



PRINCE GEORGE'S COUNTY HISTORIC PRESERVATION COMMISSION

1616 McCormick Drive, Largo, Maryland 20774 • 301-952-3680 • <https://www.pgplanning.org/countywide-planning/historic-preservation>

APPROVED 9/16/2025

Summary of Actions

Prince George's County Historic Preservation Commission

Tuesday, July 15, 2025, 6:30 p.m.

THIS MEETING WAS HELD VIRTUALLY VIA TEAMS

Commissioners Present: Chair John Peter Thompson, Jane Carpenter-Rock, Ph.D., Pamela Jenkins, Arlisha Norwood, Ph.D., Kelly Porter, Royal Reff

HPC Counsel: Bradley Farrar, Esq.

Staff Present: Tom Gross, Amelia Chisholm, Kacy Rohn, Jennifer Stabler, Ph.D., Daniel Tana, Tyler Smith, Natalie Zalc, Haley Borowy

Guest: Name/Organization	Agenda Item
Traci Scudder, Esq.	C.1.
Robert Antonetti, Esq.	C.1.
John Ferrante	C.1.
Tom Mateya	C.1.
Andrew Klamon	C.1.
Mark Johnston	C.2.
Matthew Tedesco, Esq.	C.2.
Dominique Lockhart	C.2.
Tim Longfellow	C.2.
Donald Zimmerman	C.2.
Kevin Foster	C.2.
Brian Quinlan	C.3.

A. CALL TO ORDER

Chairman Thompson called the meeting to order at 6:30 p.m. Ms. Rohn read introductory remarks about the meeting and procedures into the record.

Commissioner Pruden had an excused absence.

B. APPROVAL OF MEETING SUMMARY – June 17, 2025

MOTION: Commissioner Porter moved to approve the June 17, 2025, meeting summary. The motion was seconded by Commissioner Carpenter-Rock. The motion was approved by acclamation and without objection (6-0).

C.1. DEVELOPMENT REFERRAL DSP-24012 + DDS-24004, National View

Mr. Gross presented. The subject property comprises 20.12 acres and is located on the north side of the Capital Beltway (I-95/I-495) at its intersection with Indian Head Highway (MD-210). The subject application proposes a mixed-use development consisting of residential and retail/commercial uses as further described below. The property is zoned MXT (Mixed-Use Transportation) under the prior Zoning Ordinance.

The subject site contains the Butler House (Historic Site 76A-014). Built circa 1850, the Butler House is a frame dwelling with a one-story, shed-roof kitchen attached; it is sheathed in a modern Formstone veneer. The house was originally built to serve as both a dwelling and post office; it became the home in 1853 of Henry Alexander Butler, a free black man from Charles County. Behind the house stood a chicken house, meat house, barns, and other outbuildings essential to farm life; none of these survive. Listed in the National Register of Historic Places in 2005, the Butler House is an important example of a farmstead owned and operated by a free black family in the antebellum period. The Butler House was significantly deteriorated at the time the owner/applicant purchased the property, and it is currently in ruinous condition.

The subject site is adjacent to Mount Welby (Historic Site 76A-013). Mount Welby is a two-story brick house with shed roof and elaborate corbelled cornice. A porch with openwork jigsaw brackets spans the main facade. Mount Welby was built circa 1811 by the Irish American Dr. Samuel DeButts. From their new house overlooking the Potomac River, the DeButts family recorded events of the War of 1812. The house was extensively remodeled in the late nineteenth century, and the original gable roof rebuilt as the present shallow shed roof. Prominently sited overlooking the Potomac River, the house was part of St. Elizabeth's Hospital farm after 1891 and is now the office of Oxon Cove Park. Oxon Cove Farm was listed in the National Register of Historic Places in 2003.

The subject application proposes a mixed-use development containing 1,016 multifamily residential units, 505 elderly housing units, 35,675 square feet of integrated shopping center uses, a municipal police office, a daycare facility, as well as internal roadways and parking structures, a public plaza, courtyards, trail connections, and other amenities. Six primary buildings are proposed for the development, with construction to occur over several phases. The subject DSP application is for the entire project site; architecture is provided for Building D and its associated parking garage, which will be constructed in the first phase of the project.

The Butler House and Mount Welby Historic Sites are located within the 2000 *Approved Heights and Vicinity Master Plan and Sectional Map Amendment*, which includes goals and policies related to historic preservation and makes the following recommendation for the Butler House Historic Site:

The plan recommends that a program be developed to rehabilitate and reuse the Butler House. The Butler House was designated as a Historic Site in 1981 for its significance as representing the home and farm of a free black family of comfortable means. The home of generations of the Henry Butler family since the Civil War period, it has not been occupied for years and suffers from severe deterioration. The property is proposed for parkland with the underlying residential zone being R-55; the house itself and its immediate setting could be rehabilitated or rebuilt and used as an interpretive center to demonstrate aspects of mid-nineteenth century farm life of free blacks; the surrounding land could be used to reestablish farm gardens/orchard mid-nineteenth century landscape. (If it becomes parkland, along with other passive parkland uses, community gardens could be established on part of the land.)

The project could be set up so that children could experience farm life as part of school classes or scout projects. The interpretation of the mid-nineteenth century farm life of free blacks would round out the County's farm interpretation: from the plantation economy interpretation of Montpelier in Laurel or Marietta in Glenn Dale, or interpretation of life of an average farmer in colonial days as at the National Colonial Farm in Accokeek. All other properties associated with African American history in the County date from the late-nineteenth-century or later, with the exception of the Northampton Site, a slave quarter ruins dating from the early nineteenth century.

The Historic Preservation Commission (HPC) reviewed the Conceptual Site Plan for this development, CSP-21004, at its meeting on May 17, 2022, and voted 5-1 to recommend to the Planning Board approval of the application with conditions. The Planning Board approved CSP-21004 on June 16, 2022; the resolution of approval, PGCPB No. 2022-65, contained four conditions related to archeology and historic preservation:

3. *At the time of detailed site plan, the applicant shall:*

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

COMMENT: Phase I and II archaeological investigations have been completed on the subject property. Phase III archaeological investigations were completed in the area around the historic house. However, Phase III archaeological investigations have not yet been completed beneath the house. The applicant obtained a Historic Area Work Permit (HAWP 2023-040) to remove the remains of the house and to conduct archaeological investigations in the area beneath the house after the debris has been carefully removed. A County raze permit application is currently pending and must be approved before the demolition can occur; if necessary, the Historic Area Work Permit may be extended for one year beyond its expiration of September 11, 2025. Because the applicant has been unable to complete the required Phase III investigations, a condition is included in staff's recommendation on the subject application to require the submittal of the final Phase III report to Historic Preservation Section staff prior to the issuance of a grading permit.

d. Give special attention to the scale, mass, proportion, materials, architecture, lighting, and landscaping of any new construction within the viewshed of the Mount Welby Historic Site (76A-013).

COMMENT: The subject application includes architectural renderings for the buildings proposed for the development. Additionally, the applicant has provided cross sections and photographic renderings that illustrate the extent to which the proposed development will be visible from Mount Welby (Historic Site 76A-013). The cross sections and renderings demonstrate that, when intervening trees are fully leafed, Buildings B and C will be partially visible from Mount Welby, as will a mechanical screen on the roof of Building A. It is unclear from the renderings how the visual impact may differ when the trees are bare.

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

COMMENT: The applicant has provided renderings of a "Historic Commemoration Site" that will be constructed as part of the proposed development, which will include a stepped seating area, a paved demarcation of the footprint of the Butler House, and interpretive signage that relates the significance of the Butler House and Oxon Hill. The applicant has provided illustrative imagery of the interpretive signage, which will comprise a masonry column with text and photos related to the Butler House on one side and text and photos

related to Oxon Hill on the other side, as well as a horizontally mounted plaque. The imagery is intended to provide a sense of the layout of the signage; however, the actual wording of the signage should be provided to Historic Preservation Section staff for review and approval once the Phase III archeological investigations beneath the Butler House ruins are complete.

4. Prior to approval of any grading permit, the applicant shall provide a final report detailing the Phase III archeological investigations and ensure that all artifacts are made available for curation at the Maryland Archaeological Conservation Laboratory in Calvert County, Maryland.

COMMENT: Still outstanding; all artifacts recovered from the Phase III archaeological investigations shall be curated with the Maryland Historical Trust prior to the issuance of a grading permit.

The HPC reviewed the Preliminary Plan of Subdivision for this development, 4-22060, at its July 18, 2023, meeting, and voted 5-0 to recommend to the Planning Board approval of the application with no new conditions. The Planning Board approved 4-22060 on September 7, 2023; the resolution of approval, PGCPB No. 2023-89, noted the outstanding conditions.

The subject detailed site plan application is scheduled to be heard by the Planning Board on September 18, 2025.

Staff concluded that the Butler House (Historic Site 76A-014) is in ruinous condition and an Historic Area Work Permit has been approved to remove the ruins and conduct a Phase III archeological investigation beneath the house. The findings of this investigation should inform the wording of the interpretive signage and plaques to be installed in the proposed “Historic Commemoration Site.”

The line-of-sight cross sections and photographic renderings provided by the applicant demonstrate that three of the six proposed buildings will be partially visible from the adjacent Mount Welby Historic Site. Although the Environmental Setting of the Historic Site abuts the developing property, the visual impact of the proposed buildings and any light spillover from the development should be mitigated by the existing woodland and varied topography that characterize the eastern portion of the Mount Welby/Oxon Cove Park property.

The plans submitted for the proposed “Historic Commemoration Site” demonstrate a thoughtful and creative approach to highlighting within the National View development the history of the Butler House and the family that occupied it, as well as the broader historical significance of the Oxon Hill area of Prince George’s County. The proposal is largely responsive to Condition 3(e) attached to the Planning Board’s approval of CSP-21004; however, the applicant should clarify to the Historic Preservation Commission or its staff the

timing for construction of the Historic Commemoration Site and installation of the interpretive signage.

Historic Preservation Section staff recommended that the Historic Preservation Commission recommend to the Planning Board approval of DSP-24012, National View, with the following conditions:

1. Per the recommendations of the 2000 *Approved Heights and Vicinity Master Plan and Sectional Map Amendment* and the outstanding conditions of approval attached to Conceptual Site Plan CSP-21004 and Preliminary Plan of Subdivision 4-22060, prior to the issuance of any grading permit, the applicant shall:
 - a. Submit a final report to Historic Preservation Section staff detailing the Phase III archeological investigation of the area beneath the Butler House ruins.
 - b. Provide evidence to Historic Preservation Section staff that all artifacts have been made available for curation at the Maryland Archaeological Conservation Laboratory in Calvert County, Maryland.
 - c. Submit for review and approval by Historic Preservation Section staff the wording of any interpretive signage or plaques to be installed in the proposed Historic Commemoration Site, as well as the timing for the installation of the proposed commemorative features.

Mr. Gross provided a brief orientation of the project and discussed the previous conceptual site plan and preliminary plan of subdivision and their conditions that the commissioners previously reviewed.

Traci Scudder, Esq., counsel for Petra Development, thanked Mr. Gross and Dr. Stabler for their review of this project and expressed her agreement with the staff report, conditions, and comments in the report.

Andrew Klamon, the Development Manager for Petra, provided an overview of the project and stated there will be little impact on the view from Mount Welby to the proposed project. He stated that once the work in the Historic Area Work Permit for the removal of the remaining ruins and the demolition of the Butler House has been completed, the Phase 3 archeology will be carried out. Mr. Klamon discussed the location of the proposed commemoration of the Butler House, the interpretive signage, and its physical footprint. He also presented proposed trail connections and details of the community garden.

Commissioner Carpenter-Rock inquired if the material in the examples of the interpretive signage plaques provided in the presentation is a placeholder. Mr. Klamon clarified that the

signs reflect preliminary research and the results of the Phase I and Phase II archeological studies, but that the final signs will be developed in consultation with the project historian once the Phase III work is completed.

MOTION: Commissioner Reff moved that the HPC recommend approval of DSP-24012 + DDS-24004, National View, with the following conditions:

1. Per the recommendations of the 2000 *Approved Heights and Vicinity Master Plan and Sectional Map Amendment* and the outstanding conditions of approval attached to Conceptual Site Plan CSP-21004 and Preliminary Plan of Subdivision 4-22060, prior to the issuance of any grading permit, the applicant shall:
 - a. Submit a final report to Historic Preservation Section staff detailing the Phase III archeological investigation of the area beneath the Butler House ruins.
 - b. Provide evidence to Historic Preservation Section staff that all artifacts have been made available for curation at the Maryland Archaeological Conservation Laboratory in Calvert County, Maryland.
 - c. Submit for review and approval by Historic Preservation Section staff the wording of any interpretive signage or plaques to be installed in the proposed Historic Commemoration Site, as well as the timing for the installation of the proposed commemorative features.

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

C.2. DEVELOPMENT REFERRAL MRF-2022-022, Old Marlboro Pike Community Solar

Ms. Chisholm presented. The subject property comprises 281.76 acres and is located in the southwest quadrant of the intersection of Ritchie Marlboro Road and Brooke Lane and on the north side of Old Marlboro Pike in Upper Marlboro. The subject property is Zoned AR (Agricultural-Residential) and is in the 2007 *Approved Westphalia Sector Plan and Sectional Map Amendment* area.

The applicant proposes installing a 7.93-acre solar array, consisting of 3,744 ground-mounted 544-watt solar panels and 16 125-kilowatt inverters for a 2.0 MW AC photovoltaic solar array. The panels will be accessed by the existing gravel road off Old Marlboro Pike connecting to a 10-foot-wide gravel access driveway that runs approximately 2,990 feet from Marlboro Pike north to the open field where the array will be installed.

The subject property is within the Environmental Setting of The Cottage and Outbuildings, Historic Site 78-000-18. The Cottage is a large, two-story, gable-roof frame plantation house built in three sections. It has ornately bracketed cornices and fine Greek Revival interior detail. The main block was built in 1846 for Charles Claggett on property acquired by his father, Thomas Claggett VI, of Weston. The other sections of the building were added in the late nineteenth century, resulting in a building that appears to expand like a telescope. Near the house is a complex of domestic outbuildings, including a well house, meat house, and a unique oval brick icehouse. To the north and east of the principal dwelling complex are four interrelated tenant farms, each including a dwelling and ancillary domestic and agricultural buildings. These tenant farms date to the late nineteenth and early twentieth centuries. The Claggett family owned The Cottage until 1972, when the 282-acre farm was sold to the current owner, the Chesapeake Bay Foundation. The Cottage was listed in the National Register of Historic Places in 1989.

The proposed location of the solar array lies approximately 1,125 feet to the north of The Cottage, approximately 1,200 feet to the east of one cluster of tenant farm buildings, and approximately 500 feet south of a second cluster of tenant farm buildings. A stream and its 130-foot-wide wooded buffer separates the proposed solar array and the rest of the subject property to the south. An approximately 90-foot-wide tree line separates the proposed solar array from the tenant farm to its west.

The subject site is within the 2007 *Approved Westphalia Sector Plan and Sectional Map Amendment* area, which contains goals and policies related to historic preservation. Two goals of the plan that relate to the subject application are:

To protect and preserve historic properties in the sector plan area.

To recognize historic properties for their historical, archeological, and architectural significance to the community and county.

Several policies reflect these goals:

Policy 1—Historic Resources. Protect historic resources in the sector plan area through appropriate planning regulation and enforcement measures by ensuring that provisions of the Historic Preservation Ordinance are uniformly implemented.

Policy 3—Archeology. Integrate archeology in all development processes ranging from prehistory to the twentieth century to provide additional context for understanding the archeological record of Prince George's County's history.

Historic Preservation Section staff determined that there was a potential for indigenous archeological sites on the subject property and recommended to the applicant that a Phase I

archeological survey be completed. In April 2025 the applicant's archeological consultant completed the Phase I archeological assessment of the 8.82 acres of the subject property encompassing the proposed limits of disturbance of the solar array. Two areas were determined to have potential for archeological materials, the two pronounced upland segments separated by a hilltop. A total of 112 shovel test pits (STPs) were excavated across the two study areas. No artifacts were recovered, and no subsurface archeological features were found. The 2010 *Approved Historic Sites and Districts Plan* contains goals and policies related to Historic Preservation that are relevant to the subject property. A goal and related policy and strategy in planning for archeology is to:

Goal: Incorporate archeological resource protection into the local land use and comprehensive planning processes through site identification and preservation.

Policy 1: Ensure that archeological resources are considered and protected through all phases of the development process.

Strategy 3: Request a Phase I archeological survey on properties subject to the subdivision regulations that have a moderate-to-high probability of containing prehistoric or historic archeological resources.

This goal was accomplished through the Phase I archeological excavations cited above.

Staff concluded that the limits of disturbance of the proposed development are entirely within the Environmental Setting of The Cottage and Outbuildings (Historic Site 78-000-18). 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 the subject property.

The applicant provided sightline exhibits to demonstrate the extent to which the proposed solar array will be visible from the Cottage and its outbuildings, as well as from the tenant farm structures to its west. The findings of the line-of-sight profiles indicate that the structures on The Cottage and Outbuildings Historic Site (78-000-18) will be sufficiently buffered from the proposed solar array.

A Phase I archeology survey of an 8.82-acre portion of the subject property containing the limits of disturbance of the solar array was completed in 2025. No archeological sites were identified, and no further work was recommended. Historic Preservation staff concurred with this assessment, and no further archeological investigation is required.

Historic Preservation Staff recommended that the Historic Preservation Commission recommend to the Planning Board approval of MRF-2022-022, Old Marlboro Pike Solar, with no conditions.

Matthew Tedesco, Esq., counsel for the applicant, thanked Ms. Chisholm for her review of the application and agreed with staff's findings, recommendations, and conclusions. Commissioner Reff asked if the sheep are used to control the vegetation and if the proposed fencing around the solar array is permanent. Mr. Tedesco explained the agricultural fence is used for safety and protection purposes.

MOTION: Commissioner Carpenter-Rock moved that the HPC recommend approval of MRF-2022-022, Old Marlboro Pike Community Solar, with no conditions. The motion was seconded by Commissioner Jenkins. The motion was approved by roll call vote and without objection (6-0).

C.3. DEVELOPMENT REFERRAL MRF-2024-010, Piscataway Solar Energy Center

Ms. Chisholm presented. The subject property comprises 54.71 acres and is located on the west side of Livingston Road, approximately 740 feet south of its intersection with Piscataway Road, in Clinton and is characterized by mostly open farmland abutting Piscataway Creek to the west. The subject property is Zoned AR (Agricultural-Residential) and is in the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* area. A portion of the subject property along Indian Head Highway (MD Route 210) is located within the Chesapeake Bay Critical Area (CBCA) overlay Zone.

The applicant proposes installing a 16-acre solar array, consisting of 6,188 panels (3.0 MW AC). The panels will be accessed by a 20-foot-wide access drive with a turnaround area for emergency vehicles. All existing buildings on the property will be removed and two solar equipment pad areas for the switchgear, transformers and inverters, an 8' x 20' storage shed, an electrical utility connection, and applicable stormwater management and erosion/sediment control facilities will be built. A seven-foot-tall chain-link fence is proposed to be installed around the entire solar array.

The subject property is adjacent to St. James Hill (Historic Site 84-001). As constructed, the central block of the house comprised a ca.-1830s two-and-one-half-story, side-gabled brick structure, featuring a facade laid in Flemish bond and a ca.-1980s two-story pedimented portico; an earlier one-and-one-half-story, gabled-roof frame structure attached to the central block at a right angle; and a ca.-1980s balancing wing. The main block was built as the home of Dr. Benedict J. Semmes, who served in the U.S. Congress. The historic house suffered severe damage in a fire in November 2024. However, the Historic Site designation and the associated Environmental Setting remain attached to the St. James Hill property.

The applicant is proposing to install a 40-foot-wide landscape buffer in specific locations, comprised of native evergreen trees, flowering trees, and shrubs along the property's frontage on Livingston Road, a Prince George's County Scenic/Historic Road, that conforms to Section 4.7 of the Landscape Manual, Buffering Incompatible Uses.

The subject site is within the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* area, which contains goals and policies related to historic preservation. One goal is:

To preserve and protect historic resources which are significant for their historical, architectural, or archeological value.

Buffering the solar facility from Livingston Road will also buffer the installation from the St. James Hill Historic Site and conform with this goal.

Subregion 5 contains more than 220 identified archeological sites, most of which are located near the Potomac River or its tributaries. Most of the sites are Native American. Several interpretive clusters are identified in the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* based on the presence of archeological resources and their interpretive potential. The subject property is contained in one of the clusters:

3. *Piscataway Village Cluster. The Town of Piscataway was established in 1707 as part of the effort to establish a stable network of towns in the Chesapeake region. Businesses such as blacksmith shops, stores, and taverns were established in the town, and farms and tobacco plantations dotted the surrounding countryside. Much of the land directly south of Piscataway has been surveyed and many archeological sites have been documented and excavated. The primary interpretive themes for the cluster include eighteenth- to twentieth-century town development, Native American settlement, and plantation economy. Public parkland lining Piscataway Creek and Louis F. Cosca Regional Park could serve as anchors for the development of interpretive trails and programs.*

Included in the plan are strategies aimed at accomplishing this goal. They include:

Continue to identify and evaluate historic resources that meet the criteria of the historic preservation ordinance for consideration of their designation as historic sites and for listing in the National Register of Historic Places.

Ensure that archeological sites are preserved in place for future research and are interpreted for the public.

The subject property contains one documented archeological site, 18PR41, the Freeman Site. The site was identified in 1965 as a Late-Woodland Period (1500-400 years ago) short-term resources procurement site. A surface survey was conducted, and exploratory test units were excavated, and Potomac Creek ceramics (700-300 years ago) were recovered. No intact stratigraphy was recorded; however, it was noted that there was a high potential for subsurface

features, and it was consistent with the surrounding area noting that there was “a rather extensive area along Piscataway Creek show(ing) evidence of aboriginal occupation.” No official reporting on the investigations was ever completed and the extent of the survey is unknown. The presence of the indigenous ceramics and the density of occupation along Piscataway Creek suggests that this site may constitute a larger-scale settlement than was originally identified.

A Phase I archeological investigation would help determine site boundaries, potential subsurface features, site significance, and potential for listing on the National Register of Historic Places, as well as accomplish the strategies stated above.

The 2010 *Approved Historic Sites and Districts Plan* contains goals and policies related to historic preservation that are relevant to the subject property. A goal and related policy and strategy in planning for archeology is to:

Goal: Incorporate archeological resource protection into the local land use and comprehensive planning processes through site identification and preservation.

Policy 1: Ensure that archeological resources are considered and protected through all phases of the development process.

Strategy 3: Request a Phase I archeological survey on properties subject to the subdivision regulations that have a moderate-to-high probability of containing prehistoric or historic archeological resources.

Beyond the known site, 18PR41, there has been no further testing of the subject property for archeological resources. The subject property has a high probability of containing significant prehistoric and historic archaeological resources. Within a half mile of the subject property, 22 other archeological sites have been identified, all of which include indigenous archeological materials, one also containing seventeenth century artifacts, and seven containing eighteenth- and nineteenth-century materials. Completing a Phase I archeological investigation would accomplish the above-cited goal of the 2010 *Approved Historic Sites and Districts Plan*.

Staff concluded that the applicant is proposing to install a landscape buffer containing flowering trees, evergreen trees, and shrubs in specific locations to buffer the solar array from the adjacent St. James Hill Historic Site (84-001). The applicant provided sightline exhibits to demonstrate the extent to which the proposed solar array will be visible from St. James Hill to the east of the subject property. The findings of the line-of-sight profiles indicate that the Historic Site will be sufficiently buffered from the proposed solar array.

There is a high probability that the subject property contains significant archaeological resources. Archeological site 18PR41, the Freeman site, was identified on the property in 1965; however, the entire property has not been surveyed for archeological resources. Historic Preservation staff recommend that a Phase I archeological survey be conducted prior to any development of the property to reestablish the site boundaries of 18PR41 and determine if other archeological resources exist on the subject property. If significant sites are identified in the Phase I investigation, additional Phase II and Phase III archeological investigations may be required. All archeological investigations should be completed prior to any ground disturbance or the issuance of a grading permit for this proposal.

Historic Preservation Staff recommended that the Historic Preservation Commission recommend to the Planning Board approval of MRF-2024-010, Piscataway Solar Energy Center, with the following conditions:

1. Per the Planning for Archeology policies outlined in Chapter 8 of the 2010 *Approved Historic Sites and Districts Plan*, prior to the issuance of a grading permit, the applicant should:
 - a. Conduct a Phase I archeological survey on the subject property.
 - b. Upon receipt of the Phase I archeological report by the Planning Department, if it is determined that potentially significant archeological resources exist in the project area, prior to approval of any grading permits, the applicant should provide a plan for:
 - i. Evaluating the resource at the Phase II level, or
 - ii. Avoiding and preserving the resource in place.
 - c. If a Phase II and/or Phase III archeological evaluation or mitigation is necessary, the applicant should provide a final report detailing the Phase II and/or Phase III investigations and should ensure that all artifacts are curated in a proper manner.

There were no questions from the commissioners.

MOTION: Commissioner Jenkins moved that the HPC recommend approval of MRF-2024-010, Piscataway Solar Energy Center, with the following conditions:

1. Per the Planning for Archeology policies outlined in Chapter 8 of the 2010 *Approved Historic Sites and Districts Plan* prior to the issuance of a grading permit, the applicant should:

- a. Conduct a Phase I archeological survey on the subject property.
- b. Upon receipt of the Phase I archeological report by the Planning Department, if it is determined that potentially significant archeological resources exist in the project area, prior to approval of any grading permits, the applicant should provide a plan for:
 - i. Evaluating the resource at the Phase II level, or
 - ii. Avoiding and preserving the resource in place.
- c. If a Phase II and/or Phase III archeological evaluation or mitigation is necessary, the applicant should provide a final report detailing the Phase II and/or Phase III investigations and should ensure that all artifacts are curated in a proper manner.

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

D.1. HISTORIC PRESERVATION TAX CREDIT 2025-010, Digges-Sasscer House (Historic Site #79-019-18)

Ms. Rohn presented. Dr. Fraser C. Henderson, Jr. and Betsy G. Henderson, owners of Historic Site 79-019-18, Digges-Sasscer House, at 14507 Elm Street, Upper Marlboro, have applied for a tax credit for work totaling \$21,326.00. The work consisted of the replacement of the boiler system. The work began and was completed in April 2025 (Fiscal Year 2025).

The subject application included all required photographs and documentation. Staff determined all expenses to be eligible for the tax credit.

Based on the documentation of the work supplied by the applicant and the Historic Preservation Commission's adopted tax credit policies and procedures, staff recommended the approval of a historic preservation tax credit for the Digges-Sasscer House, Historic Site 79-019-18, in the amount of \$5,331.50. This credit would apply for FY 2026, the tax year following the year in which the work was completed. Staff recommended that the application be granted as meeting Standards 1 and 2 of the Secretary of the Interior's *Standards for Rehabilitation*, and provisions 1, 2, and 3 of Subtitle 29-111(b).

There were no questions from the commissioners.

MOTION: Commissioner Reff moved to approve Preservation Tax Credit 2025-010, Digges-Sasscer House (Historic Site #79-019-18), in the amount of \$5,331.50 as meeting Standards 1 and 2 of the Secretary of the Interior's *Standards for Rehabilitation*, and provisions 1, 2, and 3 of Subtitle 29-111(b). The motion was seconded by Commissioner Norwood. The motion was approved by roll call vote and without objection (6-0).

E. UPDATE FROM DEPARTMENT OF PARKS & RECREATION

Ms. Rohn provided a brief update regarding various properties undergoing repairs and will contact the commissioners to plan the site visit to Concord in the fall.

F. COMMISSION STAFF ITEMS

1. HAWP Staff Sign-Offs

There were no further questions.

2. Properties of Concern

Ms. Rohn reported that staff is working on updating the format of the Properties of Concern list and hopes to have it ready by the September meeting. She also stated that staff had a site visit to Admirathoria and discussed a HAWP application for the rehabilitation of the property.

3. Referrals Report

There were no further questions.

4. Correspondence Report

There was no correspondence received.

5. New Business/Staff Updates

Chairman Thompson provided information on the Historical Society's recent webinar on the science and art of preservation and previewed the upcoming webinar about the National Register.

G. PUBLIC COMMENT

There was no public comment received.

MOTION: Commissioner Porter moved to adjourn. The motion was seconded by Commissioner Jenkins. The motion was approved by acclamation and without objection (6-0). The meeting was adjourned at 8:03 p.m.

Sincerely,

A handwritten signature in cursive script that reads "Natalie Zalc".

Natalie Zalc
Planning Technician III
Historic Preservation Section