



PRINCE GEORGE'S COUNTY HISTORIC PRESERVATION COMMISSION

County Administration Building • 14741 Governor Oden Bowie Drive, 4th Floor, Upper Marlboro, Maryland 20772
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APPROVED 11/16/21

Summary of Actions

Prince George's County Historic Preservation Commission
Tuesday, October 19, 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, Royal Reff, Yolanda Muckle
Commissioners Absent:	Donna Schneider
HPC Counsel:	Bradley Farrar, Esq.
Staff Present:	Howard Berger, Jennifer Stabler, Tom Gross, Daniel Tana, Tyler Smith, Ashley Hall

Guest: Name/Organization	Agenda Item
Greta Mosher	C.1.
Darren Comedy	C.4.
Nicole Tysvaer	C.1.
Terry Woods	C.2.

A. Call to Order

Chairman Thompson called the meeting to order at 6:31 p.m. Vice Chair Davidson read introductory remarks about the meeting and procedures into the record. Vice Chair Davidson chaired the meeting. Commissioner Schneider had an excused absence.

B. Approval of Meeting Summary – September 21, 2021

MOTION: Commissioner Pruden moved to approve the September 21, 2021 meeting summary. The motion was seconded by Chairman Thompson. The motion was approved by roll call vote and without objection (6-0).

C. Historic Area Work Permits

1. 2021-060, Jardella House (Historic Site 68-010-89)

Mr. Tana presented the staff report. The applicant requested a Historic Area Work Permit (HAWP) for alterations to the Jardella House (Historic Site 68-010-89). The Jardella House is a two-story Folk Victorian-style frame dwelling and is a contributing resource within the Hyattsville National Register Historic District. Occupying a 0.153-acre lot and bounded by the intersection of Crittenden Street and 40th Avenue to the south and west, and an alley behind the house to the north and east, the Jardella House was likely constructed between 1887 and 1897 and is representative of vernacular domestic architecture in suburban Prince George's County. The house is sited on a level lot and is typical of the front-gabled roof Victorian-era houses constructed in and around Hyattsville during the late nineteenth and early twentieth centuries. With the exception of a compatibly designed modern kitchen addition, the house's exterior does not appear to have been altered and retains its integrity of design, materials, and workmanship. The house at 4002 Crittenden Street in Hyattsville represents the architectural and historical character of development within the City of Hyattsville during the early twentieth century. The city, which is framed by major transportation corridors, began to develop as a railroad suburb in the middle part of the nineteenth century and expanded with the early-twentieth-century advent of the streetcar and automobile. Following the subdivision of the 206-acre Holladay Farm in what is now Hyattsville, the Jardella House was constructed by Gabriel Jardella during a time of rapid development within emerging communities in Prince George's County. The Jardella House is representative of the architectural, historic, and cultural development of Hyattsville during the late nineteenth century.

The applicant has proposed the construction of a single-story addition at the rear of the existing house, extending from the east elevation; the removal of a non-contributing shed built in the 1990s (to facilitate the footprint of the proposed addition); the replacement of the asphalt shingle roof on the existing house; and repainting and minor repairs, as necessary, of the existing wood siding and trim of the existing house.

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 Historic Preservation Commission (HPC) approve HAWP 2021-060 as meeting provision 2 of Subtitle 29-111(b) and Standards 1, 5, 6, 9, and 10 of the Secretary of the Interior's *Standards for Rehabilitation*.

MOTION: Commissioner Pruden moved to approve HAWP 2021-060 as meeting provision 2 of Subtitle 29-111(b) and Standards 1, 5, 6, 9, and 10 of the Secretary of the Interior's *Standards for Rehabilitation*. Commissioner Branch-Miles seconded the motion. The motion was approved by roll call vote and without objection (5-0-1, Vice Chair Davidson voted "present").

2. 2021-064, Cross House (Historic Site 67-021-13)

Mr. Tana presented the staff report. The applicant requested a HAWP for alterations to the Cross House (Historic Site 67-022-13). The Cross House is a good example of a suburban dwelling with Queen Anne style decorative motifs. Probably built from a pattern book design, it was distinguished by ornate window treatment, and was one of the first houses built in the 1888 town of Charlton Heights, now known as Berwyn Heights. The town of Charlton Heights was platted in 1888 by Edward Graves, on 383 acres of land bounded by the Branchville Road and the Baltimore and Ohio Railroad. Graves sold the land to the Charlton Heights Improvement Company in that year, and the company immediately began construction of dwellings ordered by pattern through the mail. The subject house was built in 1889 by Ebenezer Cross, who in the previous year had purchased three unimproved lots from the Charlton Heights Improvement Company. It was probably constructed from a pattern book design as were the other early houses in

Charlton Heights. In recent years, the house has undergone several changes, principally the closing of one window (with ornamental balcony) in the west wing. It retains, however, most of its original trim, it is a significant reminder of the first dwellings in this late Victorian suburb and is still a distinctive landmark in Berwyn Heights.

The applicant has proposed the replacement of existing vinyl windows, replacement of the existing areas of vinyl siding with Hardie plank siding and Hardie shingles, installation of a mini split air conditioning system, enclosure of a porch at the southeast corner of the house, creation of a 2-story addition at the southwest corner of the house, and replacement of the existing door in the center bay of the south (rear) elevation. The applicant provided several pieces of evidence that there is no historic wood siding beneath the vinyl siding that could be restored as a preferred treatment to replacing the vinyl siding with fiber cement siding. The applicant has proposed fiber cement siding instead of wood because of the cost, both at installation and for lifetime maintenance.

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 2021-064 as meeting provision 2 of Subtitle 29-111(b) and Standards 1, 5, and 9 of the Secretary of the Interior's *Standards for Rehabilitation*.

Vice Chair Davidson asked if the addition would be flush or set back from the original house, and Mr. Tana indicated that the addition would be flush on both the west and south elevations.

Chairman Thompson asked if the porch was original to the house, and asked if the materials proposed for the addition would visually separate it from the original house. Mr. Tana indicated that, in his professional opinion, the proposed materials would visually separate the addition from the historic portion of the house.

MOTION: Commissioner Pruden moved to approve HAWP 2021-064 as meeting provision 2 of Subtitle 29-111(b) and Standards 1, 5, and 9 of the Secretary of the Interior's *Standards for Rehabilitation*. Commissioner Branch-Miles seconded the motion. The motion was approved by roll call vote and without objection (5-0-1, Vice Chair Davidson voted "present").

3. 2021-068, Jones-Sheridan House (Historic Site 69-010-79)

Mr. Tana presented the staff report. The applicant requested a HAWP for alterations to the Jones-Sheridan House (Historic Site 68-010-79). The property was awarded a Historic Property Grant Program award in Fiscal Year 2020 to partially fund the work described in this application. The Jones-Sheridan House is a circa-1904, two-story dwelling executed in a late Victorian style. The house features a wraparound porch, semi octagonal tower, and a rear addition constructed in or before 1933. The house's original wood siding has been mostly concealed by asbestos shingle siding and more recent aluminum siding. All areas of the house are sheathed in asphalt shingles. Windows on the house are almost all modern replacements. The house has two chimneys, one clad in stone and the other in brick. The Jones-Sheridan House is significant as a substantially intact example of late Victorian domestic architecture dating from the early period of development in the City of Hyattsville. The property also exemplifies streetcar suburb development in Prince George's County in the early twentieth century. The resource is not associated with any significant individual but is well known for its long history as a boardinghouse. The property's significance is reflected in its status as a contributing resource in the Hyattsville National Register Historic District, which was listed in 1982.

The applicant has proposed the deconstruction and rebuilding of two severely deteriorated chimneys at the property using a closely matching type N mortar, and reusing the original bricks to the greatest extent possible; and the removal of synthetic siding to expose the original wood siding underneath. The siding

work is the first stage of a planned rehabilitation of the original wood siding, with further details regarding the rehabilitation to be provided in future HAWP requests.

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 2021-068 as meeting provisions 1, 2, and 3 of Subtitle 29-111(b) and Standards 1, 2, 5, and 6 of the Secretary of the Interior's *Standards for Rehabilitation*.

MOTION: Commissioner Pruden moved to approve HAWP 2021-068 as meeting provisions 1, 2, and 3 of Subtitle 29-111(b) and Standards 1, 2, 5, and 6 of the Secretary of the Interior's *Standards for Rehabilitation*. Commissioner Muckle seconded the motion. The motion was approved by roll call vote and without objection (5-0-1, Vice Chair Davidson voted "present").

4. 2021-069, Van Horn-Mitchell House (Historic Site 72-010)

Mr. Gross presented the staff report. The applicant requested a HAWP to conduct alterations and structural remediation at the Van Horn-Mitchell House (Historic Site 72-010). Built circa 1803 for the family of Archibald Van Horn, a state legislator and U.S. Congressman, the Van Horn-Mitchell House is a two-and-one-half-story, side-gabled, brick house executed in the Federal style. From 1940 until the early 2000s it was the home of the Mitchell family, local leaders in the Muslim faith. During their ownership, the Mitchells hosted such prominent black individuals as Portia Washington Pittman, Mohammed Ali, Elijah Mohammed, Malcolm X, and Egyptian President Anwar Sadat.

The subject application proposes to reinforce the structure of the house by installing new concrete footers, foundations, floor framing, and other structural components in the basement. Spray foam insulation will be installed against the new concrete foundation wall and the existing stone foundation, which will remain in place. A new concrete slab will be laid in the basement and a continuous perimeter drain will be installed. The application proposes to remove the existing non-historic rear wood porch and construct a wood deck measuring 34 feet 5 inches by 6 feet on the rear elevation of the house. The application proposes to replace the existing non-historic windows with double-hung, one-over-one vinyl sash windows, sized to match the existing openings. The six wood, six-light dormer windows will be retained. The existing non-historic exterior doors will be replaced with doors that have not yet been specified. The existing asphalt shingle roof will be replaced with architectural asphalt shingles. New half-round gutters and round downspouts will be installed. The application proposes to remove the existing red paint from the brick exterior of the house. The paint will be removed using water only, with no chemical solutions. The exterior brick will be repointed as necessary. The application proposes to repair the concrete floor and brick piers of the front porch using in-kind materials. The application proposes to demolish a non-historic frame shed to the north of the house.

The applicant's proposed structural reinforcement, removal of exterior paint, and masonry repairs will aid in the long-term preservation of the house, while the proposed construction of a larger wood deck and demolition of the shed will affect non-historic features of the property. Because of its visual prominence, the vertical elements of the proposed deck should be constructed of finished carpentry and painted. The installation of vinyl windows is generally considered an incompatible alteration to a historic site, but the work can be found to be approvable in this instance because the existing modern windows are also vinyl. The extensive excavation proposed in the basement has the potential to locate artifacts that shed light on the history of the property and should therefore be conducted under the supervision of the Historic Preservation Section's staff archaeologist.

Staff concluded that the subject application can be found to meet the HAWP criteria of Section 29-111(b) and the Secretary of the Interior's Standards for Rehabilitation. Staff recommended that the HPC approve,

in concept, HAWP 2021-069 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*, with the following conditions:

1. The applicant shall contact Historic Preservation Section staff before conducting any ground-disturbing work in the basement to arrange for monitoring of the work by the staff archaeologist.
2. Once the outstanding exterior door specifications have been submitted to Historic Preservation Section staff for its review and approval, final approval of the subject HAWP application will be issued by staff, as delegated by the HPC, according to the HPC's approved Rules of Procedure.

Vice Chair Davidson asked if staff were concerned about the use of water to remove the exterior paint, and Mr. Gross indicated that small areas should be tested with the least invasive approach to help reduce the potential damage to the masonry.

Commissioner Muckle expressed concern regarding the excavation of the basement. Mr. Gross indicated that the work would be done predominantly by hand, thus reducing the potential for foundation damage.

Commissioner Reff asked when the house was painted the current red color. Mr. Gross indicated that the structure has been painted since at least 1974, when it was painted white. He indicated that the red color was likely applied within the last decade.

Mr. Darren Comedy, on behalf of the property owner, indicated that the red paint was applied approximately ten years ago. He also indicated that the property owner spot tested an area of the masonry for paint removal, which was successful with a low pressure water spray. Mr. Comedy indicated that a French drain would be installed to prevent moisture entry at ground level.

Mr. Berger asked Mr. Comedy what the plan was regarding future painting plans. Mr. Comedy indicated that the original intention was to take the paint off down to the original bricks. He indicated that if the original brick color and condition are not satisfactory, the property owner would like to paint the structure white. Mr. Gross indicated that future painting projects would require an approved HAWP.

MOTION: Commissioner Pruden moved to approve HAWP 2021-069 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*, with the following conditions:

1. The applicant shall contact Historic Preservation Section staff before conducting any ground-disturbing work in the basement to arrange for monitoring of the work by the staff archaeologist.
2. Once the outstanding exterior door specifications have been submitted to Historic Preservation Section staff for its review and approval, final approval of the subject HAWP application will be issued by staff, as delegated by the HPC, according to the HPC's approved Rules of Procedure.

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

D. Preservation Tax Credits

1. 2021-007, 4610 Hartwick Road (OTCPHD 66-042-126)

Mr. Gross presented the staff report. Lyle Magnuson, owner of 4610 Hartwick Road, a Contributing Resource within the Old Town College Park Historic District (OTCPHD), has applied for a tax credit for work totaling \$1,998.00. The work comprised constructing a concrete pad measuring approximately 8 feet by 11 feet at the rear of the house and the installation of an 8-foot section of 6-foot wood, dog-eared fencing along the east side of the concrete pad. The work was approved by the HPC under HAWP 2021-053, issued on July 29, 2021. This work was completed in August 2021. All expenses were determined by staff to be eligible for the tax credit. Based on the documentation of the work supplied by the applicant and the HPC's adopted tax credit policies and procedures, staff recommended the approval of a historic preservation tax credit in the amount of \$499.50. This credit would apply for FY 2023, the tax year following the year in which the work was completed. Staff recommended that the application be granted as meeting provisions 2 and 3 of Subtitle 29-111(b) and Standards 9 and 10 of the Secretary of the Interior's *Standards for Rehabilitation*.

MOTION: Commissioner Pruden moved to approve Tax Credit 2021-007 as meeting provisions 2 and 3 of Subtitle 29-111(b) and Standards 9 and 10 of the Secretary of the Interior's *Standards for Rehabilitation*. Chairman Thompson seconded the motion. The motion was approved by roll call vote and without objection (6-0).

2. 2021-008, Elmo Clark House (Historic Site 68-074-02)

Mr. Tana presented the staff report. Victoria Partridge and Farhan Syed, owners of the Elmo Clark House (Historic Site 68-074-02), have applied for a tax credit for work totaling \$5,599.00. The work consisted of the replacement of an outdoor heat pump; replacement of the circuit board, transformer, thermostat, and heat package; and the replacement of garage door opener. All the preceding items were damaged by a malfunctioning electric transformer. The work began in November 2019 and was completed in December 2019. All of the work was determined to be eligible by staff. Based on the documentation of the work supplied by the applicant and the HPC's adopted tax credit policies and procedures, staff recommended the approval of a historic preservation tax credit in the amount of \$1,399.75. This credit would apply for FY 2021, the tax year following the year in which the work was completed. Staff recommended that the application be granted as meeting provisions 1, 2, and 5 of Subtitle 29-111(b) and Standards 1 and 2 of the Secretary of the Interior's *Standards for Rehabilitation*.

MOTION: Commissioner Pruden moved to approve Tax Credit 2021-008 as meeting provisions 1, 2, and 5 of Subtitle 29-111(b) and Standards 1 and 2 of the Secretary of the Interior's *Standards for Rehabilitation*. Commissioner Branch-Miles seconded the motion. The motion was approved by roll call vote and without objection (5-0, Commissioner Reff was absent for the vote due to technical difficulties).

3. 2021-009, 4608 Hartwick Road (OTCPHD 66-042-125)

Mr. Gross presented the staff report. Lyle Magnuson, owner of 4608 Hartwick Road, a Contributing Resource within the Old Town College Park Historic District (OTCPHD), has applied for a tax credit for work totaling \$4,785.00. The work comprised of excavating a small area of the basement floor, removing a damaged portion of the sewer line, and installing a new section of 4-inch PVC pipe. The work was approved by the HPC under HAWP 2021-025, issued on April 12, 2021. This work was completed in September 2021. All expenses were determined by staff to be eligible for the tax credit. Based on the documentation of the work supplied by the applicant and the HPC's adopted tax credit policies and

procedures, staff recommended the approval of a historic preservation tax credit in the amount of \$1,196.25. This credit would apply for FY 2023, the tax year following the year in which the work was completed. Staff recommended that the application be granted as meeting provisions 2 and 3 of Subtitle 29-111(b) and Standards 1 and 2 of the Secretary of the Interior's *Standards for Rehabilitation*.

MOTION: Commissioner Pruden moved to approve Tax Credit 2021-009 as meeting provisions 2 and 3 of Subtitle 29-111(b) and Standards 1 and 2 of the Secretary of the Interior's *Standards for Rehabilitation*. Commissioner Branch-Miles seconded the motion. The motion was approved by roll call vote and without objection (6-0).

E. Update from Department of Parks & Recreation

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

F. 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

Chairman Thompson mentioned that the Historical Society will hold a virtual history chat on Monday, October 25.

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 (6-0). The meeting adjourned at 8:26 p.m.

Respectfully submitted,



Ashley Sayward Hall
Principal Planning Technician
Historic Preservation Section