



February 11, 2025

MEMORANDUM

TO: Historic Preservation Commission

VIA: Thomas Gross, Supervisor, Historic Preservation Section, Countywide Planning Division TWG

FROM: Tyler Smith, Historic Preservation Section, Countywide Planning Division TAG
Jennifer Stabler, Historic Preservation Section, Countywide Planning Division JAG
Amelia Chisholm, Historic Preservation Section, Countywide Planning Division AGC

SUBJECT: 4-24016 Fairview Manor (contains Fairview and Cemetery, Historic Site 71A-013)

BACKGROUND

The subject property comprises 9.90 acres and is located at 4600 Fairview Vista Drive in unincorporated Bowie. The subject property contains the Fairview Historic Site (71A-013). The subject property is zoned R-E per the prior zoning ordinance and is within the *2022 Bowie-Mitchellville and Vicinity Master Plan* area. The subject Property is surrounded by open-space parcels associated with the planned development known as Fairwood. The subject application proposes a minor subdivision to divide one parcel into two residential lots, which the applicant states would allow proposed Lot 2 to be conveyed to the Fairwood Community Association for use as an open space parcel, or in the alternative, to another person or entity for development of a single-family dwelling.

The subject preliminary plan of subdivision application was heard previously by the Historic Preservation Commission (HPC) at its public meeting on January 21, 2025. At that hearing, the HPC voted 4-0-1 to recommend to the Planning Board that the application be disapproved. The application is being reheard by the HPC at the applicant's request.

FINDINGS

1. Fairview is a stately Federal-style dwelling, built ca. 1800 by Baruch Duckett. Duckett willed the property to his son-in-law, William Bowie, whose descendants retained ownership and occupied the residence until at least 2017. Fairview, at one time, was one of the largest slave-holding plantations in the County. One of its most prominent occupants, Oden Bowie (1826-1894), was a lieutenant in the Mexican War, served in the Maryland State Legislature, was elected Governor of Maryland, 1869-1872, and is buried in the family graveyard located a short distance from the house. Bowie was instrumental in the construction of Pope's Creek Railroad through this part of Prince George's County and made Fairview stables an important name in the history of American horseracing. Fairview was determined to be eligible for listing in the National Register of Historic Places in 1996.

The historic dwelling is a two-story, five-bay, central-passage building constructed of brick and clad with stucco. The house is covered with a gable roof, with stepped parapet end walls on either side of paired end chimneys. A single-story porch extends across both the front and rear elevations of the dwelling. Two extant outbuildings, including a circa-1800 smokehouse, are located northwest of the house.

2. The Fairview and Cemetery Historic Site (71A-013) is centrally located within the community of Fairwood. The development surrounds (and 'land-locks') the property by virtue of four parcels that are owned by the Fairwood Community Association. The historically associated Bowie Family Cemetery, located east of the Fairview house across Fairview Vista Drive, occupies a separate parcel and is not controlled by the owner/applicant of the subject preliminary plan.
3. The subject application proposes to subdivide the existing 9.90-acre parcel into two lots: Lot 1, containing the historic Fairview house, comprising 5.87 acres; and Lot 2, currently unimproved, comprising 4.03 acres. The applicant has submitted a supplemental statement of justification that states that Lot 2 will be developed with a single-family detached dwelling, or sold as a vacant lot for such purpose, only if said lot is not acquired by the Fairwood Community Association for open space. The subject application proposes a water and sewer connection to serve Lot 2, crossing the northwest portion of Lot 1, as well as a 22-foot-wide driveway easement connecting Lot 2 to Fairwood Vista Drive.
4. The applicant's supplemental statement of justification (SOJ) states that they have engaged the services of an historic architect and structural engineer to assess the Fairview house and determine a viable pathway for restoration of the structure. The applicant states that they are working with the members of the Fairwood Community Association and other interested stakeholders to create a restoration group for the Fairview house. The applicant further states that they have been applying for grants that may offset the cost to fully restore the historic house.
5. In March and April 2021, Phase I archeological testing was completed on the property in connection with a previous subdivision application. A shovel test pit (STP) survey was conducted at 50-foot intervals across the 9.90-acre parcel. A total of 178 STPs were excavated and the historic terrace to the south of and in front of the historic house was mapped. A total of 215 artifacts were recovered from the Phase I survey and ranged in date from the late eighteenth to twentieth centuries. No indigenous resources were identified. Most of the artifacts were recovered near the historic house and the two extant outbuildings.

The survey resulted in the identification of six archeological features representing potential outbuildings and yard deposits. These cultural features included three sub-plow zone brick rubble features that may be remnants of walls or outbuildings, a mid-nineteenth to early-twentieth century trash midden, a stone boundary wall, and a dense late twentieth century concentration of burned glass. The remainder of the property contained a light scatter of nineteenth and twentieth century material.

The artifact deposits and features encountered are associated with the Fairview and Cemetery Historic Site and the occupation of the property by the Bowie family, their enslaved workforce and later, tenant farmers who worked the land and tended to the family's horses and livestock. The cultural deposits identified have the potential to yield significant cultural data regarding the development of the plantation core over time and the history of African Americans, pre- and post-emancipation, who worked on the property.

6. Limited Phase II archeological investigations were conducted in January 2024 in the area where Feature 1 was identified during the Phase I excavations. The feature was encountered in both test units excavated, and in seven of the nine excavated STPs. A total of 214 artifacts were recovered, of both domestic and architectural nature, and dated primarily from the late nineteenth and early twentieth centuries. While Feature 1 is located next to a spring head, its artifact assemblage is not

consistent with a springhouse and is interpreted to be a mid-twentieth century short-term fill episode to shore up the drainage swale.

7. The proposed location of the water/sewer connection for the two lots would impact Features 4 and 6. Feature 4 is located northwest of the historic house between the circa-1800 smokehouse and the early twentieth century building at the western edge of the property. It was determined to be a large midden associated with Fairview during the mid-nineteenth century through the early twentieth century and may provide evidence on the transition of the plantation from a slave-based economy to post-emancipation tenant farming system. Feature 6 is located near the northwest corner of the historic house and is architectural in nature, possibly a pier or footer for an earlier structure or a part of the existing kitchen addition. Both features are deemed to be potentially significant to the National Register-eligible Fairview site.
8. At its public meeting on January 21, 2025, the HPC reviewed the subject preliminary plan of subdivision application. At that time, staff recommended that the HPC recommend approval of the application, with the following condition:

In the event Lot 2 is removed from the Environmental Setting of the Fairview and Cemetery Historic Site prior to its development; prior to the approval of a grading or building permit for Lot 2, details of the orientation, massing, height, materials, and design of the proposed construction, and its impact on the integrity of the Fairview and Cemetery Historic Site, shall be reviewed and approved by the Historic Preservation Section of the Planning Department.

The HPC received testimony from the property owner/applicant and their legal counsel in support of the application, as well as written testimony in opposition to the application from Lynn Springer Roberts on behalf of the Prince George's County Historical Society and the Maryland Center for History and Culture. Several commissioners expressed concern regarding the unclear ultimate disposition of the proposed Lot 2 and how the subdivision, if approved, would benefit the Fairview and Cemetery Historic Site. Although there was general support for the conveyance of the property to the Fairwood Community Association for use as open space, potentially with limited improvements, which is the applicant's stated preference, commissioners were concerned that approval of the subdivision would most likely be followed by a request to reduce the Environmental Setting of the Historic Site and the construction of a single-family dwelling on Lot 2. On a motion by Commissioner Pruden and a second by Commissioner Reff, the HPC voted 4-0-1 (Commissioner Reff voting present) to recommend to the Planning Board disapproval of the subject preliminary plan of subdivision application.

9. Subsequent to the January 21, 2025, meeting, the applicant's legal counsel informed Historic Preservation Section staff that it desired to bring the application before the HPC again at its February 18, 2025, meeting. In order to accommodate this rehearing, the applicant has requested a continuance of the case before the Planning Board.
10. On February 10, 2025, Historic Preservation Section staff received from the applicant a supplemental statement of justification (SOJ) that addresses the concerns raised by the HPC during the January 21, 2025 meeting. The SOJ offers several arguments as to how the proposed subdivision would benefit the historic site; namely, that the subdivision would: increase integration of the historic site with the Fairwood community by allowing for reasonable adaptive reuse of the northern portion of the current property; result in regular use and maintenance of the property by the Fairwood Community Association; create a more manageable parcel associated with the historic Fairview house, which will increase its potential for acquisition and

rehabilitation; and reduce the financial burden and legal liability of the current owner by allowing the conveyance of Lot 2 to the Fairwood Community Association or another person or entity. The supplemental SOJ emphasizes that the acquisition of proposed Lot 2 by the Fairwood Community Association for use as open space is fully dependent upon approval of the subject subdivision application.

11. In order to assure the HPC that it would retain the ability to allow or disallow the construction of a single-family dwelling on Lot 2, the applicant has proffered the following condition:

Prior to the approval of any building or grading permit affecting Lot 2 for development of a single-family home, the permit applicant shall provide evidence that the Historic Preservation Commission has redetermined the Environmental Setting of the Fairview and Cemetery Historic Site to remove all of Lot 2 from the Environmental Setting.

The intent of this condition is to prevent the current owner, or any future owner, from constructing a dwelling on Lot 2 unless and until the HPC approves a request to redetermine the Environmental Setting of the Fairview and Cemetery Historic Site. The authority to determine appropriate environmental settings for historic sites is granted to the HPC by County Code Section 29-106(a)(10).

12. The applicant also submitted a letter dated February 9, 2025, from Fairwood Community Association President Jill Oliver, which states that the Association's board has approved the purchase of proposed Lot 2, contingent upon approval of the subdivision. The letter quotes from a letter of intent executed by the Association and the current property owner, stating that Lot 2 "shall be used exclusively as open space, parkland, and for recreational purposes for the benefit of the Fairwood Community Association and its members," with any permanent structures or buildings limited to those "ancillary to park and recreational use, such as gazebos, small shelters, walking trails, benches, picnic tables, and exercise or playground equipment."

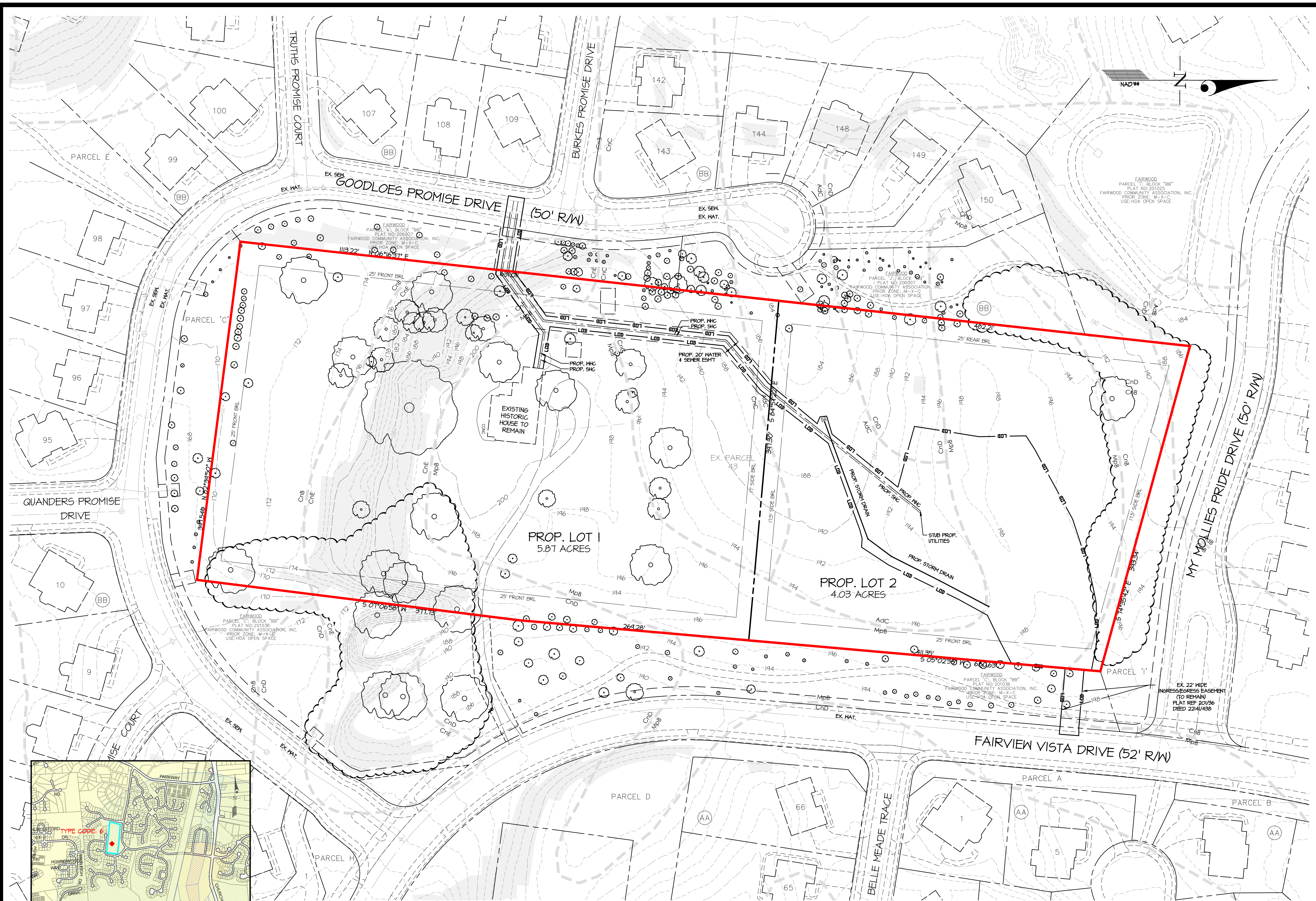
CONCLUSIONS

1. Through a Preliminary Plan of Subdivision application, the Historic Preservation Commission (HPC) can review the lotting pattern and orientation of proposed new buildings. In this case, the Preliminary Plan proposes the creation of two lots that take into consideration existing and historic landscape features. Whether Lot 2 is ultimately acquired by the Fairwood Community Association as open space or developed with a single-family dwelling, the proposed subdivision could be found to have a minimal adverse impact on the Fairview and Cemetery Historic Site.
2. Both proposed lots are currently entirely within the Environmental Setting of Fairview and Cemetery Historic Site. As such, the Historic Area Work Permit (HAWP) requirements outlined in County Code Subtitle 29, Division 4 (Historic Area Work Permits) will apply to any construction, demolition, alteration, or ground disturbance within either lot.
3. Staff concur with the applicant's proffered condition, which would effectively reserve to the HPC the authority to prevent the construction of a single-family dwelling on the proposed Lot 2 of the subdivision unless it first approves a redetermination of the Environmental Setting of the Fairview and Cemetery Historic Site. In the event the lot is conveyed to the Fairwood Community Association, it would remain within the Environmental Setting and any improvements would require the approval of an Historic Area Work Permit.

RECOMMENDATION

Historic Preservation Section staff recommend that the Historic Preservation Commission recommend to the Planning Board approval of 4-24016, Fairview Manor, with the following condition:

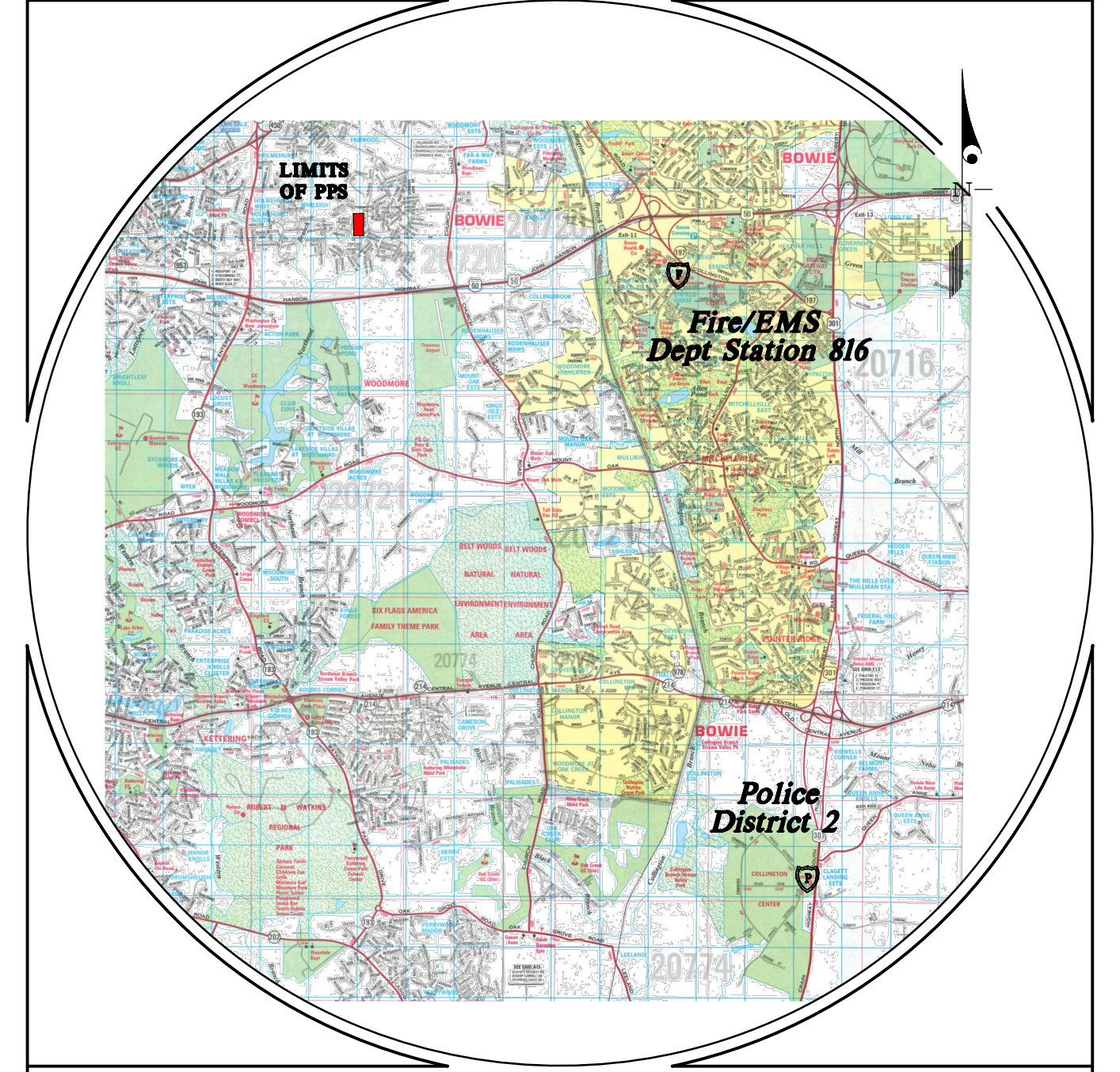
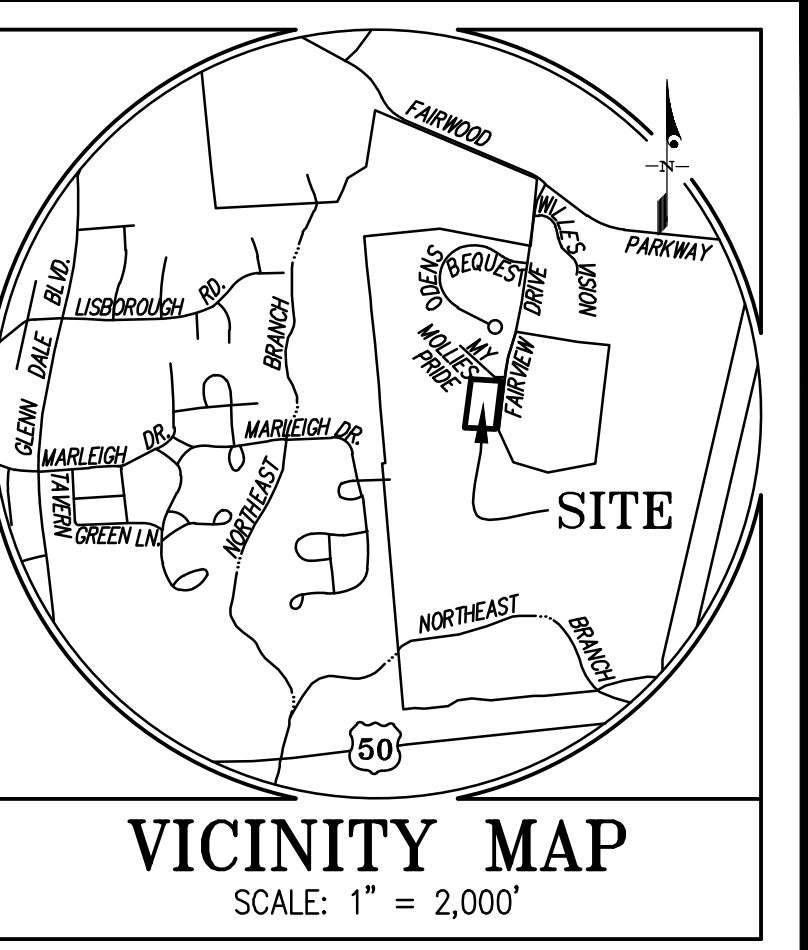
1. Prior to the approval of any building or grading permit affecting Lot 2 for development of a single-family home, the permit applicant shall provide evidence that the Historic Preservation Commission has redetermined the Environmental Setting of the Fairview and Cemetery Historic Site to remove all of Lot 2 from the Environmental Setting.



48 Hours
Before You Dig
Call
"MISS UTILITY"
Service Protection Center

MEMBER
ONE CALL SYSTEMS INTERNATIONAL

CALL TOLL FREE
1-800-257-7777



GENERAL NOTES

- OWNER/APPLICANT: FAIRVIEW MANOR LLC
ATTN: TAMLA KIRKLAND
4600 FAIRVIEW VISTA DRIVE
BOWIE, MD 20720
- PARCEL 43, TAX ID: 07-0687183, L. 48341 F. 255
- TOPOGRAPHY FROM PRINCE GEORGES COUNTY GIS DATA.
- TAX MAP / GRID: 46-A4 54-A1
- 200 FOOT MAP REFERENCE: 206 NE II
- THE PURPOSE OF THIS MINOR PRELIMINARY PLAN IS TO SUBDIVIDE SUBJECT PROPERTY INTO 2 SINGLE FAMILY DETACHED RESIDENTIAL LOTS.
- THIS PROPERTY IS LOCATED WITHIN THE DEVELOPING TIER.
- THIS PROPERTY IS NOT LOCATED WITHIN A CENTER OR CORRIDOR, AND IS THEREFORE NOT SUBJECT TO EPIS REQUIREMENTS.
- STORMWATER MANAGEMENT CONCEPT PLAN (P03245-2024-5DC) BY GLW, APPROVED 10/15/2024.
- EXISTING WATER AND SEWER SERVICE CATEGORIES 5-4 AND W-4, II. PROPOSED WATER AND SEWER SERVICE CATEGORIES 5-3 AND W-3.
- HISTORICAL SITES ON OR IN THE VICINITY OF THE SITE: FAIRVIEW AND CHEETERY, ID. 11A-015
- EXISTING HISTORIC HOUSE AND ALL EXISTING STRUCTURES LOCATED ON SITE ARE PROPOSED TO REMAIN.
- PHASE II ARCHEOLOGICAL REPORT WAS PREPARED BY THE OTTERY GROUP MARCH 2024 AND REVIEWED BY THE HISTORIC PRESERVATION SECTION OF M-NCPPC.
- A TYPE ONE TREE CONSERVATION PLAN WILL BE INCLUDED WITH THIS PPS SUBMISSION.
- THIS PROPERTY IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA (CBCA).
- 100-YEAR FLOODPLAIN AREA IS NOT LOCATED ON THIS PROPERTY.
- NO KNOWN WETLANDS ARE LOCATED ON THIS PROPERTY.
- NO KNOWN STREAMS ARE LOCATED ON THIS PROPERTY.
- NATURAL RESOURCES INVENTORY PLAN (NRI-114-2020-01) BY BRADLEY SITE DESIGN, APPROVED ON MAY 6, 2022.
- THIS PROPERTY IS NOT LOCATED IN OR ADJACENT TO AN EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION OR ANY LAND TRUST OR ORGANIZATION.
- GRADINGS AND LIMITS OF DISTURBANCE ARE PRELIMINARY AND ARE SUBJECT TO CHANGE.
- NEAREST POLICE STATION: BOWIE DISTRICT II STATION
1600 BARLOW ROAD
7.3 MILES
- NEAREST FIRE STATION: GLEN DALE STATION 816
11900 GLEN DALE ROAD
2.1 MILES
- THIS PROPERTY IS LOCATED WITHIN SUSTAINABLE GROWTH TIER I.
- THIS PROPERTY IS NOT LOCATED WITHIN A MILITARY INSTALLATION OVERLAY ZONE.
- THIS PROPERTY IS LOCATED WITHIN AVIATION POLICY AREA: FREEMAN AIRPORT AFA 6.
- THIS PPS HAS BEEN SUBMITTED FOR REVIEW UNDER THE PRIOR ZONING ORDINANCE AND SUBDIVISION REGULATIONS.

LEGEND

- GgA SOILS
- LIMIT OF PRELIMINARY PLAN
- LOT LINES
- EXISTING WATER LINE
- EXISTING SEWER LINE
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- CONCRETE SIDEWALK
- EX. CONTOURS
- EX. CURB
- EX. EDGE OF PAVING
- PROP. STORM DRAIN
- EX. STRUCTURE
- EX. FENCE
- LIMIT OF DISTURBANCE
- EXISTING TREELINE
- PROP. TREELINE
- 15%+ SLOPES
- EX. SPECIMEN TREE

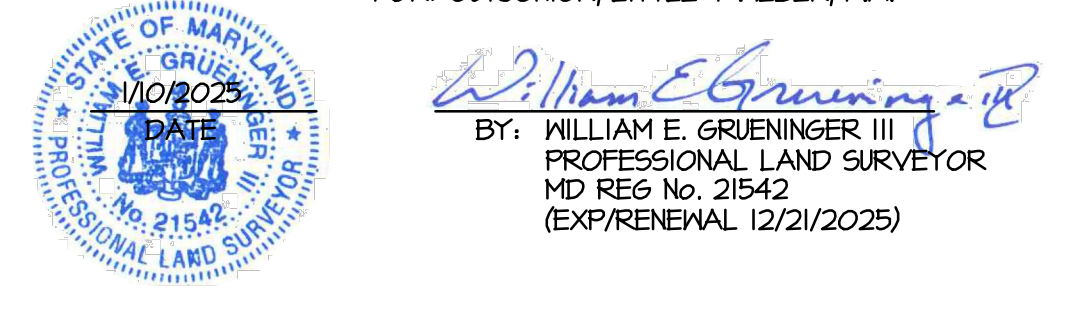
SITE DATA

EX. SITE AREA:	EX. PARCEL 'A': 9.90 AC.
	PROP. LOT 1: 4.03 AC.
	PROP. LOT 2: 5.87 AC.
PRIOR ZONING:	RE
CURRENT ZONING:	R-E
EXISTING USE:	SFD RESIDENTIAL
PROPOSED USE:	SFD RESIDENTIAL
DENSITY PERMITTED (1.00 DUs/AC x 9.90 AC):	10 DUs
DENSITY PROPOSED:	2 DUs
LOT REQUIREMENTS:	40,000 S.F.
MINIMUM LOT SIZE:	150'
MINIMUM LOT WIDTH AT FRONT BUILDING LINE:	
BUILDING RESTRICTION LINES:	
FRONT:	25 FT.
SIDE:	35 FT. TOTAL / 17 FT. MIN.
REAR:	25 FT.
PARK DEDICATION REQUIRED (5.0% OF TOTAL AREA):	0.00 AC.
PARKLAND DEDICATION PROVIDED:	0.00 AC.
(PROPOSED FEE IN LIEU OF PARKLAND DEDICATION)	
NET DEVELOPABLE AREA OUTSIDE OF PMA:	9.90 AC.
ENVIRONMENTAL REGULATED FEATURES (PMA)	0.00 AC.
ROAD DEDICATION PROVIDED:	0.00 AC.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE INFORMATION SHOWN HEREON IS IN COMPLIANCE WITH THE SUBDIVISION REGULATIONS PERTAINING TO PRELIMINARY PLANS.

FOR: GUTSCHICK, LITTLE & WEBER, P.A.



PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 28814, EXPIRATION DATE: JANUARY 20, 2026.



PREPARED FOR:

FAIRVIEW MANOR LLC
4600 FAIRVIEW VISTA DRIVE
BOWIE, MD 20720
TAMLA KIRKLAND
(301) 938-0080

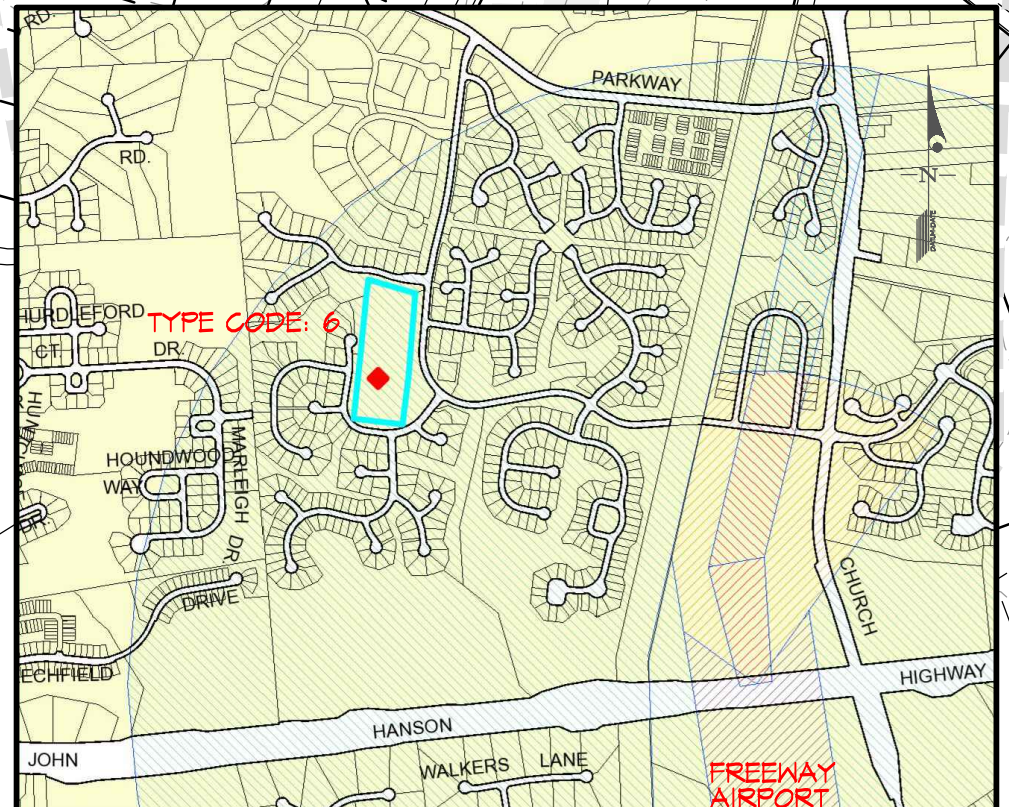
SCALE	ZONING
1"=50'	R-E
DATE	TAX MAP - GRID
AUG., 2024	46-A4/54-A1

PRELIMINARY PLAN OF SUBDIVISION

FAIRVIEW MANOR
LOTS 1 & 2
48347/255

G. L. W. FILE NO.	23005
SHEET	1 OF 1

AVIATION POLICY AREA INSET



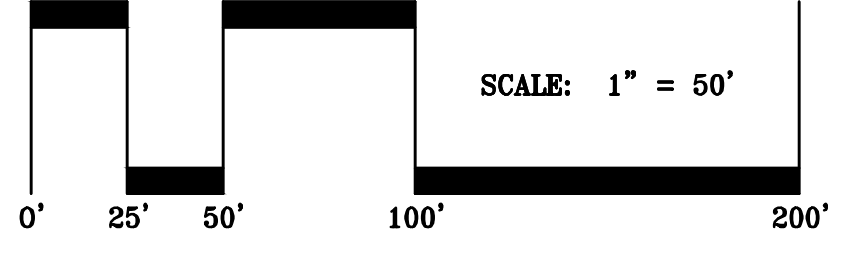
EXISTING UTILITIES NOTES

- FOR MARKING LOCATIONS OF EXISTING UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
- INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATIONS AND ELEVATIONS OF THE UTILITIES BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF TRENCHING. IF CLEARANCES ARE LESS THAN SPECIFIED ON THIS PLAN OR LESS THAN 12 INCHES WHEN NOT SPECIFIED, CONTACT THE ENGINEER AND THE OWNER OF THE OTHER INVOLVED UTILITY BEFORE PROCEEDING WITH CONSTRUCTION.
- FOR FIELD LOCATION OF GAS LINE SERVICES, NOTIFY WASHINGTON GAS LIGHT CO., 103-150-1000, 48 HOURS PRIOR TO THE START OF ANY EXCAVATION OR CONSTRUCTION.
- OMISSIONS AND/OR ADDITIONS OF UTILITIES FOUND DURING CONSTRUCTION SHALL BE THE SOLE RESPONSIBILITY OF ANY CONTRACTOR ENGAGED IN EXCAVATION AT THIS SITE. GUTSCHICK, LITTLE & WEBER, P.A., SHALL BE NOTIFIED IMMEDIATELY OF ANY AND ALL UTILITY INFORMATION, OMISSIONS AND ADDITIONS FOUND BY ANY CONTRACTOR.
- DUE TO THE PROXIMITY OF LIVE UNDERGROUND AND OVERHEAD UTILITIES, WE ARE NOT RESPONSIBLE FOR ANY DAMAGE OR INJURY SUSTAINED DURING CONSTRUCTION BY ANY PERSONS, TRUCKS, TRAILERS, OR EQUIPMENT USED ON OR ADJACENT TO THE SITE.

MAPPED SOIL TYPES

MAP UNIT	DESCRIPTION	HYDRIC RATING	HYDROLOGIC GROUP	K-WHOLE	DRAINAGE CLASS
AdB	Adelphi-Hindell Complex 2 to 5% slopes	Non-Hydric (S)	C	0.31	Moderately Well Drained
AdC	Adelphi-Hindell Complex 5 to 10% slopes	Non-Hydric (S)	C	0.31	Moderately Well Drained
CnB	Collington-Mtisi Complex 2 to 5% slopes	Non-Hydric (O)	B	0.17	Well Drained
CnC	Collington-Mtisi Complex 5 to 10% slopes	Non-Hydric (O)	B	0.17	Well Drained
CnD	Collington-Mtisi Complex 10 to 15% slopes	Non-Hydric (O)	B	0.17	Well Drained
GeE	Collington-Mtisi Complex 15 to 25% slopes	Non-Hydric (O)	B	0.17	Well Drained
MpB	Mattapex Silt Loam 2 to 5% slopes	Non-Hydric (O)	C	0.44	Well Drained

NOTE: SOILS TABLE FROM NRI-114-2020-01 APPROVED 5/6/2022.



GLW
PLANNING | ENGINEERING | SURVEYING

3809 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20896 | GLWPA.COM
PHONE: 301-421-4024 | BALT.: 410-880-1800 | DC/VA: 301-489-2524 | FAX: 301-421-4188

DESIGNED BY	TSZ			
DRAWN BY	RLG			
CHECKED BY	TML			
DATE		REVISION	BY	APPR.

LAW OFFICES
SHIPLEY & HORNE, P.A.

1101 Mercantile Lane, Suite 240
Largo, Maryland 20774
Telephone: (301) 925-1800
Facsimile: (301) 925-1803
www.shpa.com

Russell W. Shipley
Arthur J. Horne, Jr.*
Dennis Whitley, III*
Robert J. Antonetti, Jr.

Bradley S. Farrar
L. Paul Jackson, II*

* Also admitted in the District of Columbia

February 9, 2025

VIA ELECTRONIC DELIVERY

Mr. Jason Bartlett, Planner II
Subdivision Section
Maryland-National Capital Park
& Planning Commission
1616 McCormick Drive
Largo, Maryland 20774

Mr. Tyler Smith Planner II
Countywide Planning Division
Historic Preservation Section
Prince George's County Planning Department
1616 McCormick Drive
Largo, Maryland 20774

**RE: SECOND SUPPLEMENTAL STATEMENT OF JUSTIFICATION
Fairview Manor, Lots 1 & 2
(Preliminary Plan 4-24016)
Applicant's Proffered Condition & Historic Preservation Commission
Information**

Dear Jason and Tyler:

This firm represents Fairview Manor, LLC (the "Applicant") regarding its proposed Preliminary Plan of Subdivision Application, PPS 4-24016 (the "PPS"). The land included in the PPS consists of one 9.9-acre parcel known as Parcel 43 (the "Property"). On April 1, 2022, the Countywide Map Amendment (CMA) classified the subject Property in the RE (Residential Estate) Zone and Aviation Policy Area 6 (APA-6). Prior to the CMA, the Property was classified in the R-E (Residential-Estate) Zone and APA-6. The Property is located approximately 2,100 feet south of the intersection of Fairwood Parkway and Fairview Vista Drive and is further located in Planning Area 71A. The submitted PPS proposes two lots (i.e., Lots 1 & 2), one of which will contain an existing historic manor house (Lot 1), and the other to contain either an open space parcel to be used/owned by the Fairwood Community Association (Lot 2) or a future detached single-family dwelling. This Second Supplemental Statement of Justification is in addition to the previously filed Supplemental Statement of Justification dated January 10, 2025 (which is hereby incorporated by reference).

On January 21, 2025, the Applicant participated in a public hearing before the Historic Preservation Commission ("HPC") regarding the PPS application. At this hearing, members of the

HPC raised questions regarding details specific to the future use of Lot 2. Specifically, members of the HPC requested greater details pertaining to the following:

- Status of the Fairwood Community Association's intended acquisition of proposed Lot 2
- Potential uses of Lot 2 by the Fairwood Community Association
- Explanation as to how the proposed uses support the preservation, promotion and continued use of the Fairview historic site (71A-013)

The Applicant offers the following supplemental responses to the above items:

Status of the Fairwood Community Association's Acquisition of Lot 2

In an official meeting of the board of directors, in September 2024, the officers of the Fairwood Community Association approved and executed a written agreement with the property Applicant for the acquisition of the Lot 2 conditioned upon the approval of the PPS application subdivision approval and a plat recordation. At the upcoming HPC hearing on February 18, 2025, it is anticipated that an officer from the Fairwood Community Association will be in attendance to provide testimony regarding said group's intended acquisition of Lot 2 (see description below).

It is essential to note that the acquisition of Lot 2 by the Fairwood Community Association is fully dependent upon approval of the PPS application. In other words, the Applicant will not be able to, transfer the land area for Lot 2 to the Community Association unless and until the preliminary plan of subdivision is approved and a subsequent record plat is recorded (as it is not legal to divide land by deed pursuant to the relevant provisions of the Subdivision Regulations). For this reason, the Applicant strongly urges the HPC's support for this PPS application.

Potential uses of Lot 2 by Fairwood Community Association

Lot 2 is presently an unused grassy field. It is currently prevented from any public use as it is part of a privately held, single family residential property. The Fairwood Community Association intends to promote the historic site as an integral part of the community of more than 6,000 residents and use Lot 2 exclusively as open space, parkland, and for recreational purposes for the benefit of its members. The Association intends for Lot 2 to remain free of permanent structures or buildings, except that improvements ancillary to park and recreational use, such as gazebos, small shelters, walking trails, benches, picnic tables, exercise or playground equipment may be installed subject to approval of an HAWP. Any activities conducted on Lot 2 will be in accordance with applicable County, state, and federal laws. Upon acquisition of Lot 2, the Fairwood Community Association will see that the land remains in the historic setting thus ensuring that this portion of Fairview historic site (71A-013) will be preserved and maintained in a manner that is fully compatible with the historic manor house on Lot 1. Equally as important, the potential ownership of Lot 2 by the Fairwood Community Association will make them stakeholders in the historic site and will result in Lot 2 being routinely used and maintained by the community that surrounds it.

The proposed uses support the preservation and continued use of the Fairview and Cemetery (71A-013)

The approval of this PPS will lead to the preservation and continued use of the Fairview historic site as follows:

- Creation of Lot 2 will result in an increased integration of the historic site with the surrounding community by allowing for a reasonable adaptive reuse of a currently underutilized portion of the Property (i.e. Lot 2)
- Creation of Lot 2 will result in routine use and maintenance by the Fairwood Community Association creating a greater awareness and connection to the historic resource
- Creation of Lot 1 will result in a more manageable parcel size of 5.8 +/- acres for the single family historic manor house. This will increase the potential for its acquisition by a person/entity seeking to restore the manor house and once again use it as a home (or another appropriate adaptive reuse)
- Reduces the financial burdens and property liability currently held by the Applicant by allowing the proposed Lot 2 to be transferred to the Fairwood Community Association for use as an open space parcel (or in the alternative to a person/entity for development of a single-family home)
- The HPC will continue regulate and review all development proposed for Lot 1 and Lot 2 through the HAWP process

Although transferring Lot 2 to the Fairwood Community Association is the most likely outcome of this PPS application, the Applicant wishes to further reinforce the HPC's review authority over proposed Lot 2 by proffering the following condition:

Prior to the approval of any building or grading permit affecting Lot 2 for development of a single-family home, the permit applicant shall provide evidence that the Historic Preservation Commission has redetermined the Environmental Setting of the Fairview and Cemetery Historic Site to remove all of Lot 2 from the Environmental Setting.

The above condition provides assurances to the HPC that the proposed Lot 2 will not be used for a single-family house site (and essentially remain an open space parcel) unless and until the HPC approves a request to remove Lot 2 from the existing environmental setting. As such, the HPC will continue to maintain appropriate regulatory control over the future use of Lot 2.

February 9, 2025
Second Supplemental Statement of Justification
PPS 4-24016 - Fairview Manor
Page 4

Conclusion

Based on the above, the Applicant respectfully requests approval of PPS 4-24016, as it meets all the applicable requirements set forth in Section 24-135.01 of the prior Subdivision Regulations. Thank you for your attention to this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read "Robert J. Antonetti, Jr.", with a stylized flourish at the end.

Robert J. Antonetti, Jr.

cc: Fairview Manor, LLC
Gutschick, Little and Weber, P.A.

February 9, 2025

VIA ELECTRONIC DELIVERY

Mr. Tyler Smith Planner II
Countywide Planning Division
Historic Preservation Section
Prince George's County Planning Department
1616 McCormick Drive
Largo, Maryland 20774

Re: Fairview Manor, Lot 2, Preliminary Plan 4-24016

Dear Mr. Smith:

On behalf of the Fairwood Community Association, I am writing to express our strong support for the proposed subdivision of the Fairview Manor property into two lots. Fairwood is a thriving mixed-use community with over 6,000 residents. The Fairview Manor property is located in the center of one of our largest residential areas. It is a part of our community and its history is of significance for Fairwood residents and our ancestors.

The approximately 10-acre site includes a historic manor house, expansive grounds to include a rear open field, the latter of which has remained unused for many years. During the past decade, the property has changed ownership four times, with each owner facing the significant financial and logistical challenges of maintaining both the historic house and the surrounding grounds. Currently, the site lacks public access or promotion and as a private residence, the current owner is restricted by insurance liability to host desirable public access, cultural events and activities. It is in the best interest of the property, its owner, and the broader Fairwood community to establish a sustainable, long-term plan that ensures the preservation and beneficial use of this site.

To ensure the site's protection, long-term maintenance and integration into the broader community, the Fairwood Community Association has reached an agreement with the property owner to acquire four acres of the unused northern field (designated as Lot 2 in the PPS application). Lot 2 is outside the historic core surrounding the manor house, and its transfer to the Association will allow for its responsible stewardship, promote community engagement, and beneficial use of unused land while complementing the overall preservation of Fairview Manor.

In September 2024, the Fairwood Community Association Board of Directors formally approved the purchase of Lot 2, contingent upon subdivision approval. A letter of intent has been executed, and our legal counsel awaits the subdivision approval to finalize the contract of sale. The Association intends to use the property as follows:

"The Property shall be used exclusively as open space, parkland, and for recreational purposes for the benefit of the Fairwood Community Association and its members. The Property shall remain free of permanent structures or buildings, except for improvements ancillary to park and recreational use, such as gazebos, small shelters, walking trails, benches, picnic tables, and exercise or playground equipment. Any installations or activities conducted on the Property shall comply with all applicable local, state, and federal regulations, including obtaining proper approvals and permits. The use of the Property shall not create a nuisance or negatively affect neighboring properties. The Property will be preserved for the enjoyment and benefit of the Fairwood community, enhancing residents' overall quality of life."

This plan offers a responsible and sustainable approach to preserving the property while fostering public engagement and cultural appreciation. Further, this initiative maintains and protects the site's peaceful, open character while ensuring proper stewardship and beneficial use of unused land.

Upon acquisition, the Fairwood Community Association will establish a dedicated committee to develop a formal management plan for the property. We already have an enthusiastic group of volunteers eager to collaborate with historians, planners, and the broader community to ensure the site's historical significance is honored while making it an accessible and valued resource for the community.

Fairview Manor is an integral part of the Fairwood Community and its preservation is a shared priority. We respectfully request your support for this subdivision approval, which will enable us to protect and enhance this historic property in a way that aligns with both the community's needs and the property's heritage.

Sincerely,



Jill Oliver, President
Fairwood Community Association

cc: Mr. Jason Bartlett, Planner