



# PRINCE GEORGE'S COUNTY HISTORIC PRESERVATION COMMISSION

County Administration Building • 14741 Governor Oden Bowie Drive, 4<sup>th</sup> Floor, Upper Marlboro, Maryland 20772  
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**APPROVED 5/18/21**

## Summary of Actions

Prince George's County Historic Preservation Commission  
Tuesday, April 20, 2021, 6:30 p.m.  
4<sup>th</sup> Floor Board Room, County Administration Building

**THIS MEETING WAS HELD VIRTUALLY VIA GOTOMEETING**

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

<b>Guest: Name/Organization</b>	<b>Agenda Item</b>
Matthew Tedesco	C.1.
Jeanine Nutter	D.
Dr. Matthew Palus	C.1.
Marian (Betsy) Winters	G.1.
James Albert	E.2.
Kevin Kennedy	C.1.
Nat Ballard	C.1.
Julian Curry	C.1.
Lyle Torp/Ottery Group	C.1.
C. Michael Arnold	E.1.
Mary Thomas	G.1.
Karl Franz/Ottery Group	C.1.
Bill Shipp	F.1.
Charles J. Taylor	G.1.
Carroll Savage	G.1.

### A. Call to Order

Chairman Thompson called the meeting to order at 6:30 p.m. Vice Chair Davidson read introductory remarks about the meeting and procedures into the record. Vice Chair Davidson chaired the meeting.

## B. Approval of Meeting Summary – March 16, 2021

**MOTION:** Commissioner Pruden moved to approve the March 16, 2021 meeting summary. The motion was seconded by Commissioner Schneider. The motion was approved by roll call vote and without objection (8-0).

Item F.1. followed.

## F. Change of Environmental Setting

### 1. Kildare (Historic Site 76B-007)

Mr. Gross presented the staff report. At the request of William Shipp, legal counsel for Brinkley Road Associates, LLC, owner of the subject property, a Change of Environmental Setting was requested for Kildare. Kildare, a Prince George's County Historic Site, is located on Parcel 311, known as 2505 Brinkley Road in Fort Washington. The subject Environmental Setting is zoned R-R and contains 99.46 acres. At its September 15, 2020 public meeting, the Historic Preservation Commission (HPC) approved the applicant's request to reduce the Environmental Setting to an area of 10 feet by 10 feet, subject to certain conditions attached to the approval of a companion Historic Area Work Permit (HAWP 2020-036) to demolish the main house and outbuildings at Kildare. After the September 2020 HPC action, it was determined that the approved revised Environmental Setting was to be located outside Parcel 311. As a result, the subject request has been submitted to relocate the 10' x 10' reduced Environmental Setting so that it is within the boundary of the original Environmental Setting (Parcel 311). The reduced Environmental Setting is intended to accommodate a commemorative marker while facilitating future development of the property. Built circa 1850 and altered circa 1900, Kildare is a two-part, side-gable farmhouse. It consists of a two-and-one-half-story brick dwelling and a two-story frame west addition with brick veneer. The house was part of a 420-acre estate before the construction of the nearby Rosecroft Raceway. Also within the approximately 100-acre Environmental Setting are several contributing and non-contributing outbuildings. At its September 15, 2020 public meeting, the HPC approved a request by the applicant to reduce the 99.46-acre Environmental Setting for the Kildare Historic Site. At the same meeting, the HPC approved HAWP 2020-036 for the demolition of the main house and outbuildings at Kildare. The HPC's approval of the reduced Environmental Setting was conditioned on the applicant providing evidence of two mitigation payments totaling \$550,000, as required by a condition attached to the approval of HAWP 2020-036. To date, evidence of those payments has not been provided.

Staff recommended that the HPC approve the applicant's proposal to reduce the Environmental Setting for Kildare to an area of 100 square feet (10 feet by 10 feet), to be located in the northwestern corner of Parcel 311, with the following condition:

- The Applicant shall provide evidence that it has made the mitigation payment required under HAWP 2020-036 as follows: (i) payment of the first payment of \$275,000.00 prior to the issuance of the demolition permit by Prince George's County Department of Permits, Inspections and Enforcement (DPIE); and ii) payment of the second installment of \$275,000.00 within 180 days of the issuance of the permit by DPIE. Upon proof the required payments have been made, Staff is directed to revise the Environmental Setting for Kildare to 100 square feet in accordance with the provided exhibit and the provision of metes and bounds for the revised Environmental Setting.

Mr. Bill Shipp, the applicant's legal counsel, indicated that they have been working with staff to correct the issue with the placement of the Environmental Setting and thanked staff for their assistance in correcting the technical issue.

**MOTION:** Commissioner Pruden moved to approve the applicant's proposed change to the Environmental Setting of Kildare to an area of 100 square feet (10 feet by 10 feet), to be located in the northwestern corner of Parcel 311, with the following condition:

- The Applicant shall provide evidence that it has made the mitigation payment required under HAWP 2020-036 as follows: (i) payment of the first payment of \$275,000.00 prior to the issuance of the demolition permit by Prince George's County Department of Permits, Inspections and Enforcement (DPIE); and ii) payment of the second installment of \$275,000.00 within 180 days of the issuance of the permit by DPIE. Upon proof the required payments have been made, Staff is directed to revise the Environmental Setting for Kildare to 100 square feet in accordance with the provided exhibit and the provision of metes and bounds for the revised Environmental Setting.

Commissioner Marcavitch seconded the motion. The motion was approved by roll call vote and without objection (7-0-1, Vice Chair Davidson voted "present").

Item C.1. followed.

### C. Development Referral

#### 1. 4-19006, Clinton Market Place North (Adjacent to Mary Surratt House, Historic Site 81A-007)

Dr. Stabler presented the staff report. The subject application proposes to subdivide the subject property into a total of 123 lots and approximately 54 parcels for the construction of residential (townhouses and condominiums) and associated outdoor recreation facilities, and commercial/retail development. Commercial/retail uses are proposed along Piscataway Road and the residential component is proposed to the south, abutting existing residential uses. The subject property is adjacent to the Mary Surratt House Historic Site (81A-007). Built in 1852, the Mary Surratt House is a two-story, side-gabled frame dwelling with post office and tavern room. It was built as a residence, tavern, polling place, and post office operated by John H. Surratt. His widow, Mary Surratt, was implicated in the Lincoln assassination by her acquaintance with John Wilkes Booth and was hanged for conspiracy. The house, now open to the public as a museum, was listed in the National Register of Historic Places in 1973 and is protected by an easement held by the Maryland Historical Trust. The Mary Surratt House Museum is a nationally and internationally known site and is visited by thousands of people each year. The subject property was part of John and Mary Surratt's 157-acre farm. According to the 1860 Slave Schedules, John H. Surratt held seven enslaved laborers on his farm in Surrattsville. The northwest portion of the property is adjacent to a Freedman's Bureau school site (1869), the Clinton "Colored" School (81A-013), located at 9122 Piscataway Road. The original school was constructed in 1869 and served the community for nearly 60 years. The area across from the Surratt House is designated for single-family residential units. The applicant's preliminary plan proposes two-over-two condominium units directly across from the Surratt House. Townhouses are proposed in the southeastern portion of the development and the commercial uses are proposed in the northwest quadrant. A Phase I archeology survey was recommended on the subject property when the Conceptual Site Plan was reviewed. A Phase I archeology survey was completed on the subject property in August 2020. The site was not considered to be a significant archeological resource and no additional testing was recommended by the applicant's consultant.

The applicant proposes two-over-two condominium units across from and within the viewshed of the Surratt House Environmental Setting. These units will be taller than the proposed townhouse units to be located south of the entry road into the proposed development from Brandywine Road. Historic Preservation Section staff recommended placing the townhouse units on the north side of the entry road,

which would create less visual impact on the Surratt House Historic Site viewshed and have a more residential character than the proposed condominium buildings. In addition, any proposed buildings in the viewshed of the Historic Site should face the Mary Surratt House. The applicant should avoid siting lots and buildings so that the rears and sides of structures face the Historic Site. There are existing trees on Lot 2 and Parcels 59 and 85 along Brandywine Road. The applicant should consider retaining a portion of the existing woodland along Brandywine Road to protect the viewshed of the Surratt House. Although the HPC reviewed the associated Conceptual Site Plan and made recommendations to the Planning Board, none of the HPC's recommendations were adopted in the final resolution for the case. The applicant graded the northern portion of the subject property prior to the commencement of the Phase I archeology survey. This is the portion of the subject property that may have contained evidence of some of the outbuildings associated with the Surratt House. Staff recommended no further archeological investigations on the subject property. However, staff recommended that the applicant provide interpretive signage within the development that discusses the history of the Clinton School located on the adjoining property to the northwest. The details of the interpretive sign and its location should be provided with the detailed site plan. At the time of detailed site plan, the HPC will review the landscape buffer, lighting, architecture, and materials and other details that may have an adverse effect on the Surratt House. The Historic Preservation Section recommended that the HPC recommend approval of 4-19006 to the Planning Board with the following conditions:

1. Prior to the approval of any detailed site plan, the applicant, his heirs, successors and/or assigns shall:
  - a. ensure that the scale, mass, proportion, materials, architecture, lighting and landscaping of any new construction within the viewshed of the Mary Surratt House Museum Historic Site be reviewed for compatibility with this internationally significant property.
  - b. provide a plan for any interpretive signage to be erected and public outreach measures. The location and wording of the signage and the public outreach measures shall be subject to approval by M-NCPPC Historic Preservation staff. The plan shall include the timing for the installation of the signage and the implementation of public outreach measures.

Chairman Thompson asked why the subject property was graded prior to a Phase I archaeological investigation and Dr. Stabler indicated that the applicant would answer the Chair's question.

Vice Chair Davidson indicated that she was glad to see the Clinton School mentioned in staff's report.

Mr. Matthew Tedesco, the applicant's legal counsel, indicated that the applicant agreed with staff's recommendations and conditions, but they had requested some minor changes to the language of the conditions.

Vice Chair Davidson asked about the land exchange that occurred between the M-NCPPC and the applicant, and Mr. Tedesco clarified.

Mr. Tedesco clarified Chairman Thompson's earlier question regarding the grading that occurred prior to an archaeological investigation. Mr. Tedesco indicated that the timing issue resulted from the overlap of intersection improvement projects occurring around the project site.

Mr. Kevin Kennedy, on behalf of the applicant, further clarified Chairman Thompson's question.

Discussion followed regarding the wording of staff's conditions and what would constitute an appropriate number of interpretive signs. Mr. Kennedy indicated that the applicant would ensure that the interpretive signage will be designed and situated appropriately.

**MOTION:** Commissioner Schneider moved that the HPC recommend to the Planning Board approval of 4-19006, Clinton Market Place North, with the following conditions:

1. Prior to the approval of any detailed site plan, the applicant, his heirs, successors and/or assigns shall:
  - a. ensure that the scale, mass, proportion, materials, architecture, lighting, and landscaping of any new construction within the viewshed of the Mary Surratt House Museum Historic Site be reviewed for compatibility with this internationally significant property.
  - b. provide a plan for any interpretive signage to be erected and public outreach measures. The location and wording of the signage and the public outreach measures shall be subject to approval by M-NCPPC Historic Preservation staff. The plan shall include the timing for the installation of the signage and the implementation of public outreach measures.

Commissioner Pruden seconded the motion. The motion was approved by roll call vote and without objection (7-0-1, Vice Chair Davidson voted "present").

Item E.1. followed.

## **E. Historic Area Work Permits**

### **1. 2021-014, St. Ignatius Church and Cemetery (Historic Site 76B-006)**

Mr. Gross presented the staff report. The applicant requested a Historic Area Work Permit (HAWP) to conduct selective demolition as part of a structural investigation at St. Ignatius Church and Cemetery. Built in 1890, St. Ignatius is a Queen Anne-style church with centered entry tower, corner buttresses, and particularly fine ornamental shingle siding. St. Ignatius was built to replace the original 1849 church on this site and is the oldest Roman Catholic Church building in southwest Prince George's County. The church was listed in the National Register of Historic Places in 1974. The subject application proposes to conduct selective demolition on the church tower and north (front) elevation to facilitate an investigation of the building's structure. The findings of this investigation will inform a subsequent HAWP application to repair and reinforce the structure of the building, as necessary. The scope of work presented in the application is part of a broader campaign of structural remediation that began with emergency stabilization of the church's bell tower, which had become separated from the main portion of the church building. That work was approved under HAWP 2020-072 and completed in July 2020.

Although the structural investigation proposed as part of the subject application was originally to be limited to the bell tower, the applicant stated that the decision was made to expand the investigation to include the front elevation of the main church structure. Although the removal of historic exterior features is generally discouraged, the application represents a thoughtful approach that will facilitate the necessary structural investigation while documenting historic siding material to allow for future reproduction and a restoration of the church's historic appearance in subsequent phases of the overall project.

Staff recommended that the HPC approve HAWP 2021-014 as meeting provisions 2, 3, and 4 of Subtitle 29-111(b) and Standard 1 of the Secretary of the Interior's *Standards for Rehabilitation*.

Mr. Mike Arnold, the applicant's architect, indicated that he was available for questions.

**MOTION:** Commissioner Schneider moved to approve HAWP 2021-014 as meeting provisions 2, 3, and 4 of Subtitle 29-111(b) and Standard 1 of the Secretary of the Interior's *Standards for Rehabilitation*. Commissioner Marcavitch seconded the motion. The motion was approved by roll call vote and without objection (7-0-1, Vice Chair Davidson voted "present").

Item E.2. followed.

## 2. 2021-019, Mullikin's Delight (Historic Site 74A-010)

Mr. Tana presented the staff report. Mullikin's Delight was originally a 20-foot square frame cottage erected late in the seventeenth century by James Mulliken. Before 1750, a 28-foot square, two-story house was built west of the cottage and became the main dwelling. It was connected to the original cottage by a room-size passage. Later dormers were added, and a four-columned shed-roofed porch built on the front (south) facade of the main house. A massive segmental arched fireplace dominates the living room of the main portion. The house was restored during the 1930s. A family graveyard is located a short distance northwest of the house. Six succeeding generations of Mullikens lived at the property from 1697 to 1881.

The applicant proposed to resurface the existing dirt and gravel entrance drive to the property, create a small "pull-off" parking area at the northwest edge of the circular end of the driveway, remove and replace the existing paver patio and walkway at the front of the house, alter the existing fire pit area to the northeast of the house, create a picnic area, create a 14-foot diameter round paver patio to support a stock tank to be used as an above-ground pool/water feature, and update the landscaping around several areas the house. The property is protected by a Historic Preservation Easement granted to the Maryland-National Capital Park and Planning Commission (M-NCPPC), dated August 20, 2012. The proposed work included in this memo was reviewed and approved by M-NCPPC under the terms of the easement on March 25, 2021. Additional work items related to this project were proposed by the applicant as part of their application. These items were found by the Easement Committee to have insufficient information to either approve or deny the work. The Historic Preservation Section's staff archeologist reviewed the proposed work. If any archeological resources are found as ground disturbing work is being done, work should temporarily halt, and the Historic Preservation Section staff archeologist should be contacted immediately.

Staff recommended that the HPC approve HAWP 2021-019 as meeting provisions 1, 2, and 3 of Subtitle 29-111(b) and Standards 1, 2, 9, and 10 of the Secretary of the Interior's *Standards for Rehabilitation*.

The property owners, Ms. Aimee Carter and Mr. James Albert, thanked staff and indicated that they agreed with staff's recommendations.

**MOTION:** Commissioner Schneider moved to approve HAWP 2021-019, including additional work items 13, 14, and 15 as presented by staff, as meeting provisions 1, 2, and 3 of Subtitle 29-111(b) and Standards 1, 2, 9, and 10 of the Secretary of the Interior's *Standards for Rehabilitation*, with the following condition:

- If any archaeological resources are found as ground disturbing work is being done, work shall temporarily halt and the Historic Preservation Section staff archaeologist shall be contacted immediately.

Commissioner Branch-Miles seconded the motion. The motion was approved by roll call vote and without objection (7-0-1, Vice Chair Davidson voted "present").

Item D. followed.

#### **D. FY 2021/2022 Historic Agricultural Resource Preservation Program (HARPP) Conservation Easement Briefing**

Ms. Jeanine Jeppesen Nutter provided a briefing on the HARPP Conservation Easement.

Item G.1. followed.

#### **G. Appointment of Members to Local Advisory Committee**

##### **1. Broad Creek Historic District (80-024-00)**

Mr. Gross presented the staff report. The Broad Creek Historic District (BCHD) was designated as a Prince George's County Historic District by the County Council in July 1985. Under the authority granted to it by Section 29-106(a)(4), the HPC establishes and appoints members to local advisory committees (LACs) to provide assistance with respect to the review of HAWP applications, development referrals, and other proposals affecting properties within or adjacent to a Historic District. Since approximately 2016, the BCHD LAC has been inactive due to insufficient membership as required by the HPC's adopted Rules of Procedure for LACs (last revised on 2/15/2000), which states that an LAC shall be made up of between 5 and 11 members, the majority of whom shall be residents of the Historic District. In August 2020, staff learned of an effort by former members and other interested residents to formally reconstitute the BCHD LAC. In February 2021, staff met with this group to discuss both the process by which LAC members are appointed by the HPC and how the reconstituted LAC would function. Michael Leventhal, president of the Conservancy of Broad Creek, volunteered to solicit statements of interest from potential LAC members. The individuals named below provided statements of interest, which were provided to the HPC for its consideration:

1. Michael Leventhal
  2. Holly Brandon\*
  3. Gary Remelius\*
  4. Carroll Savage\*
  5. Charles Taylor\*
  6. Mary P. Thomas
  7. Betsy Winters (Senior Warden, St. John's Episcopal Church, Broad Creek)
- \* Resident of the Broad Creek Historic District

Staff recommended that the HPC consider the qualifications and expressions of interest of the individuals currently proposed for membership in the BCHD LAC and ratify these appointments in accordance with the HPC's Rules of Procedure for Local Advisory Committees. Staff further recommended that the HPC request that each of the appointed LAC members sign and return the Notice of Appointment provided by staff.

Ms. Betsy Winters, Ms. Mary Thomas, Mr. Charles J. (Joe) Taylor, and Mr. Carroll Savage, all nominees for the BCHD LAC, introduced themselves.

Commissioner Reff asked how long the period of service is for the BCHD LAC. Mr. Berger confirmed that the term is three years.

**MOTION:** Commissioner Schneider moved to ratify the appointments of individuals to the BCHD LAC in accordance with the HPC's Rules of Procedure for Local Advisory Committees and requested that each of the appointed LAC members sign and return the Notice of Appointment provided by staff. Commissioner Pruden seconded the motion. The motion was approved by roll call vote and without objection (8-0).

## **H. Revision of Non-Capital Grant Program Guidelines**

Mr. Tana presented the draft revisions to the Non-Capital Grant Program Guidelines.

**MOTION:** Commissioner Schneider moved to approve the proposed revisions to the Prince George's County HPC Non-Capital Grant Program Policies, Procedures, and Guidelines to include the funding of non-capital maintenance of abandoned historic cemeteries, as presented by staff. Commissioner Pruden seconded the motion. The motion was approved by roll call vote and without objection (8-0).

## **I. Update from Department of Parks & Recreation**

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

## **J. Commission Staff Items**

### **1. HAWP Staff Sign Offs**

There were no further questions.

### **2. Properties of Concern**

Mr. Gross presented a brief description of the list of Properties of Concern.

### **3. Referrals Report**

There were no further questions.

### **4. Correspondence Report – No Correspondence Report**

### **5. New Business/Staff Updates**

Mr. Gross provided information regarding the upcoming Historic Preservation Month event.

Public comments followed and were off the record.



**MOTION:** Commissioner Marcavitch moved to adjourn. The motion was seconded by Commissioner Pruden. The motion was approved by acclamation and without objection (8-0). The meeting adjourned at 9:37 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Ashley Sayward Hall". The signature is fluid and cursive, with the first name being the most prominent.

Ashley Sayward Hall  
Principal Planning Technician  
Historic Preservation Section