

Local Advisory Committee (LAC) for the Old Town College Park Historic District
February 24, 2021
Via Teleconferencing through GoToMeeting

LAC Members Present: Richard Biffl, Chairman, Bob Schnabel, Nigel Key

LAC Members Absent: James McFadden, Vice Chairman, Hassan Tariq

Staff Present: Thomas Gross, Planner Coordinator, MNCPPC
Miriam Bader, Senior Planner, City of College Park
Sheryl DeWalt, Contract Secretary

Also present: John Peter Thompson, Chair, Historic Preservation Commission
Tyler Smith, Senior Planner, HPC, MNCPPC – Reviewer 4500 Lehigh Road
Howard Berger, Supervisor, HPC, MNCPPC – Reviewer Terrapin House
Representing Terrapin House Conceptual Design:
Matt Tedesco, Attorney, McNamee Hosea
Sean Gaouette, Torti Gallas & Partners, Designer
Joseph DiMarco, Bohler Engineering, Civil Engineer
Sherief Elfar, Torti Gallas & Partners, Architect – Terrapin House
Richard Greenberg, President, Greenhill Capital Corporation
Aaron Schuler, Greenhill Capital Corporation, Project Manager
Representing 4500 Lehigh Road:
Chris Colross, SGA Companies

The meeting was called to order at 6:32 p.m. by Mr. Biffl, Chairman.

1. The agenda was reviewed. Mr. Biffl accepted the agenda without objection.
2. The August 5, 2020 minutes were reviewed. Two suggested verbiage changes were made. Mr. Schnabel made a motion to accept the minutes with the suggested changes. Mr. Key seconded. **Motion carries 3-0-0.**
3. **CSP-20002, Terrapin House**
A conceptual site/development plan was presented. The site is located at the edge of the College Park Historic District, along Baltimore Avenue, Hartwick Road, and Yale Avenue. It will be a mixed used building, five (5) levels, with 8,000 square feet of retail space on the first level, primarily on Baltimore Avenue. The remaining levels will be residential and accessible from Hartwick and Yale. It was noted that there are three (3) single family houses directly across the street from the site. The design of stepdown from the Hartwick side of the building will mimic the historical structures of the single-family homes. There is also a Craftsman bungalow home on the site. The garage entrance and loading dock are located on Hartwick. The façade on Yale steps down to three stories (ie, fingers) that are 37 feet in width and 27-28 feet spacing between each finger. The site plan is proposing single-hung windows, bay windows, horizontal painted siding, red

brick and Hardie paneling. The base will be masonry. The color palette will be complimentary to each building and staying true to historic colors – light gray, dark gray, red brick, blond brick with white trim. There will be a green area between the sidewalk and the Yale façade of the building and a courtyard area between each finger. The main entrance will be on Baltimore Avenue. The LAC questioned about adequate parking spaces in the garage. Mr. Tedesco stated that the regulations will be reviewed and the proper amount of parking spaces will be noted in the final plan presentation.

Mr. Biffel motioned to recommend approval to the HPC to recommend approval to the Planning Board for the site plan as presented addressing concerns for adequate parking in the garage. Mr. Schnabel seconded. **Motion carries 3-0-0.**

4. **HAWP - 4500 Lehigh Road.**

The building at 4500 Lehigh Road is making application for an ADA ramp. The current plan shows a 26-foot ramp, in-line with the current steps and walkway. It would be parallel to the porch. The materials would be wood with footers, same material as in the existing porch. There was discussion among the LAC:

- a. Could landscaping be done in front of the ramp to try and make it less obtrusive?
- b. The design looks makeshift. Is there a better design and finish that could be done?
- c. Could another color be used? A reference was made to an ADA ramp at the church on College Avenue that is a brick red color.
- d. Could there be a sloped brick platform?
- e. Is a handrail needed?
- f. Could the ramp start from the parking lot, on the left side, and rise up to the step entrance?

Mr. Thompson and Mr. Gross cautioned the LAC about comments on the nature of people using the ramp and how it will be used. The ADA laws have specific requirements for ramps.

Mr. Biffel motioned to recommend approval to the HPC to accept the application with suggested refinements to the design and landscaping in front, as much as possible, to be more consistent with the neighborhood. Mr. Key seconded.

Motion carries 3-0-0.

5. **HAWP - 4622 College Avenue**

This HAWP is being handled at staff level. The HAWP is to replace 13 existing first floor windows with vinyl which have a historic look to them. Mr. Gross wanted to share the pictures and design with the LAC.

6. There was a brief discussion about the Historic Tax Credit Program and Grant program.

Mr. Key made a motion to adjourn the meeting. Mr. Schnabel seconded the motion. **Motion carries 3-0-0.** The meeting was adjourned at 8:23p.m.

Respectfully submitted by Sheryl DeWalt, contract secretary.