



PRINCE GEORGE'S COUNTY HISTORIC PRESERVATION COMMISSION

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APPROVED 03/21/2023

Summary of Actions

Prince George's County Historic Preservation Commission
Tuesday, February 21, 2023, 6:30 p.m.

THIS MEETING WAS HELD VIRTUALLY VIA GOTOMEETING

Commissioners Present:	Chair John Peter Thompson, Susan Pruden, Donna Schneider, Royal Reff, Yolanda Muckle, Nathania Branch-Miles
Commissioners Absent:	Lisa Pfueller Davidson
HPC Counsel:	Bradley Farrar, Esq.
Staff Present:	Tom Gross, Jennifer Stabler, Amelia Chisholm, Tyler Smith, Tabitha Gold

Guest: Name/Organization	Agenda Item
Matthew Tedesco	C.1.
Stuart Brock	C.1.
Veronica Gallardo	C.1.
Matthew Palus	C.1., E.1.
Lyle Torp	E.1.
Kathryn St. Clair	E.1.
Elise Foster	F.1.
Sachin Kandhari	F.1.
Mary Palmer	F.1.

A. Call to Order

Mr. Gross, HPC staff, called the meeting to order at 6:31 p.m. Mr. Gross read introductory remarks about the meeting and procedures into the record. Vice Chair Davidson had an excused absence.

B. Approval of Meeting Summary – January 17, 2023

MOTION: Commissioner Schneider moved to approve the January 17, 2023 meeting summary. The motion was seconded by Commissioner Pruden. The motion was approved by roll call vote and without objection (6-0).

C. Development Referrals

1. 4-21035, MD Clinton Woodyard (adjacent Mary Surratt House Historic Site 81A-007)

Dr. Stabler presented the staff report. The subject property comprises one acre and is located on the south side of Woodyard Road, approximately 330 feet east of its intersection with Brandywine Road. The subject property is zoned CGO (Commercial, General, and Office) and MIO (Military Installation Overlay) and is located within the 2013 Approved Central Branch Avenue Corridor Revitalization Sector Plan area. The subject application has been submitted for review under the provisions of the prior Subdivision Regulations and Zoning Ordinance, which located the property in the C-S-C (Commercial Shopping Center) and MIO zones. The southwestern corner of the subject property adjoins the Mary Surratt House Historic Site (81A-007). The subject property was once part of the Surratt farm in the nineteenth century. The subject application proposes one parcel for 6,837 square feet of commercial development.

Built in 1852, the Mary Surratt House is a two-story, side gabled frame dwelling with a post office and tavern room; it was built as a residence, tavern, polling place, and post office operated by John H. Surratt. His widow, Mary Surratt, was implicated in the Lincoln assassination by her acquaintance with John Wilkes Booth and hanged for conspiracy. The house, now owned by M-NCPPC and open to the public as a museum, is also protected by a preservation easement held by the Maryland Historical Trust. The subject property is in the Clinton Commercial Core Area as described in the Sector Plan. The land use recommendation for the area around the Mary Surratt House is to designate the southeast corner of Brandywine Road and Woodyard Road as open space in order to encompass the Mary Surratt House and the adjacent property fronting Woodyard Road. The subject property was recommended to be zoned Residential Medium High (pp. 95-97). However, the current zoning is CGO (Commercial, General, and Office).

The subject application proposes to consolidate three lots into one parcel for 6,837 square feet of commercial development and specifically for an O'Reilly Auto Parts Store. The store will be oriented towards the front of the proposed parcel (north), with parking on the north and east sides of the building. The applicant's lighting plan indicates that there will be no impact from the proposed lighting fixtures on the Mary Surratt House Historic Site. A bioretention facility is proposed at the rear of the property and no lighting is proposed in the area adjacent to the Mary Surratt House Historic Site Environmental Setting. The applicant's architectural plan indicates that the exterior of the building will be clad with Brown Velour and Dove Velour Acme Brick with Natural Gray mortar. A projecting entry feature clad in a red stucco-like material is proposed, with custom signage affixed over the entry. A standing seam metal roof is proposed, and cap flashing will be installed with the exterior insulation finish system.

The applicant's landscape plan provides for 18 Nellie R. Stevens Holly and four Bald Cypress trees along the edges of the bioretention pond on the south and southwest property lines. Seventeen Conoy Viburnum trees are proposed along the western property line.

The subject property is located in the Clinton Gardens Subdivision, which was platted on October 27, 1937. The house formerly located at 9022 Woodyard Road was recorded on a Maryland Historical Trust Determination of Eligibility form (DOE-PR-0020) in 2003. It is described as a two-story, three-bay, side gabled Colonial Revival style brick dwelling with a one-story front entrance porch and one end chimney. Tax records indicate the house was constructed in 1936. The house formerly located at 9024 Woodyard Road (DOE-PR-0021) is described as a two-story, three-bay, side gabled frame dwelling with a one-story front full-width porch and central interior chimney. Tax records indicate the house was constructed in 1937. Both houses were demolished between 2011 and 2013. Portions of the concrete foundations of the

houses remain on the site. There is a one-story corrugated metal warehouse structure located on the adjoining property to the west that is located between the subject property and the Surratt House. Phase I archeology investigations were conducted on the subject property on February 7, 2023. The parcel was previously developed with two suburban residences that were constructed in 1936 and 1937. Both houses were previously assessed in 2003 to determine their eligibility for listing in the National Register of Historic Places (DOE-PR-0020 and DOE-PR-0021) and were determined to be ineligible. A shovel test pit (STP) survey was conducted across the property at 15-meter intervals. A total of 21 STPs were excavated across the site. Remnants of the concrete foundations of the 1930s houses located at 9022 and 9024 Woodyard Road were noted on the property. Within the southern half of the project area, a third stratum containing occasional coal pieces and some brick flecks was encountered. This stratum was interpreted as an earlier buried plow zone associated with the 20th century use of the rear yards of the two houses as garden areas.

No significant archeological resources were identified in the STP survey. No diagnostic pre-20th century material culture or pre-contact Native American artifacts were recovered. Finds consisted of one wire nail and one small fragment of clear container glass. All material culture and surface features were associated with the 20th century occupation of the site. No further archeological investigations were recommended on the property. Historic Preservation staff concurs that no additional archeological investigations are necessary.

The 2013 Approved Central Branch Avenue Corridor Revitalization Sector Plan contains goals and policies related to Historic Preservation (pages 132-134). The Sector Plan notes that the Mary Surratt House “is tightly constrained by incompatible development to the north and west. These uses do not contribute to “downtown” Clinton and they detract significantly from the Mary Surratt House setting. These parcels should be secured in the future so that the Mary Surratt House campus can be restored to a semblance of its early appearance.”

Staff concluded the applicant sited the proposed building on the property so that the west side and rear of the building will face the Historic Site. The neutral colors on the west and south sides of the building will lessen the visual impact of the architecture on the Historic Site. All parking will be in the front and far side of the building (north and east) and the placement of the building on the property will shield the parking areas from the Historic Site. The bioretention area at the rear of the property and the proposed landscaping will provide additional green space and screening of the building. Full cut off lighting is proposed only on the north and east sides of the building and should not be visible from the Historic Site. A detailed site plan is not required for development of this site. Staff further concluded the Historic Preservation Commission should recommend a condition to the Planning Board requiring review of the final architecture, materials, and lighting at the time the associated building permit is reviewed.

Historic Preservation staff recommended that the Historic Preservation Commission recommend to the Planning Board approval of 4-21035, MD Clinton Woodyard subject to the following condition: At the time the building permit is reviewed by M-NCPPC, Historic Preservation Section staff will ensure that the permit application materials are consistent with the lighting, architecture, and landscape exhibits provided by the applicant to the Historic Preservation Commission (HPC) at the time of preliminary plan of subdivision review. The building permit shall not be approved until the architecture, lighting, and landscaping have been reviewed and approved by the HPC as delegated to staff.

Mr. Tedesco, representing the applicant, introduced the applicant’s team and thanked Dr. Stabler and Mr. Gross for their review. Mr. Tedesco provided clarification about the recommendation of the Phase I archeology report. Mr. Tedesco stated the applicant was in agreement with the staff report and recommendation.

Veronica Gallardo, Museum Director of the Surratt House Museum, thanked the applicant for doing the archeology survey. She described a current project to “reimagine” the museum’s landscape and commented on the community’s need for green space rather than more auto-oriented commercial buildings. Chair Thompson asked Ms. Gallardo if she had a position on the subject development application. She stated that she was not taking a position on the application.

Commissioner Muckle asked about architectural compatibility with the Surratt House. Mr. Gross clarified that given the orientation of the proposed development and landscaping, staff did not necessarily look for architectural compatibility but rather mitigating the visual impact.

MOTION: Commissioner Schneider moved to recommend to the Planning Board approval of 4-21035, MD Clinton Woodyard subject to the following condition:

1. At the time the building permit is reviewed by M-NCPPC, Historic Preservation Section staff will ensure that the permit application materials are consistent with the lighting, architecture, and landscape exhibits provided by the applicant to the Historic Preservation Commission (HPC) at the time of preliminary plan of subdivision review. The building permit shall not be approved until the architecture, lighting, and landscaping have been reviewed and approved by the HPC as delegated to staff.

The motion was seconded by Commissioner Branch-Miles. The motion was approved by roll call vote and without objection (5-0-1, Chair Thompson voted present).

D. Preservation Tax Credit

1. 2023-001, Hilleary-Magruder House (Historic Site 69-005-07)

Ms. Gold presented. Michael Arnold, representing Prince George’s Heritage Inc., owner of Historic Site 69-005-07, Hilleary-Magruder House, at 4703 Annapolis Road, has applied for a tax credit for work totaling \$110,299.67. The work consisted of the installation of a geothermal well field to operate as part of an improved HVAC system; associated HVAC connections and piping with the new geothermal well system; and gypsum drywall patchwork to conceal new piping, as approved in HAWP 2022-013. The work was completed in August 2022 (Fiscal Year 2023).

The subject application included all required photographs and documentation, and all work was determined to be eligible by staff for the tax credit. Based on the documentation of the work supplied by the applicant and the Historic Preservation Commission's adopted tax credit policies and procedures, staff recommended the approval of a historic preservation tax credit in the amount of **\$27,574.92** This credit would apply for FY 2024, the tax year following the year in which the work was completed. Staff recommended that the application be granted as meeting Standards 1, 2, and 5 of the Secretary of the Interior's *Standards for Rehabilitation* and provisions 1, 2, and 3 of Subtitle 29-111(b).

MOTION: Commissioner Schneider moved to approve Preservation Tax Credit 2023-001 Hilleary-Magruder House in the amount of **\$27,574.92** This credit would apply for FY 2024, the tax year following the year in which the work was completed. Staff recommends that the application be granted as meeting Standards 1, 2, and 5 of the Secretary of the Interior's *Standards for Rehabilitation* and provisions 1, 2, and 3 of Subtitle 29-111(b). The motion was seconded by Commissioner Pruden. The motion was approved by roll call vote and without objection (6-0).

E. National Register of Historic Places Nomination

1. Cheverly Historic District (69-024)

Mr. Gross presented. The preparation of a National Register nomination for Cheverly is based on a recommendation of the Greater Cheverly Sector Plan, which was approved by the Prince George's County District Council on January 23, 2018. The Plan recommends that the historic core of Cheverly be nominated to the National Register of Historic Places "to achieve recognition of its historic significance, and to unlock available state and federal tax incentives for the preservation and rehabilitation of contributing properties."

The Mayor and Town Council of Cheverly expressed interest in pursuing a National Register nomination and prepared an application to the Planning Department's Planning Assistance for Municipalities and Communities (PAMC) program to provide technical staff support and fund the retention of a consultant to prepare the nomination. A PAMC award was approved by the Planning Board on May 31, 2018. A purchase order was issued to the contractor, The Ottery Group, in June 2018. The Planning Department issued a notice to proceed to the contractor on July 16, 2018.

The presentation was turned over to Ms. Kathryn St. Clair of the Ottery Group. Ms. St. Clair explained the expanded boundaries of the revised nomination. The Cheverly NR Historic District's Period of Significance was expanded 1839-1960. All resources constructed during this period are considered to contribute to the district's historical significance. The period includes the first house in Cheverly, Mount Hope and all buildings, parks, and structures constructed within the original twelve platted sections through 1960. The historic district exhibits cohesive groups and consistent architectural styles and forms with most of the original sections infilled by 1960. The character defining landscape features of the district are tree-lined streets, ample shade, parks and green space, and curvilinear roads and avenues.

The initial historic district boundary included: 226 acres including the first seven platted sections, 1920-1929; 557 contributing residential properties; three contributing non-residential buildings; four contributing parks; two contributing sites/objects; and 190 non-contributing resources. The Historic District boundaries were expanded following consultation with the Town of Cheverly and Cheverly residents. The expanded boundaries were based on the original eleven platted sections established between 1920-1939 by Robert Marshall and later Harry Wardman. The southern boundary was extended to include a school and park that fall within the period of significance. The final historic district boundary includes: 431.5 acres including the first eleven sections; 1,296 contributing residential properties, six contributing non-residential buildings; nine contributing parks; one contributing object, and 149 non-contributing resources. The expansion also contains a noncontiguous parcel to include Cheverly's Old 4th Ward, historically linked with Cheverly overcoming racially restrictive covenants and the town's overall historical significance.

The historic district is centered on the house known as Mount Hope, which was built in the mid-nineteenth century on Fielder Magruder's tobacco plantation. In 1919, Robert Marshall and his family renovated Mount Hope and lived there for the next 10 years. The house was also home to Cheverly's first mayor, Fred Gast. The town adopted an image of Mount Hope as the featured symbol on its flag and seal, providing a historical link from the mid-nineteenth century to the twentieth century.

The 4th Ward, part of Section 11, was historically part of a community known as Tuxedo Colony, established in the 1890s and annexed into Cheverly in 1931. During the 1950s, the 4th Ward saw homebuying by professional-class African American families, despite the existence of racial covenants attached to the properties. Most white homeowners moved away from the 4th Ward rather than integrate, and by 1958 the African American voters in the 4th Ward elected the first Black ward representative to

Cheverly's Town Council. The separation of this section from the northern portion of Cheverly was underscored with the completion of Route 50, which created a substantial physical boundary between the sections.

Buildings in Cheverly reflect a variety of popular twentieth-century styles, including Craftsman, Spanish Revival, Colonial Revival, Dutch Colonial Revival, Tudor Revival, and a number of interpretations from the Modern Movement. Common building forms include Bungalows, Cape Cods, ranch houses, and minimal traditional houses. There are a number of extant kit-houses in the neighborhood, most of which are Sears and Roebuck designs. A variety of materials and decorative treatments are illustrated in Cheverly including brick, stone veneer, stucco, and half-timbering.

Ms. St. Clair concluded that the Cheverly Historic District is eligible on a local level under Criterion A in the area of Community Planning and Development as an intact early-twentieth-century suburb built in Prince George's County in response to regional population growth and demographic shifts. The Historic District is also eligible on a local level under Criterion C in the area of Architecture as a significant concentration of buildings that are united by physical and historical development and visual continuity.

Historic Preservation staff recommended that the Historic Preservation Commission forward its recommendation of approval to the County Executive for the nomination of the Cheverly Historic District to the National Register of Historic Places, based on National Register Criterion A and Criterion C.

MOTION: Commissioner Schneider moved to recommend approval to the County Executive for the nomination of the Cheverly Historic District to the National Register of Historic Places based on National Register Criterion A and Criterion C. Commissioner Pruden seconded the motion. The motion was approved by roll call vote and without objection (5-0-1, Commissioner Reff voted present).

F. Approval of FY 2023 Historic Property Grant Program Recommendations

Mr. Gross presented. On April 8, 2008, the Prince George's County Council approved CB-003-2008 (DR-2), the legislation enabling the Prince George's Historic Property Grant Program. The program provides grants to nonprofit organizations or foundations, political subdivisions, and individuals for the purpose of acquiring, preserving, restoring, or rehabilitating historic properties in accordance with the Maryland Land Use Article, Sections 26-101—26-107. The Prince George's County Planning Board adopted the Program Guidelines on May 8, 2008; the Planning Board revised the guidelines on July 21, 2016, and again on September 16, 2021.

The program was reauthorized in the FY 2023 budget with \$400,000 in available funds. A fifteenth round of the program was announced in July 2022 and four virtual workshops for potential applicants were held in August and September throughout the county—on Monday, August 29 (afternoon); Tuesday, September 6 (morning); on Thursday, September 15 (evening); and on Saturday, September 24 (morning). All four workshops were hosted on the Countywide Planning Division's GoToMeeting account. In addition, a recording of one of the workshops was uploaded to the Grants page of the Planning Department's website, and the Maryland-National Capital Park and Planning Commission's YouTube page, for individuals who could not attend any of the available workshops live. Mailings advertising the 2023 program year, with information on the workshops and application deadlines, were sent to all property owners in Historic Districts, all owners of Historic Sites and Historic Resources, and to the County's 27 municipalities. A total of 26 people registered for the workshops.

Eleven applications were received (ten of which were complete) and compiled by Planning Department staff, totaling \$484,845.00 in requested grant funds for the 2023 program year. In accordance with the program guidelines, a grant committee consisting of five Historic Preservation Commission (HPC)

members and four Planning Department staff members was appointed by the HPC chair to review applications and provide award recommendations to the HPC. The committee evaluated and scored the proposed projects using the selection criteria in the program guidelines and made award recommendations accordingly.

Total grant requests exceeded the available funds by \$84,845.00, and the range of scores for the ten complete applications fit within a narrow, nine-point range (70-79). As a result, the grant committee utilized strategic reductions in order to maximize the number of properties that were recommended to receive funds and to try to direct funds to proposed work that most exemplifies the purpose of the program in accordance with the adopted program guidelines. The one incomplete application was not recommended to receive funding. Tables attached to the staff report provided detailed funding recommendations. The bound "FY 2023 Applications" book includes copies of each grant application that was submitted, in its final form. In the event that grant funds need to be reallocated due to refusal of award or termination of grant contract, the grant committee recommends that available funds be reallocated to the next highest scoring partially funded project until the project is fully funded, or the funds are exhausted, whichever comes first.

Historic Preservation staff recommended the HPC recommend to the Planning Board that Historic Property Grant Program awards be approved based on the applications received and the grant committee's recommendations. The HPC's recommendations will be presented to the Planning Board for its review and award selection at a meeting in March 2023.

MOTION: Commissioner Schneider moved that the HPC recommend approval to the Planning Board that the Historic Property Grant Program awards be approved based on the applications received and the grant committee's recommendations. Commissioner Pruden Seconded the motion. The motion was approved by roll call vote and without objection (6-0).

G. Update from Department of Parks & Recreation

Mr. Gross presented the monthly update from the Department of Parks & Recreation. He provided a brief update regarding various properties undergoing repairs.

H. Commission Staff Items

1. HAWP Staff Sign Offs

There were no Staff Sign-Offs in the month of December.

2. Properties of Concern

There were no updates to the list of Properties of Concern. Chair Thompson asked about the condition of Melwood Park and directed staff to send a letter to the property owner asking the owners to present their plan for the structure.

3. Referrals Report

There were no further questions.

4. Correspondence Report – No Correspondence Report

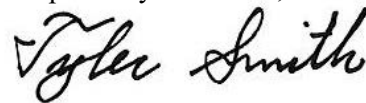
5. New Business/Staff Updates

Commissioner Schneider announced the Historical Society's next History Chat, featuring Chair Thompson and Chris Haley from the Maryland State Archives, on February 27, 2023 at 7:00 p.m.

Mr. Gross announced the nomination of new Historic Preservation Commissioners by the County Executive: Dr. Arlisha Norwood, Dr. Jane Carpenter-Rock, Kelly Porter, and Pamela Jenkins, replacing Commissioner Branch-Miles, Vice Chair Davidson, Commissioner Schneider, and Commissioner Muckle, respectively. Chair Thompson thanked the departing commissioners for their lengthy and dedicated service.

MOTION: Commissioner Schneider moved to adjourn. The motion was seconded by Commissioner Pruden. The motion was approved by acclamation and without objection (6-0). The meeting adjourned at 8:20 p.m.

Respectfully submitted,

A handwritten signature in black ink that reads "Tyler Smith". The signature is written in a cursive, flowing style.

Tyler Smith
Planner II
Historic Preservation Section