



PRINCE GEORGE'S COUNTY HISTORIC PRESERVATION COMMISSION

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APPROVED 2/17/2026

Summary of Actions

Prince George's County Historic Preservation Commission

Tuesday, January 20, 2026, 6:30 p.m.

THIS MEETING WAS HELD VIRTUALLY VIA TEAMS

Commissioners Present:	Chair John Peter Thompson, Jane Carpenter-Rock, Ph.D., Pamela Jenkins, Arlisha Norwood, Ph.D., Kelly Porter, Susan Pruden, Royal Reff
HPC Counsel:	Bradley Farrar, Esq.
Staff Present:	Tom Gross, Amelia Chisholm, Kacy Rohn, Jennifer Stabler, Ph.D., Daniel Tana, Tyler Smith, Natalie Zalc

Guest: Name/Organization	Agenda Item
Dr. David Chapman	C.1.
Dr. Karolina Syrovatkova	C.1.
Sam Parker, Aman Memorial Trust	E.2.
Tamika Samson	F.1.
Kevin Cabrera, Dept. of Parks and Recreation	F.1.

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.

B. APPROVAL OF MEETING SUMMARY – December 16, 2025

MOTION: Commissioner Reff moved to approve the December 16, 2025, meeting summary. The motion was seconded by Commissioner Pruden. The motion was approved by acclamation and without objection (5-0).

Commissioners Jenkins and Norwood joined the meeting at 6:35 p.m.

**C.1. HISTORIC AREA WORK PERMIT 2025-073, 7303 Dartmouth Avenue
(Old Town College Park Historic District 66-042-76)**

Ms. Rohn presented. The application proposed replacement of seven historic wood windows with vinyl units. Most of the property's original wood windows have recently been replaced with vinyl, following HPC approval of HAWP 2024-081 on January 21, 2025.

The subject application now seeks to replace the remaining original wood casement and double-hung sash windows, located on the side and rear elevations, with vinyl windows matching the previously approved replacements in style and configuration.

The OTCPHD LAC reviewed the subject application on January 7, 2026, and voted 4-2 to recommend approval, with the following condition:

- a. that replacement windows match the appearance of the existing windows as closely as possible, with specifications to be reviewed and approved by HPC staff prior to the removal of the existing windows.

The remaining historic wood windows, the subject of this application, are located on the side and rear elevations. Ms. Rohn discussed the relevant guidelines from the Old Town College Park Historic District Design Guidelines, Secretary of the Interior's *Standards for Rehabilitation*, HPC Policy #1-05 on the use of synthetic materials, and Subtitle 29. Staff framed the competing considerations of consistency with these standards and guidelines and consistency with the HPC's past action on HAWP 2024-081.

Staff recommended that the Commission approve or deny the application after weighing the relevant standards and guidelines, the precedent set by prior approvals, and the impact of the proposed change on the property's integrity.

Commissioner Porter asked if there was any way for the applicants to meet the approval criteria with the proposed product. Staff explained the guidance provided by Secretary of the Interior Standard #6 and the precedent set by the past approval of HAWP 2024-081.

The applicants, David Chapman and Karolina Serovakova, expressed their request for the approval of this HAWP, which proposes the same products as the previously approved HAWP, but in less visible locations. They stated that the remaining wood windows are irreparably damaged and described their efforts to replicate the original windows' appearance and durability using Vytex material. They clarified their selection of contour grilles-between-glass was based on their contractor's recommendation.

Commissioner Jenkins inquired about the selection of the contour grilles instead of simulated divided lights with spacers, which better replicate the appearance of wood windows. Mr. Gross

clarified that since staff had recommended denial of HAWP 2024-081 on the basis of the HPC's synthetic materials policy, no preferred type of replacement windows was conveyed to the applicants as staff do not suggest conditions for recommendations of denial.

MOTION: Commissioner Reff moved to approve HAWP 2025-073, 7303 Dartmouth Avenue (Old Town College Park Historic District), as a continuation of work begun under HAWP 2024-081 and based on the recommendation of the Old Town College Park Local Advisory Committee, with the condition that the replacement windows match the appearance of the existing windows as closely as possible, with specifications to be reviewed and approved by HPC staff prior to the removal of the existing windows. The motion was seconded by Commissioner Carpenter-Rock. The motion was approved by roll call vote and without objection (7-0).

**D.1. HISTORIC PRESERVATION TAX CREDIT 2025-020, W.G. Lown House
(Historic Site 68-010-35)**

Daniel Tana presented. Debra and Michael Franklin, owners of the Lown House, Historic Site 68-010-35, at 4107 Gallatin Street, Hyattsville, have applied for a tax credit for work totaling \$14,300.00. The work consisted of the comprehensive repainting of the exterior after the completion of siding replacement and repairs. The work was completed in November 2025 (Fiscal Year 2026).

The subject application included all required photographs and documentation. Staff determined all expenses 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 Lown House, Historic Site 68-010-35, in the amount of \$3,575.00. This credit would apply for FY 2027, 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 2025-020, W.G. Lown House (Historic Site 68-010-35), in the amount of \$3,575.00 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 (7-0).

E.1. NON-CAPITAL GRANT PROGRAM 2025-004, Hamilton Square

Daniel Tana presented. The applicant has submitted an application for a Non-Capital Grant in the amount of \$6,850 to fund the creation of an architectural schematic design package focused on rehabilitating and improving the facades and storefronts of six adjacent buildings on Baltimore Avenue in the City of Hyattsville: 5219 Baltimore Avenue through 5309 Baltimore Avenue. All six buildings are contributing resources to the Hyattsville National Register Historic District (68-010) and were built between 1900 and 1952.

The requested Non-Capital Grant funds would support hiring Triple Line Studio and Design Case to produce a design package, with the applicant working in partnership with the property owners. The subject properties are adjacent to Centennial Park (a City-owned park), and the City has plans to connect this park to The Spot Park (also City-owned), creating a more cohesive public space comprised of the historic streetscape of Baltimore Avenue, through these parks, and back to the Rhode Island Avenue Trolley Trail. The architectural schematic design package will be used for cost estimating and support the owner and city partners in applying for grants, tax incentives, loans, and other sources of funding for these properties and projects.

Based on the information provided by the applicant and the Historic Preservation Commission's adopted Non-Capital Grant Guidelines, staff recommended the approval of a Non-Capital Grant in the amount of \$6,850 as meeting Criteria for Evaluation B, E, and F.

There were no questions from the commissioners.

MOTION: Commissioner Jenkins moved to approve Non-Capital Grant 2025-004, Hamilton Square, in the amount of \$6,850 as meeting Criteria for Evaluation B, E, and F. The motion was seconded by Commissioner Porter. The motion was approved by roll call vote and without objection (7-0).

E.2. NON-CAPITAL GRANT PROGRAM 2025-006, Bostwick Stables Conditions Assessment

Daniel Tana presented. The applicant has submitted an application for a Non-Capital Grant in the amount of \$25,000 to fund the creation of a conditions assessment for the stables at Bostwick (Historic Site 69-005-09). The stable building is located within the Environmental Setting of the Historic Site and received funding from the Historic Property Grant Program in Fiscal Year 2010 to partially fund the replacement of the roof. Bostwick was built in 1746 for Christopher Lowndes and was later occupied by Benjamin Stoddert, his son-in-law and first Secretary of the Navy. Bostwick was listed on the National Register of Historic Places in 1975 and is protected by easements held by the Maryland Historical Trust and the Maryland-National Capital Park and Planning Commission. The property is owned by the Town of Bladensburg.

The requested Non-Capital Grant funds would support hiring Encore Sustainable Architects to prepare measured drawings; conduct field surveys with the end goal of preparing a comprehensive existing conditions report; provide schematic designs and estimated cost reports for the planned future use of the property as an events center, community café, wine/beer garden, and recreation area; identify permit requirements; participate in formal meetings with the project committee, which consists of the Aman Memorial Trust and the Town of Bladensburg; and the preparation of a final report and executive summary of these plans.

Based on the information provided by the applicant and the Historic Preservation Commission's adopted Non-Capital Grant Guidelines, staff recommended the approval of a Non-Capital Grant in the amount of \$25,000.00 as meeting Criteria for Evaluation A, B, E, and F.

Commissioner Reff inquired about the status of the \$10,000.00. Sam Parker clarified that \$10,000 in cash was on hand from the Aman Memorial Trust. He also expressed the intent to raise money for the restoration of the stable and additional outbuildings.

In response to Commissioner Carpenter-Rock's question, Mr. Parker confirmed that interior features, such as horse name boards and historic elements, would be preserved and highlighted as part of the building's story and adaptive reuse.

MOTION: Commissioner Norwood moved to approve Non-Capital Grant 2025-006, Bostwick Stables Conditions Assessment, in the amount of \$25,000.00 as meeting Criteria for Evaluation A, B, E, and F. The motion was seconded by Commissioner Porter. The motion was approved by roll call vote and without objection (7-0).

F. UPDATE FROM DEPARTMENT OF PARKS & RECREATION, Kevin Cabrera, Assistant Chief, Natural and Historic Resources Division, Department of Parks and Recreation, Maryland-National Capital Park and Planning Commission

Kevin Cabrera presented the Echoes of Freedom Living Landmarks public art initiative and discussed the plans for public art installations at historic sites to honor enslaved individuals. He described the initiative's goals to honor and remember enslaved individuals, activate historic landscapes, foster community engagement, and provide spaces for reflection and reconciliation on M-NCPPC-owned Historic Sites. The project involves descendant and community input, interpretive alignment across sites, and a call for artists to develop site-specific concepts.

The historic sites to be highlighted are Concord, Darnall's Chance, Marietta, Montpelier, Riversdale, Mary Surratt House, and Mt. Calvert. The initiative engages the descendants of

enslaved individuals to participate in advisory committees and in the handling of sensitive historical themes.

Tamika Sampson, a descendant of a family connected with Riversdale, expressed her appreciation for this project and for including descendants in the process. Commissioner Carpenter-Rock asked Ms. Sampson about the types of consultation and feedback she has given on the Riversdale project and how she learned she was a descendant of Riversdale. Ms. Sampson indicated she used AncestryDNA, which resulted in a connection for herself and her parents in relation to the Calverts, and contacted Riversdale for further information. She joined the Descendant Network Committee which discusses artifacts to be presented in the museum and the family's perspective on presenting the artifacts to the public. Commissioner Jenkins inquired if the families' actual artifacts will be included in the art structures. Mr. Cabrera explained no physical artifacts will be included as part of the artwork, only their stories, through names and quotes.

Commissioners inquired about the permanence of installations, opportunities for temporary art exhibits, and the connectivity between sites. Kevin Cabrera confirmed the intent for permanent installations, openness to future expansion, and plans for an art trail or campaign linking the sites. He also clarified the term 'public art' is preferred over 'monument' to reflect the project's intent for remembrance.

G COMMISSION STAFF ITEMS

1. HAWP Staff Sign-Offs

There were no further questions.

2. Properties of Concern

Mr. Gross provided an update on the Spalding-Rigoli House. Commissioner Jenkins asked if there is any update on the Glenn Dale Hospital. Mr. Gross explained that the Parks Department is addressing hazards on the site with no immediate plans for reuse. Staff will keep the Commission informed of any further development. Chairman Thompson asked staff to contact the Parks Department to find out details about their presentation to the Glenn Dale Citizens Association regarding Glenn Dale Hospital and the opportunity to present to the HPC.

3. Referrals Report

There were no further questions.

4. Correspondence Report

There was no correspondence received.

5. New Business/Staff Updates

Mr. Gross reported that James Hunt is now Acting Director of the Planning Department, Katina Shoulars is Acting Deputy Director, and Thomas Burke is Acting Chief of the Countywide Planning Division. Chairman Thompson announced a series of lectures on Prince George's County history and encouraged commissioners to participate or view recordings, with information to be shared via the Historic Preservation Commission's Facebook page.

H. PUBLIC COMMENT

There was no public comment received.

MOTION: Commissioner Pruden moved to adjourn. The motion was seconded by all. The motion was approved by acclamation and without objection (7-0). The meeting was adjourned at 8:28 p.m.

Sincerely,



Natalie Zalc
Planning Technician III
Historic Preservation Section