



Commissioner Schneider noted that the attendance captions were missing.

**MOTION:** Commissioner Pruden moved to approve the June 20, 2017 meeting summary with corrections. The motion was seconded by Commissioner Campbell. The Motion was approved by acclamation and without objection (5-0).

## C. HISTORIC SITE EVALUATION

### 1. Magnolia Springs (70-001)

Chairman Thompson asked Mr. Gross to provide a brief explanation of the purpose of the Historic Site Evaluations. Mr. Gross explained that Historic Resources are properties awaiting evaluation to be determined historic sites or removed from the inventory, and that the three evaluations presented at this HPC meeting were initiated by staff.

Mr. Gross presented the historic background of the site. Magnolia Springs is the site of a facility that extracted and bottled water for distribution to customers in the Washington, D.C., area in the early twentieth century. The facility was operated by the Magnolia Spa Water Company, which was likely established circa 1906 and remained in business for a relatively brief period. The land on which Magnolia Springs is located changed hands among a succession of private owners before being sold to the Society of the Divine Savior of St. Nazianz, Wisconsin in 1935. Religious educational institutions have occupied the property since that time.

Magnolia Springs is significant as the location of a commercial water bottling facility that operated in the early twentieth century. However, it does not retain sufficient integrity to convey its significance as an example of the early twentieth-century commercial heritage of Prince George's County. Staff concluded that Magnolia Springs met none of the nine designation criteria of Subtitle 29-104(a).

Staff recommended that Magnolia Springs should not be designated a historic site and should be deleted from the Inventory of Historic Resources, noting that if the property were to be the subject of a future preliminary plan of subdivision, archeological investigations of the site could be required by the Planning Department.

Vice Chair Scott asked if there were any remains of the terracotta pipes mentioned by Mr. Gross in his staff report. Mr. Krause, who was most recently at the site stated that he had seen only brick fragments. Mr. Gross added that a representative of the property owner contacted staff and supported staff's recommendations. Walter Thaxton asked staff and counsel to identify themselves. After a general introduction from Chairman Thompson each member of the staff introduced themselves.

Frances Middleton representing Dr. Bernard Fuller, pastor of New Song Bible Fellowship Church, which currently occupies the property, stated that they had an interest in the future of the property and asked what designation would mean for the future of the property. Chairman Thompson explained what the HPC's decision would mean for the future of the property, summarizing that designation would place the property under HPC review. If deleted from the inventory the property would no longer be under the purview of the HPC. Mr. Gross noted that it would still be subject to archeological investigations. Mr. Berger pointed out that Dr. Stabler would have some oversight as the archeologist for the Planning Department. Brian McLaughlin, representing International Learning Hub LLC, the owner of the site, concurred with the staff's finding that no above-ground structure existed and that the owner was in agreement with staff's recommendations.

**MOTION:** Commissioner Schneider made a motion that the HPC not designate Magnolia Springs (70-

001) a historic site and that it be deleted from the Inventory of Historic Resources as it did not meet any of the HPC Historic Site Criteria. Commissioner Campbell seconded the motion. The motion passed by acclamation and without objection 6-0-1, (Chairman Thompson voted “present”).

## **2. Bald Hill School (70-009)**

Mr. Gross presented the Historic Site Evaluation. The Bald Hill School Ruins are the remnants of a schoolhouse that was built circa 1861 and moved to its current location in 1906. The one-story gable-roofed frame building measured 18' x 24' and had a shed-roofed addition on the east elevation. The remaining three walls of the structure are clad in unpainted wood siding of varying width, much of which is now missing and replaced with areas of vinyl siding and other materials. The roof, no longer extant, was once wood-shingled and later covered in corrugated metal. The original fenestration of the building, originally consisted of a three-panel door and window opening on the north (front) elevation, a board-and-batten door and window opening on the south elevation, and a centered window opening on the west elevation of the building.

Bald Hill School Ruins is significant as an example of a mid-nineteenth century functional vernacular building constructed for use as a schoolhouse, but does not retain sufficient integrity to convey that significance or its significance as part of the education heritage of Prince George's County. Staff concluded that Bald Hill School Ruins met none of the nine designation criteria of Subtitle 29-104(a).

Staff recommended that Bald Hill School Ruins should not be designated a historic site and should be deleted from the Inventory of Historic Resources noting that if the property were to be the subject of a future preliminary plan of subdivision, archeological investigations of the site could be required by the Planning Department.

Chairman Thompson noted that David Fairchild, who purchased the property in 1906, was the father of the United States Department of Agriculture, Agricultural Research Service and considered the father of modern horticulture. Many street trees and plants such as the Glenn Dale Azalea came into being under his auspices. The Beltsville Agricultural Research Center was developed while he was the Superintendent of Agricultural Research for the U.S.

**MOTION:** Commissioner Schneider made a motion that the HPC not designate Bald Hill School Ruins (70-009) a historic site and that it be deleted from the Inventory of Historic Resources as it does not meet any of the HPC Historic Site Criteria. Commissioner Pruden seconded the motion. The motion passed by acclamation and without objection 6-0-1, (Chairman Thompson voted “present”).

## **3. Marshall's Mill Site (81A-002)**

Mr. Gross presented the Historic Site Evaluation for Marshall's Mill Site. Marshall's Mill Site is the location of a grist mill that operated near the head of Piscataway Creek. No structures associated with the mill have been extant since the resource was first documented by the Maryland-National Capital Park and Planning Commission in 1974. The mill race, which was dry at the time of the most recent on-site survey in 2015, is still distinguishable from the surrounding landscape but is overgrown with mature trees and vegetation. The bed of the mill race is approximately fifteen feet wide and five feet deep, with large stones scattered throughout the streambed.

Marshall's Mill Site is significant as the location of what is believed to have been the northernmost mill on Piscataway Creek, which available evidence suggests operated from at least 1816 to 1878 under the ownership of the Calvert, Marshall, and Walters families. However, Marshall's Mill Site does not retain sufficient integrity to convey its significance as an example of the agricultural and industrial

heritage of Prince George's County. Staff concluded that Marshall's Mill Site met none of the nine designation criteria of Subtitle 29-104(a).

Staff recommended that Marshall's Mill Site not be designated a historic site and that it should be deleted from the Inventory of Historic Resources.

Mr. Thaxton, a property owner adjacent to the Marshall's Mill Site, requested some clarity about how staff reached its conclusion, and whether staff had visited the property. Mr. Thaxton felt that there was not enough investigation into the history of Marshall's Mill Site. He pointed out that His Lordship's Kindness was a slave-owning plantation and that maybe there was more to learn from the Marshall's Mill Site.

Chairman Thompson asked about other structures around Marshall's Mill Site. Mr. Gross clarified that there were other structures visible in the 1938 aerial photograph, but they were gone by 1970s, and it is unknown whether they were associated with the mill. Chairman Thompson asked Mr. Thaxton what outcome he was hoping for. Mr. Thaxton recognized that His Lordship's Kindness is a historic site and felt that Marshall's Mill Site is a part of His Lordship's Kindness. Chairman Thompson explained that the HPC could not combine the historic sites, but they could designate Marshall's Mill Site a historic site in its own right. Chairman Thompson pointed out that if the site was going to be disturbed by development, the County's subdivision ordinance would require archeology to be done regardless of designation. Chairman Thompson inquired about the owner's position on the matter. Mr. Gross clarified that the owner, Mr. Walton, agreed with staff that the Marshall's Mill Site be deleted from the inventory.

**MOTION:** Commissioner Davidson made a motion that the HPC not designate Marshall's Mill Site (81A-002) a historic site and that it be deleted from the Inventory of Historic Resources as it does not meet any of the HPC Historic Site Criteria. Commissioner Pruden seconded the motion.

Commissioner Campbell asked if Marshall's Mill Site could remain a historic resource. Mr. Farrar said that was an option. Commissioner Campbell asked staff for staff's opinion of leaving the site as a historic resource. Mr. Gross pointed out that if the property remains a resource or is designated as a historic site, it would remain under HPC purview, meaning that any action would bring it before the HPC. If the property was removed from the Inventory of Historic Resources the property would still be subject to archeological review through the requirements of the County's subdivision ordinance. Either way, the property could be subject to archeological survey if charges to it were proposed. Commissioner Campbell asked how large a parcel it was. Mr. Gross responded that it was approximately 126 acres, but the resource is only a small part of it, and that historic resources, unlike historic sites, do not have environmental settings. Chairman Thompson pointed out that the record was closed and confirmed with counsel that if the HPC wanted to conduct further discussion, it would first have to vote down the motion. Mr. Farrar said that was the case and further clarified that the motion maker and the second could withdraw their motion, as well to prompt further discussion.

Chairman Thompson called for a roll call vote. The motion was defeated 4-4 (Commissioners Davidson, Muckle, Pruden, Schneider voted in favor of the motion. Commissioner Campbell, Branch-Miles, Vice Chair Scott, and Chairman Thompson voted against the motion). No further motions were made, and the status of Marshall's Mill Site as a historic resource remained unchanged.

#### **D. Referrals**

##### **4-13010 First Baptist Church of Glenarden (adjacent to Chelsea Historic Site, 73-018)**

Mr. Farrar and Chairman Thompson both recused themselves as a member of the associated law firm and a former owner of the site, respectively. Dr. Stabler presented the application. The subject property is

adjacent to the Chelsea Historic Site (73-018) and comprises 160.06 acres located in the northeast quadrant of the intersection of Watkins Park Drive and Oak Grove Road in Upper Marlboro, Maryland. The subject application proposes an addition to an existing religious campus of 298,765 square feet for church uses, including a children/youth center, administrative offices, chapel, fellowship hall, service building and solar farm. No archeological sites will be impacted by the proposal. However, because the proposed development associated with Preliminary Plan 4-13010 will not require a detailed site plan approval, the Historic Preservation Commission may wish to ensure that any impacts on the adjacent historic site, such as lighting and landscaping for the entry road and parking lot, should be designed to minimally impact Chelsea and provide year-round vegetative screening of the parking lot as viewed from the historic site. Historic Preservation staff recommended approval of Preliminary Plan 4-13010 with the following condition:

*Prior to the approval of any grading or building permit for the proposed parking lot and/ or entry road near Watkins Park Road (MD 193), the permit(s) shall be referred to the Historic Preservation Commission to ensure that any lighting associated with the parking lot and the entry drive, be focused within the subject property and are designed and installed in a manner that minimizes offsite impacts on the adjacent Chelsea Historic Site (73-018) Further, the proposed parking areas near Watkins Park Road (MD 193) shall be landscaped in a manner that minimizes the visual impact of the parking lot and provides year-round screening of the facility as seen from the adjacent Chelsea Historic Site.*

Commissioner Schneider pointed out that it is Watkins Park Drive. Robert Antonetti of the law firm of Shipley and Horne, representing the applicant, presented a proposed revision to the condition.

*Prior to the approval of any building permit for the proposed parking lot and/or entry road near Watkins Park Drive (MD 193), the permit(s) shall be referred to the Historic Preservation Commission staff to ensure that any lighting associated with the parking lot and the entry drive includes full cut-off optics to minimize offsite impacts on the adjacent Chelsea Historic Site (73-018). Further, the proposed parking areas near Watkins Park Drive (MD 193) shall be landscaped with evergreen trees in the locations shown on Applicant's Exhibit A to minimize the visual impact of the parking lot and provide year-round screening of the facility as seen from the adjacent Chelsea Historic Site (73-180).*

Commissioner Pruden asked why the word grading was removed. Mr. Antonetti explained that the plantings would be associated with a building permit. Commissioner Pruden asked what "full cut-off optics" meant. Cleve Stover of Ben Dyer Associates explained that it means you can direct the light in a certain direction with minimal spill over. Vice Chair Scott asked for staff's opinion or the applicant's proposed condition. Mr. Berger stated that staff agreed with the applicant's proposal. Mr. Thaxton expressed his concern about traffic control for the proposed project. Vice Chair Scott said that the church does go to great lengths to provide traffic control during events. Commissioner Pruden interjected that the potential associated traffic was not the matter at hand, and Vice Chair Scott agreed.

**MOTION:** Commissioner Pruden made a motion to approve Preliminary Plan 4-13010 with the applicant's revised condition. The motion was seconded by Commissioner Davidson. The motion passed by acclamation and without objection 7-0.

## **E. COMMISSION STAFF ITEMS**

- 1. HAWP Staff Sign-Offs** - Dr. Krause asked if there were any questions from the HPC on the Staff Sign-off report included in the packet. There were none.

2. **Referrals Report** - Dr. Krause asked if there were any questions from the HPC on the Referrals Report included in the packet. There were none.

3. **Correspondence Report** - Dr. Krause stated there was no correspondence report.

4. **New Business/Staff Updates:**

Dr. Stabler provided an update on the archeology at Melwood Park, describing the brick foundations found along the south wall and a possible chimney box that could be the remains of an earlier structure found at the southeast corner of the existing building. The archeology was being done in preparation for dismantling and reconstructing the south wall.

**MOTION:** Commissioner Pruden made a motion to adjourn the meeting which was seconded by Commissioner Schneider; the motion carried unanimously. The meeting adjourned at 8:10 p.m. The next HPC meeting will be held on September 19, 2017.

Respectfully submitted,

Tyler Anthony Smith  
Principal Planning Technician  
Historic Preservation Section