



# 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 09/18/2018**

## **Summary of Actions**

Prince George's County Historic Preservation Commission  
Tuesday, July 17, 2018, 6:30 p.m.  
4<sup>th</sup> Floor Board Room, County Administration Building

Commissioners Present: Chairman John Peter Thompson, Donna Schneider,  
Susan Pruden, Eddy Campbell, Yolanda Muckle, Vice  
Chair Lisa Pfueller Davidson, Royal Reff

Commissioners Absent: Aaron Marcavitch, Nathania Branch-Miles

HPC Counsel Present: Bradley Farrar, Esq.

Staff Present: Howard Berger, Jennifer Stabler, Daniel Tana,  
Tyler Smith, Tom Gross, Meagan Staton

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

### **Agenda Item**

#### *Attendees*

Bill and Karen Meekins	C.1.
Constance Diehlmann	
Thomas Haller	C.1.
Lorin Farris	
Nate Foreman	D.1./D.2.
Emily Dean	D.1./D.2.
Shimon Canter	D.1./D.2.
Ash Belgi	D.1./D.2.
Tim Davis	D.3.
Leanne Phillips	D.3.
Allison Buchman	D.3.

### **A. Call to Order**

Chairman Thompson called the meeting to order at 6:32 p.m. Vice Chair Davidson read introductory remarks about the meeting and procedures into the record. Commissioners Branch-Miles and Marcavitch had excused absences.

## **B. Approval of Meeting Summary – June 19, 2018**

**MOTION:** Commissioner Schneider moved to approve the June 19, 2018 meeting summary as written. The motion was seconded by Commissioner Pruden. The Motion was approved by acclamation and without objection (7-0).

## **C. Evaluation**

### **1. Forestville School Historic Resource, 75A-007**

Mr. Gross presented the staff report. The Forestville School is a one-story frame building that served as a school from 1922 until 1942, comprising a cross-gable main block containing the original classroom space, a large gable-roofed rear addition, and a smaller hip-roofed rear addition; both additions are believed to have been constructed by the late 1930s. The front (south) elevation of the building is dominated by a large, Greek Revival-style portico with a pedimented front gable roof supported by six Doric columns. The Forestville School is located in central Prince George's County, in the unincorporated community of Forestville. A school has been located on the subject property since at least the mid-nineteenth century, although neither the exact date of construction nor the owner of the land at the time could be determined from available records. The earliest documented individual associated with the Forestville School is Alonzo G. D'Arcy, a farmer who is also recorded as operating a nearby toll gate on the turnpike from Washington, D.C., to Upper Marlboro. The Board of School Commissioners undertook repairs and additions to several schools in the County in the 1880s; several schools were rebuilt during this time, but it is not clear whether Forestville was among them. In August 1897, the trustees of the Forestville School were authorized by the Board of School Commissioners to survey and enclose one acre of land "upon which the school house is located and belonging to said school." The Forestville School building was at capacity by the early 1900s, and the School Board in 1907 sought funding for an addition. With the rapid development of new subdivisions southeast of Washington, D.C., in the 1920s and 1930s, the School Board was confronted with overcrowding at several of its suburban facilities. Spatial constraints at Forestville were again brought to the School Board's attention in the spring of 1936, when a delegation from the community petitioned for the construction of another classroom and an auditorium, or for a new school to be built. The subject of constructing a new school was again taken up by the School Board in July 1939, when a delegation from Forestville requested the acquisition of land for that purpose from local farmer Arcenious Bean. After over 80 years as a school site, the subject property was sold in 1945 by the Board of Education to the Vestry of Epiphany Parish, which owned the church immediately to the west (Epiphany Church and Cemetery, Historic Site 75A-006). The Forestville School building has remained largely unaltered under its current ownership, with the significant exception of the large Greek Revival-style portico on the front elevation, which was built in the mid-1970s and replaced a smaller entry portico.

Mr. Gross presented staff's recommendation that the Forestville School should not be designated a historic site and should be removed from the Inventory of Historic Resources. Mr. Gross discussed HPC Policy #1-87 regarding integrity, degree of alteration, and scarcity and frequency, explaining that the resource should not be designated because of the addition of the entrance portico and the frequency of other similar properties, with more integrity, the Inventory of Historic Resources.

Thomas Haller, on behalf of the owners of the property, testified that the owners were in opposition to the designation of the Forestville School as a historic site and offered to answer any questions that the commissioners had. Vice Chair Davidson asked why the owners were in opposition. Mr. Haller offered that the owners were hesitant to support any additional property restrictions that may hinder modifying the property in the future.

**MOTION:** Commissioner Schneider moved to remove the Forestville School (75A-007) from the Inventory of Historic Resources in accordance with staff's recommendations. Commissioner Pruden seconded the motion.

Vice Chair Davidson commended Mr. Gross for his careful explanation of the recommendation and his thorough examination of HPC policies.

Chairman Thompson called for a vote. The motion was approved by acclamation and without objections (6-0-1, Chairman Thompson voted present).

## **D. DEVELOPMENT REFERRALS**

### **1. Preliminary Plan 4-18002, 7618 Marlboro Properties, LLC**

Dr. Stabler presented the staff report. The subject property comprises 3.64 acres located at the northwest intersection of Marlboro Pike and Forestville Road. The subject property is adjacent to the Epiphany Church and Cemetery Historic Site (75A-006). Staff concluded that the Preliminary Plan of Subdivision did not represent any significant impacts to the existing character of the Epiphany Church and Historic Site (75A-006). Dr. Stabler presented staff's recommendation that the HPC recommend to the Planning Board approval of 4-18002, 7618 Marlboro Pike, LLC, with no conditions. Dr. Stabler clarified that the architecture of the proposed building would be reviewed with the Detailed Site Plan and that staff had reached out to the church to provide notice of these related agenda items but did not hear back from the church.

Chairman Thompson asked whether the church would be adjacent to both parcels if the developing property is subdivided. Dr. Stabler stated that the southern parcel would no longer be adjacent. Chairman Thompson pointed out that by recommending approval of the subdivision, the Commission is effectively limiting its influence on the adjacent parcel. Dr. Stabler confirmed that this was true. Commissioner Reff asked about the use of the surrounding buildings. Dr. Stabler pointed out that a bank, another church and some townhouses were adjacent to the subject property.

Nathan Foreman with O'Malley, Miles, Nylen & Gilmore, representing the applicant, introduced the project team: Emily Dean, engineer with Bohler Engineering, Shimon Canter with the ownership group, and Ash Belgi with ATI Architects. Mr. Foreman stated that the applicants agreed with staff's recommendations and would be willing to answer any questions. Vice Chair Davidson asked for a clear visual of the subdivision of the property. Mr. Foreman stated for the record he had tried to reach members of Epiphany Church. For the chair's knowledge, Mr. Foreman had left messages with the church but received no response. No members of Epiphany Church were present.

**MOTION:** Commissioner Pruden moved to recommend approval of Preliminary Plan 4-18002, 7618 Marlboro Properties with no conditions in accordance with staff's recommendations. Commissioner Schneider seconded the motion. The Motion was approved by acclamation and without objection (6-0-1, the Chair voted "present").

### **2. DSP-18013, 7618 Marlboro Pike Property**

Mr. Berger presented the staff report. The subject property is the same as addressed in the preliminary plan and comprises 3.46 acres located at the northwest intersection of Marlboro Pike and Forestville Road, in District Heights, Maryland. The subject detailed site plan application proposes the construction of a three-story consolidated storage facility and a retail pad site. The subject property is adjacent to the Epiphany Church and Cemetery Historic Site (75A-006). The proposed design, materials, landscaping, lighting and fencing have been reviewed by Historic Preservation Section staff for potential impacts on the adjacent Epiphany Church and Cemetery Historic Site (75A-006). After communicating with staff, the applicant had agreed to eliminate black building materials on the northernmost elevations of the proposed building, introduce landscape elements that help screen the building from the view of the historic site, and revise the design and materials of the fence on the north side of the property. Mr. Berger presented staff's conclusions and recommendation that the HPC recommend approval of DSP-18013 to the Planning Board to include a modified color palette and modified landscape and fence details for the north portion of the site that would be visible from the historic site. Mr. Berger clarified that the staff recommendation was for approval of the application without conditions, and explained that the condition proposed earlier was no longer relevant as the application would not be subject to the Alternative Compliance for the Landscape Manua.

Chairman Thompson asked if staff had reached out to the church. Mr. Berger stated that he had left a detailed voice message for the church but had not heard back. Chairman Thompson asked if the HPC could make additional comment on the proposed architectural design at this point in the development process. Mr. Berger stated that the HPC can make whatever comments it deems appropriate in their recommendations to the Planning Board. Commissioner Reff asked if the church and subject property are at roughly the same elevation. Mr. Berger confirmed that they are. Commissioner Reff asked for more details about the entrance from Ritchie Road. Mr. Berger pointed out the entrance along Ritchie Road. Commissioner Reff asked if the bulk of traffic would use the Ritchie Road entrance. Mr. Berger surmised that most traffic would enter at the southern/front entrance of the property. Commissioner Reff asked whether there was room for a vegetative buffer on both sides of the Ritchie Road entrance. Mr. Berger confirmed that there were landscaped elements along the north and western boundaries of the lawn. Commissioner Reff asked about the types of trees proposed. Commissioner Campbell asked for clarification of the siting of the building. Mr. Foreman added that there was also a third entrance from Forestville Road. Commissioner Muckle asked about the distance from the proposed storage facility to Epiphany Church and the heights of the two buildings.

Nate Forman thanked staff for their work. Mr. Foreman emphasized the work they have put into designing the landscape buffer, which exceeds what is required in the landscape buffer of 10 feet. Ash Belgi, the project architect, explained that the roof will be at 30 feet and the corner elements up to 40 feet in height. There was some discussion about the height of the church steeple. Chairman Thompson asked how much space was between the road and the building. Emily Dean the engineer confirmed that it was 20 feet. Within the 20 feet there are proposed willow oaks, evergreens, shade trees, and some hollies. Along the west side will be the existing and additional trees and a fence. Chairman Thompson clarified the purpose of the landscape buffer was to visually buffer the proposed building from the road and the historic site. Commissioner Reff asked about the view from the church of the Cube Smart storage facility. Commissioner Muckle asked about the size of other Cube Smart buildings and how this one compares. Mr. Foreman stated that the size was based on market research and a cost-benefit analysis.

Mr. Berger stated that Dr. Stabler had researched some additional statistics. The height of the steeple of Epiphany Church is approximately 68 feet and the ridge of the church 48 feet. It is approximately 100 feet from the front of the church to the adjacent property boundary, and approximately 530 feet from the front of the church to the property line of the southern parcel of the developing property.

Commissioner Reff asked about the color scheme. The applicant provided a revised rendering. It was added into the record as applicant's Exhibit A.

**MOTION:** Commissioner Schneider moved to recommend approval of DSP-18013 with staff's proposed condition. Vice Chair Davidson seconded the motion. The motion was approved by acclamation and without objection (6-0-1, Chairman Thompson voted "present").

**3. DSP-17052, Hillel at the University of Maryland (in the Old Town College Park Historic District, 66-042-00)**

Mr. Berger presented the staff report. The subject property is 0.87 acres within the M-U-I (Mixed-Used-Industrial) zone at the northern edge of the Old Town College Park Historic District. The application addresses the construction of a two-story cultural center to include 38,728 square feet. The applicant's proposed cultural center has been reviewed by the Old Town College Park Historic District Local Advisory Committee on two occasions. The overall character of the proposed cultural center building is distinctly contemporary, but the design and materials of the building represent a blending of traditional and modern elements.

Larry Taub with Martin, O'Malley, Miles, and Gilmore prefaced his presentation by noting that Hillel was returning to the site of an older Hillel building. Mr. Taub introduced Tim Davis, an engineer with Soltesz, Allison Buchman, the director of operations, and Leanne Phillips, an architect with Hord Coplan Macht. Ms. Phillips reviewed the architectural drawings. She summarized the elevations and building materials used. Ms. Phillips emphasized the relationship of the building to the historic district. Vice Chair Davidson asked if the applicant had a rendering of the east elevation. Ms. Phillips found a rendering clarifying that the east elevation would be facing the back of residential lots. Commissioner Reff asked about the Yale Avenue entrance. Mr. Phillips showed details of the loading dock and other elements of the entrance. Chairman Thompson asked if the applicant had a picture of the original Hillel building on that site. Vice Chair Davidson asked for an aerial view and commented that the rear/east elevation seemed rather plain and was the one facing the historic district.

Mr. Berger presented staff's recommendation that the HPC recommend approval of DSP-17052, Hillel at University of Maryland, with the condition that the applicants submit Historic Area Work Permits for any construction as the property is in the Old Town College Park Historic District.

**MOTION:** Commissioner Schneider moved to recommend approval of DSP-17052, Hillel at the University of Maryland, with one condition in accordance with staff's recommendations. Commissioners Campbell and Muckle seconded the motion. The motion was approved by acclamation and without objection (6-0-1, Chairman Thompson voted present).

## **E. COMMISSION STAFF ITEMS**

**1. HAWP Staff Sign-Offs**

There were no questions.

**2. Properties of Concern**

Mr. Gross presented the Properties of Concern (POC) list, providing brief updates on the status of the mentioned properties.

- At the June HPC meeting, Mr. Russell Baker indicated that he would address several problems. Staff visited the Arthur Magruder House (70-030) on the morning of July 17 and verified that the openings had been secured and brush removed. Mr. Baker had communicated with staff that he would put up a fence at the request of the HPC. The commissioners had questions about the type of fencing. Vice Chair Davidson suggested that it would help keep some vandals out. Chairman Thompson confirmed that the commissioners would like there to be a fence.
- Mr. Gross presented the most recent site visit photos of the Butler House (Historic Site 76A-014). Chairman Thompson asked how many family members owned the house. Mr. Gross stated that the owner is the estate of a previous owner who died many years ago. Chairman Thompson drew a comparison to the Pierce House which had many owners who inherited the property. Chairman Thompson noted that this house brings up a need for a category in addition to “Properties of Concern,” suggested to be “Properties of Minimal Integrity.” Commissioners agreed to add Butler House to this new category. Chairman Thompson asked if any other properties might be added to this category. Mr. Gross noted that Partnership (Historic Site 74A-015), while not on the POC list, could be placed on the list of Properties of Minimal Integrity. Chairman Thompson suggested including pictures of Partnership in September’s PowerPoint presentation.

Chairman Thompson asked if properties which have active HAWPs should be on the list. Commissioner Pruden argued that sites should stay on the POC list until work is complete. Mr. Gross suggested that the owners are given a two-year period with which to do the work during which they are removed until the HAWP expires. Should it be determined on a case by case basis? Commissioner Pruden suggested the HAWPs could be used as a delaying tactic. There was some discussion. Chairman Thompson explained how the POC list had been started to motivate property owners. A decision was reached to leave the properties on the list.

- Mr. Gross confirmed with the commissioners that Sportland (67-005) could be removed from the POC list.
- Mr. Gross asked Commissioner Schneider about The Cottage at Warrington vs. the Warrington Tenant House, clarifying that the Cottage at Warrington (73-007) should be added to the Properties of Concern list. Mr. Berger added that the M-NCPPC Parks staff will provide a presentation in September.

### **3. Referrals Report**

There were no questions.

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

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

Mr. Tana gave an update on the Historic Property Grant Program. Staff is preparing for the 2019 grant round and asked for participation in the grant review committee. Commissioners Schneider and Pruden expressed interest.

Mr. Berger stated that the launching of the Non-Capital Grant Program was imminent. The funds were about to be transferred to M-NCPPC. The guidelines were approved by the HPC several years ago. The funds are designed to go towards soft costs of preservation endeavors. Staff expects to have two grant rounds per year. There is approximately \$350,000 in the fund. The program will be advertised at the

Historic Property Grant Program workshops, along with Community Planning's reinvigorated Planning Assistance to Municipalities and Communities program. One of PAMC's projects will fund a National Register nomination for the Town of Cheverly. Vice Chair Davidson asked about a postcard for the new Non-Capital Grant program. Mr. Berger confirmed that a postcard would be sent to interested parties.

Mr. Berger announced that Mr. Gross was promoted to the Planner Coordinator position in the Historic Preservation Section.

Chairman Thompson expressed interest in starting a conversation during the September meeting about an update to the Historic Sites and Districts Plan, which would address what might be involved with that process. The Chair also raised the idea of producing a glossy preservation-focused magazine of the type published in neighboring jurisdictions. Mr. Berger brought up that the Historic Preservation Section used to produce a quarterly printed newsletter but has not done so in a long time. Mr. Berger suggested that the website could be used to greater advantage. Mr. Berger said that many volumes of the newsletter were filed for those interested.

Vice Chair Davidson brought in the latest *Preservation* magazine featuring the WSSC building in Hyattsville. The development application involving the WSSC building will come before the Planning Board on July 26.

Mr. Farrar gave a brief update regarding the legal proceedings involving Briarley Academy (Historic Site 62-010).

**MOTION:** Commissioner Pruden made a motion to adjourn. The motion was seconded by Commissioner Schneider. The motion was approved by acclamation and without objection (7-0). The meeting adjourned at 8:46 p.m.

The next HPC meeting will be held on September 18, 2018.

Respectfully submitted,



Tyler Anthony Smith  
Principal Planning Technician  
Historic Preservation Section