



# 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 07/18/2017**

## **Summary of Actions**

Prince George's County Historic Preservation Commission  
Tuesday, June 20, 2017, 6:30 p.m.  
4<sup>th</sup> Floor Board Room, County Administration Building

Commissioners Present: Chairman John Peter Thompson, Vice Chair Edward M. Scott, Yolanda Muckle, Susan Pruden, Eddy Campbell, Lisa Pfueller Davidson, Michael Callahan, Nathania Branch Miles

Commissioners Absent: Donna Schneider

HPC Counsel: Bradley Farrar, Esq.

Staff Present : Howard Berger, Robert Krause, Jennifer Stabler, Tom Gross, Tyler Smith

### **Guest: Name/Organization**

### **Agenda Item**

<i>Attendees</i>	
Charlotte Turner	D.1.
Mike Bovich	C.3.
Doris E. Sarum	D.1.
Larry Taub	C.1
Bill Shipp	C.1.
Elizabeth Homer	C.1.
Cesar Umana	C.1.
Alexander Rodriguez	C.1.
Sandra Miranda	C.1.
Jose Miranda	C.1.
Nakita Reed	C.2.
Nancy Dixon Saxon	D.1.

## A. Call to Order

Chairman Thompson called the meeting to order at 6:41 p.m. Vice Chair Scott read introductory remarks about meeting procedures into the record.

## B. Approval of Meeting Summary – May 16, 2017

**MOTION:** Commissioner Davidson moved to approve the May 16, 2017 meeting summary as written. The motion was seconded by Commissioner Muckle. The Motion was approved by acclamation and without objection (5-0).

## D. HISTORIC SITE EVALUATION

### 1. Cornelius Fonville House (72-009-35)

Dr. Krause presented the staff report. Cornelius Fonville House was first documented in 1991 and was included as a Historic Resource in the *2010 Approved Historic Sites and Districts Plan*. A recent HAWP triggered the Historic Site Evaluation process. Cornelius Fonville House is a contributing structure within the Fairmount Heights National Register Historic District. The house was built circa 1912 by Cornelius Fonville, who worked as a messenger for the Bureau of Engraving and settled in Fairmount Heights in the early years of the development. Cornelius Fonville House is an American Foursquare, a form of vernacular housing popularized by pattern books of the early twentieth century.

Referring to the Prince George's County Historic Preservation Commission's Policy #1-87 which provides guidance on evaluating historic resources, Cornelius Fonville House retains a moderate level of workmanship despite a number of detrimental yet reversible changes including window replacement, porch alteration, and synthetic siding. Dr. Krause stated that Cornelius Fonville House met designation criteria of Subtitle 29-104(a):

#### *Historic and Cultural Significance*

1.A.(i) *has significant character, interest or value as part of the development, heritage, or cultural characteristics of the County, State or Nation*

1.A.(iv) *exemplifies the cultural, economic, industrial, social, political or historical heritage of the County and its urban and rural communities*

#### *Architectural and Design Significance*

2.A.(i) *embodies the distinctive characteristics of a type, period or method of construction*

2.A.(v) *represents an established and familiar visual feature of the neighborhood, community or County due to its singular physical characteristics or landscape*

Dr. Krause recommended designation of Cornelius Fonville House as a Historic Site.

Ms. Charlotte Turner, the property owner, stated that she is a third-generation descendant of Cornelius Fonville and noted that members of the audience were from the fourth and sixth generations of

the family, and that there were 7 generations in total. Ms. Turner recounted a few memories that she had of the house, including sleeping in a cot next to Mrs. Fonville's bed when her aunt, whom she was named after, took a trip to California; attending Grace Methodist Church in Fairmount Heights; hearing stories about her aunt who earned her Master's Degree from Catholic University and worked on the Eastern Shore; the carriage from the White House coming to a house nearby to deliver candy and toys; Dr. Bell having his office in the building; her grandmother showing her a check from the Secretary of the Treasury for 19 or 20 dollars; her father's baby cup with a little chip in it kept in the china cabinet; and her aunt's pride in the piano which was kept in the front room. Ms. Turner said that she felt proud when she heard that Fonville House would be considered for historic site designation, and thought it would be a great honor and asked for HPC's support.

Ms. Doris E. Sarumi, Town Manager for Fairmount Heights, stated that the town is honored and excited for the historic site designation. The Town of Fairmount Heights, through the Maryland Community Legacy Program, received a \$75,000 grant for an African American Heritage Trail which includes the Cornelius Fonville House. She will notify the Board about the planned ribbon cutting ceremony for the African American Heritage Trail.

**MOTION:** Commissioner Davidson made a motion that the HPC designate the Cornelius Fonville House (72-009-35) and its 262-acre Environmental Setting (Lots 24-27 Block "M" in the subdivision known as Fairmount Heights) a Prince George's County Historic Site. Commissioner Campbell seconded the motion. The motion passed by acclamation and without objection 6-0-1, (Chairman Thompson voted "present").

## **E. COMMISSION STAFF ITEMS**

1. **HAWP Staff Sign-Offs** - Dr. Krause asked if there were any questions from the HPC on the Staff Sign-off report included in the packet. There were none.
2. **Referrals Report** - Dr. Krause asked if there were any questions from the HPC on the Referrals Report included in the packet. There were none.
3. **Correspondence Report**

Dr. Krause read a letter from the Glenn Dale Citizens Association into the record. The letter expressed concern about the condition of Magruder House (70-030) and requested an update from the owner regarding deterioration of the historic site, pointing out that it has been almost three years since the HPC's finding of Demolition by Neglect. Chairman Thompson requested it become an item on the July agenda.
4. **New Business/Staff Updates:**
  1. **Crandall-Rothstein (79-019-27)**

The compromised chimney is being held by structural bracing. Staff has reached out to the owners, but the Archdiocese has not responded. Staff will continue to monitor the site and try to contact the owner.
  2. **Sportland (67-005)**

Sportland, formerly a Property of Concern, is a contributing building to the Berwyn Heights National Register Historic District. The property is currently rented to tenants. The owners have submitted an incomplete tax credit application which they are working with staff to complete. Staff recommended the owners contact the property manager about landscape maintenance.
  3. **Admirathoria (80-005)**

Staff visited the site the last week of April. The property shows some signs of periodic maintenance. There is a current HAWP for window restoration and a screened door. The owners have made some steps

towards completing the HAWP.

#### **4. Melwood Park (78-015)**

Dr. Jennifer Stabler gave an update on the ongoing archeology at Melwood Park. The Ottery Group is ready to do archeology, related to the work on the south wall. Archeology had previously identified piers from an earlier porch that had been on the house. Archeology work will start within the week.

#### **5. Compton Bassett (79-063-10)**

Chairman Thompson gave an update on the HPC and Prince George's County Historical Society's visit on June 3. The groups met with representatives of M-NCPPC's Department of Parks and Recreation and toured the restored chapel. Dr. Stabler spoke about the archaeology. The initial Phase I archeology included Ground Penetrating Radar, and Electrical Resistivity Surveys which identified two anomalies in the front yard. Ed Day approached archeologists with the State Highway Administration to conduct limited excavations in four areas on the site. The two anomalies were identified as brick clamps (temporary kilns) used to make bricks on site for some of the buildings. The archeologists also excavated several units near what is believed to have been a slave cabin near the chapel, revealing mostly twentieth century artifacts. They also put in a number of units around the tenant house in the field in front of the house.

#### **6. Meeting with Calvert County HPC (CLG Training Module)**

Chairman Thompson is working on arranging a meeting and CLG training with the Calvert County HPC and possible MAHDC training.

### **C. HISTORIC AREA WORK PERMITS**

#### **1. HAWP 2017-010, Spalding-Rigoli House (70-089)**

Mr. Gross presented the staff report. Applicants requested a HAWP for demolition, new construction, and alterations to the historic site. In May 2016, a site inspection by Historic Preservation Section staff found that unpermitted demolition had taken place at the rear of the house. The application proposes to complete demolition of later additions to the historic portion of the house and to construct a large two-story, frame addition. The applicant's architect worked closely with staff to discuss the details of the project. The proposed addition will be differentiated from the historic portion of the house by a setback of one foot on the east and west elevations. The application proposed the construction of a new brick-stamped, poured-concrete foundation for the proposed rear addition. The roof of both the historic house and the proposed addition will be asphalt shingles. The applicants proposed the construction of a freestanding two-car garage in addition to the single car garage within the addition, and an associated driveway.

Mr. Gross concluded that the proposed design, materials, scale and siting of the proposed addition and changes to Spalding-Rigoli House are in a general way compatible with the character of the remaining historic portions of the house. The applicant's proposed use of simulated-divided-light double-hung windows is acceptable for the addition; however, replacement windows on all elevations of the historic portion of the house should be true-divided-light of wood construction. The proposed underpinning of the foundation of the historic portion of the house and the front porch is appropriate as a means of addressing known structural defects, and the proposed construction of the free-standing two-car garage and associated driveway is acceptable.

Mr. Gross recommended that the Historic Preservation Commission:

*Approve* HAWP 2017-010 as meeting Subtitle 29-111(b):

(6) In balancing the interests of the public in preserving the historic resource with the use and benefit of the alternative proposal, the general public welfare is better served by issuance of the permit

And the Secretary of the Interior's *Standards for Rehabilitation*:

(4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

(5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

*With the following conditions to be met before final approval of the subject application:*

1. Elevation drawings indicating the portions of the structure to be demolished, including unpermitted demolition already completed, shall be submitted for review and approval by Historic Preservation Section staff.
2. Drawings indicating the location and extent of foundation underpinning, including under the historic portion of the house and the front porch, shall be submitted for review and approval by Historic Preservation Section staff.
3. Revised elevation drawings shall be submitted for review and approval by Historic Preservation Section Staff specifying that all replacement windows to be installed in the historic portion of the house shall be true-divided-light, double-hung, wood sash to match existing windows, locations, sizes and window openings.

Commissioner Davidson asked about the sash pattern of the proposed windows and wanted clarification that they will be keep the same pattern. Commissioner Callahan commented on Subtitle 29-111(b),

- (6) *In balancing the interests of the public in preserving the historical resource with the use and benefit of the alternative proposal, the general public welfare is better served by issuance of the permit.*

Commissioner Callahan wanted to encourage flexibility in interpreting the subtitle and encouraging property owners so that these historical assets can continue to be used. Mr. Gross commented that in contrast to Fairview, if no action is taken the house will continue to deteriorate, and that the site's ultimate preservation is at risk. Commissioner Callahan argued that the property owner needs more leeway to move forward and that the properties should be considered to be assets. Commissioner Scott reminded Commissioner Callahan of the circumstances that led to the Spalding-Rigoli house's condition.

Mr. Larry Taub, representing the Mirandas, stated that his clients support the staff recommendations except for the third condition. The applicants are struggling with funding to complete the project because of the unexpected cost of stabilizing the foundation, and asked the HPC to consider allowing the applicants to install simulated divided light windows, pointing out the windows they are replacing are not true divided light windows, and that it would make a difference to the client's ability in funding the project.

Commissioner Pruden asked Mr. Gross to clarify the difference between what staff recommended and what the applicants are asking. Mr. Gross clarified that staff asked for all windows in the historic portion of the house to be true-divided light, while the application reflected true-divided-light windows only on the primary elevation. Chairman Thompson asked if the applicant was seeking relief on all elevations, which Mr. Taub confirmed. Chairman Thompson instructed the applicants to refer to Subtitle 29 in making their argument. Mr. Taub stated that the application conformed with Subtitle 29-111(B)

- (1) *The proposal will not substantially alter the exterior features of the historic resource;*

The difference in true, and simulated divided light will be indistinguishable from the street view. And;

- (2) *The proposal is compatible in character and nature with the historical, archaeological, architectural, or cultural features of the historic resource and is in harmony with the purpose and intent of this Subtitle;*
- (5) *The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship;*
- (6) *In balancing the interests of the public in preserving the historic resource with the use and benefit of the alternative proposal, the general public welfare is better served by issuance of the permit.*

Commissioner Davidson asked for clarification regarding which windows will be replaced. Mr. Gross clarified that the proposal staff was responding to included true divided lights on the front elevation, and simulated divided light windows on all the other elevations. Commissioner Davidson asked if staff had a date on the existing windows. Mr. Gross responded that the oldest windows would be retained. Commissioner Muckle asked staff what type of windows would be retained. Mr. Gross responded that they were wood-sash, double-hung, true-divided-light windows. Commissioner Muckle asked what staff's position was on the difference between true divided and simulated divided light windows. Mr. Gross responded that at close range there is significant difference, but that staff was responding to the applicants' proposal which suggested there be a combination of simulated, and true divided light windows in the same portion of the house. Commissioner Muckle responded that the only argument she was hearing for simulated divided light windows was the cost.

Elizabeth Homer, architect for the Mirandas, provided clarification that the windows that are proposed to be replaced are simulated-divided-light windows installed in the late twentieth century, and suggested that the proposed simulated divided light windows would be an improvement on what is already there. Commissioner Scott asked what the relative difference in cost would be.

Cesar Umana, contractor for Mirandas, stated that true divided lights are approximately \$800 more per window based on the materials and labor. Chairman Thompson asked how many windows are on the front/north elevation. The applicant is requesting that 11 windows on the front elevation and 11 windows on the side elevations be replaced. Vice Chair Scott asked if staff would consider allowing true divided light windows on only the front elevation. Mr. Gross clarified that, that was the applicant's original proposal, and that staff responded with the recommendation that they use true divided light windows in all elevations of the historic portion. Mr. Taub emphasized the cost analysis of the project. Chairman Thompson asked how many windows would be replaced on the ground floor of the north elevation. Chairman Thompson referred to precedent that ground floor and second floor windows have sometimes been treated differently.

Mr. Gross suggested a compromise of allowing the applicant to install true divided light windows on the first floor, which would come to a total of 13 windows being replaced, more than the applicants' original proposal of replacing 11 windows on the front/north elevation, but less than the staff's

recommendation of 22 included in the historic core of the building.

Mr. Taub requested that the HPC consider the applicant's original proposal of true divided lights on the front/north elevation.

**MOTION:** Commissioner Pruden moved to approve HAWP 2017-010 based on Subtitle 29-111(B)(6) and the Secretary of the Interior's *Standards for Rehabilitation 4 and 5* with the following conditions.

1. Elevation drawings indicating the portions of the structure to be demolished, including unpermitted demolition already completed, shall be submitted for review and approval by Historic Preservation Section staff.
2. Drawings indicating the location and extent of foundation underpinning, including under the historic portion of the house and the front porch, shall be submitted for review and approval by Historic Preservation Section staff
3. Revised elevation drawings shall be submitted for review and approval by Historic Preservation Section Staff specifying that all replacement windows to be installed in the historic portion of the house shall be true-divided-light, double-hung, wood sash to match existing windows, locations, sizes and window openings.

Vice Chair Scott seconded the motion.

Commissioner Callahan suggested that the commission consider the applicant's original request to replace only the 11 windows on the front/north elevation. Commissioner Muckle clarified that Commissioner Pruden made a motion to approve staff's recommendations, and that the amendment Commissioner Callahan suggested would accommodate the applicants' desire for cost savings. Commissioner Callahan stated that his comments address the homeowner's request to replace only the non-original windows on the front elevation with true divided light windows. Commissioner Muckle stated that her position was based on what is best for the property, and not finances.

**MOTION:** Commissioner Callahan moved to amend the motion to include only the seven proposed replacement windows on the front/north elevation. Vice Chair Scott seconded the motion. The motion carried (7-0-1, Chairman Thompson voted "present")

## **2. HAWP 2017-013, Fairview (71A-013): Request for Reconsideration**

**MOTION:** Commissioner Pruden moved to reconsider the denied item in HAWP 2017-013, seconded by Commissioner Branch-Miles.

Ms. Reed presented new information about the door in question. Since the last meeting there have been conversations with members of the Bowie family and it was discovered that the door was installed between 1917-1920 and incorporated a door from another building on the site. The door is the only entrance into the basement. An employee of Community Forklift recently hit his head on the door while removing items from the basement. Ms. Reed requested that the Historic Preservation Commission reconsider approving raising the height of the door by eight inches.

Mr. Gross stated that staff was aware of the new information, which does not change staff's recommendation, but that the additional information may be used by the Historic Preservation Commission in evaluating the applicant's proposal.

**MOTION:** Commissioner Davidson moved to approve the excluded item from HAWP 2017-013. Commissioner Callahan seconded the motion.

Commissioner Davidson explained that she appreciated the additional information and understands that it did not change staff's technical recommendations, but that it remained a reasonable request. Commissioner Callahan stated that allowing property owners to use their home in the way that they want is consistent with the Historic Preservation Commission's past decisions. Vice Chair Scott stated that he was troubled by the applicant's belittling of the historic fabric by using examples of people hitting their heads on the doorway. Chairman Thompson suggested that measures be taken to document the historic condition before it is removed so that it could be recreated in the future, if desired.

Chairman Thompson called for a roll call vote. The motion carried 5-3. (Vice Chair Scott and Commissioners Campbell and Muckle voted against approval)

### 3. HAWP 2017-022, Welsh House (68-010-01)

Mr. Gross stated that the applicant requested an After-the-Fact Historic Area Work Permit for alterations and new construction. Welsh House is located at 4200 Farragut Street in Hyattsville and is an example of Queen Anne style domestic architecture. The application involved the construction of a 17' x 15' shed-roofed screened porch on the east elevation of the rear service wing of the house. The project, already partially completed, involved the removal of a window and the replacement of a single door with a double door. Mr. Gross concluded that the proposed rear porch, while larger than the porch it will replace, is not incompatible with the overall massing, size, scale or architectural features of the house. Mr. Gross presented the staff recommendation to approve HAWP 2017-022 as meeting Subtitle 29-111(b)

- (1) *The proposal will not substantially alter the exterior features of the historic resource.*
- (2) *The proposal is compatible in character and nature with the historical, archeological, architectural, or cultural features of the historic resource and is in harmony with the purpose and intent of this Subtitle.*
- (3) *The proposal will enhance or aid in the protection, preservation, and public or private utilization of the historic resource in a manner compatible with its historical, archeological, architectural, or cultural value.*

and the Secretary of the Interior's *Standards for Rehabilitation*

- (1) *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*
- (9) *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the historic property and its environment.*
- (10) *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

With the following condition:

- (1) Wood lattice panels in an orthogonal pattern shall be used to enclose the space beneath the porch deck.

**MOTION:** Commissioner Davidson moved to approve HAWP 2017-022 as meeting Subtitle 29-111(b) 1, 2, and 3, and the Secretary of the Interior's *Standards for Rehabilitation* 1, 9, and 10 with the following condition:

- (1) Wood lattice panels in an orthogonal pattern shall be used to enclose the space beneath the porch deck.

Commissioner Pruden seconded the motion. The motion carried by acclamation and without objection. (7-0-1, Chairman Thompson voted "present".)

### **New Business**

Counsel Farrar gave a brief update on Addison Cemetery and stated that the State's Attorney's office has approved the disinterment of the Addison Family Cemetery. There is ongoing litigation. Mr. Christian Carter Addison, the plaintiff, with Ms. Lyle co-plaintiff, named Mr. Peterson as the defendant in the Prince George's County Circuit Court. Mr. Peterson filed to have the case removed from the Circuit Court to the District Court of Maryland. There is a pending motion to dismiss the matter. The case was removed to the U.S. District Court for jurisdictional reasons, as Mr. Carter is a resident of Washington, DC, and Ms. Lyle is a resident of Maryland. Chairman Thompson clarified that Mr. Carter was appealing the Historic Preservation Commission's decision, not the State's Attorney's.

Ms. Lyle has also filed a lawsuit with Prince George's County asking for a judicial review of the HPC's decision, naming Mr. Peterson and the HPC as defendants. The county attorney's office was served. As Mr. Farrar understands there was a request to waive the fees which was granted by Judge Green who will hold a status hearing on July 14. Mr. Farrar will provide an update at the July meeting.

Commissioner Pruden has been working with staff to track historic resources coming on the market, which involves Commissioner Pruden sending staff weekly MLS listings, which Mr. Gross compares to staff's list of historic resources. For any matches Mr. Gross generates an information sheet which he gives to Commissioner Pruden to distribute to the relevant real estate agent. Chairman Thompson commends commissioners Pruden and Muckle for their work.

**MOTION:** Commissioner Pruden made a motion to adjourn the meeting which was seconded by Commissioner Campbell; the motion carried unanimously. The meeting adjourned at 8:50 p.m. The next HPC meeting will be held on July 18, 2017.

Respectfully submitted,

Tyler Anthony Smith  
Principal Planning Technician  
Historic Preservation Section