



**B. Approval of Meeting Summary – July 18, 2017**

**MOTION:** Commissioner Pruden moved to approve the July 18, 2017 meeting summary. The motion was seconded by Commissioner Muckle. The Motion was approved by acclamation and without objection (8-0).

**D. HISTORIC AREA WORK PERMITS****2. HAWP 2017-040 Melford and Cemetery (Historic Site 71B-016)**

Counsel Farrar excused himself to avoid the appearance of a conflict of interest, as he and Robert Antonetti (representing the applicant) both work for the law offices of Shipley and Horne.

Mr. Berger presented the HAWP application and staff recommendations. The applicant requested a HAWP for a plan and timetable for the protection, stabilization, restoration and planned adaptive use of the buildings and gardens of the Melford Outbuildings & Cemetery Historic Site. Melford was built in the 1840s, and is a two-and-one-half story brick plantation house of side-hall and double-parlor plan. The application was submitted in accordance with Condition 14 of the Order of Approval with Conditions for CSP-06002-01 issued by the District Council on March 23. Staff recommended that the HPC approve HAWP 2017-040 as meeting Subtitle 29-111(b):

- (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*:

- (2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- (5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
- (8) Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- (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 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.

Robert Antonetti of Shipley and Horne, representing the applicant, provided a brief presentation and noted that Andrew Roud of St. John Properties and Kate Kuranda of Goodwin and Associates were present to

answer any further questions. Mr. Antonetti provided a brief background on the project noting that St. John Properties has invested over \$700,000 in the restoration of Melford to a residential standard, and that in the future it is anticipated that the building may be used as an on-site office for the developer.

Commissioner Callahan asked Mr. Antonetti if the building will be sold as a residential property after it is used as an office. Mr. Antonetti clarified that it will continue in commercial use as an office or maybe a venue for the community, but that it should retain its appearance and integrity.

Commissioner Muckle asked Mr. Antonetti about the developer's attempt to take over ownership of the cemetery. Mr. Antonetti confirmed that the developer hopes to have a secured title by the end of the year or first quarter of next year. Commissioner Muckle followed by asking if the plan was to keep the cemetery in place. Mr. Antonetti clarified that the developer plans on maintaining and improving the cemetery and make it part of the legacy of the community.

**MOTION:** Commissioner Schneider made a motion that the HPC approve HAWP 2017-040.

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

#### **1. HAWP 2017-031 7501 Dartmouth Avenue / Meadow House (Historic Site 66-042-218)**

Mr. Gross presented HAWP 2017-031. The applicant requested a HAWP for the construction of a new single-family dwelling on a vacant lot within the Old Town College Park Historic District. The HPC had previously issued the applicant an approval in concept on September 19, 2013, however, final approval was not issued within two years, as required. The proposed two-and-one-half-story dwelling will be compatible with the existing domestic architecture of Old Town College Park through design, materials, scale, massing and siting. The Old Town College Park Historic District LAC voted 4-0 in recommending that the HPC approve the HAWP. Staff recommended that the HPC approve HAWP 2017-031 as meeting Subtitle 29-111(b):

- (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.

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

- (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 property and its environment.

Commissioner Pruden asked a clarifying question about the assigned HAWP number 2017-031.

Project architect David Kacar, representing property owner Michael Meadow, stated that he is excited about the project and feels that the Foursquare plan is well within the design guidelines and that he would be willing to answer any further questions.

**MOTION:** Commissioner Pruden made a motion that the HPC approve HAWP 2017-031 according to staff recommendations. Commissioner Schneider seconded the motion. The motion passed by acclamation and without objection 7-0-1, (Chairman Thompson voted "present").

### C. UPDATE: ARCHEOLOGY AT MELWOOD PARK

Matt Cochran from The Ottery Group provided an update about the ongoing archeology at Melwood Park. The archeology has informed the architectural interpretations of the house. Melwood Park is one of the oldest standing structures in the county, part of it dating to 1714. There have been several archeological investigations. The six projects occurred in 1989, 2003, 2005, 2008 (dendrochronology), 2011, and 2016/17. It is thought that the structure underwent three basic phases of construction. Mr. Cochran touched on the theory about a full length front porch evidenced by The Ottery Group's most recent archaeological investigations. The Ottery Group is still in the process of writing up the report. Mr. Cochran then described the building mechanics, asking for thoughts from the Commissioners. He pointed out that the full-length porch could date as late as 1800.

Commissioner Davidson stated that she felt that the theory of a full-length porch is early, but that the architecture of Melwood Park is unusual in many ways. Mr. Cochran explained that he has noticed the first floor has an interior symmetry that is difficult to figure out in the context of Georgian symmetry and may demonstrate some pragmatism.

### E. Historic Site Evaluations

#### 1. Foursquare #1 (68-061-13) 3914 Webster Street, Brentwood, MD 20722

Mr. Gross presented the Historic Site Evaluation. Foursquare #1 is a circa-1920, two-and-one-half story dwelling built in the American Foursquare style. The resource occupied a small parcel in a densely developed residential area. The Town of North Brentwood was incorporated in 1924, and had previously been referred to as Randalltown. Foursquare #1 is significant as a largely intact example of the American Foursquare house form in the historically African-American town. Given the property's integrity and the scarcity and frequency of American Foursquare-style houses in the inventory, staff recommended that Foursquare #1 be designated a Prince George's County Historic Site as meeting criteria in *Subtitle 29-104(a): (1)(A)(i); (1)(A)(iv); (2)(A)(i); and (2)(A)(v)*.

Ms. Petrella Robinson, Mayor of North Brentwood, stated her support for staff's recommendation and asked about whether a plaque could be placed on the home. Mr. Berger briefly described the process of conferring plaques on historic sites during the annual reception after the owner's request and purchase. As far as a more elaborate sign, the Commission and staff would certainly be willing to work with the Town of North Brentwood to develop text for such a sign. Mayor Robinson suggested that the property owner, Sami Homes LLC, purchase a plaque. Chairman Thompson suggested entering into a dialogue with one of the many non-profit organizations about documentation and signage. Mr. Berger also suggested the Planning Assistance to Municipalities and Communities program run through Community Planning which offers technical and monetary support. Commissioner Muckle asked staff about the effect on the owner buying a new historic site, clarifying that there is nothing else that needs to happen because it is currently on the market. Martha "Janie" Cuffie, the Code Enforcement Officer of North Brentwood, asked about the process of selling historic sites and whether the status is disclosed. Sami Homes LLC, did work without any permits. Towns are not notified of new owners of historic sites. Mr. Gross explained that legally the status of the property should be disclosed. In reality, this does not always happen, but staff is making an effort to reach out to the real estate community. In this situation not only did the property owner not apply for Town permits, they also did not apply for County permits. Chairman Thompson voiced a desire to work with North Brentwood Code Enforcement more closely before official violations are given. Mayor Robinson commended Robert Krause for working with the town and providing information about Historic Sites and Resources. Commissioner Pruden observed that the property had been foreclosed on twice and its historic status was likely lost in those transactions. Commissioner Muckle pointed out that banks are exempt from disclosure

regulations. Mayor Robinson asked whether they ever did receive County permits, stating that they never did get a Town permit. Mr. Gross confirmed that they did eventually receive a County permit.

**MOTION:** Commissioner Schneider made a motion to designate Foursquare #1, Historic Resource 68-061-13 and its 0.146-acre Environmental Setting a Prince George's County Historic Site according to staff recommendations. Commissioner Pruden seconded the motion. The motion passed by acclamation and without objection 7-0-1, (Chairman Thompson voted "present").

## **2. Spa Spring Site (69-001) Tanglewood Drive, Bladensburg, MD 20710**

Mr. Gross presented the Historic Site Evaluation. Located in Bladensburg, the site of Spa Spring served as a local landmark, tourist attraction, and drinking water source throughout the nineteenth and early twentieth centuries. Spa Spring Site is located on property that was originally patented to members of the Beall family. Despite its historical association with Bladensburg, the site of Spa Spring appears to have been just north of the area purchased by the commissioners for the new town in the 18<sup>th</sup> century. Throughout the nineteenth century, the Spa Spring site was generally accepted to be open to the public regardless of who held title to the land surrounding it. Real estate speculators and other entrepreneurs frequently referenced Spa Spring when promoting their Bladensburg ventures. Spa Spring Site is significant as the location of a prominent tourist attraction, drinking water source, and Bladensburg landmark throughout the nineteenth and early twentieth centuries; however, it does not retain sufficient integrity to convey its significance as an example of the social or commercial heritage of Prince George's County. Staff recommended that due to the irretrievable loss of the associated structures, Spa Spring Site cannot be found to meet any HPC Historic Site Criteria and should therefore not be designated as a Historic Site and should be deleted from the Inventory of Historic Resources. Mr. Gross summarized a letter from the WSSC in support of staff recommendations, and an email from Doug McElrath, Chairman of Prince George's Heritage, in support of designation of Spa Spring Site as a Prince George's County Historic Site.

Chairman Thompson asked who would have archeological purview over the site. Mr. Gross explained that the responsibility would shift from Subtitle 29 to the Subdivision Regulations. Mr. Berger clarified that it would be reviewed by the staff's archeologist (Jennifer Stabler) or M-NCPPC Parks Department archeologist Kristin Montaperto.

Commissioner Schneider asked whether it was the site of a significant event. Mr. Gross stated Mr. McElrath would argue that it was significant in the larger history of Bladensburg, but that staff's research found no particular significant event, and, regardless, the site does not retain sufficient integrity for designation. Commissioner Callahan stated that he had spoken to Mayor James of Bladensburg shortly before the meeting and that the mayor was in support of staff recommendations. Commissioner Davidson pointed out that there needed to be something there with integrity to meet designation criteria. Chairman Thompson brought up that a battlefield can be designated without standing structures. Mr. Berger offered some clarification using the Dueling Grounds (Historic Site 68-014) as an example stating that, in that case, the significance is embodied by the open ground, but that the function of the Spa Spring Site is absent. Chairman Thompson pointed out the significant changes to the landscape and that designation would be preserving only the idea. Commissioner Schneider asked about the possibility of Park and Planning installing interpretive signage, to which Mr. Berger and Mr. Gross agreed that it was certainly a possibility. Mr. Berger added that there are currently no redevelopment, reinterpretation or development plans for this property.

Commissioner Pruden asked what brought this evaluation forward. Mr. Gross confirmed that the evaluation was staff generated based on the HPC's interest in addressing the status of historic resources in the Inventory.

**MOTION:** Commissioner Schneider made a motion to delete Spa Spring Site (69-001) from the

Inventory of Historic Resources. Commissioner Davidson seconded the motion. The motion passed by acclamation and without objection 7-0-1, (Chairman Thompson voted “present”).

### **3. Stamp’s Store and Post Office (82B-035-18) 16540 Tanyard Road, Upper Marlboro, MD 20772**

Mr. Gross presented the Historic Site Evaluation. Stamp’s Store and Post Office Site is the site of a store and post office that was operated in the first half of the twentieth century by the Goldstein and Downing families. The site of the store is located in the former port town of Nottingham. After the closure of the store, the Downing family used the building to store farm equipment and fertilizer. Stamp’s Store and Post Office Site is significant as the location of a general store that operated in the first half of the twentieth century under the ownership of the Goldstein and Downing families, and is believed to have been the last store to operate in the historic community of Nottingham; however, it does not retain sufficient integrity to convey its significance as an example of the twentieth century commercial heritage of Prince George’s County. Staff recommended that due to the irretrievable loss of the associated structures, Stamp’s Store and Post Office Site cannot be found to meet any HPC Historic Site Criteria and should therefore not be designated as a Historic Site and should be deleted from the Inventory of Historic Resources. There were no further questions.

**MOTION:** Commissioner Schneider made a motion to delete Stamp’s Store and Post Office Site (82B-035-18) from the Inventory of Historic Resources in accordance with staff recommendations. Commissioner Davidson seconded the motion. The motion passed by acclamation and without objection 7-0-1, (Chairman Thompson voted “present”).

### **4. Robert S. Nichols House (72-009-39) 802 58<sup>th</sup> Avenue, Capitol Heights, MD 20743**

Dr. Krause presented the Historic Site Evaluation. The Robert S. Nichols House is a contributing structure within the Fairmount Heights National Register Historic District. The Robert S. Nichols House was one of the largest houses in the Fairmount Heights subdivision at the time of its construction in 1904 and embodies distinctive characteristics of the American Foursquare building type. The Nichols House has retained its essential character, although original materials and architectural elements have been replaced or concealed over time. Staff recommended to the HPC that the Robert S. Nichols House be designated as a Prince George’s County Historic Site.

Chairman Thompson clarified that the owner has not provided a position on the designation but that required notice was provided. There were no further questions or comments.

**MOTION:** Commissioner Schneider made a motion to designate Robert S. Nichols House (72-009-39) a Prince George’s County Historic Site in accordance with staff recommendations. Commissioner Pruden seconded the motion. The motion passed by acclamation and without objection 7-0-1, (Chairman Thompson voted “present”).

## **F. PROPOSED TECHNICAL REVISION**

### **1. HPC Policy #1-02, “Notice of Concept Approval/Duration of Approval”**

Mr. Berger presented the issue, stating that staff recommended a technical revision to HPC Policy #1-02 to clearly specify the duration of the one-year extension to a Historic Area Work Permit by changing the language from “one-time only” to “one-time, one-year-only”.

Commissioner Callahan asked whether applicants receive notice that the HAWP is about to expire at the end of two years. Mr. Berger stated that it is something staff does regularly.

**MOTION:** Commissioner Pruden made a motion to add “one-year-only” to HPC Policy #1-02. Commissioner Schneider seconded the motion. The motion passed by acclamation and without objection 7-0-1, (Chairman Thompson voted “present”).

## G. UDATE ON ARCHEOLOGY

At the request of the Chairman, Dr. Stabler, , provided a brief presentation about the work of Dr. Sarah Parcak. Dr. Parcak is an anthropology professor at the University of Alabama, Birmingham who uses satellite imagery to identify archeological sites. She has been able to identify previously unlocated sites in a matter of minutes without going into the field. Infrared imagery from NASA satellites has been particularly helpful. After winning a million-dollar TED prize she created a crowdsourcing tool called Global Xplorer to identify archeological sites and signs of looting. Users can take a tutorial on how to identify sites and evidence of looting and are then given aerial images to review. Dr. Stabler suggested that this technology is probably the wave of the future in the field of archeology. Chairman Thompson added that Dr. Parcak has identified 3,000 archeological sites, many previously undiscovered. Commissioner Muckle asked about the minimum size of an archeological site identified from space. Dr. Stabler explained that it is more about recognizing man-made features. Commissioner Muckle asked about identifying sites underwater. Chairman Thompson suggested that the water would defuse heat signatures, making it more difficult to identify features using infrared photography.

## H. 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 shared a letter from Melanie Hartwig-Davis about the work at Perkins Chapel.

### 4. **New Business/Staff Updates:**

1. Mr. Berger reminded the commissioners about the Historic Windows Presentation by John Sandor on Monday, September 25<sup>th</sup> at Newton-White Mansion.
2. Mr. Tana told the commissioners about the two upcoming Historic Property Grant Workshops: Tuesday, September 26, at Oxon Hill Manor (10:30 a.m.-12:00 noon); and Saturday, September 30 at Riversdale House Museum 10:30 a.m.-12:00 noon).
3. Mr. Gross introduced the idea of clarifying HPC Policy #1-87, “Scarcity and Frequency” by specifying that the term “scarcity and frequency” refers to the Inventory of Historic Sites, rather than to the County.
4. Commissioner Schneider stated that Historical Society President John Petro had passed away the previous week. Chairman Thompson followed up that the Historical Society would be holding its annual fundraiser *Prince of a County* at the D.S.S. Goodloe House in Bowie, that Sunday.

**MOTION:** Commissioner Schneider made a motion to adjourn the meeting, multiple commissioners seconded the motion. The motion carried unanimously. The meeting adjourned at 9:14 p.m. The next HPC meeting will be held on November 21, 2017 (October 17, 2017 HPC meeting was canceled).

Respectfully submitted,

Tyler Anthony Smith  
Principal Planning Technician  
Historic Preservation Section