



# PRINCE GEORGE'S COUNTY HISTORIC PRESERVATION COMMISSION

County Administration Building • 14741 Governor Oden Bowie Drive, 4<sup>th</sup> Floor, Upper Marlboro, Maryland 20772  
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**APPROVED 1/18/22**

## Summary of Actions

Prince George's County Historic Preservation Commission  
Tuesday, December 21, 2021, 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, Chairman John Peter Thompson, Nathania Branch-Miles, Yolanda Muckle, Royal Reff, Donna Schneider
Commissioners Absent:	N/A
HPC Counsel:	Bradley Farrar, Esq.
Staff Present:	Howard Berger, Jennifer Stabler, Tom Gross, Daniel Tana, Ashley Hall

<b>Guest: Name/Organization</b>	<b>Agenda Item</b>
Isabel Ahmann	C.1.
Thomas Ahmann	C.1.
Rabbi Ari Koretzky	C.1.
Miriam Bader	C.1.
Terry Schum	C.1.
John Rigg	C.1.
Michael Romero	C.2.
Leslie Montroll	C.1.
Nathaniel Forman	C.1.
Birgit Meade	C.1.
Douglas Meade	C.1.
Richard Biffl	C.1.
Robert Day	C.1.
Stephanie Stullich	C.1.
Robert Schnabel	C.1.

### A. Call to Order

Chairman Thompson called the meeting to order at 6:30 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 Summaries – November 16, 2021; November 29, 2021**

**MOTION:** Commissioner Schneider moved to approve the November 16, 2021 meeting summary. The motion was seconded by Commissioner Pruden. The motion was approved by roll call vote and without objection (6-0, Commissioner Branch-Miles was absent from the vote due to technical issues).

**MOTION:** Commissioner Schneider moved to approve the November 29, 2021 meeting summary. The motion was seconded by Commissioner Pruden. The motion was approved by roll call vote and without objection (6-0, Commissioner Branch-Miles was absent from the vote due to technical issues).

## **C. Historic Area Work Permits**

### **1. 2021-073, 7403 Dartmouth Road (OTCPHD 66-042-79)**

Mr. Gross presented the staff report. The applicant requested an Historic Area Work Permit (HAWP) to construct an addition, demolish a noncontributing detached garage, and install a new fence and landscaping at 7403 Dartmouth Avenue in the Old Town College Park Historic District (OTCPHD Contributing Property 66-042-79). The HAWP application was presented at the November 2, 2021 public meeting of the OTCPHD Local Advisory Committee (LAC), which voted 3-0 to recommend that the Historic Preservation Commission (HPC) deny the application. Because the application could not be heard within 45 days of its acceptance as complete per the requirements of Section 29-110 of the County Code, the applicant granted a written waiver of the 45-day action deadline on November 23, 2021.

The subject property is 7403 Dartmouth Avenue, identified within the Inventory as OTCPHD Contributing Property 66-042-79. The house, constructed circa 1918, is of frame construction and clad in a brick veneer. The Colonial Revival-style building features an enclosed second-story side porch, centered front dormer, and front entry porch. The house was built by Harry J. Patterson, who served as president of the University of Maryland from 1913 to 1917. The building was occupied by tenants for much of its history before its purchase by the current owner, Maryland Jewish Experience, Inc. (MEOR) in July 2020.

The subject application proposes to construct a rear addition to the existing building, which MEOR intends to use as a cultural center. The proposed addition comprises a two-story wing to accommodate meeting space and offices and a one-story hyphen that would serve as the main entrance for the cultural center. The addition, including the main volume and hyphen, measures 30 feet wide by 45.5 feet deep. The existing building is 34 feet wide by 24 feet deep. The exterior materials specified for the addition are intended to provide compatibility with both the existing building and the Historic District generally. The application proposes to construct a parking pad at the rear of the property to be served by an extension of the existing gravel driveway. Both will be constructed of gray permeable pavers. Three round-tube metal bike racks will be installed on a concrete pad near the street frontage. The application proposes no alteration to the exterior features of the existing building that will be visible when the project is completed. Fenestration on the rear elevation will be altered to accommodate the connection to the addition. The only proposed work affecting the existing building is the installation of one cut-aluminum sign featuring the organization's name and logo on the north elevation. The application also proposes to demolish the circa-2000 detached garage, which is a non-contributing feature of the property.

The applicant and project architect, Isabel Ahmann, presented the project to the OTCPHD LAC on November 2, 2021. The LAC voted 3-0 to recommend that the HPC deny the HAWP application because the proposal's scale and massing would substantially alter the exterior of the contributing property and are not compatible with the character of the resource. The LAC suggested that if the application were to be approved, such approval should be conditioned on the removal of the proposed wood fence around the rear

perimeter of the property and the use of permeable pavers for the entire proposed parking area and new section of driveway. Subsequent to the LAC meeting, the applicant submitted a revised scope of work, site plan, elevation drawings, and renderings that incorporate the LAC's suggested removal of the perimeter fence and expanded use of permeable pavers. The property owner is required to obtain a Departure from Parking and Loading Standards (DPLS) because the project would not accommodate the amount of vehicular parking required for the property's intended use as a cultural center. The DPLS was approved by the City of College Park on November 9, 2021. The property owner is required to seek approval for Alternative Compliance under the Prince George's County Landscape Manual because the project would not meet the building setback or buffer yard requirements for a property containing a cultural center that abuts detached and multifamily residential uses. The property owner has submitted an application for Alternative Compliance to the City of College Park that proposes greater than the required number of plant units in the north and south buffer yards.

The design, materials, scale, massing, and siting of the proposed addition are compatible with the guidelines for additions found on page 58 of the OTCPHD Design Guidelines. Staff therefore concluded that the subject application can be found to meet the HAWP criteria of Section 29-111(b), the Secretary of the Interior's Standards for Rehabilitation, and the OTCPHD Design Guidelines. Staff recommended that the HPC approve HAWP 2021-073 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*.

Mr. Nate Forman, the applicant's attorney, indicated that he and the applicant had worked closely with both Historic Preservation Section staff and the OTCPHD to determine a compatible design.

Ms. Isabel Ahmann and Mr. Thomas Ahmann, the applicants and project architects, presented additional details regarding the project and provided a PowerPoint presentation outlining how the project meets the HAWP criteria.

Rabbi Ari Koretzky, on behalf of the applicant, provided information regarding the proposed use of the property.

Mr. John Rigg, member of the College Park City Council, indicated that he has been working with MEOR for several years and indicated their cultural value to the community. He urged the HPC to vote in favor of this HAWP.

Mr. Richard Biffel, Chairman of the Old Town College Park Historic District Local Advisory Committee (OTCHPHDLAC), indicated his support of the applicant's program but stated that the LAC felt that the scale and massing of the addition was inconsistent with the original historic structure.

Mr. Robert Day, former member of the College Park City Council, indicated his support for the proposed project.

Mr. Robert Schnabel, a member of the OTCHPHDLAC, indicated that he felt that the addition would be too visible from the public right of way, and that it visually overwhelms the existing historic structure.

Ms. Leslie Montroll, a resident of College Park, indicated her support for MEOR and the proposed project.

Mr. Douglas Meade, a resident of an adjacent property, indicated his support for MEOR and the proposed project, and indicated that he felt the design was well thought out.

Ms. Birgit Meade, a resident of an adjacent property, indicated that the project plans looked attractive and noted that the applicant successfully addressed several of the residents' concerns. She indicated that she was in support of the project.

Ms. Stephanie Stullich, a resident of College Park, indicated that she felt that the addition was compatible with the overall architectural style of the neighborhood, and indicated that she was in support of the project.

**MOTION:** Commissioner Schneider moved to approve HAWP 2021-073 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*. 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. 2021-081, McEwen House (Historic Site 68-010-16)

Mr. Tana presented the staff report. The applicant requested a HAWP for alterations to the McEwen House (Historic Site 68-010-16). The application was filed on November 9, 2021 and accepted as complete on November 12, 2021. The application was reviewed and recommended for approval by the Maryland-National Capital Park & Planning Commission's Easement Committee on November 29, 2021 and approved by the Director of the Prince George's County Planning Department by letter dated December 3, 2021.

The McEwen House is a large frame front-gabled house with fine Queen Anne style decorative detail. It was built in 1887 by Clarence McEwen from a mail-order design on an urban residential lot in the newly-platted town of Hyattsville. The house consists of a two-and-one-half story gable roof main block, with a slightly lower rear kitchen wing. Across the south gable front is a one-story hip-roof porch supported by turned bracketed posts. The surfaces of the house exhibit considerable variety of decoration: the first story is sided with narrow horizontal boards, the second story with fish scale shingle, and the loft level and upper gable ends are decorated with applied geometric and ramiform paneling. The east and west elevations are varied by projecting semi-octagonal bays. The house embodies many distinctive characteristics of the Queen Anne/Victorian style and is a landmark in Hyattsville.

The applicant has proposed the construction of a new 10' wide by 20' deep by 9'-9 1/2" tall shed at the north end of the existing driveway of the property, as well as a small section of fence from the southwest corner of the proposed shed to the northeast corner of the house. The proposed shed would be clad in cedar board siding with clerestory screen paneling along the sides and in the gable ends. The doors would be custom made with timber frames and infill cedar panels, to emulate the appearance of barn doors and maintain the overall aesthetic of a weathered, unfinished wood shed. The proposed fence would be a 48" tall wood picket fence, unpainted, to match the existing fence and gates at the west of the house. The fence would include a gate of the same style.

The design and materials of the proposed work were found to be compatible with the HAWP approval criteria of Subtitle 29-111(b) and the Secretary of the Interior's *Standards for Rehabilitation*. Staff recommended that the HPC approve HAWP 2021-081 as meeting provisions 2, 3, and 4 of Subtitle 29-111(b) and Standards 1 and 6 of the Secretary of the Interior's *Standards for Rehabilitation*.

Mr. Michael Romero, the property owner, provided additional details regarding the shed.

**MOTION:** Commissioner Schneider moved to approve HAWP 2021-081 as meeting provisions 2, 3, and 4 of Subtitle 29-111(b) and Standards 1 and 6 of the Secretary of the Interior's *Standards for Rehabilitation*. Commissioner Branch-Miles seconded the motion. The motion was approved by roll call vote and without objection (6-0-1, Vice Chair Davidson voted "present").

## D. Preservation Tax Credits

### 1. 2021-012, Frederick and Frances Watkins House (Historic Site 71B-023)

Mr. Tana presented the staff report. Dirk Aurin and Gretchen Aurin, owners of the Frederick and Frances Watkins House (Historic Site 71B-023), applied for a tax credit for work totaling \$120,406.36. The work consisted of the replacement of historic wood windows; exterior repainting; replacement of front and rear portico flat roofs; restoration of brick chimneys; repair of slate roof; and replacement of wooden shutters in-kind, as approved in HAWPs 2019-082, 2020-013, 2020-051, 2020-056, and 2020-031, respectively. The subject application included all required photographs and documentation. All of the work was determined to be eligible by staff. Based on the documentation of the work supplied by the applicant and the HPC's adopted tax credit policies and procedures, staff recommended the approval of a historic preservation tax credit in the amount of \$30,101.59. This credit would apply for FY 2023, the tax year following the year in which the work was completed. Staff recommended that the application be granted meeting provisions 1, 2, and 3 of Subtitle 29-111(b) and Standards 1, 2, 5, and 6 of the Secretary of the Interior's *Standards for Rehabilitation*.

**MOTION:** Commissioner Schneider moved to approve Tax Credit 2021-012 as meeting provisions 1, 2, and 3 of Subtitle 29-111(b) and Standards 1, 2, 5, and 6 of the Secretary of the Interior's *Standards for Rehabilitation*. Chairman Thompson seconded the motion. The motion was approved by roll call vote and without objection (7-0).

### 2. 2021-013, 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 OTCPHD, applied for a tax credit for work totaling \$5,790.00. The work comprised the installation of a tankless water heater in the basement of the house. Because the work was conducted on the interior of the property, no HAWP was required. All expenses were determined by staff to be eligible for the tax credit. Based on the documentation of the work supplied by the applicant and the HPC's adopted tax credit policies and procedures, staff recommended the approval of a historic preservation tax credit in the amount of \$1,447.50. This credit would apply for FY 2023, the tax year following the year in which the work was completed. Staff recommended that the application be granted as meeting provisions 2 and 3 of Subtitle 29-111(b) and Standards 1 and 2 of the Secretary of the Interior's *Standards for Rehabilitation*.

**MOTION:** Commissioner Schneider moved to approve Tax Credit 2021-011 as meeting provisions 2 and 3 of Subtitle 29-111(b) and Standards 1 and 2 of the Secretary of the Interior's *Standards for Rehabilitation*. Commissioner Pruden seconded the motion. The motion was approved by roll call vote and without objection (7-0). A friendly amendment was made by Chairman Thompson to reflect the correct HAWP criteria in the motion.

## E. Update from Department of Parks & Recreation

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

**F. Commission Staff Items**

**1. HAWP Staff Sign Offs**

There were no further questions.

**2. Properties of Concern**

Mr. Gross presented a brief description of the list of Properties of Concern.

**3. Referrals Report**

There were no further questions.

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

**5. New Business/Staff Updates**

Public comments followed and were off the record.

**MOTION:** Commissioner Schneider moved to adjourn. The motion was seconded by Vice Chair Davidson. The motion was approved by acclamation and without objection (7-0). The meeting adjourned at 8:41 p.m.

Respectfully submitted,



Ashley Sayward Hall  
Principal Planning Technician  
Historic Preservation Section