



# PRINCE GEORGE'S COUNTY HISTORIC PRESERVATION COMMISSION

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**APPROVED 06/19/2019**

## Summary of Actions

Prince George's County Historic Preservation Commission  
Tuesday, May 21, 2019, 6:30 p.m.  
4<sup>th</sup> Floor Board Room, County Administration Building

Commissioners Present: Donna Schneider, Vice Chair Lisa Pfueller Davidson,  
Susan Pruden, Royal Reff, Chairman John Peter  
Thompson, Eddy Campbell, Nathania Branch-Miles,  
Yolanda Muckle

Commissioners Absent: Aaron Marcavitch

HPC Counsel: Bradley Farrar, Esq.

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

<b>Guest: Name/Organization</b>	<b>Agenda Item</b>
Brian Callicott	F.1.
Linda Pennoyer	
Doris Sarumi	D.1.
Louis Lightfoot	D.1.
Imara Miles	
John Russo	
Caitlin McGrath	H.1.
Peter White	D.1.
Joyce Smalls-White	D.1.
Thomas Haller	G.1.
Matt Michetti	G.1.
Robert Gilbane	G.1.
Bob Keane	G.1.

### A. Call to Order

Chairman Thompson called the meeting to order at 6:38 p.m. Vice Chair Davidson read introductory remarks about the meeting and procedures into the record. Commissioner Marcavitch had an excused absence.

### B. Approval of Meeting Summary – April 16, 2019

**MOTION:** Commissioner Schneider moved to approve the April 16, 2019 meeting summary. The motion was seconded by Commissioner Pruden. The motion was approved by acclamation and without objection (8-0).

### **C. 2019 Historic Agricultural Resource Preservation Program (HARPP) Conservation Easement Briefing**

Jeanine Jeppesen Nutter presented the briefing. The program was reviewing three applications. The Bonny Breeze property, Stallings property, and Ahmed Khan property (Kahn Properties LLC). Staff clarified that the historic site on the Kahn property was Goodwood (74B-014).

### **D. Historic Resource Evaluation**

#### **1. Samuel Hargrove House, Historic Resource 72-009-17, 5907 K Street, Fairmount Heights MD 20743.**

Mr. Gross presented the staff report. The Samuel Hargrove House is a circa-1909, two-story brick town dwelling distinguished by the decorative molded brick detail on its north and west elevations. The Samuel Hargrove House is located at 5907 K Street in the Town of Fairmount Heights and is located in the original section of the North Fairmount Heights subdivision which was platted by Elizabeth A. Haines in July 1910. The Samuel Hargrove House is significant as an early twentieth-century brick town dwelling with distinctive brick detailing, unique among the early houses of Fairmount Heights and highly unusual in Prince George's County as a whole. Constructed by and for the use of an African American family during the initial development of Fairmount Heights, the historic resource embodies the heritage themes of early-twentieth century suburban expansion and African American social history in Prince George's County. The Samuel Hargrove House has retained its essential form as an early-twentieth century brick town dwelling, with much of its historic fabric intact. Staff recommended that the Samuel Hargrove House be designated a Prince George's County Historic Site. Mr. Gross entered into the record an email from Matthew Stephenson, the property owner, stating his support for designation.

Commissioner Reff asked about the equity case described in the staff report and whether the building could have been incomplete when Samuel Hargrove died. Mr. Gross explained why he did not think that was the case and provided some more background on the equity case.

Doris Sarumi, the Town Manager for the Town of Fairmount Heights, was present and spoke in support of the designation. She hoped that the house would become a community asset.

Testimony was received from Peter White, who lives next door to the Samuel Hargrove House. He said he was concerned about the level of restoration that would be required if the property were to be designated as a historic site. Chairman Thompson clarified that the item before the Commission was the designation of the property and that the Commission could not speak to the owner's intentions for the property. However, if the Samuel Hargrove House was designated it would be subject to the regulations of Subtitle 29 of the County Code. Mr. White asked about the Historic Preservation Commission's enforcement abilities. Mr. White noted that the previous and short-term owner did nothing with the property. Squatters stayed in the home and Mr. White had witnessed cars pulling into the driveway and people there late at night. Chairman Thompson clarified that the HPC only had regulatory authority over the physical condition of the structure and could levy fines. Mr. White asked if the HPC would aggressively pursue enforcement measures based on the building's current condition. Chairman Thompson noted that if the property was designated it would

be eligible for the Historic Property Grant Program and Historic Preservation Tax Credits. Mr. White noted that restoring the building would take a significant investment beyond what those resources could offer. Mr. Gross offered that the main reason for the evaluation was that there was a pending county building permit for rehabilitation. Mr. White noted that he could easily imagine the rehabilitation costs outweighing the value of the property. Chairman Thompson asked if Mr. White was for or against designation. Mr. White said that he was in support of the designation provided that the building was restored, but said he remained concerned about the financial viability of restoration. Vice Chair Davidson described the standards for rehabilitation and noted that the HPC did not expect museum quality restoration of the building but had the expectation that the property be a functional residence. Mr. White asked about programming, and whether the structure was going to be publicly accessible. Chairman Thompson replied that the use of the building and the issue of public access were outside of the HPC's jurisdiction.

**MOTION:** Commissioner Pruden moved to designate the Samuel Hargrove House a Prince George's County Historic Site in accordance with staff's recommendations. Commissioner Campbell and Vice Chair Davidson seconded the motion. The motion was approved by acclamation and without objection (7-0-1, the Chair voted "present").

## E. Historic Area Work Permits

### 1. 2019-023, 4712 Howard Lane (OTCPHD 66-042-225)

Mr. Gross presented the staff report. The applicant requested a HAWP for the construction of a new single-family dwelling on a vacant lot at 4712 Howard Lane, College Park, identified within the Inventory as Old Town College Park Historic District 66-042-225. The project architect developed a plan of Howard Lane that sites 7 proposed houses and has provided a set of summarizing design guidelines that will apply to all of the houses. The applicant proposes to construct a new two-story dwelling in the Queen Anne style. The design materials, scale, massing and siting of the house are intended to provide compatibility with existing domestic architecture in the Old Town College Park Historic District. The project architect, David J. Kacar, presented the project to the Old Town College Park Historic District LAC on April 29, 2019. Staff recommended approval.

David Kacar, a registered architect and representative of the project, stated that he was pleased to be able to work on the project.

**MOTION:** Commissioner Schneider moved to approve HAWP 2019-023 in accordance with staff's recommendations. Commissioner Pruden seconded the motion. The motion was approved by acclamation and without objection (7-0-1, the Chair voted "present").

### 2. 2019-025, 4710 Howard Lane (OTCPHD 66-042-224)

Mr. Gross presented the staff report. The applicants requested a HAWP for the construction of a new single-family dwelling on a vacant lot at 4710 Howard Lane, College Park, identified within the Old Town College Park Historic District as 66-042-220. The project architect has developed a plan of Howard Lane that sites 7 proposed houses and has provided a set of summarizing design guidelines that will apply to all of the houses. The applicant proposes to construct a new two-story dwelling in the American Foursquare style, with a hip-roofed main block, a hip-roofed front porch, and a hip-roofed screened porch attached to the east elevation. The design, materials, scale, massing and siting of the house are intended to provide compatibility with existing domestic architecture in the Old Town College Park Historic District. The project architect, David J. Kacar, presented the project to the Old Town College Park Historic District LAC on April 29, 2019. Staff recommended approval.

**MOTION:** Commissioner Schneider moved to approve HAWP 2019-025 in accordance with staff's recommendations. Vice Chair Davidson seconded the motion. The motion was approved by acclamation and without objection (7-0-1, the Chair voted "present").

## **F. Redetermination of Environmental Setting**

### **1. Content (79-019-16)**

Mr. Smith presented the staff report. The owner of Content, Brian Callicott, requested that the Environmental Setting be expanded to include the adjacent and undeveloped lot (14250 Church Street), creating a 1.167-acre Environmental Setting. Staff recommended approval of the applicant's proposed change.

**MOTION:** Commissioner Pruden moved to approve the change of Environmental Setting in accordance with staff's recommendations. Commissioners Campbell and Schneider seconded the motion. The motion was approved by acclamation and without objection (8-0).

## **G. Development Referral**

### **1.DSP-17007, College Park Metro Apartments (adjacent to Old Town College Park Historic District)**

Mr. Berger presented the staff report. The subject property comprises 5.58 acres located on the south side of the College Park Metro Station at 7201 River Road in College Park Maryland. The subject property is adjacent to the Old Town College Park Historic District (66-042). The architecture of the Old Town College Park Historic District reflects fashionable designs of several periods, beginning with the Queen Anne style of the late Victorian era and moving to the Colonial Revival, Tudor Revival and Craftsman styles of the early-to mid-twentieth century. The subject property is also adjacent to the Calvert Hills National Register Historic District (66-037-00). The subject property is currently used as a parking lot for the College Park Metro Station. The 2015 *Approved College Park-Riverdale Park Transit District Development Plan* (TDDP) places the subject property in the Metro Core neighborhood, which is envisioned as featuring a high-density mix of uses, an extended-stay hotel, and a new multipurpose transit plaza, bordered by strategically located retail. The *Plan Prince George's 2035* (2014) placed the subject property in the College Park Local Center. To implement the goals and visions of the TDDP and General Plan, the applicant proposes a five-story building that will occupy most of the subject property. The subject application is adjacent to and substantially visible from the Old Town College Park Historic District and the Calvert Hills National Register Historic District. The subject detailed site plan application is consistent with the type of development envisioned in the 2015 *Approved College Park-Riverdale Park TDDP* and *Plan Prince George's 2035*. The landscaping and lighting proposed do not adversely impact the adjacent historic districts. As designed, the project represents current aesthetic and construction trends in the vicinity and across the region. Staff recommended approval with conditions. Staff presented a 3-D model of the proposed development.

Commissioner Schneider asked how close the Purple Line would be from the building. Commissioner Reff asked if the applicant had done other projects in the area.

Thomas Haller, representative of Gilbane Development, was present with members of the development team, Mr. Gilbane and Mr. Michetti. Mr. Haller emphasized that the property is an existing parking lot.

He also explained the orientation of the building towards the Metro line. Gilbane has been awarded the opportunity to develop the property by WMATA. The development would activate the Metro Station.

Bob Keane with WDG architects, the project architect, has worked on other projects in College Park and is a graduate of the University of Maryland School of Architecture. Mr. Keane spoke about the design of the building. He noted the presence of other modern and contemporary building designs in the area. He mentioned the FDA building across the street and Clark Hall on the University campus as precedents for his design of the proposed development. Mr. Keane emphasized that the west side was envisioned as the main façade oriented to the railyard and introduced the idea of two distinct box cars as the intention of the design. The box car design has a tube-like effect by extending the outer shell on the north and south elevations which are visually broken up into a variety of façades. The west elevation was designed to be viewed while in motion from one of the adjacent rail lines.

Mr. Haller pointed out the texture and depth of the renderings compared to the flatness of some of the drawings. Mr. Haller described some of the visual impact. Mr. Haller went over the view-shed study which demonstrated the limited visibility of the site from the Historic District. Mr. Haller concluded from the nearest contributing structure within the historic district that the fourth floor of the north elevation of the building would be visible above the metro station.

Chairman Thompson asked what the approximate distance was from the Old Town College Park Historic District to the proposed building. Mr. Haller said approximately 750 feet away and the building was approximately 60 feet tall. Mr. Haller emphasized that the recommended condition would require the redesign of an entire elevation that may not be visible from the historic district.

Commissioner Schneider asked about the height of the FDA building. Mr. Keane replied that it was approximately 60 to 65 feet tall. Commissioner Muckle asked about the square footage of the entire building. The applicant responded 470,000 square feet. Vice Chair Davidson asked about the depth of the setback on the west elevation between the two major blocks of the elevation. Mr. Keane responded that it was 6 feet with sharply contrasting treatment creating a strong visual break. The ground floor level is a dark masonry to accentuate the idea of a floating box car accentuated by a cantilevered façade above the ground floor. Vice Chair Davidson asked about signage, specifically the large A on the north end of the west elevation. Bobby Gilbane addressed concerns about the signage including the large A and the Atworth blade sign on the north elevation. He added a little bit of background on the larger design process. Vice Chair Davidson appreciated the view shed studies. Commissioner Campbell asked if in the initial design was the purpose of the development considered pointing out that it is a residential not an industrial or commercial district. Mr. Gilbane emphasized the development and infrastructure coming to College Park. The applicant wanted the building to be visually arresting and would like the building to be iconic and draw upon the area's history of innovation. The design was part of what won the company the project from WMATA. Commissioner Reff asked about the blade sign on the north elevation. The applicant explained that approximately 6 feet of the top of the sign would be visible from the historic district.

**MOTION:** Commissioner Pruden moved to approve DSP-17007 in accordance with staff's recommendations and proposed condition. Commissioner Campbell and Muckle seconded the motion.

Commissioner Campbell asked if there was an alternative or counterproposal for the conditions. Vice Chair Davidson said she could not support the motion as made.

**MOTION:** Vice Chair Davidson made a motion to amend without conditions. There were no seconds and the motion failed.

Commissioner Pruden asked the commissioners why no one seconded the motion to amend. Commissioner Schneider said that, as a Metro rider, she did not find the design interesting and felt that the east and west facades should be switched. Vice Chair Davidson emphasized that it was not within the historic district and only partially visible from the district. Commissioner Muckle commented on the industrial design and thought the proposed condition was necessary. Commissioner Reff supported the language of the condition. Vice Chair Davidson proposed amending the condition to vary the existing composition a little bit by striking “*Ultimately, the building’s west elevation should more closely match the materials and treatment of the east (River Road) elevation.*” from the condition. Commissioner Pruden accepted the friendly amendment. Commissioner Muckle also accepted the friendly amendment. The motion was approved by a roll call vote and without objection (7-0-1, the chair voted “present”).

#### **H. Non-Capital Grant Program Application 2019-003, Prince George’s County Film Center/Old Greenbelt Theatre**

Mr. Tana presented the staff report. The applicant submitted an application for a non-capital grant in the amount of \$12,000 to hire an architect to create architectural plans/drawings for a Prince George’s County Film Center in the space at 125 Centerway, adjacent to the Old Greenbelt Theatre, to develop a multimedia Maryland movie history exhibit within the Film Center, and to produce walking tour maps and Greenbelt tourism brochures. Staff recommended the approval of the application

Vice Chair Davidson corrected staff that Greenbelt was a National Register Historic Landmark District.

Kaitlin McGrath, the applicant and director of the Greenbelt Theatre, thanked the HPC and offered to answer any questions or talk more about any aspects of the project or grant application. Commissioner Muckle commented that as a member of the Prince George’s Arts and Humanities Council, she was pleased to see the grant application for the Old Greenbelt Theatre.

**MOTION:** Vice Chair Davidson moved to approve Non-Capital Grant Application 2019-003 in accordance with staff’s recommendations. Commissioner Campbell seconded the motion. The motion was approved by acclamation and without objection (8-0).

#### **I. Update from the Department of Parks and Recreation**

Mr. Gross presented the update from the Department of Parks and Recreation. Commissioner Schneider asked about the columns at Newton White Mansion. Mr. Gross clarified that they were low brick walls with light fixtures. Commissioner Reff asked about window repairs discussed at the last HPC meeting. Mr. Gross explained that there were a number of HAWPs that the DPR is preparing.

#### **J. Commission Staff Items**

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

No further questions.

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

Mr. Gross noted that a neighbor of Admirathoria had posted no trespassing signs at the access point nearest her property. Staff will attempt to contact the owners.

Mr. Smith briefed the HPC on a Historic Area Work Permit received for an outdoor seating area at the Marlow-Huntt Store. The applicant was present. Vice Chair Davidson asked how close staff and the

applicant were from having a complete and approvable Historic Area Work Permit application. Mr. Smith responded that the applicant had not decided on materials for fencing, lighting, or details about how the seating area was to be entered, and the work that had already been completed was not approvable at the staff level. Mr. Smith stated that the last HAWP for the Marlow-Huntt Store was also approved after the fact and included an addition connecting the two primary buildings and the removal of awnings, signs, and light fixtures, and replacement of light fixtures with ones that were historically compatible. Chairman Thompson asked if staff was setting a precedent of approving HAWPs after the fact. Staff replied that was the purpose of the briefing/discussion. Mr. Russo was present and commented about the patio and fence. He said he did not think that a permit was necessary and that he was concerned about flooding. Vice Chair Davidson asked how the patio helped to mitigate flooding. Mr. Russo explained that it was slightly graded away from the building. Commissioner Muckle asked if he previously applied for a HAWP after the fact why didn't he contact HPC staff prior to the current work. He didn't think that he needed a permit for a patio. Commissioner Muckle commented that a permit is always needed. Mr. Russo said that previously a trailer had been parked there on top of millings. Chairman Thompson encouraged Mr. Russo to communicate with staff about permitting questions. The HPC encouraged the applicant and staff to continue working together to complete a Historic Area Work Permit application.

Dr. Stabler provided an update on the Skinner Family Cemetery. She responded to a complaint from a nearby resident that the HOA is responsible for maintenance, conducted a site visit, and contacted the HOA about the maintenance. Some maintenance work was completed when the nearby resident complained again. Staff became aware that some of the masonry repairs on the tombstones were failing. Staff contacted the mason, Robert Mosko, who explained that there was a product failure with the mortar that was used. He agreed to repair the work for the cost of materials if the HOA contacted him about it. Dr. Stabler also mentioned a dead tree near the cemetery that could potentially damage the cemetery fence and stones if it were to fall and general concern with the HOA's maintenance.

Mr. Gross commented on 7400 and 7404 Rhode Island Avenue in College Park. Last fall windows were removed. Staff continues to work on the issue. Commissioner Schneider asked about the Trolley Shop. Mr. Gross stated that there had been no updates and the whereabouts of Mr. Chen, the property owner's representative, were unknown and the building was not currently occupied. The remedial work stabilizing the wall appears to have been completed but the building has not been resided.

### **3. Referrals Report**

There were no further questions.

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

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

Mr. Gross noted that the Annual Historic Preservation Reception will be held on Thursday May 23<sup>rd</sup> at 6:00 pm at Snow Hill in Laurel.

**MOTION:** A motion was made to adjourn. The motion was seconded by Commissioner Schneider. The motion was approved by acclamation and without objection (8-0). The meeting adjourned at 9:45 p.m.

Respectfully submitted,

A handwritten signature in black ink that reads "Tyler Anthony Smith". The signature is written in a cursive style with a large, stylized 'T' and 'S'.

Tyler Anthony Smith  
Senior Planner  
Historic Preservation Section