



# 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 06/19/2018**

## Summary of Actions

Prince George's County Historic Preservation Commission  
Tuesday, May 15, 2018, 6:30 p.m.  
4<sup>th</sup> Floor Board Room, County Administration Building

Commissioners Present:	Chairman John Peter Thompson, Donna Schneider, Susan Pruden, Nathania Branch-Miles, Michael Callahan, Eddy Campbell, Yolanda Muckle
Commissioners Absent:	Vice Chair Edward M. Scott, Lisa Pfueller Davidson
HPC Counsel Present:	Bradley Farrar, Esq.
Staff Present:	Howard Berger, Jennifer Stabler, Daniel Tana, Tom Gross, Tyler Smith

### Guest: Name/Organization

### Agenda Item

#### *Attendees*

Samuel Yang/St. John Properties	D.2.
Susanne Bouchard	C.1.
Neil Greenberg	D.2.
Peter Fillat/Fillat + Architecture	D.2.
Jennifer Hearn	D.2.
Robert Antonetti	D.2.
Royal Reff	
Christopher Rizzi/Bohler	D.2.
Andrew Roud	D.2.

### A. Call to Order

Chairman Thompson called the meeting to order at 6:32 p.m. Commissioner Muckle read introductory remarks about the meeting and procedures into the record. Commissioner Callahan arrived at 6:42 p.m. and Commissioner Branch Miles at 7:27 p.m. Vice-Chair Scott had an excused absence.

## B. Approval of Meeting Summary – March 20, 2018

**MOTION:** Commissioner Pruden moved to approve the April 17, 2018 meeting summary as written. The motion was seconded by Commissioner Muckle. The Motion was approved by acclamation and without objection (5-0, Commissioners Callahan, and Branch-Miles had not yet arrived).

## C. EVALUATIONS

### 1. Stanton-Blandford House (Historic Resource 84-023-04)

Mr. Gross presented the staff report. The Stanton-Blandford House is located in southwestern Prince George's County, on the south side of Floral Park Road in the historic village of Piscataway. The Stanton-Blandford House is a two-and-one-half-story building that comprised both a general store and a house during the nineteenth and early twentieth centuries but was converted to solely residential use after the store closed in the 1920s. The nineteenth-century, side-gabled, main block of the house was enlarged in the first half of the twentieth century by a gable-roofed rear addition at the southeast corner, and by a shed-roofed rear addition constructed between 1985 and 1993. The house is clad in vinyl siding and the roof has been sheathed with asphalt shingles. A large interior brick chimney pierces the southern slope of the main block roof, while a narrower brick chimney that originally rose along the south elevation of the main block has been incorporated into the twentieth-century gable-roofed addition. An asphalt driveway extends along the east side of the house to a large paved area in the rear. The Stanton-Blandford House is located on property that was likely one of the original lots platted in Piscataway following the town's establishment in the early eighteenth century. The Stanton Blandford House is significant as an example of nineteenth-century vernacular residential architecture, with a distinctive salt-box form and ornate Greek Revival-style entry portico, and has retained its essential character, although certain original materials and architectural elements have been replaced or concealed over time.

Commissioner Callahan arrived at 6:42 p.m.

Susanne Bouchard, the property owner, stated that she had no objections to the designation. Chairman Thompson asked if staff had talked with her about the grant program and suggested that they do so. Mr. Berger suggested that the Villages of Piscataway also had a grant program that she could also look into.

**MOTION:** Commissioner Schneider moved to designate the Stanton-Blandford House a Prince George's County Historic Site as meeting the following criteria in Subtitle 29-104(a):(1)(A)(iv); (2)(A)(iv); (2)(A)(i); and (2)(A)(v). The motion was seconded by Commissioner Muckle. The Motion was approved by acclamation and without objection (5-0-1, The Chairman voted present, and Commissioner Branch-Miles had not yet arrived).

Commissioner Pruden presented staff with a pointer to assist in the PowerPoint presentation.

## D. DEVELOPMENT REFERRALS

### 1. CDP-1701 Preserve at Westphalia

Dr. Stabler presented the staff report. The subject property comprises 63.66 acres located in the northwest quadrant of the intersection of Westphalia Road and Ritchie Marlboro Road in Upper Marlboro, Maryland. The subject application proposes a development of 188 single-family attached and 127 single-family detached houses on the property located at 11100 Westphalia Road. The subject property contains one Prince George's County Historic Resource, the Talburtt Tobacco Barn (78-009), and is adjacent to another Historic Resource, The Osborn-Talburtt Family Cemetery (78-008). The ownership of the subject property

can be traced back to the original land grant known as Alexandria made to Alexander Magruder in 1670. The subject application proposes an access road into the development from Westphalia Road over the area where the Talburtt Tobacco Barn, Historic Resource PG:78-009 is located. The Talburtt Tobacco Barn (PG:78-009) and the Osborn-Talburtt Family Cemetery (PG:78-008) will be evaluated by the Historic Preservation Commission when a Preliminary Plan of Subdivision for the subject property is submitted to the Planning Department to determine if the historic resources meet the criteria for designation as Prince George's County Historic Sites. The location of the southern entrance road from Westphalia Road into the proposed development may have to be modified if the Talburtt Tobacco Barn (PG:78-009) is designated a Prince George's County Historic Site.

A Phase I archeology survey was conducted on the subject property in 2008. The survey identified two archeological sites, 18PR932 and 18PR933, along with several historic and prehistoric isolated finds. A draft Phase I archeological report was submitted to the Planning Department in September 2008. Archeological site 18PR933 is the location of the remains of the easternmost Talburtt Tobacco Barn recorded as part of PG:78-009. Archeological site 18PR933 is the location of the Westphalia School House, constructed ca. 1876 and demolished between 2000 and 2005. Both sites have little potential to yield significant information on the history of Prince George's County and no further work is recommended.

HP staff recommended that the Historic Preservation Commission recommend to the Planning Board that CDP-1701, The Preserve at Westphalia be approved, with the following conditions:

1. Prior to the approval of the preliminary plan:
  - a. The Talburtt Tobacco Barn (PG:78-009) and the Osborn-Talburtt Cemetery (PG:78-008) shall be evaluated by the Historic Preservation Commission to determine if the historic resources meet the criteria to be designated as Prince George's County Historic Sites.
  - b. If the Talburtt Tobacco Barn (PG:78-009) is designated as a Prince George's County Historic Site, lot lines shall be adjusted to provide for the preservation of the historic resource.

Commissioner Muckle asked for clarification about where the barn is in relation to the proposed road. Commissioner Callahan asked staff's opinion about whether the barn would be designated. Mr. Gross answered that it was difficult to predict for a number of reasons. Commissioner Callahan asked about other historic barns in the inventory. Mr. Gross replied that there were several and if designated the Talburtt Tobacco Barn would be the oldest. Commissioner Callahan noted that it seemed to be in fairly good condition and that he was sorry he couldn't ask questions of the applicant who was not in attendance. Commissioner Callahan also stated that he thought the barn should be evaluated sooner in the development process.

**MOTION:** Commissioner Schneider moved to recommend approval of CDP-1701, The Preserve at Westphalia with conditions and in accordance with staff's recommendations. The motion was seconded by Commissioner Muckle. The Motion was approved by acclamation and without objection (5-0-1, The Chairman voted present, Commissioner Branch-Miles had not yet arrived).

## 2. DSP-18007 The Aspen at Melford Town Center

Mr. Berger presented the staff report. The subject property includes the Melford and Cemetery Historic Site (PG:71B-016). On March 25, 2015, the District Council approved a revised Conceptual Site Plan CSP-06002-01 with conditions which the applicant is on track to meet. The subject detailed site plan application includes 6.62 acres and proposes the construction of large brick and frame, four- and five-story wings of apartments wrapped around a multi-story internal parking garage. The application also proposes construction of a masonry retaining wall, west of the structure and east of the Duckett Family Cemetery.

The proposed building's south elevation will be most directly visible from the Melford Historic Site. Although the materials and general detailing of the proposed building are fundamentally compatible with the character of the historic site, the massing, scale, and height of the large and complex building cannot be mitigated. Prior to the issuance of a grading permit for the subject application the applicant shall install a super silt fence identifying the eastern boundary of the Duckett Family Cemetery Environmental Setting. Staff recommended that the Historic Preservation Commission recommend to the Planning Board approval without conditions of DSP-18007, The Aspen at Melford Town Center.

Chairman Thompson commented on the importance of retaining a view of the Duckett Family Cemetery from Melford.

Commissioner Branch Miles arrived at 7:27 p.m.

Mr. Antonetti, representing the applicant, introduced the development team including Sam Young, Jennifer Hearn, Christopher Rizzi, Neil Greenberg, Andrew Roud, and Peter Fillat. After providing some background information, Mr. Antonetti clarified some aspects of the proposed viewshed from Melford and turned the presentation over to Mr. Fillat, the architect. Mr. Fillat went into some detail about the architectural considerations and the dialogue created between the proposed structure and the historic site. He addressed the commissioners' concerns about being able to see the Duckett Family Cemetery from Melford and emphasized that from a design perspective the historic site served as a visual center of the development.

Commissioner Muckle asked about the retaining walls, and Commissioner Campbell asked if the walls would be brick. Mr. Antonetti indicated that the applicant agreed with staff's recommendations and thanked the Commission and Staff.

**MOTION:** Commissioner Schneider moved to that the Historic Preservation Commission recommend approval without conditions of DSP-18007, The Aspen at Melford Town Center to the Planning Board in accordance with staff's Recommendations. The motion was seconded by Commissioner Pruden. The Motion was approved by acclamation and without objection (6-0-1, the Chairman voted present).

Commissioner Callahan thanked the applicants.

### **3. A-9975 Locust Hill (adjacent to St. Barnabas Church and Cemetery Historic Site, 79-059)**

Dr. Stabler presented a correction to staff's conditions presented at the April meeting. Dr. Stabler explained that after professional consultation about the noninvasive archeological methods, it was determined that those methods would not be effective and would be too expensive, as they would require clearing the site. The applicant's consultant archeologist recommended the excavation of shovel test pits and to strip off topsoil in some areas to identify grave shafts. Dr. Stabler presented the revised condition (Exhibit A). Mr. Antonetti confirmed that he agreed with staff's recommendations and thanked the Historic Preservation Commission for their flexibility.

**MOTION:** Commissioner Pruden moved to rescind the Historic Preservation Commission's recommendation on A-9975-01, Locust Hill. Commissioner Schneider seconded the motion. The motion was approved by acclamation and without objection (7-0).

**MOTION:** Commissioner Pruden moved to recommend to the Planning Board approval of A-9975-01, Locust Hill with the revised condition as presented by staff (Exhibit A). Commissioner Schneider seconded the motion. The motion was approved by acclamation and without objection (6-0-1), the Chairman voted present.

## E. COMMISSION STAFF ITEMS

### 1. HAWP Staff Sign-Offs

Commissioners Schneider and Pruden pointed out the duplicated notes for two HAWP Staff Sign-Offs

### 2. Properties of Concern

Chairman Thompson introduced the staff item noting that it was not an action item, and asked staff to run through though the list of Properties of Concern and give brief updates.

- Gallant House – Staff concluded it could be removed from the list.
- Briarley Academy – ZHE hearing was held on April 24, 2018.
- Sportland – Staff suggested it could be removed from the list and Chairman Thompson asked that staff visit the site.
- Peace Cross
- Arthur Magruder House – Chairman Thompson requested that it be put on the agenda for June and the owner duly notified.
- Calloway House – Mr. Gross commented that unpermitted work was done to ready it for sale. Chairman Thompson asked staff to reach out to the property owners and double check the permit status.
- Glenn Dale Hospital – Chairman Thompson and Mr. Berger attended a meeting hosted by the Alexander Company which presented several redevelopment scenarios.
- Goodwood – Mr. Berger summarized staff's meeting with Mr. Kahn the new owner.
- Concord Barn – Chairman Thompson asked that staff reach out to the Parks Department.
- Butler House – Chairman Thompson suggested staff conduct a site visit.
- Kildare – Staff have been receiving quarterly reports and were made aware of a demo permit for several outbuildings which was put on hold.
- Melwood Park – A HAWP was issued for removing the stucco from the south wall, and concept approval for dismantling and reconstruction of the south wall and new foundation.
- Jarboe-Bowie House
- Old Marlboro School and Primary School
- Bowling Heights
- Compton Bassett
- Admirathoria
- William Townsend House
- Furgang Farm – Staff has recently visited the site and met with the new property owners.
- Bellefields – Chairman Thompson suggested that it could come off the list.
- Gibbons Church – Chairman Thompson requested staff make a site visit.
- Spring Hill – Chairman Thompson and Mr. Berger requested more information.

Mr. Gross briefly described staff's recent visit to the Fairmount Heights School and presented the photos taken during the site visit. Chairman Thompson asked about the owners and requested staff send a letter to them.

Mr. Berger commented that Commissioner Schneider asked about the Waring Tenant House. The Historic Preservation Commission decided to add it to the Properties of Concern list. Chairman Thompson asked for the list to be included in each packet. Mr. Callahan asked for a status update to accompany the entries.

### 3. Referrals Report

Staff noted the addition of locations of development applications to the Referrals Report. Commissioner Pruden pointed out that it would be beneficial to print the reports in a way where the entire comment section could be read.

### 4. Correspondence Report – No Correspondence Report

### 5. New Business/Staff Updates

Mr. Berger reminded everyone about the upcoming Preservation Reception.

Commissioner Schneider mentioned an upcoming event hosted by the Historical Society at the Greenbelt Library Saturday May 19<sup>th</sup> from 12:00-4:00

Mr. Farrar summarized the Briarley Academy Hearing, commending Mr. Berger and Mr. Gross for their participation and stating that it was much more contentious than needed.

Chairman Thompson noted that the O'Dell Farm House in Beltsville was destroyed by fire.

**MOTION:** Commissioner Pruden made a motion to adjourn. The motion was seconded by Commissioner Schneider. The motion was approved by acclamation and without objection (7-0). The meeting adjourned at 9:09 p.m.

The next HPC meeting will be held on June 19, 2018.

Respectfully submitted,



Tyler Anthony Smith  
Principal Planning Technician  
Historic Preservation Section