



PRINCE GEORGE'S COUNTY HISTORIC PRESERVATION COMMISSION

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APPROVED 01/15/2019

Summary of Actions

Prince George's County Historic Preservation Commission
Tuesday, December 18, 2018, 6:30 p.m.
4th Floor Board Room, County Administration Building

Commissioners Present: Chairman John Peter Thompson, Donna Schneider,
Yolanda Muckle, Vice Chair Lisa Pfueller Davidson,
Aaron Marcavitch, Susan Pruden, Eddy Campbell,
Nathania Branch-Miles

Commissioners Absent: Royal Reff

HPC Counsel: Bradley Farrar, Esq.

Staff Present: Howard Berger, Jennifer Stabler, Daniel Tana,
Tom Gross

Guest: Name/Organization

Agenda Item

Attendees

Kathryn Kuranda	C.1./C.2.
Mike Caruthers	C.1./C.2.
Jennifer Hearn	C.1./C.2.
Andrew M. Roud	C.1./C.2.
Kenneth Findley	C.1./C.2.
Robert Antonetti	C.1./C.2.
Cecily Bedwell	C.1./C.2.
James Albert	D.1./D.2.
Aimee Carter	D.1./D.2.

A. Call to Order

Chairman Thompson called the meeting to order at 6:31 p.m. Vice Chair Davidson read introductory remarks about the meeting and procedures into the record. Commissioner Reff had an excused absence.

B. Approval of Meeting Summary – November 20, 2018

MOTION: Commissioner Schneider moved to approve the November 20, 2018 meeting summary as written. The motion was seconded by Commissioner Muckle. The motion was approved by acclamation and without objection (6-0-1, The Chair voted present, Commissioner Marcavitch had not yet arrived).

C. DEVELOPMENT REFERRALS

1. DSP-18034, Melford Town Center (Infrastructure) –

Dr. Stabler presented the staff report for DSP-18034. The subject property comprises 97.17 acres and is located in the northeast quadrant of the intersection of Melford Boulevard and Curie Drive in Bowie, Maryland. The application proposes infrastructure for townhouse lots that are located to the south and east of and adjacent to the Melford and Cemetery Historic Site (71B-016). Dr. Stabler noted that while the subject application was for infrastructure only and did not include architecture for the proposed town houses to the south and east of the Melford and Cemetery Historic Site, the applicant submitted a landscape plan and alternative compliance plan for the proposed retaining wall and plantings to the south of the Melford house with the application. Commissioner Marcavitch arrived at 6:42 p.m. Staff recommended approval of DSP-18034 with no conditions.

Commissioner Marcavitch asked about Melford's current use. Mr. Antonetti provided comments on behalf of the applicant, introduced the project team, and reiterated that this DSP is a continuation of development that has been previously reviewed. Mr. Antonetti indicated agreement with staff's recommendations and then answered Commissioner Marcavitch's question, stating that the building is currently vacant and St. John Properties has spent money to preserve it and is actively seeking an adaptive reuse for the building.

MOTION: Commissioner Schneider moved to recommend approval of DSP-18034, Melford Town Center with no conditions, in accordance with staff's recommendations. Commissioner Campbell seconded the motion. The motion was approved by acclamation and without objection (7-0-1, the chair voted present).

2. DSP-18026, Retail at Melford Town Center –

Dr. Stabler presented the staff report for DSP-18026. The subject property comprises 25.80 acres and is located in the northeast quadrant of the intersection of Melford Boulevard and Curie Drive in Bowie, Maryland. The application proposes 57,845 square feet of commercial retail buildings. The application included Melford and Cemetery Historic Site (71B-016). Dr. Stabler reviewed the architecture of the proposed buildings and noted that the materials were chosen to be compatible with the historic character of Melford. The applicant submitted an Alternative Compliance plan because the proposed development intrudes into part of the landscape buffer around the cemetery. Staff noted that the applicant is proposing to plant more plant units than are required and will use native species. Commissioner Pruden asked a question about the location of Melford in one of the renderings. Dr. Stabler described the proposed interpretive signage. Dr. Stabler noted the existing conditions. Staff provided a 3-D video showing the relationship of the proposed development to the Melford house and cemetery to assist the HPC in its review of the application. Staff recommended approval with no conditions. Commissioner Marcavitch asked a question regarding the access route to the cemetery and how the cemetery access would be integrated into the trail system. Vice Chair Davidson expressed her appreciation for the use of the "highway" marker-style that is proposed.

Mr. Antonetti provided comments on behalf of applicant; he noted that the single-use as an office park was stalling, so the developer took advantage of M-X-T (Mixed Use - Transportation Oriented) zoning to propose new retail elements to reinvigorate the project. Mr. Antonetti answered Commissioner

Marcavitch's earlier question about the access road to the cemetery, which will be used for emergency vehicle access to the Aspen building. Permeable grass pavers will be used to reduce the paved area, giving it the appearance of a walkable pedestrian path. Commissioner Marcavitch expressed that the design of the parking lot associated with building 5 was the most interesting element to him. The emergency vehicle access road was a place where he thought that more of a connection could be made between the building and the parking lot. He also noted that a vegetative allée between the cemetery and Melford would be more effective in preserving the viewshed than a parking lot with trees. Commissioner Marcavitch also could not tell whether the lighting that is proposed is full cut-off so that there is no light pollution/excess glare to the historic site. Mr. Antonetti indicated that full cutoff lights are being proposed and are required. Commissioner Marcavitch expressed disagreement with Davidson about the style of the proposed interpretive signage but noted that his disagreement was minor.

MOTION: Commissioner Schneider moved to recommend approval of DSP-18026, Retail at Melford Town Center. Commissioner Muckle seconded the motion. The motion was approved by acclamation and without objection (7-0-1, the chair voted present).

D. HISTORIC AREA WORK PERMITS

1. 2018-077, Mullikin's Delight (Historic Site 74A-010)

Mr. Tana presented HAWP 2018-077 for an addition to the existing board and batten barn. The proposed addition extends from the south elevation of the existing building. The existing building has a footprint of 20 feet by 20 feet. The proposed addition would measure 30 feet by 20 feet, the east and west walls flush with the existing building and the roof peak 15 feet high rather than existing building's peak at 20 feet. The applicant revised the foundation details. The proposed addition is to be clad in board and batten siding of the same color and roofing material to match the existing building. Staff recommended approval with a condition. The work was reviewed and approved by the M-NCPPC Easement Committee. The applicants, James Albert and Aimee Carter, were present. Mr. Albert proposed sheathing the building in T1-11. Staff clarified that the applicant's alternate siding material would have to be approved by the easement committee, but the permit could be approved with a condition.

MOTION: Commissioner Muckle moved to approve HAWP 2018-077 with conditions to include approval by the easement committee of proposed siding, and in accordance with staff's recommendations. Vice Chair Davidson seconded the motion. The motion was approved by acclamation and without objection (6-0-1-1, Chairman Thompson voted present, Commissioner Marcavitch abstained based on the proposed use of T1-11).

2. 2018-081, Mullikin's Delight (Historic Site 74A-010)

Mr. Tana presented HAWP 2018-081 for reforestation on the property in order to be eligible for woodland assessment. The plantings would include 1,300 seedlings on 3 non-contiguous acres. The seedlings include 1-2 years old white pine, chestnut oak, northern red oak eastern red bud, and black cherry. Staff recommended approval with a condition. Mr. Albert provided some background on the farmer who cared for the agricultural field, and the plan for reforesting the field. Commissioner Muckle asked about the field. Mr. Albert said the farmer alternated soybeans and corn. Commissioner Pruden asked about the survival rate of the trees. Mr. Albert explained that the planting plan increased the number of seedlings to be planted by 33% because of the large deer population.

MOTION: Commissioner Muckle moved to approve HAWP 2018-081 in accordance with staff's recommendations. Vice Chair Davidson seconded the motion. The motion was approved by acclamation and without objection (7-0-1, Chairman Thompson voted present).

E. PRESERVATION TAX CREDIT

1. 2018-015 Paxton House (68-076)

Mr. Gross presented the staff report prepared by Mr. Smith. The owners applied for a tax credit for work totaling \$3,000 consisting of repair and replacement in part of a damaged chain-link fence. All of the work was determined eligible by staff. Staff recommended approval of a historic preservation tax credit in the amount of \$750.00.

MOTION: Commissioner Schneider moved to approve the tax credit in accordance with staff's recommendations. Commissioner Campbell seconded the motion. The motion was approved by acclamation and without objection (7-0-1, the chair voted present).

F. Update from Department of Parks & Recreation

Mr. Gross presented a memo from the parks department dated 12/10/2018 and described a staff site visit to Concord (75-001). The Commission has solicited a limited structural engineering assessment of the Adelphi Mill (65-006) first floor heavy timber girders, flooring system, and heavy timber Hurst frame. The Peace Cross (69-005-16) has been capped to prevent pooling on the top of the cross. NHRD met with an expert on the works of John J. Early. The Supreme Court is expected to hear oral arguments in the Spring of 2019 [February 27, 2019].

Mr. Gross visited Concord on December 13th along with MHT & MNCPPC staff. Corrective work is planned. A legal settlement has been executed between the Commission and the Oak Grove contractors. MNCPPC will resume repairs and maintenance. Oak Grove is scheduled to deliver remaining building materials in their possession. Chairman Thompson asked some clarifying questions. Commissioner Schneider asked for a Parks update on Compton-Bassett (79-063-10).

G. COMMISSION STAFF ITEMS

1. HAWP Staff Sign-Offs

There were no further questions.

2. Properties of Concern

Mr. Gross highlighted the Old Marlboro Primary School (79-019-51), which was struck by and damaged by a car. He stated there was an active police investigation. Staff contacted the county and received an email which Mr. Gross summarized. The county contracted someone to board-up the opening in the building where the car entered and exited. Staff has asked to be kept updated on future action. Mr. Gross also reported that the county declined the Commission's request to install downspouts on the Old Marlboro High School (79-019-52). Chairman Thompson asked Mr. Farrar about the best path forward. Mr. Farrar suggested asking County representatives to come before the HPC again. Commissioner Schneider asked about the Arthur Magruder House (70-030). Mr. Gross stated that staff would look into it. Chairman Thompson asked about Kildare (76B-007). Mr. Berger met with the owner's legal representative who had

nothing to say. Chairman Thompson asked for an update on Admirathoria (80-005). Commissioner Pruden asked about Briarley Academy (62-010). Chairman Thompson expressed concern that the property owner will approach the District Council to remove the site from the *Historic Sites and Districts Plan*, and has an uneasy feeling that the Historic Preservation community could not muster much of a response.

3. Referrals Report

There were no questions.

4. Correspondence Report – No Correspondence Report

5. New Business/Staff Updates

Mr. Gross introduced the proposed fifth member of the OTCPHD LAC-Hassan Tariq. Commissioner Muckle asked about the length of his term.

MOTION: Commissioner Schneider moved to approve Hassan Tariq to the College Park Historic District Local Advisory Committee. Vice Chair Davidson seconded the motion. The motion was approved by acclamation and without objection (8-0).

Mr. Gross provided an update about the potential meeting with the Laurel HDC but said that it has not been finalized.

Commissioner Marcavitch noted that the Heritage Area Grant Cycle is opening. He just had a conversation with Riversdale about the Calvert Family Cemetery.

MOTION: Commissioner Pruden moved to adjourn. The motion was seconded by Commissioner Schneider. The motion was approved by acclamation and without objection (8-0). The meeting adjourned at 8:09 p.m.

Respectfully submitted,



Tyler Anthony Smith
Senior Planner
Historic Preservation Section