

COUNCIL WORKSESSION

PRINCE GEORGE'S COUNTY COUNCIL COMMITTEE OF THE WHOLE



October 29, 2019

CR-72-2019

Minor Amendment to the *2010 Historic Sites and District Plan*

Remove from Inventory of Historic Resources:

Old Marlboro Primary School
(Historic Site 72-019-51)

Old Marlboro High School
(Historic Site 72-019-52)

CR-72-2019

MINOR AMENDMENT ONE:

Amend the 2010 *Prince George's County Historic Sites and Districts Plan* to remove the Old Marlboro Primary School, Historic Site 79-019-51, and the Old Marlboro High School, Historic Site 79-019-52, as described in Attachment A, and fully incorporated herein.

Notwithstanding any approval of this proposed Minor Amendment, the architectural plan shall be adjusted to incorporate the Historic character of the Town of Upper Marlboro. In addition, the existing Historical Cemetery on that site shall be preserved.



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Dr. William and Sarah Beanes Cemetery

Old Marlboro Primary School

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Old Marlboro High School

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STREET

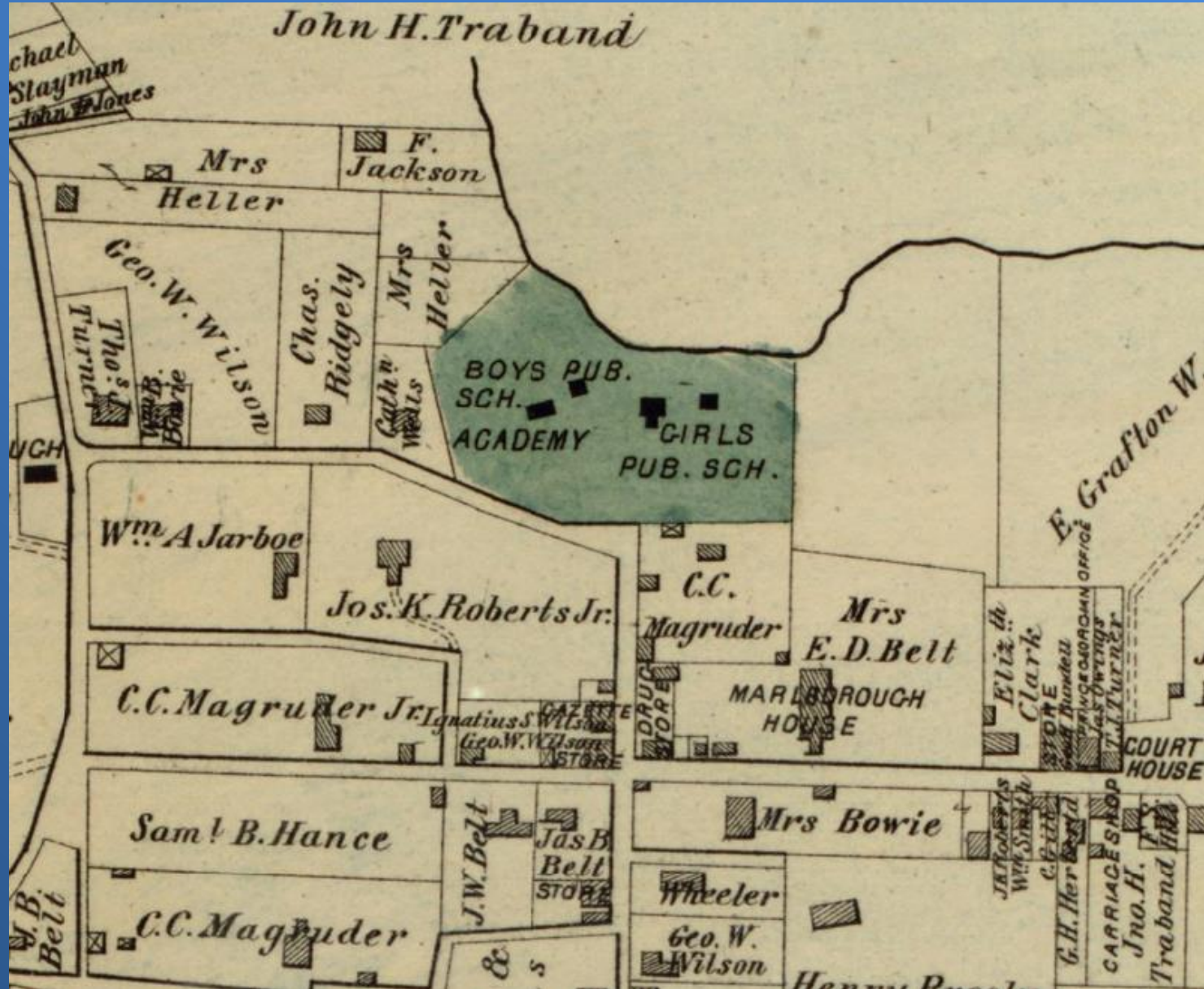
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1878 Hopkins Atlas



Courtesy Helen Wilson

Upper Marlboro school group. Date unknown.



October 2009



December 2018



December 2018



December 2018



September 2019



September 2019

Old Marlboro Primary School

Criteria cited in *2010 Historic Sites and Districts Plan*

Historic and Cultural Significance

- I.A. (i) has significant character, interest or value as part of the development, heritage or cultural characteristics of the County, State or Nation
- I.A. (ii) is the site of a significant historic event
- I.A. (iii) is identified with a person or a group of persons who influenced society
- I.A. (iv) **X** exemplifies the cultural, economic, industrial, social, political or historical heritage of the County and its urban and rural communities

Architectural and Design Significance

- 2.A. (i) embodies the distinctive characteristics of a type, period or method of construction
- 2.A. (ii) represents the work of a master craftsman, architect or builder
- 2.A. (iii) possesses high artistic values
- 2.A. (iv) represents a significant and distinguishable entity whose components may lack individual distinction
- 2.A. (v) **X** represents an established and familiar visual feature of the neighborhood, community or County due to its singular physical characteristics or landscape

Old Marlboro High School

Criteria cited in *2010 Historic Sites and Districts Plan*

Historic and Cultural Significance

- I.A. (i) has significant character, interest or value as part of the development, heritage or cultural characteristics of the County, State or Nation
- I.A. (ii) is the site of a significant historic event
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CR-72-2019

Staff Analysis

- The proposed Minor Amendment would remove all protection for the Old Marlboro Primary School and Old Marlboro High School buildings that they are currently afforded under Subtitle 29 of the County Code.
- The proposed Minor Amendment would not alter the environmental setting of the Dr. William and Sarah Beanes Cemetery Historic Site, which would continue to comprise the entire parcel unless and until it is revised by the Historic Preservation Commission.
- As such, any proposal to alter or demolish the two school buildings or construct a new building on the property would be subject to review by the Historic Preservation Commission unless the environmental setting of the Dr. William and Sarah Beanes Cemetery Historic Site is revised to exclude the part of the property on which the two school buildings now stand.

Historic Preservation Commission Hearing

September 16, 2019

- Staff briefed the HPC on the purpose of CR-72-2019 and its potential impact on the subject historic sites
- Public testimony received by the HPC was unanimously opposed to the minor amendment
- HPC found there was no evidence to determine that the Old Marlboro Primary School or Old Marlboro High School no longer met the historic site designation criteria of Subtitle 29-104(a)
- HPC voted 7-0 to recommend to the Planning Board and District Council that the minor amendment be disapproved

PB-DC Joint Public Hearing

September 17, 2019

Parties in support of the Minor Amendment:

- Judge Sheila R. Tillerson-Adams, Chief and Administrative Judge, Seventh Judicial Circuit of Maryland
- State's Attorney Aisha Braveboy
- Julisa Cunningham, Director, Circuit Court for Prince George's County, Problem Solving Courts
- Gloria Brown Burnett, Director, Department of Social Services
- Two (2) individuals

Parties opposed to the Minor Amendment:

- Wanda Leonard, Mayor of Upper Marlboro
- Linda Pennoyer, Commissioner, Town of Upper Marlboro
- Kai Bernal-Leclaire, Commissioner, Town of Upper Marlboro
- John Peter Thompson, Chairman, Historic Preservation Commission
- Lisa Davidson, Vice Chair, Historic Preservation Commission
- Residents of Old Mill Road, Upper Marlboro
- Seven (7) individuals
- Petition with 109 written signatures and 352 electronic signatures

Analysis of Joint Public Hearing Testimony

Main themes of supporting testimony:

- The property is well-suited for the proposed James H. Taylor Innovative Academy, which would serve at-risk youth
- Adaptive reuse of the existing buildings is not feasible

Main themes of opposing testimony:

- The minor amendment process has never been used to remove historic site designations
- CR-72-2019 does not specify what public planning objective would be advanced by approval of the minor amendment
- The property retains a high degree of historical significance; CR-72-2019 does not address the criteria cited in the *2010 Historic Sites and Districts Plan* or explain why the designations should be reevaluated at this time
- The Town of Upper Marlboro would like to acquire and redevelop the property through adaptive reuse of the existing buildings

Planning Board Resolution 19-119

Adopted October 17, 2019

- Recommends that the District Council APPROVE the Minor Amendment to the *2010 Historic Sites and Districts Plan* as contained in CR-72-2019
- Recommends that any proposal for redevelopment of the subject property seek to retain historic building fabric from the two school buildings to the extent practicable and to commemorate the history of the property through interpretive signage or other visual elements
- Recommends that the Dr. William and Sarah Beanes Cemetery (Historic Site 79-019-22) be preserved in place and protected from any redevelopment of the subject property, including through the delineation of an appropriate environmental setting