



PRINCE GEORGE'S COUNTY HISTORIC PRESERVATION COMMISSION

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APPROVED 6/21/22

Summary of Actions

Prince George's County Historic Preservation Commission
Tuesday, May 17, 2022, 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, Donna Schneider
Commissioners Absent:	Yolanda Muckle
HPC Counsel:	Bradley Farrar, Esq.
Staff Present:	Howard Berger, Jennifer Stabler, Tom Gross, Daniel Tana, Tyler Smith, Ashley Hall

Guest: Name/Organization	Agenda Item
Matthew Tedesco	C.1.
Alvaro Osorio	D.1.
Traci Scudder	C.2.
Bob Schnabel	C.1.
Tom Mateya	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.

B. Approval of Meeting Summary – April 19, 2022

MOTION: Commissioner Pruden moved to approve the April 19, 2022 meeting summary. The motion was seconded by Commissioner Schneider. The motion was approved by roll call vote and without objection (5-0-1, Commissioner Schneider abstained from the vote).

C. Development Referrals

1. 4-21055, Terrapin House (adjacent to the Old Town College Park Historic District, 66-042-00)

Mr. Smith presented the staff report. The subject application proposes a new subdivision for the mixed-use-development of approximately 197 multi-family residential units on Lots 9, 10, 11, and 12 of Parcel A, Block 27 of Johnson and Curriden's subdivision of College Park. The underlying Conceptual Site Plan (CSP-20002 Terrapin House) was reviewed by the Historic Preservation Commission (HPC) at its March 2021 meeting. The HPC voted 6-1-1 to recommend approval of the CSP to the Planning Board.

The subject property is adjacent to the Old Town College Park Historic District (OTCPHD, 66-042-00). Developed gradually, Old Town College Park retains much of its original grid plan as platted by Johnson and Curriden in 1889. Primary resources include single-family dwellings, multifamily dwellings, educational housing (fraternities and sororities), religious, governmental, and social buildings. The resources date from the 1890s to the last decade of the twentieth century, with a single resource erected prior to the 1889 platting of the neighborhood. The buildings of College Park are generally set back from the tree-lined streets on lots of varying widths. Many of the residential properties have driveways to the side of the primary resources, several with freestanding garages at the rear.

The subject application is adjacent to the OTCPHD. This and all subsequent applications will be reviewed by the OTCPHD Local Advisory Committee (LAC) and the HPC for effects of the proposed development on the Historic District. The OTCPHD LAC reviewed the Preliminary Plan of Subdivision application at its April 27, 2022, meeting.

The proposed development would have the greatest visual impact on the three properties on the east side of Yale Avenue facing the subject property: 7301, 7303, and 7305 Yale Avenue, three 2½ -story, early twentieth-century, single-family dwellings that are contributing properties in the OTCPHD. Due to modern disturbance on the subject property, a Phase I archeology survey was not recommended. In its review of the Conceptual Site Plan (CSP-20002) for the subject property, the Prince George's County District Council adopted one condition in its final decision (June 14, 2021) regarding Historic Preservation: B.2 Prior to the issuance of demolition permits, the buildings located at 4424 Hartwick Road and 7302 Yale Avenue shall be recorded on individual Maryland Inventory of Historic Properties forms by a 36CFR-certified consultant. The forms shall be submitted to Historic Preservation staff for review and approval.

At the time of Detailed Site Plan (DSP), the HPC should carefully consider the massing, height, architecture, and materials of new construction adjacent to and visible from the OTCPHD. Great care should be taken to ensure that the materials and details of any new building elevations visible from the OTCPHD are commensurate with the new building's primary elevations visible from US Route 1. Further, the design of any service-related functions for the new building such as garage entrances, loading spaces, and trash receptacles should be respectful of the adjacent historic district if they are visible from it. Every effort should be made to reduce the visual impact of new construction to avoid the creation of a building that walls off nearby low-rise structures in the historic district. At the time of detailed site plan, the HPC will review the impacts of the scale, massing, architecture, and materials of proposed new construction on the early 20th century detached residential character of the adjacent historic district. After review of the subject application at its April 27, 2022, meeting, the OTCPHD LAC voted 5-3 to recommend that the HPC recommend approval to the Planning Board. Conformance with the 2010 Approved Central US 1 Corridor Sector Plan and Sectional Map Amendment will be further addressed through the review of a Detailed Site Plan which will focus on the size, scale, massing, architecture, materials, lighting, and landscaping of the proposed project. Architectural compatibility of the proposed structure as visible from the OTCPHD will be reviewed by the OTCPHD LAC and the HPC at the time of Detailed Site Plan. Review of architectural compatibility will include consideration of the size, scaling, massing, architecture, materials, lighting and

landscaping of the proposed development. Condition B.2 of the Prince George's County District Council's decision for CSP-20002 remains in effect until satisfied. Staff recommended that the HPC recommend to the Planning Board approval of 4-21055, Terrapin House, with no conditions

Mr. Matthew Tedesco, the applicant's attorney, indicated that he had submitted a written letter in support of staff's recommendations.

Mr. Bob Schnabel, a member of the OTCPHD LAC, indicated that it is unfortunate that two structures of historical significance, located outside of the OTCPHD, would be demolished for the purpose of this development.

MOTION: Commissioner Schneider moved that the HPC recommend to the Planning Board approval of 4-21055, Terrapin House, with no conditions. 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. CSP-21004 & CP-21006, National View: Request for Reconsideration

Mr. Berger indicated that the applicant requested a reconsideration of the condition language that was approved at the HPC's April 19, 2022 meeting.

MOTION: Chairman Thompson moved that the HPC reconsider the condition language for CSP-21004 and CP-21006, approved on April 19, 2022. Vice Chair Davidson seconded the motion. The motion was approved by roll call vote and with one objection (5-1, Commissioner Reff voted "no").

3. CSP-21004 & CP-21006, National View: Reconsideration

Mr. Berger provided the changes to the condition language as proposed by the applicant. The condition language that was approved on April 19, 2022 read:

- Prior to the approval of any detailed site plan, the applicant, his heirs, successors and/or assigns shall ensure that the scale, mass, proportion, materials, architecture, lighting, and landscaping of any new construction within the viewshed of the Mount Welby Historic Site (76A-013) are compatible with the Oxon Cove National Park.

The condition language proposed by the applicant read:

- Prior to the approval of any detailed site plan, the applicant, his heirs, successors and/or assigns shall give special attention to the scale, mass, proportion, materials, architecture, lighting, and landscaping of any new construction within the viewshed of the Mount Welby Historic Site (76A-013).

Ms. Traci Scudder, the applicant's attorney, thanked the HPC for reconsidering the condition language for this development referral, and indicated that she concurred with the findings in staff's report.

MOTION: Commissioner Schneider moved that the HPC replace the condition language that was approved on April 19, 2022 with the following condition language:

- Prior to the approval of any detailed site plan, the applicant, his heirs, successors and/or assigns shall give special attention to the scale, mass, proportion, materials, architecture, lighting, and landscaping of any new construction within the viewshed of the Mount Welby Historic Site (76A-013).

Commissioner Pruden seconded the motion. The motion was approved by roll call vote and with one objection (5-1, Commissioner Reff voted “no”).

D. Historic Resource Evaluation

1. Lancaster House (Historic Resource 80-018-05)

Mr. Gross presented the staff report. The Lancaster House is a one-story dwelling built circa 1925 in an L-plan, with later rear additions and wraparound front porch. The main block of the house comprises a cross-gabled front section and a rear ell under a perpendicular gable; at some point, a shed-roofed rear addition was constructed to create a roughly square volume. The hipped-roof rear addition was constructed before 1957, based on aerial photographs. The wraparound porch is an early, if not original, feature of the house. In late 2021 or early 2022, extensive work was conducted on the exterior of the property. This work, which was not reviewed or approved through the Historic Area Work Permit (HAWP) process, substantially diminished the integrity of the resource by removing, replacing, or concealing original building elements. The wavy-edged asbestos shingle siding that previously clad the entire house was replaced with vinyl German-style siding, which extends nearly to grade level and conceals the molded concrete block foundation. True-divided-light, double-hung wood sash windows and surrounds were replaced with simulated-divided-light vinyl windows and trim, with one front elevation window removed entirely. Historic entry doors were replaced, and a door providing access to the rear addition from the side porch was removed. An incompatible wood railing was installed on the porch and incompatible cementitious board infill was installed below the porch between the molded concrete block piers.

The Lancaster House is located in the historically African American community of Chapel Hill, which was settled in the early twentieth century on land that had been owned by the Hatton family. Chapel Hill grew quickly during the early twentieth century, as children of the original families married, built additional dwellings, and raised their own families. A benevolent society lodge was built in 1922, offering a gathering place for community events. Many families in Chapel Hill operated small farms and transported their produce to the markets in Washington, D.C. Some worked in Federal government offices and commuted to Washington, D.C.; others held jobs at nearby Fort Washington, which was still the headquarters of the Defenses of the Potomac and the 12th Infantry. In 1927, the new Livingston Road was constructed, providing a direct route southeast from Broad Creek on the Potomac to the village of Piscataway. The main concentration of Chapel Hill's farms and dwellings, however, remained along the old north-south road, by this time known as Old Fort Road. Most of the early buildings in Chapel Hill, including the benevolent society lodge and multiple schools, were demolished in the late twentieth century.

Marguerite Armeta Lancaster (1905-1996) was the daughter of Albert O. Shorter, Jr., and Sarah L. (Butler) Shorter. Marguerite's grandfather, Albert O. Shorter, Sr., was born in the early 1850s into a free African American family that worked for the Hatton-Robey family before the Civil War and through the Reconstruction period. In 1887, Shorter purchased five acres from Hatton descendants and may have constructed a house on that property. He acquired an adjacent 78-acre tract in 1906, on which he constructed a two-story house. The family is recorded in the 1910 Census as living on the “Piscataway—Fort Washington Road,” with Albert employed as a laborer at Fort Washington. Arthur Eugene Lancaster, Sr. (1899-1948) was the son of Ommie Lancaster and a father, name unknown, who died when Arthur was a young child. His mother married Charles H. Ball in 1904, with Ball becoming stepfather to Arthur and his three younger siblings. It is believed that the couple built the two-story house located just south of the subject resource (12127 Old Fort Road) in 1915; however, the 1920 Census indicates that they lived in a rented dwelling. Arthur's 1918 draft registration card states he was living at the time in Indian Head,

Charles County, where he was employed as a laborer at the Naval Proving Ground. Arthur Lancaster is recorded in the 1930 Census as working as a laborer for the Bureau of Standards and living in the subject house with Marguerite and their children Robert (7), Winifred (6), Gloria (3), and Arthur, Jr. (2). All four children were still living in the house as of the 1940 Census. Both sons served in the military. Arthur E. Lancaster, Sr. died intestate on March 4, 1948, leaving the house to Marguerite and their four children. Marguerite Lancaster continued to reside in the subject house after the death of her husband and marriage of her children. In 1950, she subdivided a 15-acre parcel on the east side of Old Fort Road between Old Piscataway Road and Livingston Road that she had inherited from her father as “Shorlan Farms,” using a portmanteau of her maiden and married names. Marguerite Lancaster died on May 9, 1996. Like her husband and parents, she is buried in the cemetery of Grace United Methodist Church. The subject property was owned by the estate of Marguerite Lancaster from her death in 1996 until 2013, during which time the house was largely unoccupied, and its physical condition deteriorated significantly. The property was owned by Provita Renovations LLC until its purchase by the current owner, Alvaro Osorio Carrera, in October 2021.

The Lancaster House is significant as one of few remaining original structures in the historically African American community of Chapel Hill. The resource was owned by the Lancaster family from its construction in 1925 until its sale by the estate of Marguerite Lancaster in 2013. The house is an example of early twentieth-century vernacular residential architecture, although its integrity has been severely compromised by the recent unpermitted removal, replacement, or concealment of its historic exterior fabric.

The overall form of the Lancaster House remains largely as it appeared in the first half of the twentieth century; however, unpermitted alterations conducted in late 2021 or early 2022 have resulted in the wholesale loss of its historic exterior fabric. The wavy-edged asbestos shingle siding that previously clad the entire house was replaced with vinyl German-style siding, which extends nearly to grade level and conceals the molded concrete block foundation. This represents either a critical or detrimental change as defined in HPC Policy #1-87, “Evaluating Integrity, Degree of Alteration, and Scarcity and Frequency,” depending on whether historic siding remains beneath. True-divided-light, double-hung wood sash windows and surrounds were replaced with simulated-divided-light vinyl windows and trim, with one front elevation window removed entirely. Historic entry doors were replaced and a door providing access to the rear addition from the side porch was removed. The removal of historic windows and doors represents a critical (irreversible) change as defined in HPC Policy #1-87. An incompatible wood railing was installed on the porch and incompatible cementitious board infill was installed below the porch between the molded concrete block piers. This represents a detrimental change as defined by the Policy. 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 currently several vernacular dwellings constructed in the late-nineteenth or early twentieth century in the Inventory, including examples of similar size including the Garner-Hyde House in Brandywine (Historic Resource 86B-017) and the Burns-Wilson House in Naylor (Historic Resource 82B-000-32a). In light of the critical and detrimental changes that have occurred to the structure, the Lancaster House could be found to have insufficient integrity to convey its significance as an early-twentieth century vernacular dwelling.

Staff concluded that the Lancaster House meets only criterion (2)(A)(v) of Subtitle 29-104(a). However, in accordance with HPC Policy #1-89, the Landmark Criterion, (2)(A)(v), should not be used alone in designating an Historic Site and should be used only in combination with one or more of the other criteria of historic or architectural significance. Thus, staff recommended to the HPC that the Lancaster 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.

Mr. Alvaro Osorio's daughter, the daughter of the homeowner, indicated that she and her father would be comfortable with the removal of the historic designation.

MOTION: Commissioner Schneider moved that the Lancaster House (Historic Resource 80-018-05) 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).

E. Update from Department of Parks & Recreation

Mr. Gross presented the monthly 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

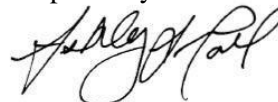
5. New Business/Staff Updates

Commissioner Schneider noted that the Prince George's County Historical Society was to hold a history chat on Monday at 7 p.m.

Public comments followed and were off the record.

MOTION: Commissioner Pruden moved to adjourn. The motion was seconded by Commissioner Schneider. The motion was approved by acclamation and without objection (6-0). The meeting adjourned at 7:39 p.m.

Respectfully submitted,



Ashley Sayward Hall
Planning Technician III
Historic Preservation Section