



PRINCE GEORGE'S COUNTY HISTORIC PRESERVATION COMMISSION

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APPROVED 10/15/22

Summary of Actions

Prince George's County Historic Preservation Commission
Tuesday, October 18, 2022, 6:30 p.m.
4th Floor Board Room, County Administration Building

THIS MEETING WAS HELD VIRTUALLY VIA GOTOMEETING

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

Guest: Name/Organization	Agenda Item
Dr. William Campbell	D.1.
Joe Magnotta	E.1.
Anne Bruder	C.1.
Dr. Lisa Kraus	C.1.
Jan Stiff	F.1.

A. Call to Order

Chairman Thompson called the meeting to order at 6:35 p.m. Vice Chair Davidson read introductory remarks about the meeting and procedures into the record. Vice Chair Davidson chaired the meeting. Commissioners Reff and Schneider had excused absences.

Chairman Thompson asked for general consent to move Agenda Item D.1. before Agenda Item C.1. The Commission consented to the request to move the order of the agenda items.

B. Approval of Meeting Summary – September 20, 2022

MOTION: Commissioner Pruden moved to approve the September 20, 2022 meeting summary. The motion was seconded by Commissioner Muckle. The motion was approved by roll call vote and without objection (5-0). Agenda Item D.1. followed.

D. Historic Resource Evaluation

1. Union Bethel AME Church (Historic Resource 85A-018)

Mr. Gross presented the staff report. Union Bethel African Methodist Episcopal (AME) Church and Cemetery comprises a 1955 brick and stucco church building, to which has been attached a larger church building constructed in 1991. The older church building replaced a circa-1893 frame church, which was destroyed by fire in 1948. The 1955 church is a front-gabled cement-block building covered in stucco and raised on an English basement. The west elevation is largely concealed by the 1991 church; however, it appears to mirror the east elevation. The roof of the church and bell tower are covered in three-tab light gray asphalt shingles. The interior was altered for use as offices after 1991 and does not retain any original features.

The cemetery is located north and west of the church building complex and extends over an estimated two-acre area. There are approximately 157 marked graves and an unknown number of unmarked graves. The oldest marker identified is dated 1890; the most recent, 2007. Most of the markers are grouped in rows by families and are in the central and northern section of the cemetery. The eastern section of the cemetery, located north of the 1955 church, appears to contain the oldest markers. There are a few markers of recent date along the western perimeter of the cemetery. On the northwest, several markers are located just inside the woods that border the site. The northeastern portion is an open grassy area. There are many large trees located in the cemetery due north of the 1991 church, including a group of mature cedars. The grounds also contain a few oak trees, mature hollies, and azalea bushes. The grave markers are varied in design and materials and include concrete tablets, marble tablets, concrete crosses, granite headstones, a marble obelisk, flush plaques, and small metal funeral home signs. While most of the markers are upright, a few have fallen, and some have shifted. Some of the concrete crosses appear partially buried. In the southwestern section of the cemetery there are several grave markers and grave depressions partially screened from the road by a row of oak trees. Names frequently appearing on markers in the cemetery include Hawkins, Walls, Pinkney, Duckett, Smith, and Burroughs.

Union Bethel AME Church and Cemetery is located at 6810 Floral Park Road in unincorporated Brandywine. The resource occupies a 36.869-acre parcel on the north side of the road, approximately 0.33 miles west of its intersection with Brandywine Road. Except for the large parking areas to the north and east and the large church addition to the west, the setting of the resource, with woods to the north and cleared land to the south, remains largely as it existed for most of the twentieth century. The vicinity is characterized by agricultural and low-density residential uses to the north, south, and east, and a late-2000s single-family residential subdivision to the west.

In 1868, trustees of the African Methodist Episcopal Church acquired from Jane P. Williams two acres of land on the county road from Piscataway to T.B, which included what is now Floral Park Road. A church was constructed on the site by 1878 as shown on the Hopkins Atlas of that date. The first church building was rebuilt or replaced by a front-gable frame building circa 1893. In 1900, the church acquired one and half acres west of its 1868 purchase for the expansion of the cemetery. In 1906, owing to its rapid growth, the congregation made plans to expand the church, and later, a bell tower and a wing were constructed. This expanded church building appears in a 1938 aerial photograph of the site. The circa-1893 church was destroyed by fire in 1948 and the brick and stucco building were constructed on its site in 1955. In the intervening period, services were conducted in the church social hall. In 1962, two other AME churches in southern Prince George's County—Mount Hope in Camp Springs and Metropolitan in Clinton—merged with Union Bethel. The congregation's continued expansion led the church to undertake a campaign to expand Union Bethel's facilities. Construction began in August 1990 on a new sanctuary that would be attached to the west elevation of the 1955 church. The new building was dedicated in July 1991. In 1998, the interior of the older church building was renovated and became the offices of Bethel House, Inc., a

community services organization affiliated with Union Bethel AME Church. With grave markers dating from the 1890s, the Union Bethel Cemetery is older than any of the buildings on the site.

Union Bethel AME Church and Cemetery is significant as the historic home of one of the first African Methodist Episcopal church congregations established in Prince George's County after the Civil War, and the only remaining active AME congregation in the southern part of the county. The resource is also significant for its association with several notable African American families in southern Prince George's County, including the Hawkins, Walls, Pinkney, Duckett, Smith, and Burroughs. The historic resource, including the church and cemetery, embodies the heritage theme of early African American religious practices in rural Prince George's County.

Union Bethel AME Church and Cemetery retains a moderate degree of integrity of location and workmanship. The church retains a moderate level of design and materials; alteration of the window openings, replacement of the windows and most importantly, the much larger 1991 church addition have diminished the integrity of design. The setting, feeling and association of the historic resource also have a moderate degree of integrity, mainly impacted by the 1991 church addition and expansive asphalt parking lots. The cemetery retains a moderate level of integrity, with some older grave markers in deteriorated condition and its spatial relationship with the historic church building impacted by the 1991 addition. Overall, the Union Bethel AME Church and Cemetery retain a moderate degree of integrity. HPC Policy #1-87 states that a property's integrity should be considered in the context of the scarcity of the resource type it represents, with a less restrictive standard of integrity applied when few or no other similar properties exist in the Inventory of Historic Resources. Other comparable AME sites within the Inventory include Mount Hope AME Church Site and Cemetery (76B-016), Mount Nebo AME Church (74B-010), and North Brentwood AME Zion Church (68-061-11). Union Bethel AME Church and Cemetery is distinct in the brick and stucco exterior of the 1955 church building and as the only remaining active AME congregation in southern Prince George's County.

Staff concluded that Union Bethel African Methodist Episcopal Church and Cemetery meets three of the nine criteria of Subtitle 29-104(a): (1)(A)(i), (1)(A)(iv), and (2)(A)(v). Staff further concluded that, in weighing both the addition and alterations that have been made to the structure since its original construction, and the scarcity of extant AME churches in southern Prince George's County, Union Bethel African Methodist Episcopal Church and Cemetery can be found to possess sufficient integrity to convey, represent, or contain the values and qualities for which it is judged significant.

Staff recommended to the Historic Preservation Commission (HPC) that Union Bethel African Methodist Episcopal Church and Cemetery be designated as a Historic Site as meeting HPC Historic Site Criteria (1)(A)(i), (1)(A)(iv), and (2)(A)(v). Staff further recommended that the Environmental Setting of the Historic Site be defined as the 4.56-acre part of Parcel A described in Liber 7684, Folio 913 of the Land Records of Prince George's County, as illustrated in Exhibit 1 attached to the staff recommendation, excluding the footprint of the 1991 church building.

Ms. Gold arrived at 6:55 p.m.

Dr. William M. Campbell, Jr., pastor of the Union Bethel AME Church, thanked the Chair, Commissioners, and Staff. He indicated that the church would soon be celebrating its 155th birthday and provided some information regarding the history of the church, the Hawkins family, and the cemetery. He indicated that he sought to protect the history of both the church and the cemetery.

MOTION: Commissioner Pruden moved that the HPC designate Union Bethel AME Church as a Historic Site as meeting HPC Historic Site Criteria (1)(A)(i), (1)(A)(iv), and (2)(A)(v). Further, the Environmental Setting of the Historic Site shall be defined as the 4.56-acre part of Parcel A described in Liber 7684, Folio

913 of the Land Records of Prince George's County, excluding the footprint of the 1991 church building. Commissioner Branch-Miles seconded the motion. The motion was approved by roll call vote and without objection (5-0).

Agenda Item C.1. followed.

C. Mandatory Referral

1. **MRA-2022-003, MD 223 at Floral Park Road Intersection Improvement Project (adjacent to Dr. Edgar Hurtt House, Historic Site 84-023-08; St. Mary's Roman Catholic Church and Cemetery, Historic Site 84-023-10; Hardy's Tavern, Historic Site 84-023-05; Edelen House, Historic Site 84-023-06; Miller House, Historic Resource 84-023-09)**

Dr. Stabler presented the staff report. The Maryland Department of Transportation/State Highway Administration (SHA) and RK&K submitted materials for an intersection improvement project at MD 223 (Piscataway Road) and Floral Park Road in unincorporated Piscataway. The project is adjacent to several properties included in the Prince George's County Inventory of Historic Resources: Dr. Edgar Hurtt House (Historic Site 84-023-08), St. Mary's Roman Catholic Church and Cemetery (Historic Site 84-023-10), Hardy's Tavern (Historic Site 84-023-05), Edelen House (Historic Site 84-023-06), and Miller House (Historic Resource 84-023-09). The proposed project is also within the boundary of the Piscataway Village National Register Historic District. The submittal was accepted by the Planning Department on September 27, 2022.

The proposed MD 223 at Floral Park Road Intersection Improvement Project includes the construction of a single-lane roundabout with two right-turn bypass lanes, a new shared-use path, bicycle-compatible shoulders north and south of the intersection on Piscataway Road, new pedestrian ramps and driveway entrances, new landscaping, drainage and stormwater management features, new lighting, and new signage and pavement markings. The proposed improvements would affect all four roadway legs of the intersection. The applicant states that orange construction fence, silt fence, and super silt fence will be used during the project to limit impacts on adjacent properties. The proposed intersection improvement project is intended to be executed almost entirely within existing rights of way controlled by SHA. One exception is the proposed relocation of a wood split rail fence located in the front yard of the Miller House. The fence is currently within the SHA right of way and would be removed and reinstalled within the property, which is owned by the Roman Catholic Archdiocese of Washington.

The Miller House is a two-and one-half-story frame building constructed between 1860 and 1870 in a vernacular I-house form, with a one-and-a-half-story wing on the west side elevation that might predate the main block and a one-story addition on the north (rear) elevation. The house is clad in vinyl siding over the original weatherboard, and its original 6-over-1 wood sash window have been replaced with 1-over-1 vinyl units. The side gable roof of the main block is covered in patterned metal shingles. The house is situated at the south end of a 0.54-acre lot and is set back approximately 25 feet from the roadway. In addition to the proposed relocation of the fence within the property of the Miller House Historic Resource, the project also includes the removal of two trees in the SHA right of way that currently provide a physical and visual buffer between the historic resource and the intersection. The project could also create lighting impacts on historic sites and resources located near the intersection. The applicant states that new lighting fixtures will be installed such that light is focused on the intersection, with only minor bleeding on adjacent properties.

According to Medusa, the Maryland Historical Trust's online database, a majority of the right-of-way involved in this project has been previously surveyed for archeological resources. However, some portions of the land within the Miller House property and other properties on the north side of Floral Park Road have

not been surveyed. A Phase I archeology survey should be conducted in the areas within the proposed limits of disturbance for this project that have not previously been surveyed for archeological resources.

With the exception of the tree removal and fence relocation in front of the Miller House Historic Resource, the proposed intersection improvements will not require any work within properties containing designated historic sites or unclassified historic resources. Any work conducted within the property containing the Miller House Historic Resource is subject to the Historic Area Work Permit (HAWP) requirements of County Code Subtitle 29. If any ground disturbance is proposed in areas not previously surveyed for archeological resources, those areas should be subject to a Phase I archeological survey.

Based on staff's review of the potential impacts of the subject Mandatory Referral application on the Miller House Historic Resource and designated historic sites adjacent to the project boundary, staff recommended that the HPC recommend to the Planning Board that MRA 2022-003, MD 223 at Floral Park Road Intersection Improvement Project, be approved as submitted. After the Planning Board has completed its review of the Mandatory Referral application, the applicant may submit the required HAWP application to the HPC to approve any work affecting the property of the Miller House Historic Resource before obtaining any required Prince George's County building or grading permits. This HAWP application will serve to initiate an evaluation of the resource for potential historic site designation, the outcome of which will determine whether a HAWP is required. Separate from this HAWP requirement, if any ground disturbance is proposed in areas not previously surveyed for archeological resources, those areas should be subject to a Phase I archeological survey.

Commissioner Muckle asked about the removal of the two trees in front of the Miller House, and Dr. Stabler clarified that their removal would make way for a path that would be close to the house.

Ms. Anne Bruder, Senior Architectural Historian for the SHA, indicated that the shared use path would take the place of the existing fence in front of the Miller House, and the fence would be moved back.

Dr. Lisa Kraus, Archaeologist for the SHA, indicated that she was also available for questions.

MOTION: Commissioner Pruden moved that the HPC recommend to the Planning Board that MRA 2022-003, MD 223 at Floral Park Road Intersection Improvement Project, be approved as submitted. After the Planning Board has completed its review of the Mandatory Referral application, the applicant may submit the required HAWP application to the HPC to approve any work affecting the property of the Miller House Historic Resource before obtaining any required Prince George's County building or grading permits. This HAWP application will serve to initiate an evaluation of the resource for potential historic site designation, the outcome of which will determine whether a HAWP is required. Separate from this HAWP requirement, if any ground disturbance is proposed in areas not previously surveyed for archeological resources, those areas should be subject to a Phase I archeological survey. Commissioner Muckle seconded the motion. The motion was approved by roll call vote and without objection (5-0).

E. Historic Area Work Permit

1. 2022-048, 7510 Columbia Avenue (within Old Town College Park Historic District, OTCPHD 66-042-74)

Mr. Gross presented the staff report. The applicant requested a HAWP to demolish a detached garage and a shed on the property at 7510 Columbia Avenue in the Old Town College Park Historic District (66-042-74). The HAWP application was presented at the September 28, 2022 public meeting of the Old Town College

Park Historic District Local Advisory Committee (OTCPHD LAC), which voted 5-2 to recommend that the HPC approve the application with one condition.

The subject property is 7510 Columbia Avenue, identified within the Inventory as OTCPHD 66-042-74. The detached garage and shed on the property were previously associated with the house on the adjacent Lot 12, the two lots having comprised one property until Lot 13 was purchased by Joseph Magnotta in December 2021. The garage was constructed circa 1955 and appears in aerial photographs and Sanborn fire insurance maps from the late 1950s. The shed, which the National Register of Historic Places (NRHP) nomination for the OTCPHD states was constructed circa 1950 and is a contributing resource, does not appear in 1950s aerial photographs or maps. The house on Lot 12 appears on a 1940 real estate map, but neither the garage nor the shed is depicted. The detached garage, located along the south property line at approximately half the depth of the lot, measures 22 feet wide by 26 feet deep and is of concrete block construction, with a front gable roof clad in asphalt shingles and asbestos siding in the gables. A wood garage door in the east (front) elevation provides vehicle access to the garage, which is otherwise fenestrated with a door opening on the south side elevation and window openings on the east, west (rear) and south elevations. The garage is in deteriorated condition, with sections of the fascia missing and door and window openings boarded over. The shed, located at the northeast corner of the lot, measures 8 feet wide and 12.5 feet deep and is of frame construction clad in asbestos shingles, with a front gable roof clad in asphalt shingles. Access is provided by a modern steel door in the west (front) elevation, its glazed portion boarded over and its hardware missing. Window openings pierce the north and south elevations. The shed is in deteriorated condition, with damage to the door, windows, and fascia.

The application proposes to demolish both the detached garage and the shed. The property owner/applicant, Joseph Magnotta, states in his application that nearby residents have filed complaints with the City of College Park Department of Public Services regarding the condition of the structures. Mr. Magnotta's stated plan for the property is to construct a new single-family house; however, he has filed no permit application for this purpose and at present seeks only to remove the existing structures.

The applicant presented the project to the OTCPHD LAC on November 2, 2021. The LAC voted 5-2 to recommend that the HPC approve the HAWP application on the condition that the shed on the property be preserved in place or relocated.

HPC Policy #1-98 states that the demolition of a contributing resource should not be approved in the absence of a plan for a new structure to be constructed. Further, the OTCPHD Design Guidelines state that "contributing outbuildings should be maintained and preserved in accordance with the appropriate sections of these guidelines." Although the NRHP nomination for the Historic District states that the shed is contributing based on an estimated construction date of 1950, this is not corroborated by available documentation. Whether or not the shed is a contributing resource, outbuildings help define the character of the Historic District and should be preserved if possible.

Because the subject property (Lot 13) is now owned separately from the adjacent lot containing the dwelling formerly associated with the garage and shed, the two structures proposed for demolition serve no clear purpose to the property owner/applicant. Because of the spatial constraints of the property, requiring the owner to preserve the garage in place would prevent the construction of a new house and therefore deny the owner reasonable use of his property. Preservation of the shed in its current location would not prevent the construction of a new house. If a new house is proposed to be constructed on the subject property, a HAWP application would be required and would be reviewed by the OTCPHD LAC and the HPC for general compatibility with the Historic District.

Staff concluded that the subject application can be found to meet the HAWP criteria of Section 29-111(b) and the OTCPHD Design Guidelines. Staff recommended that the HPC approve HAWP 2022-048 as

meeting provisions 5 and 6 of Subtitle 29-111(b) and the OTCPHD Design Guidelines, with the following condition:

- The 12-foot by 8.5-foot shed on Lot 13 shall be preserved in its current location or relocated to a new location where it will be preserved; any work affecting the shed, including rehabilitation, alteration, or relocation, will require an approved HAWP.

Mr. Joe Magnotta, the property owner, indicated that he agreed with and appreciated staff's recommendation.

MOTION: Commissioner Pruden moved to approve HAWP 2022-048 as meeting provisions 5 and 6 of Subtitle 29-111(b) and the OTCPHD Design Guidelines, with the following condition:

- The 12-foot by 8.5-foot shed on Lot 13 shall be preserved in its current location or relocated to a new location where it will be preserved; any work affecting the shed, including rehabilitation, alteration, or relocation, will require an approved HAWP.

Commissioner Muckle seconded the motion. The motion was approved by roll call vote and without objection (4-0-1, Chairman Thompson voted "present").

F. Preservation Tax Credit

1. 2022-005, Lake House/Presbyterian Parsonage (Historic Site 66-018)

Mr. Gross presented the staff report. Jan and Lila Stiff, owners of the Lake House/Presbyterian Parsonage, have applied for a tax credit for work totaling \$84,125. The work consisted of the in-kind replacement of the roof; the installation of new gutters; the limited in-kind replacement of rotted/damaged wood siding and trim; replacement of broken window glass; in-kind replacement of deteriorated shutters; and exterior repainting of the entire house, as approved in HAWPs 2020-004 and 2020-024. The work was completed in May 2020 (Fiscal Year 2020).

The subject application included all required photographs and documentation and all work was determined to be eligible by staff. Based on the documentation of the work supplied by the applicant and the HPC's adopted tax credit policies and procedures, staff recommended the approval of a historic preservation tax credit in the amount of \$21,031.25. This credit would apply for FY 2021, the tax year following the year in which the work was completed.

Staff recommended that the application be granted as meeting provisions 1, 2, 3, and 4 of Subtitle 29-111(b) and Standards 1, 2, and 6 of the Secretary of the Interior's *Standards for Rehabilitation*.

Mr. Jan Stiff, the property owner, thanked Staff and the HPC.

MOTION: Commissioner Pruden moved to approve Tax Credit 2022-005 as meeting provisions 1, 2, 3, and 4 of Subtitle 29-111(b) and Standards 1, 2, and 6 of the Secretary of the Interior's *Standards for Rehabilitation*. Commissioner Muckle seconded the motion. The motion was approved by roll call vote and without objection (5-0).

F. Update from Department of Parks & Recreation

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

G. 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

Chairman Thompson noted that the Prince George's County Historical Society was going to host a history chat on Monday, October 24 at 7:00 p.m., with Ms. Susan Pearl as a special guest.

Public comments followed and were off the record.

MOTION: Chairman Thompson moved to adjourn. The motion was seconded by Commissioner Pruden. The motion was approved by acclamation and without objection (5-0). The meeting adjourned at 8:01 p.m.

Respectfully submitted,



Ashley Sayward Hall
Planning Technician III
Historic Preservation Section