



PRINCE GEORGE'S COUNTY HISTORIC PRESERVATION COMMISSION

County Administration Building • 14741 Governor Oden Bowie Drive, 4th Floor, Upper Marlboro, Maryland 20772
pgplanning.org/HPC.htm • 301-952-3680

APPROVED 07/18/2023

Summary of Actions

Prince George's County Historic Preservation Commission
Tuesday, June 20, 2023, 6:30 p.m.

THIS MEETING WAS HELD VIRTUALLY VIA GOTOMEETING

Commissioners Present:

Chair John Peter Thompson, Susan Pruden, Jane Carpenter-Rock, Ph.D., Arlisha Norwood, Ph.D., Kelly Porter, Pamela Jenkins, Royal Reff

HPC Counsel:

Bradley Farrar, Esq.

Staff Present:

Tom Gross, Jennifer Stabler, Ph.D., Amelia Chisholm, Tyler Smith, Natalie Zalc

Guest: Name/Organization

Agenda Item

Derick Berlage, M-NCPPC/Prince George's Planning	C.
Henry Wixon, Glenn Dale Citizens' Association (GDCA)	C.
Kelly Wilkicki, GDCA	C.
Blessing Ikpa-Adjakwah, GDCA	C.
Nora Wixon, GDCA	C.
Nancy Laubenthal, GDCA	C.
Theodore Jackson, GDCA	C.
Linda Thompson, GDCA	C.
Delores Matthews, GDCA	C.
Alethia Simmons, GDCA	C.
Sonja Ewing, M-NCPPC/Prince George's DPR	C.
Thomas Howe, GDCA	C.
Raycenia Moyer, GDCA	C.
Tonya Spears, GDCA	C.
Daniela Fekete, GDCA	C.
Steven Seaton, GDCA	C.
Brianne Jones, GDCA	C.
Randa Lee, GDCA	C.
Stacey Hawkins, GDCA	C.
Leah Latimer, GDCA	C.
Meagan Baco, Anacostia Trails Heritage Area, Inc.	C.
Deborah Harten, GDCA	C.
James Chesley, GDCA	C.
Dorothy Davis, GDCA	C.
Christine Coyle, GDCA	C.
Vanessa Samuels, GDCA	C.
Kevin Fisher, GDCA	C.
D. Kurtz, GDCA	C.

Kendra (last name unknown), GDCA	C.
Kathryn Holmes-Johnson, GDCA	C.
Lillian Becker, GDCA	C.
Penny Bradley, GDCA	C.
Denise Mitchell, Office of Council Member Ingrid Watson	C.
Rebecca Henderson	D.1.
Thomas Taltavull	D.1.
Julie Ard	D.1.
Milly Hall	D.1.

A. Call to Order

Chairman Thompson called the meeting to order at 6:30 p.m. Mr. Gross read introductory remarks about the meeting and procedures into the record.

B. Approval of Meeting Summary – May 16, 2023

MOTION: Commissioner Pruden moved to approve the May 16, 2023, meeting summary. The motion was seconded by Commissioner Reff. The motion was approved by roll call vote and without objection (6-0).

C. BRIEFING BY DEPARTMENT OF PARKS AND RECREATION, PARK PLANNING AND DEVELOPMENT DIVISION - Glenn Dale Hospital Historic District (70-050)

Sonja Ewing, Assistant Division Chief of the Park Planning and Development Division of the Department of Parks and Recreation (DPR), discussed the status, plans, and condition of Glenn Dale Hospital. M-NCPPC is the owner of the property. As of 2022, the Glenn Dale site is located in four Councilmanic Districts.

A Master Plan for the site was completed in 2022 following the removal of the CCRC deed restriction through HB662 and the elimination of the \$3M state historic tax credit project cap through HB1162. The Master Plan identified and outlined four redevelopment scenarios, described as low intensity; mixed housing; community hub; and owner focus. All four scenarios incorporate the preservation of open space, minimizing traffic, preserving historic structures, and including community amenities. Ms. Ewing presented the breakdown of financials and a preliminary budget summary. She mentioned the possible effects of CB-52-2023, which would seek to prohibit townhouse-related development within certain areas of the county that are inconsistent with approved comprehensive plans.

Ms. Ewing stated that the preferred plan is currently low intensity. It minimizes the impact on historic properties. She presented a conceptual plan with modified to low density, with community-supportive, commercial and amenities, senior living, mixed-income multi-family, and ownership-focused housing.

Ms. Ewing presented DPR's projected timeline, which depends in part on how the District Council moves forward with respect to allowing townhouse development on the site.

Ms. Ewing discussed the status of buildings and stated that DPR is making an effort to reuse buildings as part of the redevelopment of the site. Moving forward, DPR wants to add additional protection to buildings to protect them from the weather, which she also said is not necessarily the best use of funding at this time given uncertainty over the site's redevelopment. DPR plans to add security to the doorways to limit access to the buildings. An additional challenge is that M-NCPPC Risk Management does not allow DPR staff on site. The last briefing with District Council was in March. Parks and Recreation are presently getting an

assessment of building security. They need to reevaluate and reengage with the District Council regarding their vision for the site.

Chairman Thompson asked if the doorways are secure. Ms. Ewing responded at one time they were but could not answer if they were currently secured. She was also asked about the status of the roof and if any shingles were falling off. Ms. Ewing responded that DPR had a drone fly-over 18 months ago but did not elaborate on the findings. She said there is an active contract for site maintenance during the warmer months, and that the contractor has not alerted Ms. Ewing to areas of heightened concern. Ms. Ewing was asked who is maintaining the property. She responded that a contractor is cutting the grass, trimming trees, and providing branch pickup. The status and condition of the windows was discussed, and that subject will be revisited.

Commissioner Jenkins asked about the townhouse development proposals.

Commissioner Reff commented regarding securing and maintaining the building openings better. He asked if DPR looked at mixed-use retail space as a way to offset the cost, or if the developer has come up with any plans for more single-family homes. Ms. Ewing stated the site cannot hold many commercial/retail stores. The consultant team told her Prince George's County is oversupplied with retail.

Commissioner Carpenter-Rock asked about the plans for the larger property surrounding the hospital campus. Ms. Ewing responded a master plan will be done for the remaining 140 acres. Commissioner Pruden commented on the impact of a moratorium on townhouses.

The HPC asked Ms. Ewing to provide a status of the open doors and roofs by August 1, 2023.

Commissioner Porter arrived at 7:44 p.m.

Henry Wixon, President of the Glenn Dale Citizens' Association (GDCA), commented that Park and Planning should not sell the property, but should pay to restore and rehabilitate it. He also wants additional funding sought from the Maryland Historic Trust and potentially other state agencies. He is concerned about vandalism and the lack of any security on the site. He urged more communication with GDCA with respect to the status of the project. He asked if the RDA contract was still in place.

Megan Baco, Executive Director of Anacostia Trails Heritage Area, Inc., stated their main issue with the presentation by Ms. Ewing is the plan has not changed substantively since October 2021. There is a severe neglect of these properties by M-NCPPC. They noted there is no way the project can get easier or less expensive if the buildings continue to deteriorate. Mx. Baco asked the following questions:

- Who is the current project team; are they staff or consultants?
- Are the plans shown tonight (HPC meeting 6/20/23) the same as those shown in October 2021?
- When will there be an RFP in place with the consultant team?
- What is the status of the current structures? Are there historic structures reports?
- Clarification is needed on the M-NCPPC Master Plan for Glenn Dale. Is it just for the proposed regional park or something else?
- Is there a way to look at other projects that the Alexander Company has completed or the Crownsville Hospital project in Anne Arundel County to expand the creativity of the thinking of what can be done with the hospital complex?

Nora Wixon asked for more creativity and more outreach to find interesting ways to use and fund the property. She mentioned partnering with UMD and Prince George's Community College.

Linda Thompson, Vice President of GDCA, commented on her frustration with the lack of information on this project and asked to be kept better informed of any updates. She stated modern single-family homes would be preferable to townhouses and that she would be interested in an incremental development plan.

Thomas Howe, a member of GDCA, stated that it pains him to see the proposals on this project come and go and no action be taken. He desperately wants to see something useful done with this property.

Vanessa Samuels, a member of GDCA, asked the following questions:

- Why is Glenn Dale becoming a high-density area with the proposed addition of townhouses at the Glenn Dale Hospital site and other developments nearby?
- Is it possible to get a description of proposed sustainable infrastructure as a part of this project?
- Why is there no funding from the State (MHT)?
- Why has the property gone for so long without attention?
- What is the purpose of the Glenn Dale Master Plan?
- Are there other possibilities for the commercial/retail space, or prioritize things that the larger Glenn Dale community wants and needs?
- Did the planning consultants conduct local focus groups?
- Can the community have more interaction with the Parks Department?

Commissioner Pruden expressed the HPC's desire to contact the County Council regarding their position on future townhouse development on sites such as Glenn Dale Hospital.

Stacey Hawkins, a member of GDCA, wanted clarification on what the new Council members' vision would be for the site. She also reinforced that the community wants to be a part of this process.

Chairman Thompson stated the HPC is focused on the state of the buildings and the potential for demolition by neglect. The HPC's interest is that the buildings are still standing by the time the owner and County decide and its role is to keep historic buildings viable.

Ms. Ewing stated she will provide an update in August on the status of the security of the buildings (doors and windows). She said Parks has been partnering with the Redevelopment Authority regarding the contract. She said Parks is also working with the State to increase funding for the project.

Commissioner Reff commented that the buildings' doors and windows should be secured and asked what percentage of the community was involved in the community meeting that was held to review the four plan options and data regarding community outreach.

D. HISTORIC AREA WORK PERMIT 2023-21, Solitude (82A-038)

Mr. Gross presented on behalf of Daniel Tana. The subject property is 6705 South Osborne Road, Upper Marlboro, identified within the Inventory of Historic Resources as Solitude, Historic Site 82A-038. Solitude is a two-story frame, gable roof dwelling, roughly square in plan, with a long south gable wing. The house faces Osborne Road to its east but is set back from the road on a tree-shaded knoll. The three-bay east facade has an entrance in the third, north bay through a six-panel door surmounted by a fanlight with a keystone and a reproduction colonial surround. Windows are six-over-six, double-hung, wood sash with paneled wood shutters. A plain boxed cornice surmounts the facade. The house is sided with lapped beaded horizontal wood siding, which was installed when the house was remodeled circa 1964. The roof is covered with wood shakes. The south gable end of the main block has two exterior corbelled brick chimneys rebuilt in 1964. There is a double hung, six-over-six sash window centered at loft level. The south gable end is partially covered by the three bay, two-story gable wing which projects from the west

half of the facade and encloses the west chimney. The interior of Solitude has a north side hall measuring 8 feet by 29 feet, and two south parlors. The south wing, containing a dining room and kitchen, is entered from the southwest parlor. The interior was extensively renovated in 1964. There is a complex of outbuildings to the south and west of the house. All appear to date to the early twentieth century. Far to the northwest of the house is a two-by-one-bay, gable roof summer kitchen set on low cement blocks. Formerly attached to the back of the house, it was removed and resituated when the house was renovated in 1964.

Solitude is significant as a sidehall, two parlor plan farmhouse, a vernacular style popular among successful planters, merchants and professionals from the 1840s through the 1860s in Prince George's County. It was constructed circa 1840 with a rectangular, two-story main block and a small south one- or two-story kitchen wing. In 1964, the house was extensively renovated, including rebuilding of the chimneys, re-siding with beaded wood siding, constructing a new front stoop and installing a Colonial entry door surround, as well as interior renovations. The two story, one bay kitchen wing was extended two bays to the south, and a screened sun porch (now open) was added to the rear of the wing.

The applicant has proposed the construction of a two-bay, two-story addition extending from the south elevation of the existing house; the construction of a one-story conservatory extending from the south end of the proposed two-story addition; excavation of a basement and foundation for the two proposed additions, to a depth of between 9 and 5 feet below the existing grade; and the creation of three passages between the south elevation of the existing house and the proposed addition by enlarging two existing window openings on the first floor and one on the second floor of the south elevation of the existing house.

The proposed two-story addition will extend 26 feet to the south from the existing south elevation, at a height of 27 feet, nine inches from mean south finished grade level to the peak of the gable roof, set back two feet from the east (front) elevation of the existing house. The entire proposed addition will be clad in Cypress wood siding, cut and milled to match the beaded wood siding of the existing house, with an eight-inch reveal. The west elevation of the proposed two-story addition will have symmetrical fenestration, with two six-over-six, double-hung Marvin windows on the first story, three of the same type of windows on the second story, and central 15-light Marvin French doors on the first floor for ingress and egress, with wood shutters to match the existing shutters on all windows. The south elevation of the proposed two-story addition will have symmetrical fenestration on the second story, comprised of a central set of 15-light Marvin French doors flanked by six-over-six, double hung Marvin windows on either side; the first story will have the proposed one-story conservatory projecting from it toward the south. The east elevation of the proposed two-story addition will have four symmetrically placed six-over-six, double-hung Marvin windows, two on the first story and two on the second story, all with wood shutters to match the existing shutters. All windows and doors in the proposed two-story addition will have a primed pine exterior with 5/8" simulated divided lights with spacer bars. The proposed two-story addition will be covered by a gable roof, clad in cedar shakes to match the roof of the existing house.

The proposed one-story conservatory will extend eight feet south of the proposed two-story addition, at a height of eight feet, ten and a half inches from the top of the foundation to the flat roof. The west elevation of the proposed single-bay conservatory will be primarily occupied by a pair of fixed 15-light Marvin French doors flanked by fluted wood pilasters on either side. The south elevation of the proposed conservatory will be primarily occupied by three sets of fixed 15-light Marvin French doors flanked and separated by four fluted wood pilasters. The east elevation of the proposed conservatory is similar to the west elevation, with fluted wood pilasters flanking a pair of fixed 15-light Marvin French doors. The roof of the proposed conservatory will be 3/4" wood sheathing with a rubber (EPDM) roofing membrane, covered by a deck composed of 5/4" x 6" pressure treated boards, supported by 2" x 4" framing, spaced

16" on center. The roof deck will have a pressure-treated wood railing, painted white to match the existing exterior trim, with decorative Chippendale pattern between the balusters.

The proposed additions will rest on a foundation of 8" x 8" x 16" concrete masonry units (CMU), laid two wythes thick, parged on the exterior, enclosing an unfinished basement of approximately 688 square feet. Due to the sloping grade to the south of the existing house, the excavation for the foundation and basement will vary from nine feet against the south foundation wall of the existing house to five feet at the south foundation wall of the proposed conservatory. The south foundation wall will have paired wooden access doors. Excavation will extend approximately two feet out from the CMU foundation wall for the duration of construction, resulting in an excavated area of approximately 26 feet by 37 feet.

In addition to the two proposed additions, the applicant has proposed the installation of a new brick patio and steps for access up and down the steeper grade along the west elevation, continuing from an existing brick patio that runs along the existing house portions. The proposed patio will be approximately 17 feet, two inches wide (from north to south) by 12 feet, six inches long (from east to west). The proposed steps will be approximately 12 feet, six inches wide (flush with the proposed patio) and 11 feet, four inches long, with a handrail down the west side.

To connect the proposed two-story addition to the current exterior south elevation wall, the applicant has proposed the enlargement of three existing window openings on the south elevation of the existing house to create three 36" wide doorways into the proposed two-story addition, two on the first floor and one on the second.

Staff concluded the photographs, drawings, and material specifications provided by the applicant were sufficient to review the proposed work included in this memo. The design and materials of the proposed work were found to be conceptually compatible with the HAWP approval criteria of Subtitle 29-111(b) and the Secretary of the Interior's *Standards for Rehabilitation*. However, given the extensive nature of the proposed work, final approval should be provided only after the associated building permit application is reviewed for consistency with the plans and specifications submitted with the subject HAWP application.

Several prehistoric and historic archeological resources have been identified in the vicinity of the Solitude Historic Site. Extensive excavation will be conducted in the area of the proposed addition and at the south elevation of the 1964 addition, which may disturb intact archaeological deposits related to the original construction of the house. The applicant should retain a consultant archaeologist to excavate several 1m x 1m test units at the perimeter and within the footprint of the proposed addition, at the approximate locations indicated on the drawing attached to this memorandum, to identify any archeological resources that may be impacted by construction.

Staff recommended that the Historic Preservation Commission *approve in concept* HAWP 2023-21 as meeting the HAWP approval criteria of Subtitle 29-111(b): 2 and 3, and the Secretary of the Interior's *Standards for Rehabilitation*: 1, 8, 9, and 10, with the following conditions:

Final HAWP approval will be granted in writing by staff upon satisfaction of the following conditions:

- (1) The applicant shall retain a consultant archeologist to perform the test unit study described in the Conclusions above and submit the consultant archeologist's report to Historic Preservation Section staff for review. Based on the results of the study, monitoring by staff of any ground disturbing work associated with the proposed addition may be required as a condition of the final approved Historic Area Work Permit.

- (2) The building permit application materials submitted to the Department of Permitting, Inspections, and Enforcement will be reviewed by Historic Preservation Section staff to ensure they are consistent with the plans and specifications reviewed by the HPC.

There were no questions from the commissioners.

Thomas Taltavull, architect for the project, thanked staff for their review. He stated that if there were any changes in the proposed addition, he would contact staff.

MOTION: Commissioner Pruden moved to *approve in concept* HAWP 2023-21 as meeting the HAWP approval criteria of Subtitle 29-111(b): 2 and 3, and the Secretary of the Interior's *Standards for Rehabilitation*: 1, 8, 9, and 10, with the conditions included in staff's recommendation. The motion was seconded by Commissioner Carpenter-Rock. The motion was approved by roll call vote and without objection (7-0).

E. PRESERVATION TAX CREDIT - 2023-003, Hierling House (68-010-93)

Mr. Gross presented on behalf of Daniel Tana. Shane Stryzinski, owner of Hierling House, Historic Site 68-010-93, at 4230 Oglethorpe Street, Hyattsville, applied for a tax credit for work totaling \$108,800.00. The work consisted of replumbing waste and supply lines; comprehensive inspection and repair of electrical panel box, outlets, and switches; refinishing of hardwood flooring; repair of existing plaster and drywall; repair of basement foundation walls; installation of new, in-kind gutters and downspouts; in-kind replacement of roof; repainting of exterior wood trim; HVAC upgrades; and installation of additional insulation. The work was completed in December 2018 (Fiscal Year 2019).

The subject application included all required photographs and documentation. A total of **\$10,500** worth of documented work expenses—related to decorating, tree removal, and exterior fenestration alterations that were completed prior to the designation of the property as a Historic Site—were determined to be ineligible by staff.

Based on the documentation of the work supplied by the applicant and the Historic Preservation Commission's adopted tax credit policies and procedures, staff recommended the approval of a historic preservation tax credit in the amount of **\$24,575**. This credit would apply for FY 2020, the tax year following the year in which the work was completed. Staff recommended that the application be granted as meeting Standards 1, 2, and 6 of the Secretary of the Interior's *Standards for Rehabilitation* and provisions 1, 2, 3, and 4 of Subtitle 29-111(b).

There were no additional questions for staff from the Commission.

MOTION: Commissioner Porter moved to approve Preservation Tax Credit 2023-003 in the amount of \$24,575 as meeting Standards 1, 2, and 6 of the Secretary of the Interior's *Standards for Rehabilitation* and provisions 1, 2, 3, and 4 of Subtitle 29-111(b). The motion was seconded by Commissioner Pruden. The motion was approved by roll call vote and without objection (7-0).

F. UPDATE FROM DEPARTMENT OF PARKS & RECREATION

G. 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

There were no further questions.

5. New Business/Staff Updates

Chairman Thompson announced the Prince George's County Historical Society's next History Chat on June 26, 2023, at 7:00 p.m., with author Jenny Masur about her recent book, "Maryland Freedom Seekers on the Underground Railroad." He also reported working with the Historic Preservation Section's intern, Janet Adesina, on preservation in the twentieth century in advance of possible discussions with stakeholders in Prince George's County on how to make preservation more inclusive.

Mr. Gross commented on the success of the Historic Preservation Reception at Oxon Hill Manor on May 25th and thanked the Historic Preservation Section staff for their hard work. Dr. Jennifer Stabler will be traveling to Israel for a month in July to participate in a project and teaching students how to excavate a site. Kacy Rohn will be starting her new position as Planner III/HPC Liaison in the Historic Preservation Section on June 26, 2023.

MOTION: Commissioner Pruden moved to adjourn. The motion was seconded by Commissioner Porter. The motion was approved by acclamation and without objection (7-0). The meeting was adjourned at 9:33 p.m.

Sincerely,



Natalie Zalc
Planning Technician III
Historic Preservation Section