



PRINCE GEORGE'S COUNTY HISTORIC PRESERVATION COMMISSION

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APPROVED 4/17/2018

Summary of Actions

Prince George's County Historic Preservation Commission
Tuesday, March 20, 2018, 6:30 p.m.
4th Floor Board Room, County Administration Building

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

Guest: Name/Organization

Agenda Item

Attendees

Henry Wixon/Glenn Dale Citizens Association	C.1./D.1.
Christine Fanning	C.1./C.2.
Alvin McNeal	C.1./C.2.
Bill Shipp	E.1.
Andre Gingles	E.1.
Linda Pennoyer	
Lisa Katchka	F.1.
Thomas Ahmann	F.1.

A. Call to Order

Chairman Thompson called the meeting to order at 6:33 p.m. Commissioner Davidson read introductory remarks about the meeting and procedures into the record. Commissioner Callahan arrived at 6:35 p.m. and Commissioner Branch Miles at 7:01 p.m. Vice-Chair Scott and Commissioner Muckle had excused absences.

B. Approval of Meeting Summary – February 20, 2018

MOTION: Commissioner Pruden moved to approve the February 20, 2018 meeting summary as written. The motion was seconded by Commissioner Schneider. The Motion was approved by acclamation and without objection (7-0, Commissioners Branch-Miles had not yet arrived).

C. UPDATE FROM DEPARTMENT OF PARKS & RECREATION

1. Glenn Dale Hospital (70-050)

Mr. Berger provided some introductory remarks establishing the focus of the requested update from the Department of Parks and Recreation. Mr. Berger showed the commissioners some recent photos of the current conditions of Glenn Dale Hospital requested by the Chairman.

Chairman Thompson clarified that this comes under the general category of Properties of Concern and that there is no action for the item tonight. The Chairman also commented that the Department of Parks and Recreation has received a feasibility study and invited Mr. McNeal to provide a general update.

Alvin McNeal, Acting Chief of Planning and Development for the Department of Parks and Recreation, stated that the photos spoke for themselves in describing the poor condition of the Glenn Dale Hospital property. He expressed his concern about the vandalism and the expense of the undertaking in securing and stabilizing the buildings.

Commissioner Campbell asked about a general cleanup, to which Mr. McNeal replied that they have done a general cleanup and that vandalism has continued since then.

Henry Wixon spoke as a representative of the Glenn Dale Citizens Association. With respect to the hospital, they are pleased that the HPC asked for an update. Mr. Wixon reiterated that they begged the Commission to do some preventative maintenance work at a minor cost many years ago, which M-NCPPC refused to do and he was distressed by the idea that M-NCPPC would now cite cost as being a prohibitive factor. Mr. Wixon stated that he has a record of letters sent by the Citizens Association about their concern regarding the property. The physical condition of the buildings gets worse every year. He feels that M-NCPPC needs to do the work in order to sell a developer on the project. Mr. Wixon also expressed his concern about the transparency of the process. He also stated that he is aware that a feasibility study has been submitted but that he knows nothing about it. Mr. Wixon provided a series of communications for the record. (**Exhibit 1**)

Commissioner Davidson asked about the feasibility study. The Chairman commented that the Department of Parks and Recreation has received a feasibility study but has not had the resources to review it yet, and so will not be able to discuss it. Alvin McNeal stated that the County Redevelopment Authority solicited the Alexander Company to provide the study but that it had not yet not reviewed by the Department of Parks and Recreation; he indicated that the study will eventually be provided to the public.

Commissioner Callahan asked if the feasibility study only addressed the property's use as a continuing care facility. Mr. McNeal clarified that the use is a deed requirement. The deed requirement was put there by the Maryland State Legislature. Commissioner Callahan asked, hypothetically, if it would require action by the State Legislature to remove that requirement, which Mr. McNeal confirmed. Chairman Thompson expressed a willingness to work with the Department of Parks and Recreation, especially to close the first story opening on many of the buildings. Commissioner Callahan asked if there have been other opportunities that have presented themselves. Chairman Thompson indicated that it was his understanding that other uses could be considered but that those issues should be discussed at another time.

2. Additional Updates (Compton Bassett, Wilmer's Park, Concord Manor)

Dr. Krause introduced the agenda item, stating that a copy of the memo provided by Christine Fanning was included in the packet; he invited Mr. McNeal to make any further comments. Mr. McNeal requested some time at the next month's meeting to give an update on the extensive evaluation that has been undertaken of all the Department's historic properties. Chairman Thompson stated that such a briefing would be valuable and that he would work with staff to identify an appropriate HPC agenda for that.

D. UPDATE ON PROPERTY OF CONCERN

1. Magruder House (70-030)

Dr. Krause presented recent photos of the property. Commissioner Pruden asked about some of the work items that the property owner was supposed to have undertaken. Dr. Krause recalled that entrances were to be secured, columns fixed and a security fence was to be provided around the house. Chairman Thompson summarized that staff observed that several items the property owner committed to had not been undertaken in the last two-and-one-half years. Dr. Krause offered to enter communications with the property owner into the record.

Mr. Wixon asked the Commission to consider the condition of the Magruder House since 2009 and summarized the Glenn Dale Citizens' Association's actions since then. He expressed the Glenn Dale Citizens' Association's concerns and entered correspondence into the record (**Exhibit 2**). Mr. Wixon wanted to call the HPC's attention to a pending Special Exception for the property. Commissioner Callahan asked about the Special Exception and whether it will come to the HPC. Mr. Berger confirmed that it would.

Chairman Thompson noted that Commissioner Branch-Miles had joined the meeting. Chairman Thompson asked staff to send a strongly worded letter to the property owner stating that Demolition by Neglect would be considered. Chairman Thompson also suggested that the property owner be invited to attend the HPC meeting next month if the agenda permits.

E. REDETERMINATION OF ENVIRONMENTAL SETTING

1. Addison Family Cemetery (80-050)

Dr. Stabler presented the staff report. At the request of Mr. Skip Gault, the representative of the owner, National Harbor Beltway, LLC, a Change of Environmental Setting was requested for the Addison Family Cemetery (Historic Site 80-050). The Historic Preservation Commission approved HAWP 2016-036 on March 21, 2017 to relocate the burials. The burials were removed and reinterred at St. John's Church, Broad Creek. Dating from the eighteenth and nineteenth centuries, the Addison Family Cemetery initially contained an undetermined number of burials, many of which were believed to be unmarked. Dr. Stabler suggested that she could present the archeology report in greater detail at a future meeting. She explained that the developers have proposed an interpretive area that includes seating and signage to describe the history of the property. Dr. Stabler presented staff's recommendation to approve the applicant's proposed change to the environmental setting for the Addison Family Cemetery (Historic Site 80-050) from its current dimensions to a setting no larger than an area of 1' x 1' within the original 0.383-acre setting.

Bill Shipp with O'Malley, Miles, representing the property owner, stated that they fully agreed with staff's recommendations and that he had spoken with HPC legal counsel about relocating or deleting the environmental setting. Ms. Shipp indicated that because of the way the preservation ordinance is written,

there was no way for the HPC to do that. The staff recommendation reflects the environmental setting representing the actual location of the cemetery. Mr. Shipp presented a draft of proposed conditions that had previously been shared with staff and an additional conclusion. Mr. Shipp presented a paragraph rewording the staff's recommendations to allow staff approval of construction work and to allow staff to administratively approve HAWPs in order to expedite the process given that there is no physical site within the environmental setting. He also expressed the desire to be excluded from the landscape buffer requirement that is typically associated with development adjacent to a historic site.

Commissioner Callahan asked about the practical meaning of the environmental setting in this context. Mr. Shipp confirmed that it is more of a record than a physical space. Dr. Stabler confirmed that staff is in agreement with that interpretation and with the proposed revision to the staff recommendation. Mr. Shipp suggested that the HPC make a Motion to include **Applicant's Exhibit 1**.

MOTION: Commissioner Schneider moved to approve the applicant's proposed change to the Environmental Setting per **Applicant's Exhibit 1** and staff's recommendations. Commissioner Pruden seconded the motion. The motion passed by acclamation and without objection (7-0-1, Chairman Thompson voted present).

F. HISTORIC AREA WORK PERMIT

1. 2018-009, Tulip Hill Farm (80-048)

Mr. Tana presented the staff report, briefly summarizing the many proposed work items and staff's recommendations. The application involved the repair or replacement of several exterior doors; the creation of a new door to accommodate a planned interior renovation; repair and slight alteration to the east porch; and the construction of a new outdoor shower, a deck and stair, and a new ventilation areaway. Mr. Tana concluded that the proposed exterior alterations largely reflect the changing interior of the property and will allow for the continued use of the property by the owner, and thus contribute to its long-term preservation, noting that two work items—the replacement of a deteriorated door with a salvaged door, to be identified and the selection of glazing for two French doors to be installed at the north elevation—will need to have their final specifications approved by staff prior to installation.

Thomas Ahmann, architect for the project, introduced himself and Lisa Katchka, the property owner. Mr. Ahmann stated they are in agreement with staff's recommendations and brought samples of both insulated glass with a low-E coating and single-pane clear glass. The application proposes low-E insulated glass. Staff was directed to work with the applicant to make a final approval of the glass type to be used.

MOTION: Commissioner Schneider moved that the HPC approve the HAWP in accordance with staff's recommendations and staff's conditions. Commissioner Davidson seconded the motion. Commissioner Davidson thanked the applicant's commitment to the unique property. The motion carried by acclamation and without objection (7-0-1, Chairman Thompson voted present).

G. COMMISSION STAFF ITEMS

1. HAWP Staff Sign-Offs

No further questions.

2. Referrals Report

Commissioner Davidson asked about Sacred Heart and whether all the buildings will be demolished. Mr. Berger confirmed and added that staff requested documentation of the buildings.

3. Correspondence Report – No Correspondence Report

4. New Business/Staff Updates

Dr. Krause said he is still waiting to hear from the Maryland Historical Trust about the 2018 CLG education and training grant application. The National Preservation Institute will be able to provide onsite training in May or June.

Dr. Krause also reported that Joseph Sauerwein, owner of the Magruder Law Office, recently passed away. The Upper Marlboro Historic Committee has had several inquiries about the property.

Dr. Krause announced the 2018 Maryland House and Garden Pilgrimage to be held on Saturday, April 21.

Chairman Thompson asked about the annual Preservation Reception. Mr. Berger stated that it would be held May 24th at the Publick Playhouse in Cheverly.

Commissioner Pruden announced that she is listing Belmar, Ray Bellamy's house in Cheverly, with an open house scheduled on April 8th.

MOTION: Commissioner Schneider made a motion to adjourn. The motion was seconded by Commissioner Callahan. The motion was approved by acclamation and without objection (8-0). The meeting adjourned at 7:51p.m.

The next HPC meeting will be held on April 17, 2018.

Respectfully submitted,



Tyler Anthony Smith
Principal Planning Technician
Historic Preservation Section