



# 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 05/19/2020**

## Summary of Actions

Prince George's County Historic Preservation Commission  
Tuesday, April 21, 2020, 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, Yolanda Muckle, Aaron Marcavitch, Chairman John Peter Thompson, Nathania Branch- Miles, Donna Schneider
Commissioners Absent:	Royal Reff
HPC Counsel:	Bradley Farrar, Esq.
Staff Present:	Howard Berger, Jennifer Stabler, Tom Gross, Tyler Smith, Daniel Tana, Ashley Hall

<b>Guest: Name/Organization</b>	<b>Agenda Item</b>
Matthew Tedesco	C.1.
Roland Edwards	D.1.
Nat Ballard	C.1.
Thomas Ahmann	D.2.
Victor White	C.1.
Ryan Day	C.1.
Angela Porter	F.1.
Daniel Schlegel	C.2.
Tim Simpson	I.2.
Norman Rivera	C.2.

### 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. Commissioner Reff had an excused absence.

### B. Approval of Meeting Summary – February 18, 2020

**MOTION:** Commissioner Schneider moved to approve the February 18, 2020 meeting summary. The motion was seconded by Commissioner Branch-Miles. The motion was approved by acclamation and without objection (6-0). Commissioner Marcavitch arrived after the motion was made.

## C. Development Referrals

### 1. 4-17034, The Preserves at Westphalia (contains Talburtt Tobacco Barn, Historic Site 78-009)

Dr. Stabler presented the staff report. The subject property comprises 63.66 acres located in the northwest quadrant of the intersection of Westphalia Road and Ritchie Marlboro Road in Upper Marlboro, Maryland. The subject application proposes the subdivision of the subject property for 184 townhouse lots and 112 single-family detached houses on the property located at 11100 Westphalia Road. Townhouses are proposed in the southwest corner of the subject property. Single-family detached houses are proposed in the northern and eastern sections of the subject property. The subject property contains Prince George's County Historic Site 78-009, the Talburtt Tobacco Barn. The Talburtt Tobacco Barn and its 0.95535-acre Environmental Setting was designated a Prince George's County Historic Site by the Historic Preservation Commission (HPC) on October 16, 2018.

The ownership of the subject property can be traced back to the original land grant known as Alexandria made to Alexander Magruder in 1670. A portion of the Alexandria patent was acquired by Jesse Talburtt in the early nineteenth century. Members of the Talburtt family retained possession of the subject property until 1925, when 319 acres were sold to Arcenius W. Bean. The family graveyard (not included in the subject application but adjacent to it to the south) was reserved from the transaction. The subject property is in the northwestern part of the Alexandria land patent. The Talburtt residence appears to have been located in the southwestern portion of the 319-acre tract, which was located on the south side of Westphalia Road. Aerial photographs depict the land as primarily agricultural up to the present.

The 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. A Phase I archeological survey of the subject property resulted in the identification of two archeological sites, 18PR932 and 18PR933, along with several historic and prehistoric isolated finds. No further work was recommended on the sites 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. The artifacts recovered from the investigations also have not been curated at the Maryland Archaeological Conservation (MAAC) Lab in Calvert County, Maryland.

Historic Preservation staff recommended that the Historic Preservation Commission recommend to the Planning Board approval of 4-17034, The Preserve at Westphalia, with the following conditions:

1. Prior to the approval of the preliminary plan, the Talburtt Tobacco Barn Historic Site (78-009) shall be correctly labeled on all the plans.
2. Prior to approval of a detailed site plan, the applicant shall:
  - a. Submit a "Change in Environmental Setting" application to the Historic Preservation Commission for its review;
  - b. Submit a plan for the preservation and long-term maintenance of the Talburtt Tobacco Barn Historic Site (78-009).

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 M-NCPPC staff archeologist. The plan shall include the timing for the installation of the signage and the implementation of public outreach measures.

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

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

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

Commissioner Thompson asked how the proposed plan would affect the Environmental Setting of the Talburtt Tobacco Barn, and Dr. Stabler indicated that some of the proposed roads within the site would intrude into the Environmental Setting. She indicated that the applicant could answer the question in greater detail. Mr. Matthew Tedesco, on behalf of the applicant, stated that he was present to answer any questions, and thanked Dr. Stabler for her assistance with this project. He provided some history on the timeline for the project in relation to the Talburtt Tobacco Barn and its Environmental Setting. He indicated that the road design proposed with the current Preliminary Plan would result in an overall reduction in the size of the Environmental Setting as proposed in the Comprehensive Design Plan reviewed in 2018. He presented the applicant's requested modifications to staff's recommended conditions, which he stated were being requested in order to preserve flexibility with regard to the proposed design, which is still a work in progress.

Mr. Nat Ballard presented the requested update to the Environmental Setting for the Talburtt Tobacco Barn. He provided drawings outlining the previously approved Environmental Setting associated with the 2018 Comprehensive Design Plan and the currently proposed, reduced Environmental Setting associated with the Preliminary Plan. He indicated that the Environmental Setting was proposed to be reduced by approximately 13 percent.

Vice Chair Davidson asked if the applicant would accept the HPC reviewing the changes to the Environmental Setting again before the design is finalized, and Mr. Tedesco stated that the applicant would be willing to appear before the HPC again with an updated Environmental Setting once the design is finalized.

Chairman Thompson asked if the Environmental Setting was proposed to be reduced, and Mr. Tedesco indicated that the applicant was proposing a reduction of approximately 13 percent. Chairman Thompson indicated that the Environmental Setting is designed to retain the integrity and historical context of the historic structure. Mr. Tedesco stated that the design is not near completion yet and that his goal is to preserve the applicant's ability to present a detailed plan for the barn itself at a later time.

Vice Chair Davidson asked the applicant why they believe the staff recommendations are locking them in to a detailed plan and asked specifically about the applicant's addition of a condition proposing the possible removal of the historic barn. Mr. Tedesco indicated that they wish to keep design options open for future discussion and review of a more complete plan.

Mr. Victor White indicated that the original archaeological survey was not completed by the applicant, but they were able to track down the report and stated that Stantec (formerly Greenhorne & O'Mara) has

the artifacts in their possession. Commissioner Pruden asked about the applicant's proposed change to staff's third recommendation, and Mr. White indicated that he would be comfortable changing the language back to staff's originally proposed language because the location of the artifacts had been confirmed.

Commissioner Muckle indicated that her understanding was that the proposal to remove and reuse the barn was for the purpose of removing the Environmental Setting as well. Mr. Tedesco indicated that they would not be able to do this without first amending the Specific Design Plan, which follows the Preliminary Plan process.

Commissioner Schneider asked if staff had any comments on the applicant's recommendations to update the conditions. Dr. Stabler indicated that she had an issue with the proposal to potentially remove the barn or reuse its materials.

**MOTION:** Commissioner Pruden moved to recommend approval of Preliminary Plan 4-17034 with conditions to the Planning Board in accordance with staff's recommendations. Commissioner Muckle seconded the motion. Commissioner Marcavitch asked for clarification on whether the motion was for approval of staff's recommendations or the applicant's recommended amendments. Vice Chair Davidson confirmed that the motion was for the approval of staff's original recommendations. The motion was approved by roll call vote and without objection (6-0-1, Vice Chair Davidson voted "present").

**2. DSP-19007, Fairway Estates at Glenn Dale (contains Prospect Hill and Outbuildings, Historic Site 70-025)**

Dr. Stabler presented the staff report. The subject property comprises 125.16 acres located east of Prospect Hill Road and Old Prospect Hill Road, west of Hillmeade Road, and northeast of Glenn Dale Road in Glenn Dale, Maryland. The subject application proposes a residential development, including 24 single-family attached units, 38 single-family quadruple attached units, and 210 single-family detached units. There is no architecture proposed with this application. The subject application includes the Prospect Hill Historic Site (70-025). The brick main block of Prospect Hill was built by George W. Duvall early in the nineteenth century and underwent a major renovation in 1940 by then-owner Terrill Brazelton, who added the Neoclassical porches and Palladian windows. The main block is attached to a lower gambrel-roof frame dwelling by means of a two-story connecting hyphen. The property, also containing a tobacco barn and icehouse, was sold in 1955 to the Prospect Hill Golf and Country Club and was home to the Glenn Dale Golf Club until recently. A stone spring house set over a small spring is located to the south of the house and has not been previously recorded.

Proposed dwellings on Lots 1, 2, 4, 5, 6, and 17 may be visible from the Historic Site. To mitigate the adverse effects on the viewshed of the Historic Site, the applicant has proposed landscaping within the required 50-foot landscape buffer that should substantially screen the new development from the Historic Site. In addition, the applicant moved Lots 1 and 2 to the west and further away from the Historic Site.

A Phase I archeology survey was conducted on the subject property in July 2007. The Phase I archeological survey did not identify any significant archeological resources. Most of the property was previously disturbed by construction of the golf course. The springhouse located to the south of the historic site should be documented through measured drawings and detailed photographs by the applicant prior to its demolition or any grading in the vicinity. A condition is proposed to require the applicant to curate the artifacts that were recovered from the Phase I archeological survey to the Maryland Archaeological Conservation Laboratory in Calvert County, Maryland.

The Prince George's County Planning Board approved the Preliminary Plan (4-19005) for the subject property. The following conditions of the Preliminary Plan are those that are applicable to the treatment of the Historic Site:

*10. Prior to approval of any grading permit, the applicant shall provide measured drawings and detailed photographs of the spring house located on the subject property, located south of the Prospect Hill Historic Site (70-025).*

Lots 1, 2, 4, 5, and 6, Block C, and Lot 11, Block B, shall be reviewed at the time of detailed site plan for architecture, materials, landscaping, and lighting to ensure the visual impacts of this new construction is mitigated when viewed from the nearby Prospect Hill Historic Site (70-025).

*11. Prior to approval of a detailed site plan, the HPC shall review proposed landscape buffering, lighting, architecture and materials, and other details in the vicinity of the historic site to mitigate potential adverse effects on the views to and from the Prospect Hill Historic Site (70-025).*

The applicant provided a viewshed study from the Prospect Hill Historic Site to the closest lots, Lots 1 and 2. The applicant's exhibit shows that the proposed landscape buffer that is required around the Prospect Hill Historic Site will provide sufficient screening for the houses that will be sited on Lots 1 and 2.

The subject application does not propose any architecture, materials or lighting. At the time of the submission of a detailed site plan for architecture, materials and lighting, the HPC will review these details for their impact on the Prospect Hill Historic Site.

Conditions 10, 11 and 12 of Preliminary Plan 4-19005 have not been satisfied and will remain in effect until completed.

The Historic Preservation Section recommended that the HPC recommend approval of DSP-19007, The Fairways at Glenn Dale Estates, to the Planning Board with the following condition:

Prior to approval of any grading permit, the applicant shall curate the artifacts recovered from the Phase I survey of the subject property at the Maryland Archaeological Conservation Laboratory in Calvert County, Maryland. Proof of the disposition of the curated artifacts shall be provided to Historic Preservation staff.

Commissioner Marcavitch indicated that he would like to see the addition of interpretive signage included as a condition. Dr. Stabler indicated that a condition could be added for the inclusion of an interpretive sign along the proposed trails in the next Detailed Site Plan.

Mr. Norman Rivera, on behalf of the applicant, indicated agreement with the Environmental Setting and stated that the next DSP would show the architecture of the adjoining lots and would be filed in approximately 45 days. He indicated agreement with staff's findings and conditions and requested that the artifacts recovered from the Phase I survey be curated prior to the approval of a building permit, not a grading permit. Vice Chair Davidson asked Dr. Stabler if she was okay with Mr. Rivera's proposed change to the condition, and Dr. Stabler indicated that she was fine with it. Mr. Ryan McAllister and Mr. Daniel Schlegel stated that they would defer to Mr. Rivera's previous comments.

**MOTION:** Commissioner Marcavitch moved to recommend approval of DSP-19007 to the Planning Board with the following conditions:

1. Prior to approval of any building permit, the applicant shall curate the artifacts recovered from the Phase I survey of the subject property at the Maryland Archaeological Conservation Laboratory in Calvert County, Maryland. Proof of the disposition of the curated artifacts shall be provided to Historic Preservation staff.
2. Prior to the approval of a Detailed Site Plan for architecture, the applicant shall provide a plan for any interpretive signage to be erected and for public outreach measures for Prospect Hill (Historic Site 70-025). The location and wording of the signage and public outreach measures will be subject to approval by the M-NCPPC staff archaeologist. The plan shall include the time of installation of the signage and the implementation of the public outreach measures.

Commissioner Pruden seconded the motion. The motion was approved by roll call vote and without objection (6-0-1, Vice Chair Davidson voted "present").

#### **D. Historic Area Work Permits**

##### **1. 2020-002, Charles Hill and Pumphrey Family Cemetery (Historic Site 78-017)**

Mr. Smith presented the staff report. The applicant requested an after-the-fact Historic Area Work Permit (HAWP) for the demolition of an existing enclosed side entry porch and the construction of an addition of similar dimensions in the same location. The applicant also seeks approval of two additional items not yet completed, namely the installation of a single off-center window in the east elevation of the partially completed addition and installation of boxed eaves in the same partially completed addition to match the rest of the house. The application was filed on February 5, 2020 and accepted as complete on February 20, 2020. Mr. Benjamin Roland Edwards purchased Charles Hill and Pumphrey Cemetery (78-017) in September 2019. Mr. Edwards was aware of the Historic Site designation and had spoken with staff about the designation prior to purchasing the property. Mr. Charles Bunn, the contractor undertaking the rehabilitation, also contacted staff specifically about applying for a permit to replace windows. Both Mr. Edwards and Mr. Bunn met with staff in person on December 1, 2019 to discuss replacing windows and the proposed construction of a garage. Staff met with Mr. Bunn on site in late December 2019 to discuss the rehabilitation project and became aware of work that had been completed without a Historic Area Work Permit. Staff discussed with Mr. Bunn which work items required a Historic Area Work Permit. Having not received any HAWP applications by early January 2020, an inspector from the Department of Permitting, Inspections, and Enforcement was dispatched to the property at staff's request and a Stop Work Order was issued on January 3, 2020. Staff issued a letter on March 18, 2020 acknowledging the temporary installation of windows to facilitate the ongoing interior rehabilitation. The letter does not constitute an approval. The owner, contractor, and staff have been working together to document the completed work through the HAWP application process and bring the property into compliance with Subtitle 29 of the County Code.

Charles Hill is a three-part, frame, side-gabled dwelling, which stands on rolling farmland on the north side of Old Marlboro Pike. The house at Charles Hill, built in the 1840s, is a fine example of the side-hall and double-parlor plan plantation houses built by successful small plantation owners in the mid-nineteenth century.

The site plans, drawings, and material specifications provided by the applicant were sufficient to review the after-the-fact and proposed work. While historic fabric was destroyed prior to filing an application, the proposed addition effectively recognizes the basic form, massing, size and scale of Charles Hill using compatible materials. Staff concluded that HAWP 2020-002 met the HAWP approval criteria of Subtitle 29-111(b), and the Secretary of the Interior's Standards for Rehabilitation. The approval of the subject application permits only the after-the-fact demolition of the side porch, the after-the-fact reconstruction of a

side porch with similar dimensions, the installation of a single window measuring 27.75 x 55.25 in the east elevation of the side porch, and the installation of boxed eaves on the reconstructed side porch.

Staff will continue to work with the applicant to bring the property into compliance with Subtitle 29 of the County Code through the Historic Area Work Permit process, including but not limited to mitigating the removal and temporary replacement of windows without a Historic Area Work Permit.

Staff recommended that the HPC approve HAWP 2020-002 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*.

Chairman Thompson asked if, in staff's opinion, the HPC would have approved all of this work had we gone through the process the right way. Mr. Smith indicated that the side porch replacement is the only portion of the work that would have required HPC approval. Chairman Thompson asked if the porch addition has significantly altered the outward appearance of the house, and Mr. Smith indicated that he stood by his recommendation for approval of the side porch addition. Vice Chair Davidson asked why these HAWPs were being approved after-the-fact.

Mr. Roland Edwards, the property owner, thanked staff for their assistance with the permitting issues and addressed the issues he had with getting the property into compliance. He stated that he was under the impression that the contractor had obtained the appropriate permits for the work, but later found out that this was not the case and that the appropriate HAWPs had not been obtained. He stated that, going forward, he will be mindful of the historic character of the house and will seek to ensure that all appropriate permits are obtained for any future work.

**MOTION:** Commissioner Schneider moved to approve HAWP 2020-002 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* in accordance with staff's recommendations. Commissioner Muckle seconded the motion. The motion was approved by roll call vote and without objection (6-0-1, Vice Chair Davidson voted "present").

## **2. 2020-007, 4715 Norwich Road (OTCPHD 66-042-175)**

Mr. Smith presented the staff report. The applicant requested a Historic Area Work Permit (HAWP) for the construction of a shed-roof dormer on the front elevation and the removal of a balcony arbor and second floor doors on the rear elevation. The application was filed on February 11, 2020 and accepted as complete on February 12. The application was referred to the Old Town College Park Historic District Local Advisory Committee, which voted 3-0 to recommend approval of the application at its public meeting on April 9, 2020.

The subject property is 4715 Norwich Road (66-042-175). The existing house on the property is a noncontributing structure within the Historic District constructed in 1938 with a large two-story addition constructed between 2000 and 2005. The application proposes a shed style dormer on the second floor that meets the existing ridge of the front side-gabled roof. The dormer will have a standing seam galvanized roof and fiber cement siding, PVC trim; and one-light casement windows. The application also proposes the removal of the balcony, arbor and second floor doors on the rear elevation and relocation/replacement of second floor windows.

The site plans, drawings, and material specifications provided by the applicant were sufficient to review the proposed work. The design, materials, of the proposed dormer and removal of the balcony, arbor and double doors on the rear elevation are compatible with the Old Town College Park Historic District Design Guidelines. Staff concluded that HAWP 2020-007 meets the HAWP approval criteria of provisions 2 and 3

of Subtitle 29-111(b) and Standard 9 of the Secretary of the Interior's *Standards for Rehabilitation* and recommended approval by the HPC.

**MOTION:** Commissioner Schneider moved to approve HAWP 2020-007 as meeting provisions 2 and 3 of Subtitle 29-111(b) and Standard 9 of the Secretary of the Interior's *Standards for Rehabilitation* in accordance with staff's recommendations. Commissioner Pruden seconded the motion. The motion was approved by roll call vote and without objection (6-0-1, Vice Chair Davidson voted "present").

Vice Chair Davidson proposed a five-minute recess, which was approved.

## E. Preservation Tax Credits

### 1. 2020-003, 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), applied for a tax credit for work totaling \$474.12. The work comprised construction of a new frame shed at the rear of the property. The work was approved by the Historic Preservation Commission under Historic Area Work Permit 2019-074, issued on November 22, 2019. This work was completed in December 2019. All expenses were determined to be eligible for the tax credit. Based on the documentation of the work supplied by the applicant and the Historic Preservation Commission's adopted tax credit policies and procedures, staff recommended the approval of a historic preservation tax credit in the amount of \$118.53. This credit would apply for FY 2021. 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 Schneider moved to approve Preservation Tax Credit 2020-003 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* in accordance with staff's recommendations. Commissioner Pruden seconded the motion. The motion was approved by roll call vote and without objection (6-0-1, Vice Chair Davidson voted "present").

### 2. 2020-004, A.T. Brooke House (Historic Site 79-109-45)

Mr. Tana presented the staff report. The Herring Family Trust, represented by Peter and Josephine Herring, owners of 5600 Old Crain Highway, Upper Marlboro, identified as the A.T. Brooke House (79-019-45), applied for a tax credit for work totaling \$ 40,979.66. The work consisted of exterior repainting, minor carpentry repairs, roof repairs, plumbing work, crawlspace insulation, and screen porch repairs. The work began in April 2015 and was completed in February 2020. The subject application included all required photographs and documentation. Staff determined all expenses to be eligible. Based on the documentation of the work supplied by the applicant and the Historic Preservation Commission's adopted tax credit policies and procedures, staff recommended the approval of a historic preservation tax credit in the amount of \$10,244.92. 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, 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.

**MOTION:** Commissioner Schneider moved to approve Preservation Tax Credit 2020-004 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 in accordance with staff's recommendations. Commissioner Pruden seconded

the motion. The motion was approved by roll call vote and without objection (6-0-1, Vice Chair Davidson voted "present").

## F. Historic Site Evaluations

### 1. Teed House (Documented Property 66-037-50)

Mr. Gross presented the staff report. The Teed House, located at 4505 Beechwood Road in College Park, is a one-and-a-half-story detached dwelling constructed in 1934 in the Tudor Revival style, with a side-gabled main block, nested front gables, side porch, and a rear addition constructed in the late twentieth century. The north (front) elevation of the house is clad in stone veneer, while the secondary elevations are clad in a combination of stone veneer, brick, and lapped wood siding. All areas of the roof on the historic portion of the house remain clad in the original slate, while asphalt shingles are used on the later rear addition. The arched, two-panel front door is likely original. The windows on the house are modern replacements. The house has two chimneys, one clad in stone and the other in brick. A modern wood deck wraps around the addition on two sides. Aside from the rear addition, the only substantial alteration to the house's original appearance is the gabled-roof side porch on the west elevation, which was originally open and featured rounded brackets but has been enclosed with synthetic siding and modern sash windows. A brick, gabled-roof detached garage, constructed at the same time as the house, stands southwest of the house. The casement windows on the garage appear to be original; however, the original door has been removed.

The Teed House occupies property that was part of the Calvert family landholdings of Riversdale Plantation and Rossborough Farm, through which ran both the turnpike road connecting Washington, D.C., and Baltimore and the Washington Branch of the Baltimore and Ohio Railroad. By the late nineteenth century, several large tracts of Calvert land had been subdivided for the development of early commuter suburbs along these transportation lines. The subdivisions that would eventually be known collectively as Calvert Hills were a natural progression from the earlier development of College Park to the north, which was centered on the College Station stop of the B&O Railroad. The tract of land that contains the subdivision in which the subject property is located, known as Lot 3 of the Charles B. Calvert Estate, was sold out of the Calvert family in 1891 and changed hands several times over the next thirty years. In October 1927, Calvert Manor Realty Corporation conveyed Lot 3 to its subsidiary, the College Park Corporation. The president of the latter entity was Harry C. "Curley" Byrd, who at the time was vice president of the University of Maryland and its revered longtime football coach. The College Park Corporation platted an approximately 40-acre subdivision, Section A, College Park, in March 1928. The subject house was among the first to be constructed on Beechwood Road and the only one that was marketed heavily by the College Park Corporation. The subject house retains the defining characteristics of the Tudor Revival style even if it lacks the detailing of its pre-Depression predecessors. The subject property was purchased in January 1936 by Lester B. Teed and his wife, Myrtle M. Teed. The house was inherited by his mother, Mae E. Teed, and his second wife, Violet E. Teed in 1955. Mae Teed conveyed her interest in the property to Violet in 1959 but the two may have continued to live together in the house. In 1963, Violet and her then-husband, Edwin B. Duvall, sold the property to Ralph and Margene Reeder, who owned it until 1971. The property was next owned by Edward S. Horowitz, an attorney, and his wife, Judith, who sold it in 1983 to Gary Courtois, also an attorney, and his wife, Dona Leigh. The property was subsequently owned by the Cibor and Specter families until its sale in August 2019 to the current owners, Kenneth W. Porter and Angela G. Porter.

The Teed House is significant as a substantially intact example of Tudor Revival domestic architecture and as one of the first houses to be constructed by the College Park Corporation in the Calvert Hills section of College Park. The property also embodies the heritage theme of streetcar suburb development in Prince George's County in the early twentieth century. The property's significance is reflected in its status as a

contributing resource in the Calvert Hills National Register Historic District, which was listed in 2002. The original stone, brick, and wood exterior cladding remains intact, although a portion of the brick east elevation was reportedly rebuilt in the 2010s after a fallen tree damaged the wall. The rear addition is not compatible with the architecture of the original structure, but it does not overwhelm the house and is not visible from the public right of way. The enclosure of the side entry porch represents an incompatible but reversible alteration. Although the house retains almost none of its original windows, most have been replaced with diamond patterned casements that are compatible with the Tudor Revival style. There is no evidence of any change to the size or location of any original window openings. The arched front door, stone steps, and stone front walkway appear to be original. The property retains its original size and its suburban context remains unchanged. Overall, the Teed House retains a high degree of integrity of location, association, feeling, design, and setting, and a moderately high degree of integrity of materials.

Historic Preservation Commission Policy #1-87, "Evaluating Integrity, Degree of Alteration, and Scarcity and Frequency," 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. There are currently no examples of Tudor Revival residential architecture in the Inventory, although this style is well represented in the locally designated Old Town College Park Historic District and several National Register Historic Districts in the County.

Staff concluded that the Teed House meets designation criteria (1)(A)(iv), (2)(A)(i), and (2)(A)(v) of Subtitle 29-104(a). Staff further concluded that, in weighing both the alterations that have been made to the structure since its original construction and the relative scarcity of the resource type within the Inventory of Historic Resources, the Teed House can be found to possess sufficient integrity to convey, represent, or contain the values and qualities for which it is judged significant.

Staff recommended that the HPC recommend to the Planning Board and District Council that the Teed House, Documented Property 66-037-50, and its 0.221-acre Environmental Setting (East 20 feet of Lot 90 and west 50 feet of Lot 91 in Block F, College Park Section A), be designated a Prince George's County Historic Site as meeting criteria (1)(A)(iv), (2)(a)(1), and (2)(A)(v) in Subtitle 29-104(a).

Commissioner Marcavitch asked why this house was being evaluated, and Mr. Gross stated that the owner petitioned the HPC for evaluation.

**MOTION:** Commissioner Schneider moved to recommend the designation of the Teed House (Documented Property 66-037-50) and its Environmental Setting as a Historic Site as meeting criteria (1)(A)(iv), (2)(a)(1), and (2)(A)(v) in Subtitle 29-104(a) to the Planning Board and District Council in accordance with staff's recommendation. Commissioner Pruden seconded the motion. The motion was approved by roll call vote and without objection (6-0-1, Vice Chair Davidson voted "present").

## 2. Edward M. Ulle House (Historic Resource 62-012)

Mr. Gross presented the staff report. The Edward M. Ulle House, located at 11205 Old Baltimore Pike in Beltsville, is a two-and-one-half-story dwelling built in 1916 in the Colonial Revival style. The house is of brick construction, with a front-gabled roof clad in asphalt shingles pierced by an exterior chimney on the east elevation. The three-bay façade is fronted by a grade-level, full-width, hipped roof porch of poured concrete, supported by tapered Tuscan columns resting on brick piers. The front and rear gables are clad in synthetic siding, with a tripartite Palladian window in the front gable and a paired window in the rear gable. There is a partially enclosed shed-roofed rear addition at the main level and basement level. Nearly all windows in the building are vinyl; these were installed in 2019 and replaced non-original vinyl windows. The mock-Palladian window in the front gable may be an original feature. The front door and sidelights

were installed in 2019. The former three-light transom has been enclosed. The only other structure on the property is a prefabricated machine shed to the east of the house.

The Edward M. Ulle House occupies one of the original lots in Section 3 of Beltsville, which was platted in 1891. In 1898, Edward M. Ulle and his brother John F. Ulle purchased Lewis C. Beall's general store, which stood on the corner of Old Baltimore Pike and Cook Road near the Ulle property. Edward M. Ulle had purchased two lots on Cook Road near the store in 1892 and 1893 and may have built a house there. He purchased the subject property in 1910 from Henrietta W. Boteler, widow of Augustus Boteler. The property, which was adjacent to Ulle's store, comprised parts of Lots 1 and 2 in Block 54 of Beltsville and was improved with a dwelling. The property had been sold to Augustus and Henrietta Boteler in 1905 by Dr. Charles A. Fox and his wife, Annie, who had purchased it 1898 from Lewis C. Beall and his wife, Jennie. The house on the property at the time Ulle purchased it had likely been built by Beall. In the early 1900s, the general store operated by Edward M. Ulle and his brother was considered the most completely stocked store between Washington, D.C., and Baltimore; its inventory included medicines, dry goods, clothing, shoes, groceries, and farming equipment. In June 1916, a fire of unknown origin destroyed the store and Edward M. Ulle's adjacent residence, as well as two nearby warehouses and Ulle himself was burned while trying to put out the fire when it first began. The loss was partially covered by insurance, and Ulle rebuilt the store and constructed a new dwelling, the Colonial Revival structure that stands today. The 1920 and 1930 Census lists Edward M. Ulle as the proprietor of a general merchandise store. John T.F. Ulle died in 1932, and it appears that the Ulle Brothers store ceased operations a short time later. Ulle continued to own the store property until selling it in 1945. The 1940 census lists Edward M. Ulle as living in the house with a nurse and his niece, Eunice Browning. Edward M. Ulle attempted to sell his house in 1943, though was unsuccessful. He continued to own the property until his death in March 1948. The subject property was sold by the estate of Edward M. Ulle in October 1950 to Marces Elsworthy Sanguinetti Hoverson. Marces Hoverson sold the subject property in 1969 to Henry L. and Barbara G. Bryant, who owned it until 1978. Aerial photographs suggest that it was during the Bryant period of ownership that the immediate vicinity took on the industrial character that exists today. At the time the property was first documented in 1974, the building was occupied by the Bryants' company, Kalmia Construction. The last private owner, Paul M. Walker, sold the property in 1983 to BowMath Partners. The 1985 documentation of the property notes that it was then occupied by Satellite Electric, a company owned by BowMath partner Peter E. Bowers. The property was conveyed to its current owner, Amorim Construction, in March 2018.

The Edward M. Ulle House is significant as a Colonial Revival-style dwelling located in what was the commercial center of Beltsville in the early twentieth century. The resource is also significant for its association with the Ulle family, which owned property on the block for almost 100 years and operated a prominent general store adjacent to the subject property from the late 1890s to the early 1930s. The house, constructed in 1916 after a fire destroyed an earlier residence, was occupied by the Ulle family for approximately 30 years; it has been owned by unrelated parties since 1950 and has been used for commercial purposes since the 1970s. Although the Edward M. Ulle House has retained its essential character as an example of early twentieth-century Colonial Revival domestic architecture, its integrity has been substantially compromised by changes to its materials, setting, and associations. With the exception of the mock-Palladian window in the front gable, there is evidence that most or all of the windows have been replaced at least twice since the house was constructed in 1916; this represents a critical (irreversible) change as defined in HPC Policy #1-87, "Evaluating Integrity, Degree of Alteration, and Scarcity and Frequency." The modern replacement of the front entry door and sidelights also represent critical changes. The installation of vinyl siding in the front and rear gables represents either a critical or detrimental change as defined in Policy #1- 87, depending on whether the original siding remains. Taken together, these alterations to the historic resource make the structure less exemplary of the Colonial Revival style than would otherwise be the case. Policy #1-87 also identifies as a critical change "alteration of the physical setting resulting in the loss of historical context." Although the Edward M. Ulle House has existed in an area of relatively dense development since the time of its construction, the primarily industrial character of

the surrounding landscape that has existed since the 1970s is far different from the historical mix of residential and commercial uses. The character of the property itself has also been altered substantially, transformed from the sodded half acre described in a 1943 newspaper advertisement to the uninterrupted pavement that surrounds the house today. The integrity of association of the subject historic resource is also substantially compromised. The property has been owned by parties unrelated to Edward M. Ulle for 70 of the 104 years since its construction, and it has not served as a residence for approximately 50 years. 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. There are at least 14 structures in the County designated as historic sites that were constructed in the Colonial Revival style, most of which retain a higher degree of integrity of materials and thus express the style more clearly than the Edward M. Ulle House.

Staff concluded that the Edward M. Ulle House meets criterion (2)(A)(v) of Subtitle 29-104(a). However, staff is mindful that HPC Policy #1-89 provides guidance in the use of the above-cited criterion: The Landmark Criterion, (2)(A)(v), should not be used alone in designating an Historic Site; it should be used only in combination with one or more of the other criteria of historic or architectural significance.

Staff recommended to the HPC that the Edward M. Ulle House 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.

**MOTION:** Commissioner Schneider moved that the Edward M. Ulle House not be designated as a Historic Site and be deleted from the Inventory of Historic Resources in accordance with HPC Policy #1-89, as it meets only HPC Historic Site Criterion (2)(A)(v), in accordance with staff's recommendation.

Commissioner Pruden seconded the motion. The motion was approved by roll call vote and with one objection (5-1-1, Commissioner Marcavitch voted "no," Vice Chair Davidson voted "present").

## **G. Non-Capital Grant Program**

### **1. 2020-001, Town of Upper Marlboro Virtual Historic Walking Tour**

Mr. Tana presented the staff report. The applicant submitted an application in partnership with the Upper Marlboro Historical Committee for a non-capital grant in the amount of \$3,371.00. These funds would be used to hire OnCell Systems, Inc. to migrate the Upper Marlboro Historical Committee's printed historic walking tour to an interactive walking tour application. The tour will be enhanced by physical signage (not included in this non-capital grant request). The funds will specifically cover the cost to set up the tour application and two years of hosting/subscription fees. Based on the amount of the grant request, and the grant program guidelines, this award will be categorized as a "mini-grant" and will not require any matching funds.

Based on the information provided by the applicant and the HPC's adopted Non-Capital Grant Guidelines, staff recommended the approval of a Non-Capital Grant in the amount of \$3,371.00 as meeting the following Criteria for Evaluation:

(A) Project Impact/Educational Outreach Value. The project stimulates or prompts other historic preservation projects or programs throughout the community, or raises awareness of historical, architectural, archeological, or cultural resources and promotes the preservation of such resources.

The walking tour application will raise awareness of the cultural resources located in the Town of Upper Marlboro.

(C) Innovation Value. The project has potential to be a model and/or produce a unique product.

As the first interactive application-based walking-tour to be created using funds from this program, this could be a model for other municipalities or preservation organizations.

(F) Administrative/Professional Capability. Personnel for the project has the necessary training, education, and experience to carry out specific project goals. The project sponsor and administrative personnel have a record of successfully administering grant monies, meeting project deadlines, and following established procedures. The grant application is filled out clearly and concisely.

The partnership between the Upper Marlboro Historical Committee and the Town of Upper Marlboro provides the project with a strong team to administer the grant funds.

Vice Chair Davidson asked if there would be physical signage in another phase of the grant. Mr. Tana stated that a signage application could be reviewed under the Non-Capital Grant Program as well, although no concrete plans had been received. Commissioner Marcavitch asked if efforts would be made to monitor the effectiveness of this proposed program. Mr. Tana stated that there is no existing framework to measure its effectiveness.

**MOTION:** Commissioner Schneider moved to approve Non-Capital Grant 2020-001 in accordance with staff's recommendations. Commissioner Pruden seconded the motion. The motion was approved by roll call vote and without objection (6-0-1, Vice Chair Davidson voted "present").

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

Mr. Gross presented the update from the Department of Parks & Recreation. Mr. Gross indicated that the stabilization work on the Compton Bassett (79-010) smokehouse was completed in February. Vice Chair Davidson asked about the treatment recommendations for the Peace Cross (69-016), and Mr. Gross stated that the recommendations were forthcoming.

## **I. Commission Staff Items**

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

There were no further questions.

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

Mr. Gross stated that there was no change to the list of Properties of Concern since February 2020. He stated that staff issued a letter to the owner of the Jarboe-Bowie House (79-019B). Mr. Frank T. Simpson, owner of the Jarboe-Bowie House, stated that work was restarted on the house and it will not stop until work is completed. He then gave an update on the status of the ongoing work and interior stabilization. Vice Chair Davidson asked if he has been working with staff on obtaining the appropriate HAWPs, and Mr. Simpson stated that they have an ongoing HAWP for the work being completed. Commissioner Pruden indicated that she was pleased to hear about the progress.

**3. Referrals Report**

There were no further questions.

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

**5. New Business/Staff Updates**

Mr. Gross stated that there was no new business from staff.

Public comments followed and were off the record.

The record was then opened to return to New Business/Staff Updates. Commissioner Marcavitch provided an update on the Heritage Area program. Mr. Gross stated that the Historic Preservation Month Annual Reception scheduled for May 20, 2020 was cancelled.

**MOTION:** Commissioner Pruden moved to adjourn. The motion was seconded by all Commissioners. The motion was approved by acclamation and without objection (7-0). The meeting adjourned at 9:53 p.m.

Respectfully submitted,



Ashley Sayward Hall  
Principal Planning Technician  
Historic Preservation Section