



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 10/18/22

Summary of Actions

Prince George's County Historic Preservation Commission
Tuesday, September 20, 2022, 6:30 p.m.
4th Floor Board Room, County Administration Building

THIS MEETING WAS HELD VIRTUALLY VIA GOTOMEETING

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

Guest: Name/Organization	Agenda Item
Lisa Betz	C.1.
Thomas Haller	C.1.
Clay Elliot	C.1.
David Lipowicz	C.1.
Sarah Capote	D.1.
Shawn Lassiter	D.1.
Kathleen Livelli	C.1.

A. Call to Order

Chairman Thompson called the meeting to order at 6:30 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 – July 19, 2022

MOTION: Commissioner Schneider moved to approve the July 19, 2022, meeting summary. The motion was seconded by Commissioner Muckle. The motion was approved by roll call vote and without objection (7-0).

C. Mandatory Referral

1. **MR-2210F, Poplar Hill Solar (within Environmental Setting of Poplar Hill on His Lordship's Kindness, Historic Site 81A-001)**

Mr. Smith presented the staff report. Trajectory Energy Partners and Aspen Power Partners submitted materials for the installation of a solar project on approximately 12 acres within the Environmental Setting of Poplar Hill on His Lordship's Kindness (Historic Site 81A-001). Built from 1784–1786, Poplar Hill on His Lordship's Kindness is a five-part Georgian brick mansion with hip roof, hyphens and wings; the walls are laid in Flemish bond, and the interior exhibits Federal decorative detail. The mansion was built by Robert Darnall on a tract known as His Lordship's Kindness. In one wing of the house is a private Catholic chapel, and there is a family cemetery on the grounds. A smokehouse, washhouse, and aviary are among the historic outbuildings. A portion of the Historic Site is protected by an easement held by the Maryland Historical Trust (MHT). The property was listed as a National Historic Landmark in 1970. Also included within the Environmental Setting at the north end of the property is the Marshall's Mill Site (Historic Resource 81A-002). The Marshall's Mill Site is the location of a grist mill that operated near the head of Piscataway Creek. No structures associated with the mill have been extant since the resource was first documented by the Maryland-National Capital Park and Planning Commission in 1974. The millrace, which was dry at the time of the most recent on-site survey in 2008, is still distinguishable from the surrounding landscape but is overgrown with mature trees and vegetation.

Poplar Hill Solar is a proposed 2 MW AC solar farm on land located at 7606 Woodyard Road. The subject property (Parcel 236) is a 123.03-acre parcel that is owned by the John M. & Sara R. Walton Foundation, Inc. The foundation also owns the adjacent lot (Parcel 6) which contains the main house and outbuildings of Poplar Hill on His Lordship's Kindness. The Environmental Setting of the Historic Site includes both Parcel 236 and Parcel 6. The installation is proposed east of the historic main house and will consist of approximately 6,240 panels. The location of the installation was selected in part because of the existing tree cover that screens the project area from occupied dwellings and the main house and outbuildings of the Historic Site. The installation will be accessed by a gravel drive with a metal security gate. The installation will be unmanned and only occasional maintenance vehicles will require access.

A Phase I archeology survey was conducted on the subject property in July 2022. The only artifacts identified in the survey area comprised small pieces of brick and a possible shattered quartz flake recovered from beneath the sod and lying directly on gravel pavement. No archeological sites were delineated. Due to the lack of intact cultural features, artifacts and soil layers, no further work was recommended by the applicant's archeology consultant. Historic Preservation staff concurred that the installation of the solar panels on the subject site would not impact any significant archeological resources. Staff also concurred that no further archeological investigations were necessary within the area to be impacted by installation of the solar arrays.

The applicant should understand that, regardless of the outcome of the Mandatory Referral review process, the ultimate character of the proposed solar installation will be determined through the review and approval of a Historic Area Work Permit (HAWP) by the HPC. The applicant has prioritized minimizing the impact to the Historic Site by developing a landscape plan that screens the view of the solar installation from the historic mansion and its immediate landscape. The installation is located outside of the MHT historic preservation easement on the 6.26-acre parcel (Parcel 6); specifically, it is located an average of 570 feet from the mansion and a minimum of 200 feet from the border of Parcel 6. The Applicant performed a glare analysis using ForgeSolar software to assess the possible effects of reflectivity created by the installation. The results of the analysis did not reveal any glare impacts at the observation points located in front of the historic mansion. The height of the panels is lower than eye level at the mansion due to the change in topography. Further, the proposed landscape plan (in conjunction with the existing vegetation on the

property between the mansion and the installation) will provide additional screening tall enough to block potential reflection coming from the installation. While the Landscape Manual bufferyard requirements do not apply in this scenario because the installation is within the Environmental Setting of the Historic Site, the analysis and proposed landscape buffer is appropriate and adequate. Views from the main house of Poplar Hill on His Lordship's Kindness will be fully screened through the use of existing vegetation with supplemental proposed planting. Specifically, two existing hedgerows will be retained in their entirety:

- 1) Along the existing drive, on the subject property side, varying from 20 to 40 feet wide; and
- 2) Approximately 60 feet east of the property line, varying from 50 to 100 feet wide.

Where there are gaps, proposed planting will result in a continuous, opaque visual buffer:

- 1) Two largest areas: filled with groupings of native shade trees that mimic the volunteer history of vegetation bolstered on the installation side by a double row of wide evergreen trees that branch to the ground (*Ilex opaca*); and
- 2) Two small, localized gaps: filled with overlapping evergreen trees that branch to the ground (*Ilex opaca*) – which will be field located to assure successful screening.

The income from the solar lease will support the John M. and Sarah R. Walton Foundation's mission of preserving the historic mansion and outbuildings of Poplar Hill on His Lordship's Kindness. The applicant states that Foundation President John M. Walton, Jr. fully supports the project.

Based on staff's review of the potential impacts of the subject Mandatory Referral application on Poplar Hill on His Lordship's Kindness Historic Site and the Marshall Mill Site Historic Resource, staff recommended that the HPC recommend to the Planning Board that MR-2210F, Poplar Hill Solar be approved as submitted. After the Planning Board has completed its review of the Mandatory Referral application, the applicant may submit the required HAWP application to the HPC to approve any work within the Environmental Setting of Poplar Hill on His Lordship's Kindness (81A-001) before obtaining any required Prince George's County building or grading permits.

Mr. Thomas Haller, the applicant's attorney, indicated that he fully concurred with staff's recommendations and stated that members of the team were available for questions. He provided additional information regarding the proposed project.

MOTION: Commissioner Schneider moved that the Historic Preservation Commission recommend to the Planning Board that MR-2210F, Poplar Hill Solar be approved as submitted. After the Planning Board has completed its review of the Mandatory Referral application, the applicant may submit the required Historic Area Work Permit (HAWP) application to the Historic Preservation Commission (HPC) to approve any work within the Environmental Setting of Poplar Hill on His Lordship's Kindness (81A-001) before obtaining any required Prince George's County building or grading permits. Commissioner Pruden seconded the motion. The motion was approved by roll call vote and without objection (7-0).

D. Historic Resource Evaluation

1. Mount Hope Slave Quarter Ruin (Historic Resource 69-024-25)

Ms. Chisholm presented the staff report. The Mount Hope Slave Quarter Ruin comprises the remains of a chimney built of local red ironstone, approximately 9.02 feet in height, with the top rounded off. The hearth

has a wide mouth and an iron lintel, and the floor of the hearth has been laid with concrete. The chimney is located approximately 600 feet to the southwest of the Mount Hope plantation house (Historic Site 69-011) and has been purported to be the remains of a mid-nineteenth century slave dwelling associated with Mount Hope.

The Mount Hope Slave Quarter Ruin is located in the town of Cheverly. The resource stands at the rear of the 0.23-acre property, approximately eight feet from the wood fence that encloses the rear yard. The topography of the property slopes generally downward from rear to front, with a large depression interrupting the slope between the resource and the rear of the house. This depression appears to be a natural feature but could have been excavated for stormwater drainage in the mid-twentieth century.

The Mount Hope Slave Quarter Ruin is in Section 5 of the Cheverly subdivision, which was platted in 1926 on property that had been part of the Mount Hope Plantation, erected by Fielder Magruder, Jr. in 1839. The Mount Hope plantation was built on land acquired by Magruder, Jr. through the initial purchase of three parcels; Hudson's Range, Crawford's Adventure, and Henderson's Range; comprising in total over 250 acres, all of which were purchased from Howarton Cross in 1838. At the time of his death in 1888, Fielder Magruder, Jr. had expanded Mount Hope to 716 acres. Although Mount Hope had only been consolidated in 1839, Fielder Magruder, Jr. had already sustained a substantial labor force of 12 enslaved individuals by the time of the 1840 Census. In 1850 he owned 18 enslaved individuals, and by the 1860 Census, Fielder Magruder, Jr. owned 25 enslaved persons and had two slave dwellings on his property. Historic maps from the period, including the 1861 Martenet map and the 1878 Hopkins map, both depict the Magruder house but do not show the location of any outbuildings. The 1870 Census shows that the Magruder household included another family, headed by Mary Barnes. She and her six children are recorded as "mulatto" and black. The 1870 Census also lists a William Woodard, who lived with his wife, Lety, and a Secelia Lewis. This family is listed directly after the entry for Fielder Magruder, Jr. and is the only all-Black household on the census page. In the 1880 Census, the Woodards are no longer listed and Mary Barnes and the seven children living in her household are listed as residing on the property next to the Magruders.

The Mount Hope property was sold by the heirs of Sarah A.T. Magruder in 1919 to the Washington Suburban Realty Company. According to a 1955 history of Cheverly written by the town's first mayor, Fred W. Gast, company president Robert Marshall and his wife walked the property that was to become Cheverly and noted various landmarks, among them "an old cedar-lined lane leading from [Mount Hope] to the remains of an old slave blockhouse, then standing [behind] what is now the Hawkins home on Cheverly Circle." In a 1925 photograph taken during the construction of that house (18 Cheverly Circle), a stone chimney is clearly visible in the background. A second photograph from 1925 shows the same chimney amid the remains of floorboards and other structural timbers. At least one of the original cedar trees along the lane walked by Marshall still stands at the base of the driveway at 16 Cheverly Circle. Gast notes that Marshall likely learned of the origins of the structure from T.M. Shuey, who worked as a caretaker for the Mount Hope property at the time Marshall acquired the land. In 1937, a Works Progress Administration researcher described several landmarks in the vicinity of Cheverly, including Mount Hope, Magruder Spring (Historic Site 69-024-13), and an "old slave cabin chimney...on a lot now owned by Mr. and Mrs. S.J. Wyllis [sic] of Plymouth, Pa." This detail appears to be an error, as it refers to a lot located roughly 100 feet south of the chimney, although this may coincide with the location of the chimney visible in the 1925 photographs. According to Bellamy, the chimney was used as an outdoor fireplace by the residents of 18 Cheverly Circle until the house at 2422 Park Way was built.

The subject property changed hands several times between the mid-1940s and the mid-1960s. In 1953, the owners of Lot 603 and several adjoining lots conveyed a 15-foot storm drainage easement to the Town of Cheverly; the easement follows a wide depression that now separates the house from the rear end of the lot where the chimney stands, but it is not clear whether the depression itself is natural or was excavated after the easement was conveyed. If it is a natural feature, it suggests that the structure to which the chimney was

attached was purposely constructed at the edge of a small ravine that drains into to the stream valley through which Park Way and Wayne Place now run. The house on the subject property was constructed circa 1965. The first long-term owners of the house were Edward and Eileen Campbell, who purchased the property in late 1967. In 1998, the Campbells sold the property to Kimberly Gee, who owned it until it was sold in January 2020 to the current owners, Shawn Lassiter and Sarah Capote.

Much of the available information on the history of the Mount Hope Slave Quarter Ruin was compiled by the late Raymond W. Bellamy, Jr., a lifelong resident of Cheverly and the town's historian. Bellamy conducted extensive research on the site from the late 1970s until the early 1990s. The evidence gathered by Bellamy is, by his own admission, insufficient to prove either a mid-nineteenth century construction date for the structure to which the subject chimney was purportedly attached or whether such a structure, if it existed at that location, housed enslaved workers.

Limited archeological investigations were completed at the site of the Mount Hope Slave Quarter Ruin in December 2021 on behalf of the property owners and the Town of Cheverly and in anticipation of the submission of a HAWP to repair the chimney structure for use as a fire pit. Due to the extremely limited remains of the structure, a visual analysis alone could not determine if the standing chimney had been part of a mid-nineteenth century dwelling for the enslaved, and archeological investigation was deemed necessary for confirming the age, nature, and function of the ruins. The work was carried out with funds provided to the Town of Cheverly by the HPC's Non-Capital Grant Program (No. 2021-003). Archeologists from the Ottery Group excavated a series of ten closely spaced 50-x-50 cm excavation units in and around the extant chimney to determine if the ruins could be identified as a pre-emancipation African American habitation site. While all the test excavations yielded cultural material, the overall artifact assemblage from these units contained no objects which could be dated as pre-Civil War and very few materials which could be considered pre-twentieth century. Some artifacts pre-date the construction of the house at 2422 Park Way in the late 1960s; however, there was construction adjacent to this parcel as early as 1925. There are no subsurface components associated with either a pre- or post-bellum African American occupation at the Mount Hope Slave Quarter Ruin. Interpretation by the Ottery archeologists suggested that the visible chimney in the 1925 photographs, which stood over 15 feet tall and was configured in a very different way than the chimney that is present today at 2422 Park Way may have toppled at some point and been rebuilt as a barbeque at its present location.

The Mount Hope Slave Quarter Ruin retains no historic or cultural significance. If there are the archeological remains of a nineteenth-century African American dwelling or quarter, they are not located around the present-day ironstone chimney. The Mount Hope Slave Quarter Ruin does retain some significance as a community landmark as the chimney has been identified in local Cheverly history and promotion since at least 1925. The extant chimney bears little to no resemblance to the chimney photographed in 1925, substantial alterations or complete reconstruction having occurred over the last century. These alterations predate the addition of the structure to the Inventory of Historic Resources in 1992.

While HPC Policy #1-87, "Evaluating Integrity, Degree of Alteration, and Scarcity and Frequency," 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, no evidence was found to connect this structure to the lives of enslaved African Americans on the Mount Hope plantation. As such, the Mount Hope Slave Quarter Ruin retains no integrity as a remnant of a nineteenth-century vernacular dwelling.

Staff concluded that the Mount Hope Slave Quarter Ruin meets only criterion (2)(A)(v) of Subtitle 29-104(a). However, staff is mindful that Historic Preservation Commission Policy #1-89 provides guidance in the use of the above-cited criterion. The Landmark Criterion, (2)(A)(v), should not be used alone in

designating an Historic Site; it should be used only in combination with one or more of the other criteria of historic or architectural significance. Thus, staff recommended to the HPC that the Mount Hope Slave Quarter Ruin can only be found to meet HPC Historic Site Criterion (2)(A)(v), and that in accordance with HPC Policy #1- 89, it should not be designated as a Historic Site and should be deleted from the Inventory of Historic Resources.

Mr. Shawn Lassiter and Ms. Sarah Capote, the property owners, indicated that they agreed with staff's recommendation, though noted their disappointment that more cultural material was not present to support a historic site designation.

MOTION: Commissioner Schneider moved that the Mount Hope Slave Quarter Ruin can only be found to meet HPC Historic Site Criterion (2)(A)(v), and that in accordance with HPC Policy #1-89, it should not be designated as a Historic Site and should be deleted from the Inventory on Historic Resources. Commissioner Pruden seconded the motion. The motion was approved by roll call vote and without objection (6-0, Chairman Thompson was absent from the vote due to technical issues).

E. Historic Area Work Permit

I. 2022-039, Mount Rainier United Methodist Church (Historic Site 68-013-36)

Mr. Gross presented the staff report. The applicant requested a Historic Area Work Permit (HAWP) for alterations to the Mount Rainier United Methodist Church (Historic Site 68-013-36). As the property is protected by a historic preservation easement held by the Maryland-National Capital Park and Planning Commission (M-NCPPC), the after-the-fact portion of the work contained in the application was heard by the M-NCPPC Easement Committee on August 16, 2022, and that portion of the work (items 4 and 5 below) was recommended by the Committee for approval with conditions and was approved by the Prince George's County Planning Director on August 22, 2022. The portion of the work focused on the repair and restoration of the columns was scheduled to be heard by the M-NCPPC Easement Committee on September 13, 2022. The application was scheduled to be heard by the HPC on September 20, 2022.

The Mount Rainer United Methodist Church is a two-and-a-half-story, three-bay masonry building designed in the Classical Revival style. The uncoursed ashlar stone structure was built in 1924. The building has an L-shaped plan, which consists of the rectangular plan of the main block and the perpendicularly sited rectangular plan of the rear (east) addition. The building has an interior-rear corbelled chimney of brick construction. The church has front gable roof covered in slate shingles. The roof has a raked cornice, pedimented gable with modillions, and an ogee-molded frieze board. A two-and-a-half-story, three-bay portico frames the primary entry. The portico replicates the façade of the main block with a pedimented gable with modillions. The portico is supported by four evenly spaced wood Tuscan columns. The gable ends are clad in stucco.

The Mount Rainier United Methodist Church is significant as an excellent example of Classical Revival-style architecture in Prince George's County. The building's construction in 1924 from a design by architect Rossel E. Mitchell reflects the rapid expansion Mount Rainer experienced as a streetcar suburb during the first decades of the twentieth century. The building is an established and familiar visual feature of the neighborhood that is notable for its architectural details.

The applicant has retained Corners Historic Restoration to develop a proposed work program to stabilize, repair, and restore the four columns of the front portico, which includes several work items, including stabilization work that was completed prior to this application, and is included for after-the-fact consideration. The applicant requested after-the-fact approval for the installation of a temporary bracing

system—composed of lumber and metal scaffolding—that has been installed around the left-most column when facing the structure to secure and stabilize the column for safety purposes after the capital split horizontally and the column dropped down several inches. The applicant has also requested after-the-fact approval of the repair of the front oculus window and pediment plasterwork, which had been damaged for several years, and the repointing of several areas of stone at the front of the church below the portico columns. The applicant has proposed the repair of the column's capital by removing all the rotted wood from the top of the capital; rebuilding the capital and neck with dutchman repairs in situ, to match the original capital and neck; repairing the architrave above the capital; securely connecting the repaired capital to the architrave; and rebuilding of the column base to match the original base. The applicant has proposed rebuilding a portion of the base of the second column that is deteriorated with dutchman repairs, as well as conducting other minor repairs on the column. The applicant has proposed the in-kind replacement of the base of the third column, which is severely deteriorated, to match the appearance of the original base; securing the new base to the concrete plinth below; carpentry repairs to the capital and its connection to the architrave; and conducting other minor repairs on the column. The applicant has proposed conducting minor repairs throughout the fourth column to assure that it is in good repair and is securely attached to the architrave and plinth. The applicant estimates that the total amount of wood that will be replaced is between 0.5 and 0.7% of the four columns. Dutchman repairs will be completed using rot-proof, exterior, pressure-treated wood. Exposed wood and wood filler from repairs will be primed with Sherwin Williams premium wood primer, with finish repainting done at a later date—and completed under a separate contract—to match the original appearance of the columns. The columns will be structurally supported with jacks when necessary for capital and base repairs to ensure the structural integrity of the portico pediment at all times.

By letter dated August 22, 2022, the Prince George's County Planning Director approved the after-the-fact work on the recommendation of the M-NCPPC Easement Committee, with the following conditions:

- i. All future exterior work must be submitted for review and approval before work is commenced, per the requirements of the above-referenced easement.
- ii. For stone repointing work, the work shall be cleaned and/or retooled, as necessary, to match the surrounding historic mortar joint material and appearance and photos of the updated work should be submitted for final staff approval, once completed.
- iii. For the pediment plasterwork repair, specifications of the materials used in the repair shall be submitted.
- iv. The scope of work for the repair and restoration of the columns must be submitted for review once the final specifications for the repair are determined.

Condition (iv) above has been met via the applicant's submittal of additional information that is included within the scope of this HAWP application, but all other conditions remain unsatisfied and required under the terms of M-NCPPC's easement change/alteration approval. The design and materials of the proposed work were found to be compatible with the HAWP approval criteria of Subtitle 29-111(b) and the Secretary of the Interior's Standards for Rehabilitation.

Staff recommended that the HPC approve HAWP 2022-039 as meeting provisions 1, 2, 3, and 4 of Subtitle 29-111(b) and Standards 1, 2, 5, and 6 of the Secretary of the Interior's Standards for Rehabilitation with the following conditions:

- i. All future exterior work must be submitted for review and approval before work is commenced, per the requirements of the above-referenced easement.

- ii. For stone repointing work, the work shall be cleaned and/or retooled, as necessary, to match the surrounding historic mortar joint material and appearance and photos of the updated work should be submitted for final staff approval, once completed.
- iii. For the pediment plasterwork repair, specifications of the materials used in the repair shall be submitted.

Ms. Chisholm left the meeting at 7:18 p.m. Ms. Gold joined the meeting at 7:19 p.m.

MOTION: Commissioner Schneider moved to approve HAWP 2022-039 as meeting provisions 1, 2, 3, and 4 of Subtitle 29-111(b) and Standards 1, 2, 5, and 6 of the Secretary of the Interior's *Standards for Rehabilitation* with the following conditions:

- i. All future exterior work must be submitted for review and approval before work is commenced, per the requirements of the above-referenced easement.
- ii. For stone repointing work, the work shall be cleaned and/or retooled, as necessary, to match the surrounding historic mortar joint material and appearance and photos of the updated work shall be submitted for final staff approval, once completed.
- iii. For the pediment plasterwork repair, specifications of the materials used in the repair shall be submitted.

Commissioner Pruden seconded the motion. The motion was approved by roll call vote and without objection (7-0).

F. Update from Department of Parks & Recreation

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

G. 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 going to host a history chat on Monday, September 26 at 7:00 p.m., with Mr. Gross as a special guest. Public comments followed and were off the record.

Mr. Gross introduced the Historic Preservation Section's new graduate intern, Ms. Gold.

MOTION: Chairman Thompson 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 7:47 p.m.

Respectfully submitted,



Ashley Sayward Hall
Planning Technician III
Historic Preservation Section