



# 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 04/20/21**

## Summary of Actions

Prince George's County Historic Preservation Commission  
Tuesday, March 16, 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, 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

<b>Guest: Name/Organization</b>	<b>Agenda Item</b>
Matthew Tedesco	C.1.
Richard Greenberg	C.1.
Joe DiMarco	C.1.
Sean Gaouette	C.1.
Stuart Schooler	C.1.
Sherief Elfar	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 Summary – February 16, 2021

**MOTION:** Commissioner Pruden moved to approve the February 16, 2021 meeting summary. The motion was seconded by Commissioner Schneider. The motion was approved by roll call vote and without objection (7-0).

Commissioner Marcavitch arrived after the vote to approve the February 16, 2021 meeting summary.

## C. Development Referral

### 1. **CSP-20002, Terrapin House (Adjacent to the Old Town College Park Historic District [OTCPHD], 66-042-00)**

Mr. Berger presented the staff report. The subject property is currently developed with a mix of uses including commercial retail uses on Parcel A and multi-family residential uses on Lots 9-12. The subject properties are located at 7313 Baltimore Avenue, 4424 Hartwick Road, and 7302 Yale Avenue. The subject Conceptual Site Plan (CSP) proposes to rezone Lots 9 and 10 to the M-U-I Zone to accommodate a modern mixed-use development with ground floor retail along Baltimore Avenue with multi-family residential units above. The subject property lies within the City of College Park. The applicant seeks the rezoning to accommodate the future redevelopment of the subject property as one cohesive development. The subject property is adjacent to the OTCPHD (66-042-00). Developed gradually, Old Town College Park retains much of its original grid plan as platted by Johnson and Curriden in 1889. Today, Old Town consists of 250 developed properties. Residential buildings make up most of the historic neighborhood. Primary resources include single-family dwellings, multifamily dwellings, educational housing (fraternities and sororities), religious buildings, governmental buildings, and social buildings. The resources date from the 1890s to the last decade of the twentieth century, with a single resource erected prior to the 1889 platting of the neighborhood. The buildings of College Park are generally set back from the tree-lined streets on lots of varying widths. Many of the residential properties have driveways to the side of the primary resources, several with freestanding garages at the rear. According to tax assessment records, the building located at 7313 Baltimore Avenue was constructed in 2005; the building at 4424 Hartwick Road was constructed in 1915; and the building at 7302 Yale Avenue was constructed in 1953. Two of these buildings are more than 50 years old and have not previously been recorded on a Maryland Inventory of Historic Properties (MIHP) form. At the time the College Park Historic District was established, dense development was contemplated along US Route 1. Therefore, the buildings in these blocks adjacent to US Route 1 were not included in the Historic District because of anticipated development in those locations. All three structures within the subject site are proposed to be demolished to accommodate new development. Due to the construction of the existing buildings on the subject property, there is a low probability that any significant archeological resources would be affected by the proposed development.

At the time of the Detailed Site Plan (DSP), the applicant should carefully consider the massing, height, architecture, and materials of new construction adjacent to and visible from the OTCPHD. Great care should be taken to ensure that the materials and details of any new building elevations visible from the OTCPHD are commensurate with the new building's primary elevations visible from US Route 1. Further, the design of any service-related functions for the new building such as garage entrances, loading spaces, and trash receptacles should be respectful of the adjacent historic district if they are visible from it. Every effort should be made to reduce the visual impact of new construction to avoid the creation of a building that walls off nearby low-rise structures in the historic district. At the time of the DSP, the Historic Preservation Commission (HPC) will review the impacts of the scale, massing, architecture, and materials of proposed new construction on the early 20th century detached residential character of the adjacent historic district. The existing buildings on the subject property date to 1915 (4424 Hartwick Road), 1953 (7302 Yale Avenue), and 2005 (7313 Baltimore Avenue). The structures located at 4424 Hartwick Road and 7301 Yale Avenue should be recorded by a qualified consultant on individual Maryland Inventory of Historic Properties (MIHP) forms prior to their demolition. The completed forms should be submitted to the Planning Department's Historic Preservation Section (HPS). Due to modern disturbance on the subject property, a Phase I archeology survey is not recommended. Staff recommended that the HPC recommend to the Planning Board the approval of CSP-20002, Terrapin House, with the following condition:

1. Prior to the issuance of demolition permits, the buildings located at 4424 Hartwick Road and 7301 Yale Avenue shall be recorded on individual MIHP forms by a 36CFR-certified consultant. The forms shall be submitted to HPS staff for review and approval.

Mr. Gross indicated that the OTCPHD Local Advisory Committee (LAC) received a presentation on the subject application and voted to recommend approval of CSP-20002 with the stipulation that the Detailed Site Plan (DSP) specify that adequate parking will be provided.

Vice Chair Davidson asked whether the MIHP forms would be submitted and reviewed before demolition occurs. Mr. Berger indicated that this was staff's assumption and expectation.

Mr. Matthew Tedesco, on behalf of the applicant, stated that he would not repeat staff's presentation which covered the saline points of the application. He indicated that the project had been presented to the OTCPHD LAC on February 24, 2021 and to the City Advisory Planning Commission on December 3, 2020. Mr. Tedesco also indicated that the applicant held work sessions and a regular meeting before the City Council on March 2 and 9, 2021. Mr. Tedesco indicated that the applicant concurred with the staff recommendations and that the more specific details of the project would be addressed through a subsequent detailed site plan application.

Mr. Sherief Elfar, architect for the applicant, noted that the building is proposed to be a total of five stories along Baltimore Avenue, rather than six, and three in the back next to the historic district.

**MOTION:** Commissioner Schneider moved that the HPC recommend to the Planning Board approval of CSP-20002, Terrapin House, with the following condition:

1. Prior to the issuance of demolition permits, the buildings located at 4424 Hartwick Road and 7301 Yale Avenue shall be recorded on individual MIHP forms by a 36CFR-certified consultant. The forms shall be submitted to HPS staff for review and approval.

Commissioner Branch-Miles 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 D.1. was withdrawn at the request of the applicant.

#### **D. Historic Area Work Permit**

##### **2. 2021-011, Teed House (Historic Site 66-037-50)**

Mr. Tana presented the staff report. The applicant requested a Historic Area Work Permit (HAWP) for alterations to the Teed House (Historic Site 66-037-50). The Teed House, constructed in 1934, is a two-and-one-half-story dwelling executed in the Tudor Revival style. The house comprises a side-gable main block with projecting nested front gables, a side porch, and a rear addition constructed in the late twentieth century. The house is clad in a combination of stone veneer, brick, and lapped wood siding. The historic portion of the house retains its original slate roofing. The arched front entry door is reached by a set of semicircular stone steps. Windows on the house are a combination of single-pane sash and simulated-divided light casements, almost all of which are modern replacements. The house has two chimneys, one clad in stone and the other in brick. The house sits on a 0.221-acre rectangular lot with front and rear lawns and a combination of evergreen and deciduous trees and shrubs. The Teed House is significant as a substantially intact example of Tudor Revival domestic architecture and as one of the first houses to be constructed by the College Park Corporation in the Calvert Hills section of College Park.

The property also embodies the heritage theme of streetcar suburb development in Prince George's County in the early twentieth century. The property's significance is reflected in its status as a contributing resource in the Calvert Hills National Register Historic District, which was listed in 2002.

The applicant has proposed installation of new 30-year fiberglass shingles as an in-kind replacement of the rear addition roof of the main house; installation of new in-kind flashing, gutters, downspouts, and extension leaders on the main house to improve drainage; installation of a new insulated garage door; repair and in-kind replacement of trim and siding on the garage; and repair of damaged wood garage windows, according to the submitted plans and specifications. Staff recommended that the HPC approve HAWP 2021-011 as meeting provisions 1, 2, 3, and 4 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 HAWP 2021-011 as meeting provisions 1, 2, 3, and 4 of Subtitle 29- 111(b) and Standards 1, 2, 5 and 6 of the Secretary of the Interior's *Standards for Rehabilitation*. Commissioner Marcavitch seconded the motion. The motion was approved by roll call vote and without objection (7-0-1, Vice Chair Davidson voted "present").

## E. Preservation Tax Credit

### 1. 2021-002, 4710 Howard Lane (OTCPHD 66-042-224)

Mr. Smith presented the staff report. David Kacar, architect and builder of 4710 Howard Lane, a Noncontributing Resource within the OTCPHD, applied for a tax credit for work totaling \$479,797.00. The work comprised construction of a new single-family residence. The construction of the house was approved by the HPC under HAWP 2019-025, issued on May 22, 2019. The work was completed in February 2021. \$43,000 of allowances for cabinets and tops, plumbing and light fixtures, appliances, hardware, and interior paint were deducted from the total, reducing the eligible expenses to \$436,797.00. 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 \$43,679.70. 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 2021-002 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").

Mr. Smith also provided a brief summary of the new single-family houses on Howard Lane houses that have been reviewed by the HPC and have received Historic Preservation Tax Credits.

## F. Update from Department of Parks & Recreation

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

Commissioner Schneider asked if HPS staff had heard about the fundraising campaign to raise money for repair of the Peace Cross.

## G. Commission Staff Items

### 1. HAWP Staff Sign Offs

There were no further questions.

### 2. Properties of Concern

Mr. Gross presented a brief description of work ongoing at each property on the list of Properties of Concern to determine whether any properties could be removed from the list. The HPC elected to remove the Peace Cross from the list of Properties of Concern.

Commissioner Pruden requested the addition of a column on the list of Properties of Concern to include the date the property was last visited by staff.

### 3. Referrals Report

There were no further questions.

### 4. Correspondence Report – No Correspondence Report

### 5. New Business/Staff Updates

Mr. Tana provided a brief summary of the Planning Board's decision to approve the HPC's recommendations for the FY 2021 Historic Property Grant Program.

Public comments followed and were off the record.

Commissioner Marcavitch indicated that a new executive director for Maryland Milestones/Anacostia Trails Heritage Area has agreed to a contract, but their name has not yet been released.

Commissioner Schneider indicated that she is hosting a Prince George's County Historical Society history chat on March 21, 2021 at 7 p.m.

**MOTION:** Chairman Thompson 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 8:28 p.m.

Respectfully submitted,



Ashley Sayward Hall  
Principal Planning Technician  
Historic Preservation Section