



# 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 04/18/2017**

## Summary of Actions

Prince George's County Historic Preservation Commission  
Tuesday, March 21, 2017, 6:30 p.m.  
4<sup>th</sup> Floor Board Room, County Administration Building

Commissioners Present: Chairman John Peter Thompson,  
Vice Chair Edward M. Scott  
Nathania Branch Miles, Michael Callahan,  
Eddy Campbell, Lisa Pfueller Davidson,  
Yolanda Muckle, Susan Pruden, Donna Schneider

Commissioners Absent: N/A

HPC Counsel: Bradley Farrar, Esq.

Staff Present: Howard Berger, Robert Krause,  
Jennifer Stabler

### Guest: Name/Organization

### Agenda Item

#### *Attendees*

Rev. F. Bradley Peyton 6635 Loch Hill Road Baltimore MD 21239	E.1.
R. A. Krueger 700 Muirfield Circle Fort Washington MD 20744	E.1.
Bill Shipp 1785 Beltsville Drive Calverton MD 20705	E.1.
Linda Thompson 11336 Old Prospect Hill Road Glenn Dale MD 20769	
June White Dillard AAHPG	E.1.
Alfonso Narvaez 3704 Chandler Drive Fort Washington MD	D.1./E.1.
Sarah Cavitt IHHAAC	E.1.

Michael Leventhal 1130 Apple Valley PO Box 217 Accokeek MD 20607	E.1.
Emily Dean 16701 Melford Boulevard #310 Bowie MD 20715	D.1.
Chris Rizzi 16701 Melford Boulevard #310 Bowie MD 20715	D.1.
Dan Lynch 6411 Ivy Lane Greenbelt MD 20770	D.1.
Page Wyrrough 217 Biggs Purchase Lane Lothian MD 20711	E.1.
Karen Egloff Oxon Hill MD	E.1.
Susan Sheahan Queenstown MD	E.1.
Emma Schrantz College Park MD	
Edith Pulscak Fort Washington, MD	E.1.
Brendan Quinn	D.1.
Bonnie Bick 7601 Oxon Hill Road Oxon Hill MD 20745	E.1.
Margaret Addison Shepard	E.1.
Joseph Addison	E.1.
Tom Gross Alexandria, VA	

#### **A. Call to Order**

Chairman Thompson called the meeting to order at 6:32 p.m. Vice Chair Scott read introductory remarks about meeting procedures into the record. The Chairman noted that a quorum was present.

## **B. Approval of Meeting Summary – February 21, 2017**

**MOTION:** Commissioner Pruden moved to approve the February 21, 2017 meeting summary as written. The motion was seconded by Commissioner Schneider. The motion was approved by acclamation and without objection (8-0-1, Chairman Thompson voted “present”).

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

Dr. Krause read the memorandum (March 13, 2017) provided by Kiara Sizemore, Planner, Park Planning & Development, Department of Parks & Recreation, on the status of Concord and Glenn Dale Hospital that was requested by Chairman Thompson. Concord is currently mothballed pending the resolution of work items to complete rehabilitation work. Glenn Dale Hospital (60 acres of developed property in National Register); M-NCPPC conducts site and landscape maintenance. A RFQ was issued and awarded to The Alexander Company to investigate the feasibility of redevelopment (CCRC) and other issues. The Alexander Company made a presentation of their RFQ tasks at a February 22, 2017 public meeting in the community. The company has four months to complete the study. Ms. Linda Thompson (Glenn Dale Citizens’ Association) spoke to GDCA’s concern about continued deterioration of signature buildings even while the RFQ study is underway.

## **D. Development Referral**

### **SE-4792 Ernest Maier Concrete Batching Plant [adjacent to St. Paul’s Baptist Church (Historic Site 69-005-06)]**

Dr. Stabler presented the application for partial demolition of a two-story structure (from the 1960s) within the Ernest Maier property to facilitate the construction of a new concrete batching plant in the same location. Access to the new facility will be provided from the north via Upshur Street. HPC review of application results from the adjacency of the St. Paul’s Baptist Church Historic Site, built in 1818 and enlarged in 1908. It and is the only surviving building that represents the nineteenth century African-American community of Bladensburg. Dr. Stabler described the physical condition of the church which is partially a result of the elevation of the CSX track to the rear several years ago that has caused cracks in the building.

The new concrete batching plant will use materials stock piles already on site. There are currently two access points to the property - 47<sup>th</sup> Street via Annapolis Road (from the south) and Upshur Street (from the north). Applicant’s traffic analysis indicates that the new use will generate an additional 40 trips per day. New use includes revisions to on-site storm water management and towers (54’ and 45’) and a lower aggregate batching facility.

Staff recommends that the nature of the changes proposed will represent no additional visual impact on the adjacent historic site. Staff recommended that the HPC recommend approval of the application with a condition to limit access to the new facility to Upshur Street from the north in order to avoid additional impacts on the adjacent historic site.

The applicant’s attorney, Dan Lynch, further explained the details of the application and provided the HPC with two exhibits (Applicant’s Exhibit 1 and Applicant’s Exhibit 2). Mr. Lynch went through the two exhibits and explained them to the HPC. He indicated that since the current concrete block plant has operated since the 1960s, it is not subject to current environmental regulations such as storm water management and dust generation. The proposed use within the subject application will include on site improvements to address these issues.

Commissioner Pruden inquired about traffic from Annapolis Road. Mr. Lynch indicated that retail traffic to the Ernest Maier building on Annapolis Road would continue to use that point of access, while the trucks associated with the concrete batching plant would use Upshur Street, and that the applicant has agreed to assume responsibility for maintaining 47<sup>th</sup> Street (for the Town of Bladensburg). Commissioner Scott inquired about the uses of Ernest Maier buildings near S. Paul's and whether the church had an active congregation. Chairman Thompson asked Dr. Stabler if staff had contact with the congregation. Dr. Stabler indicated that staff and the applicant had met with the church a few weeks ago and that the church expressed concerns about the condition of their building. Dr. Stabler indicated that staff would work with the church to pursue a Historic Property Grant Application.

Mr. Lynch requested some revised language for the proposed HPC condition. As written the condition read:

In order to ensure a *de minimis* impact on the St. Paul's Baptist Church Historic Site (69-005-06), access for truck traffic to and from the developing property should be limited to Upshur Street on the north.

Mr. Lynch proposed the following (new language underlined, removed language struck out):

In order to ensure a *de minimis* impact on the St. Paul's Baptist Church Historic Site (69-005-06), access for barrel mixing truck traffic to and from the concrete batching plant to be located on the ~~developing~~ property should be limited to Upshur Street on the north

Staff indicated agreement with the proposed revised language.

Mr. Brendan Quinn, representative of Ernest Maier, indicated that there would always be trailer traffic from 47<sup>th</sup> Street to serve the retail operation and that the new operation would free up space on the property to facilitate traffic.

Chairman Thompson requested testimony from the audience.

Mr. Alfonso Narvaez, Chair, Prince George's Historical & Cultural Trust, Vice Chair ATHA, and the owner of Aeon Preservation Services, LLC, operating from the Hilleary-Magruder House, 4703 Annapolis Road (opposite the Maier property) indicated that he had some concerns about the application which he has shared with staff (via email) and the applicant. He offered a copy of his letter (March 21, 2017) to the HPC (Exhibit 3). Mr. Narvaez indicated concerns about traffic on Annapolis Road and other nearby streets, truck accidents that he has witnessed, and impact of the proposal on other nearby historic sites that were not addressed in the staff memorandum. Mr. Narvaez recommended that the required traffic study be broadened to include a larger area that includes nearby historic sites and attractions including the Hilleary-Magruder House, the Peace Cross, and the George Washington House.

Chairman Thompson asked if Mr. Narvaez' issues have been brought to the attention of the Town of Bladensburg. Mr. Narvaez indicated that he had sent the Town a copy of his letter and that he would follow up with them. The Chairman indicated that he thought it would be appropriate for the Town of Bladensburg to request additional traffic analysis. Staff indicated that concerns about traffic impacts should be addressed more directly to the Planning Department's Transportation Planning Section.

Mr. Quinn indicated that his company owns 98% of the trucks that will access the property and that he could control how those trucks operate on the site.

Dr. Stabler indicated that although the church was aware of this agenda item and that a representative had planned to attend, no one representing the church was present.

Chairman Thompson inquired about how best to bring Mr. Narvaez' concerns to the attention of other review bodies and staff indicated that a finding could be added referencing the other historic sites in the vicinity.

Mr. Lynch indicated that the traffic impact study that was prepared for this application was done at the direction of the Transportation Planning Section of M-NCPPC.

Commissioner Pruden made a motion to add a finding to the HPC memo referencing the additional historic sites in the vicinity of the application. Commissioner Davidson seconded the motion and Commissioner Callahan indicated that as the mayor of a nearby municipality, he would abstain. The Chairman called for a vote and the motion passed 7-0-1, Commissioner Callahan abstained and the Chair voted "present".

Chairman Thompson asked for a motion on the staff recommendations with the revised condition language provided by the applicant and accepted by staff. Commissioner Pruden made a motion to forward the memorandum as revised. Commissioner Schneider seconded the motion. The Chairman called for a vote and the motion passed 7-0-1, Commissioner Callahan abstained the Chair voted "present".

## **E. Historic Are Work Permits**

- 1. HAWP 2016-036 Addison Cemetery/Disinterment (Historic Site 80-050)** – Chairman Thompson indicated that this item was continued from the February 21, 2017, agenda and that testimony already submitted or provided in person is in the case record, will not be changed, and will be part of HPC deliberations. Only new testimony would be provided as part of the continuation. He also indicated that the HPC correspondence report included more than one request for a continuance from parties other than the applicant. Chairman Thompson indicated that the only party eligible to grant a continuance is the applicant. Chairman Thompson also indicated that one or two parties, who have already testified wished to provide additional testimony; HPC counsel Bradley Farrar indicated that since those parties had already testified, additional material from them could not be made part of the record.

From the audience, Mr. Christian Addison attempted to serve papers to Andre Gingles, representing the Peterson Companies, which were not accepted. Mr. Addison then left the hearing. Dr. Krause then reviewed a group of documents related to the February hearing that were received by staff after February 21, 2017 including a copy of testimony provided by Michael Leventhal, a copy of testimony provided by Sarah Cavitt, representing the Indian Head Highway Action Council (IHHAC) received March 16, 2017, a letter received from Christian Addison and Tanya Lyle, received March 18, 2017, requesting a postponement of the March 21, 2017, continuation hearing, a letter from Addison Ullrich to June Dillard, received March 20, 2017, a letter from Harriet "Quinta" Castle received March 21, 2017, requesting a continuation; a letter received on March 21, 2017, from June White Dillard requesting a continuation, a communication from Michael Leventhal, received March 21, 2017, requesting an update on the matter.

Dr. Krause then called speakers to the podium who had not previously provided testimony:

Richard Krueger indicated that he was unable to attend the February 21, 2017 meeting but wanted to address the HPC with regard to the applicant's "statement of need" that was weak and that he would have liked to have seen a stronger justification for the proposal. He indicated that he had visited the cemetery a number of times with Addison family members that were associated with Salubria. He also indicated although he felt that the cemetery should remain in place, he recognized that other factors likely obviate the ability for the cemetery to stay in its historic location.

Margaret Addison Shepard, who had signed up to testify on February 21, 2017, but had to leave the meeting before being called on, provided oral testimony. Ms. Shepard indicated that she hoped the cemetery would go to St. John's Church Cemetery because its current location is "untenable." She recalled visiting the cemetery years ago and indicated that the family had photographs that depict its character from the 1980s of at least one now-vanished grave marker (Walter Dulany Addison and his wife). She indicated that when the construction of National Harbor began, she recognized the significant change in the immediate environment that would continue until the major construction project was finished. Ms. Shepard also expressed concern about future maintenance of the cemetery if it were to remain in place.

Rev. Bradley Peyton indicated that Addison Ullrich had informed him of the matter and that he had submitted testimony for the record on February 21, 2017. Rev. Peyton also indicated that he would like to submit a new letter from Addison Ullrich, et al. The letter was read into the record by Dr. Krause. Ms. Ullrich indicated that she and a number of her relatives had received no additional communication from the applicant's representatives after the February 21, 2017 meeting. The signatories objected to the relocation of the cemetery.

Mr. Page Wyrough, counsel for members of the Addison family represented by Jay Addison, requested that the HPC allow Mr. Addison to update the HPC on his activity with regard to communication with family members not previously known (those members of the family historically associated with Salubria). Chairman Thompson indicated that Mr. Addison could update the HPC. The applicant agreed to allow Mr. Addison to provide additional testimony. Mr. Addison indicated that Margaret Addison Shepard's testimony was an effective summary of the feelings of the descendants of Walter Dulany Addison. Mr. Addison indicated that he had asked his sister Debbie Addison Holland (of Columbia, South Carolina) to reach out the "Salubria Addisons" made known to them at the February meeting. Ms. Holland reached out to Harriet "Quinta" Castle and the Rev. Bradley Peyton to see if a consensus could be developed between the branches of the family. Mr. Addison reiterated that the 48-member group of his side of the family recently voted again on the issues of relocating the cemetery and a preferred location for the graves. The outcome of both votes remained as it had been in the fall of 2016; the majority supported the removal of the graves and St. John's Church Cemetery as the re-interment location.

Mr. Alfonso Narvaez, resident of Fort Washington, President of the Prince George's County Historical & Cultural Trust (the owner of Addison Chapel) and the St. John's Church representative to the Broad Creek Historic District Local Advisory Committee (BCHDLAC) provided testimony. Mr. Narvaez indicated that he was of two minds; he supported the plans to retain the cemetery in place as part of a detailed site plan application in 2016, but as a professional preservationist he is offended by the fact that a solution had been reached one year ago and now an apparent change of mind points in another direction. He also indicated his support of comments made by Michael Leventhal at the February 21, 2017 meeting.

Chairman Thompson requested a summation from the applicant. Mr. Shipp thanked the various members of the Addison family and acknowledged the emotional nature of this situation. He

recalled the criteria in Subtitle 29-111(b), and that the HPC needs to find that the application meets only one of the nine criteria. He reviewed the language of criterion 3 as recommended by staff and acknowledged that the vicinity of the cemetery has been identified as a location of intensive growth by the County and that the direction of future development is clear. He stated that the relocation of the cemetery would be a better way to ensure the long-term preservation of the historic site, as agreed to by St. John's Church, Broad Creek.

Chairman Thompson closed the record and asked for a motion.

Commissioner Schneider made a motion to approve HAWP 2016-036 based on Historic Preservation Section staff's field inspections of both the present site of the Addison Family Cemetery and the intended relocation site, a review of the applicant's submitted Addison Family Cemetery relocation work plan by R. Christopher Goodwin & Associates (2016), the geophysical surveys provided by Dr. Timothy Horsley (2014), the applicant's original HAWP submittal and its Addendum, and careful consideration of the existing conditions affecting the original site of the Addison Family Cemetery and the features and circumstances of the proposed reburial location, for the archeological investigation of and exhumation of human remains and funerary objects as meeting Subtitle 29-111(b):

(3) The proposal will enhance or aid in the protection, preservation, and public or private utilization of the historic resource in a manner compatible with its historical, archeological, architectural, or cultural value.

and the *Secretary of the Interior's Standards for Rehabilitation*:

(5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

(8) Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

*with the following conditions:*

1. The exhumation of the human remains within the Addison Family Cemetery shall not commence until a suitable site for their reburial is confirmed and all necessary County/State approvals have been received.

2. The Historic Preservation Commission shall not review the request for the redetermination of the Environmental Setting of the Addison Family Cemetery Historic Site until the archeological investigations at the site have been completed and the burials have been removed and re-interred in the St. John's Broad Creek Historic Site cemetery according to the agreed upon plans and specifications.

3. Any revision to an approved detailed site plan that includes either the Addison Family Cemetery historic site's Environmental Setting or proposes the installation of an interpretive or commemorative area at National Harbor to include landscaping, benches, a walking path and historical markers focused on the story of the Addison family and life on the Addison Plantation, shall be reviewed by the Historic Preservation Commission or its designee to ensure accuracy and completeness.

Commissioner Callahan seconded the motion and the Chairman called for a vote. The motion passed 7-1-1 (Commissioner Muckle voted against the motion and Chairman Thompson voted “present”).

2. **HAWP 2017-010 Spalding-Rigoli House (Historic Site 70-089)** – The applicants’ architect, Elizabeth Homer, and the applicants’ attorney, Lawrence Taub, both requested that the application be temporarily withdrawn from consideration by the Historic Preservation Commission at the March 21, 2017 meeting.

**F. Commission-Staff Items**

1. **Staff Sign-off Report** - 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 asked if there were any HPC questions about the Correspondence Report included in the packet. Dr. Krause indicated that a letter was received from County Councilmember Todd M. Turner regarding the Spalding-Rigoli House (withdrawn from the evening’s agenda); a series of emails to Robert Krause and Howard Berger was received by project architect Elizabeth Homer; and an email from attorney Lawrence Taub requesting a postponement of the HAWP review.
4. **Other/New Business** – Mr. Berger reminded the HPC that the 2017 Historic Preservation Reception would be held on Thursday, May 25, 2017 at Darnall’s Chance in Upper Marlboro from 6:00-8:30pm; Chairman Thompson indicated that on Wednesday, March 22, there would be a lecture at the Baden Library about the Freedman’s Bureau schools in Prince George’s County; Commissioner Schneider indicated that on April 9 the Historical Society’s St. George’s Day Awards would be presented; on April 27 there will be a historic preservation mixer at the Calvert Microbrewery in Upper Marlboro from 5:00-8:00pm.

**MOTION:** Chairman Thompson made a motion to adjourn the meeting which was seconded by Commissioner Schneider; the motion carried unanimously. The meeting adjourned at 9:10 p.m. The next HPC meeting will be held on April 18, 2017.

Respectfully submitted,

Howard Berger  
Supervisor  
Historic Preservation Section