



# 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 10/17/2023**

## Summary of Actions

Prince George's County Historic Preservation Commission  
Tuesday, September 19, 2023, 6:30 p.m.

**THIS MEETING WAS HELD VIRTUALLY VIA TEAMS**

Commissioners Present: Chair John Peter Thompson, Susan Pruden, Kelly Porter, Pamela Jenkins, Royal Reff

Commissioners Absent: Jane Carpenter-Rock, Ph.D., Arlisha Norwood, Ph.D.

HPC Counsel: Bradley Farrar, Esq.

Staff Present: Tom Gross, Jennifer Stabler, Ph.D., Daniel Tana, Kacy Rohn, Amelia Chisholm, Tyler Smith, Janet Adesina, Natalie Zalc

<b>Guest: Name/Organization</b>	<b>Agenda Item</b>
Matthew Tedesco, Esq.	C.1.
Richard Greenberg	C.1.
Julia Murdoch	C.1.
Aaron Schooler	C.1.
Joe DiMarco	C.1.
Stephanie Farrell	C.1.
Haley Carpenter	C.1.
Erik Valentine	C.1.
Sherief Elfar	C.1.
Miriam Bader, City of College Park	C.1.
Emily McNally	D.1.
Darragh McNally	D.1.
Fraser and Betsy Henderson	E.1.
Terry Woods	F.5.

### A. Call to Order

Chairman Thompson called the meeting to order at 6:30 p.m. Ms. Rohn read introductory remarks about the meeting and procedures into the record. Commissioners Carpenter-Rock and Norwood had excused absences.

### B. Approval of Meeting Summary – July 18, 2023

**MOTION:** Commissioner Porter moved to approve the July 18, 2023, meeting summary. The motion was seconded by Commissioner Pruden. The motion was approved by roll call vote and without objection (5-0).

### C.1. DSP-22035, Terrapin House

Mr. Smith presented. The subject property comprises 0.89 acres and is located on the east side of Baltimore Avenue, north of the intersection of Baltimore Avenue and Hartwick Road in the City of College Park. The property consists of Parcel A, facing Baltimore Avenue, zoned Local Transit-Oriented – Edge (LTO-E), and four parcels facing Yale Avenue, zoned Residential, Single-Family – 65 (RSF-65). It is located within the 2010 *Approved Central US 1 Corridor Sector Plan and Sectional Map Amendment* area. The property is currently developed with single-story commercial buildings along Baltimore Avenue, a one-and-one-half story detached dwelling on the corner of Yale Avenue and Hartwick Road, and a three-and-one-half story apartment building on Yale Avenue. The subject application proposes one mixed-use building with 93 multifamily dwelling units and 4,800 square feet of commercial/retail space. The underlying Conceptual Site Plan (CSP-20002) and Preliminary Plan (4-21055) were reviewed by the HPC at its March 2021 and May 2022 meetings, respectively, and both were recommended for approval to the Planning Board. The subject Detailed Site Plan (DSP) application was reviewed and recommended for approval by the Old Town College Park Historic District (OTCPHD) Local Advisory Committee (LAC) on August 29, 2023.

The subject property is adjacent to the Old Town College Park Historic District (66-042-00). Developed gradually, Old Town College Park retains much of its original grid plan as platted by Johnson and Curriden in 1889. Today, Old Town consists of 250 developed properties. Residential buildings make up most of the historic neighborhood. Primary resources include single-family dwellings, multifamily dwellings, educational housing (fraternities and sororities), religious, governmental, and social buildings. The resources date from the 1890s to the last decade of the twentieth century, with a single resource erected prior to the 1889 platting of the neighborhood. The buildings of College Park are generally set back from the tree-lined streets on lots of varying widths. Many of the residential properties have driveways to the side of the primary resources, several with freestanding garages at the rear.

The existing buildings at 4424 Hartwick Road and 7302 Yale Avenue, adjacent to the Historic District, will be demolished. The proposed development will have the greatest visual impact on the three properties on the east side of Yale Avenue facing the subject property: 7301, 7303, and 7305 Yale Avenue, three 2½-story, early twentieth-century, single-family dwellings that are contributing properties in the Old Town College Park Historic District.

The Conceptual Site Plan (CSP-20002) was reviewed by the OTCPHD LAC on February 24, 2021, and by the HPC on March 16, 2021. The LAC voted 3-0-0 to recommend approval to the HPC, and the HPC voted 6-1-1 to recommend approval of the CSP to the Planning Board. The Preliminary Plan of Subdivision application was reviewed by the OTCPHD LAC on April 27, 2022, and by the HPC on May 17, 2022. The LAC voted 5-3 to recommend approval to the HPC, and the HPC voted 5-0-1 to recommend approval of the Preliminary Plan to the Planning Board.

The subject property is within the 2010 *Approved Central US 1 Corridor Sector Plan and Sectional Map Amendment* area. The Sector Plan includes goals and policies related to historic preservation (pages 193-201). However, these are not specific to the subject site or applicable to the proposed development. The Sector Plan does generally state in *Chapter 3: Development Pattern, Policy 4, Strategy 5* (page 64):

*5. Ensure that redevelopment of Downtown College Park does not adversely impact the properties located within the Old Town College Park Historic District.*

In its review of the Conceptual Site Plan (CSP-20002) for the subject property, the Prince George's County District Council adopted one condition in its final decision (June 14, 2021) regarding historic preservation:

*B.2 Prior to the issuance of demolition permits, the buildings located at 4424 Hartwick Road and 7302 Yale Avenue shall be recorded on individual Maryland Inventory of Historic Properties forms by a 36CFR-certified consultant. The forms shall be submitted to Historic Preservation staff for review and approval.*

The proposed structure is six stories tall along Baltimore Avenue, stepping down to three and four stories along Yale Avenue. The east elevation, facing Yale Avenue and the OTCPHD, is defined by a three-story volume with three projecting bays, with an additional ground level floor at the north end of the property. Fenestration on this elevation is traditional in its rhythm and detail, with a mixture of divided-light windows including two sets of bay windows on the first and second floors of each of the three projections. The height of the east elevation above grade increases from approximately 40 to 50 feet as the property slopes downward from south to north. The taller west block of the building is set back approximately 20 to 30 feet from the Yale Avenue elevation and is approximately 85 feet tall at its highest point.

The three projecting bays are intended to convey the residential nature of the building and respond to the scale of development on the east side of Yale Avenue. The Yale Avenue side of the proposed building will be fronted by a five-foot wide sidewalk and a narrow strip of grass separating the building from the sidewalk. As pedestrians walk down the west side of Yale Avenue, the only visible elevation of the proposed building will be of a similar residential scale to existing buildings in the Historic District.

The building will be faced with a combination of materials that include brown, red, and blonde brick; dark gray and cream fiber cement panels; and cream, beige, and red fiber cement siding. The materials selected for the east elevation facing Yale Avenue and the OTCPHD will consist primarily of fiber cement panels in neutral tones, blonde brick, beige fiber cement siding, and cast stone. The design and details of the bay windows in the projecting bays along Yale Avenue are intended to be compatible with the character and scale of the adjacent Historic District.

A photometric plan was provided with the application and indicates that the proposed lighting design will minimize glare, light, and visual intrusion into nearby properties and buildings.

A small strip of green space between the building and sidewalk will be retained along Yale Avenue. In response to requests made by the City of College Park, Planning Department staff, and the community, the applicant reconfigured the building footprint to retain a specimen tree at the corner of Hartwick Road and Yale Avenue.

The LAC reviewed the subject application at its August 29, 2023, public meeting and voted 8-0 to recommend its approval to the HPC. The LAC attached several comments to its recommendation that address issues outside of the purview of the HPC but were noted by staff for the record. These comments relate to providing adequate parking within the developing property; providing adequate onsite stormwater management facilities; and prioritizing retail tenants from the existing buildings on the site when leasing retail space in the proposed development.

Staff concluded the following:

1. The applicant provided architectural renderings to the LAC and HPC with the Conceptual Site Plan and Preliminary Plan of Subdivision reviewed in 2021 and 2022, respectively. While architecture was not formally reviewed at those stages, the applicant revised the plans based on comments provided by the LAC and HPC at that time.

2. Conformance with the 2010 *Approved Central US 1 Corridor Sector Plan and Sectional Map Amendment* is addressed through the review of the size, scale, massing, architecture, materials, lighting, and landscaping of the subject Detailed Site Plan application.
3. Condition B.2 of the Prince George's County District Council's decision for CSP-20002, requiring the documentation of 4424 Hartwick Road and 7302 Yale Avenue, remains in effect until satisfied.
4. The review of architectural compatibility includes consideration of the size, scale, massing, architecture, materials, lighting, and landscaping of the proposed development. CSP-20002 and 4-21055 allowed for up to 15,000 square feet of commercial use with 175 multifamily dwelling units. The subject application proposes 4,800 square feet of commercial/retail space and 93 multifamily dwelling units. The effort to respond to the scale of the adjacent residential buildings by limiting the overall size, the additional setback of the three upper stories along Yale Avenue, and the articulation of the three bays in the elevation facing the Old Town College Park Historic District represents an appropriate design solution.

Care was taken to ensure that the materials (fiber cement panels and siding, cast stone, and brick) and the architectural details of the building's east elevation, visible from the Historic District, are commensurate with the new building's primary elevations, visible from US Route 1, resulting in a cohesive design.

The design of service-related functions for the new building such as garage entrances, loading spaces, and trash receptacles are respectful of the adjacent Historic District. The site plan proposes an interior two-level garage with single, separate vehicular access points for each level: the smaller ground floor level, accessed from Hartwick Road, and the partially below-grade residential level, accessed from the alley off Yale Avenue. No outdoor storage areas are proposed and most of the mechanical equipment is internal to the building.

As an infill project adjacent to the Old Town College Park Historic District, the subject design reflects the applicant's efforts to reduce the negative visual impact of the proposed development and to avoid the creation of a building that walls off the low-rise structures in the Historic District from the Route 1 commercial corridor. This is accomplished through multiple façade types, varied roof lines, the chamfered northwest corner of the building, the retention of the specimen tree on the southeast corner of the developing property, and an overall design emphasis on the pedestrian experience.

Staff recommended that the Historic Preservation Commission recommend to the Planning Board approval of DSP-22035, Terrapin House, with no new conditions.

Matthew Tadesco, Esq., representing the applicant, introduced the applicant's team and thanked Mr. Smith for his review of the application and stated their agreement with the staff's recommendations.

**MOTION:** Commissioner Reff moved to recommend to the Planning Board approval of DSP-22035, Terrapin House, with no new conditions. The motion was seconded by Commissioner Pruden. The motion was approved by roll call vote and without objection (5-0).

#### **D.1. HISTORIC PROPERTY EVALUATION, Yates and Mary Boswell House (66-029-09)**

Mr. Tana presented. The subject historic property evaluation was requested by the property owners, Darragh and Emily McNally. The circa-1939 Yates and Mary Boswell House is a two-story, Colonial

Revival dwelling consisting of a rectangular main block with a full-width rear ell. The home is constructed of tile block and principally clad in brick veneer. The symmetrical, three-bay façade faces east and features a central entry door ornamented with a fanlight and sidelights and sheltered by a one-story entry porch with a flat roof. The building's main block is capped with a side-gabled, slate roof with copper gutters and downspouts and is flanked by an external brick chimney and two bay windows on the north elevation and an enclosed one-story side porch on the south elevation. A one-story, front gable-roofed rear ell stretches across the rear (west elevation) of the main block. The rear ell is composed of a two-bay garage which faces south and opens to the home's driveway, and a partially enclosed porch which faces north. An external brick chimney sits at the west end of the ell. The main block of the house retains many of the original wood double-hung, sash windows, while the enclosed porches and garage have non-historic windows and siding.

The Yates and Mary Boswell House is located at 6500 40th Avenue in University Park. The resource is located on a 0.24-acre rectangular lot and faces east towards 40th Avenue. The landscape is mainly flat with grass lawns, large trees close to the house, and gardens spanning the length of the public sidewalk. The surrounding area is characterized by single-family residential development of similarly sized lots that make up the University Park National Register Historic District, of which the Boswell House is a contributing resource. The vicinity is characterized by a mix of detached houses in a relatively dense residential suburb on similarly sized lots.

The first land patent within the Town of University Park, Edmonston's Pasture, was recorded in 1723. In 1759, William Deakins purchased a portion of Edmonston's Pasture containing approximately 224 acres. The Deakins family owned the property until 1920, when William's great-grandchildren sold the then- 285-acre property to the Riverdale Realty Company. The surrounding rural area had suburbanized significantly by then, with the adjacent development of Hyattsville, Riverdale, College Park, and other municipalities beginning in the late nineteenth century, and in 1923, the Riverdale Realty Company sold the property to the University Park Company, Inc. In April 1936, the University Park Company platted Section 5A (17.5 acres), including the "Homestead Block" that included the Deakins Farmhouse, Bloomfield, at the northeast corner of the subdivision as well as the lot where the Yates and Mary Boswell House would be built. Around this time, the University Park Company began selling parcels to other developers, such as the Boswell Realty Company, founded by Yates P. Boswell and Harry D. Eisenhauer. In 1938, Yates and Mary Boswell were deeded the property at Lot 1, Block 21 in Section 5A of University Park from the Boswell Realty Company as a location to build their future home. By the following spring, Yates and Mary Boswell's house at 400 Jackson Avenue had been completed and was featured with a photo of the house in the Real Estate section of the May 21, 1939, issue of *The Washington Post*.

The Boswell family owned the property until Mary Boswell's death in 1984, at which time it was sold to Carl and Nancy Nagel by her son, Yates P. Boswell, Jr., acting as executor of her estate. The Nagels in turn sold the property to Dora Herrera and Nain Garcia in 1998. In 2005, they sold the property to Joel and Hannah Ard, who sold the property to Johna Ohtagaki and Philip Toomey in 2008. They resided in the property until selling it to the current owners, Darragh and Emily McNally, in 2017.

The Yates and Mary Boswell House is significant as one of the highest-style, substantially intact examples of Colonial Revival domestic architecture within the University Park National Register Historic District. The house was designed by noted regional architect John M. Walton, Sr., and constructed during a period of rapid suburban growth in Prince George's County and University Park; this development was driven, in part, by one of the house's original owners, Yates P. Boswell, his brother, Perry, and their associates. The Yates and Mary Boswell House is an excellent example of the suburban development taking place in the University Park neighborhood in the second quarter of the twentieth century.

The Yates and Mary Boswell House has retained its essential character as a Colonial Revival dwelling dating from the period of rapid suburban growth in Prince George's County. The original brick veneer

exterior remains intact, and many of the original wooden double-hung windows remain, protected by aluminum storm windows. There have been some modifications to the three-sided bays on the north side of the house with vinyl and aluminum cladding added, along with modern one-over-one windows. The enclosure of the south side porch represents an incompatible alteration, but one which is typical of the evolution of many houses within the neighborhood. The front door, sidelights, and brick steps to the front appear to be original. The property retains its original size, and its suburban context remains unchanged. Overall, the Yates and Mary Boswell House retains a high degree of integrity of location, association, feeling, design, and setting with a moderately high degree of integrity of materials.

Historic Preservation Commission Policy #1-87, "Evaluating Integrity, Degree of Alteration, and Scarcity and Frequency," states that a property's integrity should be considered in the context of the scarcity of the resource type it represents, with a less restrictive standard of integrity applied when few or no other similar properties exist in the Inventory of Historic Resources. The Colonial Revival style is well represented throughout Prince George's County, with several such houses located in the University Park National Register Historic District. However, none of these have been designated as Historic Sites.

In light of the minor changes that have occurred to the exterior materials and appearance, the Yates and Mary Boswell House retains sufficient integrity to convey its significance as an early-twentieth century high-style Colonial Revival home.

Staff concluded that the Yates and Mary Boswell House meets four of the nine historic site designation criteria of Subtitle 29-104(a): (1)(A)(iv); (2)(A)(i); (2)(A)(ii); and (2)(A)(v). Staff further concluded that, in weighing both the alterations that have been made to the house and the current representation of the resource type within the Inventory of Historic Resources, the Yates and Mary Boswell House can be found to possess sufficient integrity to convey, represent, or contain the values and qualities for which it is judged significant.

Staff recommended that the Historic Preservation Commission recommend to the Planning Board and District Council that the Yates and Mary Boswell House, Documented Property 66-029-09, and its 0.24 acre Environmental Setting (Lot 1 of Block 21, "Section 5A University Park"), be designated a Prince George's County Historic Site as meeting the following criteria in Subtitle 29-104(a): (1)(A)(iv); (2)(A)(i); (2)(A)(ii); and (2)(A)(v).

Darragh McNally, the property owner, thanked Mr. Tana for his review.

**MOTION:** Commissioner Reff moved that the Historic Preservation Commission recommend to the Planning Board and District Council that the Yates and Mary Boswell House and its 0.24-acre Environmental Setting be designated a Prince George's County Historic Site as meeting the following criteria in Subtitle 29-104(a): (1)(A)(iv); (2)(A)(i); (2)(A)(ii); and (2)(A)(v). Commissioner Jenkins seconded the motion. The motion was approved by roll call vote and without objection (5-0).

#### **E.1. HISTORIC AREA WORK PERMIT - 2023-034 Digges-Sasscer House (79-019-18)**

Ms. Rohn presented. The subject property is 14507 Elm Street, identified within the Inventory of Historic Resources as the Digges-Sasscer House, Historic Site 79-019-18. The site includes a two-story, frame, gable roof dwelling with a main block constructed in 1845 and expanded in the 1880s, and a rear ell which incorporates an earlier dwelling. The house is accompanied by nineteenth and early-twentieth century outbuildings including a stable, wood house, and meat house, as well as ornamental terraces and sunken garden plots.

The Historic Site's Environmental Setting includes the entire 2.06-acre parcel, which occupies a prominent corner lot at the intersection of Elm Street and Old Marlboro Pike (MD 725) within the municipal boundary of the Town of Upper Marlboro. The dwelling sits near the southeast corner of the parcel and faces north, towards Elm Street.

When designated as a Historic Site in 1981, the Digges-Sasscer House was found to meet designation criteria 1(A)(i), 1(A)(iii), 1(A)(iv), 2(A)(i), and 2(A)(v) under Section 29-104 of the Historic Preservation Ordinance. It is also identified as a Contributing Resource within the Upper Marlboro Residential National Register Historic District. The site holds significance as the past home of prominent residents including Daniel C. Digges (1813-1860), a member of the Maryland House of Delegates; William A. Jarboe (1819-1882), Prince George's County Register of Wills and Clerk of the Court; Frederick Sasscer, Jr. (1856-1929), publisher of the *Prince George's Enquirer*; Lansdale G. Sasscer (1893-1964), a Maryland State Senator and U.S. Congressional Representative; and Lansdale G. Sasscer, Jr. (1926-2020), a member of the Maryland House of Delegates. It is also significant as an early dwelling within Upper Marlboro which retains its original two-acre town lot. The Maryland Inventory of Historic Properties form completed by staff in 1987 notes that the collection of historic outbuildings and landscape features present on the site together form a "unique setting of which there are few examples in the County." The arrangement of buildings and landscape features appear largely unchanged from 1938 aerial photographs.

The subject application proposes replacing two sides of the existing split-rail perimeter fence, a non-historic feature installed circa 2004. The proposed replacement utilizes two materials: a 6-foot wrought iron fence along the Elm Street frontage, transitioning to a 6-foot wood board fence at a point approximately 50 feet from the intersection with Old Marlboro Pike. The 6-foot board fence would continue around the corner, along the Old Marlboro Pike frontage, and around the corner at the junction of Old Marlboro Pike and Service Alley to a point approximately 140 feet from the intersection. The proposed wrought iron fence would consist of spaced iron pickets set between posts. The proposed wood panel fence would consist of 1" x 4" pickets butted together to form a solid panel, with 1" x 4" top and bottom rails and 6" x 6" capped posts, spaced 8 feet apart.

The Prince George's County Department of Permitting, Inspections, and Enforcement (DPIE) requires that residential corner lots avoid any visual obstruction taller than 3 feet within the triangle formed by points on the street lines twenty-five feet from the intersection. The prior Zoning Ordinance, under which this applicant may still seek review, allows a 6-foot perimeter fence around lots larger than one acre. After March 31, 2024, compliance with the current Zoning Ordinance becomes mandatory, and the fence height on this lot would be limited to 4 feet along Old Marlboro Pike and most of Elm Street.

The applicant's goals as stated in their original HAWP application are to increase safety for their young children and dog by installing a fence which cannot be easily climbed over or through; to enhance privacy; and to limit road noise. To achieve these goals, the applicant's initial proposal was for a 6-foot wood stockade fence surrounding the property.

In phone and email exchanges following the submission of the original proposal, staff suggested utilizing a lower and more open fence design to maintain the property's open character and preserve views of the property from the public rights-of-way. Staff and the applicant discussed several alternative designs in an attempt to identify an option that would meet the applicant's goals and the criteria for HAWP approval. These options included spaced board and shadowbox-style wood fences; masonry walls; and wrought iron fences with brick foundations and piers.

In an email to the applicant dated August 9, 2023, staff indicated that it could support a proposal to install a 6-foot wrought iron fence along the Elm Street and Old Marlboro Pike frontages, which would establish a physical barrier to address the applicant's safety concerns but with a reduced visual impact to the

historic resource through the fence's open design. That recommendation was partially incorporated into the applicant's revised application, submitted on August 14, 2023.

Staff concluded the scope of work, site plan, and drawings provided by the applicant were sufficient to review the proposed work. The design and scale of the proposed wood panel fencing segment were found to be incompatible with the architectural and historical character of the Historic Site.

Staff supported the removal of the non-historic split-rail fence and its replacement with a fence that provides an adequate physical barrier around the property. Though wood fencing is an acceptable material for this property, the design and height of the proposed wood panel fence are inappropriate.

The Digges-Sasscer House derives its significance both from its association with historically prominent figures and its unique setting, which has been identified as a rarity within Prince George's County. The property's extant nineteenth-century dwelling, historic outbuildings, and landscape elements set on a historic town lot, combine to form a significant setting. This was recognized in the property's designation as a Historic Site, which cited designation criterion 2(A)(v): *the historic resource represents an established and familiar visual feature of the neighborhood, community, or County, due to its singular physical characteristics or landscape.*

This site's significant environmental setting would be impacted by the installation of a solid board fence. The opaque design would close off the open visual character of the site and impede views of the historic resource from the north, west, and south. The proposed design would substantially impact elements of the site's integrity, most significantly its historic feeling, setting, and association, and would alter the spatial relationship of the property to the adjoining nineteenth century streetscape on Elm Street, as well as to Old Marlboro Pike, which has abutted the property as a primary thoroughfare into Upper Marlboro since at least the mid-nineteenth century, as shown on Simon Martenet's 1861 map of Prince George's County.

An opaque fence design limits the public's ability to understand and appreciate this resource within its historic context. To lessen this impact, staff suggested to the applicant a wrought iron fence that would provide physical security while maintaining the public benefit provided by visibility into the site. This proposal represented a compromise from staff's original position, which suggested a fence not to exceed 4 feet in height. Though this suggestion was partially incorporated into the applicant's revised application, staff found that the subject proposal fails to adequately limit adverse visual effects and resulting impacts on the historic resource.

Staff found that the proposed wood panel fence is an incompatible height and design for this location (29-111(b)(2)), and that it would substantially alter the appearance of the property as viewed from Elm Street and Old Marlboro Pike (29-111(b)(1)).

The Purpose outlined in Section 29-101 of the County's Historic Preservation Ordinance supports the preservation of Historic Sites and Districts for the "education, welfare, and continued utilization and pleasure of the citizens of the County, the State of Maryland, and the United States of America" (29-101(b)). Staff found the proposed design contrary to the general public benefit intended by Subtitle 29 (29-111(b)(6)).

Though Old Marlboro Pike is a busy road, staff did not find that this condition creates a hazard which can only be mitigated by an opaque fence (29-111(b)(4)), or that the traffic noise deprives the applicant of the reasonable use of their property (29-111(b)(5)).

Staff also found that the application fails to meet the Secretary of the Interior's *Standards for Rehabilitation*, by producing significant change to the resource's distinctive features, spaces, and spatial

relationships which impacts the property's historic character (Standards 1 and 2), and by introducing new construction which is incompatible in massing, size, and scale and thereby negatively impacts the historic integrity of the property and its environment (Standard 9).

Staff therefore concluded that the subject application can be found to meet the grounds identified in Section 29-111(a) for denial of a HAWP.

Staff recommended that the Historic Preservation Commission *deny* HAWP 2023-034, in accordance with Section 29-111(a) and as failing to meet the HAWP approval criteria of Section 29-111(b): 1, 2, 3, 4, 5, and 6, and as failing to meet the Secretary of the Interior's *Standards for Rehabilitation*: 1, 2, and 9.

Staff also noted for the record that the Commission had received two items of correspondence on this item: a letter from the Hendersons' neighbors on Elm Street in support of the application, and an email from Mayor Sarah Franklin on behalf of the Town of Upper Marlboro.

Dr. Fraser Henderson Jr., the property owner and applicant, thanked Mr. Gross and Ms. Rohn for their help with this proposed project. Dr. Henderson noted he was attending the meeting from Kenya, where he and his wife are on a medical work mission. He stated his objective for this project was to protect his small children from the road and traffic and provide a safe yard to play in. Historic Preservation Section staff stated that their goal was to reach consensus with the applicant on a proposal to replace the existing fence with a fence that would meet the Historic Area Work Permit approval criteria while meeting the applicant's safety goals. As a potential compromise, staff suggested that a six-foot wrought iron fence would be acceptable, as it would provide visibility into the property and address the applicant's safety concerns. Dr. Henderson noted the high expense of a wrought iron fence, as well as his desire for a privacy fence.

Commissioners questioned staff and the applicant about the proposed work, which included a discussion of the orientation of the house to the adjoining streets, which areas of the property constituted the front, side, and rear yards, as well as possible alternatives to the proposed materials and placement of the fence. Following this discussion, Chairman Thompson closed the record.

**MOTION:** Commissioner Pruden moved to approve HAWP 2023-034 as submitted for the replacement of a perimeter fence surrounding the Environmental Setting for the Digges-Sasscer House, with the condition that there be archaeological monitoring for ground disturbance, in accordance with the HAWP approval criteria of Section 29-111(b): 1, 4, and 5, and as meeting the Secretary of the Interior's *Standards for Rehabilitation*: 1, 8, and 10. The motion died for lack of a second.

**MOTION:** Commissioner Reff moved to deny HAWP 2023-034 in accordance with Section 29-111(a) and as failing to meet the HAWP approval criteria of Section 29-111(b): 1, 2, 4, 5, and 6, and as failing to meet the Secretary of the Interior's *Standards for Rehabilitation*: 1, 2, and 9. The motion was seconded by Commissioner Porter. The commissioners proceeded to discuss the motion. The motion failed with two Commissioners in favor, two opposed, and one voting present.

After further discussion about statutory timelines for HAWP review, another motion was made.

**MOTION:** Commissioner Porter moved to deny HAWP 2023-034 in accordance with Section 29-111(a) and as failing to meet the HAWP approval criteria of Section 29-111(b): 1, 2, 3, 4, and 5, and as failing to meet the Secretary of the Interior's *Standards for Rehabilitation*: 1, 2, and 9. The motion was seconded by Commissioner Reff. After discussion, the motion carried by roll call vote (3-2).

Mr. Gross informed Dr. Henderson that he has the option to submit a new Historic Area Work Permit application, or, as provided by the Historic Preservation Ordinance, appeal the decision of the Historic Preservation Commission to the Circuit Court within 30 calendar days after receiving the decision.

#### **F.1. PRESERVATION TAX CREDIT - 2023-006 Wilson-Ferrier-Windsor House (68-010-80)**

Mr. Tana presented. Mary DeStefano and Jamiyl Peters, owners of the Wilson-Ferrier-Windsor House, Historic Site 68-010-80, at 4106 Crittenden Street, Hyattsville, applied for a tax credit for work totaling \$16,695. The work consisted of replacement of the furnace and ductwork, roof and gutter repairs, asbestos remediation and disposal, electrical repairs for safety, and lead paint testing and abatement. The work was completed in May 2022 (Fiscal Year 2022).

The subject application included all required photographs and documentation. A total of \$125 worth of documented work expenses—related to tree service—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 for the Wilson-Ferrier-Windsor House, Historic Site 68-010-80, in the amount of **\$4,142.50**. This credit would apply for FY 2023, 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 questions from the commissioners.

**MOTION:** Commissioner Reff moved to approve Preservation Tax Credit 2023-006 for the Wilson-Ferrier-Windsor House in the amount of **\$4,142.50** 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 Jenkins. The motion was approved by roll call vote and without objection (5-0).

#### **F.2. PRESERVATION TAX CREDIT – 2023-007 Rizzo House (65-015)**

Mr. Tana presented. Lillian Walker, owner of Historic Site 65-015, Rizzo House, at 6911 21st Avenue, Hyattsville, applied for a tax credit for work totaling \$5,468.27. The work consisted of the replacement of the concrete driveway and walkway to address water infiltration into the adjacent foundation and basement. The work was completed in March 2023 (Fiscal Year 2023).

The subject application included all required photographs and documentation. All of the work was determined to be eligible 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 for the Rizzo House, Historic Site 65-015, in the amount of **\$1,367.07**. This credit would apply for FY 2024, the tax year following the year in which the work was completed. Staff recommended that the application be granted as meeting Standards 1 and 2 of the Secretary of the Interior's *Standards for Rehabilitation* and provisions 1, 2, and 3 of Subtitle 29-111(b).

There were no questions from the commissioners.

**MOTION:** Commissioner Reff moved to approve Preservation Tax Credit 2023-007 for the Rizzo House in the amount of **\$1,367.07** as meeting Standards 1 and 2 of the Secretary of the Interior's *Standards for Rehabilitation*, and provisions 1, 2, and 3 of Subtitle 29-111(b). The motion was seconded by Commissioner Porter. The motion was approved by roll call vote and without objection (5-0).

**F.3. PRESERVATION TAX CREDIT - 2023-008 William Stanton Wormley House (69-023-17)**

Mr. Tana presented. Kathryn Lewis, owner of Historic Site 69-023-17, Wormley House, at 7533 Ardwick Ardmore Road, Hyattsville, applied for a tax credit for work totaling \$7,425.50. The work consisted of repairs to the foundation and crawlspace and first floor structural repairs. The work was completed in March 2023 (Fiscal Year 2023).

The subject application included all required photographs and documentation. All of the work was determined to be eligible 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 for the William Stanton Wormley House, Historic Site 69-023-17, in the amount of **\$1,856.38**. This credit would apply for FY 2024, the tax year following the year in which the work was completed. Staff recommended that the application be granted as meeting Standards 1 and 2 of the Secretary of the Interior's *Standards for Rehabilitation* and provisions 1, 2, and 3 of Subtitle 29-111(b).

There were no questions from the commissioners.

**MOTION:** Commissioner Reff moved to approve Preservation Tax Credit 2023-008 for the William Stanton Wormley House in the amount of **\$1,856.38** as meeting Standards 1 and 2 of the Secretary of the Interior's *Standards for Rehabilitation* and provisions 1, 2, and 3 of Subtitle 29-111(b). The motion was seconded by Commissioner Porter. The motion was approved by roll call vote and without objection (5-0).

The next agenda item heard by the HPC was F.5.

**F.5. PRESERVATION TAX CREDIT - 2023-010 Cross House (67-022-13)**

Mr. Tana presented. Terry Woods and Joseph Vignola, owners of the Cross House, Historic Site 67-022-13, at 5805 Ruatan Street, Berwyn Heights, applied for a tax credit for work totaling \$37,976.33. The work consisted of the replacement of 19 existing vinyl windows with Pella Reserve double-hung wood sash windows with pre-finished exteriors and wood interiors, and removal of the existing aluminum storm windows. The work was approved under Historic Area Work Permit 2021-064. The work was conducted from October 2021 through June 2023 (Fiscal Years 2022-2023).

The subject application included all required photographs and documentation. All documented work expenses were determined to be eligible 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 for the Cross House in the amount of **\$9,494.08**. This credit would apply for FY 2024, 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, and 3 of Subtitle 29-111(b).

There were no questions from the commissioners.

**MOTION:** Commissioner Reff moved to approve Preservation Tax Credit 2023-010 for the Cross House in the amount of **\$9,494.08** as meeting Standards 1, 2, and 6 of the Secretary of the Interior's *Standards for Rehabilitation* and provisions 1, 2, and 3 of Subtitle 29-111(b). The motion was seconded by Commissioner Jenkins. The motion was approved by roll call vote and without objection (5-0).

**F.4. PRESERVATION TAX CREDIT - 2023-009 John and Mary White House (68-103-01)**

Mr. Gross presented. Douglas Bowles, owner of the John and Mary White House, Historic Site 68-103-01, at 3602 41<sup>st</sup> Avenue, Colmar Manor, applied for a tax credit for work totaling \$70,742.19. The work comprised repair of the stucco facing on the house; repair of wood trim, porch columns, and other elements; repair of the molded concrete foundation; repair of the brick porch piers and front yard wall; and replacement of the non-historic porch railing with a wood railing based on marketing literature for a house of similar vintage and design. The work was substantially completed prior to the designation of the property as a Historic Site in September 2022 and therefore was not subject to the Historic Area Work Permit requirement. The work was completed in November 2022 (Fiscal Year 2023).

The subject application included all required photographs and documentation. All expenses were determined by staff to be eligible for the tax credit. 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 for the John and Mary White House, Historic Site 68-103-01, in the amount of **\$17,685.55**. This credit would apply for FY 2024, the tax year following the year in which the work was completed. Staff recommended that the application be granted as meeting Standards 1, 2, 5, and 6 of the Secretary of the Interior's *Standards for Rehabilitation* and provisions 2 and 3 of Subtitle 29-111(b).

There were no questions from the commissioners.

**MOTION:** Commissioner Reff moved to approve Preservation Tax Credit 2023-009 for the John and Mary White House in the amount of **\$17,685.55** as meeting Standards 1, 2, 5, and 6 of the Secretary of the Interior's *Standards for Rehabilitation*, and provisions 2 and 3 of Subtitle 29-111(b). The motion was seconded by Commissioner Jenkins. The motion was approved by roll call vote and without objection (5-0).

**F.6. PRESERVATION TAX CREDIT – 2023-011 Content (79-019-16)**

Mr. Gross presented. Brian Callicott, owner of Content, Historic Site 79-019-16, at 14508 Church Street, Upper Marlboro, applied for a tax credit for work totaling \$178,016.00. The work comprised the in-kind replacement of the cedar shingle roof and the repair of the two-story front porch. The work was approved under Historic Area Work Permits 2021-062 (roof) and 2022-012 (porch). The work was completed in October 2022 (Fiscal Year 2023).

The subject application included all required photographs and documentation. All expenses were determined by staff to be eligible for the tax credit. 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 for Content, Historic Site 79-019-16, in the amount of **\$44,504.00**. This credit would apply for FY 2024, the tax year following the year in which the work was completed. Staff recommended that the application be granted as meeting Standards 1, 2, 5, and 6 of the Secretary of the Interior's *Standards for Rehabilitation* and provisions 1, 2, and 3 of Subtitle 29-111(b).

There were no questions from the commissioners.

**MOTION:** Commissioner Reff moved to approve Preservation Tax Credit 2023-011 for Content in the amount of **\$44,504.00** as meeting Standards 1, 2, 5, and 6 of the Secretary of the Interior's *Standards for Rehabilitation* and provisions 1, 2, and 3 of Subtitle 29-111(b). The motion was seconded by Commissioner Pruden. The motion was approved by roll call vote and without objection (5-0).

**G. UPDATE FROM DEPARTMENT OF PARKS & RECREATION**

Mr. Gross presented the update from the Department of Parks and Recreation. He provided a brief update regarding various properties undergoing repairs.

**H. 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**

**5.a. Amendment to the Historic Preservation Commission Rules of Procedure**

Chairman Thompson stated that he is seeking to amend the Historic Preservation Commission's Rules of Procedure by modifying the definition of a quorum. The proposed modification would replace the existing definition, a quorum shall consist of five (5) members of the Commission, with new language, to read, a quorum shall consist of a majority of members currently appointed to the Commission. The proposed rule change will appear on the October HPC agenda for a vote by the Commission.

**MOTION:** Commissioner Jenkins moved to adjourn. The motion was seconded by Commissioner Reff. The motion was approved by acclamation and without objection (5-0). The meeting was adjourned at 9:45 p.m.

Sincerely,



Natalie Zalc  
Planning Technician III  
Historic Preservation Section