



# 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 5/17/22**

## Summary of Actions

Prince George's County Historic Preservation Commission  
Tuesday, April 19, 2022, 6:30 p.m.  
4<sup>th</sup> 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,
Commissioners Absent:	Donna Schneider
HPC Counsel:	Bradley Farrar, Esq.
Staff Present:	Howard Berger, Jennifer Stabler, Tom Gross, Daniel Tana, Tyler Smith, Ashley Hall

<b>Guest: Name/Organization</b>	<b>Agenda Item</b>
Andrew Roud	C.1.
Stefanie Moser	C.1.
Kevin Flemming	C.1.
Rachel Leitzinger	C.1.
Matthew Destino	C.1.
John Ferrante	C.1.
Robert Antonetti	C.1.
Douglas Bowles	D.1.
Traci Scudder	C.3.
Beryle Cosey Jackson	C.3.
Thomas Mateya	C.3.
Anna Bernanke	C.2.
Tim Davis	D.2.
Larry Taub	C.2.
Sharon Bradley	C.2.
Marnique Heath	C.2.
Lyle Torp	C.2.
Ivan Zapata	C.2.

### A. Call to Order

Chairman Thompson called the meeting to order at 6:33 p.m. Vice Chair Davidson read introductory remarks about the meeting and procedures into the record. Vice Chair Davidson chaired the meeting. Commissioner Schneider had an excused absence.

## B. Approval of Meeting Summary – March 15, 2022

**MOTION:** Chairman Thompson moved to approve the March 15, 2022, 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. DSP-18034-02 Melford Town Center – Townhouse Architecture Amendment/AC-22001 (contains Melford & Cemetery, Historic Site 71B-016)

Mr. Smith presented the staff report. The subject application proposes an amendment to previously approved DSP-18034 for the development of 249 townhouses for the inclusion of the builder's townhouse architecture; inclusion of two proposed recreational amenity areas; inclusion of parking calculations and tables; and miscellaneous updates to landscaping plan. The subject property is Zoned M-X-T. The subject application is adjacent to the Melford and Cemetery Historic Site (71B-016). Built in the 1840s, Melford is a 2½-story brick plantation house of side-hall-and-double-parlor plan. The house is distinguished by a two-story, semicircular bay and a parapeted, double chimney at the south gable end. Attached to the north gable end is a lower kitchen wing built of brick and stone. The interior exhibits fine Greek Revival-style trim. The house was built by Richard Duckett and later was home to three generations of the Hardisty family. The bay and chimney configuration makes Melford House unique in Prince George's County. The associated grounds include several early outbuildings and terraced gardens, and there is a Duckett family burial ground on a nearby knoll to the northwest. The property is also listed in the National Register of Historic Places. The Melford and Cemetery Historic Site Environmental Setting is comprised of two parcels. The parcel containing the house is adjacent to the subject proposal. The cemetery is on a separate parcel and is not included in this application. The applicant acquired title to the cemetery parcel in May 2018. Melford and Cemetery Historic Site is within the 2021 Preliminary Bowie-Mitchellville and Vicinity Master Plan area. It is a significant individual site closely tied with the area's agricultural history and is located in the center of the Melford development. The development of the Melford community has continued pursuant to its approved Conceptual Site Plans and subsequent development applications requiring HPC review of plans directly impacting the Historic Site. DSP-18034 proposed infrastructure only, and DSP-18034-01 revised the lot layout. The subject application contains the proposed architecture of the townhouses which will surround the Melford Historic Site to the South and East. Among those conditions approved by the District Council in its review of CSP-06002-01, the following are applicable to the subject detailed site plan application:

9. At the time of detailed site plan (DSP), the following design issues shall be addressed:

d. Applicable DSPs that may affect the historic vista of the Melford and Cemetery Historic Site (71B-016) shall demonstrate that any portion of a proposed building either partially or fully within the designated view corridors established in Conceptual Site Plan CSP-06002-01 comply with the height requirements for buildings within the view corridors set forth in the design guidelines.

e. Prior to approval of any DSPs that include any portion of the Melford and Cemetery Historic Site (71B-016) environmental setting and impact review area, the applicant shall demonstrate that the scale, mass, proportion, materials, and architecture for new construction in the proposed northwest and southwest neighborhoods appropriately relate to the character of the historic site.

COMMENT: The subject application includes the builder's architecture for the proposed townhouses including three townhouse models: Chelsea, Gramercy, and Greenwich.

15. In the detailed site plan for the development of the Melford Historic Site (71B-016), its outbuildings, and its cemetery, the proposed development shall be compatible in scale, design, and character with the existing historical and architectural character of the buildings. Sensitive and innovative site design techniques, such as careful siting, variation in orientation, roof shape, building materials, screening, landscaping, berming, and open space, should be incorporated into the proposal to minimize adverse impacts to the historic site.

COMMENT: The architecture for the townhouse units located to the south and east of the Melford House is included in the subject application. After consultation with staff, the town house architecture was revised to include full brick gables with a feature window on the front façade of 24' models rather than a windowless half-timbered gable treatment. End units 1, 13, 24, 25, and 59 will have side elevations of full brick and the side elevation windows will be trimmed. AC-18018 for a Section 4.7-1 Bufferyard, buffering between townhomes and a historic property with an environmental setting was revised (AC-18018-01) to reduce the length and height of the retaining wall; from a length of 551 linear feet to 175 linear feet and a maximum height of 8 feet to 4.5 feet. Additional plantings will provide additional screening between the Melford House and the adjoining town house development. Existing vegetation within the Melford House Environmental Setting will provide some screening of any new construction as well.

16. Prior to approval of any preliminary plan of subdivision or detailed site plan applications, the Historic Preservation Section shall certify that all quarterly reports have been received in a timely manner and that the Melford site is being properly maintained.

COMMENT: The most recent quarterly report was received by the Historic Preservation Section on March 10, 2022. This condition should be carried forward with all subsequent detailed site plan applications. Quarterly reports should be submitted until an adaptive reuse can be identified for the Melford House.

The subject application proposes the architecture for the townhouses to the south and east of Melford and Cemetery Historic Site (71B-016). The Historic Preservation Commission reviewed and recommended approval of the previous plan regarding infrastructure and lot layout. After consultation with staff the applicant arrived at an architectural scheme generally compatible with Melford House and Cemetery Historic Site.

The proposed architecture and revisions to the landscape plan proposed by the applicant will have no adverse impacts on Melford and Cemetery Historic Site (71B-016). Historic Preservation Staff recommended that the Historic Preservation Commission recommend to the Planning Board approval of DSP-18034-02 Melford Town Center with no additional conditions.

Mr. Robert Antonetti, the applicant's attorney, thanked staff for their assistance and indicated that the architecture shown in the application is in line with previous approvals. He indicated that he was available for questions.

**MOTION:** Commissioner Pruden moved that the HPC recommend to the Planning Board approval of DSP-18034-02 with the following condition:

- Label Lots 13 and 24, Block A; Lots 25 and 59, Block B; and Lot I, Block C as highly visible lots seen from the Historic Melford House that shall include a minimum of three standard features, in addition to a side elevation finished in full brick on the first and second stories including the gable.

Commissioner Reff seconded the motion. The motion was approved by roll call vote and without objection (5-0-1, Vice Chair Davidson voted “present”).

**2. 4-21047, Chance Academy (contains Fairview & Cemetery, Historic Site 71A-013)**

Mr. Berger presented the staff report. The subject application proposes a private school serving kindergarten through 12th grade for a maximum of 80 students. The subject Preliminary Plan of Subdivision application specifically addresses the provision of a formalized access easement from Fairview Vista Drive to accommodate the new use. The proposed school campus will include five additional buildings, surface parking, an amphitheater, play areas and a greenhouse.

Fairview (71A-013) is a stately Federal dwelling, built ca. 1800 by Baruch Duckett. Duckett willed the property to his son-in-law, William Bowie, whose descendants retained ownership and occupied the residence until at least 1978. Fairview, at one time, was one of the largest slave-holding plantations in the County. Oden Bowie (1826-1894) was a lieutenant in the Mexican War, served in the Maryland State Legislature, and was elected Governor of Maryland from 1869 to 1872. Bowie was instrumental in the construction of Pope’s Creek Railroad through this part of Prince George’s County and made Fairview stables an important name in the history of American horseracing.

The dwelling is a two-story, five-bay, central-passage building constructed of brick and clad with stucco. The house is covered with a gable roof, with stepped parapet end walls on either side of paired end chimneys. A single-story porch extends across both the front and rear elevations of the dwelling. The Fairview and Cemetery Historic Site (71A-013) is located within the 2021 Bowie-Mitchellville and Vicinity Master Plan area and is centrally located within the community of Fairwood. Fairview and Cemetery is closely tied to the area’s agricultural history. From March 29 to April 5, 2021. A shovel test pit (STP) survey was conducted at 50-foot intervals across the 9.90-acre Environmental Setting of the Fairview Historic Site. The survey resulted in the identification of six archeological features representing potential outbuildings and yard deposits. These cultural features included three sub-plowzone brick rubble features that may be remnants of walls or outbuildings, a late-nineteenth to early-twentieth century trash midden, a stone boundary wall, and a dense, late-twentieth-century concentration of burned glass. The remainder of the property contained a light scatter of nineteenth and twentieth century material. The artifact deposits and features encountered are associated with the Fairview Historic Site and the occupation of the property by the Bowie family, their enslaved workforce and later, tenant farmers who worked the land and tended to the family's horses and livestock. The cultural deposits identified have the potential to yield significant cultural data regarding the development of the plantation core over time and the history of African Americans, pre- and post-emancipation, who worked on the property.

Subtitle 27-443(a)(2) requires a detailed site plan application for all private schools. As the new campus will be located entirely within the Environmental Setting of Fairview and Cemetery, the Historic Area Work Permit (HAWP) requirements outlined by Subtitle 29 will apply to the construction and future modifications of the proposed campus, as well as any modification to existing historic features within the Environmental Setting. Through the Preliminary Plan of Subdivision, the HPC can review the lotting pattern and orientation of the buildings. In this case, the Preliminary Plan does not propose the creation of new lots but formalizes access to the existing 9.90-acre parcel and creates a single lot. Architectural compatibility of the proposed structures within the Environmental Setting will be reviewed by the HPC at the time of Detailed Site Plan. Review of architectural compatibility will include consideration of the size, scaling, mass, architecture, and materials, as well as the lighting and landscaping of the proposed campus buildings. The archeological survey of the 9.90-acre Environmental Setting of the Fairview Historic Site (71A-013) resulted in the identification of cultural deposits and landscape features associated with the occupation of the Fairview mansion. The survey was conducted to assist the current owner of the property in siting structures for a proposed school on the site. This report recommends mitigation excavations on

Features 1, 2, 4, and 6 prior to any construction activities if those features will be impacted. It is recommended that the historic terracing on the south side of the house be avoided, along with tree stands. Additional investigations are recommended if any of the areas where intact features were identified will be impacted by school construction. Remote sensing is recommended on features identified in the plantation core if those areas will be impacted. No additional investigations were recommended in areas containing non-contributing archeological features or in areas to the north of the tree-lined yard edge and south of the landscaped terraces. The 2021 Bowie-Mitchellville and Vicinity Master Plan includes goals and policies related to historic preservation. However, the goals and policies are not specific to the subject site; Historic Preservation Section staff determined the proposed school campus will adequately acknowledge the agricultural history and landscape of the Historic Site. The construction of the campus and future modifications within the Environmental Setting of Fairview and Cemetery will require obtaining approved HAWPs. Applications for HAWPs will be reviewed by the HPC and/or Commission staff.

Historic Preservation Section staff recommended that the HPC recommend to the Planning Board approval of 4-21047, Chance Academy, with the following conditions:

1. At the time of Detailed Site Plan:

a.) The architecture of proposed new construction, lighting, and landscaping for the proposed campus will be reviewed by the Historic Preservation Commission for architectural and archeological compatibility with Fairview Historic Site.

b.) If features 1, 2, 4, and 6 identified in the Phase I archeological survey will be affected by future development, Phase II and/or Phase III archeological investigations will be required. Remote sensing will be required in any of the areas where intact features were identified will be impacted by construction.

c.) All future modifications, including but not limited to new construction, lighting, and major landscaping projects within the Environmental Setting of Fairview and Cemetery, will require approval through the Historic Area Work Permit process. All future rehabilitation or restoration of existing historic features within the Environmental Setting will also require approval through the Historic Area Work Permit process.

Mr. Larry Taub, the applicant's attorney, indicated that he agreed with the conclusions and recommendations within the staff report. He provided additional details regarding the plan for the site.

**MOTION:** Commissioner Pruden moved that the HPC recommend to the Planning Board approval of 4-21047, Chance Academy, with the following conditions:

1. At the time of Detailed Site Plan:

a.) The architecture of proposed new construction, lighting, and landscaping for the proposed campus will be reviewed by the Historic Preservation Commission for architectural and archeological compatibility with Fairview Historic Site.

b.) If features 1, 2, 4, and 6 identified in the Phase I archeological survey will be affected by future development, Phase II and/or Phase III archeological investigations will be required. Remote sensing will be required in any of the areas where intact features were identified will be impacted by construction.

c.) All future modifications, including but not limited to new construction, lighting, and major landscaping projects within the Environmental Setting of Fairview and Cemetery, will require approval through the Historic Area Work Permit process. All future rehabilitation or restoration of existing historic features within the Environmental Setting will also require approval through the Historic Area Work Permit process.

Commissioner Muckle seconded the motion. The motion was approved by roll call vote and without objection (5-0-1, Vice Chair Davidson voted “present”).

Ms. Anna Bernanke, Ms. Sharon Bradley, Ms. Marnique Heath, and Mr. Matthew Palus provided a brief presentation on the Chance Academy project.

**3. CSP-21004 & CP-21006, National View (contains Butler House, Historic Site 76A-014; adjacent to Mount Welby, Historic Site 76A-013)**

Dr. Stabler presented the staff report. The subject property contains the Butler House (76A-014/National Register), a Prince George’s County Historic Site that was designated in 1981 and listed in the National Register of Historic Places in March 2005. The Butler House property is adjacent to Mount Welby (76A-013/National Register), also a Prince George’s County Historic Site (designated in 1981), that is owned by the National Park Service and located within the Oxon Cove Farm. The Oxon Cove Farm property was listed in the National Register of Historic Places in September 2003. The Butler House is a three-bay, 2½-story wood-frame-and-log dwelling with a steeply pitched side-gable roof and a large, shed addition. The Butler House is significant for its association with the themes “African American experience, 1660-1865” and “The Freedmen’s Bureau, 1865- 1872” as set forth in the Multiple Property Documentation for African American Historic Resources in Prince George’s County, Maryland. Henry Alexander Butler, a free African American from Charles County, moved with his family to the property around 1853, and completed construction of the house. The property had been continuously associated with the Butler family since that time and until its recent sale to the applicant for the subject application. The Butler House, now in ruinous condition, and its associated property are nevertheless rare surviving examples of a documented pre-Civil War landholding/farmstead inhabited by a free African American family. According to Butler family oral history, the Butler house was begun in 1851 as a post office. The Butler family possesses receipts for taxes paid on the property by Henry Butler in 1859 and 1860. However, the property was not legally deeded to Butler until 1873. The Butlers turned their property into a small farm that included a chicken house, meat house, barns, and other agricultural buildings. Family photographs indicate that the Butlers lived a comfortable, middle-class life. They also enjoyed high status in the African American community. Henry Butler became a Reconstruction-era community leader, serving as trustee of the Freedmen's Bureau school near Oxon Hill. The Butlers associated with prominent African American Washingtonians including the first African American priest and a Mr. Lewis, master barber at the U.S. Capitol. The 1938 aerial photographs show another house to the south of the Butler House, which was demolished between 1984 and 1993. A third Cape Cod style house, to the south of the second house, was built on the Butler property in the 1940s. That house is still standing in ruinous condition. The property remained in the Butler family until it was sold to Harbor View Development, LLC in 2019. The property also holds potential to yield information about African American material culture. The Butler House meets Criterion A for listing in the National Register of Historic Places. The northern portion of the subject property was owned by several other African American families, including the Hattons and the Proctors.

The Mount Welby Historic Site/Oxon Cove Farm Historic District (76A-013) is adjacent to the subject property. Oxon Cove Farm is an agricultural complex, encompassing 14 buildings and two structures, which occupies a rural site in Prince George's County, Maryland, approximately ten miles south of Washington, D.C. in the vicinity of Oxon Hill, Maryland. The Oxon Cove Farm historic district is located on the crest of a ridge overlooking the east bank of the Potomac River, north of U.S. Interstate 95. The

historic themes important to the district include agriculture and mental health care. Oxon Cove Farm historic district was among the first agricultural complexes to be used as a therapeutic treatment center for the mentally ill. The house, Mount Welby, which was constructed in 1811 and substantially altered in the last quarter of the 19th century (c. 1891), is an unusual melding of a Federal-period house with the urban row house aesthetic of the Victorian period. In addition, the farmstead encompasses a fairly complete grouping of agricultural buildings dating from the early to late 19th century and is a rare reminder of the area's agricultural past.

A Phase I archeology survey was conducted on the subject property in October and November 2019. The fieldwork consisted of a pedestrian survey and shovel testing as the subsurface investigation. No historic artifact concentrations or scatters were noted on the surface. Artifacts recovered from subsurface investigations date from the prehistoric to modern periods. Prehistoric artifacts include debitage and non-debitage of local quartz related to tool making. One quartzite fire-cracked rock was recovered. The prehistoric artifacts were not found in any concentration and were scattered over an area 600 feet in length. A site was not designated for this diffuse artifact scatter. Cultural features identified include a combination well house and adjacent well east of the Butler House. An area to the southwest of the Butler House and to the east of the entry road was indicated to be a possible burial ground. The Phase II archeological investigation was conducted on sites 18PR1150, 18PR1152, and 18PR1153 between November 2021 and February 2022. Historic research established that the three sites were associated with the Henry Butler and Henry Hatton families, both of whom were free blacks prior to the Civil War. Overall, 5,161 artifacts were recovered from the excavation of site 18PR1150. Several above ground features were noted within site 18PR1150, including a cinder block septic tank (F1), a modern concrete well (F2), a historic brick-lined well (F3), and a domestic midden (F4). Since the burial place of the original Butler occupants is not known, it is possible that they may be buried on the property in the vicinity of a patch of periwinkle, mature boxwood, and some large oak trees.

The proposed development will be highly visible from the Mt. Welby Historic Site. Through the detailed site plan process, the applicant should work with Planning Department and HPC staff to reduce the visibility of proposed construction from the Mt. Welby Historic Site, as well as to address the effects of scale and massing of the development on the adjacent National Park. Bald Eagle Road, which extends north-south through the subject property, was a main artery of the north-south postal roads running from the New England colonies through New York, Philadelphia, and Baltimore to a point near Bladensburg. The branch that ran to the early settlements in Southern Maryland through the subject property was known as the River Road. During the Civil War Union troops and their provisions were moved up and down the road and cut it up so badly that a new road had to be built around and bypassing it. The road was then only used to access the Butler, Gray and Hatton residences. As much of this historic road as possible should be preserved within the development, possibly as a trail, and interpretive measures should discuss the significance of this ancient route. Due to the lack of intact cultural features and diagnostic artifacts found in the Phase II archeological investigations at sites 18PR1152 and 18PR1153, no further work was recommended on either site. Historic Preservation staff concurred with the report's findings and conclusions that no further work is necessary on sites 18PR1152 and 18PR1153. Staff also concurred that, if possible, the brick-lined well within site 18PR1151 should be filled and capped and preserved in place. If this is not possible, additional investigations may be requested. Staff also concurred with the report's findings and conclusions that the area of the site containing periwinkle should be investigated by mechanical means to determine if any human burials are present on the property. The applicant's consultant archeologist should also examine the areas below the ruins of the Butler House and in the vicinity of the house foundation to determine if significant intact archeological deposits or features are present.

Staff recommended that the HPC recommend to the Planning Board approval of CSP-21004 and CP-21006, National View with the following conditions:

1. Prior to approval of a detailed site plan, the applicant shall:

- a. conduct Phase III archeological investigations on the brick-lined well and in the location of a possible burial ground associated with the Butler House Historic site, (76A-014). The applicant's consultant archeologist shall also examine the areas below and around the ruins of the Butler House and in the vicinity of the house foundation to determine if significant intact archeological deposits or features are present.

- b. the applicant shall develop a comprehensive plan for permanently commemorating the history and significance of the property. These commemorative measures may include, but not be limited to, narrative and commemorative signage, web-based educational materials, and/or the potential reconstruction of the Butler House in whole or in part, as means of telling the unique story of the property. The location, character, and wording of any signage or commemorative features and any other educational or public outreach measures shall be reviewed by the Historic Preservation Commission and approved by M-NCPPC Historic Preservation staff. The comprehensive plan shall include the timing for the installation and/or launch for the commemorative measures.

2. Prior to the approval of any detailed site plan, the applicant, his heirs, successors and/or assigns shall ensure that the scale, mass, proportion, materials, architecture, lighting, and landscaping of any new construction within the viewshed of the Mount Welby Historic Site (76A-013) for compatibility with the Oxon Cove National Park.

3. Prior to the issuance of any grading permit, the applicant shall provide a final report detailing the Phase III investigations and ensure that all artifacts are curated at the Maryland Archaeological Conservation Laboratory in Calvert County, Maryland.

Ms. Traci Scudder, the applicant's attorney, thanked staff for their presentation, introduced the project team, and proposed amended language for Condition 2.

Discussion followed regarding the proposed change to the language included in Condition 2 of staff's recommendation.

Chairman Thompson asked staff if they had an informed technical opinion regarding the change in language as they had just received it. Dr. Stabler indicated that she felt it was acceptable, though she indicated the importance of noting that the Mount Welby Historic Site encompasses the entire parcel.

Mr. Thomas Mateya indicated that they had concerns about how to ensure that the new development would be compatible with the Mount Welby Historic Site and Oxon Cove National Park.

**MOTION:** Commissioner Pruden moved that the HPC recommend to the Planning Board approval of CSP-21004 and CP-21006, with the following conditions:

1. Prior to approval of a detailed site plan, the applicant shall:

- a. conduct Phase III archeological investigations on the brick-lined well and in the location of a possible burial ground associated with the Butler House Historic site, (76A-014). The applicant's consultant archeologist shall also examine the areas below and around the ruins of the Butler House and in the vicinity of the house foundation to determine if significant intact archeological deposits or features are present.

b. the applicant shall develop a comprehensive plan for permanently commemorating the history and significance of the property. These commemorative measures may include, but not be limited to, narrative and commemorative signage, web-based educational materials, and/or the potential reconstruction of the Butler House in whole or in part, as means of telling the unique story of the property. The location, character, and wording of any signage or commemorative features and any other educational or public outreach measures shall be reviewed by the Historic Preservation Commission and approved by M-NCPPC Historic Preservation staff. The comprehensive plan shall include the timing for the installation and/or launch for the commemorative measures.

2. Prior to the approval of any detailed site plan, the applicant, his heirs, successors and/or assigns shall give special attention to the scale, mass, proportion, materials, architecture, lighting, and landscaping of any new construction within the viewshed of the Mount Welby Historic Site (76A-013).

3. Prior to the issuance of any grading permit, the applicant shall provide a final report detailing the Phase III investigations and ensure that all artifacts are curated at the Maryland Archaeological Conservation Laboratory in Calvert County, Maryland.

Chairman Thompson seconded the motion. Commissioner Reff indicated that he was uncomfortable with the proposed language change in Condition 2. Chairman Thompson indicated that he was also uncomfortable with the language change, specifically with the omission of the word “compatible.”

Commissioner Reff moved that the HPC amend the motion so that Condition 2 reads: “Prior to the approval of any detailed site plan, the applicant, his heirs, successors and/or assigns shall ensure that the scale, mass, proportion, materials, architecture, lighting, and landscaping of any new construction within the viewshed of the Mount Welby Historic Site (76A-013) are compatible with the Oxon Hill National Park.” Chairman Thompson seconded the motion. The motion was approved by roll call vote and without objection (5-0-1, Vice Chair Davidson voted “present”). The amended motion was then approved by roll call vote and without objection (5-0-1, Vice Chair Davidson voted “present”).

## **D. Historic Property Evaluations**

### **1. John and Mary White House (Documented Property 68-103-01)**

Mr. Gross presented the staff report. The John and Mary White House is a two-story dwelling constructed circa 1927, featuring a Craftsman-style front porch and shed-roofed rear addition. The exterior of the house is clad in stucco, with half timbering in the gables of the main volume and the front porch. The roof is clad in brown asphalt shingles and features exposed rafter tails and pyramidal-capped brackets under the gable overhang. The foundation of the main volume and porch is molded concrete block, while the rear addition sits on a foundation of CMU block. A brick chimney pierces the center point of the roof ridge. The poured concrete front porch likely replaced an earlier frame porch; its roof is supported by triple square columns resting on brick piers, with roof brackets under the gable overhang. A non-historic turned wood railing that previously enclosed the porch has been removed. The one-over-one and simulated-divided-light vinyl sash windows found throughout the house are modern replacements, as is the steel half-light, two-paneled front entry door. A detached one-car garage is located at the southwest corner of the property, clad in vinyl siding with an asphalt shingle roof. Landscaping on the property includes a small front lawn and shrubs enclosed by a painted wood picket fence atop a brick retaining wall, and a rear lawn. The resource occupies a 0.115-acre property on the west side of 41st Avenue, between Newark Road and Newton Street. The surrounding area is characterized by dense single-family residential development consisting largely of bungalows on similarly sized properties, with commercial uses fronting Bladensburg Road one block to the north.

The John and Mary White House is located in Section 1 of Colmar Manor, which was platted by the J.W. Holloway Company in July 1918 on land that had been owned to that point by the Shreve family. The subject property, comprising the north (rear) half of five lots in Block 2, remained undeveloped through several changes of ownership through the mid-1920s. Ivan and Mae Wilson purchased the property in two transactions in 1924 and 1926, and it is likely that the subject house was constructed in late 1926 or early 1927. The Wilsons defaulted on their mortgage at some point before 1934, and the Hyattsville Building Association sold the subject property to John S. White and his wife, Mary C. White, in August 1935

John Sylvester White, Sr. (1893–1960) was a native of Philadelphia, Pennsylvania. In July 1927, he was elected the first mayor of Colmar Manor following the town’s incorporation in February of that year, the first of several elected positions he would hold during his career. After declining a nomination to stand for re-election as mayor in 1929, White returned to public life in 1934 with his election to the Maryland House of Delegates. Following his departure from the House after three consecutive terms, White ran unsuccessfully for Maryland Attorney General in 1946 and for U.S. Congress in 1952. Both John and Mary White were active in numerous local civic and political organizations.

John Sylvester White, Jr. (1919-1988), the oldest of John and Mary White’s children, worked as an actor in New York City in the 1940s and appeared on television as early as 1949. The role for which he is best known is Michael Woodman, the curmudgeonly high school vice principal on the ABC sitcom *Welcome Back, Kotter*. White appeared in all four seasons of the show, which aired from 1975 to 1979. White lived in Hawaii for the last five years of his life and died in September 1988.

Following the death of Mary White, the subject property was conveyed by John S. White, Jr. to the three children of his deceased sister, Mary M. Killeen, who then sold it to Steven and Sharon Hubbard in March 1980. The Hubbards sold the property in 1990 to Beverly P. Johnson, who sold it to Janice M. Wellington in 2004. The current owner, Douglas W. Bowles, purchased the property in April 2010.

The John and Mary White House is significant as a substantially intact example of Craftsman style architecture dating from the early period of development in the Town of Colmar Manor. The property also embodies the heritage theme of streetcar suburb development in Prince George’s County in the early twentieth century. The resource is also significant for its association with John Sylvester White, Sr., an attorney who served as Colmar Manor’s first mayor and later Maryland state delegate; his wife, Mary, who was active in local civic and political affairs; and their eldest son, television actor John Sylvester White, Jr. The John and Mary White House retains both its essential form and its character-defining Craftsman details. The existing one-story rear addition is likely not original, but an addition of similar dimensions appears on a 1939 Sanborn fire insurance map. The exposed rafter tails, half-timbered gables, roof brackets, and triple porch columns remain. The original garage is largely intact. Certain material alterations have occurred that should be considered in light of HPC Policy #1-87, “Evaluating Integrity, Degree of Alteration, and Scarcity and Frequency.” The existing windows and steel front entry door are all modern replacements; these alterations represent “critical” (irreversible) changes as defined by the Policy. The original front porch has been replaced with poured concrete and its original railing has been removed. The owner states that a new railing is currently being fabricated based on the Gordon Van Tine “Roycroft” model brochure. Although the garage has been sided in vinyl, the Policy defines this change as “detrimental” (reversible) because the original metal cladding remains. Policy #1-87 states that a property’s integrity should be considered in the context of the scarcity of the resource type it represents, with a less restrictive standard of integrity applied when few or no other similar properties exist in the Inventory of Historic Resources. Although there are several Craftsman-style dwellings currently designated as historic sites, the John and Mary White House is an unusual full two-story example of the style and would be the first structure designated as a historic site in the Town of Colmar Manor.

Staff concluded that the John and Mary White House meets three of the nine designation criteria of Subtitle 29-104(a): (1)(A)(iv), (2)(A)(i), and (2)(A)(v). Staff further concluded that, in weighing the alterations that have been made to the structure since its original construction, the John and Mary White House can be found to possess sufficient integrity to convey, represent, or contain the values and qualities for which it is judged significant. Staff recommended that the HPC recommend to the Planning Board and District Council that the John and Mary White House, Documented Property 68-103-01, and its 0.115-acre Environmental Setting (North half of Lots 24-28 in Block 2, Colmar Manor), be designated a Prince George's County Historic Site as meeting the following criteria in Subtitle 29-104(a): (1)(A)(iv); (2)(A)(i); and (2)(A)(v).

Mr. Doug Bowles, owner of the John and Mary White House, indicated that he has worked diligently on restoring the house for the twelve years that he has owned it. He indicated that he and the community feel that the house is special and significant to the history of Colmar Manor.

**MOTION:** Commissioner Pruden moved that the HPC recommend to the Planning Board and District Council that the John and Mary White House, Documented Property 68-103-01, and its 0.115-acre Environmental Setting (North half of Lots 24-28 in Block 2, Colmar Manor), be designated a Prince George's County Historic Site as meeting the following criteria in Subtitle 29-104(a): (1)(A)(iv); (2)(A)(i); and (2)(A)(v). Commissioner Muckle seconded the motion. The motion was approved by roll call vote and without objection (5-0, Commissioner Branch-Miles was absent for the vote).

## 2. **Dunblane Site/Magruder-McGregor Family Cemetery (Historic Resource 78-010)**

Dr. Stabler presented the staff report. The Magruder-McGregor Family Cemetery is located in a field in the northwest section of a 79-acre parcel. The cemetery lies on a rectangular landform measuring about 45 feet from north to south and about 70 feet east to west. Although no longer enclosed, two limestone pillars at the west end of the cemetery indicate the presence of a former fence. Graves consist of at least six rows of headstones with four additional stones present near the eastern boundary of the site. Several of the headstones are broken. While most of the stones date to the nineteenth century, two stones are of twentieth century origin. The Dunblane Site and Magruder-McGregor Family Cemetery was the location of the colonial house known as "Dunblane." Dunblane was constructed sometime around 1720 by John Magruder (1694-1750). The manor housed many generations of the Magruder family that played a prominent role in the area's history. One of the oldest homes in Prince George's County, Dunblane was destroyed by a gas explosion on April 4, 1969. The family cemetery, containing approximately 25 graves, is all that remains of the site. The former house known as Dunblane was a small, one-and-a-half story structure, with stuccoed brick walls on three sides and a front façade consisting of logs covered with clapboards. The roof was a steeply pitched saltbox type with the lower slope facing the rear. A later, two-story frame addition was offset to the rear of the house.

The Dunblane Site and Magruder-McGregor Family Cemetery is sited on the Dunblane patent granted to Alexander Magruder on June 26, 1671. The name came from the town of Dunblane in Perthshire, Scotland, which was home to the Magruder clan. Alexander, born in Scotland, was living in the colonies by 1653. Upon his death in 1676, he left Dunblane to two of his five sons - James and John Magruder. A codicil in Alexander Magruder's will stated that if his eldest three sons, John, James, and Alexander died without issue, then the survivor of the three would inherit the deceased's land. After the death of his brother John, James Magruder became the sole owner the Dunblane patent. James died in 1704 and Dunblane passed to Samuel Magruder. Samuel Magruder served as High Justice and Captain of the Militia for Prince George's County in 1696, Justice of the Prince George's County Court in 1697, and in the House of Assembly in 1704 and 1707. Upon his death in 1711, Samuel devised Dunblane, described as "the plantation and 250 acres belonging unto it" to his son John Magruder, who served as a representative for Prince George's County in the House of Burgesses from 1728 to 1745. John Magruder

is believed to have constructed the house on the Dunblane land patent around the time of his marriage to Susannah Smith in 1715.

It does not appear that any additional burials were made in the Magruder Family Cemetery after it was sold out of the family. Many of the McGregors were buried in Epiphany Cemetery in Forestville beginning in the early twentieth century. In 1930 Charles Raphael and Margaret Ellen Carrick purchased the property which was now a little more than 79 acres and retained possession of the property until 1998. Sometime after 1945, part of the property began to be used for a disposal company and a few buildings were constructed on the northern portion and another cluster of buildings were built south of the Dunblane house. In 1969, the house was destroyed as a result of a gas leak. In 1998 Raymond Carrick sold the entire parcel to Carroll David Case and Horace G. Baldwin. The property continued to be used both for the disposal business and for agricultural purposes and a new office building was constructed in the former location of the Dunblane manor house sometime after 2000.

Although the Dunblane house was destroyed by a gas explosion in 1969, the Magruder-McGregor Family Cemetery retains a high degree of integrity of location, setting, design, materials, feeling, and association. The cemetery is located on a small rise and remains in its original location. A cadaver dog survey conducted outside the boundaries of the family cemetery indicated that additional burials are located to the west of the family cemetery. These burials are likely those of some of the people who were enslaved and died on the Dunblane plantation. The burial ground contains the remains of members of the prominent Magruder family, who occupied the land on which it is located from the early eighteenth through the early twentieth century. Some of the stones are broken, cracked, and misplaced from their original locations, but all stones remain within what is believed to be the boundary of the burial ground. Some of the enslaved laborers who lived on the property are also believed to have been buried around the outside of and to the west of the family cemetery. The burial ground's integrity of setting and feeling may be altered if the proposed housing development is constructed next to it. The burial ground is in its original location, retains its historic dimensions, and retains its entry feature. It is set on a raised area between several agricultural fields. The burial ground is not regularly maintained and is overgrown with greenbrier. There are several cedar trees around what appears to be the edges of the burial ground. Burials are arranged in at least six rows, with tombstones marking most of the graves. The oldest burials appear to be those on the western side of the cemetery nearest in the second row from the western edge of the cemetery.

Staff concluded that the Dunblane Site and Magruder-McGregor Family Cemetery meets six of the nine criteria of Subtitle 29-104(a): (1)(A)(i), (1)(A)(iii), (1)(A)(iv), (2)(A)(i), (2)(A)(iv), and (2)(A)(v). Staff recommended to the HPC that the Magruder-McGregor Family Cemetery and its 0.3393-acre Environmental Setting (part of Tax Map 82, Grid F4, Parcel 19 [as shown in the exhibit provided by the applicant]) be designated a Prince George's County Historic Site as meeting the following criteria of Subtitle 29-104 (a): (1)(A)(i), (1)(A)(iii), (1)(A)(iv), (2)(A)(i), (2)(A)(iv), and (2)(A)(v).

**MOTION:** Commissioner Pruden moved that the Magruder-McGregor Family Cemetery and its 0.3393-acre Environmental Setting (part of Tax Map 82, Grid F4, Parcel 19 [as shown in the exhibit provided by the applicant]) be designated a Prince George's County Historic Site as meeting the following criteria of Subtitle 29-104 (a): (1)(A)(i), (1)(A)(iii), (1)(A)(iv), (2)(A)(i), (2)(A)(iv), and (2)(A)(v). Commissioner Branch-Miles seconded the motion. The motion was approved by roll call vote and without objection (6-0).

## E. Historic Area Work Permit

### 1. 2022-011, Lown House (Historic Site 68-010-35)

Mr. Tana presented the staff report. The W.G. Lown House is a large two-story gable roof frame dwelling of irregular plan, set on a small knoll, fronting on Gallatin Street in the Hyattsville National Register Historic District. The house dates to 1891, and is characterized by its steeply pitched, cross-gabled roof. The five-bay north, main facade has a central projecting bay beneath a cross gable. At attic level is a tripartite window, a central 2-over-1 sash flanked by two fan-shaped windows. The upper gable is wood shingled, with a wooden sunburst panel in the triangular gable peak. The projecting central bay is flanked by an east and west entrance door. An entrance porch shelters the doors, crossing the projecting bay and wrapping around its east and west sides, forming a “U” shape. The porch has slender turned and chamfered posts and the crown-molded cornice overhangs the decorative frieze, which is cut to form pointed arches above each porch bay.

The W. G. Lown house is significant as a large, fine example of a Victorian suburban dwelling. It has been the home of several prominent residents of Hyattsville since its construction in 1890. William G. Lown purchased Lots 34 through 37 of Wine and Johnson's First Addition to Hyattsville in 1890 and the house was constructed soon afterwards at a cost of approximately \$2,000. Lown was a coffee wholesaler, whose business, Greenleaf Coffee and Spice Mills, was located at 7th and C Streets, S.W. in Washington, D.C. Lown sold the subject property in 1892 to Richard E. White, Secretary of a Building and Loan Association. He owned the Lown House through 1927, when it was acquired by Smith W. Brookhart, a United States Senator from Iowa. The Brookharts owned the Lown House through 1944 and may have completed the remodeling dating from that period. Despite the circa 1940s alterations, the house has retained much of its original Victorian detail on the interior and exterior.

The applicant has proposed the replacement of an existing termite-damaged sill plate and structural wood beam with pressure treated members of the same dimensions (6” x 6”). This work will require the temporary supporting of the floor framing and slight elevation of the floors to relieve pressure on the affected sill plate and beam. The brick piers that support the structural wood beam will also be replaced with new steel columns set on concrete footings. Staff recommended that the HPC approve HAWP 2022-011 as meeting provisions 1, 2, 3, and 4 of Subtitle 29-111(b) and Standards 1 and 2 of the Secretary of the Interior's *Standards for Rehabilitation*, with the following condition:

1. The applicant and their contractors must stop work and contact staff if they find any artifacts or anything else of potential archeological interest during any ground disturbance.

**MOTION:** Commissioner Pruden moved to approve HAWP 2022-011 as meeting provisions 1, 2, 3, and 4 of Subtitle 29-111(b) and Standards 1 and 2 of the Secretary of the Interior's *Standards for Rehabilitation*, with the following condition:

1. The applicant and their contractors must stop work and contact staff if they find any artifacts or anything else of potential archeological interest during any ground disturbance.

Commissioner Branch-Miles seconded the motion. The motion was approved by roll call vote and without objection (6-0).

## **F. Review of Phase III Archeological Work Plan**

### **1. Archeological Site 18PR1172 (associated with Kildare, Historic Site 76B-007)**

Dr. Stabler presented the staff report. The data recovery (Phase III) work plan was prepared to address impacts to archeological site 18PR1172 related to the proposed redevelopment of the Kildare property. Site 18PR1172 is the archeological component associated with the Kildare Historic Site (76B-007). Archeological resources anticipated at site 18PR1172 relate to the seventeenth through early twentieth century occupation of the property. These resources include foundation remains, a possible refuse disposal pit, areas of artifact concentration, and postholes indicating the location of buildings, structures, or fence lines. The primary objectives of the Phase III data recovery excavations will be to determine the presence, nature, and integrity of eighteenth and nineteenth century deposits or features identified within Site 18PR1172, and to characterize those features within their local and regional contexts. A key area of research will include focused archival research to determine specifically who occupied the property during the eighteenth century and how the property was used. Focused analysis of the material remains recovered from archaeological deposits at site 18PR1172 will allow a better understanding of regional economic and social patterns and may also provide additional information on who occupied the property and for how long. Research questions developed for site 18PR1172 as part of the archaeological data recovery plan seek to clarify the overlapping periods of occupation represented at the site and provide insight into the similarities and differences between site 18PR1172 and other archaeological sites in the region. Archival research focused on the early period of site occupation, prior to Dr. Heiskell's ownership, will be valuable in interpreting the results of the data recovery investigations. Research thus far has only broadly examined site occupation prior to the mid-nineteenth century, focusing instead on developing a historic context that includes the entire range of historic site use from the mid-eighteenth century through the late twentieth century.

## **G. Update from Department of Parks & Recreation**

Mr. Gross presented the monthly update from the Department of Parks & Recreation.

## **H. 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**

**I. Public Comment**

Public comments followed and were off the record.

**MOTION:** Chairman Thompson 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 9:48 p.m.

Respectfully submitted,



Ashley Sayward Hall  
Planning Technician III  
Historic Preservation Section