

# The Prince George's County Historic Preservation Program



Greenbelt Center School

This brochure was prepared by the Historic Preservation Section, Countywide Planning Division of the Prince George's County Planning Department/M-NCPPC. For more information, contact the Prince George's County Historic Preservation Commission, c/o M-NCPPC, County Administration Building, 14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772. Call 301-952-3520, or consult [www.mncppc.org/county/hpc.htm](http://www.mncppc.org/county/hpc.htm)

## Introduction

The history of Prince George's County is embodied in its older buildings, structures, and archeological sites—in buildings remaining from eighteenth-century plantations, in nineteenth-century crossroad communities, in early twentieth-century streetcar suburbs, and in those still-rural areas that recall the county's agricultural heritage of tobacco raising and horse breeding. From sites yielding prehistoric artifacts, to eighteenth-century farms, to commercial buildings of the early twentieth century, the county's history can be traced by what remains on the landscape. The preservation of these resources helps us to retain our sense of history and community. It also aids in the education of our children and our new residents by showing them, through the history embodied in everyday surroundings, the depth and breadth of our common heritage.

## The Historic Preservation Commission

The county's Historic Preservation Ordinance, enacted in 1981, established a nine-member Historic Preservation Commission (HPC).

Members of the HPC are appointed by the County Executive and are knowledgeable in such areas as architecture, planning, real estate, and historic preservation. The HPC reviews land use proposals affecting historic resources. HPC staff, provided by the M-NCPPC Planning Department, assist owners planning exterior alterations to historic buildings and respond to community survey and research requests.

The Historic Preservation Commission meets on the third Tuesday of every month at 6:00 p.m. in the County Administration Building in Upper Marlboro, unless otherwise announced. The public is encouraged to attend.

## How Historic Sites and Districts Are Created



Dorsey Chapel, Glenn Dale

In some cases a property's significance lies in its architectural style, historical or cultural associations or in its archeological features. It may also be noteworthy as the work of a highly skilled craftsman or as the site of an important event. Historic districts are established to protect and promote special areas of historic and architectural value. Districts evoke a special sense of time and

place that contributes to the area's unique identity. When a district is established, historic district regulations ensure that physical changes are consistent with each property's individual character and the character of the district as a whole.

Through the county's Historic Preservation Ordinance, the HPC can designate a property as a **historic site** if the property is listed in the county Inventory of Historic Resources and if it meets specific criteria of architectural or historical significance. Similarly, a group of historic properties sharing significance and proximity can be designated as a **historic district**.

The process of designation involves the preparation of a research report documenting the history and architectural characteristics of the historic resource; this research may be initiated by the property owner or local citizens. The HPC then holds a public hearing to receive the comments of the residents and other interested parties and then makes a decision. The County Council hears appeals of the commission's decisions on designations.

## The Historic Area Work Permit Process

Changes to the exterior features of a historic site require a **Historic Area Work Permit (HAWP)**, in addition to any other permits required by the county. Such changes include alterations, additions, demolition of exterior features, and grading work or landscaping that will affect the setting. Similarly, changes to a property within a designated historic district (including new construction) require a HAWP.



Warren House, Riverdale Park

If alterations are planned for an unevaluated historic resource included in the *Historic Sites and Districts Plan* inventory, a property owner should request a **historic site evaluation**. If, after that evaluation, a property is classified as a historic site, exterior work will require a HAWP. If the property does not meet the criteria to become a historic site, a HAWP will not be required. The HPC encourages owners to submit preliminary plans for its review before applying for a HAWP. Staff can provide technical assistance and information on financial incentive programs including tax credits and grant programs.

## The Benefits of Preservation

### Tax Credits and Grants

Historic site and historic district designation recognizes and protects the character of the designated property or area. Historic site owners are eligible to receive bronze plaques awarded by the HPC to place on their properties. In addition, owners may be eligible for a **Prince George's County Preservation Tax Credit** on county property taxes of ten percent of the cost of approved restoration work, or five percent of the cost of compatible new construction within a historic district. Owners may also qualify for preservation loan programs when such funds are available. Property owners are encouraged to contact staff and submit an application for tax credits prior to the commencement of work.



Ashland Hay Barn  
Upper Marlboro

In cooperation with the Historic Preservation Commission, the Prince George's County **Historic Property Grant Program** was launched in 2008. Grants of up to \$100,000 are available for the acquisition, rehabilitation, preservation and restoration of historic property in Prince George's County. All work must meet the Secretary of the Interior's standards, and grant recipients must place a perpetual historic preservation easement on the property before receiving grant funds. The grants are available to individuals, nonprofit

organizations and incorporated municipalities.

For more information, consult [www.mncppc.org/county/propertygrant.htm](http://www.mncppc.org/county/propertygrant.htm).

A **Maryland state income tax credit** of 20 percent of the qualified capital costs spent on rehabilitation for owner-occupied residential property and for commercial property can be taken by owners of (1) designated historic sites; (2) properties listed in the National Register of Historic Places; (3) contributing properties within historic districts listed in the National Register; or (4) contributing properties within county historic districts. The rehabilitation must comply with the Secretary of the Interior's Standards for Rehabilitation and must be certified by the Maryland Historical Trust prior to beginning work.

For information on eligibility for state and federal preservation tax credits and funding, contact the Maryland Historical Trust, 100 Community Place, Crownsville, MD 21032-2023, 410-514-7600, or consult [www.marylandhistoricaltrust.net](http://www.marylandhistoricaltrust.net).

## Prince George's County Archeology Review Process

The archeology component of the county's historic preservation program calls for a specialized approach to protecting resources. The ability to predict with reliability where archeological sites are located is an important goal of the county's program. In early 2004, the Prince George's County Planning Board issued an initiative to protect archeological sites during the development process.

The Planning Board expressed particular interest to investigate the possible existence of slave quarters and graves, as well as archeological evidence of the presence of Native American peoples. In November 2005, the Prince George's County Council enacted legislation authorizing the Prince George's County Planning Department/M-NCPPC to require Phase I investigations as part of the subdivision application process to identify archeological sites within a property. County archeological guidelines were developed through the collaboration of Historic Preservation staff, professional archeologists, the Historic Preservation Commission, developers, real estate professionals, interested citizens, and other parties of concern. The results of the investigations have made substantial contributions to the understanding of the county's history, including slave life and the lifeways of Native



Blue Willow ceramics, Croom

Americans. These discoveries have also enabled the county to protect historic landscapes and sites that would otherwise be lost forever.

## The National Register of Historic Places

The National Register of Historic Places is a list of properties acknowledged by the U.S. Government as worthy of recognition and preservation. The National Register is maintained by the Secretary of the Interior and administered by the National Park Service. Properties listed in the National Register include districts, sites, buildings, structures and objects that are significant to the nation, the state or to the local community. The National Register honors properties individually and within historic districts and provides recognition and serves as a planning tool.



St. John's Church, Broad Creek

Listing in the National Register provides the following benefits in preserving historic properties:

- The prestige of national recognition that a property is of significance in American history, architecture, archeology, engineering and/or culture. Nomination involves a multistep review process that includes professional evaluations of the significance of the property.
- Consideration in the planning for federally and state-assisted projects. Procedures require careful consideration of any impacts on National Register properties by projects involving federal and state funds, licenses, permits, or tax benefits. There is no review for a project that uses private funds and does not require state or federal permits or licenses.
- Eligibility for federal income tax benefits that include (1) a 20 percent investment tax credit for certified rehabilitation of historic commercial, industrial, and rental residential buildings, and (2) a charitable donation deduction for the conveyance of a perpetual easement to a qualified preservation organization.
- Eligibility for a Maryland income tax credit of 20 percent of the qualified capital costs for approved rehabilitation of owner-occupied residential buildings and for commercial buildings.
- Eligibility to apply for federal and state grants and low-interest state loans for historic preservation projects.

## National Historic Landmarks



Poplar Hill on His Lordship's Kindness, Clinton

The National Historic Landmarks program, another cultural resources program of the National Park Service, was established in 1935 to identify and protect places possessing exceptional significance in illustrating the nation's heritage. National Historic Landmarks can be buildings, sites, districts, structures or objects determined by the Secretary of the Interior to be nationally significant in American history and culture. National Historic Landmarks are eligible for special federal grants and for technical preservation advice from the National Park Service, as well as for the benefits listed above for National Register properties.

## How to Get Involved

There are a number of nonprofit community organizations and government agencies active in location preservation efforts. Here are just a few:

**Prince George's County Historical and Cultural Trust** (15 volunteers appointed by the County Executive), in conjunction with the HPC, has established a Countywide organization of volunteers, the Friends of Preservation, to support preservation efforts. The *Friends of Preservation Newsletter*, produced by the Historical and Cultural Trust, contains articles about preservation issues, the proceedings of the HPC, and information about preservation-related classes, tours and special events. Trust volunteers also run **The Newel Post**, a recycling center for salvaged architectural elements.

For more information, contact 301-627-4499 or consult [www.pgchct.blogspot.com](http://www.pgchct.blogspot.com)

The **Prince George's County Historical Society and Library** is a membership organization dedicated to promoting an appreciation of Prince George's County heritage. Headquartered at the Greenbelt Branch of the Prince George's County Public Library, the society maintains a research collection on county history; publishes a monthly newsletter, *News and Notes*; holds programs and special events for members; conducts guided tours and educational activities for the public; and recognizes historical and preservation activities with annual awards.

For information on *Historical Society activities*, contact 301-464-0590 or consult [www.pghistory.org](http://www.pghistory.org)

**Prince George's Heritage, Inc.**, a countywide, nonprofit preservation organization staffed by volunteers, administers the Prince George's Heritage grants program and can award small grants for research and restoration projects. Prince George's Heritage works closely with the Historic Preservation Commission in education efforts. For more information, call Doug McElrath, Chair, 301-405-9210 or [dmcelrat@umd.edu](mailto:dmcelrat@umd.edu).

The M-NCPPC **Natural and Historical Resources Division** (Department of Parks and Recreation) offers interpretative programs at M-NCPPC-owned historic sites and a range of volunteer opportunities. The department also operates a curatorship program that allows individuals interested in rehabilitating historic properties to enter into long-term lease agreements. For more information, call 301-218-9651, or consult [www.pgpc.com/places/historicsites.html](http://www.pgpc.com/places/historicsites.html)

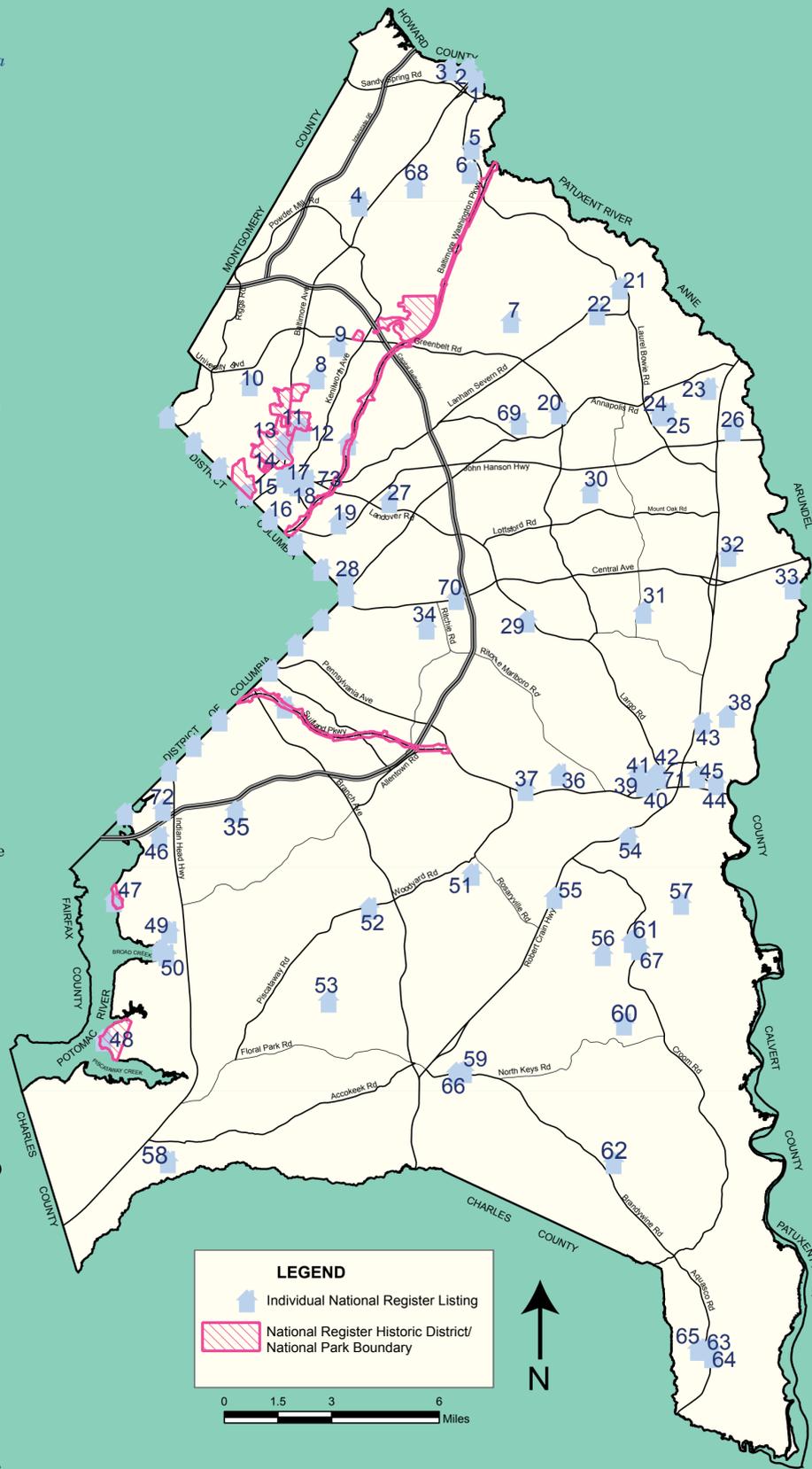


2007 Historic Preservation Reception at Snow Hill, Laurel

# National Register Properties and Districts in Prince George's County

As of June 2008, 73 individual Prince George's County properties are listed in the National Register of Historic Places. Eleven historic districts and two parkways are also included in the National Register, along with five archeological sites and 15 surviving District of Columbia Boundary Markers. Recently, two National Register multiple property documents have been prepared as context statements for African-American resources and twentieth-century apartment buildings/garden apartments in the county. Six National Historic Landmarks are also identified.

- B & O Railroad Station**, 101 Lafayette Avenue, Laurel, c/o CSX Transportation (March 1973)
- Avondale Mill**, 21 Avondale Street, Laurel, c/o City of Laurel (September 1979) (destroyed by fire, December 1991)
- Laurel High School**, 707 Montgomery Street, Laurel, c/o Prince George's County (June 1979)
- Ammendale Normal Institute and St. Joseph's Chapel** (60-4, 60-7), 6011 Ammendale Road, Beltsville (April 1975)
- Snow Hill** (62-4), 13209 Laurel-Bowie Road, Laurel, c/o M-NCPPC (August 1974)
- Montpelier** (62-6), 9401 Muirkirk Road, Laurel, c/o M-NCPPC (April 1970) [National Historic Landmark]
- Spacecraft Magnetic Test Facility** (64-6), Goddard Space Flight Center, Greenbelt, c/o NASA (December 1985) [National Historic Landmark]
- College Park Airport** (66-4), 6709 Corp. Frank S. Scott Drive, College Park, c/o M-NCPPC (September 1977)
- O'Dea House** (67-22-11), 5804 Ruatan Street, Berwyn Heights (June 1987)
- Hitching Post Hill** (68-1), 3308 Rosemary Lane, University Park (September 1977)
- Harry Smith House** (68-4-1), 4707 Oliver Street, Riverdale Park (May 1993)
- Riversdale** (68-4-5), 4811 Riverdale Road, Riverdale Park, c/o M-NCPPC (April 1973) [National Historic Landmark]
- Hyattsville Armory** (68-41-9), 5340 Baltimore Avenue, Hyattsville (March 1980)
- Hyattsville Post Office** (68-41-40), 4325 Gallatin Street, Hyattsville, c/o U.S. Postal Service (July 1986)
- George Washington House** (69-5-2), 4302 Baltimore Avenue, Bladensburg, c/o Aman Memorial Trust (July 1974)
- Magruder House** (69-5-7), 4703 Annapolis Road, Bladensburg, c/o Prince George's Heritage, Inc. (July 1978)
- Market Master's House** (69-5-8), 4006 48th Street, Bladensburg (March 1990)
- Bostwick** (69-5-9), 3901 48th Street, Bladensburg, c/o Town of Bladensburg (August 1975)
- Mount Hope** (69-11), 1 Cheverly Circle, Cheverly (November 1978)
- Marietta** (70-20), 5626 Bell Station Road, Glenn Dale, c/o M-NCPPC (July 1994)
- D.S.S. Goodloe House** (71A-30), 13809 Jericho Park Road, Bowie (October 1988)
- Bowie Railroad Buildings** (71B-2-9), 8614 Chestnut Avenue, Bowie, c/o City of Bowie (November 1998)
- Williams Plains** (71B-3), 16200 White Marsh Park Drive, c/o City of Bowie (November 1980)
- Belair Mansion** (71B-4), 12207 Tulip Grove Drive, Bowie, c/o City of Bowie (September 1977)
- Belair Stables** (71B-5), 2835 Belair Drive, Bowie, c/o City of Bowie (May 1973)
- Melford** (71B-16), 17100 Melford Boulevard, Bowie (April 1988)
- Beall's Pleasure** (72-2), 7460 Landover Road, Landover (May 1979)
- Addison Chapel** (72-8), 5610 Addison Road, Seat Pleasant, c/o Prince George's Historical & Cultural Trust (April 1972)
- Mount Lubentia** (73-16), 603 Largo Road, Largo (July 1987)
- Pleasant Prospect** (74A-6), 12806 Woodmore Road, Mitchellville (April 1976)
- Bowieville** (74A-18), 522 Church Road South, Upper Marlboro (March 1973)
- Hamilton House** (74B-7), 16810 Federal Hill Court, Mitchellville (November 1988)
- Hazelwood** (74B-13), 18611 Queen Anne Road, Queen Anne, c/o M-NCPPC (April 1999)
- Concord** (75A-1), 8000 Walker Mill Road, Capitol Heights, c/o M-NCPPC (May 1982)
- St. Ignatius Church** (76B-6), 2400 Brinkley Road, Oxon Hill (June 1974)
- The Cottage and Outbuildings** (78-00-18), 11904 Old Marlboro Pike, Upper Marlboro, c/o Chesapeake Bay Foundation (July 1989)
- Melwood Park** (78-15), 10908 Old Marlboro Pike, Upper Marlboro (October 1976)
- Mount Pleasant** (79-4), 3401 Mount Pleasant Road, Upper Marlboro (November 1972)
- Kingston** (79-19-13), 5415 Old Crain Highway, Upper Marlboro (July 1978)
- Content** (79-19-16), 14518 Church Street, Upper Marlboro (September 1978)
- Traband House** (79-19-21), 14204 Old Marlboro Pike, Upper Marlboro (March 1984)
- Buck House/Darnall's Chance** (79-19-28), 14800 Governor Oden Bowie Drive, Upper Marlboro, c/o M-NCPPC (April 1978)
- Bowling Heights** (79-63-5), 3610 Old Crain Highway, Upper Marlboro (November 1982)
- Compton Bassett** (79-63-10), 16508 Marlboro Pike, Upper Marlboro (March 1983)
- Ashland** (79-63-11), 16109 Marlboro Pike, Upper Marlboro (September 1994)
- Oxon Hill Manor** (80-1), 6901 Oxon Hill Road, Oxon Hill, c/o M-NCPPC (June 1978)
- Fort Foote** (80-6), Fort Foote Road, Oxon Hill, c/o National Park Service (September 1978)
- Fort Washington** (80-16), Fort Washington Road, Fort Washington, c/o National Park Service (July 1968)
- St. John's Church** (80-24-7), 9801 Livingston Road, Broad Creek (April 1974)
- Harmony Hall and Want Water** (80-24-11, 80-24-10), 10511 Livingston Road, Broad Creek, c/o National Park Service (June 1980)
- His Lordship's Kindness** (81A-1), 7606 Woodyard Road, Clinton (April 1970) [National Historic Landmark]



- Mary Surratt House** (81A-7), 9110 Brandywine Road, Clinton, c/o M-NCPPC (March 1973)
- Wyoming** (81B-4), 11810 Thrift Road, Clinton (January 1980)
- Pleasant Hills** (82A-2), 7001 Croom Station Road, Upper Marlboro (August 1980)
- Woodstock** (82A-13), 8706 SE Crain Highway, Upper Marlboro (September 1987)
- Bellefields** (82A-26), 13104 Duley Station Road, Croom (September 1971)
- Waverly** (82B-9), 8901 Duvall Road, Croom (June 1987)
- Bellevue** (84-20), 200 Manning Road East, Accokeek (August 1986)
- William W. Early House** (85A-32-9), 13907 Cherry Tree Crossing Road, Brandywine (June 1988)
- Brookefield of the Berrys** (86A-20), 12510 Molly Berry Road, Croom (June 1987)
- Coffren House and Store** (86A-27-10, 86A-27-11), 10007 Croom Road, Croom (June 1987)
- St. Paul's Church** (86B-14), 13500 Baden-Westwood Road, Baden (September 1977)
- Old St. Mary's Rectory** (87B-36-8a), 16305 St. Mary's Church Road, Aquasco (September 1987)
- Villa de Sales** (87B-36-13), 22410 Aquasco Road, Aquasco (July 1988)
- Sunnyside** (87B-36-21), 16005 Dr. Bowen Road, Aquasco (May 1987)
- Chapel of the Incarnation** (85A-32-27), 14070 Brandywine Road, Brandywine (December 2000)
- St. Thomas Church** (86A-27-7) 14300 St. Thomas Church Road, Croom (December 2000)
- Abraham Hall** (62-23-7) 7612 Old Muirkirk Road, Beltsville (March 2005)
- Thomas J. Calloway House** (70-49-33) 9949 Elm Street, Lanham (March 2005)
- Ridgely Methodist Episcopal Church** (72-5) 8900 Central Avenue, Landover (March 2005)
- St. Mary's Beneficial Society Hall** (79-19-25) 14825 Pratt Street, Upper Marlboro (March 2005)
- William Butler House** (76A-14) 6403 Oxon Hill Road, Oxon Hill (March 2005)
- Hilltop Manor Apartments** (69-036) 5302 Annapolis Road, Bladensburg (December 2007)

## National Register Historic Districts

- Greenbelt (67-4) November 1980 [National Historic Landmark]
- Hyattsville (68-10) March 1982 [boundary expansion December 2004]
- Mount Rainier (68-13) September 1990
- Baltimore-Washington Parkway (69-26) May 1991
- Suitland Parkway (76A-22) June 1995
- University Park (66-29) October 1996
- Calvert Hills (66-37) December 2002
- Riverdale Park (68-4) December 2002
- West Riverdale (68-93) December 2002
- North Brentwood (68-61) November 2003

## National Register Archeological Sites

- (Addresses not public information)
- National Archives Site (66-36) August 1996
- The Woodyard (82A-41) December 1974
- Nottingham (82B-25) May 1975
- Accokeek Creek (83-2) July 1968 [National Historic Landmark]
- Piscataway Park (83-12) August 1979

For more information about the National Register of Historic Places, consult [www.nps.gov/history/nr/index.htm](http://www.nps.gov/history/nr/index.htm)

