



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 10/20/20

Summary of Actions

Prince George's County Historic Preservation Commission
Tuesday, September 15, 2020, 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, Yolanda Muckle, Royal Reff, Aaron Marcavitch, Chairman John Peter Thompson, Donna Schneider
Commissioners Absent:	Nathania Branch-Miles
HPC Counsel:	Bradley Farrar, Esq.
Staff Present:	Howard Berger, Jennifer Stabler, Tom Gross, Daniel Tana, Ashley Hall, Ben Bernstein

Guest: Name	Agenda Item
Sarah Cavitt	F.1.
Anna Bernanke	K.5.a.
Thomas Haller	E.1.
Sharon Bradley	K.5.a.
Howard Ways	K.5.a.
Geeta Raj	K.5.a.
Rachel Leitzinger	C.1.
Molly Porter	D.1.
Bill Shipp	F.1.
Andre Gingles	F.1.
Kevin Flemming	C.1.
Keith Tunell	C.2.
Daniel Filippelli	F.1.
Shahnur Bostan	F.2.
Miller Hopkins	F.2.
Ruth Grover	D.1.
Grant Giel	D.1.
George Warholic	D.1.

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 Branch-Miles was absent.

B. Approval of Meeting Summary – July 21, 2020

MOTION: Commissioner Pruden moved to approve the July 21, 2020 meeting summary. The motion was seconded by Commissioner Schneider. The motion was approved by roll call vote and without objection (7-0).

Item K.5.a. followed.

K. Commission Staff Items

5. New Business/Staff Updates

a. Briefing: Fairview and Cemetery (71A-013)

Mr. Howard Ways provided information regarding proposed plans for Fairview (Historic Site 71A-013). Ms. Geeta Raj and Ms. Anna Bernanke provided some additional information for proposed educational programs planned to take place at Fairview. Ms. Sharon Bradley provided some information regarding the history of the property and the proposed changes within the historic site's Environmental Setting.

Commissioner Muckle indicated that she was excited about this project. Chairman Thompson asked what the plan was for the house itself. Mr. Ways indicated that, moving forward, the house would be utilized for administrative purposes and would be restored.

Mr. Berger stated that the applicant would be working closely with staff to develop any proposal and the Historic Preservation Commission (HPC) moving forward and indicated that the presentation heard at this HPC meeting was only for briefing and orientation purposes.

Item C.1. followed.

C. Development Referrals

1. SDP-1302-06, Parkside Sections 5&6 (Architecture [Mid-Atlantic Homes]) (adjacent to Blythewood, Historic Site 78-013)

Dr. Stabler presented the staff report. The subject property is part of the larger Parkside development, containing approximately 757 acres. This application proposes architecture for Mid-Atlantic Builders for the 22-foot rear loaded and 24-foot front loaded single family attached units in Section 6 of the Parkside development. Section 6 is located to the south of and adjacent to the Blythewood Historic Site (78-013). Built circa 1830, with later additions, Blythewood is a multi-section frame farmhouse, and the principal feature of a large farm complex. The two-story, side-gabled main block of the house was built circa 1830; a shed-roof kitchen wing was added circa 1860 at one end, and a one-story enclosed porch was built at the other end in the 1920s. The principal west façade of the main block is fronted by a two-story portico, also

added in the 1920s. The house and domestic buildings stand on high ground overlooking a complex of agricultural outbuildings to the south. Originally developed for William F. Berry, the Blythewood complex is an excellent example of a complete nineteenth and twentieth-century farm establishment. The area included within the boundaries of this specific design plan application is adjacent to the Blythewood Historic Site to the south. The HPC previously recommended two conditions for Preliminary Plan 4-16001 to the Planning Board for review of the architecture of any buildings in the vicinity of the Blythewood Historic Site. The Planning Board adopted the HPC's recommendations and conditions in its review of Preliminary Plan 4-16001.

Application SDP-1302-05 proposed the realignment of certain portions of the development to add a greater variety of townhouse types. Some of the units fronting on Home Farm Lane will now have the rears of the buildings facing the Blythewood Historic Site. The exhibits indicate that the townhouse units closest to the Blythewood Historic Site should be substantially screened with the proposed landscape buffer. A landscape buffer was previously approved with SDP-1302-03 and SDP-1302-05. All side elevations that will face the Blythewood Historic Site will be fully clad in brick with multiple standard and optional windows. The required landscape buffer for development adjacent to a Historic Site, together with additional plant units at the rear of the units fronting on Home Farm Lane with the rears facing the Historic Site, should provide sufficient buffering. Historic Preservation staff recommended that the HPC recommend to the Planning Board approval of SDP-1302-06 Parkside Sections 5 and 6 with no conditions.

Mr. Kevin Flemming, on behalf of the applicant, stated that he was happy to answer questions. Ms. Rachel Leitzinger also indicated that she was available for questions. There were no questions.

MOTION: Commissioner Pruden moved to recommend approval of SDP-1302-06 to the Planning Board with no conditions. Commissioner Reff seconded the motion. The motion was approved by roll call vote and without objection (6-0-1, Vice Chair Davidson voted "present").

2. SDP-1302-08, Parkside Sections 5&6 (Architecture [Dan Ryan]) (adjacent to Blythewood, Historic Site 78-013)

Dr. Stabler presented the staff report. The subject property is part of the larger Parkside development, containing approximately 757 acres. This application proposes architecture for Dan Ryan Builders for the 16-foot, 20-foot and 22-foot rear loaded and 22-foot and 24-foot front loaded single family attached units in Section 5 and five single family detached models in Section 6 of the Parkside development. Section 5 is located to the southwest and Section 6 is located to the south of and adjacent to the Blythewood Historic Site (78-013). Most of these models were previously approved under SDP-1003 and SDP-1205 and its various revisions for Sections 1A, 1B, 2 and 3. These sections were not reviewed by the HPC because they are not adjacent to the Blythewood Historic Site. The area included within the boundaries of this specific design plan application is adjacent to the Blythewood Historic Site to the southwest and southeast. The HPC reviewed Preliminary Plan 4-16001, Parkside, at its June 19, 2018 meeting. The HPC recommended two conditions to the Planning Board for review of the architecture of any buildings in the vicinity of the Blythewood Historic Site. The Planning Board adopted the HPC's recommendations and conditions. Application SDP-1302-05, which was reviewed at the Planning Director level and was not reviewed by the HPC, proposed the realignment of certain portions of the development to add a greater variety of townhouse types. The lot sizes for the units in Section 5 that will be visible from the historic site were not altered. Additional viewshed exhibits were submitted with this application to determine the visibility of these units from the historic site. The exhibits indicate that the townhouse units closest to the Blythewood Historic Site in Section 5 should be substantially screened. The single-family detached houses in the eastern portion of Section 6 should not be visible from the historic site due to the rolling topography and distance from the house. The subject SDP provides the scale, mass, proportion, materials,

and architecture for the units most visible from the Blythewood Historic Site in Sections 5 and 6. Dan Ryan Builders' proposed architecture provides for multiple options, such as extensions, sunrooms and decks of varying widths, as well as optional lofts on all single-family attached models. The 20-foot rear-loaded units located along Woodyard Road are the only lots that will be visible from the Blythewood Historic Site. The fronts of these units will be primarily visible from the historic site, with only two lots having the sides visible. The proposed architecture includes side elevations that have at least three optional windows and stone or brick veneer that can be used on highly visible sides. A landscape buffer was previously approved with SDP-1302-03 and SDP-1302-05. The required landscape buffers should provide sufficient screening of the new construction from the Blythewood Historic Site. Historic Preservation staff recommended that the HPC recommend to the Planning Board approval of SDP-1302-08 with no conditions.

Mr. Keith Tunnell, on behalf of the applicant, stated that he was available for questions. There were no questions.

MOTION: Commissioner Pruden moved to recommend approval of SDP-1302-08 to the Planning Board with no conditions. Commissioner Reff seconded the motion. The motion was approved by roll call vote and without objection (6-0-1, Vice Chair Davidson voted "present").

D. Historic Resource Evaluation

1. Toaping Castle Site (Archaeological Site 18PR801)

Dr. Stabler presented the staff report. In 2005, Capitol Cadillac submitted a development plan, DSP-05038, that proposed to construct a new sales facility and a parking lot near the remains of Toaping Castle, a nineteenth-to-twentieth-century plantation manor house. The Toaping Castle site is located within the Golden Triangle development between U.S. Interstate 95/495, Kenilworth Avenue, and Greenbelt Road. Limited historical, architectural, and archeological research was conducted to delineate the footprint of the building so that fencing could be installed to protect the ruins. The limited shovel test pit survey resulted in the identification of concentrations of dense architectural remains from the foundation to approximately 16.4 feet west of the foundation and from the foundation to approximately 16.4 feet northwest of the foundation. These same shovel tests also yielded nineteenth century machine-cut nails and window glass. A larger area, to approximately 49.2 feet north-northwest of the foundation, also contained a dense concentration of architectural remains. This concentration is near a concrete pad and was believed to represent the remains of the manor house foundation. The foundation and concentration of architectural remains were registered as Archaeological Site 18PR801. Development proposal DSP-05038 was approved by the Planning Board on November 3, 2005, but the proposed car dealership building was never constructed. Through the Approved Greenbelt Metro Area and MD 193 Corridor Sector Plan and Proposed Sectional Map Amendment on March 5, 2013, the Toaping Castle archeological site was designated a Prince George's County Historic Resource. Prior to submittal of a new development application, additional Phase I investigations were conducted in March 2020 in an area west of the previously tested portion of the site to determine if intact archaeological features or deposits were present. Based on the results of the additional Phase I survey, the site boundary of 18PR801 was extended approximately 65.5 feet east of the manor house ruins. Three features, consisting of architectural elements related to the Toaping Castle manor house, were identified. These include the foundation and cellar of a segment of the manor house, an associated concrete stoop, and a subsurface brick feature and associated surficial rubble pile. Based on the presence of intact cultural deposits and features surrounding the Toaping Castle ruins, Stantec archaeologists determined that site 18PR801 was eligible for listing in the Prince George's County Inventory of Historic Resources under Criterion 1d and in the National Register of Historic Places under Criterion D. Additionally, the site could answer research questions related to

themes within the antebellum and postbellum research guides developed by M-NCPPC. Specifically, the Toaping Castle site could provide information on small-sized plantations of the National period, particularly in the role they played in the county's economy, and of the Postbellum period, when non-tobacco crops and livestock played an important role in the survival of the farms. The Phase I report recommended avoidance of the Toaping Castle ruins. On June 16, 2020, RF Greenbelt RD, LLC submitted a detailed site plan, DSP-19045, to construct a Royal Farms convenience store on part of Lot 7 of the Greenbelt Triangle subdivision. The Toaping Castle archaeological site is located within the area of development and triggered the evaluation of the property for designation as a historic site in the Prince George's County Historic Sites and Districts Plan. Development application DSP-19045 proposes stormwater management ponds to the east and west of the Toaping Castle archaeological site. Therefore, Historic Preservation staff recommended that Phase II archaeological investigations be conducted to determine the extent of any intact and significant archaeological deposits in that area. Stantec archaeologists conducted Phase II archaeological investigations in June 2020. Two features, a potential hearth foundation and a landscape drainage ditch with an associated drainage pipe, were identified. Diagnostic artifacts recovered from the test units confirmed a mid to late nineteenth century to mid-twentieth century occupation of the house. The Phase II investigations confirmed that no significant deposits or features would be impacted by construction of the stormwater management pond to the east of the intact house foundations. The significant portions of the Toaping Castle Site that will be preserved in place within the Royal Farms Greenbelt development encompasses an area of 3,279 square feet. As proposed in DSP-19045, the remains of the foundations of the Toaping Castle house will be set on the south side of the unnamed entry road leading into the development to the east of Capitol Drive with a fenced area containing the significant portions of the Toaping Castle Site. The applicant proposes to enclose the site area with a split-rail fence. The site will be accessed from the unnamed entry road and a crosswalk will be provided from the sidewalk on the north side of the entry road. The applicant proposes a sitting area with a bench and an interpretive sign at the northwest corner of the fenced area. Plantings will be provided along the south side of the fenced area adjacent to the MD 193 right-of-way. No plantings are proposed within the fenced area, as this would cause damage to the archaeological site.

Toaping Castle began as a large, white-oak log house built by Isaac Walker and his brothers circa 1746. According to the family history, the three Walker brothers had fled Scotland with a bounty on their heads for their participation in the Jacobite Rebellion. What is undisputed is that they constructed their dwelling at the headwaters of Bear Garden Branch, now Indian Creek, in Prince George's County and named it after a former residence in Scotland. Isaac continued to live at Toaping Castle with his wife, Elizabeth, until his death in 1807. Isaac and Elizabeth had three sons; Isaac, Charles, and Nathan, as well as one daughter. In 1754, Isaac Walker patented 64 acres of land he had received from Frederick, Lord Baron of Baltimore. Another patent dated 1786 enlarged the lands of Toaping Castle. According to the patent record, the additional land had been gained from surrounding vacant land that Isaac had improved prior to receiving the patent. In 1798, Nathan Walker is listed as the owner of Toaping Castle while Isaac was listed as possessing or inhabiting the house. Isaac Walker was listed as owning one enslaved individual between the ages of 12 and 50. No records for enslaved individuals owned by Nathan Walker at this time were found. Isaac Walker died in 1807. His will allowed his "two faithful servants" Jack and Henry to choose their masters and suggests they may have been given their freedom after five years. Nathan Walker married Nancy Baggerly of Montgomery County and had three children, one of whom died in infancy. In 1810, following the death of Nancy, Nathan married his second wife, Elizabeth Thomas of Charles County. Nathan and Elizabeth had seven children, including Jonathan Thomas and Samuel Hamilton. The 1828 Tax List for Prince George's County indicates that the Toaping Castle property totaled approximately 169 acres and that Nathan Walker owned 10 enslaved individuals. In 1831, Nathan added almost 18.5 acres to Toaping Castle, patenting "Walker's Addition to Toaping Castle." The 1840 census enumerates seven individuals within the household, including Nathan, Elizabeth, daughter Mary, three enslaved individuals, and one male who may have been Nathan and Elizabeth's eldest son, Jonathan Thomas. Nathan Walker died at Toaping Castle on 28 December 1842. The inventory of his estate lists 14

enslaved individuals between the ages of 10 and 48 years. It appears that Toaping Castle was not a substantial farm and perhaps, as a carpenter, Nathan Walker did not need a large plantation to provide for his family. The children of Nathan Walker lived near Prince George's County, apart from Nathan Jr. and Samuel Hamilton. Nathan Jr. died suddenly in November 1839, leaving a wife, Ann Stone Walker, and a daughter, Florida. Jonathan Thomas Walker, eldest son of Nathan and Elizabeth, lived at Toaping Castle until he moved to Washington, D.C. in 1829. He married Jane Benson in 1833, and the couple moved into a house constructed by Jonathan. The couple had 12 children, 8 of whom survived into adulthood, including another Samuel Hamilton, who compiled the family history in 1883, and Elizabeth Jane. When Abraham Lincoln was inaugurated, Jonathan and Jane moved back to Toaping Castle out of fear that the District of Columbia would not be safe under the new president. In 1866, Jonathan purchased Pleasant Prospect, a Federal-style plantation house in Mitchellville, Maryland, where he lived until his death in 1885. Census records from 1850 enumerate Elizabeth Thomas Walker (wife of Nathan Sr.) in the Vansville District, which included the Toaping Castle property. Jonathan Thomas Walker and his family were still in Washington, D.C. in 1850. A letter from Elizabeth Thomas Walker (wife of Nathan Sr.) to Florida Walker (daughter of Nathan Jr.), dated 19 July 1858, mentions that she had given the "homestead" to her son Thomas (Florida's uncle) and that Thomas had removed and replaced the old house. Elizabeth says that "Cousin Lizzie and her husband, Mr. Lester, are staying there now." "Cousin Lizzie" is Jonathan's eldest daughter, Elizabeth Jane, born in 1836 and married to William Wharton Lester. Another letter to Florida Walker from her cousin Jennie Beall in 1860 relates Elizabeth Thomas Walker's death in April of that year. It also states that Elizabeth had not left a will and that Thomas, as the eldest son of Nathan and Elizabeth, would be overseeing the estate. Elizabeth Lester, daughter of Jonathan Thomas Walker, was no longer living at Toaping Castle in 1860. Instead, Elizabeth is enumerated in the census as residing in Washington, D.C. Historical maps confirm that Toaping Castle remained in the hands of the Walker family after the death of Elizabeth Walker. The 1861 Martenet map shows that Thomas Walker owned the property, while the Hopkins map of 1878 indicates that the residence had passed into the hands of an L. J. Walker, who may have been Elizabeth "Lizzie" Jane Walker Lester. The Lester family had moved back to Toaping Castle at least five years before the recording of the 1870 census, as all their children are listed as having been born in Maryland. The Walkers of Toaping Castle, written in 1883 by Samuel H. Walker, Elizabeth's brother, states that an icehouse existed where the original log home once stood. It also mentions that an old weaving room was located where the bee house was situated in 1883. The cemetery was reportedly overgrown with pines and difficult to recognize if one was not familiar with the place. Just a few months prior to his death in 1885, Jonathan and Jane Walker deeded 188.175 acres of the Toaping Castle property to Elizabeth Lester. In the 1890s, Elizabeth Lester began dividing the Toaping Castle property among her children. A 2-acre parcel was sold to a neighbor, N. B. Benton, in 1906. A 16-acre parcel was sold to tenants Harry A. and Mary W. Bacon and John T. and Joseph P. Ham in 1910. A right-of-way for installing telephone lines was deeded to the Chesapeake & Potomac Telephone Company in 1913. The final parcel sold by Elizabeth was a 5-acre parcel purchased by tenants Joseph T. and Ollie S. Wilkinson in 1920. By 1910, only Elizabeth, Amy Olmstead, and William H. Olmstead were living at Toaping Castle. In April of 1910, Elizabeth put an 11-acre parcel of Toaping Castle in a trust supervised by trustees Fillmore Beall and Grace Marlow. The deed of trust stipulated Elizabeth would reside on the property until her death, at which time the property would pass to her eldest child, Amie Lester Olmstead. In Elizabeth's will, additional property belonging to the original Toaping Castle estate was passed on to her children. Portions of this property were then sold between the siblings, as evidenced by a deed between Wharton E. Lester and his sister, Delia L. Simonds, recorded in April 1926. In 1933, Amie Lester Olmstead, through a trust now run by brother Walker B. Lester after the deaths of the original trustees, sold Toaping Castle to William P. Magruder and the property finally passed out of the Walker family. Magruder had previously purchased the mortgage of an adjoining parcel from Amie, Harris, and Harris's wife Alice in 1928. Amie and Harris inherited the property following the death of Elizabeth Lester. Magruder did not hold on to either property for long, selling both to the federal government in 1935. The federal government purchased the properties along with several others in the surrounding area (including other parcels that

were once part of the original Toaping Castle property) as part of President Franklin Delano Roosevelt's Resettlement Administration "green belt" town program to establish cooperative communities. The three towns (Greenbelt, Maryland; Greenhills, Ohio; and Greendale, Wisconsin) constructed for the program were part of an initiative to provide work relief for the unemployed during the Great Depression, provide affordable housing for low income workers, and serve as models for future town planning. Construction for the Greenbelt community began in the fall of 1935 in what was then an isolated area northeast of Washington, D.C. The property containing the Toaping Castle house was not included in the initial designs. A 1945 topographic map depicts Toaping Castle as an isolated house along Glen Dale Road. The federal government operated the Greenbelt community until 1952, when it filed several quitclaim deeds and sold all the property within the community, including several hundred acres of undeveloped land, to the Greenbelt Veteran Housing Corporation. Toaping Castle, included in a larger 56.8789-acre undeveloped parcel designated, was part of a 279.8-acre purchase. To address the approximately 700 unimproved acres purchased from the federal government, the Greenbelt Veteran Housing Corporation quickly formed the Greenbelt Land Improvement Corporation, a subsidiary created to further develop the community. The Greenbelt Land Improvement Corporation was officially awarded title to these lands in 1954. However, the demand for cooperative housing in the area did not meet expectations, and the Greenbelt Land Improvement Corporation decided to sell the unimproved acreage, minus the two developments they managed to build by 1956. Lucille M. Goggins purchased 19 parcels, including the property containing Toaping Castle, in 1959. In 1961, she sold several of these parcels to Lakeview Estates, Inc. Several months later, Lakeview Estates, Inc. sold the parcel containing Toaping Castle to Milton E. Selig. Photographs published in the 1967 article by James C. Wilfong, Jr., entitled Paths to Glory, provide the best information on the appearance of the Toaping Castle structure. The photographs, dated 1952, illustrate a somewhat narrow but long two-story main structure with two chimneys. Approximately one-third of the main structure evidences a different roof height, suggesting it was either the original core or a later addition. The remaining two-thirds of the main structure represents either a single structure or two building episodes, based on differences in window numbers and placement. As the property had been unoccupied since its sale to the federal government, if not during the Magruder ownership or the later years of Amie Olmstead's occupation of the property, it is likely the smaller structure collapsed from neglect. The rest of the structure was demolished sometime after 1964. Through most of its history, Toaping Castle appears to have been a modest plantation.

Over the years, the integrity of the site has been impacted by the construction of MD 193 and the Capital Beltway and construction of the Capitol Cadillac car dealership in 1979. Based on the history of the property and its owners, and the results of archeological investigations, staff recommended that the Toaping Castle Site, 18PR801, can be found to meet historic site designation criteria (1)(A)(i), (1)(A)(iii), and (1)(A)(iv) of Subtitle 29-104(a). Staff therefore recommended that the HPC designate the Toaping Castle Site (18PR801) and its 0.075-acre Environmental Setting, part of Lot 7 in the Greenbelt Triangle subdivision, as a Prince George's County Historic Site.

Mr. Berger indicated that staff was in receipt of a letter from the City of Greenbelt, and Dr. Stabler submitted the letter into the record as "Proponent's Exhibit #1." The letter indicated that the Greenbelt City Council voted unanimously to support the designation of the Toaping Castle site as a Prince George's County Historic Site.

Commissioner Marcavitch asked about the plan for ongoing maintenance of the site. Dr. Stabler indicated that this question would be more appropriate for the next agenda item.

Ms. Molly Porter, City Planner for the City of Greenbelt, reiterated the City of Greenbelt's support for the designation of the Toaping Castle archaeological site as a Prince George's County Historic Site.

Mr. Thomas Haller, the applicant's attorney, indicated that they fully support the designation of the historic site as recommended by staff.

MOTION: Commissioner Pruden moved that the HPC designate the Toaping Castle site and its Environmental Setting as shown on the applicants submittal as a Prince George's County Historic Site as meeting criteria (1)(A)(i), (1)(A)(iii), and (1)(A)(iv) of Subtitle 29-104(a). Commissioner Marcavitch seconded the motion. The motion was approved by roll call vote and without objection (6-0-1, Vice Chair Davidson voted "present").

E. Development Referral

1. **DSP-19045, Royal Farms Greenbelt (Contains Toaping Castle Historic Resource, Archaeological Site 18PR801)**

Dr. Stabler presented the staff report. She indicated that DSDS-701 would not be heard as it was withdrawn. The subject property comprises 4.07 acres and is part of lot 7 in the Greenbelt Triangle Subdivision. It is located at the east end of the intersection of Capitol Drive and Greenbelt Road, within the Golden Triangle Office Park, in Planning Area 67, and Councilmanic District 4. The subject site is also located within the Golden Triangle Office Park Focus area of the 2013 Approved Greenbelt Metro Area and MD 193 Corridor Sector Plan and Sectional Map Amendment. The subject application proposes a 4,649-square-foot food and beverage store, a gas station, and a separate 4,368-square-foot commercial building on the 4.07-acre site. The subject site contains the Toaping Castle Site, 18PR801, which is now a Prince George's County Historic Site. In 2005, Capitol Cadillac submitted a development plan, DSP-05038, that proposed to construct a new car sales facility and a parking lot near the remains of Toaping Castle, a nineteenth to twentieth century plantation manor house. The Toaping Castle site is located within the Golden Triangle development between U.S. Interstate 95/495, Kenilworth Avenue, and Greenbelt Road. Limited historical, architectural, and archeological research was conducted to delineate the footprint of the building so that fencing could be installed to protect the ruins, as outlined in Agenda Item D.1. Development application DSP-19045 proposes stormwater management ponds to the east and west of the Toaping Castle archaeological site. Therefore, Historic Preservation staff recommended that Phase II archaeological investigations be conducted to determine the extent of any intact and significant archaeological deposits in that area. Stantec archaeologists conducted Phase II archaeological investigations in June 2020. Two features, a potential hearth foundation and a landscape drainage ditch with an associated drainage pipe, were identified. Diagnostic artifacts recovered from the test units confirmed a mid to late nineteenth century to mid twentieth century occupation of the site. The City of Greenbelt expressed an interest in working with the applicant to develop an interpretive sign for the Toaping Castle Site. Historic background research compiled by the applicant's archeology consultants, along with any background information compiled by the City of Greenbelt Museum, should be used to develop an interpretive sign to be placed next to the Toaping Castle site as shown on the plan. Details of the sign should be consistent with other interpretive signage within the City of Greenbelt.

The Phase II investigations of the Toaping Castle Site confirmed that no significant deposits or features would be impacted by construction of the stormwater management ponds to the east and west of the intact house foundations. All the significant portions of the site are proposed to be retained and preserved, as shown on the site plan. Therefore, no additional archeological investigations are recommended on the Toaping Castle Site. The significant intact portions of the Toaping Castle Site has been designated a Prince George's County Historic Site. The applicant's proposed split-rail fence, and the placement of a bench and interpretive signage are appropriate to protect and interpret the archeological site. The applicant should work with the City of Greenbelt to develop the content of an interpretive sign for the Toaping Castle Site. The archeological site will also not be impacted by any proposed lighting or by the

materials used on the proposed Royal Farms building and gas station. Historic Preservation staff recommended that the HPC recommend to the Planning Board approval of DSP-19045 with the following conditions:

1. The applicant shall work with the City of Greenbelt on the content and details of an interpretive sign to be placed at the location indicated on the detailed site plan.
2. Prior to the issuance of a grading permit:
 - a. the applicant shall provide a final report detailing the Phase I and Phase II investigations and ensure that all artifacts are curated at the Maryland Archaeological Conservation Lab. Proof of the disposition of the artifacts shall be provided to Historic Preservation staff.
 - b. the applicant shall install a super silt fence around the boundaries of the Toaping Castle Site, 18PR801, to protect the site during construction.

Chairman Thompson asked who would be responsible for the maintenance of the fence and site. Dr. Stabler indicated that the property owner would be responsible for ongoing maintenance of the site. Commissioner Marcavitch indicated that the continued maintenance of the site is important and suggested that striking an ongoing maintenance agreement would be a good idea.

Mr. Thomas Haller, attorney for the applicant, indicated that the applicant's goal is to provide a space where visitors can appreciate and learn about the site. He indicated that the applicant would ensure that the site is maintained and remains free of trash. He indicated that the applicant supports staff's recommendations and conditions.

Commissioner Reff asked for clarification regarding the proposed long-term fencing between the site and the Royal Farms building. Mr. Haller indicated that split-rail fencing would be placed around the historic site to delineate and protect it and brick and wrought iron fencing would run along the front of the property, as shown on the Detailed Site Plan. Commissioner Marcavitch reiterated the importance of ongoing maintenance and interpretive signage, which should include information about the enslaved people who once lived on the property. Chairman Thompson indicated that he strongly supported Commissioner Marcavitch's statement regarding ongoing maintenance.

Mr. Grant Giel, the attorney representing an adjacent property owner, indicated that his clients do not agree with staff's recommendations.

Vice Chair Davidson asked if the HPC would be allowed another opportunity to hear this project with regard to DSDS-701, the withdrawn application for departure from sign design standards. Mr. Berger indicated that the HPC would not have an opportunity to review the project again prior to the Planning Board's October 15, 2020 hearing. Mr. Haller indicated that DSDS-701 was filed with and formally withdrawn from the City of Greenbelt, thus is no longer pending and will not be heard before the HPC, the City of Greenbelt, or the Planning Board in the future. He indicated that the Detailed Site Plan was updated to include all revisions and that there are no new plans to be submitted. Mr. Haller indicated that Mr. Giel represents the owner of a competing business, and the basis of Mr. Giel's clients' opposition to the DSP was to suppress competition and is not based on the merits of the site plan.

MOTION: Commissioner Pruden moved to recommend approval of DSP-19045 to the Planning Board, with conditions, in accordance with staff's recommendations. Commissioner Schneider seconded the

motion. The motion was approved by roll call vote and with two objections (4-2-1, Commissioners Reff and Marcavitch voted “no” and Vice Chair Davidson voted "present").

F. Historic Area Work Permits

1. 2020-036, Kildare (76B-007)

Dr. Stabler presented the staff report. The applicant requested a Historic Area Work Permit (HAWP) for the demolition of the Kildare House (Historic Site 76B-007). The subject property contains the Kildare House Historic Site (76B-007). Built circa 1850 and altered circa 1900, Kildare is a two-part, side-gable farmhouse. It consists of a two-and-one-half-story brick dwelling and a two-story frame west addition with brick veneer. The original section was built by George S. Tolson before 1850; it was purchased in 1854 by Dr. Peter H. Heiskell, whose son Jesse built the west wing. The land was originally known as "Tolson's Purchase" and became known as Kildare during Heiskell's ownership. The house was part of a 420-acre estate before the construction of the nearby Rosecroft Raceway. Also, within the approximately 100-acre Environmental Setting, are several contributing and non-contributing outbuildings. The applicant purchased the property in December 2002. The property owner, Brinkley Road Associates, LLC, proposes to demolish the Kildare house and associated outbuildings and to reduce the historic site's Environmental Setting to a 10-foot by 10-foot square located within the current setting but near a public road to facilitate future potential development of the subject property. To justify these requests, the applicant has provided documentation to address the required submittals of HPC Policy #1-98, HAWP Demolition Applications. The total cost of the demolition, including the main structure and supporting historic structures and related site controls, is \$38,874.00. The applicant submitted a cost estimate for moving the historic portions of the Kildare house, along with a Structural Engineers Report. The estimated cost of relocating the historic portions of the house is estimated at \$365,650. The applicant submitted several documents that address physical conditions at the property, including a Historic Site Assessment Report and an Inspection Report that detail the compromised condition of the house and its setting despite the efforts of the applicant to protect, repair, and maintain the property since 2002. In the context of potential relocation of the main house, the applicant also consulted with a professional house mover that provided a cost estimate. According to recent records of the State Department of Assessments and Taxation (SDAT), the property on which the Kildare House is situated has an assessment of \$600,867. The SDAT “improvement” valuation on the 2.33 acres is \$474,267 with the land value being \$126,600. The Historic Site Assessment Report estimates a cost of more than \$847,000 to make the necessary repairs to the structure to bring it up to County Code requirements. This does not include renovation costs to make the structure habitable. The historic house was acquired in a transaction that involved several parcels totaling over 213 acres and cost \$2,750,000. The historic house was already abandoned when the property was purchased and had no independent financial value from the land itself. The applicant is in the business of owning and developing properties for a variety of uses. There has been no market demand for the house independently and the ultimate development of the property for any purpose is not possible with the house remaining on its location. The house is located on the highest point of the property and the substantial variation in the grades throughout the property dictate the property must be regraded in total. A Phase 1 archeology study of the entire property was completed and, upon consultation with staff, additional test pits were ordered in the vicinity of the historic house and outbuildings. Those excavations yielded artifacts which pre-date the historic house and are tied to the mid-eighteenth century. This indicates an earlier house was located on the site of the Kildare house. Limited additional study is recommended in the vicinity of the historic house.

Any proposal to demolish an historic site is always to be considered as a last resort and considered only when all other alternatives have been thoroughly analyzed. To that end, a proposed demolition should be judged against the HPC's Policy that addresses this matter, HPC Policy #1-98.

Staff recommended that the HPC approve HAWP 2020-036 as meeting criterion 6 of Subtitle 29-111(b) of the County Code, which states: "In balancing the interests of the public in preserving the historic resource with the use and benefit of the alternative proposal, the general public welfare is better served by issuance of the permit." Staff further recommended the following conditions:

- a. Payment of the amount of \$550,000 into a historic preservation fund designated by the HPC to be paid in two equal installments of \$275,000. The first installment shall be paid prior to the issuance of the demolition permit by Prince George's County Department of Permits, Inspections, and Enforcement (DPIE). The second installment shall be paid within 180 days of the issuance of the permit by DPIE.
- b. Prior to the commencement of demolition, the applicant and its representatives shall meet with Historic Preservation staff on site to develop a plan for the photographic documentation of the farmhouse and the contributing outbuildings. All photographic documentation shall be presented to staff for archiving.
- c. If determined appropriate by staff, the applicant shall take all reasonable steps to remove any mutually identified historic fabric from the structure that can be reasonably extracted and donated to a salvage facility designated by staff.
- d. A demolition plan shall be submitted to staff for its approval to ensure that the demolition of the house proceeds in a careful manner designed to preserve the possibility of additional archeological study in the area presently occupied by the house itself. Archeology to be completed around the area of the house as specified in the Supplemental Report submitted by the applicant's archeologist shall be completed prior to commencement of demolition. A work plan for phasing the suggested additional archeology shall be reviewed and approved by staff prior to any demolition activities.
- e. In consultation with staff, the applicant agrees to provide an interpretive marker to be designed and fabricated at the expense of the owner and erected within the reduced Environmental Setting.

Vice Chair Davidson asked if the issue was that repairs were not feasible due to longstanding moisture issues and other issues. Mr. Berger stated that this was a correct supposition and stated that moving the structure could result in a whole host of additional issues.

Mr. Bill Shipp and Mr. Andre Gingles, attorneys representing the applicant, thanked Dr. Stabler and Mr. Berger for their work on this project. Mr. Shipp spoke on the project and explained how the decision was made to demolish the historic structure and indicated that the poor condition of the property was the main factor in their decision. He indicated that, despite his client's upkeep of the property, the condition of it has become untenable. He then indicated that his client is committed to making a mitigation payment into a historic preservation fund designated by the HPC.

MOTION: Commissioner Pruden moved to approve HAWP 2020-036 as meeting criterion 6 of Subtitle 29-111(b) of the County Code, with conditions, in accordance with staff's recommendations. Commissioner Marcavitch seconded the motion. The motion was approved by roll call vote and without objection (6-0-1, Vice Chair Davidson voted "present").

Mr. Berger indicated that the HPC must identify a historic preservation fund for the mitigation payments. Discussion followed regarding how to proceed in identifying that fund.

Commissioner Pruden moved that the funds; in the amount of \$550,000 to be paid in two equal installments of \$275,000, the first installment of which shall be paid prior to the issuance of the demolition permit by Prince George's County Department of Permits, Inspections, and Enforcement (DPIE) and the second installment of which shall be paid within 180 days of the issuance of the permit by DPIE; go to the Non-Capital Grant Program. Commissioner Marcavitch seconded the motion. The motion was approved by roll call vote and without objection (6-0-1, Vice Chair Davidson voted "present").

2. 2020-046, Harrison Store and Dwelling (OTCPHD 66-042-11)

Mr. Gross presented the staff report. The applicant requested a HAWP for alterations and repairs to the Harrison Store and Dwelling (Historic Site 66-042-11). The application was referred to the Old Town College Park Historic District (OTCPHD) Local Advisory Committee (LAC), which voted 3-0 to recommend approval of the application at its public meeting on August 5, 2020. The subject property is 4622/4624 College Avenue in College Park, identified within the Inventory as the Harrison Store and Dwelling. The main building on the property comprises a commercial building constructed in 1908 at the corner of College Avenue and Rhode Island Avenue and the attached residential structure, constructed in 1912 and expanded in the 1930s. A detached garage is located north of the main building. The applicant proposes to retain the historical dual function of the property as a multifamily residence and commercial space. The applicant proposes to alter three openings on the rear (north) elevation of the building. Two window openings will be enlarged to meet egress requirements. An existing door opening will be converted to a window of the same type and dimensions as the adjacent new windows. All other windows on the building will be retained and repaired as needed, including the historic wood sash windows and the fixed storefront windows. Two doors on the rear of the building will be replaced with wood doors that match the appearance of the existing doors. The applicant proposes to install wavy-edged cementitious siding shingles on the east elevation of the building to match the existing cementitious shingles; deteriorated shingles will be repaired or replaced as needed. The existing asphalt shingle roof will be replaced in kind, with roof sheathing and joists to be repaired or replaced as needed. The application also proposes to construct a wood ramp to provide handicapped access to the rear entry of the commercial portion of the building. The existing two-story wood staircase on the east elevation will be repaired, with a new 36-inch wood picket railing to be installed. The existing two-story wood staircase on the north elevation will be removed. The existing first story wood stairs and landing on the north elevation will be reconstructed. The side entry porch on the west elevation will be repaired and reinforced as necessary, with the existing wood railing enclosing the porch roof to be replaced by a 36-inch wood picket railing. All railings will be painted white. The application proposes to make repairs to the garage, including replacing the asphalt shingle roof, refinishing or replacing wood trim, installing a new fascia, and installing gutters to match those on the main building. Adjacent to the garage, a concrete parking pad and handicapped accessible ramp will be constructed to provide handicapped access to the rear entry of the commercial portion of the building. The existing parking area will receive new gravel and missing curb stops will be replaced. The proposed scope of work also includes: installation of new exterior light sconces adjacent to entry doors on all four elevations of the building; installation of aluminum k-style gutters on the garage and in locations on the main building where they are missing; installation of utility meters, house numbers, and wall-mounted mailboxes; repair of concrete walkways on the property; removal of non-functioning vents; and installation of new exterior vents on non-street-facing elevations of the building. Staff concluded that HAWP 2020-046 can be found to meet the HAWP approval criteria of Subtitle 29- 111(b), the Secretary of the Interior's Standards for Rehabilitation, and the OTCPHD Design Guidelines.

Staff recommended that the HPC approve HAWP 2020-046 as meeting provisions 2 and 3 of Subtitle 29- 111(b) and Standards 1 and 6 of the Secretary of the Interior's *Standards for Rehabilitation* with the condition that the two new doors proposed to be installed on the rear of the building shall be submitted for review and approval by Historic Preservation Section staff prior to removal of the existing doors.

Ms. Miller Hopkins stated that she was available for questions. The project architect, Mr. Shahnur Bostan, stated that he was also available for questions. There were no questions.

MOTION: Commissioner Pruden moved to approve HAWP 2020-046 as meeting provisions 2 and 3 of Subtitle 29-111(b) and Standards 1 and 6 of the Secretary of the Interior's *Standards for Rehabilitation* with the condition that the two new doors proposed to be installed on the rear of the building shall be submitted for review and approval by Historic Preservation Section staff prior to removal of the existing doors. Commissioner Marcavitch seconded the motion. The motion was approved by roll call vote and without objection (6-0-1, Vice Chair Davidson voted "present").

G. Redetermination of Environmental Setting

1. Kildare (76B-007)

Dr. Stabler presented the staff report. At the request of Mr. Bill Shipp, legal counsel for Brinkley Road Associates, LLC, owner of the subject property, a Change of Environmental Setting was requested for Kildare (76B-007). Kildare, a Prince George's County Historic Site, is identified as part of Parcel 311, known as 2505 Brinkley Road in Fort Washington. The subject Environmental Setting contains 99.4600 acres. Mr. Shipp requested the Environmental Setting be reduced to an area measuring 10 feet by 10 feet to allow for a commemorative marker. The applicant has requested to reduce the size of the 99.4600-acre Environmental Setting to facilitate future development of the property in a manner consistent with the Historic Preservation Commission's (HPC) decision on the companion HAWP. Pursuant to a Memorandum of Understanding entered in 2011 with the HPC, the applicant has provided semi-annual maintenance reports through its retained consultant, Mr. Daniel Filippelli, to the M-NCPPC Historic Preservation staff, documenting the difficulties posed by the structural condition of the farmhouse. Mr. Filippelli prepared an assessment of the condition of the property which was presented to staff and discussed with the HPC at its March 2019 meeting. Phase I and supplemental Phase I archeological investigations have been completed and the draft reports were submitted to staff. The applicant provided an exhibit showing the location of the revised Environmental Setting in the northwestern corner of the subject property near Brinkley Road and the St. Ignatius Church and Cemetery property. Any interpretive measures required by the HPC are proposed to be placed within the 100-square foot area.

An Environmental Setting is the area of land to which a historic building or site relates visually and historically, and which is essential to protect its integrity. An Environmental Setting must be comprised of or lie within the property boundaries of the Historic Site. The visual and environmental character of an Environmental Setting results from the relationship between the natural and man-made features of the property. When it determines the extent of an Environmental Setting, the HPC ensures that buildings, structures, sites of architectural, historical, archeological, or cultural value have been appropriately protected. Staff recommended that the Environmental Setting of Kildare be reduced to a 10-foot by 10-foot area to be located in the northwestern corner of the subject property. Prior to the commencement of demolition of Kildare, the applicant and its representatives shall meet with Historic Preservation staff on site to develop a plan for the photographic documentation of the farmhouse and the contributing outbuildings. All photographic documentation shall be presented to staff for archiving. If determined appropriate by staff, the applicant shall take all reasonable steps to remove any mutually identified historic fabric from the structure that can be reasonably extracted and donated to a salvage facility designated by staff. A demolition plan shall be submitted to staff for approval to ensure that the demolition of the house proceeds in a careful manner designed to preserve the possibility of additional archeological study in the area presently occupied by the house itself. Archeology to be completed around the area of the house as specified in the Supplemental Report submitted by the applicant's archeologist

shall be completed prior to commencement of demolition. A work plan for phasing the suggested additional archeology shall be reviewed and approved by staff prior to any demolition activities. In consultation with staff, the applicant agreed to provide an interpretive marker to be designed and fabricated at the expense of the owner and erected within the reduced Environmental Setting.

Staff recommended that the HPC approve applicant's proposed change to the Environmental Setting for Kildare from its current dimensions of 100 acres to 100 square feet (10 feet by 10 feet), to be located in the northwestern corner of the 100-acre parcel, with the condition that the applicant shall provide evidence that it has made the mitigation payment required under HAWP 2020-036. Upon proof the required payments have been made, staff is directed to revise the Environmental Setting for Kildare to 100 square feet in accordance with the provided exhibit by the applicant.

MOTION: Commissioner Pruden moved to approve the redetermination of Kildare's Environmental Setting from its current dimensions of ca. 100 acres to 100 square feet, to be located in the northwestern corner of the ca. 100-acre parcel, with the condition that the applicant shall provide evidence that it has made the mitigation payment required under HAWP 2020-036. Commissioner Reff seconded the motion. The motion was approved by roll call vote and with one objection (5-1-1, Commissioner Marcavitch voted "no" and Vice Chair Davidson voted "present").

H. Preservation Tax Credits

1. 2020-007, Tri-Delta Sorority (OTCPHD 66-042-35)

Mr. Tana presented the staff report. Ms. Kelley Schillig, on behalf of the owner of 4604 College Avenue/Tri-Delta Sorority (66-042-35), applied for a tax credit for work totaling \$431,409.00. The work consisted of replacing the slate roof and installing new copper flashing as approved by HAWP 2019-032. Staff determined all expenses to be eligible. Based on the documentation of the work supplied by the applicant and the HPC's adopted tax credit policies and procedures, staff recommended the approval of a historic preservation tax credit in the amount of \$107,852.25, which would apply for FY 2021, the tax year following the year in which the work was completed. Staff recommended that the application be granted as meeting provisions 2 and 3 of Subtitle 29-111(b) and Standards 1 and 6 of the Secretary of the Interior's *Standards for Rehabilitation*.

MOTION: Commissioner Pruden moved to approve Preservation Tax Credit 2020-007 as meeting provisions 2 and 3 of Subtitle 29-111(b) and Standards 1 and 6 of the Secretary of the Interior's *Standards for Rehabilitation*. Commissioner Marcavitch seconded the motion. The motion was approved by roll call vote and without objection (6-0-1, Vice Chair Davidson voted "present").

2. 2020-008, Marché House (68-010-62)

Mr. Bernstein presented the staff report. Mr. Jonathan Barrett, owner of the Marché House (68-010-62), applied for a tax credit for work totaling \$24,100.79. The work consisted of limited stucco investigation and replacement of an exterior lintel on one north elevation window. The work was approved under HAWPs 2019-052 and 2019-083. Staff determined all expenses to be eligible. Based on the documentation of the work supplied by the applicant and the HPC's adopted tax credit policies and procedures, staff recommended the approval of a historic preservation tax credit in the amount of \$6,025.20. This credit would apply for FY 2021, the tax year following the year in which the work was completed. Staff recommended that the application be granted as meeting provisions 2, 3, and 4 of Subtitle 29-111(b) and Standard 6 of the Secretary of the Interior's *Standards for Rehabilitation*.

MOTION: Commissioner Pruden moved to approve Preservation Tax Credit 2020-008 as meeting provisions 2, 3, and 4 of Subtitle 29-111(b) and Standard 6 of the Secretary of the Interior's *Standards for Rehabilitation*. Commissioner Marcavitch seconded the motion. The motion was approved by roll call vote and without objection (6-0-1, Vice Chair Davidson voted "present").

3. 2020-009, W.G. Lown House (68-010-35)

Mr. Bernstein presented the staff report. Debra and Michael Franklin, owners of the W.G. Lown House (68-010-35), applied for a tax credit for work totaling \$8,929.88. The work consisted of replacing the decking on the rear porch and the side (kitchen) landing, removal of a railing on the side landing, and the replacement of two non-historic wood handrails with iron handrails on the rear porch and side landing. The work was approved under HAWPs 2019-062 and 2020-052. Staff determined all expenses to be eligible. Based on the documentation of the work supplied by the applicant and the HPC's adopted tax credit policies and procedures, staff recommended the approval of a historic preservation tax credit in the amount of \$2,232.47. This credit would apply for FY 2021, the tax year following the year in which the work was completed. Staff recommended that the application be granted as meeting provisions 2, 3, and 4 of Subtitle 29-111(b) and Standards 1, 6, and 9 of the Secretary of the Interior's *Standards for Rehabilitation*.

MOTION: Commissioner Pruden moved to approve Preservation Tax Credit 2020-009 as meeting provisions 2, 3, and 4 of Subtitle 29-111(b) and Standards 1, 6, and 9 of the Secretary of the Interior's *Standards for Rehabilitation*. Commissioner Marcavitch seconded the motion. The motion was approved by roll call vote and without objection (6-0-1, Vice Chair Davidson voted "present").

4. 2020-010, Cross House (67-022-13)

Mr. Tana presented the staff report. Terry O. Woods and Joseph Vignola, owners of the Cross House (67-022-13), applied for a tax credit for work totaling \$41,370.94. The eligible work consisted of furnace steam pipe repairs, replacement of roof and gutters, repair of porch floor, repainting of porch and fence, repairing damaged siding, water heater replacement, and staining the deck. The work was approved under HAWP 2018-098. Staff determined \$31,747.75 worth of expenses to be eligible, with certain expenses related to non-contributing buildings, landscaping, and synthetic materials determined to be ineligible. Based on the documentation of the work supplied by the applicant and the HPC's adopted tax credit policies and procedures, staff recommended the approval of a historic preservation tax credit in the amount of \$7,936.94. This credit would apply for FY 2021, the tax year following the year in which the work was completed. Staff recommended that the application be granted as meeting provisions 2, 3, and 4 of Subtitle 29-111(b) and Standards 1 and 6 of the Secretary of the Interior's *Standards for Rehabilitation*.

MOTION: Commissioner Pruden moved to approve Preservation Tax Credit 2020-010 as meeting provisions 2, 3, and 4 of Subtitle 29-111(b) and Standards 1 and 6 of the Secretary of the Interior's *Standards for Rehabilitation*. Commissioner Marcavitch seconded the motion. The motion was approved by roll call vote and without objection (6-0-1, Vice Chair Davidson voted "present").

I. Non-Capital Grant Program

1. 2020-002, Old Greenbelt Theatre (Phase II)

Mr. Tana presented the staff report. The applicant submitted an application for a second non-capital grant in the amount of \$25,000.00 to pay an architect to finalize the architectural plans/drawings for a Prince George's County Film Center in the space at 125 Centerway, adjacent to the Old Greenbelt Theatre, to

develop a multimedia Maryland movie history exhibit; to hire Neal Rockman of Cardinal Sound to design the Audio/Visual system for the space; and to transfer the Prince George's County Memorial Library System's former 16mm film collection to digital media, curate the videos related to Prince George's County History, and create digital educational resources for teachers for use in distance learning. The Film Center will include a 650 square-foot screening room, 200 square feet of exhibition space, and 38 linear feet of photographic exhibit space. These funds will be matched by additional funding from the Maryland Historical Trust and private donations to implement the plans and build out the Film Center. Based on the information provided by the applicant and the HPC's adopted Non-Capital Grant Guidelines, staff recommended the approval of a Non-Capital Grant in the amount of \$25,000.00 as meeting Evaluation Criteria A, B, C, and F.

MOTION: Commissioner Pruden moved to approve Non-Capital Grant Program application 2020-002 as meeting Evaluation Criteria A, B, C, and F. Commissioner Reff seconded the motion. The motion was approved by roll call vote and without objection (5-0-1, Vice Chair Davidson voted "present" and Commissioner Marcavitch abstained).

J. Update from Department of Parks & Recreation

Mr. Gross presented the update from the Department of Parks & Recreation. He indicated that an erosion control plan for Oxon Hill Manor (80-001) was still in the works. He then indicated that a cicada infestation at Marietta (70-020) was holding up further work for the time being. Commissioner Pruden asked if repairs had begun at Peace Cross (69-005-16), and Mr. Gross indicated that no substantive repair of the surface material has been started.

K. Commission Staff Items

1. HAWP Staff Sign Offs

There were no further questions.

2. Properties of Concern

Mr. Gross stated that he had no particular updates to provide. Chairman Thompson asked about the status of the Arthur Magruder House (79-030) with regard to the excessive rain. Dr. Stabler indicated that the grass around the structure had been mowed and that there were no indications of trespassing. She indicated that the overall condition of the structure was good, but staff had not visited the site since the substantial rains occurred.

3. Referrals Report

There were no further questions.

4. Correspondence Report – No Correspondence Report

5. New Business/Staff Updates

There was no additional new business or staff updates.

Public comments followed and were off the record.

MOTION: Commissioner Pruden moved to adjourn. The motion was seconded by Vice Chair Davidson. The motion was approved by acclamation and without objection (7-0). The meeting adjourned at 10:58 p.m.

Respectfully submitted,



Ashley Sayward Hall
Principal Planning Technician
Historic Preservation Section