



**Summary of Actions**  
**Mount Rainier Mixed-Use-Town Center Design Review Committee**  
May 12, 2021

**APPROVED JULY 14, 2021**

The Mount Rainier Mixed-Use-Town Center (M-U-TC) Design Review Committee held its regularly scheduled meeting on Wednesday, May 12, 2021 using GoToMeeting video conferencing software (Meeting I.D. 382195653). The meeting was hosted by The Maryland-National Capital Park and Planning Commission, Prince George's County Planning Department's Community Planning Division.

**A. CALL TO ORDER**

Chair Cederoth called the meeting to order at 7:06 p.m.

**Committee Members Present:** Chair Nathan Cederoth, Vice Chair Robin Bliss, Elina Bravve, Nathan Burtch, Mario Cisneros, Anthony Lee

**Committee Members Absent:** Justin Bost

**Staff Present:** **M-NCPPC**  
Daniel Sams, Mount Rainier M-U-TC Staff Liaison

**B. APPROVAL OF AGENDA**

Chair Cederoth asked for a motion to approve the agenda.

**Motion:** Dr. Burtch moved to approve the agenda.

**Second:** Vice Chair Bliss seconded the motion.

The motion passed in a vote of 6-0.

**C. NEW BUSINESS**

**1. Prince George's Bank Building, 3800 34<sup>th</sup> Street**—Beyhan Trock, LEED AP, TrockWorks Architectural Services; Rick Callahan, Executive Director, Compass, Inc.

**Applicant:** Ms. Trock presented the application, noting that Compass, Inc. had this wonderful building and was working to obtain funding to rehabilitate it as an arts studio for those with intellectual disabilities. However, the roof had to be repaired immediately as it was leaking, causing damage and mold growth on the interior. They were proposing replacing the existing deteriorated flat roof with a “tapered” roof with insulation that would not be visible behind the coping [parapet]. Ms. Trock began by showing the site plan, photos of the exterior and interior of the building, and the drawings for the proposed new roof improvements. She noted that originally, the dome was open on the interior to its two-story height. Mr. Callahan briefly described the program for the building, stating that the project was called Innovation. The intent is for local artists to be able to make their own art in the building, and that group would include people with disabilities—whatever the community is interested in. They also wished to connect with local elementary and middle-school children, seeking people with disabilities who want to make art. There would be rental spaces for local artists. Their next step is to seek funding from the Weinberg Foundation, but that immediately moving to get the building dry on the interior by replacing the roof was critical. He noted that in August they may start seeking funding from Maryland legislators as well. Interior design would take place in a second phase.

**Committee:** Chair Cederth noted that the committee would look forward to aiding them in these efforts when the time comes; tonight, it was time for focus on the roof. He asked, having reviewed the application and staff report, if there were any comments or questions from the committee members.

**Committee:** Dr. Burtch asked if there were any proposed changes to the dome.

**Applicant:** Ms. Trock stated that for now they were leaving it as-is but may have to repair or replace the dome windows.

**Committee:** Mr. Lee asked about the exterior paint colors. Would they be changed?

**Applicant:** Ms. Trock stated that a color palette had not yet been developed, but they would like to change the current bright colors to a more refined scheme, perhaps a “Bedford limestone” color.

**Committee:** Chair Cederth endorsed that effort and encouraged a scheme that dignified the building and its program. Vice Chair Bliss asked what comprised the dome roofing material.

**Applicant:** Ms. Trock stated that it was not original.

*A discussion of exterior colors, potential window replacement, and likely original building materials ensued.*

**Committee:** Chair Cederth noted that on page 14 of the drawings structural modifications were shown.

**Applicant:** Ms. Trock stated that had nothing to do with the dome but was in the back corner near the alley.

**Committee:** Chair Cederoth asked about the roof taper [slope] and how would that meet the sill.

**Applicant:** Ms. Trock stated that Drawing A2-R showed the insulation and deck heights and that it would be eight inches from the sill.

**Committee:** Mr. Lee asked if there would be guttering on the dome.

**Applicant:** Ms. Trock said no, there was no place for gutters.

**Committee:** Mr. Cisneros asked about the condenser units and if at their proposed location and height if they would be code-compliant.

**Applicant:** Ms. Trock said she thought they would be when they were relocated.

**Committee:** Dr. Burtch cited Guideline 4, page 87, stating the location of these units seemed to be in conformance with the development plan.

*A discussion about guard rails and potential visibility of the condenser units ensued.*

**Committee:** Dr. Burtch asked if there would be a mechanical penthouse for the new elevator.

**Applicant:** Ms. Trock replied, no, there would be a pit in the basement instead.

**Committee:** Chair Cederoth recited the development plan's mandatory standards that were applicable to historic buildings.

*A discussion of the dome roof materials ensued.*

**Staff:** Mr. Sams clarified the difference between the development plan standards and the Secretary of the Interior's *Standards*. He noted they both applied only to historically significant features and were not meant to be applied to materials and features that did not contribute to a resource's historic character or significance; for example, insulation or roofing materials such as a built-up flat roof behind a coping, but rather the windows or the dome roof.

**Committee:** Mr. Lee acknowledged the committee may be "overdoing it" with their questions about the specifics of these items. Chair Cederoth asked for a motion.

**Motion:** Dr. Burtch moved to recommend approval of the application as submitted.

**Second:** Mr. Cisneros seconded the motion.

The motion passed in a vote of 6-0.

**D. APPROVAL OF MINUTES**

**1. Approval of October 14, 2020 Meeting Summary**

**Motion:** Dr. Burtch moved to approve the October 14, 2020 Meeting Summary.

**Second:** Mr. Lee seconded the motion.

The motion passed in a vote of 4-0-2, Vice Chair Bliss and Ms. Bravve abstaining.

**2. Approval of April 14, 2021 Meeting Summary**

**Motion:** Vice Chair Bliss moved to defer a motion for approval of the April 14, 2021 Meeting Summary until the next meeting.

**Second:** Mr. Cisneros seconded the motion.

The motion passed in a vote of 5-0-1, Dr. Burtch abstaining.

**E. ADMINISTRATIVE BUSINESS**

**1. Sign Dimension Standards**

*A discussion of whether or not applicants can be or should be required to submit scaled drawings, and overall submittal requirements, ensued. The committee also discussed the language of Zoning Ordinance Section 27-546.13(a)(1) which states, "The Development Standards and Guidelines adopted in the Plan are intended to be flexibly applied and broadly interpreted to promote local revitalization efforts" permitted the committee to be flexible in their application of these standards in their recommendation for proposals, or whether this only meant the standards could be amended for specific applications in the SP/DSP process. The committee tentatively concluded the language might used in a recommendation that contradicted a mandatory standard provided it was justified in the approval recommendation language. The committee further emphasized the ultimate decision on every application was make by M-NCPPC in the permit process, and the committee was only making recommendations.*

**2. Maryland Open Meetings Act Training**

Staff offered to explore the potential and specifics for a training session for the committee to be given by the Planning Department's Associate General Counsel.

*Mr. Lee left the meeting at 9:01 p.m.*

**F. ADJOURNMENT**

There being no further business, the chair asked for a motion to adjourn the meeting.

**Motion:** Vice Chair Bliss moved to adjourn the meeting.

**Second:** Ms. Bravve seconded the motion.

The motion passed in a vote of 5-0 and the meeting was adjourned at 9:03 p.m.

Submitted by Daniel Sams, M-NCPCC Staff Liaison