



PRINCE GEORGE'S COUNTY HISTORIC PRESERVATION COMMISSION

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APPROVED 9/21/21

Summary of Actions

Prince George's County Historic Preservation Commission
Tuesday, July 20, 2021, 6:30 p.m.
4th 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, Donna Schneider, Royal Reff
Commissioners Absent:	Yolanda Muckle
HPC Counsel:	Bradley Farrar, Esq.
Staff Present:	Howard Berger, Jennifer Stabler, Tom Gross, Daniel Tana, Tyler Smith, Ashley Hall, Ben Bernstein

Guest: Name/Organization	Agenda Item
Matthew Tedesco	C.1.
Nat Ballard	C.1.
Sheryl Fishel	C.1.
Brandon Gurney	C.1.
Marilyn Chin	E.1.
Patrick Wojahn	E.1.
Barbara Evans	D.1.
Stephanie Stullich	E.1.
Bob Schnabel	E.1.
Shawn Day	C.1.
Bob Varner	C.1.
Kathy Bryant	E.1.
Richard Biffl	E.1.
Rudy Reyes	D.1.
John Rigg	E.1.

A. Call to Order

Chairman Thompson called the meeting to order at 6:32 p.m. Vice Chair Davidson read introductory remarks about the meeting and procedures into the record. Vice Chair Davidson chaired the meeting with the exception of Agenda Item E.1., which was chaired by Chairman Thompson. Commissioner Muckle had an excused absence.

B. Approval of Meeting Summaries – June 15, 2021; June 29, 2021; July 1, 2021

MOTION: Commissioner Pruden moved to approve the June 15, 2021 meeting summary. The motion was seconded by Commissioner Branch-Miles. The motion was approved by roll call vote and without objection (5-0).

MOTION: Commissioner Pruden moved to approve the June 29, 2021 meeting summary. The motion was seconded by Commissioner Branch-Miles. The motion was approved by roll call vote and without objection (5-0).

MOTION: Commissioner Pruden moved to approve the July 1, 2021 meeting summary. The motion was seconded by Commissioner Branch-Miles. The motion was approved by roll call vote and without objection (5-0).

Agenda Item E.1. followed.

E. Historic Area Work Permits**1. 2021-029, 4703 Norwich Road (OTCPHD 66-042-166) (Reconsideration)**

Mr. Gross presented the staff report. The applicant requested a Historic Area Work Permit (HAWP) for the demolition of the existing house and construction of a new single-family dwelling at 4703 Norwich Road in College Park (OTCPHD). The application was referred to the Old Town College Park Historic District (OTCPHD) Local Advisory Committee (LAC), which voted 3-0 to recommend denial of the application at its public meeting on April 28, 2021. The HAWP application was heard by the HPC at its public meeting on June 15, 2021. The HPC voted 4-1-1 to deny the application. Following the vote, the HPC's legal counsel advised the HPC that the adopted motion to deny the application was defective because it failed to cite the necessary criterion found in Section 29-111(a) of the County Code. The day after the public meeting, counsel advised further that the HPC had violated its Rules of Procedure by depriving the applicant of the opportunity to rebut testimony presented in opposition to the application. Counsel also advised the HPC of the requirements of Division 4 of Subtitle 29 of the Prince George's County Code. In light of the procedural defects associated with the June 15, 2021 meeting and the dispensation of HAWP 2021-029, the HPC held a public meeting on July 1, 2021 for the purpose of considering a motion to reconsider the application as provided for in Section (IV)(F)(1) of the HPC Rules of Procedure. After receiving testimony in support of the proposed reconsideration from the applicant, the project contractor, a representative of the OTCPHD LAC, and a resident of the Historic District, the HPC voted 6-0 to approve the motion to reconsider HAWP 2021-029. According to Section (IV)(F)(2) of the HPC Rules of Procedure, the application is treated as having been accepted on July 1, 2021, and was scheduled to be heard by the HPC de novo at its public meeting on July 20, 2021.

The subject property is bounded on the west, south, and east by non-contributing properties in the OTCPHD and is adjacent to two contributing properties located on the north side of Norwich Road. The existing house is a raised-ranch style dwelling constructed in 1972, one of six similar houses built along Norwich Road in that period by developer Edward Phelan. The house is non-contributing in the OTCPHD because it was constructed after the Historic District's period of significance, which ended in 1950 for residential buildings and 1965 for buildings associated with the University of Maryland. The applicant proposes to demolish the existing house and concrete driveway and construct a new two-story, side-gabled house with Colonial Revival detailing on the façade. The proposed house measures approximately 26 feet wide by 36 feet deep and is approximately 32 feet tall at the roof peak. The house is set slightly left of center on the lot to accommodate a ten-foot concrete driveway. The design, materials, and siting of

the house are intended to provide compatibility with existing domestic architecture in the OTCPHD. Property owner Marilyn Chin and Barbara Evans, representing project contractor Caruso Homes, presented the application to the OTCPHD LAC on April 28, 2021. The LAC voted 3-0 to recommend that the HPC deny the HAWP application as being incompatible with the streetscape and adjacent structures and inconsistent with the OTCPHD Design Guidelines. The LAC cited the massing, scale, and form of the proposed house, as well as architectural details including the number and placement of windows, the window trim, eave overhangs, and stone veneer base on the front elevation, in their recommendation that the HPC deny the subject application. Following the April 28, 2021 meeting of the LAC, the applicant consulted with staff and prepared revised elevation drawings that address some of the concerns raised by both staff and the LAC. The overall form and dimensions of the proposed house were not changed and remain as originally proposed.

Staff concluded that HAWP 2021-029 can be found to meet the HAWP approval criteria of Subtitle 29-111(c), the Secretary of the Interior's Standards for Rehabilitation (Standard 9), and, to a reasonable degree, the new construction guidelines of the OTCPHD Design Guidelines. Although the Guidelines indicate that scale, massing, and form of new construction are important considerations when determining overall compatibility, they are not the only factors to be considered. Staff concluded that the proposed demolition of the existing house, because it is a non-contributing resource, would not impair the integrity of the OTCPHD. The proposed replacement building would also not impair the integrity of the OTCPHD because its roof form, building and cladding materials, color, use, siting, setbacks, spacing, and orientation to the street are generally compatible with the historic district and the adjacent streetscape. Staff recommended that the HPC approve HAWP 2021-029 as meeting Subtitle 29-111(c), Subtitle 29-111(d), and Standard 9 of the Secretary of the Interior's *Standards for Rehabilitation*.

Ms. Marilyn Chin, the property owner, indicated that she worked with the project contractor to scale down the size of the house throughout this process to ensure that it would not negatively impact the character of the Historic District. She thanked staff for their time.

Ms. Barbara Evans, the project contractor, indicated that she appreciated the opportunity to clarify the details of the proposed project. Ms. Evans provided a map and several photographs highlighting the context in which the proposed house would be located within the OTCPHD.

Commissioner Schneider arrived at 7:06 p.m.

Mr. Patrick Wojahn, Mayor of the City of College Park, indicated that he was opposed to the demolition of the existing house and construction of a new, larger house and indicated that it would pose significant harm to the character of the historic district.

Vice Chair Davidson asked Mayor Wojahn if he was speaking in his capacity as mayor or if his testimony was based on his own opinion. Mayor Wojahn confirmed that he was speaking in his capacity as mayor and his testimony was based on his own opinion.

Mr. John Rigg, Councilman for District 3 of the City of College Park, indicated that Mayor Wojahn covered several of the points that he would have covered, and indicated that he felt the proposed house would be incongruous with the remainder of the Historic District.

Mr. Richard Biffel, Chairman of the OTCPHD LAC, indicated that he felt the sizing and massing of the proposed structure did not fit with the streetscape in which it is being proposed.

Ms. Stephanie Stullich, a resident of the OTCPHD, indicated her opposition to the proposed project and asked the HPC to deny the application.

Mr. Bob Schnabel, a member of the OTCPHD LAC, indicated that the LAC voted unanimously to deny the HAWP application and asked the HPC to deny the proposed HAWP as he felt that it would have a dramatically adverse effect on the Historic District and the streetscape in which the house is to be situated.

Commissioner Reff asked Mr. Schnabel which streetscape he and the LAC were most concerned about. Mr. Schnabel indicated that the north and south sides of Norwich Road encompass the streetscape, and the LAC felt that the new homes on Howard Lane were not considered to be within the streetscape.

Mr. Gross indicated that staff received written testimony in advance from Mr. Schnabel, Ms. Stulich, and Mayor Wojahn. Mr. Gross indicated that staff also received a letter from Dr. Richard Wagner, an architect and the director of the Goucher College Historic Preservation Program. The written testimonies and letter were entered into the record.

Ms. Marilyn Chin, the property owner, thanked staff.

Ms. Barbara Evans, the project contractor, indicated that the current home is functionally obsolete. She then indicated that the homes on Howard Lane are significantly visible from a large portion of Norwich Road.

Commissioner Pruden asked Mr. Gross if any of the homeowners on Norwich Road had spoken about the proposed item, and Mr. Gross indicated that they had not. Commissioner Pruden asked for the definition of “adjacent,” and Mr. Gross clarified that, according to the Section 27-107 of the Prince George’s County code, “adjacent” is defined as nearby but not necessarily abutting, adjoining, or contiguous.

MOTION: Commissioner Schneider moved to approve HAWP 2021-029 as meeting Subtitle 29-111(c), Subtitle 29-111(d), and Standard 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 (5-0-1, Chairman Thompson voted “present”).

Agenda Item E.2. followed.

2. 2021-038, Thomas W. Smith Farmhouse (Historic Site 68-013-71a)

Mr. Tana presented the staff report. Prior to filing the application, the applicant was asked to stop work that had already begun on the exterior of the property. On May 12, 2021, work was observed to have been initiated and Prince George’s County Department of Permitting, Inspections, and Enforcement Inspector Kenneth Harrison issued a violation and a stop work order was posted at the property to ensure that no further work would be undertaken without review and approval of the HAWP application, as required by Subtitle 29. The Thomas W. Smith Farmhouse is a large two-and-one-half story, Victorian-vernacular frame house at the extreme southern edge of the City of Mount Rainier, near Eastern Avenue. The house's late-Victorian interior plan and moldings are intact, although several Sears, Roebuck and Company architectural features were added to the first floor around 1932. The Thomas W. Smith Farmhouse is significant as an example of the type of vernacular frame farmhouses built throughout Prince George's County in the late 19th and early 20th centuries. The farmhouse, originally associated with a 10-acre farm, is also significant as one of the few surviving buildings representing the pre-development agricultural character of the inner-Beltway area of western Prince George's County. Additionally, it is the sole surviving residential structure representing the rural and agricultural character of the Mount Rainier area prior to its early 20th century development as a streetcar suburb. The farmhouse is also significant as the country residence of Thomas W. Smith, one of turn-of-the-century Washington's most prominent businessmen and civic leaders. The present farmhouse dates from 1901 and replaces one erected on the

site sometime in the late 19th century. The applicant requested approval for the replacement of a portion of the existing standing seam metal roof with a standing seam galvalume roof; the replacement of limited areas of damaged wood siding, in-kind, with German lap siding, finished to match the surrounding area; and the replacement of the existing 6" white, half-round gutters and round downspouts with white, K-style gutters and rectangular downspouts on the same areas where the roofing will be replaced, in addition to the gutters on the projecting bay between those two areas on the southwest elevation of the house facing Newton Street. Staff suggested that if the replacement gutters are approved, that the gutter portion of the work should not be eligible for potential future tax credits. Staff recommended that the HPC approve HAWP 2021-038 as meeting provisions 1, 2, and 3 of Subtitle 29-111(b) and Standards 1 and 2 of the Secretary of the Interior's *Standards for Rehabilitation*.

Vice Chair Davidson asked if half-round gutters would be eligible for future tax credits if the applicant were to choose them in place of the K-style gutters, and Mr. Tana confirmed that this would be the case.

MOTION: Commissioner Schneider moved to approve HAWP 2021-038 as meeting provisions 1, 2, and 3 of Subtitle 29-111(b) and Standards 1 and 2 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 (6-0).

Agenda Item C.1. followed.

C. Development Referral

1. SDP-1901, The Preserve at Westphalia (Contains Talburtt Tobacco Barn, Historic Site 78-009)

Mr. Smith presented the staff report. The subject application proposes a residential community of 189 single-family attached and 103 single-family detached dwelling units. The subject property contains 19.45 acres in the L-A-C (Local Activity Center) Zone and 44.21 acres in the R-M (Residential-Medium) Zone. Townhouses are proposed in the southwest corner of the subject property, in the L-A-C portion of the site, with the main access provided from Westphalia Road. Single-family detached houses are proposed in the northern and eastern sections of the subject property, with primary access provided from Ritchie Marlboro Road. The subject property contains one Prince George's County Historic Site, the Talburtt Tobacco Barn Historic Site (78-009). The Historic Preservation Commission (HPC) previously reviewed the Comprehensive Design Plan for the subject property on May 15, 2018. At that time, the Talburtt Tobacco Barn was listed as a Historic Resource in the Inventory of Historic Resources. At its October 16, 2018 meeting, the HPC designated the Talburtt Tobacco Barn and its 0.95535-acre Environmental Setting a Prince George's County Historic Site. At the HPC's April 2020 meeting, the HPC reviewed the Preliminary Plan of Subdivision. The Talburtt Tobacco Barn Historic Site's Environmental Setting was reduced from 0.955 acres to 0.84 acres by the HPC on February 16, 2021. The Talburtt Tobacco Barn is a wood frame, front-gable barn constructed in the late eighteenth or early nineteenth century, with vertical board siding and a metal roof. The structure is comprised of a gable-roofed central section flanked by two shed roofed additions. The Talburtt Tobacco Barn is significant as an example of a mid-Atlantic farm building, which exemplifies the cultural and economic heritage of Prince George's County and its rural communities. The Historic Site represents a familiar visual feature of the landscape with its prominent hilltop location along the historic roadway that connected the communities of Westphalia and Forestville. The primary visual impact of the proposed development will be from the three closest rows of single-family attached units. The subject Specific Design Plan proposes the massing, height, architecture, and materials of new construction adjacent to and visible from the Talburtt Tobacco Barn. While the overall development will contain several models for single-family detached dwelling units and single-family attached dwelling units, the three rows of single-family attached units adjacent to the Talburtt Tobacco Barn will be limited to the architecture

proposed for the 20' and 22' wide single-family attached, rear loading units identified as the Jenkins and Delilah models. The subject units will be rear loading, with garage entrances on the side not visible from the Talburtt Tobacco Barn. The subject SDP shows sidewalks on the north and east sides of the parcel on which the Talburtt Tobacco Barn Historic Site is located. However, there is no connection from the sidewalks to access the barn site. The applicant should revise the plans to include an access path from the sidewalks to the historic barn. The applicant should also revise the plans to show the location of an interpretive sign within the Environmental Setting of the Talburtt Tobacco Barn Historic Site.

A Phase I archeology survey was conducted on the subject property in 2008. The Phase I archeological survey resulted in the identification of two archeological sites, 18PR932 and 18PR933, along with several historic and prehistoric isolated finds. Site 18PR932 represents the remains of the easternmost Talburtt tobacco barn, which burned in 1985, and was demolished sometime between 1984 and 1993. Site 19PR933 represents the remains of the Westphalia Schoolhouse (78-007) that was later converted to a tenant house. No intact cultural deposits were noted at either site. Therefore, no further work is recommended on sites 18PR932 and 18PR933 due to their lack of research potential. A draft Phase I archeological report was submitted to the Planning Department in September 2008. The staff review letter was sent to the applicant in December 2008 that included corrections to be made to the final reports. The final archeological reports have not been submitted to the Planning Department. In its review of Preliminary Plan 4-17034, the Planning Board approved the following conditions on the subject property through PGCPB No. 2020-94:

6. Prior to approval of a specific design plan, the applicant shall:

a. Submit a Change in Environmental Setting application to the HPC for its review.

b. Submit a plan, subject to the review and approval of the HPC, for the Talburtt Tobacco Barn Historic Site (78- 009), that provides for:

i. the preservation and the long-term maintenance in its current location; or

ii. the preservation and the long-term maintenance in a new location.

c. Provide a plan for any interpretive signage to be erected and public outreach measures for the Talburtt Tobacco Barn Historic Site (78-009) located on proposed Parcel 1. The location and wording of the signage and the public outreach measures shall be subject to approval by the Maryland-National Capital Park and Planning Commission (M-NCPPC) staff archeologist. The plan shall include the timing for the installation of the signage and the implementation of public outreach measures.

7. Prior to approval of the first grading permit, the applicant shall:

a. Submit three hard copies and four digital copies on CD of the final Phase I archeology report to Historic Preservation staff.

b. Curate all artifacts at the Maryland Archaeological Conservation (MAAC) Laboratory in Calvert County, Maryland. Proof of the acceptance of the curated artifacts by the MAAC Lab shall be provided to Historic Preservation staff.

In this instance, there is no clear or specific method of determining whether or not adjacent and visible new residential and commercial construction is compatible with the character of the historic site. However, the distance from the historic 19th century barn and its buffer area to the nearby new construction will allow the Talburtt Tobacco Barn to be both readily visible and understandable as a historic feature within the subject

property. Service-related functions for the proposed new residences, such as garage entrances, will be located out of the viewshed of the Historic Site. The applicant will submit a final draft of a HOA Maintenance Covenant and final plans for the location, wording, installation and public outreach measures to Historic Preservation Section staff prior to the Planning Board review of SDP-1901, The Preserve at Westphalia. The applicant submitted a Historic Area Work Permit (HAWP) application for the rehabilitation of the barn and has been in communication with staff about the project, and a contractor has been identified. The applicant has also submitted a draft Maintenance Covenant for the preservation and the long-term maintenance of the Talburtt Tobacco Barn Historic Site in its current location. This draft covenant outlines the duties and responsibilities that will be given to the HOA including building condition inspections, lawn mowing, painting, pest removal, landscaping, budgeting for repairs, and allocating reserve funds for future major repairs. At the same time, the applicant has also submitted a sample interpretive sign design to be located within the historic site's environmental setting. The final Maintenance Covenant and interpretive sign details should be approved by Historic Preservation staff prior to signature approval of this Specific Design Plan. Condition 7 of PGCPB No. 2020-94 has not been satisfied and remains in effect.

Historic Preservation staff recommended that the HPC recommend to the Planning Board approval of SDP-1901, The Preserve at Westphalia, with the following conditions:

1. Prior to signature approval of this Specific Design Plan, the applicant shall:
 - a. submit a plan for the preservation and long-term maintenance of the Talburtt Tobacco Barn Historic Site (78-009) in the form of an HOA Maintenance Covenant.
 - b. submit a plan for any interpretive signage to be erected and public outreach measures for the Talburtt Tobacco Barn Historic Site (78-009) located on proposed Parcel 1. The location and wording of the signage and the public outreach measures shall be subject to approval by the M-NCPPC staff archeologist. The plan shall include the timing for the installation of the signage and the implementation of public outreach measures.
 - c. revise the plans to provide an access path to the Talburtt Tobacco Barn Historic Site (78-009) from the adjoining sidewalk and to show the location of the interpretive signage within the Environmental Setting.

Mr. Matthew Tedesco, the applicant's attorney, introduced the project team and indicated that they were available for questions.

MOTION: Commissioner Schneider moved to recommend approval of SDP-1901, The Preserve at Westphalia, to the Planning Board, with the following conditions:

1. Prior to signature approval of this Specific Design Plan, the applicant shall:
 - a. submit a plan for the preservation and long-term maintenance of the Talburtt Tobacco Barn Historic Site (78-009) in the form of an HOA Maintenance Covenant.
 - b. submit a plan for any interpretive signage to be erected and public outreach measures for the Talburtt Tobacco Barn Historic Site (78-009) located on proposed Parcel 1. The location and wording of the signage and the public outreach measures shall be subject to approval by the M-NCPPC staff archeologist. The plan shall include the timing for the installation of the signage and the implementation of public outreach measures.

c. revise the plans to provide an access path to the Talburt Tobacco Barn Historic Site (78-009) from the adjoining sidewalk and to show the location of the interpretive signage within the Environmental Setting.

Commissioner Pruden seconded the motion. The motion was approved by roll call vote and without objection (5-0-1, Vice Chair Davidson voted "present").

Agenda Item D.1. followed.

D. Historic Resource Evaluation

1. Mattingly House (Historic Resource 76B-009)

Mr. Bernstein presented the staff report. The Mattingly House, or Sheriff-Mattingly House, formerly inventoried under the name "Greenwood," is a two-and-one-half-story brick building originally constructed in the early nineteenth century, expanded in the early twentieth century and significantly altered since the 1980s. The central block is the historic core of the building, which is oriented towards the north. The flanking two-story wings, along with one-story front porch are twentieth century additions. The east (kitchen and dining) wing was built in 1920 and replaced the original one-story kitchen wing. The west (sitting room) wing was built in 1929. All windows in the building appear to be modern replacements. Immediately south of the east wing sits a large, two-car garage, which was constructed in the 1980s. A swimming pool, constructed south of the historic resource, appears to date from before 1998.

The farm in which this dwelling stands has been known by many names throughout its history: Hart Park, then part of Oxon Hill Manor (which incorporated several other tracts in addition to Hart Park), Melrose, and Greenwood. Construction details strongly suggest that the central block of the house was built in the 1830s or 1840s, during the ownership of Anne Talbott. In 1853, Talbott and her children sold the house and approximately sixty acres to Alfred Thomas Sheriff, and it became the Sheriff family home from then until his death in 1897. After Sheriff's death, the house and 18 acres passed to his daughter, Mary Sheriff Seltzer, who referred to her farm home by its oldest name, Hart Park. In 1918, the old house was purchased by the Mattingly family and became the home of Circuit Court Judge Joseph C. Mattingly until his death in 1948. Judge Mattingly bought up adjoining lands, thus creating a working farm of approximately 20 acres. In 1920, he built the new (east) kitchen wing on the foundation of an earlier kitchen. In 1929, he added a balancing (but unequal) sitting room wing on the west, resulting in a large and imposing three-part house. In the construction of the wings, Mattingly reused bricks from the historic structure and took care to reproduce the corbelled cornice of the main block. After Judge Mattingly's death, his heirs sold the property to a developer who laid out the subdivision known as "South Lawn" around the house. The house changed hands several times in the following decades, acquiring substantial modifications and additions over time.

The Mattingly House is significant as one of the remaining examples of late-Federal brick plantation houses in Prince George's County. However, the building retains insufficient integrity to convey the values for which it is judged significant. The Mattingly House retains very little historic fabric and is unrecognizable as a late-Federal plantation house. Between the time the building was photographed by M-NCPPC in 1985 and its subsequent documentation in 2015, the fenestration on the north and south elevations were substantially altered to accommodate new windows. This represents a critical (irreversible) change as defined in HPC Policy #1-87. At some point after 1985, the sash windows were replaced with modern units, which represents a critical change to the property. The brick exterior of the Mattingly House was painted over in recent years, changing the texture of the original surface material and causing a detrimental change to the building as defined in Policy #1-87. When documented in 1973,

the entryway was composed of the original paneled door, three-pane sidelights, and a seven-pane transom. The replacement door is of modern manufacture, inset with a large oval window, and flanked by sidelights. These changes contribute to a substantial alteration to the façade, which is a critical change as defined in Policy #1-87. Along with the development of a residential subdivision on the former surrounding farmland, the property has had numerous other changes to it that have removed the house from its original context. These changes include the construction of a detached garage, a swimming pool, a wood deck, gazebo, and a lean-to addition to the east wing. These represent detrimental changes as defined in HPC Policy #1-87. The plot of land on which the house sits has had extensive paving and hardscaping since the larger property was subdivided in the 1950s. In front of the north façade is a large asphalt parking area which contains a brick-lined garden bed. The ground south and east of the house has been paved with concrete, connecting the front driveway to the garage and paving the space between the pool and the house. These improvements are all alterations to the physical setting, resulting in the loss of the remnant historic context and representing a critical change, as defined in HPC Policy #1-87. Due to the loss of the agricultural setting and most, if not all, of its exterior features which suggest its significance as an early-nineteenth century plantation house, the resource retains a low degree of integrity of association. Policy #1-87 also states that a property's integrity should be considered in the context of the scarcity of the resource type it represents, with a less restrictive standard of integrity applied when few or no other similar properties exist in the Inventory of Historic Resources. Several late-Federal brick plantation houses in the County have been designated as historic sites. These resources retain a higher degree of integrity of materials than the Mattingly House and more clearly exemplify the County's agricultural heritage. In light of the critical and detrimental changes that have occurred to the structure and its low degree of integrity of association, the Mattingly House could be found to have insufficient integrity to convey its significance as a late Federal-period plantation house in Prince George's County.

Staff recommended to the HPC that the Mattingly House and its associated property can only be found to meet HPC Historic Site Criterion (2)(A)(v), and that in accordance with HPC Policy #1-89, it should not be designated as a Historic Site and should be deleted from the Inventory of Historic Resources.

Mr. Rudy Reyes, the resident of the property, indicated that he would be in support of the HPC's decision and highlighted his plans for future projects.

MOTION: Commissioner Schneider moved that the Mattingly House and its associated property can only be found to meet HPC Historic Site Criterion (2)(A)(v), and that in accordance with HPC Policy #1-89, it should not be designated as a Historic Site and should be deleted from the Inventory of Historic Resources. Commissioner Pruden seconded the motion. The motion was approved by roll call vote and without objection (6-0).

Agenda Item F. followed.

F. Proposed Revision to Historic Property Grant Program Guidelines

Mr. Tana presented the staff report. On April 8, 2008 the Prince George's County Council approved CB-003-2008 (DR-2), the legislation enabling the Prince George's Historic Property Grant Program. The program is administered by the Prince George's County Planning Department on behalf of the Prince George's County Planning Board. The program provides grants to nonprofit organizations or foundations, political subdivisions, and individuals for the purpose of acquiring, preserving, restoring, or rehabilitating historic properties in accordance with the Maryland Land Use Article, Sections 26-101—26-107. The Prince George's County Planning Board adopted the Program Guidelines on May 8, 2008; the Planning Board revised the guidelines on July 21, 2016. After thirteen rounds of the grant program, and five rounds

since the last update to the Program Guidelines, Planning Department staff have identified potential changes to the Program Guidelines that could enhance the program for future grant rounds.

The program uses a group of 12 Selection Criteria to evaluate and select projects for funding, on a competitive basis. These criteria each carry a certain point value with a total potential score of 100 points. One of the existing criteria gives applications either zero or five points if they are located within the boundary of a Neighborhood Reinvestment Area or Transforming Neighborhoods Initiative Area. In the last several grant rounds, none of the applications received have been eligible to receive the points from this category. Planning Department staff have determined that both of the programs referenced in the existing criteria are no longer active and wanted to propose that a new program could be introduced to increase the likelihood that applications will be eligible to receive points from this criterion. The Maryland Department of Housing and Community Development's (DHCD) Sustainable Communities Program is a place-based designation offering a comprehensive package of resources that support holistic strategies for community development, revitalization and sustainability. According to DHCD, "Sustainable Communities has provided local governments with a framework for promoting environmentally, economically, and socially responsible growth and development in existing older communities." The 2010 Sustainable Communities Act, which enables the program, defines Sustainable Community Areas as places where public and private investments and partnerships achieve development of a healthy local economy; protection and appreciation of historical and cultural resources; a mix of land uses; affordable and sustainable housing and employment options; and growth and development practices that protect the environment and conserve air, water and energy resources, encourage walkability and recreational opportunities, and where available, create access to transit. Another criterion gives points based on the "extent to which project would contribute to the equitable geographic distribution of grant funds across the County within the current funding year." To help standardize the allocation of points based on this criterion, staff proposed adding additional language to clarify that this criterion will be judged based on the Councilmanic District in which the applicant property is located. The next set of proposed changes involved clarifying the purpose of the program to reiterate the public benefit that is intended via the allocation of funding. This is achieved by adding the phrase "for the benefit of the public" in the "Mission Statement" paragraph on page one, and with the following item listed in the "Ineligible Activities" section on page two:

"Projects that have little or no public benefit by being focused mainly on interior finishes and not on the preservation of the structure or building envelope."

This is also reflected in the proposed addition of the following language to the second paragraph of the "Applications" sub-section of the "Grant Application Procedures" section, on page three:

"In the interest of equity and to distribute the available funding as much as possible, the Planning Board may place limits on the total number of grant awards that are received by any single property."

Staff requested the HPC's approval of the proposed revisions to the Prince George's County Historic Property Grant Program Guidelines for their recommendation to the Prince George's County Planning Board.

MOTION: Commissioner Schneider moved to recommend to the Planning Board approval of the proposed revisions to the Prince George's County Historic Property Grant Program Guidelines. Commissioner Pruden seconded the motion. The motion was approved by roll call vote and without objection (6-0).

G. Update from Department of Parks & Recreation

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

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

Public comments followed and were off the record.

MOTION: Chairman Thompson moved to adjourn. The motion was seconded by Commissioner Pruden. The motion was approved by acclamation and without objection (6-0). The meeting adjourned at 9:25 p.m.

Respectfully submitted,



Ashley Sayward Hall
Principal Planning Technician
Historic Preservation Section