



PRINCE GEORGE'S COUNTY HISTORIC PRESERVATION COMMISSION

County Administration Building • 14741 Governor Oden Bowie Drive, 4th Floor, Upper Marlboro, Maryland 20772
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APPROVED 2/15/22

Summary of Actions

Prince George's County Historic Preservation Commission
Tuesday, January 18, 2022, 6:30 p.m.
4th Floor Board Room, County Administration Building

THIS MEETING WAS HELD VIRTUALLY VIA GOTOMEETING

Commissioners Present:	Vice Chair Lisa Pfueller Davidson, Susan Pruden, Chairman John Peter Thompson, Nathania Branch-Miles, Yolanda Muckle, Royal Reff, Donna Schneider
Commissioners Absent:	N/A
HPC Counsel:	Bradley Farrar, Esq.
Staff Present:	Howard Berger, Jennifer Stabler, Tom Gross, Daniel Tana, Ashley Hall

Guest: Name/Organization	Agenda Item
Matthew Tedesco	C.1.
Nat Ballard	C.1.
Shawn Day	C.1.
Sierra Langford	E.
Todd Dengel	E.
Hunter Buckworth	E.

A. Call to Order

Chairman Thompson called the meeting to order at 6:32 p.m. Vice Chair Davidson read introductory remarks about the meeting and procedures into the record. Vice Chair Davidson chaired the meeting.

B. Approval of Meeting Summary – December 21, 2021

MOTION: Commissioner Schneider moved to approve the December 21, 2021 meeting summary. The motion was seconded by Commissioner Muckle. The motion was approved by roll call vote and without objection (7-0).

C. Development Referral

1. CDP-2101, Parkland and Rock Creek (Adjacent to Talburtt Tobacco Barn, Historic Site 78-009)

Dr. Stabler presented the staff report. The subject application proposes the development of up to 620 dwelling units, including 350-440 single-family attached units, 130-180 single family detached units, 110-160 age-restricted units, and 12,500 square feet of commercial space. The subject property is Zoned L-A-C (Local Activity Center, 18.13 acres) and R-M (Residential-Medium, 138.76 acres). The property is characterized by mostly wooded rolling terrain associated with unnamed tributaries to Turkey Branch that enter the property from the north, as well as a significant amount of flatter land atop the slopes. To the west of the property are single-family detached homes in the Westphalia Woods Subdivision. The property to the east has received Comprehensive Design Plan and Preliminary Plan approval as The Preserve at Westphalia. The Preserve at Westphalia contains the Talburtt Tobacco Barn Historic Site (78-009) and its Environmental Setting. The subject property comprises two parcels. The northern parcel, Parcel 16, containing 77.8654 acres, was part of the "Vale of Benjamin" land patent. The "Vale of Benjamin" land patent comprised 1,030 acres and was patented to Benjamin Wells on October 29, 1670. This land patent was acquired by Samuel Magruder some time prior to his death in 1711. Several deeds from the eighteenth and nineteenth centuries mention a family burial ground on the larger 339-acre tract in the Vale of Benjamin land grant. It is unclear from the deeds where on the larger tract the family burial ground was located.

The subject property is adjacent to the Talburtt Tobacco Barn Historic Site (78-009). The Talburtt Tobacco Barn is a wood frame, front-gable barn constructed in the late eighteenth or early nineteenth century, with vertical board siding, and a metal roof. The structure is comprised of a gable-roofed central section flanked by two shed roofed additions. The Talburtt Tobacco Barn is significant as an example of a mid-Atlantic farm building, which exemplifies the cultural and economic heritage of Prince George's County and its rural communities. The Historic Site represents a familiar visual feature of the landscape with its prominent hilltop location along the historic roadway that connected the communities of Westphalia and Forestville. Parcel 25 was part of the larger Talburtt, Osborn, and Bean family farms located on the Alexandria land patent on the north and south sides of Westphalia Road until a 79.82-acre parcel out of the northwest corner of the Alexandria land patent was conveyed to James Edwin Bean and his children in 1950. According to tax records, the current house on Parcel 25 was constructed in 1997. The subject application suggests a mix of development directly around the Talburtt Tobacco Barn including commercial to the southwest, town houses to the west, and single-family homes to the northwest. A connection to the proposed development that contains the Talburtt Tobacco Barn is proposed just to the north of the Historic Site. A stone shown on the plans at the southwest corner of Parcel 16 and the northwest corner of Parcel 25 is likely a boundary stone of the Vale of Benjamin and Alexandria land patents. This stone was possibly set in place in the 1760s, when a land commission was conducted on the property to prove the boundary of the Vale of Benjamin land patent.

This and all subsequent applications will be reviewed by the Historic Preservation Commission (HPC) for effects of new development on the Talburtt Tobacco Barn. The barn is a prominent landmark on the north side of Westphalia Road. The HPC encouraged the retention of an open view of the Talburtt Tobacco Barn from Westphalia Road during the review of The Preserve at Westphalia (CDP-1701 and 4-17034). With the subject application, a Type E buffer was recommended on the developing property along the shared property boundary with the Talburtt Tobacco Barn Historic Site Environmental Setting (78-009) to encourage retention of the existing tree and fence line and to buffer the potential visual impact of the rear elevations of proposed adjacent townhouses. The house on Parcel 16 possibly served as the Westphalia Post office in the late nineteenth and early twentieth centuries. All structures located on Parcel 16 should be recorded on a Maryland Inventory of Historic Properties (MIHP) form prior to demolition. This MIHP form should be submitted for review to the Historic Preservation Section, before its submittal in final to the

Maryland Historical Trust by the applicant. The stone at the southwest corner of Parcel 16 and the northwest corner of Parcel 25 should be preserved in place. This feature of the developing property may be suitable for the nearby installation of an interpretive sign as an amenity within the community. Because of the moderate-to high probability of the subject property to contain significant prehistoric and historic archeological resources, a Phase I archeology survey was recommended. Although the subject Conceptual Design Plan (CDP) application proposes the general location of development, lotting patterns and the orientation of buildings will be reviewed at the time of Preliminary Plan. Architectural compatibility of proposed structures visible from the Talburt Tobacco Barn Historic Site (78-009) will be reviewed at the time of Specific Design Plan.

Historic Preservation Section staff recommended that the HPC recommend to the Planning Board approval of CDP-2101, Parkside and Rock Creek, with the following conditions:

1. Prior to approval of the associated preliminary plan, Phase I (Identification) archeological investigations, according to the Planning Board's Guidelines for Archeological Review (May 2005), are recommended on the above-referenced property to determine if any cultural resources are present. Evidence of M-NCPPC concurrence with the final Phase I report and recommendations is required prior to signature approval.
2. Upon receipt of the report by the Planning Department, if it is determined that potentially significant archeological resources exist in the project area, prior to Planning Board approval of the final plat, the applicant shall provide a plan for:
 - i.) Evaluating the resource at the Phase II level, or
 - ii.) Avoiding and preserving the resource in place.
3. If a Phase II and/or Phase III archeological evaluation or mitigation is necessary, the applicant shall provide a final report detailing the Phase II and/or Phase III investigations and ensure that all artifacts are curated in a proper manner, prior to any ground disturbance or the approval of any grading permits.
4. Prior to the approval of the first Specific Design plan, the applicant and the applicant's heirs, successors, and/or assignees, shall provide a plan for any interpretive signage to be erected and public outreach measures (based on the findings of the Phase I, II, and/or Phase III archeological investigations). The location and wording of the signage and the public outreach measures shall be subject to approval by the M-NCPPC staff archeologist. The plan shall include the timing for the installation of the signage and the implementation of public outreach measures.
5. Prior to the approval of the Specific Design plan, all buildings on Parcel 16 shall be documented through the completion of a Maryland Inventory of Historic Properties (MIHP) form according to Maryland Historical Trust (MHT) standards by a qualified 36CFR60 consultant. The draft and final MIHP form shall be reviewed and approved by Historic Preservation Section staff prior to submittal by the applicant to the MHT.

Mr. Matthew Tedesco, the applicant's attorney, thanked Dr. Stabler and Mr. Smith for their review of this project. He provided additional details regarding the CDP.

MOTION: Commissioner Schneider moved that the HPC recommend to the Planning Board approval of CDP-2101, Parkside and Rock Creek, with the following conditions:

1. Prior to approval of the associated preliminary plan, Phase I (Identification) archeological investigations, according to the Planning Board's Guidelines for Archeological Review (May 2005), are recommended on the above-referenced property to determine if any cultural resources are present. Evidence of M-NCPPC concurrence with the final Phase I report and recommendations is required prior to signature approval.
2. Upon receipt of the report by the Planning Department, if it is determined that potentially significant archeological resources exist in the project area, prior to Planning Board approval of the final plat, the applicant shall provide a plan for:
 - i.) Evaluating the resource at the Phase II level, or
 - ii.) Avoiding and preserving the resource in place.
3. If a Phase II and/or Phase III archeological evaluation or mitigation is necessary, the applicant shall provide a final report detailing the Phase II and/or Phase III investigations and ensure that all artifacts are curated in a proper manner, prior to any ground disturbance or the approval of any grading permits.
4. Prior to the approval of the first Specific Design plan, the applicant and the applicant's heirs, successors, and/or assignees, shall provide a plan for any interpretive signage to be erected and public outreach measures (based on the findings of the Phase I, II, and/or Phase III archeological investigations). The location and wording of the signage and the public outreach measures shall be subject to approval by the M-NCPPC staff archeologist. The plan shall include the timing for the installation of the signage and the implementation of public outreach measures.
5. Prior to the approval of the first Specific Design plan, all buildings on Parcel 16 shall be documented through the completion of a Maryland Inventory of Historic Properties (MIHP) form according to Maryland Historical Trust (MHT) standards by a qualified 36CFR60 consultant. The draft and final MIHP form shall be reviewed and approved by Historic Preservation Section staff prior to submittal by the applicant to the MHT.

Commissioner Branch-Miles seconded the motion. The motion was approved by roll call vote and without objection (6-0-1, Vice Chair Davidson voted "present").

D. Preservation Tax Credits

1. 2021-014, Solitude (Historic Site 82A-038)

Mr. Tana presented the staff report. Fraser and Rebecca Henderson, owners of Solitude (Historic Site 82A-038), applied for a tax credit for work totaling \$50,886.93. The work consisted of replacement of the roof with cedar shingles and the replacement of rear porch gutters, as approved in Historic Area Work Permit 2021-008. All work was determined by staff to be eligible for the tax credit. Based on the documentation of the work supplied by the applicant and the HPC's adopted tax credit policies and procedures, staff recommended the approval of a historic preservation tax credit in the amount of \$12,721.73. This credit would apply for FY 2022, the tax year following the year in which the work was completed. Staff recommended that the application be granted as meeting provisions 1, 2, and 3 of Subtitle 29-111(b) and Standards 1, 2, and 6 of the Secretary of the Interior's *Standards for Rehabilitation*.

MOTION: Commissioner Schneider moved to approve Tax Credit 2021-014 as meeting provisions 1, 2, and 3 of Subtitle 29-111(b) and Standards 1, 2, and 6 of the Secretary of the Interior's *Standards for Rehabilitation*. Commissioner Branch-Miles seconded the motion. The motion was approved by roll call vote and without objection (7-0).

2. 2021-015, Rizzo House (Historic Site 65-015)

Mr. Tana presented the staff report. Lillian Walker, owner of the Rizzo House (Historic Site 65-015), applied for a tax credit for work totaling \$9,000.00. The work consisted of the replacement of the house's HVAC system, including a new condensing unit and furnace. All work was determined by staff to be eligible for the tax credit. Based on the documentation of the work supplied by the applicant and the HPC's adopted tax credit policies and procedures, staff recommended the approval of a historic preservation tax credit in the amount of \$2,250.00. This credit would apply for FY 2022, the tax year following the year in which the work was completed. Staff recommended that the application be granted as meeting provisions 1, 2, and 3 of Subtitle 29-111(b) and Standards 1 and 2 of the Secretary of the Interior's *Standards for Rehabilitation*.

MOTION: Commissioner Schneider moved to approve Tax Credit 2021-015 as meeting provisions 1, 2, and 3 of Subtitle 29-111(b) and Standards 1 and 2 of the Secretary of the Interior's *Standards for Rehabilitation*. Commissioner Pruden seconded the motion. The motion was approved by roll call vote and without objection (7-0).

E. Approval of FY 2022 Historic Property Grant Program Recommendations

Mr. Tana presented the staff report. 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 2022 budget with \$400,000 in available funds. A fourteenth round of the program was announced in July 2021 and four virtual workshops for potential applicants were held in August and September. All four workshops were hosted on the Countywide Planning Division's GoToMeeting account. In addition, a recording of the September 16 workshop and presentation 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 2022 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 23 people registered for the workshops. Eleven completed applications were received and compiled by Planning Department staff, totaling \$437,566.80 in requested grant funds for the 2022 program year. One applicant requested that their application be withdrawn on December 23, 2021 (reducing the total requested funds to \$431,446.80). In accordance with the program guidelines, a grant committee consisting of five 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. Eligible grant requests exceeded the available funds by \$31,446.80. As a result, the grant committee utilized strategic reductions based on applicant scores in order to increase the total 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 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. The HPC should 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 early 2022.

MOTION: Commissioner Schneider moved that 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. Commissioner Branch-Miles seconded the motion. The motion was approved by roll call vote and without objection (6-0-1, Chairman Thompson voted "present").

F. Commission Staff Items

1. HAWP Staff Sign Offs

There were no further questions.

2. Properties of Concern

Mr. Gross presented a brief description of the list of Properties of Concern.

3. Referrals Report

There were no further questions.

4. Correspondence Report – No Correspondence Report

5. New Business/Staff Updates

Commissioner Schneider noted that the Prince George's County Historical Society was to host a history chat on Monday, January 4, at 7:00 p.m.

Public comments followed and were off the record.

MOTION: Commissioner Schneider moved to adjourn. The motion was seconded by Commissioner Pruden. The motion was approved by acclamation and without objection (7-0). The meeting adjourned at 7:50 p.m.

Respectfully submitted,



Ashley Sayward Hall
Principal Planning Technician
Historic Preservation Section