



# 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 01/21/2020**

## Summary of Actions

Prince George's County Historic Preservation Commission  
Tuesday, December 17, 2019, 6:30 p.m.  
4<sup>th</sup> Floor Board Room, County Administration Building

Commissioners Present: Vice Chair Lisa Pfueller Davidson,  
Susan Pruden, Royal Reff, Chairman John Peter  
Thompson, Nathania Branch-Miles, Donna Schneider

Commissioners Absent: Aaron Marcavitch, Yolanda Muckle

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>
Nicholas A. Cintron/Caruso Homes	D.2.
Andy Garrich/Caruso Homes	D.2.
Karl Granzow/Werrlein Properties	D.3.
Bill Shipp, Esq./O'Malley, Miles, Nylan & Gilmore, P.A.	D.1./D.4.
André Gingles, Esq./Gingles, LLC	D.1.
Philip Hughes/Rodgers Consulting	D.2.
Al Weaver	
Edward Gibbs	D.2.

### 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. Commissioners Muckle and Marcavitch had excused absences.

### B. Approval of Meeting Summary – November 19, 2019

**MOTION:** Commissioner Pruden moved to approve the November 19, 2019 meeting summary. The motion was seconded by Commissioner Schneider. The motion was approved by acclamation and without objection (6-0).

### C. Preservation Tax Credit

#### 1. 2019-013, Waverly (Historic Site 82B-009)

Mr. Tana presented the staff report. Tax credit work totaled \$3,397.32 and consisted of the repair of columns, reinstallation of railings on the front and back porches, repair of leaking built-in gutters, repair of soffits and cornice, repair of downspouts, hanging of restored shutters, and repainting of repaired exterior woodwork to match the existing woodwork. The work was completed in September of 2019. All expenses were determined eligible and a tax credit of \$849.33, to apply for FY 2021, was recommended. Staff recommended that the application be granted 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*.

**MOTION:** Commissioner Pruden moved to approve Preservation Tax Credit 2019-013 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*. Commissioner Schneider seconded the motion. The motion was approved by acclamation and without objection (6-0).

## D. Development Referrals

### 1. DSP-07073-12, National Harbor Beltway Parcel, Parcel 7

Mr. Berger presented the staff report. The subject application proposes a revision to Detailed Site Plan DSP-07073 for the National Harbor Beltway Parcel, originally submitted on February 21, 2014. The applicant proposes the development of Parcel 7 with a seven-story parking garage with 2,476 parking spaces and an eight-story, 150-room hotel. Parcel 7 comprises 7.28 acres and is situated in the southwestern portion of the overall Beltway Parcel. The subject property is zoned M-X-T (Mixed Use Transportation Oriented). The subject property is near to but not adjacent to the Oxon Hill Manor Historic Site (80-001) and is adjacent to M-NCPPC parkland, thus the application was submitted to the HPC for review of viewshed impacts. The parking garage will be constructed of pre-cast concrete. The north, west, and a portion of the east elevations will be sheathed with perforated metal panels that will be lit at night with a multicolored LED lighting system. Signage will include the National Harbor logo on the south elevation and the MGM National Harbor logo on the west elevation, both facing away from Oxon Hill Manor. The top deck of the parking garage will not be enclosed and will be lit by pole-mounted lights 29 feet in height, with LED lighting fixtures. A pedestrian bridge constructed of white concrete and steel with glass sides will connect the parking garage to the MGM Casino. Existing trees will provide screening of the garage from Oxon Hill Manor and the North Potomac View subdivision to the east and south. The proposed hotel will be constructed of three shades of precast concrete with blue Vision Glass. The east elevation would likely be the most visible from the Oxon Hill Manor property, and proposed signage will not be placed on the east elevation facing Oxon Hill Manor. Sightline studies and a balloon test submitted by the applicant and 3-D models produced by M-NCPPC staff illustrated that the proposed parking garage and hotel should only be partially visible from the Oxon Hill Manor Historic Site. Historic Preservation staff recommended that the east elevation be treated as a "living wall" to make that elevation less visible from the historic site. Historic Preservation Section staff recommended that the HPC recommend approval of DSP-07073-12 to the Planning Board with the following conditions:

1. To help screen the sides of the garage facing M-NCPPC parkland, the applicant, his heirs, successors and/or assigns shall be required to treat these building elevations as a "living wall" planted to further conceal these utilitarian elevations. To ensure that this living wall treatment is effective, the applicant shall design the vegetative screening to be planted both from the ground and from vertical locations on the wall to encourage as much vegetative growth as possible.

2. To ensure that light pollution and/or spill-over from the top deck of the garage is minimized, the applicant, his heirs, successors and/or assigns shall be required to provide extended shields to be applied to the fixtures at this level, or to reduce the height of the light poles, or both.

Mr. Bill Shipp indicated that the lighting concern (Condition 2) would be addressed, and also indicated that the living wall (Condition 1) creates some issues for the client regarding cost and operational maintenance. He indicated that the existing trees should provide sufficient visual concealment of the parking garage from Oxon Hill Manor, and stated that the implementation of a living wall is likely unnecessary. He also stated that additional trees could be planted between Oxon Hill Manor and the proposed parking garage, if necessary.

Commissioner Pruden asked if the back elevation of the garage needs to be painted white. She also asked if painting trees or something similar on the façade facing Oxon Hill Manor would be possible. Mr. André Gingles indicated that the color of the garage in reality would likely not be as bright as what was shown in the visual interpretation, and that the garage was thoughtfully designed and they hoped to showcase it. He also indicated that they feel that the distance, elevation change, sight lines, and existing trees should be sufficient to minimize the visual impact from Oxon Hill Manor. Commissioner Pruden indicated that she was still concerned about the large block of white wall that would likely be visible from the Historic Site. Mr. Gingles indicated that they would prefer an alternative that would not require vertical landscaping on the wall itself and suggested that additional landscaping (trees) on the Park property could be a potential solution.

Vice Chair Davidson asked to see the image of the sight lines again and indicated that the main wall of concern is the wall directly facing Oxon Hill Manor. Commissioner Pruden indicated that she agreed. Mr. Gingles indicated that they would prefer to have alternative mitigation options available to present to the Planning Board. Chairman Thompson asked if the applicants had alternative options for visual mitigation of the garage wall to present to the Planning Board, and the applicants provided some suggestions including additional tree planting on the Park parcel between the proposed garage and Oxon Hill Manor.

Commissioner Reff asked what the distance is from the edge of the proposed parking garage structure to the property line, and Mr. Shipp clarified. Commissioner Reff asked if the main issue with implementing the living wall was altering the appearance of the parking garage, and Mr. Gingles indicated that this is the applicant's main concern in addition to maintenance issues. Commissioner Pruden asked when the mitigation alternatives will be presented. Vice Chair Davidson suggested that the recommendations be less open-ended before going to the Planning Board.

**MOTION:** Commissioner Pruden moved to recommend approval of DSP-07073-12, with conditions, to the Planning Board in accordance with staff's recommendations. Commissioner Reff seconded the motion. Commissioner Reff indicated that he would support the option of additional landscape planting on the M-NCPPC property if the future maintenance of any plants were guaranteed but would not support changing the language of staff's recommendations if this could not be guaranteed. Chairman Thompson asked, if a developer is required to plant a landscape to mitigate visual impact, if staff has the authority to require the developer to restore the landscape to its original state. Mr. Berger stated that he did not know. Commissioner Pruden asked if anyone had thoughts on changing the color of the parking garage façade facing Oxon Hill Manor. Mr. Berger stated that the material is prefabricated and is not designed to be painted. Vice Chair Davidson suggested that an amendment to the motion be made and proposed altering Condition 1 to include the option for alternative means of vegetative screening. Commissioner Reff made a motion to amend the existing motion. Commissioner Pruden seconded the motion to amend. Commissioner Reff moved to make the following amendment to Condition 1 of the existing motion:

- To ensure that this living wall treatment is effective, the applicant shall design the vegetative screening to be planted both from the ground and/or from vertical locations on the wall to encourage as much vegetative growth as possible; and/or other vegetative screening techniques to mitigate the impact of the garage.

Commissioner Pruden seconded the motion. The motion to amend was approved by acclamation and without objection (6-0) and the amended motion was approved by acclamation and without objection (6-0).

### 3. 4-19003, Pecan Ridge

Dr. Stabler presented the staff report. The subject property comprises 41.7 acres located at 8304 Lloyd Station Road in Bowie, Maryland. The subject application proposes a subdivision with 80 lots and 12 parcels for single-family detached dwelling units. Most of the lots will be oriented toward the southwest portion of the property and will be sited on both sides of the three streets that end in cul-de-sacs. The subject property is zoned R-R (Rural Residential). The property was recently used as a working horse farm. The subject property is improved with a number of structures, which are single-family detached houses, barns, and storage sheds. The primary residence is sited on a knoll overlooking Old Laurel Bowie Road. The subject property was located on a land grant known as "Strife," originally patented to Hugh Riley in 1718 and containing 608 acres. The property changed hands several times and was sold to Daniel B. Lloyd in 1888. Lloyd conveyed a right-of-way through his land to the Washington and Annapolis Electric Railway Company in 1902. After acquiring the land in 1914, Thomas P. Littlepage established a nut nursery on his property in Bowie, known as the Maryland Nut Nurseries, and planted most of the pecan and walnut trees that remain on the land, including the grove in the southeastern portion next to the Washington, Baltimore & Annapolis (WB&A) Trail. After changing hands once more, William I. Patterson purchased the property in the early 1950s. Many of the horse-related outbuildings on the property likely date to Patterson's ownership. A Phase I archaeological survey was conducted on the subject property in June of 2016 and September of 2017, and all of the outbuildings were photographed. Due to extensive modern disturbance, no further archaeological investigations were recommended. Although the property's above-ground structures will not be retained, they will be thoroughly documented prior to their removal. Historic Preservation Section staff recommended that the HPC recommend approval of Preliminary Plan 4-19003 to the Planning Board with the following conditions:

1. Prior to the issuance of any demolition or grading permit, the applicant and the applicant's heirs, successors, and/or assignees shall submit a Maryland Inventory of Historic Property (MIHP) form for all the standing structures located at 8304 Lloyd Station Road. The buildings shall be documented by a 36 CFR qualified architectural historian and the submitted documentation shall include a chain of title, floor plans, and representative interior and exterior photos of the buildings and grounds.
2. Prior to the issuance of a grading permit, the applicant shall submit a Historic Area Work Permit application for any disturbance within the Environmental Setting of the Washington, Baltimore & Annapolis Electric Railway Bridge Historic Site (71A-006).

The adjacency of the Washington, Baltimore & Annapolis Electric Railway Bridge Historic Site to the developing property will trigger provisions of the Prince George's County Landscape Manual.

Chairman Thompson asked the dimensions of the small two-story building on the property. Commissioner Reff asked if the small building was related to the bridge, and Dr. Stabler indicated that they are likely not associated, and that the building is likely associated with prior farm use.

Mr. Edward Gibbs, the applicant's representative, indicated that the applicant has no objections to the two conditions outlined in the staff report.

**MOTION:** Commissioner Pruden moved to recommend approval of Preliminary Plan 4-19003 with conditions to the Planning Board in accordance with staff's recommendations. Commissioner Schneider seconded the motion. The motion was approved by acclamation and without objection (6-0).

### 3. CP-19001, Hyatt's Addition, Lot 50

Mr. Smith presented the staff report. The subject property comprises 0.19 acres located at 4016 Crittenden Street in Hyattsville and is adjacent to the Wheelock House (Historic Site 68-010-31). The subject property is also within the Hyattsville National Register Historic District (68-010-00). The subject application proposes the construction of a single-family dwelling. The subject property is Zoned R-55 and is within the Chesapeake Bay Critical Area and the Gateway Arts District, Traditional Residential Neighborhood Character Area. A structure appears on the subject property in aerial photographs from 1965 until 2014, when the building was demolished. A search of current and historic photographs, topographic and historic maps, and locations of currently known archaeological sites indicated that the probability of archaeological sites within the subject property was low and a Phase I archeological survey was not recommended.

Wheelock House (Historic Site 68-010-31), on the lot to the east of the subject property, is a two-and-one-half-story, cross gabled Queen Anne style dwelling of wood-frame construction, distinguished by its wraparound porch and cove-shingled gables, as well as its prominent location on one of the main streets in Hyattsville. While the proposed single-family dwelling on Lot 50 will be highly visible from Wheelock House, the currently proposed architecture was deemed by staff to be compatible with the adjacent Historic Site. Because of lot limitations of the subject property, the project does not meet the requirements of the Prince George's County Landscape Manual. The project was subject to review by the Alternative Compliance Committee on December 10, 2019. It was determined that the project would not be able to meet Alternative Compliance parameters, and thus a Departure must be pursued. Thus, any outstanding issues that arise from the Departure process should be reflected on a revised site plan prior to the approval of CP-19001 by the Planning Board. Based on the revised plans, Historic Preservation Section staff recommended that the HPC recommend approval of CP-19001 to the Planning Board, with no conditions.

Chairman Thompson asked what was submitted after the staff report had been completed, and Mr. Berger clarified that the final architectural elevations were provided and included in staff's PowerPoint presentation. Commissioner Reff asked what the Alternative Compliance process entails, and Mr. Berger explained that it is a means by which an applicant can proffer another landscaping scheme that is theoretically equal to or better than what they would be required to provide if they were able to meet the conditions of the Landscape Manual. Mr. Berger further explained that this site is so spatially constricted that the proposed plan cannot meet Alternative Compliance parameters, and the applicant must submit a supplemental application for a Departure, which is essentially a formal relief from a circumstance that cannot be addressed. Mr. Berger stated that the Departure will likely have little impact on the architectural plans that were presented to the HPC. Vice Chair Davidson asked why the house on the lot previously was demolished, and Mr. Berger stated that no details were presented to staff, though the house was in poor condition. Commissioner Reff asked if the shape of the lot is what has led to the Departure process, and Mr. Berger confirmed that the shape and limited size of the lot are the main issues. Commissioner Pruden noted that this area is characterized by tiny lots.

**MOTION:** Commissioner Pruden moved to recommend approval of CP-19001 with no conditions to the Planning Board in accordance with staff's recommendations, and noted that any outstanding issues that arise from the Departure process should be reflected on a revised site plan prior to the approval of CP-

19001 by the Planning Board. Commissioner Schneider seconded the motion. The motion was approved by acclamation and without objection (6-0).

#### **4. SDP-1202-07, Canter Creek, Phases 3 and 4**

Dr. Stabler presented the staff report. The subject property includes 342.38 acres (zoned R-S) and is located on the west side of Frank Tippett Road, approximately 1,000 feet south of its intersection with Rosaryville Road. The subject Specific Design Plan (SDP) application is for the development of Phases 3 and 4, consisting of approximately 48 acres in the northern portion of the overall property. The subject application proposes 161 single-family detached residential units with architecture for Phases 3 and 4 of the Canter Creek development. The subject property does not include any identified historic resources but is adjacent to the Joshua Turner House (Historic Site 82A-017), located at 8801 Frank Tippett Road. The Joshua Turner House, built in the 1880s, is a two-and-one-half story, cross-gable frame dwelling with paneled gable peaks and a twentieth-century stucco covering. The house, which also exhibits elegant Victorian interior trim, is significant as the late-nineteenth-century country house of a successful businessman, and for its fine Queen Anne style decorative detail. The Historic Site's Environmental Setting includes approximately five acres (Part of Parcel 91). Phase I archaeological investigations were conducted on the subject property in May 2009, which identified three archaeological sites. One of the three archaeological sites (Site 18PR971) represents two late-nineteenth to early-twentieth-century tenant houses, a common property type but one not well studied archeologically in Prince George's County. Staff recommended that Phase II investigations be conducted on Site 18PR971 to determine if any intact cultural deposits or features are present. Site 18PR971 is within the limits of disturbance for the proposed development. The Phase II work plan was approved on December 2, 2019, and Phase II investigations must be completed prior to the approval of SDP-1202-07. Historic Preservation staff recommended that the Historic Preservation Commission recommend approval of SDP-1202-07 Canter Creek, Phases 3 & 4 with no new conditions. Conditions 15.b. and 16 of the District Council Resolution for CDP-0701 and Conditions 23 and 24 of Planning Board Resolution No. 08-112(A) have not been satisfied and still apply to this development.

Commissioner Pruden asked if the cross section provided in the plans indicates the shortest distance between the development and the Historic Site, and Dr. Stabler confirmed. Vice Chair Davidson asked for confirmation regarding which conditions no longer apply, and Dr. Stabler confirmed that Condition 25 of Planning Board Resolution No. 08-112(A) no longer applies.

Mr. Shipp indicated that the applicant does not have any substantive disagreements with staff's recommendations but noted that they may have a timing issue that they will discuss with the Planning Board regarding the progress of the Phase II archaeological assessment. He indicated that Condition 22 of Planning Board Resolution No. 08-112(A) may set a more realistic deadline.

**MOTION:** Commissioner Pruden moved to recommend approval of SDP-1202-07 with no new conditions to the Planning Board in accordance with staff's recommendations. Conditions 15.b. and 16 of the District Council Resolution for CDP-0701 and Conditions 22, 23, and 24 of Planning Board Resolution No. 08-112(A) have not been satisfied and still apply to this development. Commissioner Schneider seconded the motion. The motion was approved by acclamation and without objection (6-0).

#### **E. 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 with the exception of the removal of the Old Marlboro Primary School and the Old Marlboro High School. Mr. Gross also provided information about the unpermitted work that had been completed at the Webb-Brown House (Historic Site 72-016), which included the addition of dormers on the front elevation, replacement windows (one of which has been moved from the center of the front elevation), the removal of at least one chimney, and an addition on the back of the structure. Mr. Gross indicated that DPIE issued a Stop Work Order, though most of the work has already been completed. Mr. Gross suggested that the property owners be invited to the next HPC meeting. The HPC recommended that staff invite the property owners to the next HPC meeting to discuss the issue further.

**3. Referrals Report**

There were no further questions.

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

**5. New Business/Staff Updates**

Mr. Tana provided information regarding the Historic Property Grant Program Committee and revisions to the Non-Capital Grant Program Guidelines.

**MOTION:** Commissioner Pruden moved to adjourn. The motion was seconded by all Commissioners. The motion was approved by acclamation and without objection (6-0). The meeting adjourned at 8:39 p.m.

Respectfully submitted,



Ashley Sayward Hall  
Principal Planning Technician  
Historic Preservation Section