



PRINCE GEORGE'S COUNTY HISTORIC PRESERVATION COMMISSION

County Administration Building • 14741 Governor Oden Bowie Drive, 4th Floor, Upper Marlboro, Maryland 20772
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APPROVED 11/19/2019

Summary of Actions

Prince George's County Historic Preservation Commission
Tuesday, October 15, 2019, 6:30 p.m.
4th Floor Board Room, County Administration Building

Commissioners Present: Donna Schneider, Royal Reff, Yolanda Muckle,
Chairman John Peter Thompson, Nathania Branch-
Miles, Susan Pruden, Vice Chair Lisa Pfueller Davidson

Commissioners Absent: Aaron Marcavitch

HPC Counsel: Bradley Farrar, Esq.

Staff Present: Howard Berger, Jennifer Stabler, Tom Gross,
Tyler Smith, Ashley Hall

Guest: Name/Organization	Agenda Item
Sandra Miranda/Owner of Spalding-Rigoli House	F.2.
Jose Miranda/Owner of Spalding-Rigoli House	F.2.
Henry N. Wixon/Glenn Dale Citizens' Association, Inc.	F.5.

A. Call to Order

Chairman Thompson called the meeting to order at 6:32 p.m. Vice Chair Davidson read introductory remarks about the meeting and procedures into the record. Commissioner Marcavitch had an excused absence.

B. Approval of Meeting Summary – September 16, 2019

MOTION: Chairman Thompson noted that Commissioner Reff was incorrectly referenced as Chairman Reff on Page 4 of the September 16, 2019 meeting summary. Commissioner Pruden moved to approve the September 16, 2019 meeting summary, with the correction made to appropriately reference Commissioner Reff on Page 4. The motion was seconded by Commissioner Schneider. The motion was approved by acclamation and without objection (7-0).

Chairman Thompson and Mr. Gross agreed to begin with agenda items D.1. and D.2.

D. Preservation Tax Credits

1. 2019-011, 4610 Hartwick Road (OTCPHD 66-042-126)

Mr. Gross presented the staff report. Tax credit work totaled \$24,851.54 and consisted of the construction of a new detached garage at the northwest corner of the property. The work was approved by the Historic Preservation Commission under HAWP 2018-067, issued on October 18, 2018, and was completed in June of 2019. All expenses were determined eligible and a tax credit of \$6,212.89, to apply for FY2020, was recommended. Staff recommended that the application be granted as meeting Provisions 2 and 3 of Subtitle 29-111(b) and Standards 9 and 10 of the Secretary of the Interior's *Standards for Rehabilitation*.

MOTION: Commissioner Schneider moved that the HPC approve Tax Credit 2019-011 in accordance with staff's recommendations. Commissioner Pruden seconded the motion. The motion was approved by acclamation and without objection (6-0-1, the Chair voted "present").

2. 2019-012, 7409 Columbia Avenue (OTCPHD 66-042-69)

Mr. Gross presented the staff report. Tax credit work totaled \$1,750.00 and consisted of the replacement of the front porch flat roof. The work was approved by the Historic Preservation Commission under HAWP 2019-047, issued on July 19, 2019, and was completed in August of 2019. All expenses were determined eligible and a tax credit of \$437.50, to apply for FY2021, was recommended. Staff recommended that the application be granted as meeting Provisions 1, 2, and 3 of Subtitle 29-111(b) and Standards 1 and 2 of the Secretary of the Interior's *Standards for Rehabilitation*.

MOTION: Commissioner Schneider moved that the HPC approve Tax Credit 2019-012 in accordance with staff's recommendations. Commissioner Pruden seconded the motion. The motion was approved by acclamation and without objection (6-0-1, the Chair voted "present").

Mr. Gross requested approval to move to Item E., which was approved.

E. Update from the Department of Parks and Recreation

Mr. Gross presented the update from the Department of Parks and Recreation. Chairman Thompson asked what landscape work was being completed at Chelsea, and Mr. Gross detailed the drainage work that had been completed around the driveway and house. Chairman Thompson asked about the stabilization of the smokehouse at Compton Bassett, and Mr. Gross noted that the last time he visited the property he noticed spalled brick on the smokehouse. Mr. Gross indicated that the Department of Parks and Recreation retained a mason and a mortar analysis of the smokehouse brickwork had been conducted. Mr. Gross indicated that work would likely be scheduled in October. Vice Chair Davidson asked about the Peace Cross and who is being consulted for the work, and Mr. Gross clarified.

Items F.1. and F.2. followed.

F. Commission Staff Items

1. HAWP Staff Sign Offs

There were no further questions.

2. Properties of Concern

Mr. Gross detailed the issues and conditions at the Spalding-Rigoli House. The property owners, Mr. and Mrs. Miranda, detailed the issues they have had in obtaining the funding necessary for repairs and updates to the house. Chairman Thompson asked for clarification regarding the bank's refusal to issue a loan when a third party, such as Prince George's County, is involved. Commissioner Muckle asked for clarification about the loan with which the property was purchased. Chairman Thompson and Commissioners Muckle and Pruden noted that they have not encountered a situation in which a bank would not provide a loan based solely on the historic designation of a property. Chairman Thompson indicated that the HPC would look into the matter. Chairman Thompson also indicated that the HPC cannot remove historic designations at the request of property owners, as it is beyond their authority according to Subtitle 29.

Item C.1. followed.

C. Historic Area Work Permits

1. 2019-014, Wernek House (Historic Site 68-004-76)

Mr. Smith presented the staff report. The applicant requested a Historic Area Work Permit (HAWP) for the construction of a detached two-car garage within the Environmental Setting of the Wernek House (Historic Site 68-004-76), located at 4606 Queensbury Road in Riverdale Park, Maryland. The Wernek House, completed by 1892, is significant as one of the oldest houses in Riverdale Park and as one of the early houses erected by the Riverdale Park Company to encourage the sale of lots and the development of its newly plated suburb. Although the house has been altered, both the interior and exterior retain some of the house's original Queen Anne features. The proposed front-gabled garage will sit at the back of the property approximately 116 feet from Queensbury Road, and will replace a smaller existing shed in the same location. The proposed garage will measure 20 feet wide by 32 feet long and will stand approximately 14 feet, 8 inches high. It will be sheathed in smooth-finish, painted LP Lap Siding and roofed with 30-year asphalt shingles. The garage will have block trim around the windows and doors, consistent with the house. The metal garage doors will be installed in square openings and the windows will be square. The standard entry door will also be metal. The garage will have a total of seven, four-light double-hung vinyl windows of a design that will approximate the windows of the house. The construction of the proposed two-car garage is compatible with the character of the historic site. The new garage will be located toward the rear of the property, consistent with the historic location of outbuildings in the surrounding community. Further, the moderate size of the garage will allow it to clearly read as a secondary building on the property. Staff recommended approval of HAWP 2019-014 as meeting the approval criteria of Provisions 2 and 3 of Subtitle 29-111(b) and Standards 9 and 10 of the Secretary of the Interior's *Standards for Rehabilitation*.

MOTION: Commissioner Pruden moved to approve HAWP 2019-014 in accordance with staff's recommendations. Commissioner Schneider seconded the motion. The motion was approved by acclamation and without objection (6-0-1, the Chair voted "present").

The remaining staff items followed.

F. Commission Staff Items (Continued)

3. Referrals Report

There were no further questions.

4. Correspondence Report – No Correspondence Report

5. New Business/Staff Updates

Mr. Berger and Dr. Stabler updated the HPC regarding the status of the Skinner Family Cemetery. Mr. Berger indicated that staff sent a letter to Ms. Michaelides, the president of the Mansfield HOA, who called Mr. Berger to acknowledge receipt of staff's letter and to indicate that Mr. Robert Mosko, the historic masonry expert who completed the repointing and restoration of the stones in the cemetery several years ago, conducted a site visit and acknowledged that the mortar used is defective and that he is willing to complete repairs that are appropriate to ensure the long term preservation of the burial markers. Mr. Mosko indicated to Ms. Michaelides that he would provide an estimate for the cost of the repairs, which would reflect the cost of labor only as the original materials used were defective. Mr. Berger indicated that he recommended that Ms. Michaelides and the HOA utilize the Historic Preservation Section's Historic Property Grant Fund to subsidize the cost of the repairs.

Mr. Henry Wixon, President of the Glenn Dale Citizens' Association, Inc. presented some information regarding the future plans for the water tower located adjacent to the Glenn Dale Hospital Historic District, which is a Prince George's County-designated historic district. The property on which the water tower is located is owned by the District of Columbia. Chairman Thompson asked staff if any water towers are designated as historic sites or resources, and Mr. Gross indicated that no water towers are designated as historic sites or resources. Chairman Thompson recommended that Mr. Wixon should work with the owner of the water tower to see if they would be willing to work on obtaining a historic designation for it and recommended that Mr. Wixon contact the local congressman to discuss this issue.

MOTION: Commissioner Pruden moved to adjourn. The motion was seconded by Commissioner Schneider. The motion was approved by acclamation and without objection (7-0). The meeting adjourned at 7:42 p.m.

Respectfully submitted,



Ashley Sayward Hall
Principal Planning Technician
Historic Preservation Section