



PRINCE GEORGE'S COUNTY HISTORIC PRESERVATION COMMISSION

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Upper Marlboro, Maryland 20772
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APPROED 10/16/2018

Summary of Actions

Prince George's County Historic Preservation Commission
Tuesday, September 18, 2018, 6:30 p.m.
4th Floor Board Room, County Administration Building

Commissioners Present: Chairman John Peter Thompson, Donna Schneider,
Susan Pruden, Eddy Campbell, Yolanda Muckle,
Vice Chair Lisa Pfueller Davidson, Royal Reff,
Aaron Marcavitch

Commissioners Absent: Nathania Branch-Miles

HPC Counsel Present: Bradley Farrar, Esq.

Staff Present: Howard Berger, Jennifer Stabler, Daniel Tana,
Tyler Smith, Tom Gross

Guest: Name/Organization

Agenda Item

Attendees

Marwin Glenn	D.1./D.2
Vaneta Wills	D.1./D.2.
Yvonne Johnson	C.
Daniel Bean	D.2.
Tanja Hammond	F.2.
Ryan Day	D.1.
Marva Jo Camp	D.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. Commissioner Branch-Miles had an excused absence.

B. Approval of Meeting Summary – July 17, 2018

MOTION: Commissioner Schneider moved to approve the July 17, 2018 meeting summary as written. The motion was seconded by Commissioner Pruden. Commissioner Schneider noted that Vice Chair Davidson's title was inconsistent because it referred to her as both Vice Chair and Commissioner and asked staff to correct the minutes. The Motion was approved by acclamation and without objection (6-0).

C. Update from Department of Parks & Recreation

Yvonne Johnson, Construction and Design Manager from the Park Planning and Development Division of the Department of Parks and Recreation provided a PowerPoint presentation and an update on their Historic Architectural Resource Retention Initiative (HARRI). Part of the Initiative included a Conditions Assessment which was recently completed. The department is steward of many historic structures. In 2017, Davis Buckley Associates assessed the condition of 66 historic structures at 27 historic sites and prioritized maintenance recommendations. The assessment resulted in a specific Capital Improvement Program (CIP) budget category dedicated to the retention of historic fabric for the first time, and the prioritized maintenance recommendations allowed the department to budget strategically. The department has worked on identifying tasks that can be completed by DPR staff and larger projects that could be contracted for multiple properties, i.e. mortar analysis. Ms. Johnson then briefly presented how the budget was allocated among the historic structures. Ms. Johnson expressed her hope of working with the HPC moving forward and in improving communication and permit work flows. Ms. Johnson introduced Pia Helve, Resident Historic Preservation Project Manager. Ms. Helve presented hard copy examples of the executive summary of the eight volume conditions assessment.

Chairman Thompson thanked Ms. Johnson and expressed his hope for an improved working relationship between the Department of Parks and Recreation and the Historic Preservation Commission. Commissioner Marcavitch asked about Adelphi Mill receiving 20% of the budget allocation and whether there was changing use in any of the buildings. Mr. Marcavitch also asked about funding sources. Ms. Johnson clarified that this initiative was about structural assessment not funding strategy. After the assessment they looked toward their traditional funding structures. In the future the Department may consider expanding their funding strategies. Ms. Johnson explained they developed a master plan for Adelphi Mill, but it was not a part of HARRI. Ms. Helve further explained that Adelphi Mill was 20% of the budget because of drainage issues. Commissioner Marcavitch asked about planning for underutilized sites. Ms. Johnson said that would be considered further down the line.

Alvin McNeal, Division Chief for Park Planning and Development, highlighted that this is the first time money has been designated for historic properties from the Department's Capital Improvement Program. Vice Chair Davidson asked about the selection of sites for the assessment out of the Department's large holdings. Ms. Johnson said that the assessment of the work on all 66 structures was estimated at \$20 million and the Department was grappling with that. Mr. McNeal clarified that in total there are more than 100 historic sites and 500 structures in the Parks Department's inventory. The 66 chosen for the assessment seemed to be the most pressing. Commissioner Davidson asked if there was a Phase II of the assessment project. Commissioner Davidson asked about Compton Bassett and Concord. Ms. Johnson clarified that those sites have their own funding and conditions assessments.

Commissioner Pruden asked if the report was available online. Ms. Johnson stated that it was not, and the Department is still trying to fully understand the document and determine the best way to share it. Chairman Thompson emphasized his delight at restored communication between the HPC and the Department of Parks and Recreation and hoped that the Commission can support the Department rather than hinder them in the future. Ms. Johnson agreed. Commissioner Campbell was pleased that they got

the funding and acknowledged the work that went into obtaining the funding. Ed Day of the Natural and Historical Resources Division expressed his appreciation for the positive comments.

D. Historic Resource Evaluations

Mr. Gross introduced the two evaluations explaining that the evaluations are on and adjacent to a developing property. The Comprehensive Design Plan was approved by the Planning Board on July 26 and the barn needed to be evaluated prior to the approval of a preliminary plan of subdivision.

1. Talburtt Tobacco Barn, Historic Resource 78-009, 11100 Westphalia Road, Upper Marlboro MD 20772

Marva Jo Camp, representing the applicant Greenway, explained that they did not receive enough notice of the meeting. While notice had been sent, the applicants did not receive it. They asked for the matter to be continued to the next meeting after they had time to understand and discuss review staff's recommendations.

Marwin Glenn, a community member who resides at 3001 Orion Lane, Upper Marlboro, MD 20774 objected to the applicant's request for a continuance.

After clarification from Counsel it was determined that the HPC could entertain or deny the request.

Marwin Glenn objected to the request for a continuance because he thought the justification given by Ms. Camp was invalid. He stated that the address mix-up had come up before when the CDP was at Planning Board and Ms. Camp stated she would resolve the issue.

The Chairman asked for questions from the commissioners. Commissioner Muckle asked why Mr. Glenn objected. Mr. Glenn said that the applicant was notified and that the justification that they were not notified was unacceptable. Commissioner Muckle confirmed with staff that the notice was not returned. Ryan Day with the ownership group clarified that the notice was sent to the resident agent's address without the resident agent's name and that the notice was not sent to their representative, Rodgers Consulting. Commissioner Muckle asked why they needed a continuance when the evaluation is relatively simple. Ms. Camp explained that the applicant had questions about the size of the Environmental Setting, which included the entire parcel and that the applicant needed to have more of a conversation with staff.

Commissioner Marcavitch summarized that there was no motion on the table and asked staff and counsel what the repercussions of granting a continuance would be. Ms. Camp assured the commissioners that the applicant understood that they could not move forward with the preliminary plan until the evaluation of the tobacco barn had occurred.

Commissioner Reff asked what Mr. Glenn's motive is in forcing the decision at this meeting. Mr. Glenn agreed with staff's recommendation and knows that the Commission usually follows staff's recommendations and was prepared to speak on that matter.

Chairman Thompson cut off conversation and checked with counsel that the continuance would have no negative repercussions for the HPC. Chairman Thompson asked for a motion to grant the continuance.

MOTION: Commissioner Marcavitch moved to continue the matter to the next HPC meeting held on October 16th. There were multiple seconds. Commissioner Davidson commented that the confusion was a

symptom of a frustrating development process and that there was no reason to move forward without the full concurrence of the applicant. The motion was approved by acclamation and without objection (7-0-1, the Chair voted "present").

2. Osborn-Talburtt Cemetery, Historic Resource 78-008, 10907 Westphalia Road, Upper Marlboro MD 20772

Dr. Stabler presented the staff report. The Osborn-Talburtt Family Cemetery is located on an 89.42-acre tract located at the southwest corner of the intersection of Westphalia Road and Ritchie Marlboro Road in Upper Marlboro. The resource occupies a rectangular 0.10-acre area within the tract approximately 465 feet southwest of the intersection. The cemetery was established as a burial ground for the Talburtt family in the early nineteenth century. Chairman Thompson asked if the location of Jesse Talburtt's home was known. Nathaniel Bean, the owner of the property was present and confirmed that his house is located in the same place as Jesse Talburtt's former residence and in fact the existing structure, almost 100 years old, incorporated the staircase of the older house when it was built. There are, by estimation approximately fourteen burials in the cemetery, six of which are marked. The Cemetery is significant as an unusual and elaborate example of a family burial ground for the extended family of Jesse Talburtt in use from circa 1834 to 1904. With respect to its overall location, design, materials, workmanship, and feeling, the Osborn-Talburtt Cemetery retains a high degree of integrity. Dr. Stabler recommended the cemetery be designated a Historic Site.

Commissioner Muckle asked about the condition of the cemetery and whether Mr. Bean owned the cemetery and surrounding property. Commissioner Muckle also asked about the adjacency of the cemetery to the developing property. Dr. Stabler said that if it was designated it would no longer be adjacent to the developing parcel to the north. Chairman Thompson added that each case must be considered independently.

Daniel Bean, the property owner, introduced himself and presented a photo of his grandfather taken in the late 1930s early 1940s on his dairy truck. Mr. Bean added that when he was in the fifth grade he spent almost every day of that summer (1965) bundling tobacco in the family's barn (Talburtt Tobacco Barn). He provided a family history about the farm that he lives on and operates. He supported staff's recommendation.

Commissioner Marcavitch asked a procedural question about the environmental setting and whether it needed to include access to the cemetery. Dr. Stabler and Mr. Berger explained that in the circumstance where access is required, or desired staff would allow for that, but that in this case it was not necessary. Commissioner Reff asked about adjacency if the access road was included in the environmental setting and whether that was part of staff's considerations. Mr. Berger said that they had but, in this circumstance, the only access required was by the property owner who already owns the surrounding land.

Mr. Glenn said that they were in support of staff's recommendations and asked why the house or entire property was not being considered for designation. Chairman Thompson explained that the owner would have to request evaluation. Mr. Berger added that it was only the cemetery that was previously identified as a Historic Resource.

MOTION: Commissioner Schneider moved to designate the Osborn-Talburtt Family Cemetery a County Historic Site in accordance with staff's recommendations. There were multiple seconds. The motion was approved by acclamation and without objection (7-0-1, the Chair voted "present").

E. PRESERVATION TAX CREDITS

1. 2017-002, McDonnell House (66-042-10)

Mr. Tana presented the staff's recommendations. The work totaled \$106,273.97 and included work on the main house, carriage house and the chicken coop. A total of \$104,923.97 of the expenses were determined eligible, and a credit of \$26,230.99 was recommended.

Commissioner Reff asked about the age of the chicken coop. Staff was unsure of the exact construction date but concluded it was of a similar age to the main house.

MOTION: Commissioner Schneider moved to approve Tax Credit 2017-002 in accordance with staff's recommendations. Commissioner Pruden seconded the motion. The motion was approved by acclamation and without objection (7-0-1, the Chair voted "present").

2. 2018-012, Lown House (68-010-35)

Mr. Gross presented staff's recommendations. The work included siding repair and painting to the outhouse and main building and the removal of an old oil tank. The work totaled \$26,209.95 all of which was eligible. A credit of \$6,552.49 was recommended.

Commissioner Reff asked about the windows in the turret changing from a single light to four lights. Staff determined that it was part of another Historic Area Work Permit.

MOTION: Commissioner Schneider moved to approve Tax Credit 2018-012 in accordance with staff's recommendations. Commissioner Campbell seconded the motion. . The motion was approved by acclamation and without objection (7-0-1, the Chair voted "present").

3. 2018-013, Lown House (68-010-35)

Mr. Gross presented staff's recommendations. The work involved repairs to the front concrete walk totaling \$3,800, all of which was eligible. A credit of \$950.00 was recommended.

MOTION: Commissioner Schneider moved to approve Tax Credit 2018-013 in accordance with staff's recommendations. There were multiple seconds. The motion was approved by acclamation and without objection (7-0-1, the Chair voted "present").

F. COMMISSION STAFF ITEMS

1. HAWP Staff Sign-Offs

Chairman Thompson introduced the new commissioners to Staff Sign-Offs explaining that certain Historic Area Work permits are approved at the staff level and the Commissioners could ask about those permits presented in a monthly report. There were no questions.

2. Properties of Concern

Mr. Gross presented the Properties of Concern List and gave brief updates.

Briarley Academy – The appeal of the Zoning Hearing Examiner’s decision will be heard by the District Council October 15. In parallel there are the legal proceedings in the Court of Special Appeals. Mr. Farrar provided an update.

Arthur Magruder House - Russell Baker provided an update that morning stating that Long Fence was contracted to construct the fence requested by the HPC to be placed around the vacant building.

Melwood Park – Staff drove by and confirmed that there has been no progress and have reached out to the project architect David Bell as to the status of the specifications to move the concept approval forward.

Old Marlboro High School – Staff was contacted by the public about the condition of the property and Mr. Gross presented recent photographs of the condition of the building. Staff identified a point of contact within the Land Acquisition and Real Property division of the County government. Chairman Thompson asked the Commissioners what the next step should be for the Commission take. Commissioner Marcavitch expressed an interest in getting a general update from the County on the status of County owned Historic Sites. Tanga Hammond a member of the community and part of the Upper Marlboro Historic Committee spoke in support any effort to preserve the building. Commissioner Reff asked about the Historic Committee for Upper Marlboro. Hammond clarified that it is a volunteer citizen committee appointed by the mayor. Commissioner Pruden recommended sending a polite letter now to the County. Davidson further suggested that the letter should ask about the County’s plans for the building and possible maintenance schedule.

MOTION: Vice Chair Davidson moved to invite the property owner of Old Marlboro High School to either send a report or give a presentation about the condition and maintenance plan for the Commission’s October 16 meeting. Commissioner Muckle amended the motion to include Marlboro Primary School. There were multiple seconds. The motion was approved by acclamation and without objection (9-0).

Admirathoria - Staff responded to a citizen’s inquiry and visited the site. Mr. Gross presented photos from the site visit. The owner is in the contractor selection phase. Chairman Thompson had information about their application process. Section 105.2 of the County Building Code requires a county building permit with any HAWP, which can incur significant fees. This Section of the County Building Code was created to help DPIE help the HPC and HPS with enforcement. This is an ongoing issue and staff is working with the chairman and counsel on a proposed revision of the Code to clarify DPIE’s authority and abilities.

3. Referrals Report

Commissioner Marcavitch asked about how the referrals report was assembled and specifically about a Wawa or Royal Farms on Greenbelt Road near a cellar hole associated with Toaping Castle. Staff clarified that they had not seen that application yet. Commissioner Marcavitch asked whether the HPC would review the Maglev project in any way. Mr. Berger stated that the Commission has been identified as a consulting party in the Section 106 process.

4. Correspondence Report – No Correspondence Report

5. New Business/Staff Updates

Dr. Stabler gave an update on the Locust Hill development project. Archeology confirmed the presence of an unmarked cemetery expertly identified by Dr. Stabler. The cemetery is approximately 300 years old and Dr. Stabler was working on identifying who may be buried there.

Mr. Berger announced the Non-Capital Grant Program funds were available. Commissioner Reff asked about how the funds would be administered. The commission has had some review over the guiding policies in the past. Commissioner Marcavitch added that the Heritage Area Mini Grant amounts have gone up and that they would combine very nicely with the Non-Capital Grant Program. Chairman Thompson exclaimed that this is great news.

Commissioner Schneider announced the Historical Society's two upcoming events: Prince of a County event and a bus tour on October 13.

Commissioner Marcavitch asked about the best way of communicating with other commissioners or making announcements. Chairman Thompson suggested email. Mr. Gross said that he would share any information or announcements with all the commissioners.

MOTION: Commissioner Pruden moved to adjourn. There were multiple seconds. The motion was approved by acclamation and without objection (9-0).

The next HPC meeting will be held on October 16, 2018.

Respectfully submitted,



Tyler Anthony Smith
Principal Planning Technician
Historic Preservation Section