



PRINCE GEORGE'S COUNTY HISTORIC PRESERVATION COMMISSION

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APPROVED 10/15/2019

Summary of Actions

Prince George's County Historic Preservation Commission
Monday, September 16, 2019, 6:30 p.m.
4th Floor Board Room, County Administration Building

Commissioners Present: Chairman John Peter Thompson, Vice Chair Lisa Pfueller Davidson, Susan Pruden, Royal Reff, Donna Schneider, Yolanda Muckle, Aaron Marcavitch

Commissioners Absent: Nathania Branch-Miles

HPC Counsel: Bradley Farrar, Esq.

Staff Present: Howard Berger, Jennifer Stabler, Tom Gross, Tyler Smith, Daniel Tana, Ashley Hall

Guest: Name / Organization	Agenda Item
Katie Hearn /Redgate	F.2.
Scott Vieth/Design Collective, Inc.	F.2.
Bill Rowland/Redgate	F.2.
John Hoatson/City of Mount Rainier	E.2.
Patricia D. Fenn	C.1.
Joseph A. Hourclé /Friends of Upper Marlboro Library	C.1.
Benjamin Levy/Round Trip Energy/Ameresco	F.1.
Patti Skews /Town of Upper Marlboro Historical Committee	C.1.
Brian Callicott	C.1.
George Leonnig	C.1.
Carlton Hewitt	
Linda Pennoyer/Upper Marlboro Commissioner	C.1.
Tim Simpson	C.1.
Kevin J. Best/Upper Marlboro Town Attorney	C.1.
Lee Small	I.2.
Terry Schum/City of College Park	F.2.

A. Call to Order

Chairman Thompson called the meeting to order at 6:34 p.m. Mr. Gross shared a topical fact about Francis Scott Key's penning of the Star-Spangled Banner. Vice Chair Davidson read introductory remarks about the meeting and procedures into the record. Commissioner Branch-Miles was absent.

B. Approval of Meeting Summary – July 16, 2019

MOTION: Commissioner Schneider moved to approve the July 16, 2019 meeting summary. The motion was seconded by Vice Chair Davidson. The motion was approved by acclamation and without objection (5-0). Commissioner Pruden arrived at 6:38 p.m.

C. 2010 Historic Sites and Districts Plan Minor Amendment

1. Delete Old Marlboro Primary School (79-019-51) and Old Marlboro High School (79-019-52) from the Inventory of Historic Resources

Mr. Gross presented the staff report. On July 23, 2019, the Prince George's County Council, sitting as the District Council, adopted Resolution CR-072-2019 for the purpose of initiating a Minor Amendment to the *2010 Historic Sites and Districts Plan*. The proposed Minor Amendment would delete the Old Marlboro Primary School (Historic Site 79-019-51) and Old Marlboro High School (Historic Site 79-019-52), both located at 14254 Elm Street in Upper Marlboro, from the Inventory of Historic Resources. The two historic sites were included as unclassified historic resources in the *1992 Historic Sites and Districts Plan* and were designated as historic sites in the *2010 Historic Sites and Districts Plan*. The Planning Board will submit its recommendation on the proposed Minor Amendment within 30 days of the joint public hearing (held on September 17, 2019), with final action to be taken by the District Council to approve, approve with revisions, or disapprove the proposed Minor Amendment within 90 days of receipt of the Planning Board's recommendation.

The proposed Minor Amendment would remove all protection for the Old Marlboro Primary and High School buildings that they are currently afforded under Subtitle 29 of the County Code. However, the Minor Amendment would not alter the environmental setting of the Dr. William and Sarah Beanes Cemetery Historic Site, which would continue to comprise the entire parcel (Parcel 25) unless and until it is revised by the Historic Preservation Commission (HPC). As such, any proposal to alter or demolish the two buildings or construct a new building on the property would be subject to review by the HPC unless the environmental setting of the Dr. William and Sarah Beanes Cemetery Historic Site is revised to exclude the part of the property on which the two buildings now stand. The historic site criteria of Subtitle 29-104(a) for the Old Marlboro Primary School and the Old Marlboro High School cited in the 2010 Historic Sites and Districts Plan, as approved by both the HPC and the District Council, remain valid. Staff concludes that there is no basis for determining that either building is less significant today than at the time of their designation as historic sites in 2010. Further, the District Council resolution initiating the Minor Amendment does not address these criteria or provide a basis for determining that they are no longer valid for either historic site.

Based on staff's review of the significance and physical integrity of the subject historic sites and the effect of the proposed Minor Amendment on their continued preservation, Historic Preservation Section staff recommends that the HPC recommend to the Planning Board and the District Council that CR-072-2019 be approved in part and disapproved in part. Specifically, the proposed deletion of the Old Marlboro Primary School from the Inventory of Historic Resources should be approved, and the proposed deletion of the Old Marlboro High School from the Inventory should be disapproved.

Commissioner Muckle arrived at 6:49 p.m.

Mr. Gross summarized two letters that were received and included as exhibits for the meeting. The first letter, from Ms. Donna Schneider (President of the Prince George's County Historical Society) to Mr. Todd Turner (Chair of the Prince George's County District Council), indicated that the Historical Society

strongly supported maintaining the historic site status of the Old Marlboro Primary School and the Old Marlboro High School and opposes the use of a minor amendment to the *2010 Historic Sites and Districts Plan* to remove the properties. The second letter, from Ms. Tina Cappetta (Superintendent of the NPS Star-Spangled Banner National Historic Trail) to the Office of the Clerk of the Council, indicated that it is the NPS's hope that any decision regarding the minor amendment would not impede access to or threaten the protection of the Beanes family cemetery.

Chairman Thompson asked for confirmation that this is a minor text amendment to the Master Plan, and Mr. Gross clarified. Chairman Thompson then asked if they have ever had a minor text amendment to the Master Plan and if this situation is unique as far as staff is aware. Mr. Gross clarified that this is a unique situation that, to his knowledge, has not occurred before. Chairman Thompson asked for confirmation that this is not the only option for redevelopment of the property.

Commissioner Reff asked if staff is proposing that the primary school site be recognized as a "Site of a historic structure." Mr. Gross clarified that staff proposes that the primary school would no longer be designated as a historic site, and that staff would be comfortable with this lack of designation.

Members of the public and interested parties were then welcomed to speak.

Ms. Fenn stated that she has questions about the staff recommendation and the timing of the recommendation. Mr. Gross stated that the 15-day timeline is for the HPC to provide their recommendation, which will then be put before the Planning Board, and will be made part of the record of the Joint Public Hearing taking place on September 17, 2019. Ms. Fenn stated that she supports staff's recommendation and asked whether staff or the HPC knew any details regarding the proposed use of the site if the school buildings are demolished. Chairman Thompson and Mr. Gross stated that they have no information regarding the intended use of the site, and that is why staff's recommendation did not address the intended use of the site.

Mr. Hourclé stated his concern that the established process within Subtitle 29 be followed and stated that he would like the designations of each structure to remain, even if the buildings are removed.

Ms. Skews, Chairperson of the Town of Upper Marlboro Historical Committee, gave a brief history of the site. She stated that she is opposed to the removal of the historic designation of the site and would like to see a "Site of historic structure" designation.

Mr. Callicott stated that he has an interest in tangible cultural heritage. He stated that the choice to remove a historic designation is an unusual action, and that he agrees with staff's recommendation. He stated that he urges the County Council to vote against the resolution and to instead follow the well-established processes that exist to maintain historic properties. He stated that he also urges the County Council to share the reasons for the submission of this resolution.

Mr. Gross clarified the "Site of" designation is not typically done prospectively, but rather is essentially the result of a chain of actions (a historic site is destroyed, the designation remains intact, and the site is informally noted as the "Site of" the former historic site until the *Historic Sites and Districts Plan* is updated). He stated that this process is not specifically called out in Subtitle 29, and that it is simply a matter of nomenclature.

Commissioner Pruden stated that in the past, plaques stating what the site used to be were requested for properties that were demolished and undesignated. Mr. Gross stated that some sort of commemorative feature is sometimes required as an aspect of mitigation for the loss of a structure.

Mr. Leonnig stated that he supports staff's recommendation. He stated that three of his older brothers were alumni of the school.

Ms. Pennoyer, Town Commissioner of the Town of Upper Marlboro, stated that the Town of Upper Marlboro supports staff's recommendation. She also stated that the buildings should remain to preserve the history of the town. She clarified that the whole site is one site, not including the primary school. She recommended that a plaque commemorating the primary school would be appropriate if it were to be removed.

Mr. Simpson stated that he objects to the removal of the historic designation of the site, and objects to the use of a text amendment to remove the historic designation of the site. He stated that he has two photographs to add to the record and will email them to staff.

Mr. Best, the Attorney for the Town of Upper Marlboro, testifying on his own behalf, provided a short history of Upper Marlboro and stated that he is appalled that the County Council could propose the removal of such an important site. He also stated that any other use of the site would be incompatible with its history. He disagrees in part and agrees in part with staff's recommendation. He believes that the entire site should retain its historic designation.

Commissioner Marcavitch asked Ms. Skews which year the school was desegregated, and she stated that it was desegregated by 1974, but that desegregation likely occurred around 1965.

MOTION: Commissioner Schneider moved that the Historic Preservation Commission recommend to the Planning Board and the District Council that CR-072-2019 be approved in part and disapproved in part. Specifically, the proposed deletion of the Old Marlboro Primary School from the Inventory of Historic Resources should be approved and the proposed deletion of the Old Marlboro High School from the Inventory of Historic Resources should be disapproved. Vice Chair Davidson and Chairman Thompson seconded the motion. Commissioner Marcavitch stated that he disapproves of the precedent that would be set if the process in which the historic designations are proposed to be removed is permitted, and he stated that he would not support the motion. Commissioner Pruden stated that she agrees with Commissioner Marcavitch. Commissioner Reff stated that he agrees with not supporting staff's recommendation for similar reasons. Chairman Thompson moved to call the question and end discussion. The motion was approved by acclamation and without objection (7-0). Commissioner Schneider's original motion was then disapproved by acclamation and without objection (0-7).

MOTION: Commissioner Pruden moved that the HPC recommend to the Planning Board and the District Council that CR-072-2019 be disapproved. Commissioner Schneider seconded the motion. Commissioner Reff stated that he is concerned that the site names and preservation concerns are not included in the HPC's recommendation. Commissioner Pruden moved to withdraw the prior motion, and this was seconded by Commissioner Schneider.

MOTION: Commissioner Reff made a new motion:

- Whereas the historic site criteria of Subtitle 29-104(a) for the Old Marlboro Primary School and the Old Marlboro High School cited in the 2010 Historic Sites and Districts Plan, as approved by both the Historic Preservation Commission and the District Council, remain valid. The HPC concluded that there is no basis for determining that either building is less significant today than at the time of their designation as historic sites in 2010. Further, the District Council resolution initiating the Minor Amendment does not address these criteria or provide a basis for determining that they are no longer valid for either historic site;

- Whereas, with respect to the Old Marlboro High School, although the building has deteriorated since 2010 due to disuse and lack of maintenance, the physical integrity of the building remains sufficient to convey, represent, or contain the values and qualities for which it is judged significant;
- Whereas the deletion of the two school buildings from the Inventory of Historic Resources would not alter the environmental setting of the Dr. William and Sarah Beanes Cemetery Historic Site. The environmental setting would continue to comprise the entire parcel on which the cemetery is located. If the school buildings are deleted, application could be made to the Historic Preservation Commission for a redetermination of the environmental setting of the cemetery based on a specific redevelopment plan for the property. The property owner could also apply for a subdivision of the property to create a separate parcel containing the cemetery. This subdivision, which would be subject to review by the Historic Preservation Commission, would result in an environmental setting that is coterminous with the new cemetery parcel. In any case, any revision to the environmental setting of the cemetery should ensure that adequate buffering can be provided to protect and enhance the site; and
- Whereas Subtitle 29 of the County Code provides for the review of applications to demolish buildings designated as historic sites. The approval of such an application does not constitute the deletion of a historic site from the Inventory of Historic Resources nor an alteration of its environmental setting; however, the site is thenceforth typically renamed as the “site of” the previously extant building.

The HPC recommends to the Planning Board and the District Council that CR-072-2019 be disapproved. The motion was seconded by Commissioner Pruden. The motion was approved by acclamation and without objection (7-0, chair votes “aye”).

Chairman Thompson moved to advance to agenda item E.2., the Star-Potts Hall Historic Area Work Permit, and the motion was approved.

E. Historic Area Work Permits

2. 2019-054, Star-Potts Hall (Historic Site 68-013-01)

Mr. Gross presented the staff report. The applicant requested a HAWP for the rehabilitation of Star-Potts Hall and the construction of a two-story addition to connect the building to the adjacent City Hall. The application was filed on August 12, 2019 and accepted as complete on August 13, 2019. The HAWP application was scheduled to be heard by the Historic Preservation Commission at its public meeting on September 16, 2019. The proposed project was the subject of a Mandatory Referral application (MR-1910F, Mount Rainier Civic Center), which the Historic Preservation Commission recommended for approval at its public meeting on July 16, 2019. The site currently contains two structures, Mount Rainier City Hall and Star-Potts Hall (Historic Site 68-013-01). The City of Mount Rainier proposes to construct a two-story addition connecting City Hall and Star-Potts Hall, and to rehabilitate Star-Potts Hall. The proposed 1,250-square foot addition will serve as a new entry feature for the proposed Mount Rainier Civic Center and will create a visual and functional connection between City Hall and Star-Potts Hall, expressed in a contemporary idiom that distinguishes it from the architecture of both existing buildings. The Historic Preservation Commission designated Star-Potts Hall a County Historic Site at its June 18, 2019 public meeting. Star-Potts Hall, constructed in 1909, is significant for its contribution to the development of the social and cultural life of Mount Rainier, and has retained its essential form as an early-twentieth century civic building with much of its historic fabric intact. In order to facilitate the new addition and accommodate interior uses related to the proposed Civic Center, the application proposes alterations to Star-Potts Hall that will result in the restoration of certain historic features and the removal of others. Original window openings on the north (front), west, and east elevations will be reopened, and new windows will be installed. A window opening in the front gable, documented in historic photographs, will be restored.

Existing, non-historic doors on the north and west elevations will be replaced and new doors will be installed in bricked-up openings on the first and second stories of the east elevation. The circa-1950s enclosed exterior staircase on the west elevation will be removed. The interior plan of the proposed addition will necessitate the removal of the south (rear) wall and a portion of the west wall, as well as the original two-story, shed-roofed rear projection. The building's two brick chimneys, which no longer function, will be removed. The existing asphalt shingle roof will be replaced with standing-seam metal, which appears in a 1912 photograph of Star-Potts Hall. Solar photovoltaic panels will be installed across most of the west face of the roof. A two-story steel structure and stairs will provide egress from the second story on the east side of the building. Staff recommended that the Historic Preservation Commission approve HAWP 2019-054 as meeting provisions 2 and 3 of Subtitle 29-111(b) and Standards 6 and 9 of the Secretary of the Interior's *Standards for Rehabilitation*.

Commissioner Reff asked if there are other examples of preservation-friendly projects involving the fusing of buildings elsewhere in the county. Mr. Gross stated that the CASA of Maryland facility in Langley Park is a good example of this of adaptive reuse (McCormick-Goodhart Mansion, Historic Site 65-007).

MOTION: Commissioner Schneider moved that the HPC approve HAWP 2019-054 as meeting provisions 2 and 3 of Subtitle 29-111(b) and Standards 6 and 9 of the Secretary of the Interior's *Standards for Rehabilitation*. Commissioner Pruden seconded the motion. The motion was approved by acclamation with no objections (6-0-1, the Chair voted "present").

Mr. Gross stated that agenda items F.1. and F.2. would follow.

F. Mandatory Referrals

1. **MR-1907F, Saint Barnabas Solar (Within the Environmental Setting of St. Barnabas Church & Cemetery, Historic Site 76A-004)**

Mr. Berger presented the staff report. The subject property comprises 27.11 acres located at 5203 Saint Barnabas Road in Temple Hills, Maryland, and is a designated Prince George's County Historic Site (Saint Barnabas Episcopal Church and Cemetery, PG:76A-004). Ameresco, Inc. proposes installing ground-mounted solar panels on four acres of the property. St. Barnabas Episcopal Church is a one-story rectangular structure of red-painted brick, with a two-story brick bell tower centered at the west gable end and is significant as a well-preserved example of 19th century church design and construction in Prince George's County. St. Barnabas is also significant for its associations with the Addison family and with King George's Parish. St. Barnabas was established on its present site in 1830 as a mission chapel to St. John's Broad Creek, and the present building was constructed in 1851 when the circa-1830 chapel burned. The proposed solar installation would be installed within the Environmental Setting of Saint Barnabas Episcopal Church and Cemetery, located close to the primary access road within the property and close to St. Barnabas Road. The installation would be fully visible from public roads without screening and would occupy most of the open space west of the historic church and cemetery. The portion of the subject property that is proposed to be developed with solar arrays was once part of the Barnaby Manor plantation belonging to members of the Addison family and has been part of the Saint Barnabas Church landholdings since 1873; as such, Historic Preservation staff recommended that the applicant conduct a Phase I archaeological survey on the subject property to identify areas that should be avoided by the solar arrays. The applicant retained a consultant to conduct a Phase I archaeological survey within the limits of disturbance for the proposed project, and no intact cultural features were identified. Mr. Berger indicated that staff had worked closely with the applicant to enhance and refine the proposed fencing and landscape buffer plantings around the solar installation. Historic Preservation staff recommended that the Historic Preservation Commission recommend to the Planning Board approval of

MR-1907F, Saint Barnabas Solar, without conditions. Once the Planning Board has reviewed the subject application, the applicant will submit the required HAWP to the Historic Preservation Commission to approve any modifications within the Saint Barnabas Church and Cemetery Historic Site before obtaining any required Prince George's County building or grading permits.

Commissioner Marcavitch asked for the height of the solar panels, and Mr. Berger clarified that the height of the solar panels is approximately seven feet.

Mr. Levy presented additional information on the project and stated that he has been working with Historic Preservation Section staff on the design of the landscape buffer and the fencing surrounding the proposed solar installation. Mr. Levy stated that the total quantity of solar arrays has been reduced to limit the area of trees to be removed. Chairman Thompson asked Mr. Levy if he agrees with staff's recommendation, and Mr. Levy stated that he agrees with staff's recommendation.

Reverend Shell Kimble, Rector of St. Barnabas Church, made a statement, indicating the church's reasons for partnering with this developer on the proposed solar project. She then gave a brief history of the church. Chairman Thompson asked Reverend Kimble if she agrees with staff's recommendation, and she stated that she agrees with staff's recommendation.

MOTION: Vice Chair Davidson moved that the HPC recommend to the Planning Board approval of MR-1907F without conditions. Commissioner Pruden seconded the motion. The motion was approved by acclamation and without objection (6-0-1, the Chair voted "present").

2. MR-1833F, College Park City Hall (Adjacent to Old Town College Park Historic District, 66-042-00)

Mr. Smith presented the staff report. The subject application proposes a new larger, contemporary four-story 90,000-square-foot building containing a new City Hall, 45,000 square feet of University of Maryland administrative office space, 7,500 square feet of ground floor retail, and a public plaza. The subject property is adjacent to the County-designated/National Register Old Town College Park Historic District along Yale Avenue and a portion of Lehigh Road.

Mr. Smith turned the presentation over to the applicant. Mr. Vieth presented additional project details, including design and use specifications.

Chairman Thompson asked how the building ties in with Old Town College Park and either of its periods of significance. Mr. Vieth indicated that adjacent retail buildings included buff-colored brick on their lower portions and indicated that they chose buff-colored brick to reflect the City of College Park rather than the red brick of the University of Maryland. He then indicated that the design choices were made to reflect the building's use as a civic building, rather than melding the design with the Old Town College Park Historic District's residential neighborhood. Chairman Thompson asked staff whether the Local Advisory Committee (LAC) weighed in, and Mr. Gross indicated that they had. Vice Chair Davidson asked Mr. Vieth for the precise height of the adjacent parking garage, and he stated that he did not have the precise height of the garage available and indicated that the proposed City Hall building will be 63 feet tall. Vice Chair Davidson then asked Mr. Smith whether any of the buildings proposed to be demolished along Route 1 fall within the 1965 time period. Mr. Smith indicated that all of these buildings are outside the boundary of the historic district, and that none of them were individually designated or protected.

Mr. Smith presented the staff conclusions and recommendations. The subject application was presented to the Old Town College Park LAC on August 27, 2019. The LAC recommended approval of the

application with the provision that the building signage will emphasize the building's civic purpose over the retail space, and expressed general support for the project, but noted minor concern regarding the north elevation being the largest and least architecturally varied. Based on its review of the potential impacts of the subject application on the Old Town College Park Historic District, Historic Preservation Section staff recommended that the Historic Preservation Commission recommend to the Planning Board that MR-1833F, College Park City Hall, be accepted as submitted.

Ms. Terry Schum, the Planning Director of the City of College Park, stated that the City of College Park supports staff's recommendations.

MOTION: Commissioner Schneider moved that the HPC recommend to the Planning Board that MR-1833F be approved with no conditions and accepted as submitted. Vice Chair Davidson seconded the motion. Commissioner Pruden made a comment about the size and massing of the building being out of character for the City of College Park and Route 1. Commissioner Reff stated that he has a similar concern. Commissioner Marcavitch stated that he is concerned about the Albrecht's block and stated that some element of the past should be retained on the property and stated that he feels bad about continuing to lose more of Route 1's 1940s and 1950s character. The motion was approved by a roll call vote (4-3).

Mr. Gross suggested that the agenda be advanced to item I.2. Chairman Thompson agreed to proceed to agenda item I.2.

I. Commission Staff Items

2. Properties of Concern

Dr. Stabler presented an update on the condition of the Skinner Family Cemetery. She indicated that the Homeowner's Association (HOA) is not sufficiently maintaining the cemetery, and that several dead trees are encroaching on the cemetery's fencing. Mr. Small, a resident of the Mansfield Community, stated that he often has issues with the board of directors of the HOA not following the covenants and bylaws, including the covenant requiring the replacement of dead trees (some of which are causing damage to the cemetery). Commissioner Marcavitch asked if Mr. Small spoke with the Common Ownership Communities Commission, and Mr. Small stated that they indicated that they are not allowed to come onto private property. Chairman Thompson asked Dr. Stabler if demolition by neglect of the HOA would capture the attention of the Common Ownership Communities Commission. Dr. Stabler indicated that it could. Chairman Thompson, with the agreement of the HPC, directed Dr. Stabler to send a letter to the HOA to outline what a potential finding of demolition by neglect might involve and to include a strongly worded invitation to speak before the HPC.

Chairman Thompson allowed a five-minute recess, and agenda item D.1. was presented when the meeting was back in session.

D. Historic Resource Evaluation

1. Washington, Baltimore & Annapolis Electric Railway Bridge (Historic Resource 71A-006) 8200 Block of Laurel Bowie Road (Parcels 1 & 14), Bowie, MD

Mr. Gross presented the staff report. The subject historic resource was constructed in 1907 to carry the Washington, Baltimore & Annapolis (WB&A) Electric Railway over Horsepen Branch. The single-span structure is constructed of reinforced concrete and rests on heavy concrete abutments and retaining walls

that flank the waterway. The bridge is located on the WB&A bike and pedestrian trail, under a modern bridge that crosses both Horsepen Branch and Laurel Bowie Road. The railway tracks were removed in the 1930s, but depressions remain where crossties had been laid across the bridge. The Washington, Baltimore & Annapolis Electric Railway Bridge is located on property that was part of the 369.5-acre Fair Running patent surveyed in 1813 for Joseph Peach III, comprising parts of the earlier patents Isaac's Discovery, Farmer's Reserve, and Peach Plains. The property changed hands several times until the Washington, Baltimore and Annapolis Electric Railway Company purchased the Annapolis, Washington and Baltimore steam railroad around the turn of the twentieth century and soon began to acquire rights of way for its new intercity line, creating a 66-foot wide corridor extending from near the intersection of 15th Street NE and Benning Road in Washington, DC to downtown Baltimore. The portion of the right of way on which the subject historic resource is located was conveyed by Daniel and Anna Lloyd to the railway in April of 1906. The WB&A Electric Railway Bridge was determined eligible for the National Register of Historic Places in November of 1997 under Criterion C, as an example of the use of concrete for railroad bridges in rural areas. The eligibility review form states that, although the bridge is small and utilitarian in appearance, "its simplicity and abstraction lend a certain element of grace to its functional character." Staff recommended to the Historic Preservation Commission that the Washington, Baltimore & Annapolis Electric Railway Bridge, Historic Resource 71A-006, and its defined Environmental Setting, be designated a Prince George's County Historic Site as meeting the following criteria in Subtitle 29-104(a): (1)(A)(iv), (2)(A)(i), and (2)(A)(v).

Commissioner Reff asked if the property owners have commented, and Mr. Gross stated that letters have been entered into the record from the two affected property owners. The letters indicated that the property owners are in support of the historic site designation. Commissioner Reff asked if the property owners have shown interest in maintenance, and Mr. Gross indicated that the Prince George's County Parks Department sees the bridge as a feature along the WB&A trail, and are aware that any improvements to the historic site would be subject to review by the HPC under the HAWP process.

MOTION: Vice Chair Davidson moved to designate the Washington, Baltimore & Annapolis Electric Railway Bridge and its defined Environmental Setting as a Prince George's County Historic Site as meeting the following criteria in Subtitle 29-104(a): (1)(A)(iv), (2)(A)(i), and (2)(A)(v). Commissioner Marcavitch seconded the motion. The motion was approved by acclamation and without objection (6-0-1, the Chair voted "present").

Agenda item E.1. was presented next, followed by the remaining agenda items in order.

E. Historic Area Work Permits

1. 2019-050, 4708 Howard Lane (OTCPHD 66-042-223)

Mr. Gross presented the staff report. The applicant requested a Historic Area Work Permit (HAWP) for the construction of a new single-family dwelling on a vacant lot at 4708 Howard Lane in College Park (OTCPHD). The application was filed on July 29, 2019 and accepted as complete on that date. The application was referred to the Old Town College Park Historic District Local Advisory Committee, which voted 4-0 to recommend approval of the application at its public meeting on August 6, 2019. The HAWP application was scheduled to be heard by the Historic Preservation Commission at its public meeting on September 16, 2019. The applicant proposes to construct a new two-story dwelling in the Craftsman style, with a cross-gabled main block and front and rear projecting gables on the second story. A detached garage is proposed at the rear of the property, with siding and roofing materials to match the house. The design, materials, scale, massing, and siting of the house are intended to provide compatibility with existing domestic architecture in the Old Town College Park Historic District, and are compatible with the

guidelines for new construction set forth in the Old Town College Park Historic District Design Guidelines (pages 56-57). The proposed house is oriented to the street, features a front porch and detached garage, and is reached by a single-width driveway; all of these elements are included in the Design Guidelines as considerations for new construction within the Historic District. Staff concluded that HAWP 2019-050 can be found to meet the HAWP approval criteria of Subtitle 29-111(b), the Secretary of the Interior's *Standards for Rehabilitation*, and the new construction guidelines of the Old Town College Park Historic District Design Guidelines. Staff recommended that the Historic Preservation Commission approve HAWP 2019-050 as meeting provision 2 of Subtitle 29-111(b) and Standard 9 of the Secretary of the Interior's *Standards for Rehabilitation*.

MOTION: Commissioner Pruden moved to approve HAWP 2019-050 as meeting provision 2 of Subtitle 29-111(b) and Standard 9 of the Secretary of the Interior's *Standards for Rehabilitation*. Commissioner Schneider seconded the motion. The motion was approved by acclamation and without objection (6-0-1, the Chair voted "present").

G. Preservation Tax Credits

1. 2019-009, Claggett House at Cool Spring Manor (Historic Site 74B-015)

Mr. Tana presented the staff report. Tax credit work totaled \$49,029.69 and consisted of the continued reconstruction of the north porch and the designing and manufacturing of the shutters for the property. Expenses totaling \$1,538.89 were determined to be ineligible due to missing receipts or being ineligible expenses per Sec. 10-235.01 of the Prince George's County Code. An additional \$6,802.96 in expenses were deemed to be ineligible because they were associated with work that was reimbursed in March of 2015 as part of a FY2012 Historic Property Grant for the property. The remaining \$40,687.84 worth of work was deemed eligible for a Preservation Tax Credit. A tax credit of \$10,171.96, to apply for FY2016, was recommended. Historic Preservation Section staff recommended that the application be granted as meeting Standards 1, 2, 5, and 6 of the Secretary of the Interior's *Standards for Rehabilitation* and provisions 2, 3, 4, and 5 of Subtitle 29-111(b).

MOTION: Commissioner Pruden moved to approve Preservation Tax Credit 2019-009 in accordance with staff's recommendations. Commissioner Schneider seconded the motion. The motion was approved by acclamation and without objection (6-0-1, the Chair voted "present").

2. 2019-010, Sunnyside (Historic Site 87B-036-21)

Mr. Tana presented the staff report. Tax credit work totaled \$9,150.00 and consisted of mold remediation and the installation of foam board insulation, a vapor barrier, and a dehumidifier in the crawl space. All of the work was deemed eligible for a Preservation Tax Credit. A tax credit of \$2,287.50, to apply for FY2020, was recommended. Historic Preservation Section staff recommended that the application be granted as meeting Standards 1 and 2 of the Secretary of the Interior's *Standards for Rehabilitation* and provisions 1, 2, and 3 of Subtitle 29-111(b).

MOTION: Commissioner Pruden moved to approve Preservation Tax Credit 2019-010 in accordance with staff's recommendations. Vice Chair Davidson seconded the motion. The motion was approved by acclamation and without objection (6-0-1, the Chair voted "present").

H. Update from the Department of Parks and Recreation

Mr. Gross presented the update from the Department of Parks and Recreation. Commissioner Schneider asked about the location of Thrift School, and Mr. Gross clarified. Chairman Thompson asked when the repair assessment would be available for the Peace Cross. Mr. Gross stated that we are awaiting dates from the contractors.

I. Commission Staff Items

1. HAWP Staff Sign Offs

There were no further questions.

3. Referrals Report

There were no further questions.

4. Correspondence Report – No Correspondence Report

5. New Business/Staff Updates

Commissioner Marcavitch stated that he will be hosting a bike tour on the WB&A trail. Commissioner Muckle stated that she will be President of the Prince George's Association of Realtors as of September 19, 2019.

MOTION: Commissioner Pruden moved to adjourn. The motion was seconded by Commissioner Schneider. The motion was approved by acclamation and without objection (7-0). The meeting adjourned at 9:58 p.m.

Respectfully submitted,



Ashley Sayward Hall
Principal Planning Technician
Historic Preservation Section