



# 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 09/16/2019**

## Summary of Actions

Prince George's County Historic Preservation Commission  
Tuesday, July 16, 2019, 6:30 p.m.  
4<sup>th</sup> Floor Board Room, County Administration Building

Commissioners Present: Donna Schneider, Royal Reff, Aaron Marcavitch,  
Chairman John Peter Thompson, Nathania Branch-Miles

Commissioners Absent: Vice Chair Lisa Pfueller Davidson, Yolanda Muckle,  
Susan Pruden

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> |
|---|--------------------|
| Bryan Knedler / City of Mount Rainier             | C.1.               |
| Noble Davis / Listing Agent for Historic Property | N/A                |
| Jill Schick / Schick Goldstein Architects         | C.1.               |
| Howard Goldstein / Schick Goldstein Architects    | C.1.               |

### A. Call to Order

Chairman Thompson called the meeting to order at 6:42 p.m. Commissioner Schneider read introductory remarks about the meeting and procedures into the record. Vice Chair Lisa Pfueller Davidson and Commissioners Muckle and Pruden had excused absences.

### B. Approval of Meeting Summary – June 18<sup>th</sup>, 2019

**MOTION:** Commissioner Schneider moved to approve the June 18<sup>th</sup>, 2019 meeting summary. The motion was seconded by Commissioner Branch-Miles. The motion was approved by acclamation and without objection (5-0).

Mr. Gross stated that the representatives for the Mount Rainier Civic Center were not yet present, and thus Item C. should be shifted to later in the meeting. Chairman Thompson confirmed that this was acceptable.

## D. Preservation Tax Credits

### 1. 2019-006, Miller-Spicknall House (Historic Site 68-010-87)

Mr. Tana presented the staff report. Tax credit work totaled \$32,987.97 and consisted of the repair and replacement of porch flooring, the installation of a replacement rear door, window restoration and painting, HVAC installation and upgrades, and interior painting. Expenses totaling \$14,847.80 were determined to be ineligible as they were associated with work that was reimbursed as part of a FY2019 Historic Property Grant for the property. An additional \$1,430.76 of expenses were determined to be ineligible based on the Prince George's County Historic Preservation Tax Credit Policies and Procedures. The remaining \$16,709.41 worth of work was deemed to be eligible for a Preservation Tax Credit. A tax credit of \$4,177.35, to apply for FY2020, was recommended. Staff recommended that the application be granted as meeting Standards 1, 2, 5, and 6 of the Secretary of the Interior's *Standards for Rehabilitation* and provisions 1, 2, and 3 of Subtitle 29-111(b).

**MOTION:** Commissioner Schneider moved to approve Tax Credit 2019-006 in accordance with staff's recommendations. Commissioner Branch-Miles seconded the motion. The motion was approved by acclamation and without objection (4-0-1, the Chair voted "present").

### 2. 2019-007, Sunnyside (Historic Site 87B-036-21)

Mr. Smith presented the staff report. Tax credit work totaled \$8,567.40 and consisted of installing a pellet stove and associated chimney modifications and repairs. All work was determined to be eligible for a Preservation Tax Credit. A tax credit of \$2,141.85, to apply for FY2020, was recommended. Staff recommended that the application be granted as meeting Standards 1 and 2 of the Secretary of the Interior's *Standards for Rehabilitation* and provisions 1, 2, and 3 of Subtitle 29-111(b).

**MOTION:** Commissioner Schneider moved to approve Preservation Tax Credit 2019-007 in accordance with staff's recommendations. Commissioner Branch-Miles seconded the motion. The motion was approved by acclamation and without objection (4-0-1, the Chair voted "present").

### 3. 2019-008, Paxton House (Historic Site 68-076)

Mr. Gross presented the staff report. Tax credit work totaled \$1,300.00 and consisted of the replacement of the asphalt shingles and flashing on the rear porch roof. The work was approved under Historic Area Work Permit 2019-035, issued on June 14, 2019. All expenses were determined to be eligible for a Preservation Tax Credit. A tax credit of \$325.00, to apply for FY2020, was recommended. Staff recommended that the application be granted as meeting Standards 2, 5, and 6 of the Secretary of the Interior's *Standards for Rehabilitation* and provisions 1, 2, and 3 of Subtitle 29-111(b).

**MOTION:** Commissioner Schneider moved to approve Preservation Tax Credit 2019-008 in accordance with staff's recommendations. Commissioner Branch-Miles seconded the motion. The motion was approved by acclamation and without objection (4-0-1, the Chair voted "present").

## **E. Update from the Department of Parks and Recreation**

Mr. Gross presented the update from the Department of Parks and Recreation. Chairman Thompson asked about the type of fence proposed at Marietta Mansion and Mr. Gross provided the fence details. Chairman Branch-Miles asked about details regarding the architects responsible for the work at Concord and Mr. Gross provided details regarding the history of contracting and architectural firms overseeing the care and work being completed on the property.

## **F. Commission Staff Items**

### **1. HAWP Staff Sign Offs**

No further questions.

### **2. Properties of Concern**

Mr. Gross detailed the issues and conditions at both Old Marlboro High School and Elementary School. Commissioner Marcavitch stated that with the emphasis of the county executive on beautification issues within the county, they might be interested in what is going on at the property and they may not necessarily know where the level of interest is currently. Mr. Gross stated that the level of interest is a moving target and that staff maintains regular communication with a particular member of the Upper Marlboro Board of Commissioners, and Chairman Thompson stated that the town is also communicating with the county executive. Mr. Gross presented information regarding the Skinner Family Cemetery and the work currently ongoing at Melwood Park.

Chairman Thompson stated that the Mount Rainier Civic Center representatives were now present, and that the Mandatory Referral would be the next agenda item.

## **C. Mandatory Referral**

### **1. MR-1910F, Mount Rainier Civic Center (within and adjacent to the Environmental Setting of Star/Potts Hall, Historic Site 68-013-01)**

Mr. Gross presented the staff report. The site currently contains two structures, Mount Rainier City Hall and Star/Potts Hall (Historic Site 68-013-01). The City of Mount Rainier proposes to construct a two-story addition connecting City Hall and Star/Potts Hall and to rehabilitate Star/Potts Hall. The proposed 1,250-square foot addition will serve as a new entry feature for the proposed Mount Rainier Civic Center and will create a visual and functional connection between City Hall and Star/Potts Hall, expressed in a contemporary idiom that distinguishes it from the architecture of both existing buildings. The Historic Preservation Commission designated Star/Potts Hall a County Historic Site at its June 18, 2019 public meeting. Star/Potts Hall, constructed in 1909, is significant for its contribution to the development of the social and cultural life of Mount Rainier, and has retained its essential form as an early-twentieth century civic building with much of its historic fabric intact. In order to facilitate the new addition and accommodate interior uses related to the proposed Civic Center, the application proposes alterations to Star/Potts Hall that will result in the restoration of certain historic features and the removal of others. Original window openings on the north (front), west, and east elevations will be reopened, and new windows will be installed. A window opening in the front gable, documented in historic photographs, will be restored. Existing, non-historic doors on the north and west elevations will be replaced and new doors will be installed in bricked-up openings on the first and second stories of the east elevation. The circa-

1950s enclosed exterior staircase on the west elevation will be removed. The interior plan of the proposed addition will necessitate the removal of the south (rear) wall and a portion of the west wall, as well as the original two-story, shed-roofed rear projection. The building's two brick chimneys, which no longer function, will be removed. The existing asphalt shingle roof will be replaced with standing-seam metal, which appears in a 1912 photograph of Star/Potts Hall. Solar photovoltaic panels will be installed across most of the west face of the roof. A two-story steel structure and stairs will provide egress from the second story on the east side of the building.

Historic Preservation Section staff recommended that the Historic Preservation Commission recommend to the Planning Board that MR-1910F, Mount Rainier Civic Center, be approved with the following condition:

*The applicant shall obtain an approved Historic Area Work Permit for any work required within the Environmental setting of Star/Potts Hall (Historic Site 68-013-01).*

Commissioner Reff asked for clarification regarding the original roofing materials, and Mr. Gross indicated that the earliest photograph of Starr/Potts Hall, from 1912, shows a standing seam metal roof. Commissioner Marcavitch asked for clarification regarding the locations of the door and window openings into the building over time, and Mr. Gross clarified which openings would remain, be added, or be removed in the proposed plan. The building architects made a short presentation about the proposed construction. Commissioner Branch-Miles asked about the location of the council chamber space, and the architects clarified. Commissioner Marcavitch asked for clarification regarding the retail space on the first floor, and the architects clarified. He also asked whether the entire south elevation wall is being removed, and the architects stated that the end gable will be retained. Commissioner Marcavitch asked if some type of exhibit highlighting the history of Star/Potts Hall will be included in the proposed design, and the architects clarified that areas on both floors will be designated for displays that could house such an exhibit. Commissioner Branch-Miles asked whether the library and bus depot in front of the building would remain, and Mr. Knedler clarified.

**MOTION:** Commissioner Schneider moved to recommend the approval of the Mandatory Referral in accordance with staff's recommendations. Commissioner Branch-Miles seconded the motion. The motion was approved by acclamation and without objection (4-0-1, the Chair voted "present").

Chairman Thompson stated that the remainder of Agenda Item F would follow.

## **F. Commission Staff Items (Continued)**

### **3. Referrals Report**

There were no further questions.

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

### **5. New Business/Staff Updates**

Commissioner Marcavitch mentioned that the WSSC building in Hyattsville is slowly being demolished. He also provided information regarding the heritage area grant funds that are becoming available, and mentioned that the Prince George's Bank, Mount Rainier (68-013-02) received \$50,000 to work on the damaged roof and arrest a significant leak.

**MOTION:** Commissioner Schneider moved to adjourn. The motion was seconded by Commissioner Marcavitch. The motion was approved by acclamation and without objection (5-0). The meeting adjourned at 7:40 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Ashley Sayward Hall". The signature is fluid and cursive, with the first name being the most prominent.

Ashley Sayward Hall  
Principal Planning Technician  
Historic Preservation Section