



PRINCE GEORGE'S COUNTY HISTORIC PRESERVATION COMMISSION

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APPROVED 4/19/22

Summary of Actions

Prince George's County Historic Preservation Commission
Tuesday, March 15, 2022, 6:30 p.m.
4th Floor Board Room, County Administration Building

THIS MEETING WAS HELD VIRTUALLY VIA GOTOMEETING

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

Guest: Name/Organization	Agenda Item
Ken Dunn	C.3.
Pat Ricker	C.3.
James Gibb	C.3.
Robert Antonetti	C.3.
John Ferrante	C.3.
Beryle Cosey Jackson	N/A
Joseph Arce	E.
David Vos	E.
Tanya Hedgepeth	E.
Nathaniel Forman	C.2.
Andrew Durham	C.2.
Ali Honarker	C.2.
Kathy Consoli	E.1.
Dan Lynch	C.1.
Dr. Andrew Husbands	C.2.
Tchako Ngandjui	C.2.
Mark Ferguson	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 – February 15, 2022

MOTION: Commissioner Schneider moved to approve the February 15, 2022 meeting summary. The motion was seconded by Commissioner Pruden. The motion was approved by roll call vote and without objection (6-0, Commissioner Muckle arrived after the vote).

C. Development Referrals

1. 4-21025, Broad Creek Townhouses at Henson Creek Transit Village (adjacent to Broad Creek Historic District, 80-024)

Mr. Smith presented the staff report. The subject application proposes a new subdivision of 81 lots and 7 parcels for 81 single-family attached dwelling units. The property is characterized by wooded terrain and Henson Creek running through the western end of the property. The subject property is adjacent to the County-designated Broad Creek Historic District (BCHD, 80-024) to the south, which is rural in character. The subject property is directly across Oxon Hill Road from 9601 Livingston Road (80-024-31), a non-contributing ca. 1939 Cape Cod style dwelling in the BCHD. The subject application was presented to the BCHD Local Advisory Committee (LAC) on February 28, 2022. On March 7th the LAC voted 7-0-1 (one member abstained) to advise the Historic Preservation Commission (HPC) to recommend disapproval of the subject application to the Planning Board.

The BCHD includes approximately 455 acres situated in southwestern Prince George's County. The district extends along both sides of Livingston Road east of the Potomac River and Broad Creek, a principal tributary, west of Indian Head Highway (MD-210), south of Old Fort Road/Oxon Hill Road, and north of Fort Washington Road. The BCHD derives its significance from a collection of eighteenth-century buildings and landscape features that were significant during the exploration and settlement of the area and that represent eighteenth-century building forms, styles, and construction methods. The subject application proposes 81 single-family attached dwelling units. The lotting pattern orients the units along Oxon Hill Road (lots 42-57) to face south towards the BCHD with garage entrances on the rear (north side). This and all subsequent applications will be reviewed by the BCHD LAC and the HPC for effects of the proposed development on the Historic District. The BCHD LAC voted to recommend disapproval of the Preliminary Plan of Subdivision citing three major concerns:

- a. Buffering – The number of units in the layout does not leave sufficient space for a robust buffer of landscaping to create or preserve an appropriate transition from urban to rural character.
- b. Traffic – The number of units in the layout would likely add some 160 new vehicles to the already congested intersection of Livingston Road, Old Fort Road, and Oxon Hill Road.
- c. Storm Water Management – The density of the development minimizes the surface absorption during rain events.

The proposed development would have the greatest visual impact on 9601 Livingston Road which is a Cape Cod style dwelling built circa 1939 and is a non-contributing building to the BCHD. A Phase I archeology survey was conducted on the subject property in 2014. One site, 18PR1067, an eighteenth to early nineteenth century domestic site, was identified on the subject property. This site will be preserved in place and is located on a parcel that will be dedicated to M-NCPPC. Therefore, no further investigations were recommended.

Through the Preliminary Plan of Subdivision, the HPC has the opportunity to review the lotting pattern and orientation of the buildings. The proposed units closest to and most visible from the historic district are formally oriented towards the historic district with rear loaded garage entrances. The BCHD LAC voted to not recommend approval of the Preliminary Plan of Subdivision citing three major concerns: buffering, traffic, and storm water management. Concerns regarding traffic and storm water management are not the purview of the HPC and are more effectively addressed to the Planning Board. HPC staff recognized that the LAC has been in dialogue with the applicant and encouraged the LAC to voice its concerns about traffic and storm water management impacts to the Planning Board. Because of the location of the subject property at the intersection Livingston Road, Old Fort Road, and Oxon Hill Road with commercial development to the north and east, Historic Preservation Section staff noted that formal orientation of the development towards Oxon Hill Road and Livingston Road is more effective in mitigating adverse visual impacts to the BCHD than a landscape buffer. The preservation of the natural area around Henson Creek and the archeology site on the west side of the property is an acceptable way of preserving the significant natural and cultural resources adjacent to the Historic District. Architectural compatibility of the proposed structures visible from the BCHD will be reviewed by the BCHD LAC and the HPC at the time of Detailed Site Plan. The HPC will recommend “traditional” rather than “contemporary” architectural expression at that time. Archeology site 18PR1067 was identified on the subject property on a rise to the west of the proposed location of the townhouses. The parcel on which the archeological site is located will be conveyed to M-NCPPC. The site will be preserved in place and, therefore, no further archeological investigations were recommended. Historic Preservation Section staff recommend approval of 4-21025 Broad Creek Townhouse Transit Village with the following condition:

- At the time of Detailed Site Plan, the architecture, lighting, and landscaping of the proposed townhouses will be reviewed by the Broad Creek Local Advisory Committee and Historic Preservation Commission for architectural compatibility with the adjacent Historic District.

Mr. Dan Lynch, the applicant’s attorney, indicated that he was available for questions and provided additional project information.

Mr. Mark Ferguson, the applicant’s civil engineer, provided additional project details.

MOTION: Commissioner Schneider moved that the HPC recommend to the Planning Board approval of 4-21025, Broad Creek Townhouse Transit Village, with the following condition:

- At the time of Detailed Site Plan, the architecture, lighting, and landscaping of the proposed townhouses will be reviewed by the Broad Creek Local Advisory Committee and Historic Preservation Commission for architectural compatibility with the adjacent Historic District.

Commissioner Branch-Miles seconded the motion. The motion was approved by roll call vote and with one objection (5-1-1, Commissioner Reff voted “no” and Vice Chair Davidson voted “present”).

2. CP-19002, Swan Creek (adjacent to Riverview Pavilion, Historic Site 80-022)

Mr. Berger presented the staff report. The subject application proposes the demolition of an existing single-family dwelling and the construction of a new two-story single-family dwelling in the Chesapeake Bay Critical Area (CBCA). A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicated that the probability of the presence of archeological sites within the subject property along the Potomac River was high. The subject property was previously and partially disturbed by the construction of the existing house. The subject property is adjacent to and north of Riverview Pavilion (80-022), a Prince George’s County Historic Site. The Riverview Pavilion is a large gable-on-hip-roof frame building which was constructed as an amusement park pavilion.

The Riverview Pavilion is the only structure surviving from the late Victorian era Riverview Amusement Park. It was constructed as a dance pavilion for the popular Potomac River resort center which operated from 1885 to 1918. The building was converted to a residence in the 1920s. The Riverview Pavilion is the only historic site along this stretch of riverfront, which is otherwise characterized by an eclectic mix of mid-to-late-twentieth century single family dwellings. Architectural elevations and a landscape plan for the new single-family dwelling were submitted with the Conservation Plan. These plans detail a two-story dwelling in a modern idiom with various elements of the building sheathed in materials of different colors and textures in a palette of white, black, gray, and beige. The new house will be fronted by a patio, pool, and pool house located between the west (river) elevation and the riverfront. The landscape plans provide for the retention of several significant trees and plantings on the site and the installation of supplemental plant materials to provide some additional screening. Like the house currently located on the subject property, the proposed dwelling will be partially visible from the adjacent historic site. The proposed house will be generally compatible with the scale and siting of nearby riverfront dwellings. Since the historic context of the Riverview Pavilion is no longer present, and the building was converted from its original purpose to a residential one about 100 years ago, the proposed new dwelling to the north will have only a minimal impact on the adjacent historic site. Historic Preservation Section staff recommended that the HPC recommend the approval of CP-19002, Swan Creek, without conditions.

Mr. Nate Forman, the applicant's attorney, indicated that he and the project team were available for questions.

MOTION: Commissioner Schneider moved that the HPC recommend to the Planning Board approval of CP-19002, Swan Creek, without conditions. Commissioner Branch-Miles seconded the motion. The motion was approved by roll call vote and without objection (6-0-1, Vice Chair Davidson voted "present").

3. CDP-0601-01, Case Yergat (Woodside Village) (contains Dunblane Site and Magruder-McGregor Family Cemetery, Historic Resource 78-010)

Dr. Stabler presented the staff report. The subject application proposes 120 to 130 single-family detached and 516 to 531 single-family attached units for a total of up to 661 dwelling units. The Case and Yergat properties were part of the Dunblane land patent that was granted to Alexander Magruder on June 26, 1671. At his death in 1676, Dunblane was devised to his sons, James and John Magruder. James Magruder eventually acquired the title to the entire Dunblane land patent and later conveyed it to his brother, Samuel Magruder. Samuel Magruder devised 250 acres of Dunblane to his son John at his death in 1711. John Magruder is believed to have constructed the house on Dunblane around 1723, which remained standing until being destroyed in a gas explosion in 1969. John Magruder devised Dunblane to his son, Nathaniel Magruder. Nathaniel Magruder died in 1786 and his inventory listed 18 enslaved people on his plantation. Four men were described as smiths: Harry (45), Ben (32), Tom (25), and Will (22). The others listed were David (15), Charles (10), Bess (70), Moll (60), Clara (32, with a 3-month-old child), Rose (20), Poll (18), Molly (8), Sook (4), Cupid (4), Tom (3), Sam (3), Toby (2), and Adam (18 months). Dunblane was inherited by Francis Magruder, and it is presumed that the enslaved people listed in Nathaniel Magruder's will continued to reside on the Dunblane plantation. By the time of the 1790 Census, Francis Magruder held nine enslaved people. In 1800, he held 26 enslaved people and in 1810, he held 27 enslaved people. The 1798 Federal Direct Tax records described the Dunblane plantation as consisting of 249 acres with a dwelling house, a kitchen, storage related structures, tobacco sheds, and a slave quarter. Francis Magruder died in 1819 and the 1821 inventory of his estate listed 33 enslaved people: James (70), Biney (50), Pegg (45), Polly (6), Inocence (3), Mary (26), Caroline (5), Barney (3), Henry (3 months), Esther (26), John (7), Richard (5), Davy (3), Judy (25), George (3), Charles (1), Clara (22), Bill (8 months), Alsgery (?) (16), Chrissy (3 months), Kitty (20), Matilda (15), Lavinia (10), Harry (40), John (28), London (25), Aaron (28), Gabriel (21), Thomas (21), Hanson (18), Ben (12), and Nancy (18). Francis Magruder devised Dunblane to his daughters, Louisa, Eleanor W., and Elizabeth Magruder. The number of enslaved people listed was 35,

13 of whom were engaged in agriculture and one in manufacture. Louisa Magruder died in 1828 and devised her portion of Dunblane to her sister, Eleanor. In the case of the death of Eleanor without children, her estate was to go to their nephew Francis Magruder Bowie. In her will, Louisa Magruder freed one of her enslaved laborers named Tom. She further willed that all male and female slaves over 20 were to be freed six years after her death, all slaves aged 12-19 to be freed after 12 years, and all slaves under 12 to be freed when they reached the age of 25. The 1830 Census for Prince George's County is missing, but the 1840 Census enumerates Ellen W. Magruder as the head of household, with one white male, age 20-29, one white male, age 5-9, one other white female, age 20-29, and 26 enslaved people. Eleanor W. Magruder died February 5, 1847 and is buried in the Magruder Family Cemetery. In her will, Eleanor W. Magruder devised to her cousin Eliza Hamilton, wife of Dr. C.B. Hamilton, "all that part of my landed estate which lies on the south side of the public road leading from the long old fields through my plantation to Upper Marlboro on which my dwelling house stands." Dr. C.B. and Eliza Hamilton were probably the people residing with Eleanor W. Magruder as listed in the 1840 Census. Eleanor W. Magruder also directed in her will that "a good and sufficient brick wall resting on a granite foundation should be built around the family burying ground." She bequeathed all her negro slaves, except one, to Dr. C.B. Hamilton, to serve him one year from the time of her death and then to be free, with the expense of procuring their free papers to be paid out of her estate. She bequeathed her negro slave called Henny, daughter of Jenny, to Florence Holcomb. Eleanor W. Magruder's inventory enumerates 24 enslaved persons: Gabriel, Charles Lee, George Lee, Nace, Charles Gray, Moses, Bill, Tom, Mary, Silvey, Easter, Jane, Beck, Rachel, Lucy, Jeney, Milley, Henry, Hopey, Henny, Alfred, Susan, Nancy, and Bob. The Hamiltons likely continued to reside at Dunblane for a time after the death of Eleanor W. Magruder until they moved to Washington, DC. The Hamiltons sold the Dunblane plantation to a relative, George W. Watterston of Louisiana, on April 11, 1849. Although indicated as the owners of the property on the 1861 Martenet Map, the Watterstons do not appear to have resided on the property and likely operated the plantation with tenants. William T. Beall acquired the property in 1904 and farmed the land until he sold it in 1930 to Charles Raphael and Margaret Ellen Carrick. The land remained in the Carrick family until it was sold to David Carroll Case and Horace G. Baldwin in 1998.

The subject property includes the Dunblane Site & Magruder-McGregor Family Cemetery (Historic Resource 78-010). Located on the Dunblane property is the Magruder-McGregor Family Cemetery with interments and tombstones dating from 1810 to 1857. The original eighteenth century Dunblane House was destroyed in 1969. Dunblane was a one-and-one-half story, multi-part stucco-covered dwelling that was one of Prince George's County's most venerable landmarks because of its association with the earliest generations of the Magruder family. Dunblane was built in 1723 by John Magruder, grandson of Alexander Magruder, a Scottish immigrant. Three walls were constructed of bricks, the fourth was of log construction. At its destruction, Dunblane was the oldest Magruder dwelling in Maryland. The property had been documented with photographs and plan sketches by the Historic American Buildings Survey (HABS) in the 1930s. Dunblane Site & Magruder-McGregor Family Cemetery has not been evaluated by the HPC for potential designation as a Historic Site according to the criteria found in the Historic Preservation Ordinance (Subtitle 29 of the County Code). A ground penetrating radar survey was conducted in and around the Magruder Family Cemetery in June 2006. A total of 25 burials were identified and all cemetery elements were documented and photographed, including headstones, partial fencing, and vegetation. The results of the geophysical survey were included with the Phase I archeology report. It is possible that, with the completion of archeological investigations, the Magruder-McGregor Family Cemetery and/or the Dunblane House site could be found to meet Historic Site designation Criterion A.

A Phase I archeological survey was conducted on the five parcels comprising the Woodside Village property (Wholey, Suit, Yergat, A. Bean, and Case) from February to April 2005 and January to May 2007. Twelve archeological sites were identified on the overall property. Six archeological sites (18PR898, 18PR899, 18PR900, 18PR901, 18PR902, and 18PR903) were recorded on the Yergat and Case properties. Historic Preservation Section staff concurred with the Phase I report's findings that no further work was

necessary on sites 18PR899, 18PR902 and 18PR903. In addition, staff concurred that Phase II investigations were necessary on sites 18PR898, 18PR900, and 18PR901. Phase II archeological investigations were completed on the Case property by the previous applicant's archeological consultant. However, the draft Phase II report was never submitted to Historic Preservation Section staff. The applicant retained another consultant to perform additional Phase II investigations on sites 18PR900 and 18PR901 to determine if intact deposits or features in each site were present. No Phase II investigations were conducted on site 18 PR898 on the Yergat property. Phase II investigation of sites 18PR900 and 18PR901 on the Case property were completed in October 2021. Most of the historic artifacts found were identified in mixed contexts and possibly represent erosion from a historic period site located outside the boundaries of the subject property. The bulk of the material recovered in the western portion of the site dates from the late eighteenth through the first half of the nineteenth centuries. Due to the lack of intact deposits or features and extensive twentieth century disturbance, no further work was recommended on sites 18PR900 and 18PR901. Historic Preservation Section staff concurred that no additional archeological investigations were necessary on either site.

The Magruder family held enslaved people on the subject property during their occupation of the site. The Magruder family cemetery does not appear to be large enough to have included burials of enslaved people. Therefore, it is possible that a separate burial ground for the enslaved people exists on the larger property. Historic Preservation Section staff have identified several areas where a slave cemetery may have been located. The applicant should work with Historic Preservation Section staff to investigate some areas of the subject property that were not previously shovel tested to determine if a separate burial ground for enslaved people is present. A Phase I archeology survey was conducted on the Yergat property in February 2005, with additional investigations in April 2007. Two historic archeological sites (18PR898, a late nineteenth to twentieth century tenant site and 18PR899, a late nineteenth to twentieth century artifact scatter) were identified on the property. Due to the large number of artifacts recovered and the large size of the site, Phase II evaluation was recommended for site 18PR898 to determine its eligibility to the National Register of Historic Places. No further work was recommended for site 18PR899 due to its lack of intact deposits, lack of structural debris, and lack of evidence for structures at this location. Staff concurred with the recommendations of this report that no additional archeological investigations were necessary on site 18PR899, located in the northern portion of the Yergat Property. Staff also concurred with the recommendations of this report that Phase II investigations should be performed on portions of site 18PR898 to determine its extent, the presence of intact features, and its eligibility for inclusion in the National Register. A Phase II work plan should be presented to and approved by the Historic Preservation Section prior to beginning any further work.

At the time of the submission of the associated Preliminary Plan, the HPC should evaluate the Dunblane Site and Magruder-McGregor Family Cemetery (Historic Resource 78-010) to determine if it meets any of the Historic Site criteria in Subtitle 29. Any associated Environmental Setting for the historic site should include adequate buffering from nearby features of the proposed development such as roadways, sidewalks, lighting, or stormwater management facilities. Based on the historic significance of the Dunblane property and its association with the Magruder family, the Magruder-McGregor family cemetery should be protected and maintained throughout the development process. A plan for the long-term maintenance and preservation of the site should be developed for the cemetery by the applicant. Should the Magruder-McGregor Family Cemetery and/or an archeological feature within the developing property be designated as a Historic Site, the buffering provisions of the Prince George's County Landscape Manual would apply, and careful consideration should be given to the character of fencing, lighting, and landscape features to be introduced. Three hard copies and three digital copies of the final Phase II report for the Case property should be submitted prior to the approval of the associated Preliminary Plan of Subdivision. A Phase II archeological investigation is recommended on portions of site 18PR898 on the Yergat property. The applicant's archeological consultant should submit a Phase II work plan for site 18PR898 to Historic Preservation Section staff prior to approval of the associated Preliminary Plan of Subdivision. The artifacts

recovered from Phase I and Phase II investigations conducted on the Case Property and Phase I investigations on the Yergat property by Greenhorne & O'Mara (now Stantec) archeologists under the previous owner, were never curated with the Maryland Archaeological Conservation (MAC) Lab in Calvert County. The applicant should contact Stantec archeologists about curating the artifacts recovered from the previous investigations on the Case and Yergat properties at the MAC Lab. In summary:

1. Prior to approval of the preliminary plan:
 - a. The applicant shall prepare a draft perpetual maintenance covenant to be attached to the legal deed (i.e., the lot or parcel delineated to include the Magruder Family Cemetery 78-010). Evidence of this covenant shall be presented to and approved by the Planning Board or its designee prior to final plat.
 - b. The applicant shall demonstrate that the Dunblane (Magruder Family) Cemetery (Historic Resource 78-010) shall be preserved and protected in accordance with Section 24-135.02 of the Subdivision regulations including:
 - i. An inventory of existing cemetery elements which shall be provided to Historic Preservation staff for review and approval.
 - ii. Measures to protect the cemetery during development, which shall be provided to Historic Preservation staff for review and approval.
 - iii. An appropriate fence or wall constructed of stone, brick, metal or wood shall be maintained or provided to delineate the cemetery boundaries. The design of the proposed enclosure and a construction schedule shall be reviewed and approved by Historic Preservation staff.
 - iv. The applicant shall provide a final report detailing the Phase II investigations on sites 18PR898, 18PR900, and 18PR901, and shall ensure that all artifacts are curated at the Maryland Archaeological Conservation Lab in Calvert County, Maryland.
2. At the time of preliminary plan, if any archeological sites have been identified as significant and potentially eligible to be designated as a Prince George's County Historic Site or determined to be eligible for listing in the National Register of Historic Places, the applicant shall provide a plan for:
 - a. Avoiding and preserving the resource in place; or b. Phase III Data Recovery investigations and interpretation.
3. Prior to the approval of a Specific Design Plan application (or applications) for the area including the Magruder Family Cemetery and any significant archeological sites, the applicant's Phase III Data Recovery plan shall be approved by the M-NCPPC staff archeologist. The Phase III (Treatment/Data Recovery) final report shall be reviewed for compliance with the Guidelines for Archeological Review before any ground disturbance or before the approval of any grading permits within 50-feet of the perimeter of the archeological site(s) identified for Phase III investigation.
4. Prior to the approval of a Specific Design Plan, the applicant shall provide a plan for any interpretive signage to be erected (based on the findings of the Phase I, Phase II, and/or Phase III archeological investigations). The location and wording of the signage shall be subject to approval by the M-NCPPC staff archeologist. The installation of the signage shall occur prior to the issuance of the first building permit for the development.

5. Prior to the approval of a Specific Design Plan application (or applications) for the area including the Magruder Family Cemetery (78-010) and any significant archeological sites, the applicant shall provide for buffering of the cemetery and/or any archeological site designated as a Historic Site, in compliance with the Prince George's County Landscape Manual.
6. Prior to the approval of the first building permit for the development, the applicant shall provide for a permanent wall or fence to delineate the Dunblane (Magruder Family) cemetery boundaries and provide for the placement of an interpretive marker at a location close to or attached to the cemetery fence/wall. The applicant shall submit the design of the wall or fence and proposed text for the marker for review and approval by the Historic Preservation staff.

Mr. Robert Antonetti, the applicant's attorney, indicated that the proposal will consist predominantly of single family detached homes, as well as some townhouses. He urged the HPC to consider approval of the CDP with the inclusion of staff's conditions, as modified.

MOTION: Commissioner Schneider moved that the HPC recommend to the Planning Board approval of CDP-0601-01, Case Yergat (Woodside Village), with the following conditions:

1. Prior to approval of the preliminary plan:
 - a. The applicant shall prepare a draft perpetual maintenance covenant to be attached to the legal deed (i.e., the lot or parcel delineated to include the Magruder Family Cemetery 78-010). Evidence of this covenant shall be presented to and approved by the Planning Board or its designee prior to final plat.
 - b. The applicant shall demonstrate that the Dunblane (Magruder Family) Cemetery (Historic Resource 78-010) shall be preserved and protected in accordance with Section 24-135.02 of the Subdivision regulations including:
 - v. An inventory of existing cemetery elements which shall be provided to Historic Preservation staff for review and approval.
 - vi. Measures to protect the cemetery during development, which shall be provided to Historic Preservation staff for review and approval.
 - vii. An appropriate fence or wall constructed of stone, brick, metal or wood shall be maintained or provided to delineate the cemetery boundaries. The design of the proposed enclosure and a construction schedule shall be reviewed and approved by Historic Preservation staff.
 - viii. The applicant shall provide a final report detailing the Phase II investigations on sites 18PR898, 18PR900, and 18PR901, and shall ensure that all artifacts are curated at the Maryland Archaeological Conservation Lab in Calvert County, Maryland.
2. At the time of preliminary plan, if any archeological sites have been identified as significant and potentially eligible to be designated as a Prince George's County Historic Site or determined to be eligible for listing in the National Register of Historic Places, the applicant shall provide a plan for:
 - a. Avoiding and preserving the resource in place; or
 - b. Phase III Data Recovery investigations and interpretation.

3. Prior to the approval of a Specific Design Plan application (or applications) for the area including the Magruder Family Cemetery and any significant archeological sites, the applicant's Phase III Data Recovery plan shall be approved by the M-NCPPC staff archeologist. The Phase III (Treatment/Data Recovery) final report shall be reviewed for compliance with the Guidelines for Archeological Review before any ground disturbance or before the approval of any grading permits within 50-feet of the perimeter of the archeological site(s) identified for Phase III investigation.
4. Prior to the approval of a Specific Design Plan, the applicant shall provide a plan for any interpretive signage to be erected (based on the findings of the Phase I, Phase II, and/or Phase III archeological investigations). The location and wording of the signage shall be subject to approval by the M-NCPPC staff archeologist. The installation of the signage shall occur prior to the issuance of the first building permit for the development.
5. Prior to the approval of a Specific Design Plan application (or applications) for the area including the Magruder Family Cemetery (78-010) and any significant archeological sites, the applicant shall provide for buffering of the cemetery and/or any archeological site designated as a Historic Site, in compliance with the Prince George's County Landscape Manual.
6. Prior to the approval of the first building permit for the development, the applicant shall provide for a permanent wall or fence to delineate the Dunblane (Magruder Family) cemetery boundaries and provide for the placement of an interpretive marker at a location close to or attached to the cemetery fence/wall. The applicant shall submit the design of the wall or fence and proposed text for the marker for review and approval by the Historic Preservation staff.

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

D. Historic Area Work Permit

1. 2022-007, James Gardiner House (Historic Site 81A-008)

Mr. Tana presented the staff report. The applicant requested a Historic Area Work Permit (HAWP) for alterations to the James Gardiner House (Historic Site 81A-008), built circa 1922 on an established, working farm. At the time the primary dwelling was built, the farm consisted of 209-3/4 acres and illustrated the shift from large plantations to small farms that occurred in Prince George's County during the last decades of the nineteenth century. The Colonial Revival-style James Gardiner House stands out as a more high-style example of a farmhouse in Prince George's County than the more commonly found vernacular I-house form. The James Gardiner House maintains a high level of integrity, which helps the building convey its significance as a high-style Colonial Revival-style farmhouse. Set on a concrete foundation, the large two-and-a-half-story house is wood-frame construction. The five-bay wide structure is clad in weatherboard siding with corner boards, all of which is original to the house. A hipped roof with overhanging eaves caps the structure. Covered with asphalt shingles, the roof is pierced by an interior-side corbelled brick chimney. Front-gabled dormers with raked cornices are located on the facade and south rear elevation.

The applicant proposed the installation of a 6-foot-tall wood privacy fence along the perimeter of the rear yard, and a 6-foot-tall black aluminum fence from the northern termini of the rear privacy fence, across the lot to the rear elevation of the house on the east and west sides, forming an enclosure around the entire back yard area. The rear section of the fence, running approximately 505 linear feet, would be constructed

of pressure treated pine dog ear privacy fence panels, finished in white and mounted on fence posts. The side front portion of the fence, running approximately 81 linear feet to the west and 44 linear feet to the east, would be constructed of black aluminum decorative fence panels. A gate of matching style would be installed in the west section of the aluminum fence.

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 2022-007 as meeting provisions 1, 2, and 3 of Subtitle 29-111(b) and Standards 1 and 2 of the Secretary of the Interior's *Standards for Rehabilitation*.

MOTION: Commissioner Schneider moved to approve HAWP 2022-007 as meeting provisions 1, 2, and 3 of Subtitle 29-111(b) and Standards 1 and 2 of the Secretary of the Interior's *Standards for Rehabilitation*. Commissioner Branch-Miles seconded the motion. The motion was approved by roll call vote and without objection (7-0).

E. Update from Department of Parks & Recreation

1. Glenn Dale Hospital Historic District (70-050)

Ms. Kathy Consoli, Acting Division Chief of the Special Projects Unit for DPR, introduced the update regarding the Glenn Dale Hospital Historic District. Mr. David Vos, Development Project Manager, Alexander Company, presented the update.

2. Walker Mill Regional Park Master Development Plan (contains Concord & Cemetery, Historic Site 75A-001)

Mr. Joseph Arce presented the update regarding the Walker Mill Regional Park Master Development Plan.

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

F. Commission Staff Items

1. HAWP Staff Sign Offs

There were no further questions.

2. Properties of Concern

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

3. Referrals Report

There were no further questions.

4. Correspondence Report – No Correspondence Report

5. New Business/Staff Updates

Public comments followed and were off the record.

MOTION: Commissioner Pruden moved to adjourn. The motion was seconded by Commissioner Schneider. The motion was approved by acclamation and without objection (7-0). The meeting adjourned at 9:15 p.m.

Respectfully submitted,



Ashley Sayward Hall
Planning Technician III
Historic Preservation Section