



# PRINCE GEORGE'S COUNTY HISTORIC PRESERVATION COMMISSION

County Administration Building • 14741 Governor Oden Bowie Drive, 4<sup>th</sup> Floor, Upper Marlboro, Maryland 20772  
pgplanning.org/HPC.htm • 301-952-3680

**APPROVED 3/15/22**

## Summary of Actions

Prince George's County Historic Preservation Commission  
Tuesday, February 15, 2022, 6:30 p.m.  
4<sup>th</sup> Floor Board Room, County Administration Building

**THIS MEETING WAS HELD VIRTUALLY VIA GOTOMEETING**

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

<b>Guest: Name/Organization</b>	<b>Agenda Item</b>
Holly Simmons	E.1.
Gesine Pryor Azevedo	E.1.
Richard Biffi	D.1.
Stephanie Stullich	D.1.
Bob Schnabel	D.1.
Juan Swann	F.1.
David Dorsch	E.1.
Kacy Rohn	E.1.
Tae Jang	F.1.
Karen DeMatteo	F.1.

### A. Call to Order

Chairman Thompson called the meeting to order at 6:30 p.m. Vice Chair Davidson read introductory remarks about the meeting and procedures into the record. Vice Chair Davidson chaired the meeting.

### B. Approval of Meeting Summary – January 18, 2022

**MOTION:** Commissioner Schneider moved to approve the January 18, 2022 meeting summary. The motion was seconded by Commissioner Pruden. The motion was approved by roll call vote and without objection (7-0).

## C. Historic Area Work Permits

### 1. 2022-002, 10101 Livingston Road (BCHD 80-024-06)

Mr. Gross presented the staff report. The applicant requested a Historic Area Work Permit (HAWP) to construct a run-in horse shed. The HAWP application was presented at the January 24, 2022 public meeting of the Broad Creek Historic District Local Advisory Committee (LAC), which voted 6-0 to recommend that the Historic Preservation Commission (HPC) approve the application subject to verification of the side yard setback requirements and the accuracy of the proposed structure's dimensions. The main structure on the property is a two-and-one-half-story, side-gabled house constructed in 1992 in a Tidewater style; a board-and-batten barn constructed in the same period is located south of the main house. The subject application proposes to erect a prefabricated run-in horse shed measuring 32 feet long by 12 feet wide by approximately 10 feet tall. The proposed shed will be of wood frame construction, with board and batten siding and an asphalt shingle roof. The shed will be located in the southern portion of the property, along the outer fence line of an existing paddock, with two openings to provide access to the run-in area and an enclosed storage area.

On February 4, 2022, the applicant confirmed with Planning Information Services staff that the proposed structure meets the side yard setback requirement for an accessory building on a property zoned Residential-Estate. The design, materials, scale, massing, and siting of the proposed run-in shed are compatible with the guidelines for new construction found on page 23 of the Broad Creek Historic District Design Guidelines, which state that new construction "should be compatible with the rural character of the District...and with the existing buildings in terms of siting, setback, and materials"

Staff concluded that the subject application can be found to meet the HAWP criteria of Section 29-111(b), the Secretary of the Interior's Standards for Rehabilitation, and the Broad Creek Historic District Design Guidelines. Staff recommended that the HPC approve HAWP 2022-002 as meeting provisions 2 and 3 of Subtitle 29-111(b) and Standards 1 and 9 of the Secretary of the Interior's *Standards for Rehabilitation*.

**MOTION:** Commissioner Schneider moved to approve HAWP 2022-002 as meeting provisions 2 and 3 of Subtitle 29-111(b) and Standards 1 and 9 of the Secretary of the Interior's *Standards for Rehabilitation*. Commissioner Pruden seconded the motion. The motion was approved by roll call vote and without objection (7-0).

### 2. 2022-004, Bostwick (Historic Site 69-005-09)

Mr. Tana presented the staff report. The applicant requested a HAWP for alterations to Bostwick (Historic Site 69-005-09). The application was reviewed and recommended for approval by the Maryland-National Capital Park & Planning Commission's Easement Committee on February 2, 2022. Built in 1746 for Christopher Lowndes, merchant and Town Commissioner, and later the home of Lowndes' son-in-law, Benjamin Stoddert, first Secretary of the Navy, Bostwick is a two-and-one half-story Georgian brick house with a flared gable roof and bracketed cornice. An unusual high buttress reinforces the south gable end, and there is a kitchen wing to the north. The earliest surviving building in Bladensburg, Bostwick stands high on a terraced lawn. Southeast of the house are several nineteenth century outbuildings and a barn. Bostwick was listed in the National Register of Historic Places in 1975.

The applicant has proposed the reconstruction of the buttress at the south elevation of the main house at the property. Archeology will be conducted in the area of reconstruction. Any artifacts recovered from the excavation will be cleaned, sorted, and bagged by provenience at the Ottery Group's archeology laboratory, in conformance with Maryland State Collections and Conservation Standards, and a computerized catalog of the complete artifact assemblage and a technical report that meets the Standards and Guidelines for

Archeological Investigations in Maryland and the Prince George's County Planning Board's Guidelines for Archeological Review will be produced. The deconstructed portion of the brick buttress to the south and east of the existing remaining buttress sections will be rebuilt with original bricks and, if necessary, reclaimed historic clay brick of similar dimensions, texture, and color, with preference given to local brick. New mortar shall be compatible with existing mortar in color, texture, vapor permeability, and strength, and shall be lime-based. A new window will be fabricated for the east elevation of the buttress to match the existing historic window, which was removed during original buttress deconstruction and secured onsite. The existing window will be used as a reference. A new asphalt shingle roof will be installed on the buttress over new wood sheathing; the new roof will be an exact match of the existing roof shingles on the rest of the house.

The Maryland Historical Trust (MHT) conditionally approved the reconstruction of the buttress and the associated archeological investigation at Bostwick by letter dated December 20, 2021, provided that the following two conditions are met:

- i. The existing bricks must be salvaged to the greatest extent possible for use in the reconstruction. Any new replacement bricks must match the historic bricks in-kind, matching the size, texture, finish, color, and scale. Photographs of the proposed new brick against the existing masonry must be submitted for comparison for review and approval prior to any replacement.
- ii. Repointing mortar must match the existing historic mortar in size, design, color, texture, composition, strength, joint width, joint profile, and other visual qualities of the remaining buttress, per the Secretary of the Interior's Standards for Rehabilitation, Standard 6. A professional mortar analysis must be performed to determine the principal components of the existing mortar on the buttress to ensure that the new repointing mortar is both physically compatible and visually appropriate for the building. The mortar analysis must dictate the type of repointing mortar to be used.

The Maryland-National Capital Park and Planning Commission Easement Committee approved the work under the terms of their historic preservation easement on February 2, 2022, with the conditions set forth in the MHT's conditional approval, and with the additional condition that the Town of Bladensburg or the contracted archeologists should inform the Prince George's County Planning Department before the archeological investigations begin and provide updates throughout the course of the project to Historic Preservation Section staff.

The design and materials of the proposed work were found to be compatible with the HAWP approval criteria of Subtitle 29-111(b) and the Secretary of the Interior's Standards for Rehabilitation. Staff recommended that the HPC approve HAWP 2022-004 as meeting provisions 1, 2, 3, and 4 of Subtitle 29-111(b) and Standards 1, 2, 5, and 6 of the Secretary of the Interior's *Standards for Rehabilitation*, with the following conditions:

1. The applicant shall adhere to the conditions set forth in the Maryland Historical Trust's conditional approval, as stated above; and
2. the applicant, or their contracted archeologist, shall inform the Historic Preservation Section staff archaeologist before the archeological investigations begin and provide updates throughout the course of the project to the staff archeologist.

**MOTION:** Commissioner Schneider moved to approve HAWP 2022-004 as meeting provisions 1, 2, 3, and 4 of Subtitle 29-111(b) and Standards 1, 2, 5, and 6 of the Secretary of the Interior's *Standards for Rehabilitation* with the following conditions:

1. The applicant shall adhere to the conditions set forth in the Maryland Historical Trust's conditional approval, as stated above; and
2. the applicant, or their contracted archeologist, shall inform the Historic Preservation Section staff archeologist before the archeological investigations begin and provide updates throughout the course of the project to the staff archeologist.

Commissioner Muckle seconded the motion. The motion was approved by roll call vote and without objection (7-0).

#### **D. Revision to Local Advisory Committee Rules of Procedure**

##### **1. Old Town College Park Historic District (66-042-00)**

Mr. Gross presented the staff report. The Old Town College Park Historic District (66-042-00) was designated as a Prince George's County Historic District by the County Council in January 2008. Under the authority granted to it by Section 29-106(a)(4), the HPC establishes and appoints members to local advisory committees (LACs) to provide assistance with respect to the review of HAWP applications, development referrals, and other proposals affecting properties within or adjacent to a Historic District. The HPC's adopted Rules of Procedure for Local Advisory Committees, last revised on February 15, 2000, state that an LAC shall be made up of between 5 and 11 members, the majority of whom shall be residents of the Historic District. The HPC adopted separate Rules of Procedure for the Old Town College Park Historic District (OTCPHD) LAC on September 18, 2007, which state that the LAC shall be made up of 5 members, the majority of whom shall be residents of the Historic District. Section III (Membership) of the Rules of Procedure for the OTCPHD LAC currently states:

Number: The CPLAC will consist of 5 members, the majority of whom will be residents of the Old Town College Park Historic District. Representatives of organizations concerned with the protection of the historic district may be appointed; each organizational representative may have an alternate, with voting privileges at meetings that the member cannot attend. A goal of at least one university student member of the CPLAC would be desirable.

Since the establishment of the OTCPHD in January 2008, the LAC has not consistently maintained the five members required by the Rules of Procedure. The current membership of the LAC poses a challenge to the HPC's review of applications affecting properties within or adjacent to the Historic District, as it makes it difficult to schedule LAC meetings at which enough members can be present. It also limits the breadth of expertise and perspectives that can be brought to bear on the LAC's review of applications. Expanding the membership of the OTCPHD LAC to allow 5 to 11 members would address the challenges posed by the current requirement of 5 members, while bringing the LAC's Rules of Procedure into alignment with the general LAC Rules of Procedure adopted by the HPC that govern the operation of other County-designated Historic District local advisory committees. Staff recommended that the HPC adopt the following revision to the Rules of Procedure for the Old Town College Park Historic District Local Advisory Committee:

1. In Section III, Number, strike the words "5 members" and insert in their place "between 5 and 11 members."

Mr. Richard Biffel, Chairman of the OTCPHD LAC, stated that he was in support of the expansion of the number of members that will comprise the LAC.

Ms. Stephanie Stulich, a resident of the OTCPHD, indicated that she was in support of increasing the membership of the LAC, though she felt that a top limit of 11 was too large a number for a decision-making body.

**MOTION:** Commissioner Schneider moved to recommend that the HPC adopt the following revision to the Rules of Procedure for the Old Town College Park Historic District Local Advisory Committee:

1. In Section III, Number, strike the words “5 members” and insert in their place “between 5 and 11 members.”

Commissioner Pruden seconded the motion. The motion was approved by roll call vote and without objection (7-0).

## **E. Appointment of Members to Local Advisory Committee**

### **1. Old Town College Park Historic District (66-042-00)**

Mr. Gross presented the staff report. The OTCPHD was designated as a Prince George’s County Historic District by the County Council in January 2008. Under the authority granted to it by Section 29-106(a)(4), the HPC establishes and appoints members to local advisory committees (LACs) to provide assistance with respect to the review of HAWP applications, development referrals, and other proposals affecting properties within or adjacent to a Historic District. The OTCPHD LAC currently has insufficient membership as required by the LAC’s Rules of Procedure, adopted by the HPC on September 18, 2007, which state that the LAC shall be made up of 5 members, the majority of whom shall be residents of the Historic District. Following the resignation of one member of the OTCPHD LAC on December 23, 2021, the HPC posted an announcement on its website seeking candidates for the LAC on December 28, 2021. The City of College Park posted a similar announcement on its website on January 4, 2022. The individuals named below provided statements of interest to the Historic Preservation Section by the January 28, 2022, deadline:

1. David Dorsch
2. Mary M. Levy
3. Michael Meadow\*
4. Kacy Rohn
5. Holly Simmons\*

\*Resident of the Old Town College Park Historic District

Staff recommended that the HPC consider the qualifications and statements of interests of the five individuals currently proposed for membership in the OTCPHD LAC and, provided it has adopted a revision to the LAC’s Rules of Procedure to expand the LAC’s membership to 5 to 11 members, ratify these appointments in accordance with the Rules of Procedure. Staff further recommended that the HPC require that each of the appointed LAC members sign and return the Notice of Appointment that staff will provide following this action.

Mr. Richard Biffel, Chairman of the OTCPHD LAC, indicated his support for the five proposed members, as well as the two additional members who had not met the submission deadline.

Ms. Stephanie Stulich, a resident of the OTCPHD, emphasized that the LAC's majority-resident rule was important and was created intentionally.

**MOTION:** Commissioner Schneider moved that the HPC consider the qualifications and statements of interest of the five individuals currently proposed for membership in the OTCPHD LAC and, as it has adopted a revision to the LAC's Rules of Procedure to expand the LAC's membership to 5 to 11 members, ratify these appointments in accordance with the Rules of Procedure; and require that each of the appointed LAC members sign and return the Notice of Appointment that staff will provide following this action. Commissioner Branch-Miles seconded the motion. The motion was approved by roll call vote and with one objection (6-1, Commissioner Reff voted "no").

Chairman Thompson nominated two additional candidates for the OTCPHD LAC, Gesine Pryor Azevedo and Katharine Bryant. Both nominees are residents of the Old Town College Park Historic District.

Mr. Biffl indicated that he strongly supported the nominations.

Ms. Stulich seconded Mr. Biffl's support of the candidates.

Ms. Gesine Pryor Azevedo, a nominee for the LAC, indicated that she was available for questions.

Chairman Thompson called for a motion.

**MOTION:** Commissioner Schneider moved to recommend that the HPC consider the qualifications and statements of interests of the two individuals nominated by Chairman Thompson for membership in the OTCPHD LAC and, as it has adopted a revision to the LAC's Rules of Procedure to expand the LAC's membership to 5 to 11 members, ratify these appointments in accordance with the Rules of Procedure; and require that each of the appointed LAC members sign and return the Notice of Appointment that staff will provide following this action. Commissioner Branch-Miles seconded the motion. The motion was approved by roll call vote and without objection (7-0).

## **F. Follow-Up to November 29, 2021 Show-Cause Hearing**

### **1. HAWP 2020-042, Isaac Brown House (Historic Site 72-009-30)**

Mr. Smith presented the staff report. The subject HAWP application was filed on July 2, 2020 and accepted as complete on December 15, 2020. The HPC reviewed and conceptually approved the HAWP application on January 19, 2021. The applicant finalized the application regarding outstanding material specifications with staff and a Staff-Sign-Off HAWP (2020-042) was issued on March 30, 2021. After the property was listed for sale and it was discovered that the applicant had deviated from the approved HAWP, a lien was placed on the property by the Department of Permitting, Inspections, and Enforcement (DPIE) on October 8, 2021. Beginning November 4, 2021, DPIE has imposed fines on the property of \$1,000 per day pursuant to Prince George's County Code 4-116(b). The applicant was issued a Show Cause Order on November 15, 2021 and appeared before the HPC on November 29, 2021. The HPC resolved 7-0 to direct DPIE to continue to levy fines in the amount of \$1,000 per day and maintain the lien on 715 59th Place, Fairmount Heights, until such time as the applicant remediates the deviations from the approved HAWP (HAWP 2020-042). This item was presented to the HPC in accordance with the decision and order issued by the HPC following the November 29, 2021 Show Cause hearing, which required that the Property Owner appear before the HPC on February 15, 2022 to demonstrate substantial compliance with the HAWP.

The applicant and staff have exchanged several emails since the November 29, 2021 Show Cause hearing. In these communications, staff has sought to clarify the process by which the applicant proposed, and staff accepted, certain material specifications as part of the application for HAWP 2020-042. Staff found that the applicant has remedied two of the previously identified violations: an unapproved front door was replaced with a more compatible door, and two windows that were omitted from the south elevation of the addition have been installed. The violations regarding the removal of the historic German siding on the main block and its replacement with unapproved modern siding, and the installation of unapproved siding to sheath the newly constructed rear addition, as well as the unapproved screening material below the front porch, have not been corrected.

Ms. Karen DeMatteo, the property owner, provided an explanation of the current status of the property, though did not provide information regarding proposed remedies for the existing violations.

Mr. Tae Jang, Ms. DeMatteo's business partner, echoed her explanation.

## **G. Update from Department of Parks & Recreation**

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

Dr. Stabler provided information regarding ongoing ground penetrating radar cemetery surveys at Montpelier and Cemetery (Historic Site 62-006) and Cherry Hill Cemetery (Historic Site 69-021).

## **H. Commission Staff Items**

### **1. HAWP Staff Sign Offs**

There were no further questions.

### **2. Properties of Concern**

Mr. Gross presented a brief description of the list of Properties of Concern.

### **3. Referrals Report**

There were no further questions.

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

### **5. New Business/Staff Updates**

Commissioner Schneider noted that the Prince George's County Historical Society will host a history chat on Monday, February 28, at 7:00 p.m.

Public comments followed and were off the record.

**MOTION:** Commissioner Pruden moved to adjourn. The motion was seconded by Commissioner Branch-Miles. The motion was approved by acclamation and without objection (7-0). The meeting adjourned at 8:33 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Ashley Sayward Hall". The signature is written in a cursive style with a large, stylized initial 'A'.

Ashley Sayward Hall  
Planning Technician III  
Historic Preservation Section