



PRINCE GEORGE'S COUNTY HISTORIC PRESERVATION COMMISSION

County Administration Building • 14741 Governor Oden Bowie Drive, 4th Floor, Upper Marlboro, Maryland 20772
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APPROVED 03/16/21

Summary of Actions

Prince George's County Historic Preservation Commission
Tuesday, February 16, 2021, 6:30 p.m.
4th Floor Board Room, County Administration Building

THIS MEETING WAS HELD VIRTUALLY VIA GOTOMEETING

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| Commissioners Present: | Vice Chair Lisa Pfueller Davidson, Susan Pruden, Royal Reff, Aaron Marcavitch, Chairman John Peter Thompson, Nathania Branch-Miles, Donna Schneider, Yolanda Muckle |
| Commissioners Absent: | N/A |
| HPC Counsel: | Bradley Farrar, Esq. |
| Staff Present: | Howard Berger, Jennifer Stabler, Tom Gross, Daniel Tana, Tyler Smith, Ashley Hall |

| Guest: Name/Organization | Agenda Item |
|---------------------------------|--------------------|
| Darrellynne Strother | F. |
| James Albert | F. |
| Matthew Tedesco | D.1. |
| Nat Ballard | D.1. |
| Ryan Day | D.1. |
| Shawn Day | D.1. |
| Hunter Buckworth | C.1. |
| Brandon Gurney | D.1. |
| Victor White | D.1. |
| Elise Foster | F. |
| Sachin Kandhari | F. |

A. Call to Order

Chairman Thompson called the meeting to order at 6:37 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 – January 19, 2021

MOTION: Commissioner Schneider moved to approve the January 19, 2021 meeting summary. The motion was seconded by Commissioner Branch-Miles. The motion was approved by roll call vote and without objection (8-0).

Agenda Item D.1. followed.

D. Environmental Setting Redetermination

1. Talburtt Tobacco Barn (Historic Site 78-009)

Mr. Gross presented the staff report. The applicant, Brandon Gurney of Stanley Martin Companies LLC, requested a Change of Environmental Setting for the Talburtt Tobacco Barn (Historic Site 78-009). The Talburtt Tobacco Barn occupies part of a 63.66-acre parcel located at 11000 Westphalia Road in Upper Marlboro. The subject Environmental Setting, which was established at the time the barn was designated as a Historic Site in October 2018, contains 0.955 acres. The applicant has requested the Environmental Setting be reduced to an area of 0.84 acres. The applicant has submitted a Statement of Justification that provides a basis for their request. The application is also accompanied by a contractor proposal for the rehabilitation of the Talburtt Tobacco Barn. The Talburtt Tobacco Barn is a wood frame, front-gable barn constructed in the late eighteenth or early nineteenth century, with vertical board siding and a 5V-style metal roof. Portions of the siding are missing and much of what remains likely postdates the barn's original construction. Exposed tilted false plates provide evidence of the original roof line before the addition of the sheds and suggest an initial construction date no later than the early nineteenth century. While much of the exterior material has been replaced, the barn retains a substantial amount of its original hand-hewn and circular-sawn framing members. The Environmental Setting for the Talburtt Tobacco Barn Historic Site is located near the southwest corner of a 63.66-acre parcel.

The Historic Preservation Commission (HPC) designated the Talburtt Tobacco Barn as a Historic Site at its October 2018 public meeting. The Statement of Justification submitted by the applicant states that a condition attached to the Comprehensive Design Plan (CDP) for the property required that the layout of the development be modified to reduce the number of townhouses to be constructed in the L-A-C Zone. This change resulted in a minor adjustment of the proposed roads to the north and east of the Talburtt Tobacco Barn, such that the distance between the barn and the road to the east would increase from 44 feet to 50 feet, while the distance between the barn and road to the north would decrease from 124.91 feet to 94 feet. These setback modifications would reduce the area of the parcel on which the Talburtt Tobacco Barn would be located in the proposed development, and thus its Environmental Setting, from the 0.955 acres established by the HPC in October 2018 to the 0.84 acres put forward in this request. The applicant has also submitted a proposal from R&D Cross for the rehabilitation of the Talburtt Tobacco Barn. The rehabilitation proposal includes the replacement of the barn roof and the repair or replacement, as needed, of both the structural members and the wood siding. The applicant represents that the continued maintenance of the barn will be ensured through covenant agreements imposed by the homeowners' association (HOA) of the proposed development.

The requested change of Environmental Setting is relatively modest and should continue to provide sufficient protection and visibility for the Talburtt Tobacco Barn Historic Site within the proposed development. Although staff does not necessarily endorse the applicant's position that the reconfigured barn parcel creates "a more desired setting" for the Historic Site, the basis for the requested change is clearly articulated in the Statement of Justification and is not in dispute. Any treatment of the Talburtt Tobacco Barn, either as specified in the submitted rehabilitation proposal or otherwise, is subject to review and approval by the HPC through the Historic Area Work Permit (HAWP) process. Staff recommended that the HPC approve the applicant's proposed change to the Environmental Setting for the Talburtt Tobacco Barn from its current area of 0.955 acres to a revised area of 0.84 acres, as shown on page 3 of the Statement of Justification submitted by the applicant.

Mr. Matthew Tedesco, the applicant's attorney, indicated that they appreciated staff's efforts and agreed with staff's conclusions. He indicated that he and the applicant's team were available for questions.

MOTION: Commissioner Schneider moved to approve the applicant's proposed change to the Environmental Setting of the Talburtt Tobacco Barn from its current area of 0.955 acres to a revised area of 0.84 acres as shown on page 3 of the Statement of Justification submitted by the applicant. Commissioner Muckle seconded the motion. The motion was approved by roll call vote and with one objection (6-1-1, Commissioner Marcavitch voted "no" and Vice Chair Davidson voted "present").

Agenda Item C.1. followed.

C. Historic Resource Evaluation

1. Thomas Seabrook House (Historic Resource 70-053-11)

Mr. Gross presented the staff report. The Thomas Seabrook House is a two-and-one-half-story dwelling built circa 1880 in the Carpenter Gothic style. The house is of frame construction atop a high brick basement, with a front-gabled roof and a steeply pitched gable at the center of the west elevation. The gable peaks originally featured elaborate bargeboards, but these were removed at some point between 1984 and 2009. The original volume of the building has been enlarged by an addition along the full width of the west elevation and rear additions at the basement and first story. The entire house above the basement is clad in vinyl siding, which replaced or conceals earlier asbestos shingles that were installed over the original wood German siding. A large, shed-roofed porch constructed in the early 2000s extends the full width of the west elevation and the northwest corner. Nearly all windows in the building are vinyl. The front door, sidelights, and transom are modern replacements, as is the door on the west elevation.

The Thomas Seabrook House is located in the subdivision of Seabrook, which was platted by Thomas Seabrook on a portion of nearly 500 acres he purchased in 1871. A native of Pennsylvania, Seabrook was a civil engineer for the Pennsylvania Railroad and had helped design the railway tunnels in Baltimore. By 1880, Seabrook had constructed three identical Gothic-style cottages on the same street a short distance south of the railroad tracks: the subject historic resource, which he retained for his own use; the house at 9425 Dubarry Avenue (Seabrook Cottage, Historic Site 70-053-12); and the house at 9513 Dubarry Avenue (Kelly Cottage, Historic Site 70-053-14). Thomas Seabrook used the subject resource as a summer residence until his death in 1897, and his family continued to own it until its sale to Tyrrel Biddle in 1912. Biddle rented out the house until 1941, when it was sold along with several nearby lots to Karl Austin. The property was occupied by Austin and his family until 1945, when it was sold to Cecil and Dorothy Stockton. It was likely during either the Austin or Stockton period of ownership that the basement-level rear addition to the house was constructed. In 1955, the Stocktons conveyed the property to Clarence and Helen Sartain, who sold it shortly thereafter to Lawrence and Margaret Hinkle. Margaret Hinkle sold the subject property to Ziphie and Blanch Moore. The property was owned by Alton and Ruth Good from 1965 until 1977, and it was likely during their period of ownership that the one-story addition was constructed on the west elevation of the house. The property was owned next by Arlo and Joyce Beseke, during whose ownership the first-story rear addition was constructed over the circa-1940s basement-level addition. In 1998, the property was sold to Atilla Kovi, during whose brief ownership Lots 10 and 11 were re-subdivided, resulting in a larger lot for the subject resource. The new Lot 11-A was sold in 1999 to Amy Skowronek, who married John Forinash in July 2008 and became joint owner of the property with him the following year. It was during their tenure that the full-width west elevation porch was constructed. The property was conveyed in 2018 to Khabeer Salaam, Cesa Salaam, and Kristine Andall, who sold it to the current owner, Hunter D. Buckworth, in December 2020.

The Thomas Seabrook House is significant as one of three Carpenter Gothic-style cottages constructed circa 1880 by Thomas Seabrook, the developer of the community that bears his name. The resource was occupied by Seabrook and his heirs until 1912, since which time it has been owned by unrelated parties. The house represents the heritage theme of late-nineteenth century suburban growth in Prince George's County and residential Gothic architecture, although its integrity is compromised in this respect. The Thomas Seabrook House retains certain character defining features of its original construction, but its overall form has been obscured by additions and its materiality has been substantially altered. The original wood German siding was replaced or covered with asbestos shingles, and the entire house above the basement is now clad in vinyl siding. This represents either a critical or detrimental change as defined in Policy #1-87, depending on whether historic siding remains beneath. With the exception of those in the basement, all of the windows appear to be modern replacements; this represents a critical (irreversible) change as defined in HPC Policy #1-87. The modern replacement of the front entry door and sidelights and the removal of the decorative finials and bargeboards also represent critical changes. 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. The Thomas Seabrook House is one of three houses constructed on Dubarry Avenue in the same period by Thomas Seabrook. The other two, Seabrook Cottage and Kelly Cottage, have been designated as Historic Sites since 1981 and 1987, respectively. Kelly Cottage is also protected by a preservation easement held by M-NCPPC. Both have been altered but retain a higher degree of integrity of form and materials than the Thomas Seabrook House. In light of the critical and detrimental changes that have occurred to the structure and the presence of two nearby historic sites that better reflect the architectural intent of their builder, the Thomas Seabrook House was found to have insufficient integrity to convey its significance as a late-nineteenth century Carpenter Gothic dwelling.

Staff concluded that the Thomas Seabrook House meets only criterion (2)(A)(v) of the nine criteria of Subtitle 29-104(a). However, staff noted that the Landmark Criterion, (2)(A)(v), should not be used alone in designating an Historic Site; it should be used only in combination with one or more of the other criteria of historic or architectural significance. Staff recommended to the HPC that the Thomas Seabrook 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.

Commissioner Reff stated that the construction style of the house is diverse. He asked if staff determined that the property did not meet the criteria of (2)(A)(i) based solely on the changes from its original construction, or if staff felt that the house no longer fit the original style at all. Mr. Gross indicated that, since 1987, a significant number of changes were implemented that moved the property further from its original form and further from the original "Carpenter Gothic" style. Mr. Gross then indicated that staff's conclusions were not easily arrived at and were open for debate. Commissioner Reff asked how staff weighed Mr. Seabrook's level of influence as it relates to Criterion (1)(A)(iii). Mr. Gross indicated that there was some room for interpretation of the HPC Historic Site criteria.

Chairman Thompson asked what architectural style the three Seabrook-built houses were, and Mr. Gross indicated that they could be considered "Carpenter Gothic" or "Victorian Gothic." He then asked how many properties in Prince George's County were of this style, and Mr. Gross indicated that the three Seabrook-built properties were the only three examples.

Commissioner Pruden asked if there was any value in grouping the three similar Seabrook-built properties. Mr. Gross indicated that each property could be evaluated on its own merits. Commissioner Pruden asked if the property was so far gone that it could not be rehabilitated, and Mr. Gross indicated that this was not the case and staff's recommendations were based on the property's current condition.

Mr. Hunter Buckworth, the property owner, provided a statement regarding his disagreement with staff's conclusions. He indicated that he felt that the property met several additional criteria for historic site designation. Mr. Buckworth's written letter to the HPC was entered into the record.

Commissioner Pruden stated that she found Mr. Buckworth's argument thorough and persuasive.

Commissioner Reff asked staff why this property was before the HPC at this meeting. Mr. Gross indicated that Mr. Buckworth reached out to staff after purchasing the property regarding permits required for proposed work, and that is why it was before the HPC at this juncture.

Vice Chair Davidson asked about the amount of interpretive leeway within the criteria, and Mr. Gross clarified.

MOTION: Commissioner Reff moved that the HPC recommend that the Thomas Seabrook House can be found to meet Historic Preservation Criteria (1)(A)(iii), (2)(A)(i), and (2)(A)(v) and that, in accordance with HPC Policy #1-89, it should be designated as a Historic Site and included in the Inventory of Historic Resources. Commissioner Marcavitch seconded the motion. Chairman Thompson asked Commissioner Reff why he chose Criteria (1)(A)(iii), (2)(A)(i), and (2)(A)(v), and Commissioner Reff clarified. Vice Chair Davidson provided a friendly amendment to the motion and indicated that the HPC is the designating body and the motion should not be a recommendation. She indicated that she would submit a slightly different set of criteria, to include (1)(A)(i) and exclude (2)(A)(i). Commissioner Pruden indicated that this property is an important part of the Seabrook community and that she agreed with Vice Chair Davidson's recommendations. Commissioner Reff withdrew the original motion and made a new motion. Commissioner Reff moved that the HPC designate the Thomas Seabrook House and its Environmental Setting as a Historic Site as meeting Historic Preservation Criteria (1)(A)(iii), (2)(A)(i), and (2)(A)(v). Commissioner Marcavitch seconded the motion. The motion was approved by roll call vote and without objection (7-0-1, Vice Chair Davidson voted "present").

Agenda Item E.1. followed.

E. Preservation Tax Credits

1. 2020-013, 4714 Howard Lane (OTCPHD 66-042-221) *Rehearing*

Mr. Smith presented the staff report. David Kacar, architect and builder of 4714 Howard Lane, a Noncontributing Resource within the Old Town College Park Historic District (OTCPHD), has applied for a tax credit for work totaling \$460,000. The work comprised of construction of a new single-family residence. The construction of the house was approved by the HPC under HAWP 2018-013, issued on April 17, 2018. The work was completed in June 2020. The subject tax credit application was previously presented to the HPC at its December 2020 with an incorrect tax credit rate of 25 percent. New construction within the OTCPHD is credited at a rate of 10 percent. \$47,500 of allowances for cabinets and countertops, plumbing and light fixtures, appliances, hardware, and interior paint were deducted from the total, reducing the eligible expenses to \$412,500. 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 \$41,250. This credit would apply for FY 2021, 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 9 and 10 of the Secretary of the Interior's *Standards for Rehabilitation*.

MOTION: Commissioner Schneider moved to approve Preservation Tax Credit 2020-013 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 Pruden seconded the motion. The motion was approved by roll call vote and without objection (7-0-1, Vice Chair Davidson voted "present").

2. 2021-001, 4708 Howard Lane (OTCPHD 66-042-223)

Mr. Smith presented the staff report. David Kacar, architect and builder of 4708 Howard Lane, a Noncontributing Resource within the OTCPHD, has applied for a tax credit for work totaling \$565,120. The work was comprised of construction of a new single-family residence. The construction of the house was approved by the HPC under HAWP 2019-050, issued on September 16, 2019. The work was completed in October 2020. Of the total claimed expenses, \$64,500 of expenses for cabinets and countertops, plumbing and light fixtures, appliances, hardware, and interior paint were deducted from the total, reducing the eligible expenses to \$500,620. 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 \$50,062. This credit would apply for FY 2022, 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 9 and 10 of the Secretary of the Interior's *Standards for Rehabilitation*.

MOTION: Commissioner Schneider moved to approve Preservation Tax Credit 2021-001 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 Branch-Miles seconded the motion. The motion was approved by roll call vote and without objection (7-0-1, Vice Chair Davidson voted "present").

F. Approval of FY 2021 Historic Property Grant Program Recommendations

Mr. Tana presented the staff report. On April 8, 2008, the Prince George's County Council approved CB-003-2008 (DR-2), the legislation enabling the Prince George's Historic Property Grant Program. The program provides grants to nonprofit organizations or foundations, political subdivisions, and individuals for the purpose of acquiring, preserving, restoring, or rehabilitating historic properties in accordance with the Maryland Land Use Article, Sections 26-101—26-107. The Prince George's County Planning Board adopted the Program Guidelines on May 8, 2008; the Planning Board revised the guidelines on July 21, 2016. The program was reauthorized in the FY 2021 budget with \$350,000 in available funds. A thirteenth round of the program was announced in July 2020 and four virtual workshops for potential applicants were held in August and September throughout the county. All four workshops were hosted on the Countywide Planning Division's GoToMeeting account. In addition, a recording of the August 24 workshop and presentation was uploaded to the Grants page of the Planning Department's Website and the M-NCPPC's YouTube page for individuals who could not attend any of the available workshops live. Mailings advertising the 2021 program year with information on the workshops and application deadlines were sent to all property owners in Historic Districts, all owners of Historic Sites and Historic Resources, and to the County's 27 municipalities. A total of 25 people attended all four workshops. Fourteen applications were received and compiled by Planning Department staff, totaling \$611,773 in requested grant funds for the 2021 program year. One of these applications was determined to be ineligible for grant funding due to an outstanding HPC violation by an applicant and was not considered for funding (reducing the total requested funds from eligible applications to \$561,773). In accordance with the program guidelines, a grant committee consisting of four HPC members and three Planning Department staff members was appointed by the HPC chair to review applications and provide award recommendations to the HPC. The committee evaluated and scored the proposed projects using the selection criteria in the program guidelines and made award recommendations accordingly. Eligible grant

requests exceeded the available funds by \$211,773. As a result, the grant committee utilized strategic reductions in recommended funding in order to increase the total number of properties that were recommended to receive funds and to try to direct funds to proposed work that most exemplifies the purpose of the program. In the event that grant funds need to be reallocated due to refusal of award or termination of grant contract, the committee recommends that available funds be reallocated to the next highest scoring partially funded project—except for those projects where recommended funding was intentionally reduced to exclude disallowed work—until the project is fully funded or the funds are exhausted, whichever comes first. Based on the applications and grant committee recommendations, staff requested that the HPC recommend grant recipients for the 2021 funding year to the Planning Board. The HPC's recommendations will be presented to the Planning Board for its review and award selection on March 11, 2021.

Ms. Darrelynn Strother, owner of 14504 Main Street in Upper Marlboro, indicated that she disagreed with the grant committee's corrected recommendations. She indicated that she felt that the original scores should be the final HPC recommendation to the Planning Board. She indicated that she sent a letter via email, dated February 12, 2021 (entered into the record), highlighting her concerns to the Planning Board and HPC.

Vice Chair Davidson apologized for the highly unprecedented situation. She indicated that the grant committee and HPC have never had a technical error like this occur before and she felt that, in order to preserve the integrity, accuracy, and impartiality of the scoring process, the scores needed to be corrected.

Commissioner Muckle asked how many applicants were affected by the technical error. Mr. Tana indicated that nearly every applicant was affected and described the process of correcting the error.

Chairman Thompson advised staff to keep the original spreadsheet containing the incorrect data.

MOTION: Chairman Thompson moved to accept the recommendations of the Grant Committee and forward them to the Planning Board. Commissioner Pruden seconded the motion. The motion was approved by roll call vote and without objection (7-0-1, Vice Chair Davidson voted "present").

G. Update from Department of Parks & Recreation

Mr. Gross presented the update from the Department of Parks & Recreation. Commissioner Marcavitch provided information on funding for the rehabilitation of the Peace Cross (Historic Site 69-005-16).

H. Commission Staff Items

1. HAWP Staff Sign Offs

There were no further questions.

2. Properties of Concern

Mr. Gross stated that there were no changes to the status of any properties on the list of Properties of Concern since January 2021. Commissioner Pruden suggested that the Jarboe-Bowie House (Historic Site 79-019-02) come off the Properties of Concern list. Chairman Thompson indicated that an item on an upcoming agenda should include a review of the Properties of Concern list. Mr. Berger suggested that this could tentatively be a March agenda item.

3. Referrals Report

There were no further questions.

4. Correspondence Report – No Correspondence Report

5. New Business/Staff Updates

Mr. Gross noted that MPT (Maryland Public Television) is airing a program featuring Belair at Bowie (Historic Site 71B-004) on Saturday, February 20, at 7 p.m.

Public comments followed and were off the record.

Chairman Thompson noted that the Prince George's County Historical Society is hosting a history chat, the first of many, on Monday, February 22, at 7 p.m.

MOTION: Commissioner Schneider moved to adjourn. The motion was seconded by Commissioner Marcavitch. The motion was approved by acclamation and without objection (8-0). The meeting adjourned at 9:38 p.m.

Respectfully submitted,



Ashley Sayward Hall
Principal Planning Technician
Historic Preservation Section