



# PRINCE GEORGE'S COUNTY HISTORIC PRESERVATION COMMISSION

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**APPROVED 07/17/2018**

## **Summary of Actions**

Prince George's County Historic Preservation Commission  
Tuesday, June 19, 2018, 6:30 p.m.  
4<sup>th</sup> Floor Board Room, County Administration Building

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

Commissioners Absent: Vice Chair Edward M. Scott,

HPC Counsel Present: Bradley Farrar, Esq.

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

### **Guest: Name/Organization**

### **Agenda Item**

#### *Attendees*

Larry Rensburg	C.1.
Bill Allen	C.1.
Arthur Horne Jr.	D.1.
Donald Smith	C.1.
Adam Blough	
Paul Lund	D.2.
Allison Buchman	D.2.
Larry Taub	D.2.
Tim Davis	D.2.
Royal Reff	

## 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 Branch Miles arrived at 6:45 p.m. Vice-Chair Scott had an excused absence.

## B. Approval of Meeting Summary – May 15, 2018

**MOTION:** Commissioner Pruden moved to approve the May 15, 2018 meeting summary as written. The motion was seconded by Commissioner Davidson. The Motion was approved by acclamation and without objection (7-0, Commissioner Branch-Miles had not yet arrived).

## C. HISTORIC AREA WORK PERMIT

### 1. 2018-021, Alpha Gamma Rho House (OTCPHD 66-042-196)

Mr. Berger presented the staff report prepared by Mr. Gross. The Alpha Gamma Rho house is a circa-1930, two-and-one-half-story Colonial Revival brick building comprising a main block fronting on Princeton Avenue and a secondary block fronting on Norwich Road that was expanded to the east, circa 1960. The application proposes to alter the configuration of the gabled dormers on the north elevation and the shed dormers on the rear elevations. The project architect Donald D. Smith presented the project to the Old Town College Park Historic District Local Advisory Committee (LAC) which voted 3-0 to recommend approval of the application. Mr. Berger stated staff's recommendation for approval as submitted noting staff's support of traditional slate roofing material if it becomes part of the application.

Donald Smith with Smith Architects in Baltimore representing the applicant, made a statement indicating that he had been working on the project since 2012 or 2013. The plans were developed at that time before the fraternity initiated fundraising for the project. The construction will be carried out by Whiting Turner, one of the principals of the firm was a member of the fraternity. The application was reviewed by the LAC. The third floor reflects the most drastic change of the interior. There are many improvements throughout the interior of the building. The dormers allow for more headroom and allow for increasing the number of rooms on the top floor. The design of the new dormers will match the existing. The architect hopes to salvage slate from the rear dormers to install on the front dormers. The application had originally proposed to use imitation slate on the rear elevations. The LAC suggested they contact a slate company in Vermont, Newmont Slate, which may be able to install traditional slate with their new system for a similar price as synthetic. Newmont Slate stated to the applicant that the building currently has Pennsylvania slate but said they feel confident they can match the slate with either salvaged material or Vermont slate.

Commissioner Davidson commended the architect on his effort to work with traditional slate. Commissioner Davidson asked about the longevity of the new installation process. The architect stated that it has a similar life span as slate installed with the traditional method and is easier to maintain.

Bill Allen, Alumni President of Alpha Gamma Rho, stated that the fraternity just celebrated its 90th anniversary (not always associated with the building). The building means a lot to them and they want to stay competitive with other fraternity facilities on the University of Maryland campus.

**MOTION:** Commissioner Muckle moved to approve HAWP 2018-021 in accordance with staff's recommendations. The motion was seconded by Commissioner Schneider. The Motion was approved by acclamation and without objection (7-0-1, The Chairman voted present).

## D. DEVELOPMENT REFERRALS

### 1. Preliminary Plan 4-16001, Parkside, Sections 5 & 6 (adjacent to Blythewood Historic Site, 78-013)

Dr. Stabler presented the staff report. Dr. Stabler reminded the HPC that Parkside has come before them before. Dr. Stabler clarified the recommendation for this meeting addressed only the subdivision of the land, not architecture and above-ground development features. The subject property comprises 121.69 acres located approximately 3,000 feet east of the intersection of Westphalia Road and Pennsylvania Avenue in Upper Marlboro. The Parkside development includes a Prince George's County Historic Site. Blythewood is a multi-section frame farmhouse and is the principal feature of a large farm complex. A Phase I archeology survey was conducted in February and March 2005 on the subject property. A previous Preliminary Plan was approved by the Prince George's County Planning Board on July 17, 2006. The proposed layout of lots for the subject application adjacent to the Blythewood Historic Site is similar to the layout of the previously approved Preliminary Plan 4-05080, but with the currently proposed layout, the sides of the townhouses will be facing the historic site.

Chairman Thompson asked how close the townhouses will be to the historic house. Dr. Stabler replied that she had not done an exact measurement but would estimate about 300 feet. Chairman Thompson expressed concern about the proximity and relationship to the Historic Site as it would be looking into the back and side elevations of the proposed townhouses and stated that he thought the developer had previously discussed the issue. Mr. Berger clarified that it had been discussed previously but that in this instance it had not come up yet.

Dr. Stabler presented photos from the Blythewood Historic Site to illustrate the new layout of the proposed lots. Staff recommended approval of the Preliminary Plan with conditions. Commissioner Callahan asked who owns or occupies the Blythewood house. Commissioner Campbell asked what features of the development this application addresses. Staff clarified that this application determines the lot layout, while the Specific Design Plan will determine the exact location and design features of the buildings.

Arthur Horne introduced himself and John Ferrante with the law offices of Shipley and Horne, explaining that Robert Antonetti, the applicant's representative, was unable to attend. Mr. Horne thanked Dr. Stabler and stated his agreement with staff's recommendations. He added that approval for the number of units had already occurred and this application changed the previously approved multifamily units closest to the historic site to townhouses. Mr. Horne stated that Parkside is the premier development in the county. He described attending an HOA meeting with 90% participation of the residents who had moved in. Mr. Horne assured the Commission that Blythewood has always been treated with respect. Mr. Horne explained that Blythewood will be donated to a nonprofit, possibly a civic association or private high school. Currently the outbuildings are used by a non-profit landscaper. Commissioner Callahan stated that the Commission has often seen buildings taken care of during the development process and then the care for the building ceases and the building falls into disrepair. Mr. Horne explained that he did know a figure has been determined for the cost of rehabilitation of the Blythewood house, but did not know the amount of that number. Commissioner Muckle acknowledged that it was the subdivision of the land before them but asked about rooftop architecture of the proposed townhouses. Mr. Horne said he did not know the details yet. Chairman Thompson asked about the closest townhouses and how they are positioned. Chairman Thompson stated that he did not want the historic house to be an afterthought, but a part of the community. Chairman Thompson asked for a meeting to be held before the formal design review to make the future dialogue more productive. Mr. Horne said that he would relay that to the developer.

**MOTION:** Commissioner Schneider moved to recommend approval of Preliminary Plan 4-16001, Parkside, Sections 5 & 6 with conditions in accordance with staff's recommendations. The motion was seconded by Commissioner Davidson. The Motion was approved by acclamation and without objection (7-0-1, The Chairman voted present).

## **2. Preliminary Plan 4-17038, Hillel Center (Old Town College Park Historic District, 66-042)**

Mr. Berger presented the staff report. The subject property is 0.87 acres within the Mixed-Use-Industrial zone at the northern edge of the Old Town College Park Historic District. The preliminary plan is designed to facilitate the construction of a two-story masonry-clad cultural center of contemporary design. The applicant's proposed cultural center has been reviewed by the College Park Local Advisory Committee on two occasions. The subject property was formerly the site of the Hillel House from the 1950s to the 1970s. Mr. Berger noted that the HPC would be more concerned with the proposed architecture of the building, which would be submitted at the time of the Detailed Site Plan application. Mr. Berger presented staff's conclusions and stated that staff recommended approval without conditions.

Mr. Taub introduced himself as attorney for Hillel and pointed out as a matter of interest that the subject property was the site of a previous Hillel House. The project appeared before the LAC twice and had been unanimously recommended for approval. Mr. Taub introduced Allison Buckman, Director of Operations at the Hillel Center, Tim Davis the engineer, and Paul Lund the architect. Mr. Lund gave a preview of the design of the Hillel Center (Exhibit A) giving some background and explaining the thought process going into the project. Mr. Lund described some of the materials and the placement of the project. Chairman Thompson asked about the previous Hillel building on the site and whether anybody was looking into the history. Ms. Buchman stated that she had some information and was also interested in finding out more.

**MOTION:** Commissioner Muckle moved to that the Historic Preservation Commission recommend approval of Preliminary Plan 4-17038 to the Planning Board without conditions in accordance with staff's recommendations. The motion was seconded by Commissioner Campbell. The Motion was approved by acclamation and without objection (7-0-1, the Chairman voted present).

## **E. PRESERVATION TAX CREDITS**

Mr. Berger gave an introduction and briefly described the first eight applications, which were submitted by a single property owner dealing with very similar types of work involving concrete repairs to walks and steps on properties within the Old Town College Park Historic District.

### **1. 2018-001, 4613 / 4613 ½ Knox Road (OTCPHD 66-042-155)**

**MOTION:** Commissioner Davidson moved to approve Tax Credit 2018-001 in accordance with staff's recommendation. The motion was seconded by Commissioner Pruden. The motion was approved by acclamation and without objection (7-0-1, The Chairman voted present).

### **2. 2018-002, 4610 Calvert Road (OTCPHD 66-042-06)**

**MOTION:** Commissioner Schneider moved to approve Tax Credit 2018-002 in accordance with staff's recommendation. The motion was seconded by Commissioner Pruden. The motion was approved by acclamation and without objection (7-0-1, The Chairman voted present).

### **3. 2018-003, 4620 College Avenue (OTCPHD 66-042-32)**

**MOTION:** Commissioner Davidson moved to approve Tax Credit 2018-003 in accordance with staff's recommendation. The motion was seconded by Commissioner Pruden. The motion was approved by acclamation and without objection (7-0-1, The Chairman voted present).

**4. 2018-004, 7309 Hopkins Avenue (OTCPHD 66-042-132)**

**MOTION:** Commissioner Schneider moved to approve Tax Credit 2018-004 in accordance with staff's recommendation. The motion was seconded by Commissioner Pruden. The motion was approved by acclamation and without objection (7-0-1, The Chairman voted present).

**5. 2018-005, 7307 Hopkins Avenue (OTCPHD 66-042-130)**

**MOTION:** Commissioner Davidson moved to approve Tax Credit 2018-005 in accordance with staff's recommendation. The motion was seconded by Commissioner Pruden. The motion was approved by acclamation and without objection (7-0-1, The Chairman voted present).

**6. 2018-006, 4609 Knox Road (OTCPHD 66-042-152)**

**MOTION:** Commissioner Schneider moved to approve Tax Credit 2018-006 in accordance with staff's recommendation. The motion was seconded by Commissioner Pruden. The motion was approved by acclamation and without objection (7-0-1, The Chairman voted present).

**7. 2018-008, 4611 Knox Road (OTCPHD 66-042-154)**

**MOTION:** Commissioner Davidson moved to approve Tax Credit 2018-008 in accordance with staff's recommendation. The motion was seconded by Commissioner Pruden. The motion was approved by acclamation and without objection (7-0-1, The Chairman voted present).

**8. 2018-009, 4708 Norwich Road (OTCPHD 66-042-171)**

**MOTION:** Commissioner Schneider moved to approve Tax Credit 2017-009 in accordance with staff's recommendation. The motion was seconded by Commissioner Pruden. The motion was approved by acclamation and without objection (7-0-1, The Chairman voted present).

**9. 2018-010, Pleasant Prospect (74A-006)**

Mr. Tana presented the Tax Credit application. The work consisted of electrical repairs and upgrades, installation of a new HVAC system, masonry repairs, repairs to gutters, plumbing repairs, and bathroom renovations. Chairman Thompson asked about the after-the-fact work. Mr. Tana clarified that the owners had received easement approval from the Maryland Historical Trust but had not received a County HAWP or Easement Change/Approval Alteration Form prior to completing the exterior work on the property.

**MOTION:** Commissioner Schneider moved to approve Tax Credit 2017-010 in accordance with staff's recommendation. The motion was seconded by Commissioner Pruden. The motion was approved by acclamation and without objection (7-0-1, The Chairman voted present).

**10. 2018-011, 4610 Hartwick Road (OTCPHD 66-042-126)**

Mr. Tana presented the Tax Credit application. The work consisted of replacing an existing three-tab shingle roof with CertainTeed Landmark architectural shingles in Colonial Slate, along with new chimney flashing.

**MOTION:** Commissioner Schneider moved to approve Tax Credit 2017-009 in accordance with staff's recommendation. The motion was seconded by Commissioner Pruden. The motion was approved by acclamation and without objection (7-0-1, The Chairman voted present).

**F. COMMISSION STAFF ITEMS****1. HAWP Staff Sign-Offs**

There were no questions.

**2. Properties of Concern**

Mr. Farrar provided an update on Briarley Academy (62-010). In the previous meeting he told the Commission about an appeal by the property owner received by the Circuit Court. Since then, the Zoning Hearing Examiner issued a decision upholding the historic designation. An appeal of that decision was filed on Thursday of last week which will go to the County Council sitting as the District Council at a future date. Chairman Thompson summarized that the historic site designation is still under active appeal in the court system and now it is being appealed to the political system/legislative branch. Chairman Thompson asked if it was a dual track appeal. Mr. Farrar answered yes and no. It was appealed to the Circuit Court. Circuit Court Judge Wallace determined that the Sakarias had not exhausted their administrative remedies and ordered it back to the Zoning Hearing Examiner. The Sakarias appealed that decision to the Court of Special Appeals. While the Court of Special Appeals case was pending, the administrative appeal went forward with the Zoning Hearing Examiner. To demonstrate administrative exhaustion there would need to be an appeal of the decision made by the County Council sitting as the District Council. If the District Council rules against the Sakarias they can appeal that decision to the Circuit Court. If the District Council decides in the Sakarias' favor, the HPC could appeal the decision to the Circuit Court. Commissioner Pruden asked if the structure was still standing. Staff confirmed that it was. Commissioner Davidson clarified that the Sakarias were appealing the HPC's original designation in 1985.

Commissioner Callahan asked about the Goodwood Historic Site (74B-014). Mr. Berger explained that staff had met with the new owner, Mr. Khan, in May. Mr. Khan plans on living in the house.

Commissioner Muckle asked about the Arthur Magruder House Historic Site (70-030). Mr. Berger stated that Mr. Russell Baker, the property owner's representative, was in the audience. Mr. Berger and staff went over some of the concerns. Staff summarized that they had identified three ground level points of entry, the roof is in good condition, there are no gutters, the porch is supported by temporary braces, and there is no fence around the structure. Chairman Thompson stated at the very least staff and the Commission would like to see the structure re-mothballed. Mr. Russell Baker introduced himself as an employee of W.F. Chesley Companies. The property is owned by Chesley and the house is owned by one of Chesley's independent companies within their organization. The original location of the house was across the road from its current location. The house was moved in 2005/2006 to the Ivy Creek Property where it sat for about two years until the county issued a permit for the foundation to be built in its current location. The house was placed onto its new foundation in 2009. About 4 ½ years ago, the HPC gave the property owner a list of issues that they wanted addressed. Chesley invested approximately \$50,000 in the property that went towards foundation work, structurally supporting the beams under the house, lead paint remediation,

boarded windows, secured openings, and a new roof. Chesley did not install gutters or the fence, both of which the HPC had requested. The roofer felt that the gutters would be detrimental if not cleaned regularly. The representative decided not to install the fence because he felt it would not deter intruders from entering the property. The doors have been re-secured multiple times. Mr. Baker has talked with Mr. Chesley who has agreed to securing the doors and erecting a fence. Mr. Baker admitted that they have maintenance work to do. Mr. Baker added that there are no public utilities on the property, and no driveway permit to access it. Mr. Baker relayed that Mr. Chesley does not have the desire to make the place pretty for the benefit of the vandals. Mr. Baker had a painter at the property recently. Mr. Baker stated that the property would be secured in the next month and a fence erected and apologized for taking the HPC's time. He stated the market has not allowed them to sell the property or surrounding lots.

Chairman Thompson stated that he feared that he and Mr. Baker are growing old together with the house. Chairman Thompson lists the house as one of his great wrong votes when the HPC allowed the owner to move the house. If he knew what he knows now, he would have never voted to move this house. The only leverage the HPC has left is Demolition by Neglect, which can allow for a fine of up to \$500 a day per violation. Commissioner Callahan stated that Mr. Baker has relegated this structure to unwanted baggage. There is a building across the street that Mr. Chesley built that made and is possibly still making Mr. Chesley money and the care of that house should have been a part of that transaction. That is unacceptable. It is unacceptable for Mr. Chesley or anyone in his organization to have the structure in its current condition when it was moved at their request. Mr. Callahan emphasized that the scariest part of what Mr. Baker said was that the building was owned by a corporation inside this mirage of Chesley businesses where if something goes wrong with this, where the corporation is charged \$500 dollars a day under Demolition by Neglect, it can file for bankruptcy. What about corporate responsibility? Mr. Baker stated that the office park is still in the negative. After the cost of moving the house Chesley invested about \$100,000 more in the building. Commissioner Callahan interjected that it was the Chesley Company's choice to move the house. Mr. Baker stated that they have done work to stabilize the property and have stopped further deterioration of the house.

Commissioner Muckle asked about Mr. Baker's statement about the market. Mr. Baker stated the subdivision was planned for large upscale single-family houses. Chesley had a contract with a builder for \$250,000 a lot. Today the lots would go for under \$100,000 and they wouldn't be able to afford the infrastructure. The hope is that with surrounding development the price of the lots will go back up. Commissioner Muckle stated that she remembered when the market was at its height and prices were overinflated. She asked what will happen if prices don't get that high again. Mr. Baker explained that there were other investors that have offered to buy the property. Chairman Thompson asked that Mr. Baker provide documentation of the work is requested. Mr. Baker verified that he would send Mr. Berger photographs of sealed windows, doors, and fences. Chairman Thompson asked that it happen before the August recess. Mr. Baker stated that it would happen in the next two or three weeks.

Commissioner Davidson asked about the meeting on Glenn Dale Hospital (70-050). Chairman Thompson stated that he and Mr. Berger attended a public meeting. Several options were presented and preservation of the core buildings was the least expensive option. The bad news was that with all options described, the financial gap was huge. Commissioner Pruden commended staff on the reformatted referral reports and asked for before and after pictures of the Properties of Concern. Commissioner Schneider inquired about the Peace Cross (69-005-16). Commissioner Davidson said that the County Executive stated the county was going to pursue the appeal aggressively. Mr. Berger stated that the agency was considering its appeal options. Staff briefly presented the photos from the site visit to Sportland (67-005).

### **3. Referrals Report**

There were no questions.

**4. Correspondence Report – No Correspondence Report****5. New Business/Staff Updates**

Commissioner Davidson provided an update on the WSSC building in Hyattsville. The development proposal will be coming to the County Planning Board soon. The development proposal went through Hyattsville City Council and the council did not support it. The plan is to develop the site with townhouses and single- family homes. Preservation Maryland has approached the City of Hyattsville. The National Trust will include it as an endangered building in their quarterly magazine. Currently there is an active demolition permit and Jemals WSSC LLC, the property owner, has closed off the parking lot to the public. The property's sale was contingent on approvals from the County Planning Board. The lower lot is zoned Open Space and is in a floodplain.

Chairman Thompson reported that a County Council Committee of the Whole meeting was held earlier in the day to recognize the new Commission members. Chairman Thompson recognized Vice Chair Scott and Commissioner Callahan for their contributions. Chairman Thompson had talked to Vice Chair Scott earlier in the day and reported that the Vice Chair had recovered from his medical issue. Chairman Thompson thanked Mr. Callahan for his service on the HPC. Mr. Berger presented Commissioner Callahan with some parting gifts. Commissioner Pruden said that he demonstrated his value to the Commission that evening by his comments about the Magruder House. Mr. Callahan said that it had been a great pleasure and that he had learned a lot and he appreciated the work of the other commissioners.

Commissioner Campbell said that the Commissioners had missed a great opportunity to commend the staff and counsel to the Committee of the Whole earlier in the day and asked if it would be appropriate to draft a letter to the Council to that effect. Commissioner Campbell recognized staff's efforts to make the Commissioners' decision-making process easy.

Chairman Thompson recounted that at the Committee of the Whole one of the members complimented the Commissioners on their newsletter and annual report, having confused the HPC with the Historical Society. Chairman Thompson brought along a copy of the Charles and Calvert County annual reports. Chairman Thompson said that he had been in conversation with Mr. Berger about producing a newsletter.

Mr. Berger said that he had overheard one of the bills being discussed and there was mention made of the funds identified as the non-capital grant program. It may be available to the Commission in the Fall.

**MOTION:** Commissioner Schneider made a motion to adjourn. The motion was seconded multiple times. The motion was approved by acclamation and without objection (8-0). The meeting adjourned at 9:06 p.m.

The next HPC meeting will be held on July 17, 2018.

Respectfully submitted,



Tyler Anthony Smith  
Principal Planning Technician  
Historic Preservation Section