



PRINCE GEORGE'S COUNTY HISTORIC PRESERVATION COMMISSION

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APPROVED 02/18/2020

Summary of Actions

Prince George's County Historic Preservation Commission
Tuesday, January 21, 2020, 6:30 p.m.
4th Floor Board Room, County Administration Building

Commissioners Present:	Vice Chair Lisa Pfueller Davidson, Susan Pruden, Nathania Branch-Miles, Donna Schneider, Aaron Marcavitch
Commissioners Absent:	Chairman John Peter Thompson, Royal Reff, Yolanda Muckle
HPC Counsel:	Bradley Farrar, Esq.
Staff Present:	Howard Berger, Jennifer Stabler, Tom Gross, Tyler Smith, Daniel Tana, Ashley Hall

Guest: Name/Organization

Agenda Item

Lyle Torp/The Ottery Group, Inc.	C.1.
Kathryn St. Clair/The Ottery Group, Inc.	C.1.
Matthew Palus/The Ottery Group, Inc.	C.1.
Daria Gasparini/Robinson & Associates	C.2.
Sean F. Bruce/S. F. Bruce Development	D.2.
Rita Bergman/Moyaone Association	C.2.
Ryan McAlister/Galaxy NC, LLC	D.2.
Clara Bichon/Galaxy NC, LLC	D.2.
Daniel Schlegel/Galaxy NC, LLC / Dewberry Engineers, Inc.	D.2.
Laila Riazi/Town of Cheverly	C.1.
Robert Antonetti, Esq./Law Offices of Shipley & Horne, P.A.	D.1.
Faik Tugberk	D.1.
Andrew Roud/St. John Properties	D.1.
Ken Findley/St. John Properties	D.1.
Jennifer Hearn/St. John Properties	D.1.

A. Call to Order

Vice Chair Davidson, who acted as Chair in Chairman Thompson's absence, called the meeting to order at 6:36 p.m. Vice Chair Davidson read introductory remarks about the meeting and procedures into the record. Commissioner Reff had an excused absence.

B. Approval of Meeting Summary – December 17, 2019

MOTION: Commissioner Schneider moved to approve the December 17, 2019 meeting summary. The motion was seconded by Commissioner Branch-Miles. The motion was approved by acclamation and without objection (5-0).

C. National Register of Historic Places Nominations

1. Cheverly National Register Historic District (69-024)

Mr. Gross provided some introductory information and allowed the consultant to present their findings. Ms. Kathryn St. Clair presented The Ottery Group's presentation. Cheverly is a suburban residential community located in northern Prince George's County, Maryland. Located approximately one-mile from the northeastern border of Washington, D.C., Cheverly is roughly bordered by the Baltimore-Washington Parkway, Landover Road, and US 50. The community is accessed by the major thoroughfares, providing access into employment and commercial centers focused in and around Washington, D.C. Originally platted in 1920, Cheverly is a cohesive grouping of primarily residential buildings with most dating from 1921 through the 1970s and linked by meandering tree-lined streets that were designed to complement the topography. Cheverly was named for an adjoining subdivision called Cheverly Gardens near Landover Station, which was acquired by developer Robert Marshall. There are a limited number of residential properties constructed within the current century, with these later dwellings primarily found on the edges of the district. The Cheverly Historic District, with a period of significance stretching from 1839 through 1950, encompasses a variety of architectural styles and building forms that are repeated throughout the first and second quarters of the twentieth century in the district. The overall architectural character of the district may be described as predominantly traditional forms with applied architectural stylistic features, with an overwhelming number representing Colonial Revival features. Most dwellings are vernacular interpretations displaying influences of more elaborate examples of distinct architectural styles. There are exceptions to this characterization within the district; however, this modest application of architectural stylistic features is a consistent and common link that provides cohesion to the district. It is not uncommon to have several very similar houses, often with Cape Cod or Rectangular Box forms, and applied Colonial Revival details repeated along streets within the district. Cheverly is also exceptional in that 34 Sears, Roebuck and Mitchell and McClure Homes Company kit houses, considered the largest known collection of kit houses in Prince George's County, are located within the boundaries.

The Cheverly Historic District meets National Register Criteria A and C, and is significant under the themes of Architecture and Community Planning and Development with the period of significance extending from 1839, when the earliest surviving house in Cheverly was constructed (Mount Hope, Historic Site 69-024-11), to 1950, by which time the majority of dwellings were constructed within the district boundaries. The proposed district encompasses 226 acres and includes 557 contributing residential properties, three contributing non-residential buildings, four contributing parks, and two contributing sites/objects. Within the district boundary, 190 resources do not contribute to the historical significance of the district. Mount Hope was individually listed in the National Register of Historic Places on November 29, 1978. The district includes three Prince George's County Historic Sites in addition to Mount Hope: the Raymond W. Bellamy House (69-024-22); Cheverly United Methodist Church (69-024-26); and Magruder Spring (69-024-13).

Mr. Gross presented Staff's recommendations. Staff recommended that the Historic Preservation Commission forward its recommendation of approval to the County Executive for the nomination of the Cheverly Historic District to the National Register of Historic Places, based on National Register Criterion A and Criterion C. Listing in the National Register is being pursued by the Town of Cheverly,

with financial and technical staff support provided through the Planning Department's Planning Assistance for Municipalities and Communities (PAMC) program.

Mayor Laila Riazi, the Mayor of Cheverly, thanked all those involved in the preparation of the presentation and the work completed to advance the National Register nomination of the Cheverly Historic District.

MOTION: Commissioner Schneider moved to recommend approval to the County Executive for the nomination of the Cheverly Historic District to the National Register of Historic Places, based on National Register Criterion A and Criterion C. Commissioner Pruden seconded the motion. The motion was approved by acclamation and without objection (5-0).

2. Moyaone Reserve National Register Historic District (83-055)

Mr. Gross provided some introductory information and allowed the consultant to present their findings. Ms. Daria Gasparini delivered the Robinson & Associates presentation. The Moyaone Reserve Historic District is located in Accokeek, Maryland, approximately 10 miles south of the Capital Beltway (Interstate 495). It encompasses roughly 1,320 acres in Prince George's County and Charles County. The historic district, which is comprised primarily of single-family houses situated on large wooded lots, is located entirely within Piscataway Park, a unit of the National Park System that was established in 1961 to preserve the historic viewshed across the Potomac River from Mount Vernon. Within the district are 189 single-family houses, most dating to after 1945; around fifty undeveloped parcels, including a 29-acre tract of protected marshland owned by the Alice Ferguson Foundation; and the Wagner Community Center, which was built in two phases in 1957 and 1960. The historic district is bound by National Colonial Farm and other federally owned land within Piscataway Park; Hard Bargain Farm, the former weekend retreat of Alice L. L. Ferguson and Henry G. Ferguson, two of the founders of the Moyaone Reserve; several small, privately owned farms; and low- to mid-density residential development.

The houses within the Moyaone Reserve Historic District reflect a range of late twentieth-century residential forms and styles. Many demonstrate key tenets of Modernist design and embrace the architectural theory that buildings should be visually and environmentally compatible with their natural surroundings. The residential character of the Moyaone Reserve was highly influenced by architect Charles F. Wagner, Jr., who would design at least eighteen houses in the community starting with his own home, which was begun in 1946 and expanded in 1947-51. While some Moyaone Reserve residents commissioned architect-designed houses, others purchased plans through trade magazines or catalogs and worked with contractors or built kit houses using prefabricated elements. With a few exceptions, house lots within the Moyaone Reserve are five acres or greater, and development is restricted by covenants and scenic easements established to preserve the nationally significant viewshed of Mount Vernon, protect the local ecosystem, and safeguard the rustic character, historic identity, and environmental values of the Moyaone Reserve. A dense tree canopy, natural terrain, meandering roads, and scenic views characterize the internal setting of the historic district and reinforce the unspoiled, rural quality of the community.

The Moyaone Reserve Historic District meets National Register Criteria A and C, and is significant under the themes of Conservation, Community Planning and Development, and Architecture, with the period of significance extending from 1945, when Alice L. L. Ferguson first purchased land for the development of the Moyaone Reserve, to 1976, the year in which the last house designed by Charles F. Wagner was constructed in the Moyaone Reserve. The proposed district encompasses approximately 1,320 acres, of which approximately 1,080 acres lie within Prince George's County. The district includes 125 contributing buildings, five contributing sites, and three contributing structures. Of these contributing features, all but 10 buildings and one site are located in Prince George's County. Within the district boundary, 65 resources do not contribute to the historical significance of the district. The district lies

entirely within Piscataway Park, which was listed in the National Register of Historic Places on October 15, 1966. The district contains two Prince George's County Historic Sites: the Wagner House (83-032) and the Odell House (83-048).

Staff recommended that the Historic Preservation Commission forward its recommendation of approval to the County Executive for the nomination of the Moyaone Reserve Historic District to the National Register of Historic Places, based on National Register Criterion A and Criterion C. This nomination is being pursued by the Moyaone Association and is partially funded by the Historic Preservation Commission's Non-Capital Grant Program.

Vice Chair Davidson asked if the Wagner House is a locally listed Historic Site, or if any other locally listed sites are within the boundary of the proposed Moyaone Reserve Historic District. Mr. Gross indicated that the Wagner House and the Odell House are Prince George's County Historic Sites located within the boundaries of the proposed District.

Mr. Gross introduced two letters of support for the proposed nomination into the record. Commissioner Marcavitch asked about the status of the mid-century modern survey, and suggested that a book or article should be written to highlight the importance of mid-century modern architecture in Prince George's County.

MOTION: Commissioner Schneider moved to recommend approval to the County Executive for the nomination of the Moyaone Reserve Historic District to the National Register of Historic Places, based on National Register Criterion A and Criterion C. Commissioner Marcavitch seconded the motion. The motion was approved by acclamation and without objection (5-0).

D. Development Referrals

1. DSP-19052, The Mansions at Melford Town Center (within the Impact Review Area of Melford, Outbuildings, and Cemetery, Historic Site 71B-016)

Dr. Stabler presented the staff report. The Melford development contains the Melford and Cemetery Historic Site (71B-016). Built in the 1840s, Melford is a two-and-one-half story brick plantation house of side-hall and double-parlor plan. It is distinguished by a two-story semicircular bay and parapetted double chimney at one gable end. Attached at the other gable end is a lower kitchen wing built of brick and stone. The interior exhibits fine Greek Revival trim. It was built for Richard Duckett and was the home for three generations of the Hardisty family. The grounds include several early outbuildings and terraced gardens, and there is a Duckett family burial ground on the adjoining knoll. The bay and chimney configuration make Melford unique in Prince George's County. Melford was listed in the National Register of Historic Places in 1988.

The subject application proposes 435 multifamily dwelling units in nine buildings and one 12,000 square-foot clubhouse with a swimming pool and other recreational facilities within the northeast neighborhood of the Melford Town Center project. This project will be known as "Melford Mansions." The proposed multifamily buildings will be located on approximately 10.954 acres near the intersection of the future Lake Melford Avenue and the existing Curie Drive. The proposed multifamily buildings will be four to five stories in height with either individual interior garage spaces or podium style structured parking. Surface parking spaces will also be provided and will be available to residents through controlled access points. The swimming pool will include a one-story bathhouse. The buildings will be clad in a brick veneer in six colors, four masonry colors, eight colors of cementitious siding, asphalt shingles and standing-seam metal roof elements in three colors. The architecture includes a variety of columns and dormers to create interest

and to connect the structures to other buildings within the overall development. This application also includes the final portion of the plaza at the intersection of Lake Melford Avenue and Curie Drive. This portion of the development is not adjacent to the Melford House and Cemetery Environmental Setting but is partially within the view corridor established in the approval of CDP-9003, University of Maryland Science and Technology Center [PGCPB Res. No. 99-28(A)]. The Conceptual Site Plan for Melford Village (CSP-06002) proposed multi-family and attached single-family units in the area northeast of the Melford Historic Site. This plan is consistent with the vision of the CSP. In addition, an Historic Setting Vegetation Management Plan (VMP), focused on the Melford & Cemetery Historic Site Environmental Setting, was submitted with the subject application. The goals of the VMP are to: 1) remove low-growing plants that are inconsistent with the landscaped setting and impede sightlines; 2) enhance desirable plantings and suppress undesirable undergrowth with wood-chip mulch applications; 3) remove standing dead trees, downed trees, and hazardous trees; 4) plant replacement trees and shrubs to maintain the character of the landscape; and 5) maintain the site for a minimum of four years. Six trees are proposed to be removed and two to be replaced by native species.

Vice Chair Davidson asked about the view to the Patuxent River, and Dr. Stabler indicated that the river will not be visible from the Melford Historic Site.

Ms. Kim Finch, Master Planner with the Environmental Planning Section, presented information about the Woodland Conservation Plan and Vegetation Management Plan associated with this proposal. Ms. Finch indicated that Environmental Planning Section staff recommended approval of DSP-19052 with no conditions and only minor technical changes.

Dr. Stabler indicated that Historic Preservation Section staff recommended that the Historic Preservation Commission recommend to the Planning Board approval of DSP-19052 with no conditions.

Mr. Robert Antonetti stated that the client was pleased to present the DSP and appreciated staff's recommendation and their work on the 3-D modeling included in their presentation. Mr. Antonetti indicated that the client wished to present some additional information regarding the material and architectural design considerations utilized in the proposal. Mr. Faik Tugberk presented this information.

Commissioner Marcavitch asked if mechanical equipment will be located within the roofs due to their height. The architect indicated that the slope of the roofs was mainly a design choice and they will not house a significant amount of mechanical equipment.

MOTION: Commissioner Schneider moved to recommend approval of DSP-19052, with no conditions, to the Planning Board in accordance with staff's recommendations. Commissioner Pruden seconded the motion. The motion was approved by acclamation, with one objection (4-1).

Commissioner Schneider made a motion to take a short recess. The motion was seconded by Commissioner Marcavitch. The motion was approved by acclamation and without objection (5-0).

2. 4-19005, Fairways at Glenn Dale Estates (includes Prospect Hill and Outbuildings, Historic Site 70-025)

Dr. Stabler presented the staff report. The subject property comprises 125.16 acres located east of Prospect Hill Road and Old Prospect Hill Road, west of Hillmeade Road, and northeast of Glenn Dale Road in Glenn Dale, Maryland. The subject application proposes a residential development, including 63 single family attached townhouses and 209 single family detached houses. The subject property is zoned O-S (115.11 acres) and R-18C (10.05 acres). The subject application includes the Prospect Hill Historic Site (70-025). The brick main block of Prospect Hill was built by George W. Duvall early in the

nineteenth century and underwent a major renovation in 1940 by then-owner Terrill Brazelton, who added the Neoclassical porches and Palladian windows. The main block is attached to a lower gambrel-roof frame dwelling by means of a two-story connecting hyphen. It is likely that the Duvalls lived in the gambrel roof portion after their marriage in 1820 and the brick section was built soon after that. The property, also containing a tobacco barn and icehouse, was sold in 1955 to the Prospect Hill Golf and Country Club and was home to the Glenn Dale Golf Club until recently. Proposed Lots 1 and 2 will be highly visible from the Historic Site and the rears of those proposed buildings will be facing it. Dwellings on Lots 4, 5, 6, and 17 may also be visible from the Historic Site and the rears of these buildings also face towards the Historic Site. A Phase I archaeology survey was conducted on the subject property in July 2007. The area covered by the Phase I survey was confined to portions of the property that had a high potential for containing archeological resources and that had not been extensively disturbed by construction of the Glenn Dale golf course. A spring house located to the south of the house was not previously recorded. The springhouse is constructed of stone and is set over a small spring.

The Historic Preservation Section recommended that the Historic Preservation Commission recommend approval of Preliminary Plan 4-19005, The Fairways at Glenn Dale Estates, to the Planning Board with the following conditions:

1. Lots 1 and 2 shall be eliminated from the plan to protect the viewshed of the Prospect Hill Historic Site (70-025).
2. Prior to approval of any grading permit, the applicant shall provide measured drawings and detailed photographs of the spring house located on the subject property located south of the Prospect Hill Historic Site (70-025).
3. Proposed lots 4, 5, 6, and 17 and proposed lots 1 and 2, if approved by the Planning Board, shall be subject to a detailed site plan for architecture, materials, landscaping, and lighting to ensure that the visual impacts of this new construction are mitigated when viewed from the nearby Prospect Hill Historic Site (70-025).
4. At the time of detailed site plan, the HPC shall review proposed landscape buffering, lighting, architecture and materials, and other details in the vicinity of the historic site to mitigate potential adverse effects on the views to and from the Prospect Hill Historic Site (70-025).

Commissioner Marcavitch asked for clarification regarding the elimination of only lots 1 and 2 (Condition 1) and asked about the difference between conditions 3 and 4. Dr. Stabler clarified that the slope of the topography from the Historic Site to lots 1 and 2 was the determining factor in the request for their elimination from the proposed plan, and indicated that condition 3 is more specific than condition 4 due to the visibility of lots 4, 5, 6, 17, 1, and 2.

Mr. Daniel Schlegel with Dewberry Engineers made a few comments on the project. He stated that the client completed a tree survey within the Environmental Setting of Prospect Hill and is not proposing any grading within the Environmental Setting. Mr. Schlegel presented a historical viewshed analysis for lots 1 and 2 and indicated that the proposed landscape buffer and topographic slope would mitigate most viewshed concerns.

Vice Chair Davidson commented on creating a balance between landscape buffers surrounding historical structures and the community's ability to see and appreciate the historic structures. Vice Chair Davidson also indicated that the viewshed from Prospect Hill currently consists of a significant amount of open space and any structures proposed would create a significant visual impact. Commissioner Marcavitch asked if eight model homes are being proposed, and the engineer confirmed that eight model homes are

proposed. Mr. Schlegel indicated that the client would like for condition one to be removed from staff's recommendations.

MOTION: Commissioner Schneider moved to recommend approval of Preliminary Plan 4-19005, with conditions, to the Planning Board in accordance with staff's recommendations. Commissioner Pruden seconded the motion. Commissioner Marcavitch recommended that at least lot 2 be eliminated from the plan. Vice Chair Davidson indicated that she supported the removal of both lots 1 and 2. The motion was approved by acclamation and without objection (5-0).

E. Update from Department of Parks & Recreation

Mr. Gross presented the update from the Department of Parks & Recreation.

F. Commission Staff Items

1. HAWP Staff Sign Offs

There were no further questions.

2. Properties of Concern

Mr. Gross stated that there was no change to the list of Properties of Concern and provided some information regarding the condition of the Orme-Shaw House. Commissioner Schneider moved to add the Orme-Shaw House to the list of Properties of Concern. The motion was seconded by Commissioner Marcavitch. The motion was approved by acclamation and without opposition (5-0). Mr. Gross indicated that a letter would be sent to the property owner.

3. Referrals Report

There were no further questions.

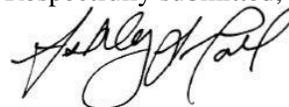
4. Correspondence Report – No Correspondence Report

5. New Business/Staff Updates

The upcoming Historic Preservation Month reception was briefly discussed. Commissioner Marcavitch spoke briefly about the Heritage Area grant program.

MOTION: Commissioner Pruden moved to adjourn. The motion was seconded by Commissioner Schneider. The motion was approved by acclamation and without objection (5-0). The meeting adjourned at 9:05 p.m.

Respectfully submitted,



Ashley Sayward Hall
Principal Planning Technician
Historic Preservation Section