbell had arrived. Commissioner Callahan verified that the building was open to the public and asked whether the library would be open to replacing the windows with appropriate ones. Mr. Gannon stated that it would not be possible with the library's small budget. Commissioner Callahan asked if the funds came from within the library system. Mr. Gannon corrected that the funds do come from the County.

Commissioner Pruden asked if the County could apply for historic property grants. Mr. Berger replied that it could not. Commissioner Muckle asked what specifically was wrong with the former windows. Were the sills bad, did they function, were the panes cracked? Mr. Gannon answered that some of the windows did not operate and that water was penetrating the windows and had damaged the sills on the interior and exterior. Commissioner Muckle asked if anyone had looked into repair rather than replacement and suggested that the window company may have resold the historic windows. Mr. Gannon stated that he had assumed that they were treated as construction waste. Commissioner Davidson added that based on the materials provided she felt that the windows were easily repairable, and this was evidence of the library's lack of due diligence.

Commissioner Callahan asked what happens if the Historic Preservation Commission denies the application and asked what staff's expectation was if the permit was denied. Mr. Berger stated that from the staff's perspective it would be appropriate to send a message about what the appropriate process is. He stated that staff would have encouraged the applicant to pursue repair rather than replacement and that if replacement was deemed suitable as an outcome, the windows that were selected would not have been acceptable. If the application was denied the applicant would be considered noncompliant. The applicant could appeal the denial to the Circuit Court. Chairman Thompson summarized the Commission's two options in the matter: to approve the application or deny it in accordance with staff's recommendation. Chairman Thompson clarified that there is no motion to compel the library to repair, replace, or substitute the windows, and if there was, the Historic Preservation Commission would need to go the County Council for a line item. Commissioner Callahan explained that he just wants to see a way to have the issue fixed. Chairman Thompson added that the Historic Preservation Commission has to consider the application before them. He also suggested that the HPC could also ask for funding from the County to fix the windows.

Mr. Gannon concluded by stating that they now understood the requirements for a historic building. Chairman Thompson thanked Mr. Gannon for coming and asked for any final comments.

MOTION: Commissioner Davidson moved to deny HAWP 2018-008 as meeting Subtitle 29-111(a). The motion was seconded by Commissioner Schneider. The Motion was approved by acclamation and

without objection (6-0-1, The Chairman voted present, and Commissioner Branch-Miles had not yet arrived).

D. 2018 HISTORIC AGRICULTURAL RESOURCE PRESERVATION PROGRAM (HARPP) CONSERVATION EASEMENT BRIEFING

1. Jeanine Jeppesen Nutter, Prince George's County Soil Conservation District

Ms. Nutter gave an informational presentation about the HARPP and the pending applications for 2018 Conservation Easements. To date the Prince George's County Soil Conservation District has preserved a total 6,139 acres of farmland in the county through a variety of programs including HARPP. 3,626 acres have been preserved through HARPP. There are four pending HARPP offers totaling 239 acres. 1,651 acres have been preserved through MALPF. A total of 826 acres have been preserved through the Rural Legacy Program. There is one pending Rural Legacy offer for 54 acres. There are four pending HARPP applications. She briefly described the four pending applications: Grace Ellis and Lisa Buckler, Lisa Buckler, Paul and Melissa Duley, and Jennifer Tabisz and Allen Windfree.

Chairman Thompson asked about the historic component of the scoring system. Ms. Nutter stated that she feels that all of the properties have a historic component, and that if there is a historic house on the property the owner gets an additional 7 points, or 5 additional points if there is no structure at all.

C. UPDATE FROM DEPARTMENT OF PARKS & RECREATION

1. Compton Bassett, Wilmer's Park, Concord

Mr. Berger presented a memo dated April 16 from Christine Fanning, chief of the Natural and Historical Resources Division of the Department of Parks and Recreation, and Alvin McNeal, acting chief of the Department's Park Planning and Development Division, with brief updates on Concord Manor, Compton Bassett, Wilmer's Park, and Glenn Dale Hospital. At the Commission's request, the Parks Department has provided regular updates on historic sites within its portfolio. The Parks Department has completed a comprehensive analysis of all its historic properties and is preparing to give an in-depth report to the HPC in the near future. The memo was accompanied by photos documenting boarded openings at Glenn Dale Hospital as suggested by the HPC at the previous month's meeting. Chairman Thompson requested a printed copy of the list of current Properties of Concern.

E. NATIONAL REGISTER OF HISTORIC PLACES NOMINATION

1. New Town Center (PG:68-104)

Mr. Berger introduced the National Register Nomination for New Town Center, which comprises three Modern-mode office buildings located on or near East-West Highway in Hyattsville. He explained the mechanics of the HPC recommendation to the County Executive, who has two weeks to concur before the recommendations are sent to the state. Mr. Berger noted that the process is different because the owners of the property hired a consultant to prepare the nomination form, rather than working with staff to generate one. Mr. Gross presented staff's recommendations noting that the content was based largely on the National Register nomination form.

Mr. Gross summarized the history of the property. In the 1950s Marvin and Herschel Blumberg purchased 130 acres known as the Heurich Farm. The Blumberg brothers hired Edward Durell Stone to design New Town Center which they envisioned as a "rural Rockefeller Center". The three Metro buildings were the only

realized part of a grand master plan and were constructed between 1962 and 1971. New Town Center is significant under Criterion C, in the area of Community Planning and Development, as an example of the practical application of a progressive suburban planning theory. The integrity of materials, form and the defining architectural characteristics of each building largely remain. Staff recommended that the HPC find that the subject properties meet the National Register listing criterion and forward its recommendation to the County Executive for concurrence.

Commissioner Davidson asked for the name of the owner of Metro III (6525 Belcrest Road). Mr. Gross replied that he could not remember but that both owners had been contacted. Commissioner Davidson asked if one or both owners sponsored the nomination. Mr. Gross was unsure as the ownership has changed since the time of the nomination but stated that, to his knowledge, all owners of the three buildings supported the nomination. Commissioner Davidson asked if one of the buildings was going to be residential. Daniel Tana clarified that it was Metro II.

MOTION: Commissioner Davidson moved that the HPC find that New Town Center meets the criterion for listing in the National Register of Historic Places based on the documentation of the property and public testimony. The HPC should forward its recommendation of approval to the County Executive for concurrence. Commissioner Schneider seconded the motion. Commissioner Davidson commented that she was pleased to see this modern architecture nomination. The motion passed by acclamation and without objection (7-0-1, Chairman Thompson voted present).

F. DEVELOPMENT REFERRALS

1. A-9975-01 Locust Hill (adjacent to St. Barnabas Church and Cemetery Historic Site, 79-059)

Counsel Farrar recused himself to avoid the appearance of a conflict of interest as he and Mr. Antonetti, representing Locust Hill, both work for the law firm of Shipley and Horne.

Dr. Stabler presented the staff report. Dr. Stabler disclosed she had worked with Greenhorne and O'Mara as an archeological consultant on the project in 2005. The subject property comprises 505.81 acres located on the north and south sides of Oak Grove Road and south of Leeland Road between Church Road and Collington Branch, approximately 1.2 miles west of US 301 in Upper Marlboro, Maryland. The subject application proposed to revise the approved land use quantities to reflect a range of housing types, including 65-90% single-family detached houses and 10-35% attached houses, including townhouses and carriage houses. The subject property is adjacent to the St. Barnabas Church, Leeland and Cemetery Historic Site (79-059). Portions of the subject property were owned by prominent families in Prince George's County including members of the Belt, Bowie and Clarke families. Single family detached houses are proposed to be located on the western portion of the site to provide an appropriate transitional buffer between the project and the adjacent St. Barnabas Church and Cemetery Historic Site. A Phase I archeology survey was conducted on the subject property from July to September 2005 and February 2006. Due to its proximity to the graveyard surrounding St. Barnabas Episcopal Church a ground penetrating radar survey was conducted in a wooded area to the east of the church cemetery in February 2006. Based on the findings of the Phase I archeological survey and the ground penetrating radar survey, the applicant's consultant recommended no further work on the five archeological sites identifies. An examination of aerial photographs from 1938 indicates that there may be a slave cemetery located in the southern portion of Parcel 30 on the subject property. Dr. Stabler explained the factors that led to this conclusion and other similar examples of unmarked slave cemeteries. Because the subject property shares a property boundary with the St. Barnabas Church and Cemetery Environmental Setting, the *Prince George's County Landscape Manual* requires that a 50-foot building setback and a 40-foot tree buffer be retained or planned on the developing property wherever it adjoins a historic site. Four copies of the final report for Phase I archeological investigations on the Locust Hill Property, Phase IB Archaeological Survey of the Locust Hill Property in Prince George's County, Maryland,

Preliminary Plan 4-06075, were received and accepted by the Planning Department on January 5, 2007. No archeological sites were recorded in the vicinity of the area where there is believed to be a slave cemetery on the subject property. Dr. Stabler presented staff's recommendation that the HPC recommend approval of A-9975-01 Locust Hill with conditions.

Commissioner Callahan asked if the HPC had reviewed the previous plan and had recommended conditions at that time. Dr. Stabler stated that she had not found any record of previous reviews. Mr. Berger added that the applicant's counsel may provide some clarification.

Robert Antonetti with Shipley and Horne, representing the applicant, Toll Brothers, introduced himself, Tom Mateya, Director of Development with Toll Brothers, and Chris Rizzi with Bohler Engineering, the project engineers and landscape architects. Mr. Antonetti gave some background information on the project and thanked staff for their assistance. He added that his firm did not represent the client at the time of the previous plan. Mr. Antonetti stated that he had talked with staff today about viewshed impacts on St. Barnabas Church and Cemetery and presented the viewshed analysis and explained the visual buffer and cross sections in the report (Exhibit D). Mr. Antonetti emphasized that the applicants have successfully designed a more than adequate visual buffer. Mr. Antonetti pointed out that this project will come before the HPC again in later stages of the process. Mr. Antonetti respectfully suggested that staff's recommended conditions 1 and 2 be removed. The developers believe that the possibility of a cemetery deserves appropriate recognition and research and would like the opportunity to proffer a condition to complete a non-invasive archeology survey (Exhibit A). Dr. Stabler confirmed that conditions 1 and 2 could be eliminated and that the proposed condition had been reviewed by staff. Mr. Antonetti thanked the Commission for its consideration.

Commissioner Campbell asked Dr. Stabler if she was agreeing that only a non-invasive survey be done. Dr. Stabler confirmed that it would more easily confirm the presence of burials without disturbance, stating that a similar method was used at Addison Cemetery. Commissioner Pruden asked if the landscape buffer was already present. Mr. Antonetti confirmed that there are existing trees in addition to future proposed plantings. Mr. Rizzi, the landscape architect, explained that the existing forest was made up of various oaks and tulip poplars with some understory, and added that there will be additional plantings in compliance with the forest conservation plan which includes some evergreens.

MOTION: Commissioner Schneider moved that the HPC recommend to the Planning Board approval of A-9975-01, Locust Hill, with the condition in Exhibit A. Commissioner Pruden seconded the motion. The motion carried by acclamation and without objection (7-0-1, Chairman Thompson voted present).

2. MR-1720F Monarch Solar (adjacent to Weston, 82A-000-07)

Dr. Stabler presented staff's findings. Monarch Solar, LLC proposes to construct a 5.9-megawatt solar project on a 393.91-acre tract of land located at 6601 Old Crain Highway, approximately one mile southwest of the Town of Upper Marlboro. The parcel contains the Weston and Cemetery Historic Site (82A-000-07). The proposed solar arrays are adjacent to the Environmental Setting of the Weston Cemetery Historic Site. The project is separated into three arrays. The applicant has proposed to screen Old Crain Highway and the Weston Historic Site from the solar arrays by installing, at a minimum, a 40-foot wide landscaping screen consisting of approximately 160-180 plants per every 100 linear feet. In a letter, MHT requested that the vegetative buffer be extended in two locations to shield the solar arrays from the Weston house and outbuildings.

Construction activities will include some ground disturbance in the form of grading, trenching for underground electrical cables, construction of concrete pads for the inverters, and assembling, erecting, and wiring of the solar panels. The subject property has not been surveyed for archeological resources. The cultural resources consultant, EAC/Archaeology, recommended that an archeological survey at 50-foot

intervals be carried out in areas determined to have high potential for archaeological resources. Dr. Stabler concluded that Historic Preservation Section staff concurred with MHT about the vegetative buffer. She stated that there is a high probability that historic archeological resources will be identified on the subject property. The natural resources available in the area would have been attractive to prehistoric peoples and there is a high probability that prehistoric archeological sites will be identified on the property and that a Phase 1 archeology survey as outlined by EAC/A is recommended. Staff recommended approval with conditions.

Thomas Haller, representing the applicant, Monarch Solar, introduced himself, Marni Carroll with Monarch Solar, the property owner, Mr. Clagett, and their archeologist. He provided background on the project, emphasizing the advantages of solar energy and the state's pilot program. Most solar farms are on leased land operated by working farmers, as is this project. The applicant has endeavored to plan for adequate landscape buffers to screen the project year round. The only issue the applicant had with the conditions was with Condition 2, which required the applicant to install the landscape buffers before installation of the arrays. Mr. Haller explained that the solution the applicant reached with staff was to post a bond when they receive the grading permit and install the buffer before the bond can be released. Mr. Haller asked that Condition 2 be modified and shared the proposed revision with the HPC (Exhibit B). Commissioner Schneider asked if staff was in agreement with the proposed change. Dr. Stabler said that staff was in agreement.

MOTION: Commissioner Schneider moved that the HPC recommend approval of MR-1720F, Monarch Solar, in accordance with staff's recommendations and conditions with the modification of Condition 2. Commissioner Pruden seconded the motion. The motion carried by acclamation and without objection (7-0-1, Chairman Thompson voted present).

G. HISTORIC AREA WORK PERMIT

1. 2018-007, 4706 Howard Lane (OTCPHD)

Mr. Gross presented the staff findings. The applicant requested a Historic Area Work Permit for the construction of a new single-family dwelling on a vacant lot at 4706 Howard Lane, College Park (OTCPHD). The property comprises Lots 10, 11, and 12 of Block 2 of Easterday and Haldeman's Subdivision of College Park, as per plat recorded on December 17, 1891. The proposed dwelling will be two stories in the Colonial Revival style, with a side-gabled main block and a six-foot deep, one-story shed roofed projection attached to the rear elevation. The design, materials, scale, massing and siting of the house is intended to provide compatibility with existing domestic architecture in the OTCPHD. The project architect, David J. Kacar, presented the project to the OTCPHD Local Advisory Committee, which voted to recommend approval 4-0. Staff recommended that the Historic Preservation Commission approve HAWP 2018-007.

MOTION: Commissioner Schneider moved that the HPC approve HAWP 2018-007 in accordance with staff's recommendations. Commissioner Davidson seconded the motion. The motion carried by acclamation and without objection (7-0-1, Chairman Thompson voted present).

2. 2018-013, 4714 Howard Lane (OTCPHD)

Mr. Gross presented the staff findings. The applicant requested a Historic Area Work Permit for the construction of a new single-family dwelling on a vacant lot at 4714 Howard Lane, College Park (OTCPHD). The subject property, Lot 33 of Block 2, was created by a resubdivision of Lots 1, 2, and 3 of Block 2 of Easterday and Haldeman's Subdivision of College Park in 2006. The applicant proposes to construct a new two-story dwelling in the Colonial Revival style, with a hipped roof main block, a ten-foot deep hipped-roofed projection on the rear elevation and eight-foot deep hipped-roof rear porch. The design, materials, scale, massing and siting of the house are intended to be compatible with existing domestic architecture in the

OTCPHD. The property owner was required to seek a variance from the Prince George's County Zoning Ordinance, Section 27-442(c), for an exceedance of up to 11 percent from the maximum allowable lot coverage of 30 percent. The project was recommended for approval by the LAC 4-0. Staff recommended the HPC approve HAWP 2018-013.

Commissioner Schneider asked if the garage door was going to be two doors or one door with the appearance of two. Mr. Gross answered that it would be one door that looks like two, adding that Mr. Kacar explained that the dimensions of the garage would only allow for one door and that a similar garage door was approved for a nearby in College Park.

Mr. Kacar made comments noting the age of the platted lots, mentioning that College Park has been encouraging owner-occupied properties. The respective families are moving from Leesburg and Columbia into the inner suburbs of Washington, D.C. He hopes that these dwellings will encourage investment in OTCPHD.

MOTION: Commissioner Schneider moved that the HPC approve HAWP 2018-013 in accordance with staff's recommendations. Commissioner Callahan seconded the motion. The motion carried by acclamation and without objection (7-0-1, Chairman Thompson voted present).

Chairman Thompson asked staff where the fifth member of the OTCPHD LAC was. Mr. Gross explained that a fifth member had yet to be identified. Chairman Thompson asked that the Committee be reminded of the need to find a fifth member quickly.

H. COMMISSION STAFF ITEMS

1. HAWP Staff Sign-Offs

No further questions.

2. Referrals Report

Commissioner Pruden asked about the landscape buffer mentioned at Furgang Farm in the Referrals Report. Dr. Stabler clarified that it was about the required buffer for the subdivision which required an HAWP.

Commissioner Davidson asked about Riverfront at West Hyattsville, commenting that there was a note about documenting a structure and pointed out that there was a warehouse on the property that was demolished several months ago.

Commissioner Schneider asked that the location or municipalities of the referrals be added to the referrals report to provide a sense of the location of the projects.

3. Correspondence Report – No Correspondence Report

4. New Business/Staff Updates

Mr. Berger commented that the commissioners should have received postcard invitations for the upcoming reception on May 24th. There will be an interesting presentation on manumission papers and a freed slave from Bladensburg.

Commissioner Callahan asked about making a request to the County Council to augment the budget to replace the library windows. Chairman Thompson asked Counsel Farrar whether the HPC as an entity can make such a request of the county and whether it would be too late for this year's budget. Counsel Farrar

stated that it is too late for this year's budget. Chairman Thompson stated that it would give the HPC time to ask for next year's budget. Counsel Farrar suggested writing a letter to the Councilman from the district and ask them to include it in next year's capital budget. Chairman Thompson asked if Mr. Berger would like to weigh in. Mr. Berger said that staff would be happy to draft a letter to that effect.

MOTION: Commissioner Callahan made a motion to write a letter requesting that the County Councilmember of the district to allocate capital funding to replace the replacement windows of the Upper Marlboro Library with historically appropriate windows. Commissioner Pruden seconded the motion. The motion carried by acclamation and without objection (8-0).

Commissioner Pruden is selling the Bellamy House in Cheverly and held an open house which several hundred people attended. She understood that staff received many phone calls and said she received a lot of positive feedback. Mr. Berger commented on the wide range of questions staff received including the possibilities for additions or how to insure the property.

Chairman Thompson asked if either of the realtors on the HPC were selling Mt. Lubentia. They were not, but Commissioner Pruden and Mr. Gross confirmed that the realtor who was had received information about its historic site status.

MOTION: Commissioner Pruden made a motion to adjourn. The motion was seconded by Commissioner Schneider. The motion was approved by acclamation and without objection (8-0). The meeting adjourned at 9:07 p.m.

The next HPC meeting will be held on May 15, 2018.

Respectfully submitted,



Tyler Anthony Smith
Principal Planning Technician
Historic Preservation Section