



PRINCE GEORGE'S COUNTY HISTORIC PRESERVATION COMMISSION

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APPROVED 12/17/2019

Summary of Actions

Prince George's County Historic Preservation Commission
Tuesday, November 19, 2019, 6:30 p.m.
4th Floor Board Room, County Administration Building

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

Guest: Name/Organization

Agenda Item

David Kacar/Classic Design and Build

C.1.

A. Call to Order

Chairman Thompson called the meeting to order at 6:31 p.m. and requested that Vice Chair Davidson chair the meeting. Vice Chair Davidson read introductory remarks about the meeting and procedures into the record.

B. Approval of Meeting Summary – October 15, 2019

MOTION: Commissioner Pruden moved to approve the October 15, 2019 meeting summary. The motion was seconded by Commissioner Schneider. The motion was approved by acclamation and without objection (7-0).

C. Historic Area Work Permit

1. 2019-070, 4705 Howard Lane (OTCPHD 66-042-222)

Mr. Berger presented the staff report. The applicant requested a Historic Area Work Permit (HAWP) for the construction of a new single-family dwelling on a vacant lot at 4705 Howard Lane, located within the Old Town College Park Historic District (OTCPHD). The HAWP application was referred to the OTCPHD Local Advisory Committee, which voted 3-0 to recommend approval of the application at its public meeting on October 30, 2019. The subject property, identified as Lot 29 of Block 1, was created by a re-subdivision

of Lots 21, 22, and 23 of Block 1 of Easterday and Haldeman's Subdivision of College Park, as per the plat recorded on February 8, 2006. The lot measures 55 feet along the street frontage and 92.5 feet deep, for a total area of 0.117 acres. The subject property is bounded on the north, south, and west by non-contributing resources and on the east by a vacant lot. The nearest contributing resource to the subject property is the Cory House (Historic Site 66-042-08), located at 4708 College Avenue. The project architect has developed a plan for Howard Lane that sites seven proposed houses and has provided a set of summarizing design guidelines that will apply to all of the houses. The applicant proposed to construct a new two-story, 27-foot wide by 46-foot deep hipped-roof dwelling with a broken pediment dormer above the second story on the front elevation. The north (front) entry will be recessed between two projecting bays that rest on decorative brackets to give the appearance of an enclosed porch. A porous concrete paver driveway will extend to the east elevation of the house, with a walkway of the same material to the front porch and the side entry on the west elevation. The design, materials, scale, massing, and siting of the house are intended to provide compatibility with existing domestic architecture in the OTCPHD. Staff recommended approval of the HAWP as meeting the approval criteria of provision 2 of Subtitle 29-111(b) and Standard 9 of the Secretary of the Interior's *Standards for Rehabilitation*. Staff further recommended that the HPC grant *conceptual* approval for the elements indicated as "future" on the plans submitted with the subject application, with these elements to be approved *in final* by staff as a revision to this HAWP.

Commissioner Marcavitch arrived at 6:40 p.m. Mr. David Kacar, the project architect, indicated that this dwelling would be the seventh and final home in the Howard Lane community to be reviewed and constructed, and thanked staff for their assistance on this ongoing project.

Vice Chair Davidson asked if this house was the only one to receive the treatment of the front elevation to give the appearance of an enclosed porch, and Mr. Kacar indicated that this treatment is unique to this house. Commissioner Reff asked about the window on the right of the rear elevation, and Mr. Kacar clarified that it is a sliding French door that will lead to a future patio that will be part of a separate permit.

MOTION: Commissioner Schneider moved that the HPC approve HAWP 2019-070 in accordance with staff's recommendations. Commissioner Pruden seconded the motion. The motion was approved by acclamation and without objection (8-0).

D. Update from the Department of Parks and Recreation

Commissioner Schneider asked about the work to begin on the Peace Cross. Mr. Berger clarified that the work would not be active construction work and would consist of structural analysis. Commissioner Marcavitch indicated that during a meeting he attended regarding the Peace Cross, the proposed structural analysis was discussed, and it was indicated that reverse engineering analysis will be completed to determine how the structure and materials of the Peace Cross fit together. Commissioner Reff asked about the company that will be completing the analysis and future construction work on the Peace Cross, and Mr. Berger indicated that it is possible that the same firm would complete both the structural analysis and the construction work.

E. Commission Staff Items

1. HAWP Staff Sign Offs

There were no further questions.

2. Properties of Concern

There were no further questions.

3. Referrals Report

There were no further questions.

4. Correspondence Report – No Correspondence Report

5. New Business/Staff Updates

Dr. Stabler provided an update on the proposed repairs to the Skinner Family Cemetery and indicated that an estimate of approximately \$37,000 was received for the repair work to the tombs and headstones. Dr. Stabler indicated that she sent the estimate to the homeowners' association and provided information on applying for the non-capital grant program. Vice Chair Davidson asked whether the work would fall under the scope of the non-capital grant program, and Mr. Tana indicated that there has been an ongoing discussion regarding whether cemetery work falls under the capital or non-capital grant program. Mr. Berger indicated that the non-capital grant program is run by the HPC, and they could choose to amend the guidelines to allow for cemetery-specific work and repairs. Mr. Berger then indicated that the details could be discussed during the December HPC meeting.

Commissioner Reff asked for an update regarding the Spalding-Rigoli House, and Mr. Berger stated that he has not heard from the owners since the October HPC meeting. Commissioner Reff asked for an update on the Old Marlboro High School and Primary School, and Chairman Thompson indicated that they are likely no longer historic but was not sure of the final vote.

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 7:04 p.m.

Respectfully submitted,



Ashley Sayward Hall
Principal Planning Technician
Historic Preservation Section