



# 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 04/16/2019**

## Summary of Actions

Prince George's County Historic Preservation Commission  
Tuesday, March 19, 2019, 6:30 p.m.  
4<sup>th</sup> Floor Board Room, County Administration Building

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

### Guest: Name/Organization

### Agenda Item

Bill Shipp	G.2.
Daniel C. Filippelli	G.2.
Willie Taylor	C.1.
Andre Gingles	G.2.
Mervine L. Fleet	C.1.
Gladman Kapfumvuti	C.1.
Walton Burroughs	C.1.
J. Evetta Queen	C.1.
Dean Brooks	C.1.
Linda Moor-Garett	C.1.
Peggy E. Chase	C.1.
Patricia J. Hayes	C.2.

## A. Call to Order

Chairman Thompson called the meeting to order at 6:34 p.m. Vice Chair Davidson read introductory remarks about the meeting and procedures into the record.

## B. Approval of Meeting Summary – February 19, 2019

**MOTION:** Commissioner Schneider moved to approve the February 19, 2019 meeting summary. The motion was seconded by Commissioner Pruden. The motion was approved by acclamation and without objection (7-0, Commissioner Marcavitch had not yet arrived).

## **G.2. Properties of Concern**

### **General Update on Kildare provided by Daniel Filippelli.**

The property has been maintained by The Peterson Companies, LLC according to a MOA with M-NCPPC since 2011. The MOA requires semiannual reviews. Mr. Filippelli provided some background information on the semi-annual reports. Mr. Filippelli pointed out that high winds have repeatedly blown roofing material off of the house and the garage. He also described the deterioration of the walls. He described the way the low-fired brick foundation wicks moisture up into the plaster walls, which is then trapped by the high-fired brick exterior veneer. Termite control has been ongoing. A major ceiling joist collapsed and was repaired. Mr. Filippelli recommended removing the brick veneer. He was unsure if the siding was salvageable. Vapor barriers in the foundation could also be considered. A ventilation system could also mitigate the problem.

Vice Chair Davidson asked how old the high-fired brick was. Mr. Filippelli thought it dated to the 1940s and elaborated on different building stages. Vice Chair Davidson asked if any deeper material investigation had been undertaken. Mr. Filippelli said that he had not undertaken such a project but that when the ceiling joist was replaced he did witness dry rot. Commissioner Reff asked about attic spaces. Mr. Filippelli said there was attic space and elaborated on the movement of moisture through the building.

Mr. Shipp and Mr. Gingles, representatives of the property owner, were present and gave an update on the house. The semiannual reports would continue and there is a desire to have discussion with HPC staff about the ongoing maintenance of Kildare. Mr. Shipp provided a written report (Exhibit A). Mr. Gingles stated that the Peterson Company had no development plans for at least the next two to five years.

## **C. Historic Site Evaluation: Asbury Methodist Episcopal Church and Cemetery (84-014)**

Mr. Gross presented the staff report. The Asbury Methodist Episcopal Church is a gable-roofed frame building constructed in 1906 and substantially rebuilt in 1958, with a one-story concrete block and brick addition constructed in 1974. The Asbury Methodist Episcopal Church and Cemetery is located at 4004 Accokeek Road in the unincorporated community of Brandywine. The church occupies property that was conveyed by Joseph and Olivia Parker to Walter Jones, Stephen W. Bayne, and John Robert Pinkney as trustees of the Colored Northern Methodist Episcopal Church in February of 1876. The Asbury Methodist Episcopal Church and Cemetery is significant as an early twentieth-century rural church building and for its association with one of the first African American congregations established in Prince George's County after the Civil War. The Asbury Methodist Episcopal Church and Cemetery has retained its essential character as a rural African American church from the first half of the twentieth century, although much of the historic building fabric has been replaced. Staff recommended the Historic Resource be designated a Prince George's County Historic Site.

Commissioner Marcavitch asked about the parcel boundaries. Commissioner Reff asked about the earliest burials in the cemetery. The earliest marked grave dates to 1890. Gladman Kapfumvuti, pastor of the church, stated that the church has been blessed with its committed congregation and rich history. Pastor Kapfumvuti noted that the designation would acknowledge the members of the congregation who started the church. Dean Brooks, chair of the church's administrative council, stated the church's appreciation for the evaluation and said the church administrative council voted in favor of supporting the designation. He spoke to the church's efforts to identify unmarked graves. The council is excited to support the church's designation. Patricia Hayes, a trustee of the church, stated that all of the trustees except one are in support of the designation. Walter Burroughs, head of the board of trustees, showed a picture of the bell dating to the 1800s and explained that the scaffold which holds the bell was built by members of the congregation. Chairman Thompson thanked the members of the church for taking the opportunity to join the HPC as

partners in preservation. He stated the importance of the congregation's part in the county's history. Commissioner Campbell mentioned the Historic Property Grant Program. Pastor Kapfumvuti thanked Mr. Gross.

**MOTION:** Commissioner Schneider moved to designate Asbury Methodist Episcopal Church and Cemetery and its 2.0-acre Environmental Setting (84-014) as a Prince George's County Historic Site in accordance with staff's recommendations. Commissioner Campbell seconded the motion. The motion was approved by acclamation and without objection (8-0).

Commissioner Marcavitch asked staff about Historic Sites specifically associated with African American history. Mr. Gross noted that there was a study of African American Historic and Cultural Resources in Prince George's County completed in 2012.

## **D. NON-CAPITAL GRANT PROGRAM APPLICATION 2019-002**

### **1. Anacostia Trails Heritage Area Boundary Modification Planning Study**

Commissioner Marcavitch recused himself.

Mr. Tana presented the staff report. The applicant submitted an application for a Non-Capital Grant in the amount of \$20,000 to hire a consultant to undertake the production of a feasibility study to assess the potential challenges and benefits of expanding the boundaries of the existing Anacostia Trails Heritage Area to include other portions of Prince George's County. Staff recommended the approval of a Non-Capital Grant in the amount of \$20,000.

Mr. Marcavitch's written statement was included in the record as Exhibit B and considered part of the application.

Commissioner Muckle asked about other applications, deadlines, and available funding, and about how the Non-Capital Grant Program is advertised. Mr. Tana stated that there was about \$300,000 available and that it had been publicized during the Capital Grant Program workshops, advertised on the Historic Preservation Commission's website, and presented at the Prince George's County History Consortium meeting in February. Chairman Thompson and Commissioner Pruden suggested reaching out to the University of Maryland Historic Preservation Program and Bowie State University to advertise the program. Mr. Berger mentioned it would also be advertised at the annual Historic Preservation reception in May.

**MOTION:** Commissioner Schneider moved to approve the Non-Capital Grant in accordance with staff's recommendations. Commissioner Pruden seconded the motion. The motion was approved by acclamation and without objection (7-0).

## **F. UPDATE FROM DEPARTMENT OF PARKS & RECREATION**

Commissioner Marcavitch returned.

Mr. Gross presented the Update from the Department of Parks and Recreation. Commissioner Schneider asked about the location of the fencing proposed at Marietta.

## **G. COMMISSION STAFF ITEMS**

**1. HAWP Staff Sign-Offs**

No further questions.

**2. Properties of Concern**

Mr. Gross noted that Briarley Academy had been removed from the list. There were no further questions.

**3. Referrals Report**

No further questions.

**4. Correspondence Report – No Correspondence Report**

**5. New Business/Staff Updates**

Mr. Gross provided a brief summary of the joint training with the Laurel HDC. One broad theme of the discussion was public education. Mr. Gross noted Laurel's contrasting policy on replacement materials. Chairman Thompson was delighted with the attendance. Commissioner Marcavitch asked about their process for designating individual historic sites. Staff confirmed that the Laurel HDC had no mechanism for designation of that type. Commissioner Pruden commented on the lack of community organization or constituent advocates.

**F. Discussion of Demolition Policies**

Mr. Gross presented his background research on the demolition applications that had come before the HPC. Mr. Gross presented the Commissioners with Policy 1-98 and quickly summarized the facts of 16 demolition permits that had come before the HPC since 1988. Chairman Thompson thanked Mr. Gross.

Commissioner Schneider asked if staff had visited the Van-Horn Mitchell House. Staff was still working on arranging a site visit. Commissioner Schneider announced that the Historic Preservation Reception is scheduled for May 23 at Snow Hill Manor.

Mr. Marcavitch brought up Prince George's Bank in Mount Rainier. The owner is a group called Compass, and the building is potentially a Property of Concern. ATHA has received a grant application from the owner. Staff confirmed there had been ongoing correspondence with Compass.

**MOTION:** Commissioner Pruden moved to adjourn. The motion was seconded by Commissioner Schneider. The motion was approved by acclamation and without objection (8-0). The meeting adjourned at 8:40 p.m.

Respectfully submitted,



Tyler Anthony Smith  
Senior Planner  
Historic Preservation Section