

Local Advisory Committee (LAC) for the Old Town College Park Historic District
April 27, 2022
Via Teleconferencing through GoToMeeting

Committee Members:	Present	Absent
Richard Biffl, Chair	X	
Katharine Bryant	X	
David Dorsch	X	
Gesine Pryor Azevedo, Co-chair	X	
Mary Marshall Levy	X	
Michael Meadow (a 7:20pm)	X	
Kacy Rohn		X
Bob Schnabel	X	
Holly Simmons	X	
Staff Members:		
Thomas Gross, Planner III, M-NCPPC	X	
Howard Berger, Planning Supervisor, M-NCPPC		
Miriam Bader, Senior Planner, City of College Park	X	
Guests:		
John Peter Thompson, Chair, HPC, Prince Georges County	X	
Matt Tedesco, Zoning Attorney, McNamee Hosea	X	
Richard Greenberg, ownership	X	
Aaron Schooler, ownership	X	
Stuart Schooler, ownership	X	
Joe DiMarco	X	
Jasmine Frazier – Bohler, Bohler Engineering	X	
Julissa Holly	X	
Mike Lenhart, Traffic engineer	X	

Also Present: Sheryl DeWalt, Contract Secretary

The meeting was called to order at 7:04 p.m. by Mr. Biffl, Chairman.

1. The agenda was reviewed. Ms. Bryant made a motion to accept the agenda with an amended change. Mr. Schnabel seconded. **Motion carries 7-0-0.**
2. The March 17, 2022, minutes were reviewed. Mr. Dorsch made a motion to accept the minutes. Ms. Marshall Levy seconded. **Motion carries 7-0-0.**
3. Election of Chair and Vice Chair.
 - a. Ms. Bryant made a motion to have Richard Biffl continue as LAC chair. Ms. Pryor Azevedo seconded. **Motion carries 7-0-0.**
 - b. Mr. Schnabel made a motion to have Gesine Pryor Azevedo elected as co-chair. Ms. Marshall Levy seconded. **Motion carries 7-0-0.**

4. **Preliminary Plan of Subdivision 4-21055, Terrapin House.** (North side of Hartwick Road between Yale Avenue and Baltimore Avenue)

The Conceptual Site Plan (CSP) was previously reviewed and discussed at the LAC meeting in February 2021. On June 14, 2021, the Conceptual Site Plan was approved. It is noted that the Terrapin House is not located in the Old Town College Park Historic District but is adjacent to the Historic District. Therefore, the HPC is again asking the LAC to review and make a recommendation on the Preliminary Plan.

Mr. Tedesco reviewed that the Terrapin House is going to be a mixed-use building for 175 multi-family housing units and approximately 15,000SF of retail space. He also prefaced saying that the numbers could change to be less, but not more. The numbers involved will not change or alter the elevations that were presented at the time of CSP review. The ownership has received a signed Memorandum of Understanding from the City of College Park. The ownership group will return to the LAC with a detailed site plan in late 2022 or early 2023 with an anticipated building date of 2026 – 2028; Mr. Greenberg explained that the current tenant leases will need to expire before breaking ground.

Discussion occurred regarding the narrow sidewalks and whether there is room to expand the sidewalks. Mr. Tedesco stated that the sidewalk is 10 feet wide on Baltimore Avenue. If needed, a public use easement will be considered for widening the other sidewalks.

It was mentioned that there is a metal fence on the curb at Baltimore Avenue and down the median strip. The four-foot curb fence will be reviewed to determine necessity for this project.

Question was posed on mandatory park land dedication or private recreational facilities and what is happening with the Willow Oak tree in the corner. Mr. Tedesco stated that rather than dedicate a piece of the property to the MNCPPC, there will be private recreational facilities and some recreational facilities for public use. The Terrapin House ownership is looking into how to save the Willow Oak tree.

Question raised on number of parking spots and off-street parking on the site. Mr. Tedesco responded that the building would wrap around the garage; there will be parking on Hartwick for retail customers and parking on Yale Avenue for residents. They are still trying to determine the actual number of parking spaces for residents; it will be based on the final number of units and whether one or two cars will be permitted per unit.

It was noted that there seems to be quite a number of windows and balconies and perhaps this could be a potential safety hazard. Mr. Tedesco will share the comment with the architects.

Mr. Berger and Ms. Bader reminded the committee that the recommendation to the HPC should be based on the preliminary plan of subdivision, which is the consolidation of the three lots into one lot.

Mr. Schnabel made a motion to support Preliminary Plan of Subdivision 4-21055, Terrapin House as presented to the LAC. Mr. Dorsch seconded. **Motion carries 5-3-0.**

5. 7512 Girard Avenue. Mr. Gross updated the committee that the installation of a basement egress had been approved at staff level. Mr. Schnabel asked if it was a contributing property and Mr. Gross stated it was not.
6. Mr. Biffel and Mr. Thompson reviewed LAC procedures and motions.
 - a. LAC submits a recommendation to the HPC. The recommendation must be clearly stated. HPC recommendations can be appealed in court.
 - b. Questions should be asked of the applicant at the LAC to clarify items that are not clear.
 - c. Once the record on an item is closed, a motion should be made and seconded before discussion occurs. Motions and recommendations should be worded in a positive frame, whether it is in support or opposition to a project.
 - d. The recommendation should try to accommodate a property owner's proposal while staying within the HAWP criteria, Secretary's Standards, and Historic District Design Guidelines.
 - e. An applicant should not leave the LAC meeting without knowing the LAC's recommendation to the HPC.
 - f. If the LAC recommendation is a denial, it takes a 2/3 vote of the HPC to override the recommended denial, if the HPC believes the HAWP is a viable project.
7. Ms. Bryant would like it known for the record that Ms. Marshall Levy's grandfather, Marshall Alexander Thompson, designed the roof for St. Andrews Episcopal Church and that the wood for the beams came from the family farm in North Carolina.
8. Mr. Schnabel asked about fading signage in the historic district of College Park. It was determined that the signage was done by the City and not the County. Mr. Schnabel will make inquiries through the City of College Park.
9. If there are items for discussion, a meeting will be scheduled in May. Because the County's Preservation Month event is to be held on Wednesday, May 25, 2022, an alternate date for the LAC meeting will be necessary. Mr. Gross will send out an email closer to the meeting date, if one is necessary.

Mr. Dorsch made a motion to adjourn the meeting. Ms. Bryant seconded the motion. **Motion carries 8-0-0.** The meeting was adjourned at 8:20p.m.

Respectfully submitted by Sheryl DeWalt, contract secretary.