



The Maryland-National Capital Park and Planning Commission

PRINCE GEORGE'S COUNTY
Planning Department

1616 McCormick Drive, Largo, MD 20774 • TTY: 301-952-3796 • pgplanning.org

MEMORANDUM

DATE: November 12, 2024

TO: Prince George's County Historic Preservation Commission (HPC)

VIA: Thomas W. Gross, Supervisor, Historic Preservation Section

FROM: Daniel Tana, Planner III, Historic Preservation Section

RE: FY 2025 Historic Property Grant Program Grant Committee Award Recommendations

Background

On April 8, 2008, the Prince George's County Council approved CB-003-2008 (DR-2), the legislation enabling the Prince George's Historic Property Grant Program. The program provides grants to nonprofit organizations or foundations, political subdivisions, and individuals for the purpose of acquiring, preserving, restoring, or rehabilitating historic properties in accordance with the Maryland Land Use Article, Sections 26-101—26-107. The Prince George's County Planning Board adopted the Program Guidelines on May 8, 2008; the Planning Board revised the guidelines on July 21, 2016, and again on September 16, 2021.

The program was reauthorized in the FY 2025 budget with \$440,100 in available funds. A sixteenth round of the program was announced in July 2024 and four virtual workshops for potential applicants were held in August and September—on Saturday, July 13 (morning); Tuesday, July 16 (afternoon); Wednesday, July 24 (morning); and Thursday, August 1 (evening). All four workshops were hosted on Microsoft Teams. In addition, a recording of one of the workshops was uploaded to the Grants page of the Planning Department's website, and the Maryland-National Capital Park and Planning Commission's YouTube page, for individuals who could not attend any of the available workshops live. Mailings advertising the 2025 program year, with information on the workshops and application deadlines, were sent to all property owners in Historic Districts, all owners of Historic Sites and Historic Resources, and to the County's 27 municipalities. A total of 29 people registered for the workshops. Thirteen applications were received, one application was ineligible based on the Program Guidelines, and two applications were withdrawn. The remaining 10 applications totaled \$474,999.50 in requested grant funds from eligible applications for the 2025 program year.

Review of Projects

In accordance with the program guidelines, the Historic Preservation Commission (HPC) Chair appointed a grant committee consisting of six HPC members and five Planning Department staff members to review applications and provide award recommendations to the HPC. The committee evaluated and scored the proposed projects using the selection criteria and the program guidelines and made award recommendations accordingly.

Summary of Recommendations

Part of the grant committee's work was to try to direct funds to proposed work that most exemplifies the purpose of the program in accordance with the adopted program guidelines. Particular attention was given to the guidance that identifies projects, or components of projects, as ineligible when they provide little to no public benefit by focusing mainly on interior finishes and not on the preservation of the structure or building envelope. Recommended award amounts were reduced as necessary, based on the specifics of the proposed work (e.g. removing work items that would not be eligible or approvable via the Historic Area Work Permit process from the budget), resulting in a total of \$394,134.99 in recommended funding. Attachment 2 ("Compiled FY 2025 Applications") includes copies of each grant application that was considered, in its final form.

Next Steps

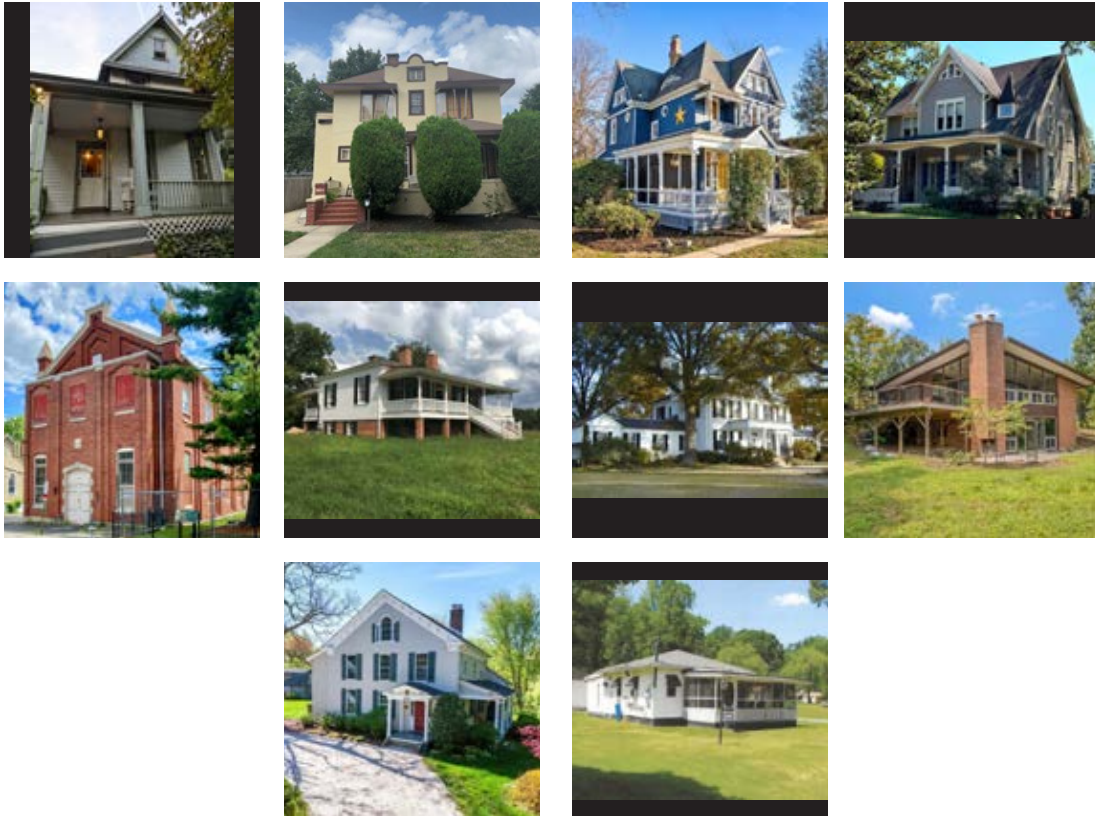
The HPC should recommend to the Planning Board that Historic Property Grant Program awards be approved based on the applications received and the grant committee's recommendations. The HPC's recommendations will be presented to the Planning Board for review and award selection at a meeting in late 2024 or early 2025.

Attachments: Attachment 1: Table of Committee Recommendations
 Attachment 2: Compiled FY 2025 Applications
 Attachment 3: Historic Property Grant Program Guidelines (Revised September 16, 2021)

Table of Grant Committee Recommendations

PGID	Property Name	Requested Funding	Recommended Funding
66-042-08	Cory House	\$ 49,480.00	\$ 49,480.00
66-042-31	Holbrook House	\$ 50,000.00	\$ 41,535.49
67-022-18	Cissell House	\$ 50,000.00	\$ 50,000.00
68-010-35	Lown House	\$ 50,000.00	\$ 50,000.00
68-010-95	Mt. Hermon Masonic Temple	\$ 50,000.00	\$ 50,000.00
74B-015	Clagett House at Cool Spring Manor	\$ 50,000.00	\$ 25,000.00
79-058	Perrywood	\$ 29,019.50	\$ 29,019.50
80-057	Helen Dwight Reid House	\$ 50,000.00	\$ 34,950.00
87B-036-08	St. Mary's Rectory	\$ 50,000.00	\$ 50,000.00
87B-XX	23509 Patuxent Boulevard	\$ 46,500.00	\$ 14,150.00
		\$ 474,999.50	\$ 394,134.99

Prince George's County HISTORIC PROPERTY GRANT PROGRAM



FY 2025 APPLICATIONS



Prince George's County Historic Property Grant Program Guidelines

Adopted by the Prince George's County Planning Board May 8, 2008
Revised July 21, 2016
Revised September 16, 2021

Mission Statement

Grants from the Prince George's County Historic Property Grant Program are designed to preserve, protect and enhance historic properties; encourage others to preserve, protect and enhance historic properties; and to promote interest in and the study of historic properties. Grants will be awarded for the rehabilitation, restoration, preservation, or acquisition of historic property. The following definitions of rehabilitation, restoration and preservation will be followed in this program:

1. Rehabilitation acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character.
2. Restoration depicts a property at a particular period of time in its history, while removing evidence of other periods.
3. Preservation focuses on the maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time. (Protection and Stabilization have now been consolidated under this treatment.)¹

Funding Source

The Prince George's County Historic Property Grant Fund is supported by funds appropriated in the Planning Department's annual budget, subject to availability of funds. These funds are awarded by the Planning Board as **Capital Grants** with recommendations from the Historic Preservation Commission. The grant cycle corresponds to the Prince George's County fiscal year (July 1 to June 30).

Program Administration

The grant program is administered by the Prince George's County Planning Department of The Maryland-National Capital Park & Planning Commission.

Grant Range

Applicants may apply for and receive matching grants up to \$50,000 per project. A 10% match is required.

¹National Park Service, U.S. Department of the Interior, Technical Preservation Services – *The Secretary of the Interior's Standards for the Treatment of Historic Properties*

Eligibility

Applicants

Prince George's County Historic Property Grant award applicants must be:

- Individuals
- Nonprofit organizations and foundations
- Political subdivisions

Eligible properties

- Located in Prince George's County, and
- Residential, commercial, institutional, agricultural, or other types of property that are listed in the current *Prince George's County Historic Sites and Districts Plan*, or
- National Historic Landmarks, or
- Properties individually listed in the National Register of Historic Places, or
- Contributing resources in either a locally designated historic district or a National Register Historic District, or
- Properties determined eligible by the Historic Preservation Commission for inclusion in the current *Prince George's County Historic Sites and Districts Plan* or determined eligible by the Maryland Historical Trust for inclusion in the National Register of Historic Places either individually or as a contributing resource in a historic district

Eligible Activities

- Acquiring Historic Properties
- Preserving Historic Properties
- Restoring Historic Properties
- Rehabilitation of Historic Properties

Ineligible Activities

- New Construction, with the exception of reconstruction that recreates vanished or non-surviving portions of a property for interpretive purposes
- Rehabilitation work that is already underway at the time of application or has been previously completed
- Projects that do not conform to *The Secretary of the Interior's Standards for the Treatment of Historic Properties*
- Projects required for compliance with federal, state, or Prince George's County regulations
- Projects that have little or no public benefit by being focused mainly on interior finishes and not on the preservation of the structure or building envelope.

Grant Application Procedures

Applications

Grant applicants are not prohibited from applying for and receiving grant funds outside of this program (i.e., a Prince George's County Planning Board Capital Grant and a Prince George's

County Non-Capital Grant) within a single grant cycle. The grant cycle corresponds to the Prince George's County fiscal year (July 1 to June 30).

All work supported by previous Prince George's County Historic Property Grants must be satisfactorily completed and grant expenses fully reimbursed prior to submission of a new grant application. Grant recipients can only apply every two years for a given property. In the interest of equity and to distribute the available funding as much as possible, the Planning Board may place limits on the cumulative monetary value or the total number of grant awards that are received by any single property.

Grant applications must be submitted using the Prince George's County Historic Property Grant Program application form.

Submittal Deadlines

Deadlines will correspond to the announcement of fund availability.

Selection Process

The selection process is competitive. Applicants are encouraged to develop proposals carefully. M-NCPPC historic preservation staff will be available for consultation during the grant preparation/application process. The staff will compile the applications for review by the Historic Preservation Commission. The Historic Preservation Commission, upon the recommendations of its Grant Committee, will review all applications and make its recommendations to the Planning Board.

Grant Committee

A five-member grant committee may be appointed by the Historic Preservation Commission Chairman. The Chairman may invite representatives of non-profit organizations to serve on the committee or may use its own members as the committee. The grant committee will review the applications and make award recommendations to the full Historic Preservation Commission.

Selection Criteria

The following 12 criteria, grouped into three categories to be applied through the rating and ranking and weighted as listed and with a potential score of 100, will be used to evaluate and select projects for funding, on a competitive basis, that meet the purposes and priorities of the grant program:

Historic Property (40 points)

1. Historical and cultural significance of the resource(s); 0-10 points
2. Urgency of the need for financial assistance; 0-5 points
3. Extent to which the property would expand the cultural/historical diversity of properties within the current funding year; 0-5 points
4. Extent to which the property would expand the diversity of resource types within the current

funding year; 0-5 points.

5. Extent to which the project would contribute to the equitable geographic distribution of grant funds across the County within the current funding year, taking into consideration Councilmanic District; 0-10 points
6. Located within the boundary of a Sustainable Community; 0 or 5 points

Project (35 points)

7. Retention of historically significant material or details; 0-15 points
8. Potential for long-term resource preservation provided by the project; 0-15 points
9. Extent to which the project could stimulate or promotes other preservation activities; 0-5 points

Project Management (25 points)

10. Readiness of the applicant to initiate and complete the project; 0-10 points
11. Administrative capability of the applicant; 0-10 points
12. Demonstrated community interest and support (via letters of support); 0-5 points

Grant Award Conditions

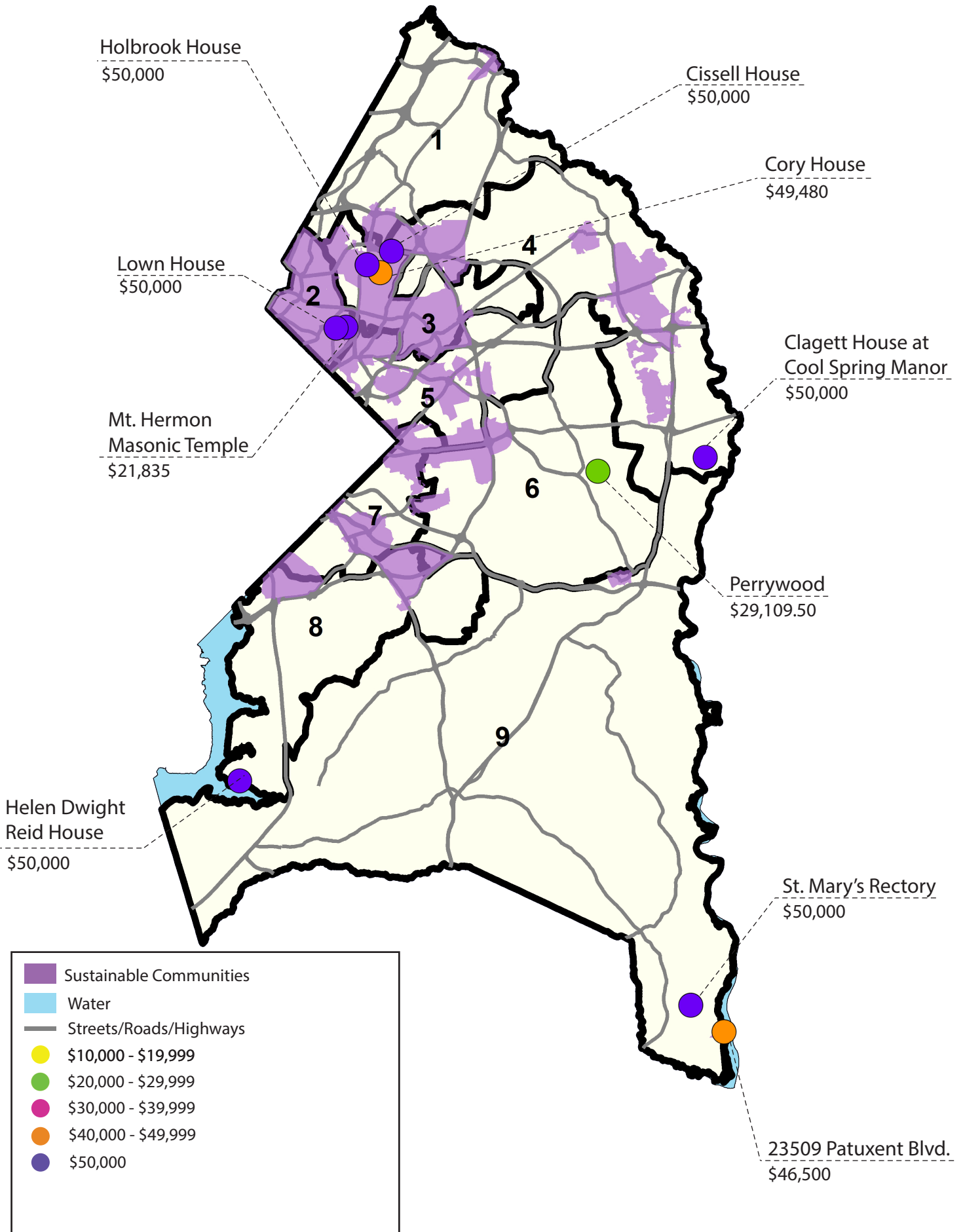
1. All work must conform to The Secretary of the Interior's *Standards for the Treatment of Historic Properties*.
2. All work must conform to the Prince George's County Historic Preservation Ordinance and policies.
3. Successful applicants will be required to sign a Historic Preservation Easement Contract substantially in the form included with the application agreeing to the conditions of the program.
4. Grant recipients shall convey a perpetual Historic Preservation Easement substantially in the form included with the application to The Maryland-National Capital Park and Planning Commission after the grant is awarded and before any funds are disbursed.
5. Grant money is distributed incrementally as reimbursements upon receipt of properly documented expenditures and photographs of completed work items.
6. Grant recipients must commit in writing to submit the subject individual property for inclusion in the *Prince George's County Inventory of Historic Resources* as a Historic Site.

7. Capital grant funded work must be performed by licensed and insured contractors. Grant recipients must provide adequate assurance, as approved by the Commission, that the work will be completed within the approved budget. Projects must be completed within two years of recordation of the easement.
8. A match of a minimum of ten percent (10%) is required; the provision of in-kind matches of labor and materials are permitted. The match may consist of cash, donated services, or use of equipment. It may be raised and spent during the grant period; it does not have to be “in the bank” prior to the award of the grant.
9. Grant recipients must provide proof of availability of all funds as set forth in their budget.
10. Costs for work funded by grant funds are not eligible for the Prince George’s County Historic Preservation Tax Credit.
11. Any materials or publicity produced in relation to the project must include the following citation for capital grants: “Funding for this project was provided in part by The Maryland-National Capital Park and Planning Commission, Prince George's County with the recommendation of the Prince George’s County Historic Preservation Commission.”

FY 2025 Historic Property Grant Program Applications

PGID	Historic Property Name	Grant Request
66-042-08	Cory House	\$ 49,480.00
66-042-31	Holbrook House	\$ 50,000.00
67-022-18	Cissell House	\$ 50,000.00
68-010-35	Lown House	\$ 50,000.00
68-010-95	Mt. Hermon Masonic Temple	\$ 50,000.00
74B-015	Clagett House at Cool Spring Manor	\$ 50,000.00
79-058	Perrywood	\$ 29,019.50
80-057	Helen Dwight Reed	\$ 50,000.00
87B-036-08	St. Mary's Rectory	\$ 50,000.00
87B-038-XX	23509 Patuxent Boulevard	\$ 46,500.00
Total FY 2025 Funding Request		\$ 474,999.50

FY 2025 Historic Property Grant Program Applications



Funding Priorities and Selection Criteria

The following 12 criteria, grouped into three categories, are used to rate and rank projects for funding, on a competitive basis. A maximum of 100 points is available. Applicants are not asked to address criteria in shaded boxes.

HISTORIC PROPERTY 0–40 points		
Historic and cultural significance of the resource(s) What is the historical and cultural significance of the property? Is its historic fabric intact or has the character been eroded?	Urgency of need for financial assistance Is the property at risk because of development or deferred maintenance? Is there a special window of opportunity for the applicant to acquire or rehabilitate this property?	Historical and cultural diversity The extent to which the property would expand the cultural/historical diversity of properties within the current funding year.
0–10 points	0–5 points	0–5 points
Diversity of resource types The extent to which the property would expand the diversity of resource types within the current funding year.	Equitable countywide distribution of funds The extent to which the project would contribute to the equitable geographic distribution of the grant funds across the County within the current funding year.	Sustainable Communities Properties located in Sustainable Communities in Prince George's County (as defined by the Maryland Department of Planning) receive five points.
0–5 points	0–10 points	0 or 5 points

PROJECT 0–35 points		
Retention of historically significant material or details If the property has more extensive and/or original materials, features, and finishes, is extra effort being expended in their retention?	Provision for long-term resource preservation How much concrete action is being taken in this project that will protect the property?	The extent to which the project could stimulate or promote other preservation activities Will the project stimulate or prompt other preservation projects or programs in the community or the County?
0–15 points	0–15 points	0–5 points

PROJECT MANAGEMENT 0–25 points		
Readiness to initiate and complete the project Can the project begin and finish on schedule? Will the applicant's financial commitment be in hand when needed?	Administrative capability Does the applicant demonstrate a thoughtful and orderly approach to organizing information? Is the proposed project well-presented and does it meet the goals of the program?	Demonstrated community interest and support Has the local community demonstrated interest in the project through letters of support?
0–10 points	0–10 points	0–5 points



PRINCE GEORGE'S COUNTY

FY2025 Historic Property Grant Application

FOLLOW THE SEPARATE, STEP-BY-STEP INSTRUCTIONS WHEN COMPLETING THIS APPLICATION.

1. Historic Property Info:

DO NOT MARK IN THIS BOX

Cory House

Historic and/or current name of the property, if applicable

4710 College Ave

Street Address

College Park

City

20740

Zip Code

2. Photograph(s): Insert a defining photograph of the property here. Please include at most six single-sided pages of images that adequately document the property and project. Photos can be smaller than 4x6 inches but should be good quality, not dark, blurry, pixelated, or too small. Label and date every image. See page 8 of the Application Instructions for an example of how to include and format your photographs. Applicants may submit additional photos by downloading photo pages at www.pgplan.org/grants.



South (front) view of the Cory House from the front walkway (connecting to College Ave), looking northeast. Mature plantings on the large corner lot obscure full view of the home from College Ave. (8/25/2024)

3. Amount of funding requested:

49480

The maximum award per project is \$50,000. Do not request an award greater than this.

4. Applicant contact information:

Kristen Garofali

Name of Applicant

4710 College Ave

Applicant Street Address

College Park

City

MD

State

20740

Zip Code

(248) 953-1544

Phone Number

kgarofali@gmail.com

Applicant Email





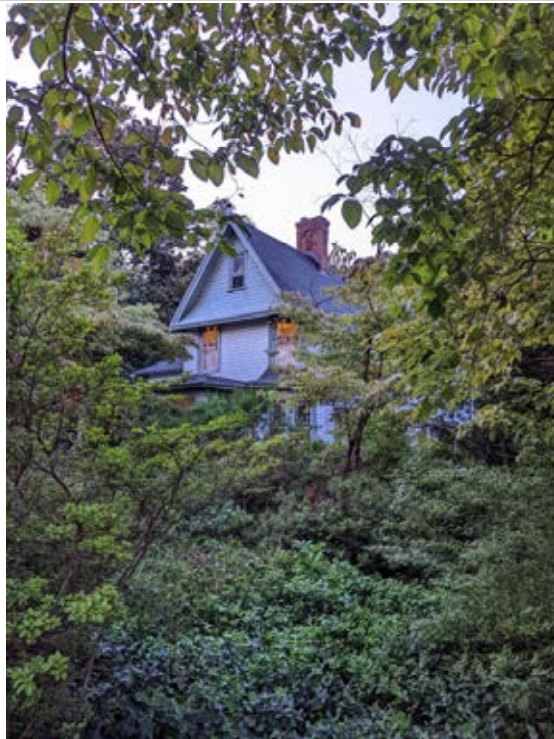
FY2025 Historic Property Grant Application

SUPPLEMENTAL PHOTO PAGES

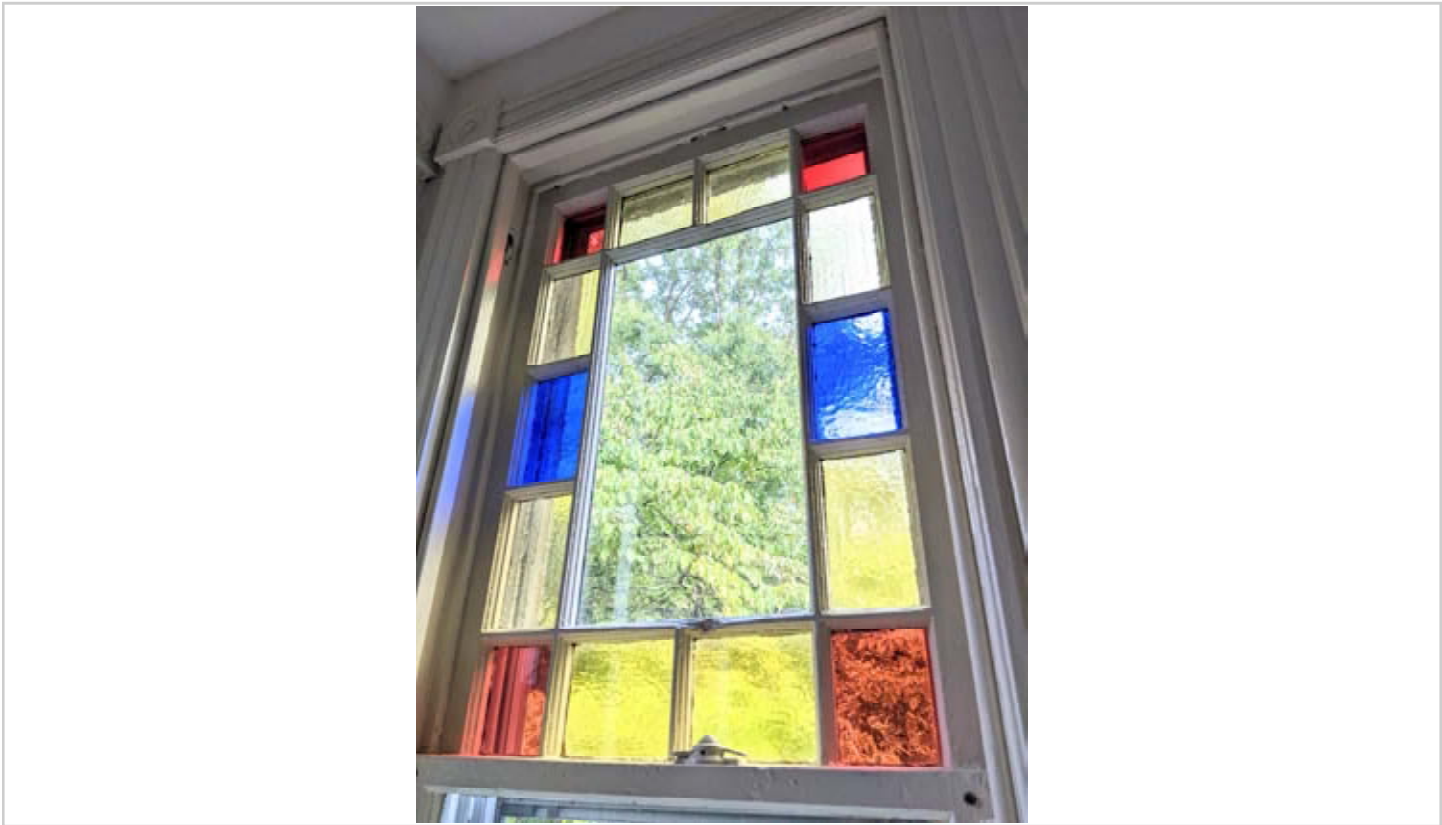
Include no more than six single-sided pages of images that adequately document the property and project. Photos can be smaller than 4" x 6" but should be of good quality (not dark, blurry, pixelated or very small.) Label and date every image. See the last page of the Application Instructions, for a sample of how to include and format your photographs. Use this form to attach your images and use the text boxes underneath each image holder to enter captions. NOTE: This form must be completed with Adobe Reader, which is available online for free. Other PDF viewing software may not work properly.



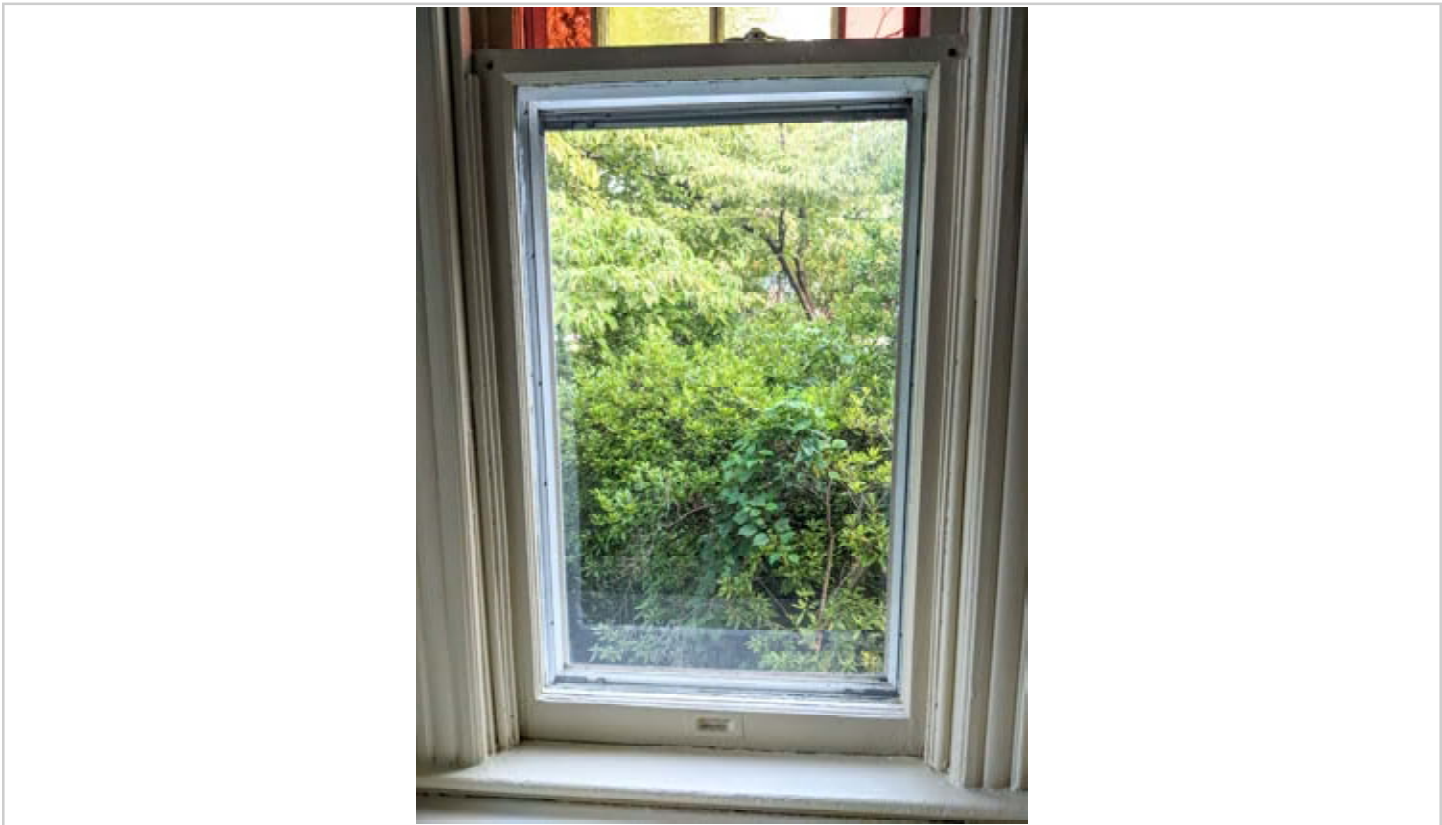
East (side) view of the Cory House from Dartmouth Ave. (8/25/2024)



Southeast (front) view of the Cory House from the corner of College Ave and Dartmouth Ave (looking northwest). (8/25/2024)



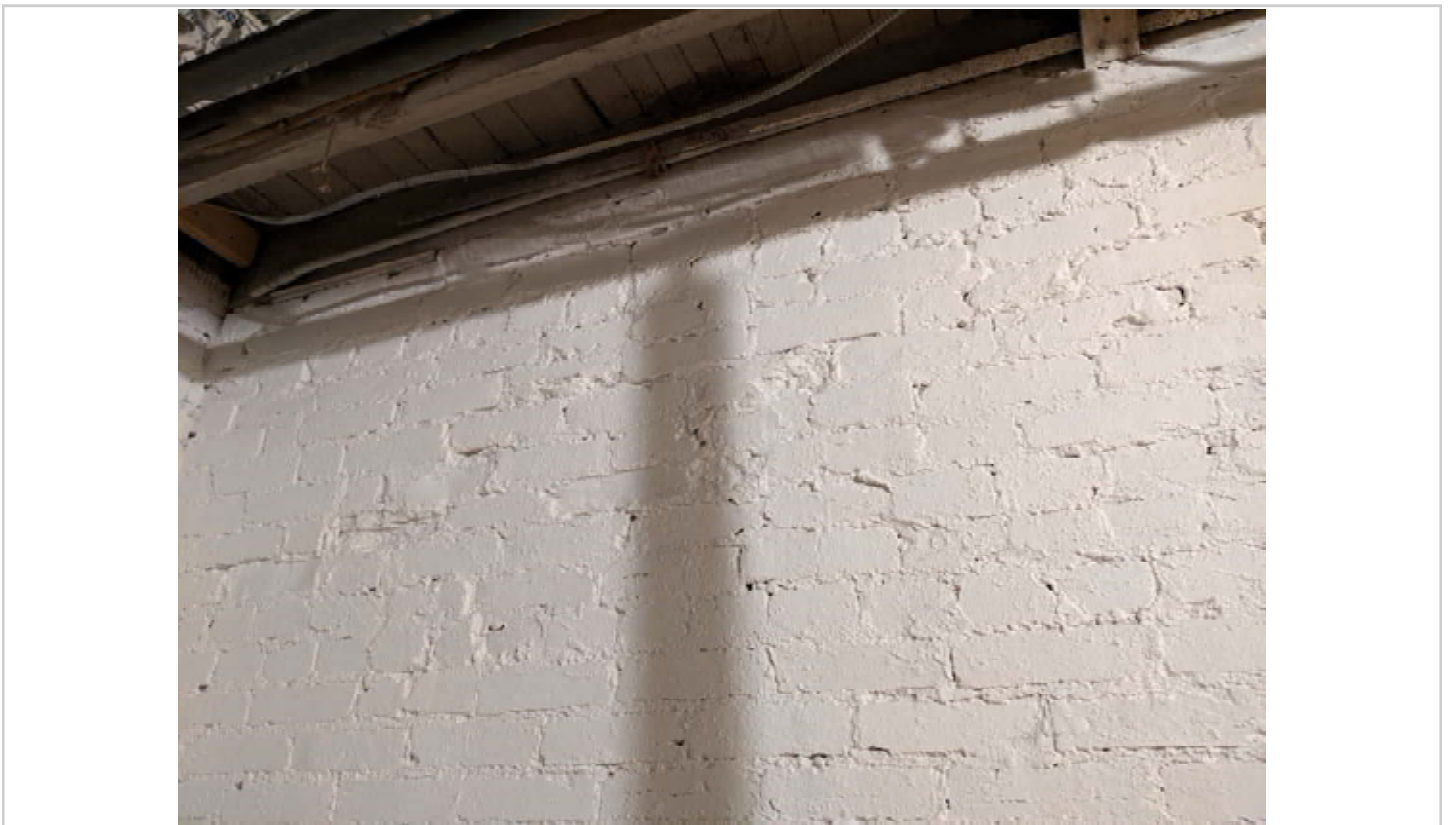
Original 15-lite stained glass window (upper sash, southeast parlor), which will be restored and repaired. Note missing sash cord. (8/2/2018)



Lower sash of 15/1 double-hung window, which will be restored. Note the heavy painting, including over the sash lift and lock. (8/25/2018)



Loose fill fiberglass insulation in the attic (southeast), which will be augmented by air sealing and new fiberglass insulation. (8/9/2024)



Example of bare rim joists in the basement, which will be sealed using spray foam to reduce air leakage. (8/25/2024)



Existing air handler and duct work in the attic (west) to be replaced and modified to accommodate new heat pump. (8/9/2024)



Existing Bryant AC condenser unit (west), which uses R-22 refrigerant. (8/25/2024)



Existing Bryant electrical panel in the basement installed in 1976 (east), which will be replaced. (8/25/2024)



Existing service meter socket and service cable (east), which will be replaced. (8/25/2024)



Example of an ungrounded receptacle which will be corrected to achieve proper ground. (8/25/2024)



Example of a two-prong receptacle in the home to be replaced with three prong receptacles, with proper grounds added. (8/25/2024)

5. Project Description: provide a succinct description of your project in the space provided.

A subset of the original stained glass windows will undergo a comprehensive restoration to bring them back to full functionality as double-hung windows while retaining original elements and features. The window frames will be strategically de-lead and weatherized using zinc weather stripping techniques appropriate to the era of the home (1890-1920s). The sashes themselves will also be fully stripped and de-lead, and will be stabilized (both structurally and cosmetically) using old growth wood and epoxies as needed. The original glass and hardware will be removed from the sashes, inventoried, and cleaned. Sashes will be repainted based on existing colors in the home, and the glass will be reglazed. Reinstallation of the restored sashes will include sash rebalancing and addition of new cotton cords, consistent with the material used for the original sash cords (many of which are now broken or deteriorating). Glass and hardware will be replaced using period appropriate replicas only if broken/unusable.

The attic and basement will receive new air sealing and insulation to achieve insulation ratings up to the State of Maryland and Department of Energy's current standards. This includes new insulation (spray foam and fiberglass) in the attic which will increase the insulation rating to R-50, and sealing of the rim joist bay in the basement (using spray foam) to achieve an insulation rating of R-21. Currently, the attic includes only loose fiberglass insulation for an insulation rating of no more than R-12, very poorly insulated by modern standards. Likewise, there is currently no sealing in the basement. The old AC system (30-40 years old) will be replaced by an energy efficient heat pump to be used primarily for cooling. The existing boiler and the original radiators will be retained to provide the majority of the heating. Replacement of the AC system will require modifications to the existing duct system and air handler, but these are accessible via the attic and do not require disturbing the original layout of the home. In addition, an exhaust fan – to be vented through the attic – will be installed in the second floor bathroom to control moisture in that space, as there is currently no ventilation in this bathroom. Original plaster will be repaired as necessary following fan installation.

Finally, updates will be made to the electrical system, including installing a new 200-amp main-breaker panel, and correcting issues with ungrounded receptacles throughout the home. The panel itself is from 1976 and is overloaded. A number of receptacles throughout the home are not properly grounded due to the use of old cloth wiring. Original plaster and baseboards will be repaired, as needed, following any disturbance due to electrical work at the location of receptacles in the home.

6. Budget: provide your proposed project's work item/cost breakdown. See the Application Instructions for how to complete the table. Attach contractor estimate(s) directly after this page.

APPLICANT CONTRIBUTION

WORK ITEMS	GRANT	CASH	IN-KIND	DONATED	TOTAL COST
settlement fee		245			245
property survey		275			275
AC unit replacement and weatherization	20340	7045			27385
Electrical panel replacement and receptacle fixes	6340				6340
Window restoration (four 15/1 and two 15/2 double-hung windows)	22800				22800
TOTALS	49480	7565			57045

THIS IS YOUR "AMOUNT OF FUNDING REQUESTED"

THIS IS YOUR TOTAL PROJECT COST



**EDGE
ENERGY**

EDGE Energy
6854 Distribution Drive
Beltsville, MD 20705

Estimate

Date	Estimate #
8/20/2024	54118EA

Customer:	Kristen Garofali 4710 College Ave College Park, Maryland 20740 kgarofali@gmail.com 248-953-1544
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Project

Rep

www.edge-gogreen.com	
Phone #	888-586-3343
Fax #	410-696-7691

Item	Description	Total
	(Equity Development & Growth Enterprises (d/B/a EDGE Energy) FEIN: 20-5932185 CUSTOMER INFO / ADDRESS: Client name: Kristen Garofali Address: 4710 College Ave. College Park Phone: 248-953-1544	
	WEATHERIZATION PACKAGE	
02 - Site Work	Attic prep- removal of wood, make a service platform for the HVAC	900.00
50 - Weatherizat...	Spray Foam top plates and penetrations in the attic space.	1,680.00
Energy Shield Tent	Install "Energy Shield" pull down-stair cover (R-50) and weather-strip the attic hatch with EPDM. This is an R-50 tent with zipper access.	225.00
Attic Hatch - Ins...	Build a small plywood insulation dam around the attic hatch to hold back insulation. This dam will be screwed in to framing, and is NOT meant to support weight.	50.00
Bath Fan - Fix Ex...	Correctly route the bathroom fan exhaust(s) to vent moisture outside the building shell. Use R-8 insulated 4" duct and install a uni-directional damper to prevent drafts. Run through the roof or gable with a weather cap and proper flashing.	325.00
	If currently vented out properly, remove from scope of work	
R-50 Cellulose L1	Blow R-50 FIBERGLASS over the attic floor, after air-sealing and installing vent chutes (if needed).	3,845.00
Spray Foam - 3.0...	Install high-density (2.0 lbs/BF) CLOSED CELL spray foam (R-7.0/in) to RIM JOIST BAY. Install to R-21 (approx 3.0" depth).	2,210.00
	HVAC REPLACEMENT	
HVAC Replacem...	OPTION #1 \$18,150 (BOSCH) **HEAT PUMP** AHRI #207658523 4 Ton 18.5 SEER2 AC Outdoor Model#:BOVB-60HDN1-M20G Indoor Model#:BVA-48WN1-M20 Large duct modifications: Cut and adjust the return side of the slip joint metal duct to allow the new air handler to fit. Cut, tighten and reconnect flex supply lines to the boots. Refrigerant Flush Equipment Pad and Heat Pump Stands EZT210 Trap Return Box Emergency Drain Pan Disposal of existing Equipment **Bi-annual service agreement for the first year	18,150.00

Total

Signature: _____

Date: _____



**EDGE
ENERGY**

EDGE Energy
6854 Distribution Drive
Beltsville, MD 20705

Estimate

Date	Estimate #
8/20/2024	54118EA

Customer:	Kristen Garofali 4710 College Ave College Park, Maryland 20740 kgarofali@gmail.com 248-953-1544
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Project

Rep

www.edge-gogreen.com	
Phone #	888-586-3343
Fax #	410-696-7691

Item	Description	Total
LMI BGE Utility	UTILITY INCENTIVES (PEPCO) Utility Contractor incentive for up to 75% of Air Sealing and Insulation measures. WEATHERIZATION AND HEAT PUMP Job Total: \$27,385 Projected Rebate: \$4516.05 Cost To Customer: \$22,868.95 **This project qualifies for 30% of weatherization material costs up to \$1200 tax credit, CONFIRM WITH CPA	-4,516.05

Total	\$22,868.95
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By signing below, customer acknowledges receipt and accepts the EDGE Energy Terms and Conditions (Appendix A). A check for one third (1/3) of the job total is due at signing, with the remainder due upon completion of the work. Please make all checks payable to "EDGE Energy." We appreciate your business, and look forward to earning it now and in the future!

Signature: _____

Page 2

Date: _____

VA Class A BLD, AES Lic. # 2705-11993 2A
DC Contractor Lic. # 252-69007080
MD MHIC Lic. # 126720



Wilcox Electric
5602 Tuxedo Rd
Hyattsville, Md 20781

Tel. (301) 583-8888
Tel. (301) 583-8888

ESTIMATE NO. 11235

Bradley Olson
4710 College Avenue
College Park MD 20740

Quote No: 11235
Site: 4710 College Avenue College Park
Site Contact: Bradley Olson
Phone: 651-324-1280
Date: 07/30/2024
Valid For: 30 Day(s)

Description of Proposed Electrical Work, Job 1:

- Remove the existing service cable, meter socket, and electric panel.
- Install a new service cable, a new meter socket, and a new 200-amp main-breaker panel.
- Reinstall the existing circuits into the new panel.
- Install all new circuit breakers as needed.
- Install new system grounding, per code.
- Install an intersystem grounding bar on the exterior of the home.
- Contractor to label the panel schedule using existing panel schedule. If information is missing it will require additional time for technicians to trace out circuits to label panel schedule properly. Additional cost of \$225.00 will be incurred.
- Contractor to provide permit and inspection.

Total Proposed Cost, Job 1: \$4,935.00*

Four-Thousand Nine-Hundred and Thirty-Five Dollars

(Price Includes Dispatch Fee Credit, Labor, Material, Heavy-Up Permit and Inspection)

Recommendation: Surge Arrestor for discounted rate of \$250.00

Please Note:

Contractor is NOT responsible for existing circuit and/or load conditions.

Contractor is NOT responsible for Pepco fees, engineering, and/or schedules.

Contractor is NOT responsible for wall damages caused by the electrical installation. All repairs to walls or ceilings to be completed by others.

Contractor is NOT responsible for existing circuits, load conditions and/or Arc Fault Circuit Interrupter (AFCI) breakers.

Description of Estimated Electrical Work, Job 2:

- **Throughout:** Correct issues with eight to nine (8 - 9) duplex receptacles.
- Replace two (2) 2-prong receptacles with 3-prong receptacles.
- Install equipment grounding conductors as needed.
- Correct two (2) reverse polarity receptacles.
- For all the receptacles that are replaced, replace the cover plates as well.
- If technician can't achieve a ground, speak with the customer about options.
- **Kitchen:** Replace two (2) receptacles with two (2) GFCI receptacles as needed per code.

Total Estimated Cost, Job 2: \$1,087.00 - \$1,405.00**



Wilcox Electric
5602 Tuxedo Rd
Hyattsville, Md 20781

Tel. (301) 583-8888
Tel. (301) 583-8888

ESTIMATE NO. 11235

One-Thousand and Eighty-Seven to One-Thousand Four-Hundred and Five Dollars (Price Includes Labor and Material)

Please note that Job 2 is an estimate only and we will bill for actual hours worked. This job is based on **3 - 4 hours of labor with an electrician and an electrical apprentice. If the electricians encounter unforeseen problems, the required labor would be greater. In such a case, contractor would discuss any problems and associated additional work with the customer.*

Please Note:

Contractor is NOT responsible for wall and/or ceiling damages if necessary for the electrical installation. All repairs to walls or ceilings to be completed by others.

Contractor is NOT responsible for existing circuits and/or load conditions.

Qualifications:

- All work shall be performed during the normal working hours of Monday through Friday, 8:00 a.m. to 5:00 p.m., whenever possible.
- Owner(s) shall provide a bathroom facility for the workers. If access is an issue, Owner(s) shall provide a key to be placed in a lock box (provided by Contractor) on the premises during construction.
- Provided the Owner(s) is in full compliance with the terms and conditions in the Contract, including all payment provisions therein, the Contractor warrants all electrical work for a period of one year following completion of work.
- If materials and equipment furnished pursuant to the Contract are warranted by any manufacturer, such manufacturer's warranty is the Owner's sole and exclusive warranty. The Contractor is not responsible for determining if any such warranties exist. Contractor cannot warrant Owner-supplied materials.
- The above warranty excludes and is in lieu of any other warranty expressed, implied, or otherwise. This warranty is for the Owner's benefit only and to no other party whatsoever.
- If "Time and Material" work is specified in the Contract, or approved in an addendum, labor shall be charged at a predetermined hourly rate and materials will be charged at Contractor cost plus thirty-five percent (35%).
- A contract addendum (alterations or deviations from the approved plans that involve additional material and/or labors) shall be in writing and signed both by Owner and Contractor. Change orders shall be charged at a predetermined hourly rate and materials will be charged at Contractor cost plus thirty-five percent (35%). Any waiver by either party of a breach of this provision shall not operate as or be construed as a waiver of any subsequent breach thereof.
- In executing this Contract, the Contractor reasonably assumes that the walls/ceilings to be removed, if any, conceal no pipes, electrical feeder lines, or ducts. This contract does not include any such work that may be required to re-route, relocate, or replace vents, pipes, ducts, or conduits that may be encountered, unless and except as noted. If concealed obstructions are encountered, Contractor will present an addendum to address the additional work.
- Contractor is to provide dust protection, as practical. Owner(s) agree to remove and protect all personal property from area(s) to be affected prior to commencement of electrical work. The movement and/or protection of personal belongings by Contractor personnel, if required, shall be charged on a time basis. Care will be taken, but Contractor will not be responsible for damage or loss, if any.
- Late payment will be subject to a service charge of 1.5% per month (18% per annum) or at the highest



Wilcox Electric
5602 Tuxedo Rd
Hyattsville, Md 20781

Tel. (301) 583-8888
Tel. (301) 583-8888

ESTIMATE NO. 11235

rate permitted by law, whichever is lower.

- The pricing quoted herein is valid for thirty days from the date on the document.

Exclusions:

- Contractor is not responsible for existing circuits.
- Arc fault circuit interrupters (AFCI) breakers may create “nuisance tripping” when connected to old methods of electrical wiring. The Department of Consumer and Regulatory Affairs (DCRA) requires that AFCI breakers be installed in electrical panels in Washington, DC. This Code interpretation ignores the possibility that older circuits may be wired in such a way that AFCI breakers will not hold or will trip unnecessarily. Contractor will not be held responsible if/when the installation of AFCI breakers results in nuisance tripping.
- Contractor is not responsible for the costs or labor associated with concrete repair, carpentry, dry wall, painting, flooring, and associated tasks necessary to complete the project.
- Contractor is not responsible for installation of additional meters, disconnects, panels, conduits or wiring other than specifically detailed within this proposal.
- Contractor is not responsible for existing and/or owner-supplied, electrical materials (for instance, lighting fixtures, fans, smoke detectors, switches, and/or receptacles).
- Contractor is not responsible for the cost of permits or for any fees imposed by the city government, Pepco, or third party inspectors, unless expressly noted. Contractor shall obtain the electrical permit for the electrical work described herein. Contractor is not responsible for the acquisition of a building permit. This Contract is subject to issuance of such permits and other required approvals by local building inspectors based on the Contract.

Provision of Materials:

- The Owner(s) will provide all lighting, ceiling fans, vent fans, smoke detectors, dimmers, switches, and other material that have an aesthetic quality. When material is owner-supplied, Contractor shall not be responsible for labor and work related to or caused by concealed damage or missing parts of said material in sealed cartons.
- Contractor reasonably assumes that any Owner-supplied items shall be on site and in working condition prior to the start of work. Additional costs to re-schedule, re-work or re-install Owner-supplied items shall be billed to the Owner at “Time and Material” rates.
- The Contractor will provide material such as wiring, electrical boxes, connectors, and other material that generally would not be visible throughout the property after all work is completed. Upon request, the Contractor will provide white, standard, devices and cover plates.

Change Orders:

- Material: Cost plus 35% material cost, per contractor's invoice.
- Labor: \$216.00 per hour for a Electrician
- \$102.00 per hour for an Electrical Apprentice



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ESTIMATE NO. 11235

Cancellation Policies for Estimate and Service Call Appointment:

- Cancellations made 24 hours or more in advance of the appointment time will receive a 100% refund of the Dispatch Fee.
- Cancellations made within 24 hours of the appointment time will incur a \$50 fee.
- No Show Cancellations will incur a loss of the Dispatch Fee.
- Heavy Up Cancellations made after the appointment has been scheduled will incur a 10% fee of the total of the proposed cost.

Contract Acceptance

Printed name

Signature Date



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Tel. (301) 583-8888

ESTIMATE NO. 11235

This is a Claim Under the Construction Contracts Act 2002

How To Pay

QUOTATION NO. 11235



Mail

10AM

MOZER WORKS, INC.
Window & door restoration

mozerworks@gmail.com
210 HODGES LANE, TAKOMA PARK, MD 20912
Tel. 301 920-1900 Mobile 240 398-7688 Fax 301 920-1284

WINDOW RESTORATION ESTIMATE

Name: KRISTEN GAROFALI Date: 8/21/24
Address: 4710 COLLEGE AVE. College Park, MD 20740-3507
Phone: (248) 953-1544

Number of windows: 20-30

Window type: DH 17/4, DH 15/1, DH 17/2, DH 15/2, DH 13/1
19-Lite Casmt

x: services to be included in your estimate
*: extra services you have requested or might consider

I. Preparation of windows:

- A. complete disassembly of windows. Removal and disposal of debris. Existing sash stops to be removed and later refinished, but not restored (i.e.; paint bead removed from sash interface edge, light sanding/patching/re-painting.
- * B. Weatherproofing of window openings (6ml plastic sheeting, storms, plywood)
- C. Prep and clean as per EPA regulations

II. Repair and Replacement of Deteriorated Window Material

- A. Refastening of loose trim & window parts with appropriate fasteners (screws, pins, dowels/splines)
- B. Repair and/or replacement of window parts, sills, and jambs will be undertaken only at an extra cost and with the owner's approval

III. Sash Rehabilitation

- A. Stripping sash
- B. Sanding sash
- C. Remove of decayed/deteriorated material from sash, apply wood conditioner (Abatron); clean sash and treat with TSP wash for lead dust. Apply mildicide if evidence of mold.
- D. Repair of sashes (NOTE: only one labor hour/window is included in this estimate for stabilization and structural/cosmetic repairs - wood replacement w/ old-growth wood as well as the use of the following: two-part, slow-cure epoxies: ART's Flex-Tech after Primatrate treatment and/or Abatron's WoodEpox. Joinery stabilization will also include hardwood dowels laterally across mortise and tenon joints with the West two-part epoxy system. **Material costs included are: \$25/window.**
- * E. Replacement of glass, where necessary, with antique glass to match existing glass or imported German Restover. (Cost of glass to be charged over and above the contract price and submitted to the owner for approval)
- F. routing of channels for weatherstripping
- G. Priming and painting ~~or staining and finishing~~
- H. Attaching hook weatherstrip system to meeting rails of double hung windows
- I. Sealing of sides of sash with linseed oil

IV. Painting and Sealing Exterior Jamb and Frame

- A. Re-caulking gaps in exterior trim with siliconized paintable caulk
- B. Re-seal exterior trim to brick w/approved one part urethane caulk
- C. Re-seal joints between casing and exterior siding with caulk

- D. Clean and seal window jambs with linseed oil
- E. Sand, prime and paint exterior window frame, sill and trim. Manufacturer, color, and type of paint will be submitted to owner for approval

V. Painting and Sealing Interior Trim

- A. Scrape, sand, prime, and paint interior trim
- B. Sand, stain, and oil or polyurethane interior trim

VI. Weather stripping

- A. Weather stripping will be by Accurate metal weather strip, Series 10-up.
Zinc or Bronze
- B. Alternate weather stripping

VII. Reassembly

- A. all double-hung windows will be weather stripped and reassembled in a manner that allows unhindered operation
- B. All hardware will be cleaned and reinstalled or replaced with identical hardware wherever possible. Where identical replacements are not available, broken hardware will be replaced with approval by homeowner. Replacement hardware will be charged to the owner as an extra cost and cost will be submitted to the owner for approval.
- C. All sash cords and parting beads will be replaced. Replacement parting beads will be fabricated using Douglas fir.

VIII. Finish

- A. All windows will be given a touchup re-painting
- B. All glass will be cleaned
- C. All windows will work without hindrance

Double-hung	13/1	\$ 3275 ea
" "	15/1	\$ 3750 ea
" "	15/2	\$ 3900 ea
" "	17/2	\$ 4050 ea
" "	17/4	\$ 4350 ea
19-Lite Casement		\$ 3700

x the cost of your project for all checked items is

- * Add _____ for _____
- * Add \$85 ea. for plywood security @ window frame
- * Add _____ for _____
- * Add _____ for _____
- * Add _____ for _____
- * Add _____ for _____

*

If you are interested in pursuing your window restoration project, we will be happy to provide you with a contract detailing the exact price of your project and listing potential extra costs. Please feel free to contact us if you have any questions.

Submitted by: Neil W Mozer
Neil Mozer

Possible replacement glass costs:

- A. Salvaged antique, mildly scratched (ca. late 1800s/early 1900s) - \$27/sq. ft.
- B. Reg. modern DSB, 1/8" annealed - \$10/ sq. ft.
- C. New German reproduction antique (ca. late 1800s/early 1900s) - \$25/sq. ft.

* 3

7. Describe the historical and cultural significance of the resource(s). 0-10 points

The Cory House, built circa 1890, is one of the first houses built in the 1889 Johnson and Curriden’s subdivision of College Park, and is a contributing property to the Old Town Historic District, which is on the National Register of Historic Places. The home is significant both for its Queen Anne style architecture and for its long time owner, University of Maryland professor Ernest Cory, who resided in the home from 1926 to 1975. Cory obtained his B.S. and M.S. degrees from the Maryland Agricultural College (now the University of Maryland) and his PhD from American University. He served on the faculty at the University of Maryland from 1909 to 1956, holding positions including chair of the Department of Entomology, Maryland State Ecologist, and Assistant Director of the Maryland Extension Service. He was also renowned for his expertise in growing orchids, and received a gold medal from the American Orchid Society for his contributions to orchid culture.

The home is a two-and-a-half story frame, gable roofed dwelling with a double “T” shaped plan. The upper gables are covered with fishscale shingle and the house has decorative features including clipped gables and cut-away corners. The building form is irregular with many projecting bays. The original structure consists of a front gable entry and a rear wing set perpendicular to the main block. The front door is glazed with red, blue and yellow glass, divided into several lites. This feature is repeated in the upper sashes on all the original double-hung windows, as well as in two casement windows lining the main staircase. A two story addition, also “T” shaped, was added in 1926 by Dr. Cory, who also planted the extensive garden that embellishes the large corner lot. The grounds contain mature azaleas, boxwoods, dogwoods, magnolias, and other plantings added over the years by Alice Kennington (owner/resident from 1975 to 2000), and Nigel Key (owner/resident from 2000 to 2024). The interior layout of the home is largely unchanged and is organized around a central, triangular shaped chimney. Original pine flooring and decorative baseboards and casings are mostly intact.

8. Describe the sense of urgency regarding financial assistance for this project. 0-5 points

The timing of these projects is urgent for a few key reasons, including (1) the age of the systems in question (notably AC and electrical, which are 30-50 years old); (2) additional rebates and incentives currently available through EmPOWER Maryland (updated legislation passed in 2024) and the Inflation Reduction Act that will complement the funds available through the Historic Property Grant Program and; (3) synergy with other recently updated features of the home, most notably the roof which was replaced in 2023.

Upgrades to air sealing and insulation are critical for protecting the home from the outside elements, as the current level of air sealing and insulation are well below modern standards, if not totally absent in some places. In addition, the existing AC system uses R-22 refrigerant; production and import of this refrigerant was banned in the United States in 2020 due to its known contribution to depleting the ozone layer. This makes the aging condenser unit increasingly costly and difficult to service. Replacing the AC system and upgrading insulation will be crucial to controlling temperature and humidity in the home, which will further contribute to the longevity of the new roof, ensuring the home itself is well-protected from the elements for decades to come. The proposed insulation measures and new AC unit are also currently eligible for substantial rebates through EmPOWER Maryland as well as tax incentives through the Inflation Reduction Act. Therefore, funds for this work provided through the Historic Property Grant Program will be complemented by existing rebates and tax incentives to further offset the cost of work.

At the same time, the window restoration will include addition of historically appropriate weather stripping, which will further reduce energy leakage in tandem with the above work. Together, these updates will protect the original features of the home from the elements, even with more seasonal extremes.

9. Describe how historically significant material or details will be retained in the project. 0-15 points

The window restoration portion of the project will not only retain the original stained glass windows, but further restore them to their original function as intended (i.e., both sashes move freely in the frame). This project will be carried out so as to preserve as many original elements of the windows – from glass to hardware – as possible. Any necessary repairs will use historically appropriate materials (e.g., old growth wood), and replacement will only be done in the case of highly deteriorated or missing elements, again using period appropriate materials or replicas.

The proposed system updates (AC, insulation and air sealing, and electrical) are critical to preserving the overall integrity of the home. This work will be undertaken in a manner that minimizes disturbance of original features, and completely avoids changing the original layout of the home. Any original features disturbed as part of this work (e.g., plaster walls, baseboards) will be carefully repaired to match the old design.

10. Describe the provision for long-term resource preservation inherent in the project. 0-15 points

A majority of the original stained glass windows are no longer functional, with neither sash movable in the frame, as they have been heavily painted over the years and have broken or missing elements (sash cords, hardware). The window restoration process (described in the project summary) will include stabilization of the sashes, sealing of the wood on the sides of the sash, professional repainting and reglazing, and the addition of metal weather stripping. This comprehensive process will ensure the longevity of the windows for decades to come, even with continued use.

The updates to major systems (HVAC and electrical) contribute to the long-term preservation of the overall property by controlling temperature and humidity and reducing risk of electrical fire. These systems are approximately 30-50 years old, and are lacking in terms of modern standards for efficiency, insulation, and safety. Much of the original layout of the home is intact, as are original elements such as pine floors, casings, and stained glass windows. Given the age of the home, much of the original structure is made of wood. A safe electrical system and reliable, efficient AC system are integral to safeguarding this structure. Updating these systems will ensure continued preservation of the property and all the original elements within into the next decade and beyond.

11. How might the project stimulate or promote other preservation activities? 0-5 points

The window restoration work will be performed on windows in the original first floor parlor (4 x 15/1 double-hung windows, southeast corner of the home), and the second floor bedroom (2 x 15/2 double-hung windows). These windows are visible from College Ave or the corner of College Ave and Dartmouth Ave. This restoration project will have an obvious visible impact on the front exterior of the home. We intend to share by word-of-mouth our experience with this project and tout the benefits of careful restoration over replacement.

The Cory House will also be featured in a season four episode of the WETA show "If You Lived Here." The episode will highlight some of the history of the Cory House, as well as the history of College Park. While the episode has already been filmed, we expect it will spark interest in the community about historic properties in the county and provide another outlet in the future for us to share our experiences with preservation and restoration work.

12. Describe your readiness to initiate and complete the project. 0-10 points

We have diligently researched the details of each aspect of this project to understand the scope of work, steps involved, timeline, and components of the budget. We have sought out multiple quotes, explored additional rebates and tax credits, and budgeted our personal finances accordingly. We have strategically committed most of our cash contribution to the AC replacement and weatherization project. Ideally, we receive the substantial projected rebates for performing this work, which will further offset the cost of the project and leave us with more cash on hand to cover additional expenses should they crop up.

We have also been diligent with our contractor choices. For example, we have selected a single contractor who can perform both weatherization and AC projects to optimize scheduling and order of operations (e.g., AC updates and appropriate duct modifications will be performed prior to insulation work to ensure no attic weatherization has to be 'undone'). We are financially and operationally prepared to initiate these projects and oversee them to completion.

13. Describe your administrative capability. 0-10 points

We have owned and lived in the Cory House for a little over a month at the time of submitting this application, and in that timespan have coordinated all aspects of the proposal. Accomplishing this research and planning while working full time and moving into a new house required careful time management and organization. We will apply this same organizational rigor to each project from initiation to completion.

While neither of us have overseen a preservation project in the past, we both practice aspects of project management in our careers and are technically-minded people. I (co-owner #1) am a research scientist at NASA and Johns Hopkins University with years of experience applying for federal grants. I am proficient at project management, having routinely overseen projects from the conceptualization stage to budget planning and ultimately reporting. Brad (co-owner #2) is a software engineer, and is proficient in understanding technical aspects of complex systems. He also regularly performs long range project planning working across multiple teams. We will apply these skills from our professional lives to our first large-scale preservation project.

14. Attach up to five letters demonstrating community interest and support of this project, directly after this page.

Name	Relationship or Occupation
Katharine Bryant	Old Town College Park resident & neighbor
Eric Olson	PG County Council Member, District 3
Stephanie Stulich & Bob Schnabel	Old Town College Park residents & neighbor

15. Certification (please read carefully):

The information submitted with this application is correct to the best understanding of the Applicant and Property Owner. The Applicant and Property Owner hereby certify that they will comply with the conditions set forth in this application and the instructions. In the event grant funds are received, the applicant agrees to the conditions and procedures outlined in this application, the Prince George’s County Historic Property Grant Program Guidelines, and the instructions, specifically the requirement for timing specifications, Historic Site Designation, the conveyance of a perpetual preservation easement to The Maryland-National Capital Park and Planning Commission, oversight of the project by M-NCPPC staff, and adherence to citation requirements. See “Award Conditions” in the Application Instructions for details. This certification is a material condition of any grant award.

Property Owner 1:



Signature of Property Owner

Kristen Garofali

Name of Property Owner (print legibly or type)

8/29/2024

Date Signed

4710 College Ave

Street Address

College Park

City

MD

State

20740

Zip Code

(248) 953-1544

Phone

kgarofali@gmail.com

Email

OPTIONAL: Ethnic origin* of Property Owner 1:

White

*Ethnic origin designations are categorized by the Federal Equal Employment Opportunity Commission.

Property Owner 2 (if applicable):

Bradley Olson
Signature of Property Owner

Bradley Olson
Name of Property Owner (print legibly or type)

8/29/2024
Date Signed

4710 College Ave
Street Address

College Park
City

MD
State

20740
Zip Code

(651) 324-1280
Phone

iam@brad.io
Email

OPTIONAL: Ethnic origin* of Property Owner 2:

White

*Ethnic origin designations are categorized by the Federal Equal Employment Opportunity Commission.

16. Corporate Resolution (complete this section only if you are signing on behalf of a corporation):
The applicant as below is also authorized and directed to make or cause to be made and to execute and deliver on behalf of the applicant such certificates and statements and any and all other papers, instruments, or documents which may be necessary, convenient, or desirable to complete the transaction of a grant award in the name and on behalf of the applicant and under its corporate seal.

[Empty box for Name of Corporation]

Name of Corporation

[Empty box for Signature of Authorized Officer]

Signature of Authorized Officer per organizational documents (e.g., Articles of Incorporation, Charter or By-Laws)

[Empty box for Name of Authorized Officer]

Name of Authorized Officer (print legibly or type)

[Empty box for Position of Authorized Officer]

Position of Authorized Officer (e.g., president, trustee, etc.)

8/29/2024

Date Signed

[Empty box for Street Address of Organization]

Street Address of Organization

[Empty box for City]

City

[Empty box for State]

State

[Empty box for Zip Code]

Zip Code

[Empty box for Phone]

Phone

[Empty box for Email]

Email

OPTIONAL: Ethnic origin* of Authorized Officer:

Select Choice

*Ethnic origin designations are categorized by the Federal Equal Employment Opportunity Commission.

Letter of Support for Historic Preservation Grant For Restoration Work on The Cory House

August 30, 2024

To:

Tom W. Gross
Planning Supervisor, Historic Preservation Section,
Countywide Planning Division, Prince George's County Planning Department
1616 McCormick Drive
Largo, MD 20774

From:

Katharine "Kathy" D. Bryant
7406 Columbia Avenue
College Park, MD 20740

As a lifelong resident of Old Town College Park, I would like to support the important historic preservation restoration work that Brad Olson and Kristen Garofali want to perform on The Cory House, an integral and extremely important part of Old Town College Park, a Prince George's County Historic District.

As the great-granddaughter of the founder of Old Town College Park, John Oliver Johnson, I am intricately invested in the preservation of the few truly historic houses remaining in the neighborhood. Over the many years of my life, I have developed a love and reverence for the rich heritage of Old Town, which my great-grandfather named after the former Maryland Agricultural College, now the University of Maryland.

The Cory House, built circa 1890, was one of the first houses built in my great-grandfather's 1889 Johnson and Curriden Subdivision of College Park. Dr. Ernest N. Cory, who lived in the house from 1926 to 1975, chaired the Department of Entomology at the University of Maryland and served as the Maryland State Entomologist. Dr. Cory also helped create the Maryland Agricultural Experimental Station, and he was president of the International Society of Arboriculture.

But to me, Dr. Cory was better known for his magical, fantasy garden filled with many gorgeous and unusual azaleas. He was also famous for his beautiful watercolor paintings. Every Christmas he would send out signed small watercolor paintings as Christmas cards and gifts to his friends. My family was the lucky recipient of a few of them, which we eagerly anticipated every year.

I remember Dr. Cory well. When I was a young child, I used to go over to his house to look in awe at the various orchids he grew in his front bay window. I couldn't believe flowers could be so beautiful, and I thought Dr. Cory must be one of the most amazing people in the world to be able to grow such beautiful orchids. As a child, I thought he just magically created them. To this day, I have acquired and cultivated many orchids for my window gardens in memory of Dr. Cory.

Ultimately, The American Orchid Society awarded him their gold medal for his contribution to orchid culture.

Our families were very close friends. Many of the azaleas in my garden came from cuttings of Dr. Cory's multitude of gorgeous, unusual azaleas. Every now and then I would wander through his immense garden, which seemed like a magical fairy maze to me. A special memory was visiting the simple concrete goldfish pond he built at the very back of his property.

I also loved the stained-glass windows in his house. For many years, I could never believe a more beautiful house existed anywhere in the world. All my life I have called it "the gingerbread cottage," because that's what it reminded me of.

So, I have a very special interest in helping to preserve the historic nature of this house. I am deeply grateful and appreciative that Brad and Kristen fell in love with this house and see The Cory House as their forever home. I am thrilled that they recognize historic houses are a continuous labor of love that require meticulous care and attention, along with constant work. The first week they moved in, I was shocked and amazed to see Kristen out in front of her house pulling weeds. I had heard that she and her husband moved in, but I had not met either of them. Being a nosy neighbor, I stopped my car and introduced myself to Kristen. As soon as I realized she was pulling weeds, and she had a large pile of them already, I knew that she was the right person for this house because the garden was going to need great attention over the years. And I am pleasantly astonished that Kristen and Brad have already jumped at the opportunity to receive an Historic Preservation Grant to work on the electrical and AC systems, as well as do some window restoration. This grant would go a long way to help them realize their dream of restoring this beautiful house to its original perfection.

Years ago, when David Turner was chairman of the Prince George's Historic Preservation Commission, he helped spearhead the creation of the Prince George's Historic Preservation Grant Program and told me he envisioned it helping people like me, as the owner of a Historic Site built by my great uncle circa 1888 a block away from The Cory House. Turner wanted a monetary grant program that could help people restore and maintain historic houses that might otherwise be too costly to maintain and subsequently deteriorate.

I was fortunate to be a recipient of one of the largest grants awarded in 2008, the first year of the program, and it allowed me to do things for my house that I would not otherwise have been able to do. Maintaining a historic house and the grounds is extremely costly. So, I deeply appreciate this grant program.

That is why I am extremely grateful that Brad and Kristen have purchased this house and are applying for a grant so quickly. And that is why I am fervently supporting their application to the Historic Preservation Grant Program. I hope and pray that you will approve their request so that

they can help continue the heritage that my great-grandfather envisioned and began back in 1889 when he bought the land from Ella Calvert Campbell to create Old Town College Park. Thank you so much for your consideration of their much-needed grant request.

Sincerely,

Katharine "Kathy" D. Bryant



Eric C. Olson
Council Member
District 3

PRINCE GEORGE'S COUNTY
COUNCIL

Together Strengthening Our Community

August 30, 2024

John Peter Thompson
Chair, Prince George's County Historic Preservation Commission
1616 McCormick Drive
Largo MD 20774

Dear Chair Thompson,

I am writing to express my full and enthusiastic support for the Historic Property Grant application by Kristen Garofali and Brad Olson (no relation), the new owners of the Cory House at 4710 College Avenue in College Park.

The new owners are dedicated to preservation of this gorgeous and historic Queen Anne style property, for which our community in College Park is grateful. The circa 1890 home is one of the original houses built in the Johnson and Curriden subdivision of Old Town College Park. It is a contributing property to the Old Town College Park Historic District, which is also on the National Register of Historic Places.

I have known the past two property owners, both of whom cared for the house and its setting, and who maintained the home with respect, and attention to its history. Combined, the past two owners were in the home since 1975, nearly 50 years. Professor Ernest Cory, Chair of the University of Maryland's Department of Entomology and a well-known entomologist, resided in the house nearly 50 years from 1926 to 1975.

Even with great care, the Cory House needs some upgrades and restoration. Garofali and Olson seek to preserve and restore the original windows to functionality, they are looking to modernize the heating, cooling, and ventilation system to achieve greater energy efficiency, and they are planning to update the electrical system, among other improvements.

This property is a wonderful, historic property and I fully support the efforts of Kristen Garofali and Brad Olson to continue the tradition of careful attention and preservation to the Cory House. I support the Historic Property Grant application that will assist them in this important work.

Sincerely,

Eric Olson

Website: pgccouncil.us/District3 | Wayne K. Curry Administration Bldg.
Telephone: (301) 952-3060 | 1301 McCormick Drive, 2nd Floor
Fax: (301) 952-4904 | Largo, Maryland 20774
Email: CouncilDistrict3@co.pg.md.us

66-042-08 Cory House

Click or scan below to access property scoring sheet

<https://forms.office.com/r/9AX5eaWzWq>





PRINCE GEORGE'S COUNTY

FY2025 Historic Property Grant Application

FOLLOW THE SEPARATE, STEP-BY-STEP INSTRUCTIONS WHEN COMPLETING THIS APPLICATION.

1. Historic Property Info:

DO NOT MARK IN THIS BOX

The Holbrook House

Historic and/or current name of the property, if applicable

4618 College Avenue

Street Address

College Park

City

20740

Zip Code

2. Photograph(s): Insert a defining photograph of the property here. Please include at most six single-sided pages of images that adequately document the property and project. Photos can be smaller than 4x6 inches but should be good quality, not dark, blurry, pixelated, or too small. Label and date every image. See page 8 of the Application Instructions for an example of how to include and format your photographs. Applicants may submit additional photos by downloading photo pages at www.pgplan.org/grants.



3. Amount of funding requested:

50000

The maximum award per project is \$50,000. Do not request an award greater than this.

4. Applicant contact information:

Steven Behr

Name of Applicant

14835 Melfordshire Way

Applicant Street Address

Silver Spring

City

MD

State

20906

Zip Code

240-793-5180

Phone Number

steven.behr@gmail.com


Applicant Email



FY2025 Historic Property Grant Application

SUPPLEMENTAL PHOTO PAGES



Include no more than six single-sided pages of images that adequately document the property and project. Photos can be smaller than 4" x 6" but should be of good quality (not dark, blurry, pixelated or very small.) Label and date every image. See the last page of the Application Instructions, for a sample of how to include and format your photographs. Use this form to attach your images and use the text boxes underneath each image holder to enter captions. NOTE: This form must be completed with Adobe Reader, which is available online for free. Other PDF viewing software may not work properly.





PAUL DAVIS
RECOVER • RECONSTRUCT • RESTORE

Complete Measurements

4618 College Avenue, College Par...
PHOTOS



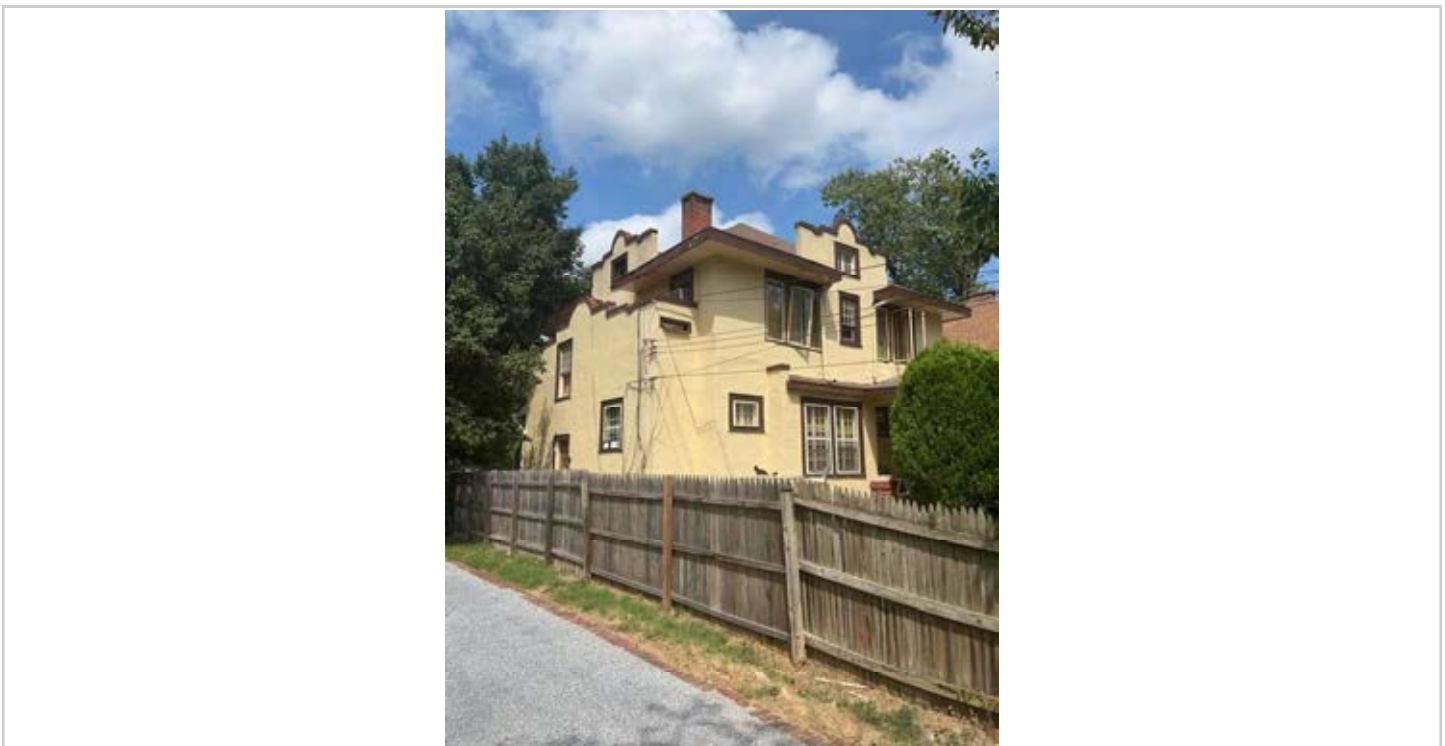
Assessed by  HOVER

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PROPERTY ID: 1310193
24-0870-E
SQ#6
30 JUL 2024

Page 33

Exterior Pictures of Holbrook House, 4618 College Avenue From Each Elevation - July 30th, 2024



LT Side-Holbrook House, 4618 College Avenue-details targeted Windows/Stucco/Unique Trim Features -Alhambra Model Home



RT Side-Holbrook House, 4618 College Avenue-details targeted Windows/Stucco/unique Trim Features -Alahambra Model Home



LT Side-Holbrook House, 4618 College Avenue-Windows/doors/Stucco and unique Trim Features-Alahambra Model Home- 7/30/24



Front-Holbrook House, 4618 College Avenue-Windows/doors/Stucco and Unique Trim Features- Alhambra Model Home - 7/30/24



Holbrook House-details targeted Windows/Doors and Stucco and unique Trim Features Common to Alhambra Model Home



Holbrook House, 4618 College Avenue - Image From Sears Catalog of the The Alhambra Model Kit Home - from www.hmdb.org



Holbrook House, 4618 College Avenue - Image of Historic Property Marker - obtained from www.hmdb.org - 3/182018

5. Project Description: provide a succinct description of your project in the space provided.

The historical restoration project for the Holbrook House in College Park, MD, focused on preserving and restoring key architectural elements such as the trim, windows, doors, and exterior stucco to reflect its original early 20th-century character, while also ensuring long-term durability.

1. Restoration of Trim:

The trim around the windows, doors, and rooflines of the Holbrook House likely consisted of wooden materials characteristic of Colonial Revival architecture. Over time, exposure to weather may have led to deterioration, requiring careful restoration.

2. Window Replacement:

The original windows of the Holbrook House were most likely double-hung sash windows with wooden frames, typical of early 20th-century homes. Restoring or replacing these windows would have been necessary to preserve the historic appearance and improve energy efficiency..

3. Exterior Stucco Restoration:

The stucco exterior of the Holbrook House, characteristic of many early 20th-century homes, serves both an aesthetic and protective function. Over time, stucco can crack, degrade, or become discolored due to weather exposure.

6. Budget: provide your proposed project’s work item/cost breakdown. See the Application Instructions for how to complete the table. Attach contractor estimate(s) directly after this page.

APPLICANT CONTRIBUTION

WORK ITEMS	GRANT	CASH	IN-KIND	DONATED	TOTAL COST
Window Replacements	\$37,340.28			\$14,240.29	\$37,340.28
Exterior Stucco Cleaning, repair and Restoration	17435.50			17435.50	\$34,875.00
Cleaning remediation/ demolition	6056			4604.12	10,660.12
Restoration of Trim	2407.32			267.48	2,674.80
Easement and Surveys	1000			100	1100
TOTALS	50000			36650	86650

THIS IS YOUR "AMOUNT OF FUNDING REQUESTED"

THIS IS YOUR TOTAL PROJECT COST

ESTIMATE

Brighton Property Services
1856 Old Westminster Rd
Westminster, MD 21157

Brightonpropertyservices@gmail.com
m
+1 (240) 506-5851
Brightonpropertyservices.us



Bill to
Thomas Zwirecki

Ship to
Thomas Zwirecki

Estimate details

Estimate no.: 1076
Estimate date: 09/13/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Construction	Temporary repairs after rip out.	1	\$2,674.80	\$2,674.80
2.		Construction	Windows / vinyl	1	\$14,240.29	\$14,240.29
3.		Construction	Windows / wood	1	\$23,099.99	\$23,099.99
4.		Construction	Cleaning remediation/ demolition	1	\$10,660.12	\$10,660.12
5.		Construction	Repair stucco, repair damaged areas skim coat as needed \$ 34,875	1	\$34,875.00	\$34,875.00

Total **\$85,550.20**

Note to customer

Thank you for your business.

Accepted date

Accepted by

HOLBROOK HOUSE - STAFF BUDGET CHECK

Holbrook House Budget with Addition Corrected

	Work Item	Grant	Cash	In-Kind	Donated	Total Cost
1	window REPLACEMENTS	\$ 37,340.28			\$ 14,240.39	\$ 51,580.67
2	Exterior Stucco Cleaning, repair and Restorati	\$ 17,435.50			\$ 17,435.50	\$ 34,871.00
3	Cleaning remidiation/demolition	\$ 6,056.00			\$ 4,604.12	\$ 10,660.12
4	Restoration of trim	\$ 2,407.32			\$ 267.48	\$ 2,674.80
5	easement and surveys	\$ 1,000.00			\$ 100.00	\$ 1,100.00
	Totals	\$ 64,239.10	\$ -	\$ -	\$ 36,647.49	\$ 100,886.59

Discrepancies that result from correcting the budget row and column addition:

- 1 Quote shows a total cost of \$37,340.28 for windows (\$14,240.39 for vinyl + \$23,099.99 for wood), not \$51,580.67. Unclear where the additional \$14,240.39 comes from.
- 2 Quote shows \$34,875 for stucco work, not \$34,871.

Other notes:

No documentation or explanation for any of the "donated" amount.

Note: The following 35 pages (with "Paul Davis Complete Measurements" header) were provided by the applicant. They are included here, though they do not appear to contain any additional necessary information, but rather an overview of the exterior dimensions and other details of the house. You can click here to navigate past this section.



VIEW 3D MODEL

Areas	Siding	Other
Facades	-	3475 ft ²
Openings	-	506 ft ²
Trims*	-	-
Unknown (no photos)*	-	11 ft ²
Total	0 ft²	3992 ft²

*Any trim or unknown material that touches siding is included in the 'Siding' column. If it does not touch siding, then it's included in the 'Other' column.

Openings	Siding	Other
Quantity	0	33
Tops Length	-	99' 7"
Sills Length	-	101' 4"
Sides Length	-	291' 2"
Total Perimeter	-	492' 1"

Corners	Siding	Other
Inside Qty	0	40
Inside Length	-	135' 9"
Outside Qty	0	68
Outside Length	-	389' 8"

Accessories	Siding	Other
Shutter Qty	0	0
Shutter Area	0 ft ²	0 ft ²
Vents Qty	0	0
Vents Area	0 ft ²	0 ft ²

Trim	Siding	Other
Level Starter	-	393' 2"
Sloped Trim	-	165' 3"
Vertical Trim	-	76' 2"

Roofline	Length	Avg. Depth	Soffit Area
Eaves Fascia	228' 2"	-	-
Level Frieze Board	324' 5"	2' 7"	464 ft ²
Rakes Fascia	7' 7"	-	-
Sloped Frieze Board	49' 3"	1'	7 ft ²

SIDING WASTE TOTALS

Siding & Trim Only*	Area	Squares
Zero Waste	0 ft ²	0¼
+10%	0 ft ²	0¼
+18%	0 ft ²	0¼

+ Openings < 20ft ²	Area	Squares
Zero Waste	0 ft ²	0¼
+10%	0 ft ²	0¼
+18%	0 ft ²	0¼

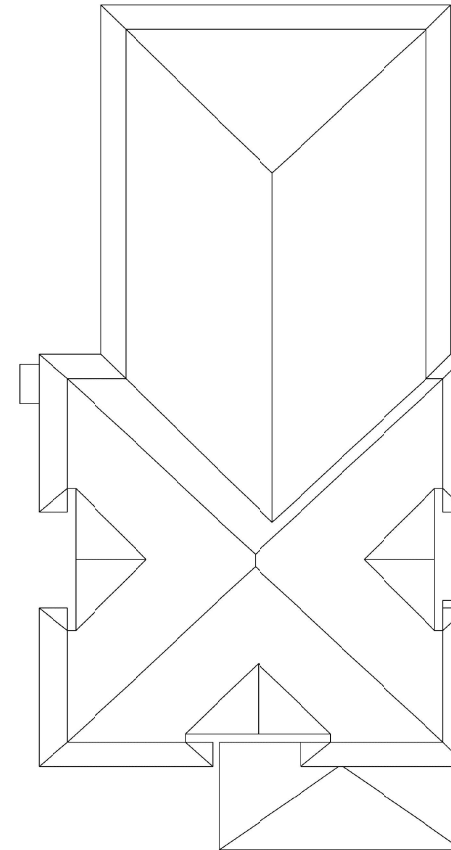
+ Openings < 33ft ²	Area	Squares
Zero Waste	0 ft ²	0¼
+10%	0 ft ²	0¼
+18%	0 ft ²	0¼

*The first three rows of the Siding Waste Factor table are calculated using the total ft² of siding facades, ft² of trim touching siding, and ft² of unknowns touching siding.

Roof	Area	Total	Length
Roof Facets	2251 ft ²	36	-
Ridges / Hips	-	26	228' 6"
Valleys	-	10	93'
Rakes	-	7	7' 7"
Eaves	-	23	228' 2"
Flashing	-	8	18' 10"
Step Flashing	-	31	81' 5"
Drip Edge/Perimeter	-	-	235' 9"

Roof Pitch*	Area	Percentage
8 / 12	1722 ft ²	76.5%
5 / 12	344 ft ²	15.28%
4 / 12	103 ft ²	4.58%
6 / 12	69 ft ²	3.07%

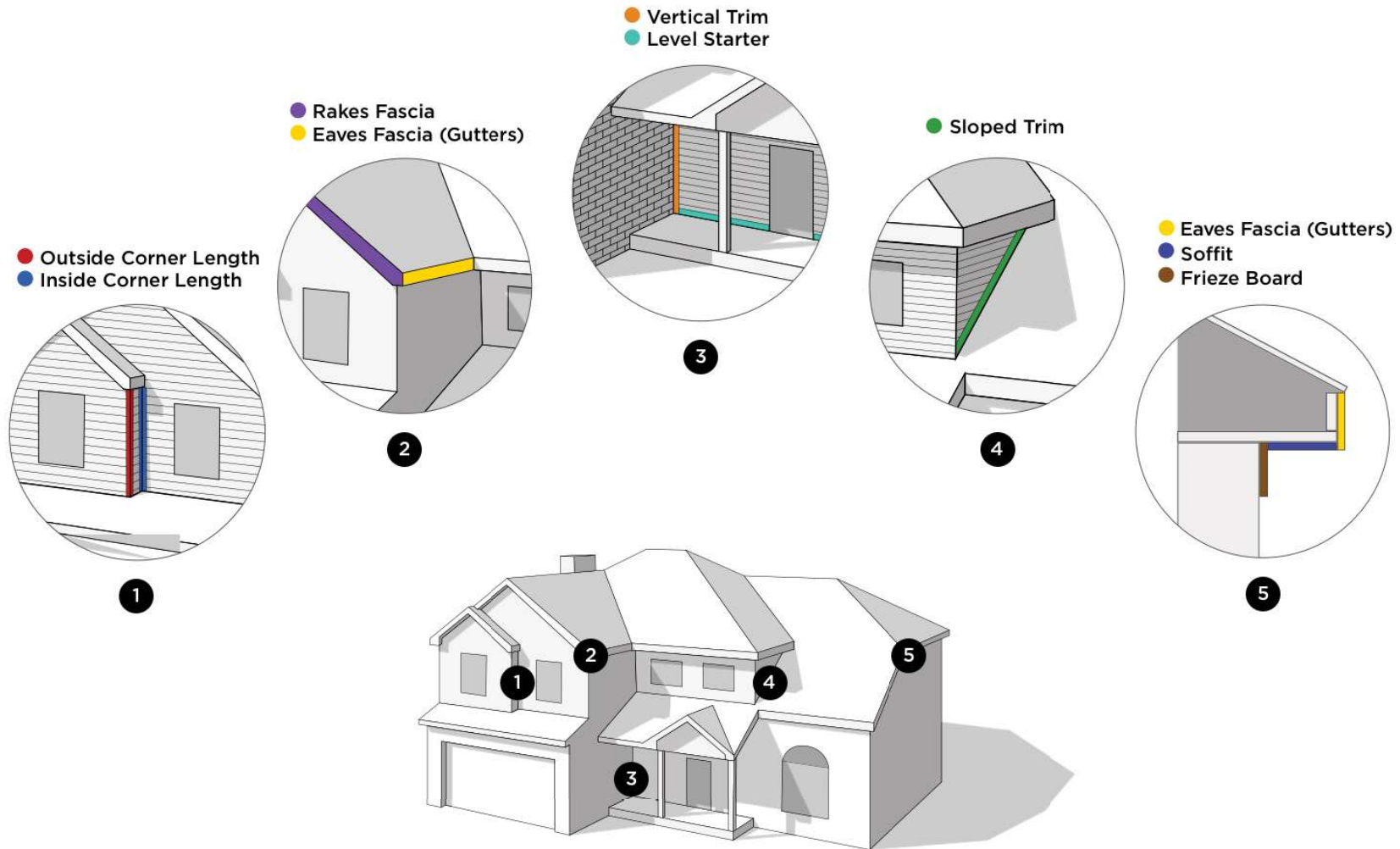
* Only top 4 values shown. Reference Roof Pitch page for all values.

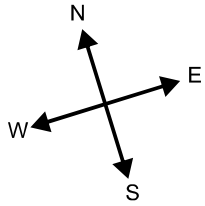


Example Waste Factor Calculations

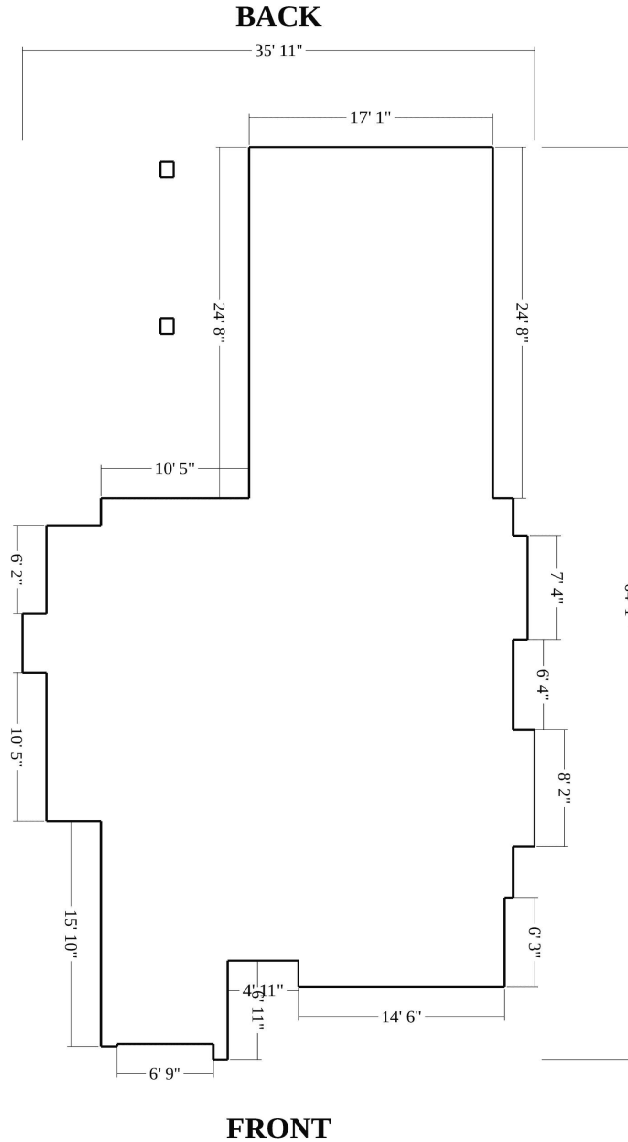
	Zero Waste	+5%	+10%	+15%	+20%
Area	2251 ft ²	2364 ft ²	2476 ft ²	2589 ft ²	2701 ft ²
Squares	22 ² / ₃	23 ² / ₃	25	26	27 ¹ / ₃

The table above provides the total roof area of a given property using waste percentages as noted. Please consider that area values and specific waste factors can be influenced by the size and complexity of the property, captured image quality, specific roofing techniques, and your own level of expertise. Additional square footage for Hip, Ridge, and Starter shingles are not included in this waste factor and will require additional materials. This table is only intended to make common waste calculations easier and should not be interpreted as recommendations.

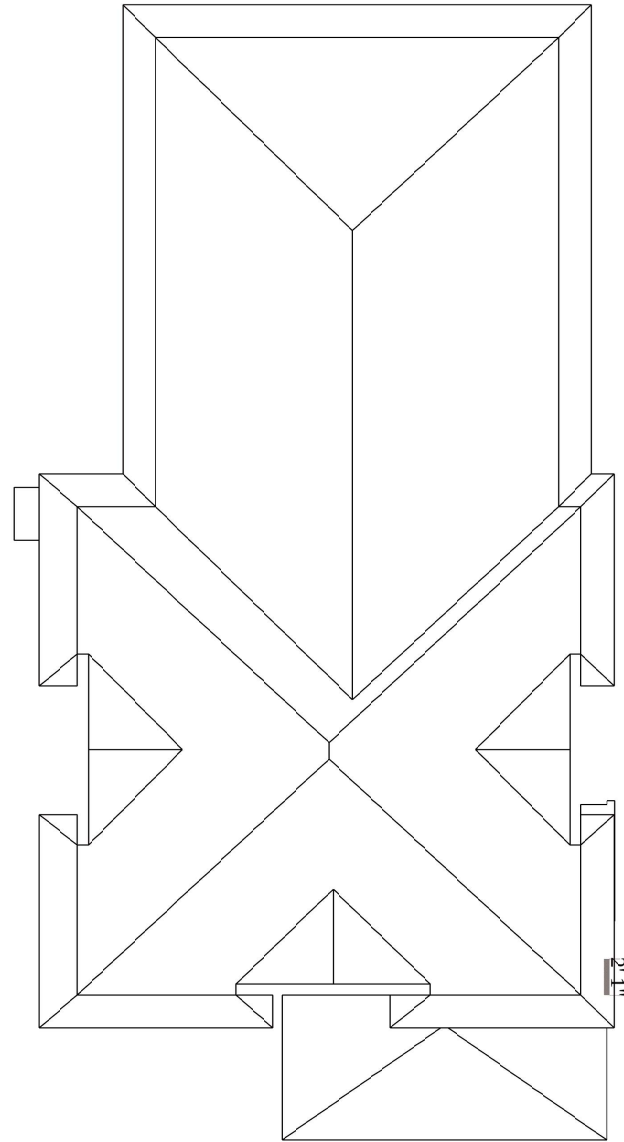




Number of Stories: > 1
Footprint Perimeter: 214' 2"
Footprint Area: 1548 ft²

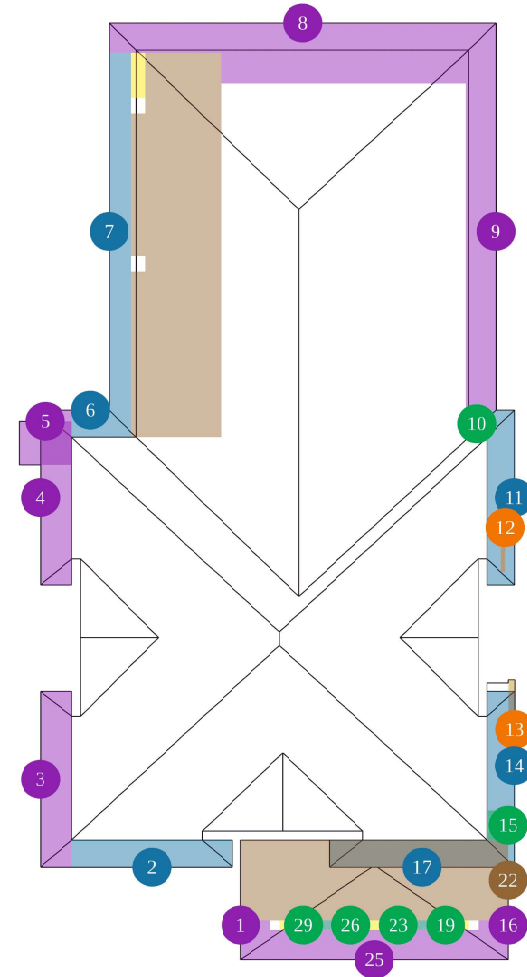


	Cornice Returns	Length	Count
■	Returns Story 1	2'	1
	Total	2'	1



Soffit Summary

Depth	Type	Count	Total Length	Total Area
1" - 6"	eaves	2	13' 1"	5 ft ²
6" - 12"	rakes	2	2' 3"	1 ft ²
	eaves	1	2' 3"	1 ft ²
	-	1	3' 2"	3 ft ²
12" - 18"	rakes	8	5' 4"	6 ft ²
	eaves	2	4'	6 ft ²
18" - 24"	eaves	6	75' 9"	134 ft ²
24" - 48"	eaves	8	99' 11"	213 ft ²
	-	1	17' 1"	37 ft ²
> 48"	eaves	1	5' 7"	104 ft ²
	-	4	27' 10"	162 ft ²
Totals			256' 1"	672 ft²



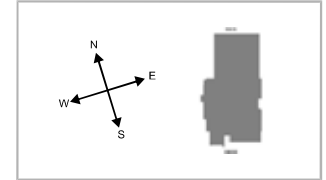
Soffit Breakdown

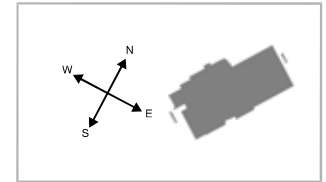
num	Type	Depth	Length	Area	Pitch
1	eave	25"	8"	1 ft ²	4 / 12
2	eave	23"	11' 3"	21 ft ²	5 / 12
3	eave	26"	12' 3"	27 ft ²	5 / 12
4	eave	26"	12' 2"	27 ft ²	5 / 12
5	eave	36"	3' 8"	11 ft ²	5 / 12
6	eave	23"	4' 2"	8 ft ²	5 / 12
7	eave	19"	24' 11"	38 ft ²	5 / 12
8	eave	25"	26' 11"	56 ft ²	5 / 12
9	eave	25"	24' 11"	52 ft ²	5 / 12
10	eave	18"	1' 11"	3 ft ²	5 / 12
11	eave	23"	12' 2"	23 ft ²	5 / 12
12	eave	3"	6' 2"	2 ft ²	5 / 12
13	eave	5"	6' 11"	3 ft ²	3 / 12
14	eave	23"	10' 4"	20 ft ²	5 / 12
15	eave	18"	2' 1"	3 ft ²	4 / 12
16	eave	25"	8"	1 ft ²	4 / 12
17	eave	23"	12' 10"	24 ft ²	5 / 12
18	rake	8"	1' 1"	1 ft ²	4 / 12
19	rake	13"	8"	1 ft ²	6 / 12

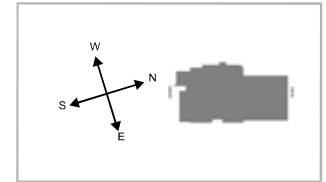
num	Type	Depth	Length	Area	Pitch
20	rake	13"	8"	1 ft ²	6 / 12
21	rake	13"	8"	1 ft ²	6 / 12
22	eave	224"	5' 7"	104 ft ²	4 / 12
23	rake	13"	8"	1 ft ²	6 / 12
24	eave	8"	2' 3"	1 ft ²	6 / 12
25	eave	25"	18' 8"	39 ft ²	6 / 12
26	rake	13"	8"	1 ft ²	6 / 12
27	rake	13"	8"	1 ft ²	6 / 12
28	rake	13"	8"	1 ft ²	6 / 12
29	rake	13"	8"	1 ft ²	6 / 12
30	rake	8"	1' 1"	1 ft ²	4 / 12
31	-	75"	11' 6"	72 ft ²	8 / 12
32	-	63"	1' 1"	6 ft ²	8 / 12
33	-	75"	9' 11"	62 ft ²	8 / 12
34	-	11"	3' 2"	3 ft ²	8 / 12
35	-	51"	5' 3"	22 ft ²	8 / 12
36	-	26"	17' 1"	37 ft ²	8 / 12

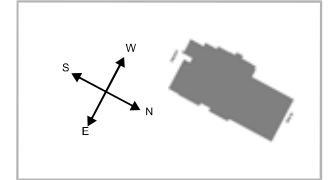
∅ Feature is too small to label on the plan diagram

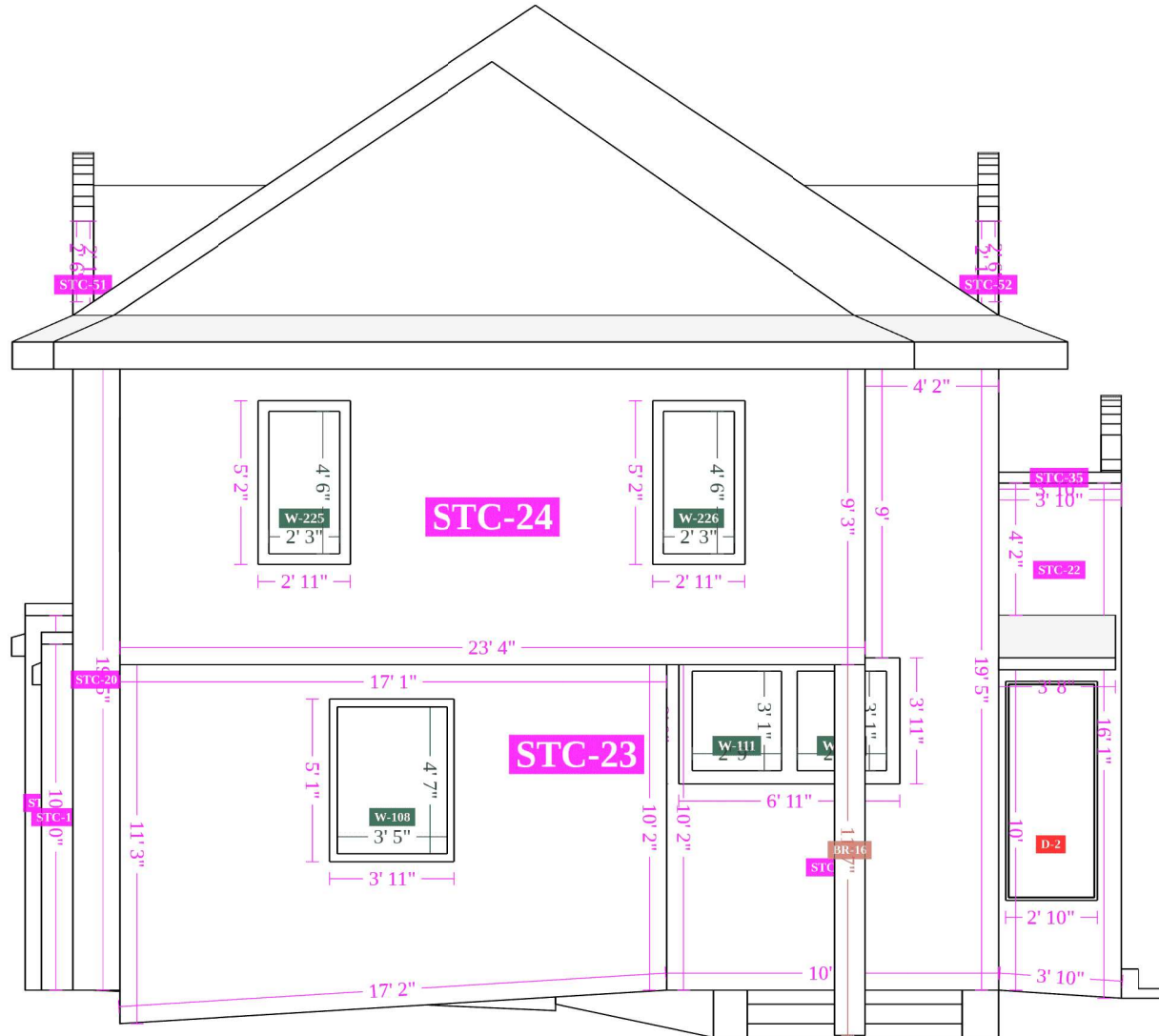
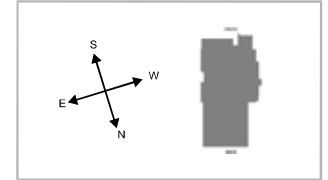
- Feature could not be labelled with complete certainty





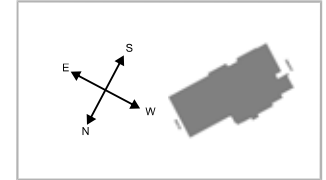


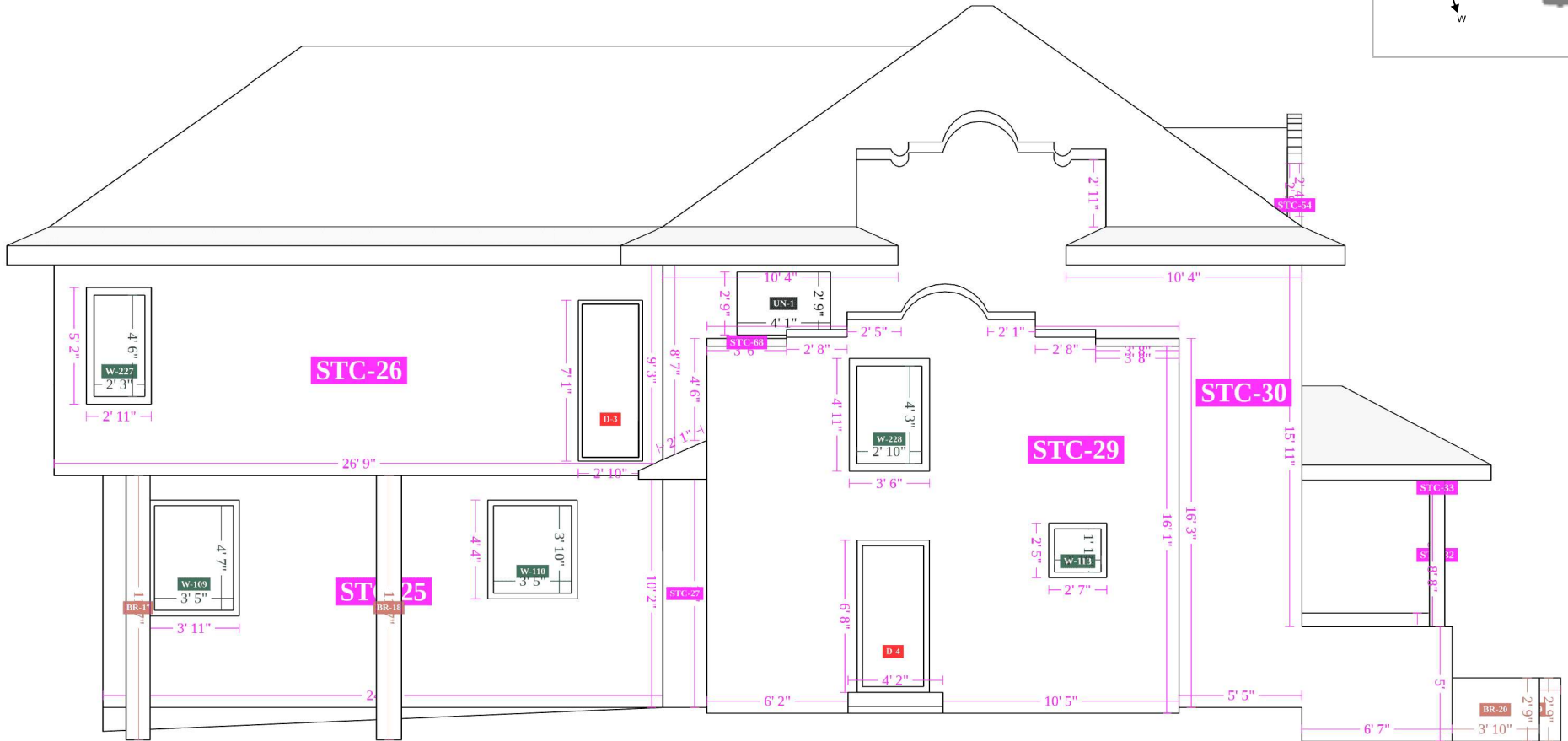
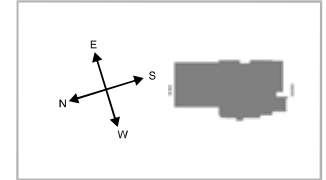


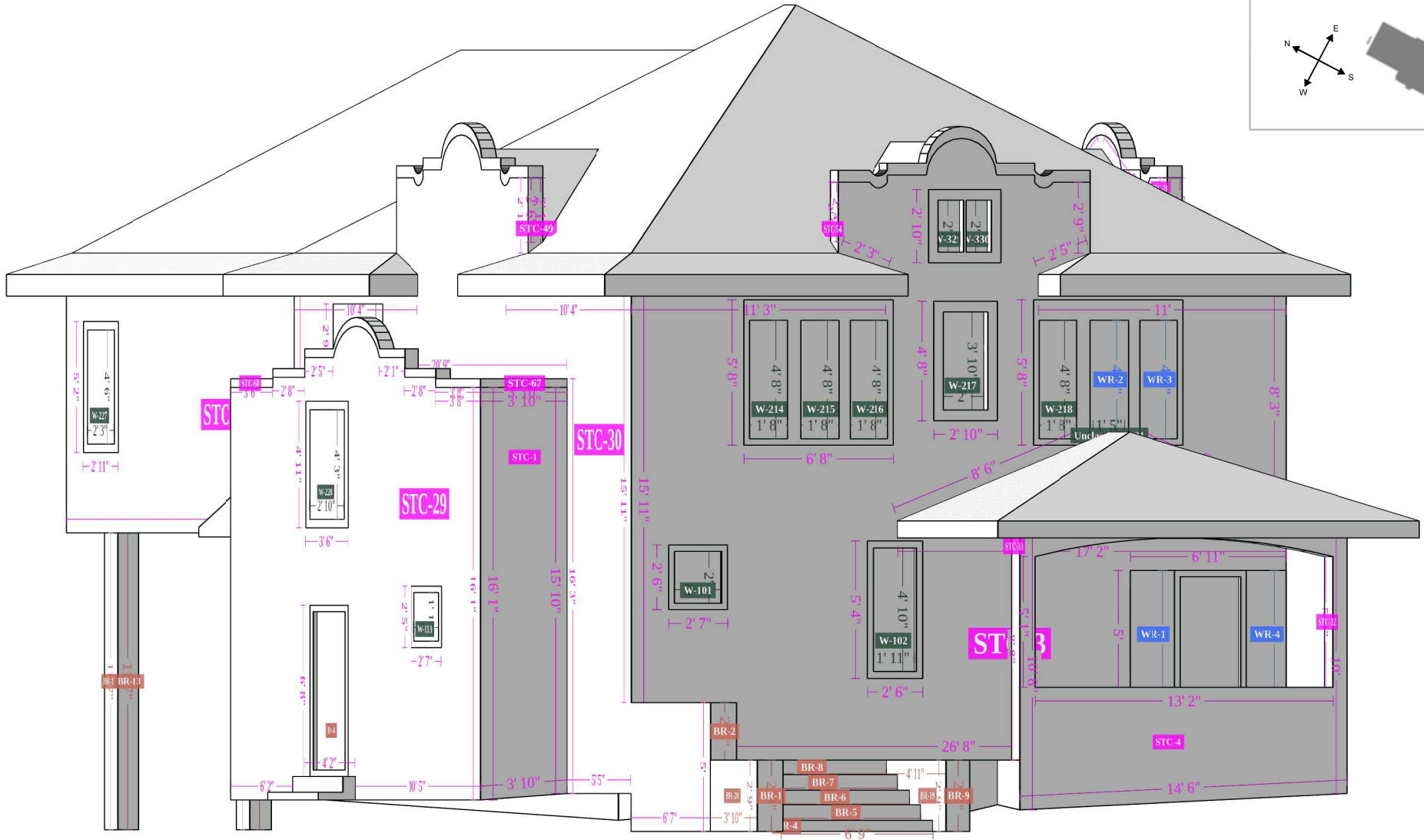
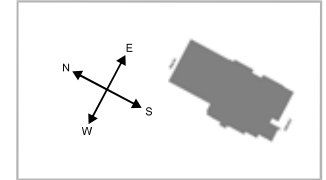


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Brick

Facade	Area	Openings	Shutters	Vents
BR-1	3 ft ²	-	-	-
BR-2	3 ft ²	-	-	-
BR-3	21 ft ²	-	-	-
BR-4	3 ft ²	-	-	-
BR-5	4 ft ²	-	-	-
BR-6	4 ft ²	-	-	-
BR-7	4 ft ²	-	-	-
BR-8	4 ft ²	-	-	-
BR-9	3 ft ²	-	-	-
BR-10	19 ft ²	-	-	-
BR-11	11 ft ²	-	-	-
BR-12	13 ft ²	-	-	-
BR-13	11 ft ²	-	-	-
BR-14	13 ft ²	-	-	-
BR-15	11 ft ²	-	-	-
BR-16	11 ft ²	-	-	-
BR-17	13 ft ²	-	-	-
BR-18	13 ft ²	-	-	-
BR-19	9 ft ²	-	-	-

Brick (cont.)

Facade	Area	Openings	Shutters	Vents
BR-20	11 ft ²	-	-	-
BR-21	7 ft ²	-	-	-
BR-22	7 ft ²	-	-	-
BR-23	6 ft ²	-	-	-
BR-24	6 ft ²	-	-	-
BR-25	4 ft ²	-	-	-
Total	214 ft²	0	0	0

Stucco

Facade	Area	Openings	Shutters	Vents
STC-1	61 ft ²	-	-	-
STC-2	3 ft ²	-	-	-
STC-3	368 ft ²	10	-	-
STC-4	76 ft ²	-	-	-
STC-5	11 ft ²	-	-	-
STC-6	30 ft ²	-	-	-
STC-7	2 ft ²	-	-	-
STC-8	13 ft ²	-	-	-
STC-9	17 ft ²	-	-	-
STC-10	51 ft ²	2	-	-
STC-11	374 ft ²	2	-	-
STC-12	11 ft ²	-	-	-
STC-13	57 ft ²	1	-	-
STC-14	435 ft ²	5	-	-
STC-15	51 ft ²	-	-	-
STC-16	17 ft ²	-	-	-
STC-17	4 ft ²	-	-	-
STC-18	4 ft ²	-	-	-
STC-19	11 ft ²	-	-	-

Stucco (cont.)

Facade	Area	Openings	Shutters	Vents
STC-20	29 ft ²	-	-	-
STC-21	118 ft ²	2	-	-
STC-22	35 ft ²	1	-	-
STC-23	163 ft ²	1	-	-
STC-24	186 ft ²	2	-	-
STC-25	214 ft ²	2	-	-
STC-26	213 ft ²	2	-	-
STC-27	19 ft ²	-	-	-
STC-28	13 ft ²	-	-	-
STC-29	301 ft ²	3	-	-
STC-30	260 ft ²	-	-	-
STC-31	16 ft ²	-	-	-
STC-32	3 ft ²	-	-	-
STC-33	6 ft ²	-	-	-
STC-34*	1 ft ²	-	-	-
STC-35*	1 ft ²	-	-	-
STC-36	9 ft ²	-	-	-
STC-37	7 ft ²	-	-	-
STC-38	3 ft ²	-	-	-

Stucco (cont.)

Facade	Area	Openings	Shutters	Vents
STC-39*	1 ft ²	-	-	-
STC-40*	1 ft ²	-	-	-
STC-41*	1 ft ²	-	-	-
STC-42*	1 ft ²	-	-	-
STC-43*	1 ft ²	-	-	-
STC-44*	1 ft ²	-	-	-
STC-45*	0 ft ²	-	-	-
STC-46*	0 ft ²	-	-	-
STC-47*	0 ft ²	-	-	-
STC-48*	1 ft ²	-	-	-
STC-49*	2 ft ²	-	-	-
STC-50*	2 ft ²	-	-	-
STC-51*	2 ft ²	-	-	-
STC-52*	2 ft ²	-	-	-
STC-53*	2 ft ²	-	-	-
STC-54*	2 ft ²	-	-	-
STC-55*	0 ft ²	-	-	-
STC-56*	1 ft ²	-	-	-
STC-57*	1 ft ²	-	-	-

Stucco (cont.)

Facade	Area	Openings	Shutters	Vents
STC-58*	0 ft ²	-	-	-
STC-59*	1 ft ²	-	-	-
STC-60*	1 ft ²	-	-	-
STC-61*	0 ft ²	-	-	-
STC-62*	0 ft ²	-	-	-
STC-63*	0 ft ²	-	-	-
STC-64*	0 ft ²	-	-	-
STC-65*	0 ft ²	-	-	-
STC-66*	0 ft ²	-	-	-
STC-67*	1 ft ²	-	-	-
STC-68*	1 ft ²	-	-	-
Total	3218 ft²	33	0	0

* Facet is not visible due to size or location

Wrap

Facade	Area	Openings	Shutters	Vents
WR-1	10 ft ²	-	-	-
WR-2	8 ft ²	-	-	-
WR-3	8 ft ²	-	-	-
WR-4	9 ft ²	-	-	-
WR-5	8 ft ²	-	-	-
Total	43 ft²	0	0	0

Unknown (missing photos)

Facade	Area	Openings	Shutters	Vents
UN-1	11 ft ²	-	-	-
Total	11 ft ²	0	0	0

Windows

Group	Group Width x Height	Group United Inches	Opening	Width x Height	United Inches	Area
WG-1	45" x 56"	101"	W-218	20" x 56"	76"	8 ft ²
			Unclassified-321	17" x 3"	20"	0 ft ²
WG-2	25" x 24"	50"	W-101	25" x 24"	50"	4 ft ²
WG-3	23" x 58"	81"	W-102	23" x 58"	81"	9 ft ²
WG-4	66" x 59"	125"	W-103	28" x 59"	87"	11 ft ²
			W-104	28" x 59"	87"	11 ft ²
WG-5	44" x 34"	79"	W-105	44" x 34"	79"	11 ft ²
WG-6	39" x 53"	93"	W-106	39" x 53"	93"	15 ft ²
WG-7	39" x 53"	93"	W-107	39" x 53"	93"	15 ft ²
WG-8	41" x 55"	96"	W-108	41" x 55"	96"	16 ft ²
WG-9	41" x 55"	96"	W-109	41" x 55"	96"	16 ft ²
WG-10	41" x 46"	87"	W-110	41" x 46"	87"	13 ft ²
WG-11	73" x 37"	110"	W-111	33" x 37"	71"	9 ft ²
			W-112	33" x 37"	71"	9 ft ²
WG-12	25" x 23"	47"	W-113	25" x 23"	47"	4 ft ²
WG-13	74" x 56"	129"	W-214	20" x 56"	76"	8 ft ²
			W-215	20" x 56"	76"	8 ft ²
			W-216	20" x 56"	76"	8 ft ²

Windows (cont.)

Group	Group Width x Height	Group United Inches	Opening	Width x Height	United Inches	Area
WG-14	24" x 46"	70"	W-217	24" x 46"	70"	8 ft ²
WG-15	27" x 56"	82"	W-220	27" x 56"	82"	10 ft ²
WG-16	29" x 56"	84"	W-221	29" x 56"	84"	11 ft ²
WG-17	55" x 51"	105"	W-222	26" x 51"	76"	9 ft ²
			W-223	26" x 51"	76"	9 ft ²
WG-18	25" x 53"	77"	W-224	25" x 53"	77"	9 ft ²
WG-19	27" x 54"	80"	W-225	27" x 54"	80"	10 ft ²
WG-20	27" x 54"	80"	W-226	27" x 54"	80"	10 ft ²
WG-21	27" x 54"	80"	W-227	27" x 54"	80"	10 ft ²
WG-22	34" x 51"	86"	W-228	34" x 51"	86"	12 ft ²
WG-23	28" x 24"	53"	W-329	14" x 24"	38"	2 ft ²
			W-330	14" x 24"	38"	2 ft ²
			Total	-	2227"	277 ft ²

Doors

Opening	Width x Height
D-1	32" x 80"
D-2	32" x 80"
D-3	32" x 80"
D-4	32" x 74"

*Door height and width have been snapped to standard

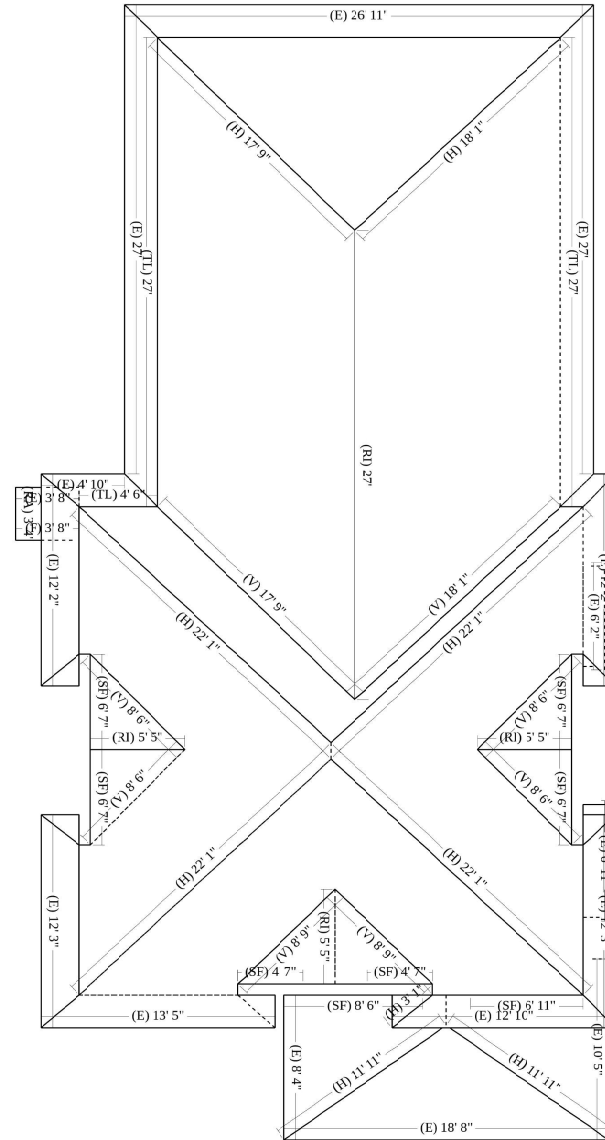
Entire Doors

Opening	Width x Height	Area
D-1	32" x 80"	18 ft ²
D-2	32" x 80"	18 ft ²
D-3	30" x 81"	17 ft ²
D-4	32" x 74"	17 ft ²
Total	-	70 ft²

*Total door square footage includes entire door package (e.g. with transoms, sidelites, etc.)

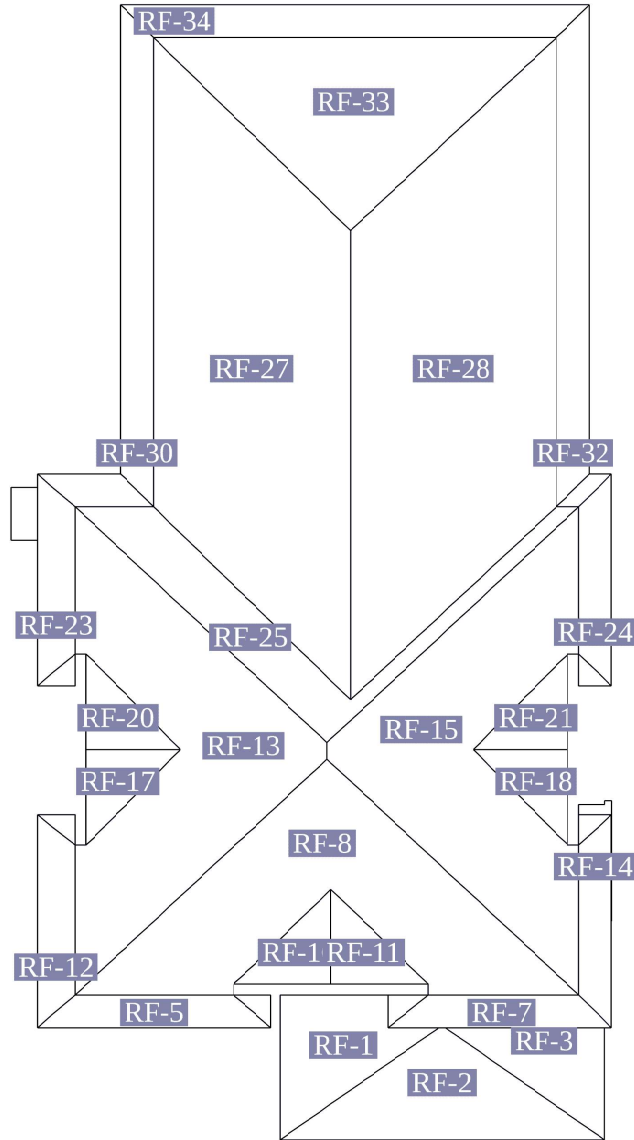
Roof	Length
Ridges (RI)	46'
Hips (H)	182' 7"
Valleys (V)	93'
Rakes (RA)	7' 7"
Eaves (E)	228' 2"
Flashing (F)*	18' 10"
Step Flashing (SF)*	81' 5"
Transition Line (TL)	134' 11"

*Please view the 3D model for more detail (e.g. flashing, step flashing and some other roof lines may be difficult to see on the PDF)



Roof Facets

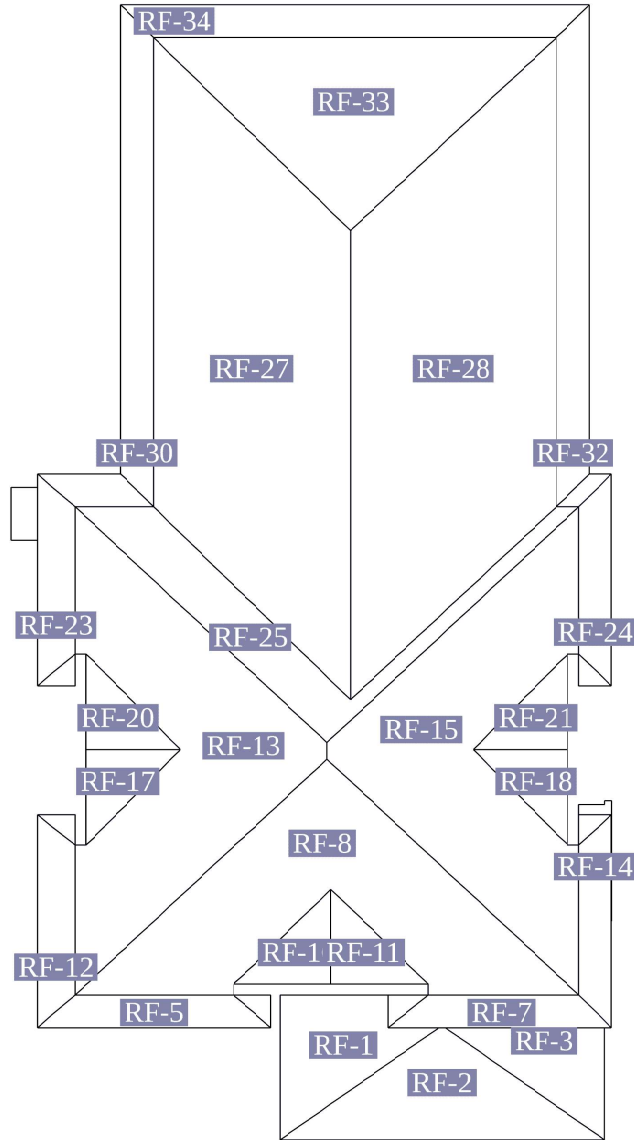
Facet	Area	Pitch
RF-1	50 ft ²	4/12
RF-2	69 ft ²	6/12
RF-3	53 ft ²	4/12
RF-4	2 ft ²	5/12
RF-5	23 ft ²	5/12
RF-6	2 ft ²	5/12
RF-7	22 ft ²	5/12
RF-8	195 ft ²	8/12
RF-9	13 ft ²	3/12
RF-10	19 ft ²	8/12
RF-11	19 ft ²	8/12
RF-12	24 ft ²	5/12
RF-13	209 ft ²	8/12
RF-14	21 ft ²	5/12
RF-15	209 ft ²	8/12
RF-16	2 ft ²	5/12
RF-17	18 ft ²	8/12
RF-18	18 ft ²	8/12
RF-19	8 ft ²	5/12



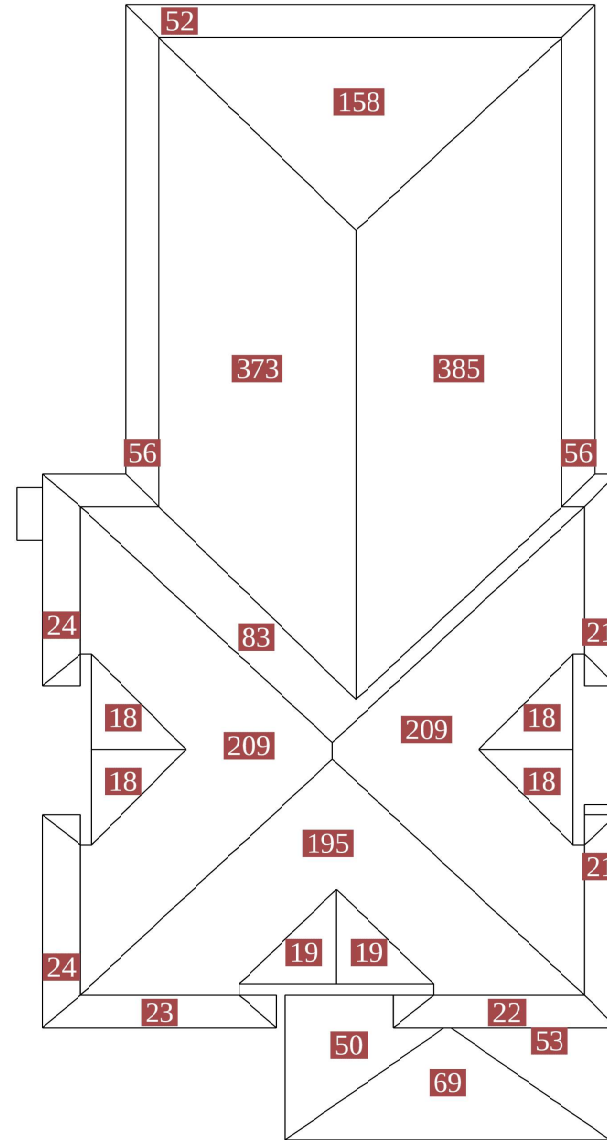
Roof Facets (cont.)

Facet	Area	Pitch
RF-20	18 ft ²	8/12
RF-21	18 ft ²	8/12
RF-22	2 ft ²	5/12
RF-23	24 ft ²	5/12
RF-24	21 ft ²	5/12
RF-25	83 ft ²	8/12
RF-26	12 ft ²	5/12
RF-27	373 ft ²	8/12
RF-28	385 ft ²	8/12
RF-29	10 ft ²	5/12
RF-30	56 ft ²	5/12
RF-31	3 ft ²	5/12
RF-32	56 ft ²	5/12
RF-33	158 ft ²	8/12
RF-34	52 ft ²	5/12
RF-35*	2 ft ²	5/12
RF-36*	2 ft ²	5/12

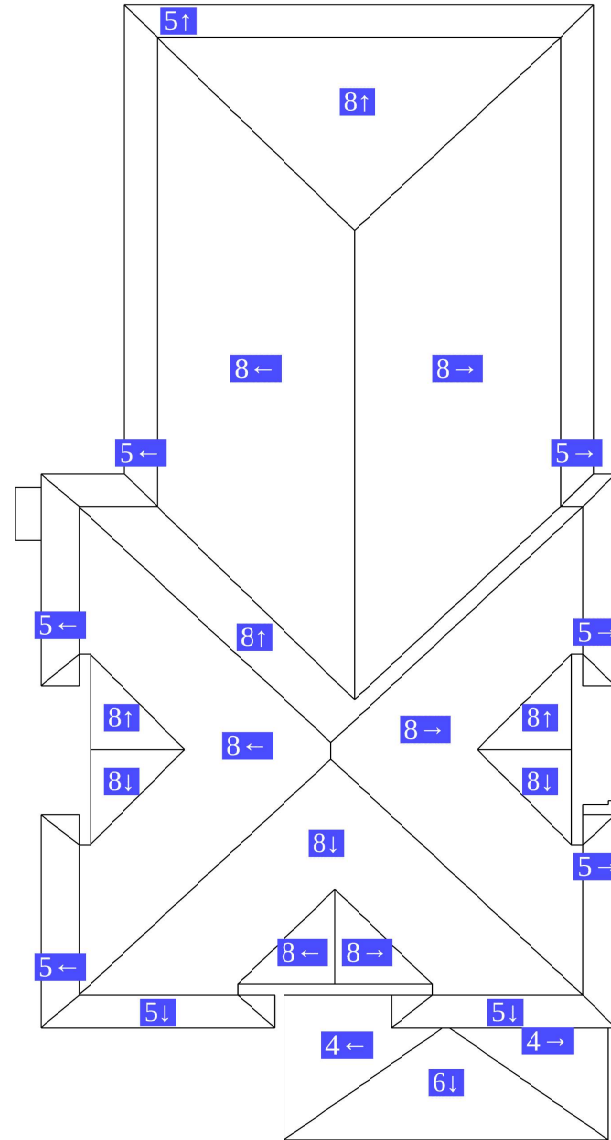
* Facet is not visible due to size or location, see **Small Facets** in summary table below.



Roof	Facets	Total
Labeled Facets	34	2247 ft ²
Small Facets	2	4 ft ²
Total	36	2251 ft²



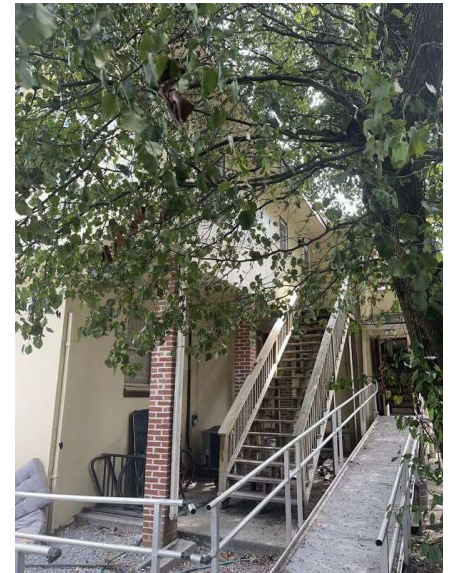
Roof Pitch	Area	Percentage
8 / 12	1722 ft ²	76.5%
5 / 12	344 ft ²	15.28%
4 / 12	103 ft ²	4.58%
6 / 12	69 ft ²	3.07%
3 / 12	13 ft ²	0.58%



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PROPERTY ID: 13103193
24-0976-E
BEHR
30 JUL 2024







7. Describe the historical and cultural significance of the resource(s). 0-10 points

The Holbrook House, located in College Park, MD 20740, holds historical and cultural significance as an important architectural and community landmark in the region. Built in 1912, it is part of the Old Town College Park Historic District, a neighborhood known for its early 20th-century homes and its association with the development of the University of Maryland.

Architectural Significance:The Holbrook House exemplifies the Colonial Revival style, which was a popular architectural trend in the early 20th century. This style is characterized by its symmetrical design, classical details, and the use of brick or wood siding. Homes like the Holbrook House reflect the aspirations of middle-class Americans during that era, aspiring to create homes that evoked the grandeur and tradition of early American colonial architecture.

The house's design and preservation contribute to the overall historical character of College Park, particularly in Old Town, which serves as a physical reminder of the early suburban development associated with the university and the growing Washington, D.C., metropolitan area.

Cultural Significance: The Holbrook House is closely tied to the history of the University of Maryland and its influence on College Park's growth. During the early 1900s, as the university expanded, College Park became an attractive place for faculty, staff, and students to live. The Holbrook House, with its proximity to the university, likely housed individuals who were connected to the institution or contributed to the broader development of the community. Additionally, College Park's Old Town district, including the Holbrook House, represents an important era in the town's transition from a rural area to a suburban community shaped by higher education and government-related growth in the region. The preservation of this home, along with others in the historic district, helps to maintain the cultural and historical fabric of College Park. The Holbrook House stands as a symbol of College Park's transformation over the 20th century, from its early days to the present, reflecting the town's connection to education, suburban development, and its evolving identity in the Washington, D.C., area.

Preservation Efforts:The Holbrook House's inclusion in the Old Town College Park Historic District emphasizes the community's commitment to preserving its architectural and historical heritage. By protecting such structures, the city ensures that the legacy of its early 20th-century growth remains a visible part of the urban landscape, offering both residents and visitors a tangible link to the past.

In summary, the Holbrook House is historically significant as a well-preserved example of early 20th-century architecture in College Park and culturally important for its association with the development of the University of Maryland and the broader growth of the community

8. Describe the sense of urgency regarding financial assistance for this project. 0-5 points

We recently experienced a fire at the property, necessitating extensive repairs and replacements to the interior, as well as some external features of the home. Given the circumstances, we see this as an important opportunity to fully restore the exterior of the house to its historic character. However, I do not have the financial resources to achieve this full restoration within the current timeline. Therefore, I am requesting assistance from the PG County Historic Grant Program to help us complete the full exterior restoration. As the main restoration work is anticipated to begin in the next few months, it is essential that we align the exterior restoration with the ongoing project to ensure continuity and efficiency. Without the grant's support, the property will only receive partial restoration, and it is unlikely that such comprehensive repairs could be undertaken in the future. The approval of the grant would allow for the additional enhancements to be accommodated while ensuring clarity and a smooth flow of the overall project.

9. Describe how historically significant material or details will be retained in the project. 0-15 points

1. Restoration of Trim: Process: The restoration will involve removing any damaged or rotting wood, followed by either reproducing historically accurate replicas of the original trim or restoring what was salvageable. Detailed woodworking techniques will be used to ensure that the replacement trim matched the original in design, profile, and proportions. The restored trim was treated and painted in historically appropriate colors to match the original aesthetic of the house. Significance: Restoring the trim was crucial in maintaining the architectural integrity of the building, as the trim adds to the house's visual symmetry and enhances its classic Colonial Revival style.

2. Window Replacement: The original windows of the Holbrook House were most likely double-hung sash windows with wooden frames, typical of early 20th-century homes. Restoring or replacing these windows will be necessary to preserve the historic appearance and improve energy efficiency. Process: If the original windows were too damaged to repair, custom-made, historically accurate replacements were crafted to replicate the original design. This included preserving the number of panes, sash profile, and muntins (the grids that separate the glass panes) to maintain the historical look. In cases where the original windows could be repaired, the wooden sashes were reinforced, repainted, and fitted with modern weatherproofing materials to extend their lifespan.

Significance: Replacing or restoring the windows maintained the house's architectural authenticity while improving insulation and energy efficiency, balancing historical accuracy with modern functionality.

3 Exterior Stucco Restoration: The stucco exterior of the Holbrook House, characteristic of many early 20th-century homes, serves both an aesthetic and protective function. Over time, stucco can crack, degrade, or become discolored due to weather exposure. Process: The restoration of the exterior stucco will involve careful removal of damaged or failing sections, followed by applying a new stucco layer that matched the original texture and composition. Historical stucco often used lime-based materials, so care was taken to match this or use compatible materials to prevent further damage. The newly applied stucco was then painted or finished to match the original color of the home, preserving its historical appearance. Significance: Restoring the stucco will maintain the building's historical charm and ensured its protection from moisture and weather damage, while preserving its period-appropriate finish.

10. Describe the provision for long-term resource preservation inherent in the project. 0-15 points

The long-term resource preservation inherent in this project is designed to ensure the enduring protection, maintenance, and sustainability of the Holbrook House's historic features. By adhering to best practices in historical restoration and employing durable, historically accurate materials, the project will safeguard the architectural integrity of the property for future generations. The key elements of long-term preservation include:

1. **Use of High-Quality, Period-Appropriate Materials:** The project will incorporate materials that are both historically accurate and durable, ensuring that the restored elements, such as windows, trim, doors, and stucco, remain resilient against weather and time. This reduces the need for frequent repairs and ensures the exterior reflects the original design long into the future.
2. **Preventative Maintenance Plan:** A detailed plan will be developed to regularly inspect, clean, and maintain the exterior elements of the home, preventing minor issues from escalating into major problems. This includes upkeep of the stucco to prevent water damage, repainting the trim when necessary, and ensuring proper drainage around the home to avoid structural degradation.
3. **Sustainability and Energy Efficiency:** While preserving the historical appearance, the project will incorporate modern sustainability practices. For instance, restored windows will include energy-efficient glazing that improves insulation while maintaining the look of the original sash design. This reduces energy consumption, lowers utility costs, and promotes environmental responsibility, making the property more sustainable long term.
4. **Community and Educational Engagement:** The restoration process will serve as a model for other historical properties in the area, demonstrating effective preservation techniques. By involving local historians, contractors skilled in restoration, and community members, the project fosters a culture of preservation and awareness, encouraging continued efforts to protect historic resources in College Park.
5. **Historic Designation Protections:** The property's historic status ensures that future alterations will be subject to guidelines that protect its architectural and cultural significance. Any future work must align with preservation standards, ensuring that the historical character of the home remains intact for generations to come.

These provisions collectively ensure that the Holbrook House's restoration is not just a one-time effort but part of an ongoing strategy to protect and preserve its historical significance well into the future.

11. How might the project stimulate or promote other preservation activities? 0-5 points

The restoration of the Holbrook House has the potential to stimulate or promote other preservation activities in several impactful ways:

1. Serving as a Model for Local Restoration Efforts:

The Holbrook House restoration project can serve as a visible and successful example of how historic properties can be revitalized while maintaining their architectural integrity. By demonstrating the feasibility and benefits of such a project, it can inspire other property owners in College Park and surrounding areas to undertake similar preservation efforts for their own historic homes or buildings.

2. Raising Awareness of Local History and Heritage:

The project will draw attention to the historical and cultural significance of the Old Town College Park Historic District and similar areas. As people learn more about the rich history tied to these properties, there may be increased interest in preserving the historical character of the neighborhood. This heightened awareness could lead to the creation of educational programs, tours, or community events centered on historic preservation, encouraging residents and stakeholders to engage in local history.

3. Encouraging Funding and Grant Applications for Preservation:

The successful completion of the Holbrook House restoration, particularly with the support of the PG County Historic Grant Program, will highlight the availability and importance of financial resources for preservation projects. Other property owners might be encouraged to pursue grants or alternative funding sources for their own restoration work, knowing that such support is possible and can significantly reduce the financial burden.

4. Collaborating with Preservation Organizations:

Through partnerships with local historical societies, preservation organizations, and municipal preservation boards, the Holbrook House project could foster collaboration and advocacy for more preservation efforts. These partnerships could lead to the creation of preservation plans for other properties, policy initiatives to protect historic resources, or the development of new incentives for restoration activities.

5. Boosting Property Values and Community Investment:

Well-executed preservation projects like the Holbrook House often have a positive impact on neighborhood property values. As historic homes and buildings are restored, they contribute to the overall attractiveness and desirability of the area. This economic benefit can incentivize other homeowners and developers to invest in their properties and participate in broader preservation efforts, recognizing that preserving the historic character can enhance both aesthetic appeal and market value.

6. Fostering a Preservation-Minded Culture:

The Holbrook House project can contribute to a growing culture of historic preservation within the community. By showing that preservation is not just about maintaining aesthetics but also about protecting community identity, environmental sustainability, and cultural heritage, the project can motivate more individuals and organizations to champion similar efforts. This cultural shift can result in the formation of local advocacy groups, volunteer restoration efforts, or even new local policies that prioritize preservation in planning and development decisions.

7. Creating Educational and Workforce Opportunities:

The restoration project could create opportunities for hands-on training and education in historic preservation techniques. By involving skilled artisans, contractors, and historians, the project can serve as a learning opportunity for students, apprentices, or community members interested in preservation trades or history. This, in turn, could encourage the growth of a local workforce skilled in restoration and preservation, further promoting future projects in the area.

In summary, the Holbrook House restoration project could act as a catalyst for broader preservation efforts by raising awareness, inspiring other homeowners, encouraging the pursuit of funding, and fostering a sense of shared community responsibility for protecting College Park's historic heritage.

12. Describe your readiness to initiate and complete the project. 0-10 points

Our readiness to initiate and complete the restoration project for the Holbrook House is grounded in several key factors that ensure both timely execution and successful completion. We are prepared to proceed with the following considerations in place:

1. Detailed Project Planning and Scope:

We have already developed a comprehensive plan that outlines the specific restoration tasks needed for the Holbrook House, including the repair and replacement of the exterior stucco, windows, doors, and trim. This plan is aligned with historical preservation standards and has been reviewed by relevant preservation experts to ensure accuracy in maintaining the home's architectural integrity.

2. Qualified Restoration Team:

We have secured the services of experienced contractors who specialize in historic preservation. This includes skilled craftsmen with expertise in restoring period-appropriate architectural features such as wood trim, stucco, and sash windows. Their knowledge and experience in working with historic homes ensure that the work will be done to the highest preservation standards.

Additionally, we have partnered with local preservation consultants and architects familiar with the guidelines of the PG County Historic Preservation Program to ensure compliance with all regulations and guidelines throughout the project.

3. Financial Planning and Grant Application:

We have assessed the full financial requirements of the project and developed a clear budget. While personal resources cover a portion of the interior repairs, we have submitted a grant application to the PG County Historic Grant Program to assist with the exterior restoration. This funding is crucial to achieving a complete restoration that aligns with the historic character of the home.

We have also explored alternative funding sources and are prepared to supplement the grant with private funds or additional community-based fundraising efforts if necessary, ensuring that financial constraints will not delay the project.

4. Alignment with Main Restoration Project:

Given that the broader repair and restoration efforts are already underway due to fire damage, we are in a unique position to integrate the exterior restoration work seamlessly with the ongoing interior repairs. This coordination allows us to efficiently schedule and execute both projects in tandem, minimizing disruption and ensuring a smooth workflow.

Our readiness to start immediately ensures that exterior restoration will be completed in alignment with the main project timeline, preventing delays and avoiding the need for separate phases of construction that could result in additional costs or logistical challenges.

5. Community and Regulatory Support:

We have already received positive feedback from local preservation organizations and the College Park community, demonstrating strong community support for the project. Additionally, we have begun the permitting process with the appropriate local authorities and are prepared to submit any necessary documentation or applications to obtain the required approvals.

6. Commitment to Timely Completion:

We are fully committed to completing the project within the established timeline. With a detailed project schedule in place, key contractors and suppliers identified, and financial resources planned, we are confident that the restoration will be completed efficiently without compromising quality. We are prepared to monitor the progress closely, ensuring that all milestones are met and that the project is completed on time.

In conclusion, we are fully equipped and ready to begin and complete the Holbrook House restoration project. With expert professionals on board, financial planning underway, community support, and a detailed project plan, we are prepared to preserve the historic significance of the property and ensure its lasting impact on the College Park community.

13. Describe your administrative capability. 0-10 points

I am working with Paul Davis Restoration to help restore my Sears Craftsman style home. Paul Davis Restoration of Suburban MD Washington DC is part of a national organization that specializes in restoring, clean up and repair for homes just like the Holbrook house. Founded in 1966, their administrative capability are well-established and ensures the effective management, oversight, and execution of the Holbrook House restoration project.

Paul Davis has helped shape the property damage restoration industry by being innovative and pioneering many initiatives especially with historic homes in Maryland.

Early developer of a computerized system to measure, monitor and verify exterior applications with window, trim and exterior finishes such as stucco that my home has. They also offer a performance warranty to give peace of mind.

The Paul Davis heritage is one of innovation. Paul Davis focuses on providing services in the communities, towns such as College Park and Prince Georges County. Paul Davis would be working with all aspects of the permit process to ensure my home meets the historical requirements, but also at the same time meets the Prince Georges County building codes.

Paul Davis has provided proof of work with different projects that they have completed that show they can source materials that match and exceed how the construction of the home was originally built. (Note Brighton Property Services is the selected vendor of Paul Davis Restorations for this project - MHIC Insured company specializing in Historic Renovation)

The end result is Paul Davis will be able to construct and restore my home.

14. Attach up to five letters demonstrating community interest and support of this project, directly after this page.

Name	Relationship or Occupation
see attached letters from Lisa Miller and And	President, PGPOA and Neighbor at 4620 Co
see attached letters from Lisa Miller and And	President, PGPOA and Neighbor at 4620 Co
see attached letters from Lisa Miller and And	President, PGPOA and Neighbor at 4620 Co
see attached letters from Lisa Miller and And	President, PGPOA and Neighbor at 4620 Co
see attached letters from Lisa Miller and And	President, PGPOA and Neighbor at 4620 Co

15. Certification (please read carefully):

The information submitted with this application is correct to the best understanding of the Applicant and Property Owner. The Applicant and Property Owner hereby certify that they will comply with the conditions set forth in this application and the instructions. In the event grant funds are received, the applicant agrees to the conditions and procedures outlined in this application, the Prince George’s County Historic Property Grant Program Guidelines, and the instructions, specifically the requirement for timing specifications, Historic Site Designation, the conveyance of a perpetual preservation easement to The Maryland-National Capital Park and Planning Commission, oversight of the project by M-NCPPC staff, and adherence to citation requirements. See “Award Conditions” in the Application Instructions for details. This certification is a material condition of any grant award.

Property Owner 1:

Steven Behr	Steven Behr	09/13/2024
Signature of Property Owner	Name of Property Owner (print legibly or type)	Date Signed
14835 Melfordshire Way	Si;ver Spring	MD
Street Address	City	State
240-793-5180	steven.behr@gmail.com	
Phone	Email	

OPTIONAL: Ethnic origin* of Property Owner 1:

White

*Ethnic origin designations are categorized by the Federal Equal Employment Opportunity Commission.

Property Owner 2 (if applicable):

Signature of Property Owner

Name of Property Owner (print legibly or type)

Date Signed

Street Address

City

State

Zip Code

Phone

Email

OPTIONAL: Ethnic origin* of Property Owner 2:

*Ethnic origin designations are categorized by the Federal Equal Employment Opportunity Commission.

16. Corporate Resolution (complete this section only if you are signing on behalf of a corporation):

The applicant as below is also authorized and directed to make or cause to be made and to execute and deliver on behalf of the applicant such certificates and statements and any and all other papers, instruments, or documents which may be necessary, convenient, or desirable to complete the transaction of a grant award in the name and on behalf of the applicant and under its corporate seal.

Name of Corporation

Signature of Authorized Officer per organizational documents (e.g., Articles of Incorporation, Charter or By-Laws)

Name of Authorized Officer (print legibly or type)

Position of Authorized Officer (e.g., president, trustee, etc.)

Date Signed

Street Address of Organization

City

State

Zip Code

Phone

Email

OPTIONAL: Ethnic origin* of Authorized Officer:

*Ethnic origin designations are categorized by the Federal Equal Employment Opportunity Commission.



Steven Behr <steven.behr@gmail.com>

Grant

Lisa Miller <Lisa@terprealestate.com>

Wed, Sep 11, 2024 at 1:03 PM

To: Steven Behr <Steven.B.Behr@behr-enterprises.com>

Andy Miller

4620 College Avenue
College Park, MD 20740
301-704-1620

September 5, 2024

PG County, Historic Preservation Section, Countywide Planning Division

Historic Preservation Grant Committee
1616 McCormick Drive
Largo, MD 20774

Dear Members of the Historic Preservation Grant Committee,

I am writing to express my enthusiastic support for Steven and his grant application for Historic Restoration of the Holbrook House. As a close neighbor and property owner in College Park, I have had the pleasure of witnessing Steven positive contributions to our community firsthand.

Steven has consistently demonstrated a commitment to providing safe and habitable housing in our neighborhood and has been an active member of the community. Whether through Community Knock and Talk efforts centered around tenant safety or landlord certification programs offered through his endeavors with the PGPOA, he has shown an unwavering dedication to making College Park a better place for all of us.

The project for which he is seeking funding is particularly exciting because it will enhance and preserve a specific historical asset in our community and will improve the overall historic culture and beauty of our neighborhood. I believe that this initiative aligns perfectly with the values and goals of our community, and it will greatly benefit residents by preserving this historical landmark for years to come.

I wholeheartedly support Steven's grant application and strongly urge you to consider his request favorably. This project represents an excellent opportunity for our community, the olde town neighborhood, and I am confident that with the grant's support, it will have a meaningful and positive impact on the city of College Park.

Thank you for your consideration.

Sincerely,

Andy Miller

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Steven Behr <steven.behr@gmail.com>

Steven Behr Historic Preservation Letter

John Hawvermale <jhawvermale@verizon.net>
To: Steven Behr <steven.b.behr@behr-enterprises.com>
Cc: JOHN HAWVERMALE <jhawvermale@verizon.net>

Thu, Sep 12, 2024 at 7:01 PM

Dear Prince George's County Historic Preservation Grant Committee,

Please find the attached letter from Lisa Miller, President of the Prince George's Property Owner's Association in two forms for you to open and review. This letter is in support of Steven Behr and the project he is undertaking to restore and improve his Home on College Avenue in College Park, MD.

I am forwarding this letter to your office on behalf of Lisa Miller because she is out of the country and unavailable to send this previously prepared letter that our Board of Directors fully support. We urge you to approve his application.

Sincerely,
John M. Hawvermale
Board Member and Director
Prince George's Property Owner's Association

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2 attachments

 **PGPOA Letter of Support for Historic Grant Application For the Holbrook House Restoration Project.docx**
16K

 **PGPOA Letter of Support for Historic Grant Application For the Holbrook House Restoration Project.pdf**
61K

Lisa Miller, President
PGPOA
PO Box 1652
College Park, MD 20740
www.collegparkhosuing.org
contact@collegparkhousing.org
410-680-2868

September 13, 2024

PG County, Historic Preservation Section, Countywide Planning Division

Historic Preservation Grant Committee
1616 McCormick Drive
Largo, MD 20774

Dear Members of the Historic Preservation Grant Committee,

On behalf of PGPOA, I am writing to express our strong support for Steven Behr and his grant application for Historic Restoration of the Holbrook House. As a dedicated stakeholder organization in the College Park community, we believe that this project aligns perfectly with our mission to Seve the community of homeowners in Prince George County and promote safe and affordable housing to tenants, while being an asset to the City of College Park community by promoting partnerships with the City and University that support this mission.

Mr. Behr has been a valued partner in our community efforts, consistently demonstrating a deep commitment to enhancing the quality of life for College Park residents. His proposed project, Historic Restoration of the Holbrook House, is particularly significant because it aims to enhance the historic culture in Old Town College Park, preserve a known historic property within the city, and to enhance the beauty of the Old Town District that will come with the enhancements to the property.

This project will have a positive impact on the Old Towne College Park community and the greater PG County by extensively improving, restoring and preserving the exterior of this rare and historic asset in the community. The initiative complements our ongoing efforts to provide safe and affordable housing to our tenants while also improving the appeal of the neighborhood for both tenants and residential owners.

We have had the pleasure of working closely with Steven Behr on previous projects, and their professionalism, vision, and dedication have consistently led to successful outcomes. We are confident that their leadership will ensure the effective implementation of this project, resulting in tangible, long-lasting benefits for our community.

PGPOA is fully committed to supporting Mr. Behr in this endeavor to ensure it comes to a successful completion.

We strongly encourage the Prince George County Historic Preservation Grant Committee to award this grant to Mr. Behr, as his project represents a critical investment in the future of our community. We believe that with the city's support, this initiative will make a significant and positive difference in the lives of the City of College Park residents and the Olde Towne Community.

Thank you for your consideration of this important request.

Sincerely,

Lisa Miller
President

PGPOA

66-042-31 Holbrook House

Click or scan below to access property scoring sheet

<https://forms.office.com/r/wxBF3mHtTZ>





PRINCE GEORGE'S COUNTY

FY2025 Historic Property Grant Application

FOLLOW THE SEPARATE, STEP-BY-STEP INSTRUCTIONS WHEN COMPLETING THIS APPLICATION.

1. Historic Property Info:

DO NOT MARK IN THIS BOX

Moyer-Cissel House

Historic and/or current name of the property, if applicable

8911 57th Ave

Street Address

Berwyn Heights

City

20740

Zip Code

2. Photograph(s): Insert a defining photograph of the property here. Please include at most six single-sided pages of images that adequately document the property and project. Photos can be smaller than 4x6 inches but should be good quality, not dark, blurry, pixelated, or too small. Label and date every image. See page 8 of the Application Instructions for an example of how to include and format your photographs. Applicants may submit additional photos by downloading photo pages at www.pgplan.org/grants.



3. Amount of funding requested:

\$50,000

The maximum award per project is \$50,000. Do not request an award greater than this.

4. Applicant contact information:

Andrew Merluzzi

Name of Applicant

8911 57th Avenue

Applicant Street Address

Berwyn Heights

City

MD

State

20740

Zip Code

802.558.5397

Phone Number

andrewmerluzzi@gmail.com

Applicant Email

5. Project Description: provide a succinct description of your project in the space provided.

This project will focus on repairs and improvements to protect the Moyer-Cissel house, a historic Queen Anne Victorian home in Berwyn Heights, MD. We will repair the fascia to address existing wood rot and prevent further rot, and protect the longevity of the home’s exterior woodwork. The small, older half-round gutters will be replaced with larger ones to improve water flow from the roof and prevent the existing water infiltration into the basement, thereby safeguarding the house’s foundation. Additionally, we will restore many of the historic windows and doors throughout the property to preserve the original architectural details and protect from the elements. To further protect the home, we will insulate and waterproof the basement and attic, preventing humidity buildup, mold, and insect infestations. Through these projects, we will maintain the health of this historic property so that it will remain a valuable part of the community and for generations in years to come. We want to note that the Mayor’s letter of support includes a note about re-grading around the home, which we will not require since we have been approved a PG County Rain Check grant for that work. In addition, the Mayor’s letter does not include gutter work or replacing fascia boards, which we have added under the advice of two roofing companies.

6. Budget: provide your proposed project’s work item/cost breakdown. See the Application Instructions for how to complete the table. Attach contractor estimate(s) directly after this page.

APPLICANT CONTRIBUTION

WORK ITEMS	GRANT	CASH	IN-KIND	DONATED	TOTAL COST
Insulating and installing vapor barrier in basement	\$3014.75	\$0	\$0	\$0	\$3014.75
Insulating attic	\$11249.25	\$0	\$0	\$0	\$11249.25
Window and door repair and restoration	\$25445.00	\$0	\$0	\$0	\$25445.00
Gutter and fascia repair	\$10291.00	\$10483.40	\$0	\$0	\$20774.40
TOTALS	\$50000	\$10483.40			\$60483.40

THIS IS YOUR "AMOUNT OF FUNDING REQUESTED"

THIS IS YOUR TOTAL PROJECT COST



3905 National Drive
Suite 105
Burtonsville, MD 20866
301-476-7680 FAX 301-476-7717

Proposal

7/19/2024

Customer Information

Andrew Merluzzi
8911 57th Avenue
College Park, MD 20740

Phone: 802-558-5397
EMail: andrewmerluzzi@gmail.com

Repairs and Maintenance

Handyman work

Homeowner is responsible for assuring remediation of pest problem in attic is complete before the date work starts

Repairs and Maintenance Totals: \$0.00

Basement

closed cell spray foam 3 inch



Utility room areas are typically unfinished and leave water heaters and air handlers in the coldest area of the home. This can affect efficiency in winter months.

Basement Totals: \$900.00

Crawl space

closed cell spray foam 3 inch



Crawl spaces that contain HVAC systems, ductwork or water pipes should be brought into condition space as close to the temperature of the living space as possible. Otherwise known as encapsulation

Crawlspace Vapor Barrier 6 mil



Lack of properly sealed vapor barrier in crawlspace can result in moisture and VOCs to infiltrate living spaces. This can cause rot at floor joist and possible illness.

Handyman work



Remove batts in crawlspace ceiling

Install R-13 FSK insulation to Crawlspace walls



Crawlspace walls should be insulated at least down to the freezing plain especially uninsulated unfinished walls

Crawl space Totals: \$2,114.75

Main attic

closed cell spray foam 5 inch



Note homeowners will have to evacuate while closed cell spray foam off gases. up to 24hrs. depending on location and sq. ft.

Handyman work



Remove current rafter insulation.

Labor rate for carpentry work



Cut along edge of flooring to reach perimeter top plate

Main attic Totals: \$11,249.25

Contract Total: \$14,264.00

Total Potential Utility Rebate: -\$2,275.45

This proposal and pricing is valid for 90 days

By: _____ 

Owner

Date: _____ Date: _____

3905 National Dr, Suite 105
Burtonsville, MD 20866

301-476-7680
301-476-7717 FAX

MHIC License # 125877

Additional Insulation Information

We understand there may be concerns regarding the use of closed-cell foam insulation in a historic home, and want to take this opportunity to provide context and justification for this decision to support the grant application. We will be replacing the roof right before the insulation work begins, and therefore believe that closed-cell foam offers an effective solution for insulating the attic rafter bays (a separate historic work permit will be submitted for the roof work once that quote is finalized). We have gone through the different options with the contractor (Efficient Home LLC) and it is their assessment that with the roof replacement, closed-cell would be a good choice for this space.

Closed-cell foam has several benefits that make it particularly well-suited for this project - durability over time, rigidity, and its high R-value. With a brand-new roof in place, the risk of water leakage will be significantly mitigated, reducing concerns about trapped moisture or damage to the historic wooden rafters.

We also acknowledge that open-cell foam could be an alternative option (as could batted insulation). We remain committed to preserving the home's historical integrity and are more than willing to discuss adjustments if there are concerns from the Historic Property Grant Program about the use of closed-cell foam. Our goal is to find a solution that balances both preservation needs and delivers a high level of insulation to bring the attic within the conditioned space of the home.

Andrew Merluzzi
8911 57th Ave
Berwyn Heights, MD
andrewmerluzzi@gmail.com
802-558-5397

July 22, 2024

Window Repair

c1890 Large frame house, most original millwork present. 24 over 1 pattern. Some bad painting and interior decay but putty is generally sound. Proposal here is for solving problems related to fit, sealing, and operation. No glass, putty, or paint work except touch-up.

Scope of work

Repair (See details of scope below)

Where decay and putty failure are not present. Improvements are to operation and sealing capacity of window. Touch-up painting only.

- Sash removed from frame
 - Stop beads removed, sash removed
 - Light loose paint scrape
 - Rope or chain disconnected
 - Inventory of any parts replacement or epoxy work required to frame
- All components including sash parts, sash locks, and lifts, pulleys, weights, rope, chain, weather-strip, meeting rail condition and sill slope closely inspected
 - Parts requiring replacement are listed and replaced
 - Pulleys and hardware lubricated
 - New rope and chain attached to weights as required
 - New parting beads fit
- Sash pre-fit for ideal connection at meeting rail and sill
 - Top sash sealed fixed in ideal position on temporary blocks
 - Original weather-strip at bottom sash re-fit or replaced as required
 - Bottom sash hung on weights through pulley with new rope or chain
- Final sash fitment
 - Stop beads installed
 - Tolerances established for ideal operation of bottom sash
 - Sash lock installed

NOTE- Any parts replacement including wood, putty, glass, or hardware will be itemized costs. New weather-stripping, chain, or rope is included in base cost.

Architectural Millwork for Historic Buildings

Project Pricing

Window repairs	22 windows x \$825 = \$18,150
Unit costs- Glass replacement	2 large x \$285 = \$ 570 2 small x \$200 = \$ 400
Door repair	5 doors x \$1,265 = <u>\$ 6,325</u>
	Project Total Cost \$25,445

Payment Schedule

Deposit \$10,814
Progress Payment \$10,814
Upon Completion \$3,817

Authorized: Please sign & date above

Architectural Millwork for Historic Buildings



P.J. Fitzpatrick LLC
 21 Industrial Blvd, New Castle, Delaware 19720
 United States
 (302) 325-2360

Estimate 329069802
 Project 328734868
 Estimate Date 8/19/2024
 Customer PO

Billing Address
 Andrew Merluzzi
 8911 57th Avenue
 Berwyn Heights, MD 20740 USA

Job Address
 Andrew Merluzzi
 8911 57th Avenue
 Berwyn Heights, MD 20740 USA

Estimate Details

Gutter fascia

Service #	Description	Quantity	Your Price	Your Total
SID83	1/2 Round Aluminum Gutters	115.00	\$56.00	\$6,440.00
SID87	1/2 Round Aluminum Downspouts	130.00	\$56.00	\$7,280.00
FASC PIT1	Install Vinyl Coated Fascia linear foot - White	367.00	\$15.20	\$5,578.40
SPEC3	6 inch gutter upgrade	1200.00	\$1.00	\$1,200.00
GUTFL15	Gutter Hangers per Linear Foot	115.00	\$2.40	\$276.00
Potential Savings				\$0.00
Sub-Total				\$20,774.40
Tax				\$0.00
Total				\$20,774.40

Thank you for choosing P.J. Fitzpatrick LLC

Buyer(s) listed above hereby jointly and severally agrees to purchase the goods and/or services listed on the enclosed specification sheets, in accordance with the prices and terms described in this agreement and any specification sheets (collectively, this "Agreement"). This Agreement represents a cash sale of goods and services. Buyer(s) agrees to pay in cash the cost of the goods and services purchased as described herein, regardless of timing or approval of any financing Buyer(s) may seek for their purchase. It is agreed and understood by and between the parties that this addendum, along with the Home Remodeling Sale and Installation Agreement constitutes the entire understanding between the parties, and there are no verbal understandings, changing or modifying any of the terms of this Agreement. This contract may not be changed or its terms modified or varied in any way unless such changes are in writing and signed by both the Buyer(s) and the Contractor. Buyer(s) hereby acknowledge the Buyer(s) has read this Addendum. Terms and Conditions

7. Describe the historical and cultural significance of the resource(s). 0-10 points

The Moyer-Cissel House was built by the Charlton Heights Improvement Company in 1889 and was one of the earliest homes in the Charlton Heights township (which is now known as Berwyn Heights). Only several families have owned the home since it was built, which used to be surrounded by orchards until the plot was subdivided and adjoining houses were built in the 20th century. It is one of only a few homes in Berwyn Heights that are of this Queen Anne Victorian style. The house is on the Illustrated Inventory of Historic Sites and Districts. One of the first owners, Samuel Moyer, was the Berwyn Heights town commissioner and president of the Berwyn Heights Volunteer Fire Department in the early 20th century. The house, now under new ownership, will soon be surrounded by fruit trees again will be opened up for historical and garden tours for the town and county.

8. Describe the sense of urgency regarding financial assistance for this project. 0-5 points

The urgency of this project lies in the need to protect the integrity and historical features of the property, which are currently under threat due to lack of recent repairs. The existing wood rot in the fascia (and carpenter bees that have nested there), if left unaddressed, could spread, leading to more extensive and costly damage to the home's exterior woodwork, especially as woodpeckers find their way to the insects. The smaller size gutters are insufficient to manage water runoff from the roof, resulting in water infiltration into the basement during moderate to heavy rain storms. Additionally, many of the historic windows are in need of immediate restoration and weatherproofing to prevent further deterioration and rot. Insulating and waterproofing the basement and attic are also urgent priorities to prevent humidity buildup, mold, and insect infestations in the historic joists, all of which could have severe consequences for the home's structural health. Addressing these issues promptly is essential to preserving the integrity and historical value of this property.

9. Describe how historically significant material or details will be retained in the project. 0-15 points

The replacement gutters will maintain the same half-round shape that would have been typical in this house's early life, and will be white to match the existing woodwork, blending seamlessly with the home's original aesthetic. The fascia boards will also be replaced with white boards that replicate the look and feel of the original materials, preserving the home's distinctive exterior appearance. We are collaborating with companies that have a proven track record of working on registered historic places, ensuring that the work is performed to the highest standards of historical preservation. The window repair company we've selected specializes in restoring and repairing windows from this era, allowing us to maintain the original windows' character and craftsmanship while enhancing their functionality and energy efficiency. The insulation and vapor barrier are by definition modern materials, but they will be applied in order to protect the other historic features of the home (i.e. original joists and rafters).

10. Describe the provision for long-term resource preservation inherent in the project. 0-15 points

This project is designed to ensure the long-term preservation of the historic property. Beyond the immediate repairs, we are implementing measures to enhance the property's resilience against future environmental challenges. For example, by upgrading to larger half-round gutters, we are proactively addressing water issues that have led to basement infiltration, thereby protecting the foundation and reducing the likelihood of future damage. Using durable, weather-resistant materials for both the fascia and gutters will extend the lifespan of these components, minimizing the need for frequent repairs and ensuring that the home's exterior remains well-protected. The restoration of the windows is not just about preserving their historical appearance, but also about improving the home's ability to withstand weather and insect pressure in the future. Insulating and waterproofing the basement and attic will create a more stable internal environment, reducing the risks of humidity, mold, and pests, all of which can have long-term negative effects on the structure.

11. How might the project stimulate or promote other preservation activities? 0-5 points

The restoration project for this property is designed not only to preserve the property itself but also to serve as a catalyst for broader preservation activities within the community. By restoring and maintaining the architectural integrity of our home, we hope to inspire others in the area to recognize the value of preserving historical properties. Our intention to host historical property and garden tours of the house as part of the Berwyn Heights Historical Committee. These tours will provide the public with an opportunity to engage with local history firsthand, fostering a deeper appreciation for the architectural history of Berwyn Heights — we will use Ann Harris Davidson's book "Berwyn Heights: Then and Now" as a jumping off point. Additionally, by documenting the restoration process, we aim to encourage other homeowners in the area to undertake similar preservation efforts. The visibility and community engagement generated by the house tours could also stimulate interest in local history, leading to increased support for preservation initiatives throughout the town and region.

12. Describe your readiness to initiate and complete the project. 0-10 points

We have had detailed conversations with each of the contractors involved, allowing us to iron out all aspects of the projects, including notional timelines, materials, and specific approaches that respect the historical significance of the home. Financially, we are prepared to cover the required match for the grant application, ensuring that the project can move forward without delay. We have emphasized to all contractors that this is a registered historic property, and I have confirmed that each has experience working on similar historic projects. With these preparations in place, we are confident in our ability to start the project promptly and complete it to the highest standards. In addition, we have been approved for a PG County Rain Check application to build rain gardens, the soil from which we will use to re-grade around our home to further protect the foundation from water intrusion—as such, we do not need to apply for that project through this historical grant program.

13. Describe your administrative capability. 0-10 points

My administrative capability for overseeing this restoration project is supported by a strong background in project management and hands-on experience with home improvement. As a successful project manager, I currently oversee more than eight projects in my professional role, which has equipped me with the skills necessary to manage complex tasks, coordinate with multiple stakeholders, and ensure that projects are completed on time and within budget. In addition to my professional experience, I routinely undertake home projects on my own, which has given me practical knowledge of the challenges and nuances involved in managing residential improvements. This experience has been invaluable in preparing for the restoration of our historic home, as it has allowed me to develop a detailed understanding of the work required and the steps necessary to execute it effectively. I hope this application also demonstrates our commitment to maintaining the health of this property long after our time here.

14. Attach up to five letters demonstrating community interest and support of this project, directly after this page.

Name	Relationship or Occupation

15. Certification (please read carefully):

The information submitted with this application is correct to the best understanding of the Applicant and Property Owner. The Applicant and Property Owner hereby certify that they will comply with the conditions set forth in this application and the instructions. In the event grant funds are received, the applicant agrees to the conditions and procedures outlined in this application, the Prince George’s County Historic Property Grant Program Guidelines, and the instructions, specifically the requirement for timing specifications, Historic Site Designation, the conveyance of a perpetual preservation easement to The Maryland-National Capital Park and Planning Commission, oversight of the project by M-NCPPC staff, and adherence to citation requirements. See “Award Conditions” in the Application Instructions for details. This certification is a material condition of any grant award.

Property Owner 1:

Signature of Property Owner

Name of Property Owner (print legibly or type)

Date Signed

Street Address

City

State

Zip Code

Phone

Email

OPTIONAL: Ethnic origin* of Property Owner 1:

*Ethnic origin designations are categorized by the Federal Equal Employment Opportunity Commission.



Town of Berwyn Heights

5700 Berwyn Road
Berwyn Heights, MD 20740
Tel. (301) 474-5000
Fax (301) 474-5002

MAYOR

Tiffany Papanikolas

COUNCIL MEMBERS

Edgar Moctezuma (Mayor Pro Tem)
David Wolfinger
Roger Gaines
Chris Brittan-Powell

Monday August 19th, 2024

Historic Preservation Commission
1616 McCormick Drive
Largo, MD 20774

RE: Letter of Support- PG: 67-18 (Moyer)-Cissel House, 8911 57th Avenue

Historic Preservation Commission Chair,

I am providing this letter of support on behalf of the Town Council for the Town of Berwyn Heights for the proposed rehabilitation work to be conducted by Town resident Mr. Andrew Merluzzi on the historic (Moyer)-Cissel House located at 8911 57th Avenue, Berwyn Heights MD 20740. They have plans on restoring the historic windows, installing insulation & vapor barrier to prevent water intrusion, regrading around the house to prevent water intrusion, fixing the attic fan, and replacing the front porch banisters with period-specific details.

We are excited to see these new Town residents who purchased the property back in March taking such care and pride in one of our many cherished historic properties located within the Town. We hope that the Commission continues to assist Mr. Merluzzi with this project granted he follows the guidelines set by Historic Preservation. If you have any questions or concerns, please contact our Town Manager, Kyle Snyder, at 301-474-5000 ex7101 or ksnyder@berwynheightsmd.gov.

Sincerely,

Tiffany Papanikolas, Mayor
Town of Berwyn Heights

Property Owner 2 (if applicable):

Signature of Property Owner

Name of Property Owner (print legibly or type)

Date Signed

Street Address

City

State

Zip Code

Phone

Email

OPTIONAL: Ethnic origin* of Property Owner 2:

*Ethnic origin designations are categorized by the Federal Equal Employment Opportunity Commission.

16. Corporate Resolution (complete this section only if you are signing on behalf of a corporation):

The applicant as below is also authorized and directed to make or cause to be made and to execute and deliver on behalf of the applicant such certificates and statements and any and all other papers, instruments, or documents which may be necessary, convenient, or desirable to complete the transaction of a grant award in the name and on behalf of the applicant and under its corporate seal.

Name of Corporation

Signature of Authorized Officer per organizational documents (e.g., Articles of Incorporation, Charter or By-Laws)

Name of Authorized Officer (print legibly or type)

Position of Authorized Officer (e.g., president, trustee, etc.)

Date Signed

Street Address of Organization

City

State

Zip Code

Phone

Email

OPTIONAL: Ethnic origin* of Authorized Officer:

*Ethnic origin designations are categorized by the Federal Equal Employment Opportunity Commission.

67-022-18 Cissell House

Click or scan below to access property scoring sheet

<https://forms.office.com/r/im5ndRUrt8>





PRINCE GEORGE'S COUNTY

FY2025 Historic Property Grant Application

FOLLOW THE SEPARATE, STEP-BY-STEP INSTRUCTIONS WHEN COMPLETING THIS APPLICATION.

1. Historic Property Info:

Lown House

Historic and/or current name of the property, if applicable

DO NOT MARK IN THIS BOX

4107 Gallatin St.

Street Address

Hyattsville

City

20781

Zip Code

2. Photograph(s): Insert a defining photograph of the property here. Please include at most six single-sided pages of images that adequately document the property and project. Photos can be smaller than 4x6 inches but should be good quality, not dark, blurry, pixelated, or too small. Label and date every image. See page 8 of the Application Instructions for an example of how to include and format your photographs. Applicants may submit additional photos by downloading photo pages at www.pgplan.org/grants.

Defining photo



3. Amount of funding requested:

\$50,000.00

The maximum award per project is \$50,000. Do not request an award greater than this.

4. Applicant contact information:

Debra Franklin

Name of Applicant

4107 Gallatin St.

Applicant Street Address

Hyattsville

City

MD

State

20781

Zip Code

301-221-5401

Phone Number

dgfranklin313@gmail.com

Applicant Email



FY2025 Historic Property Grant Application

Lown House - 4107 Gallatin St Hyattsville - August 2024



North side - Street view

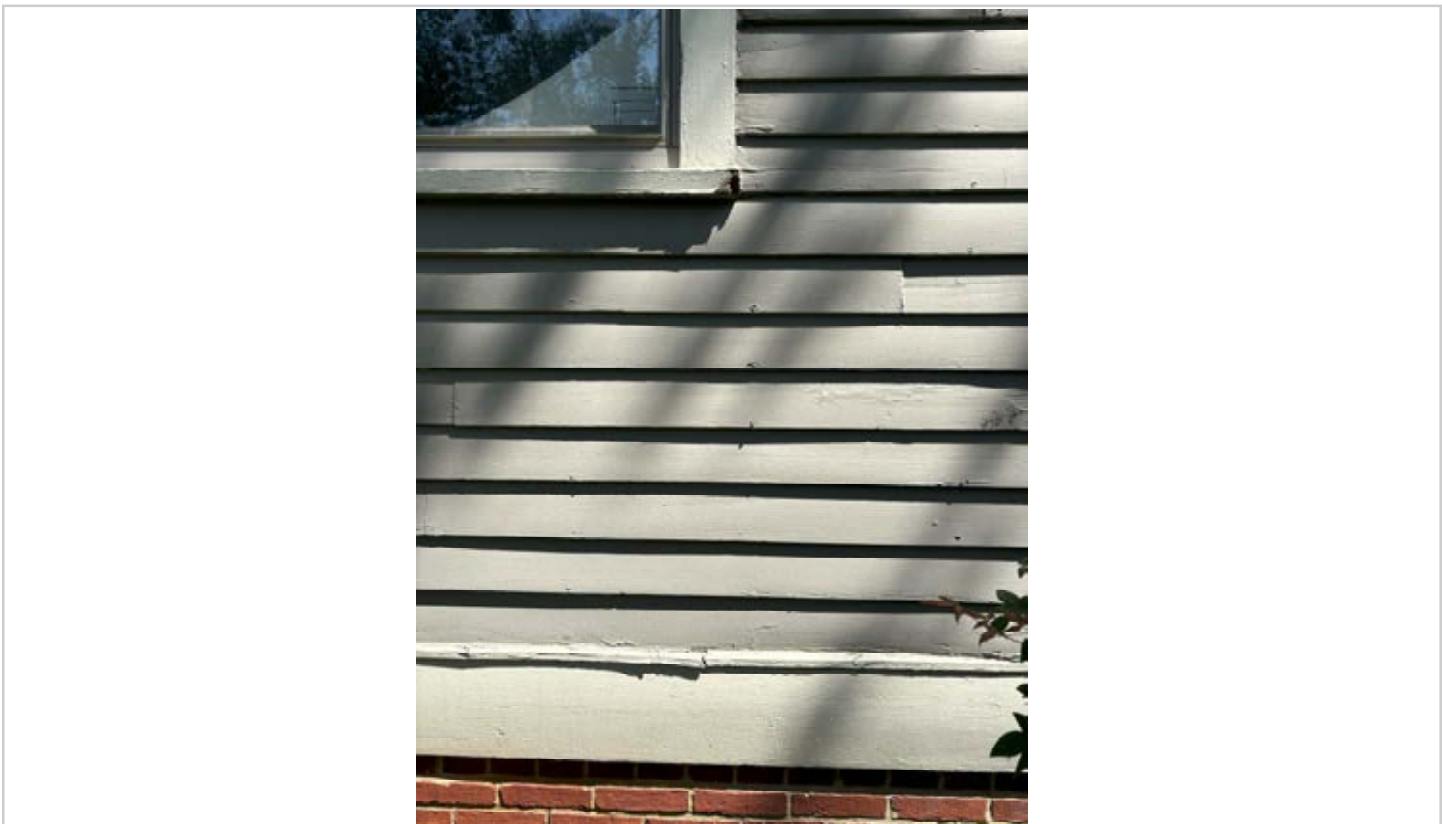


West side - Roof line

above porch ceiling hole



West side - Porch ceiling - Decay from roof leak



West side - Window/Trim rot

Lown House - 4107 Gallatin St Hyattsville - August 2024



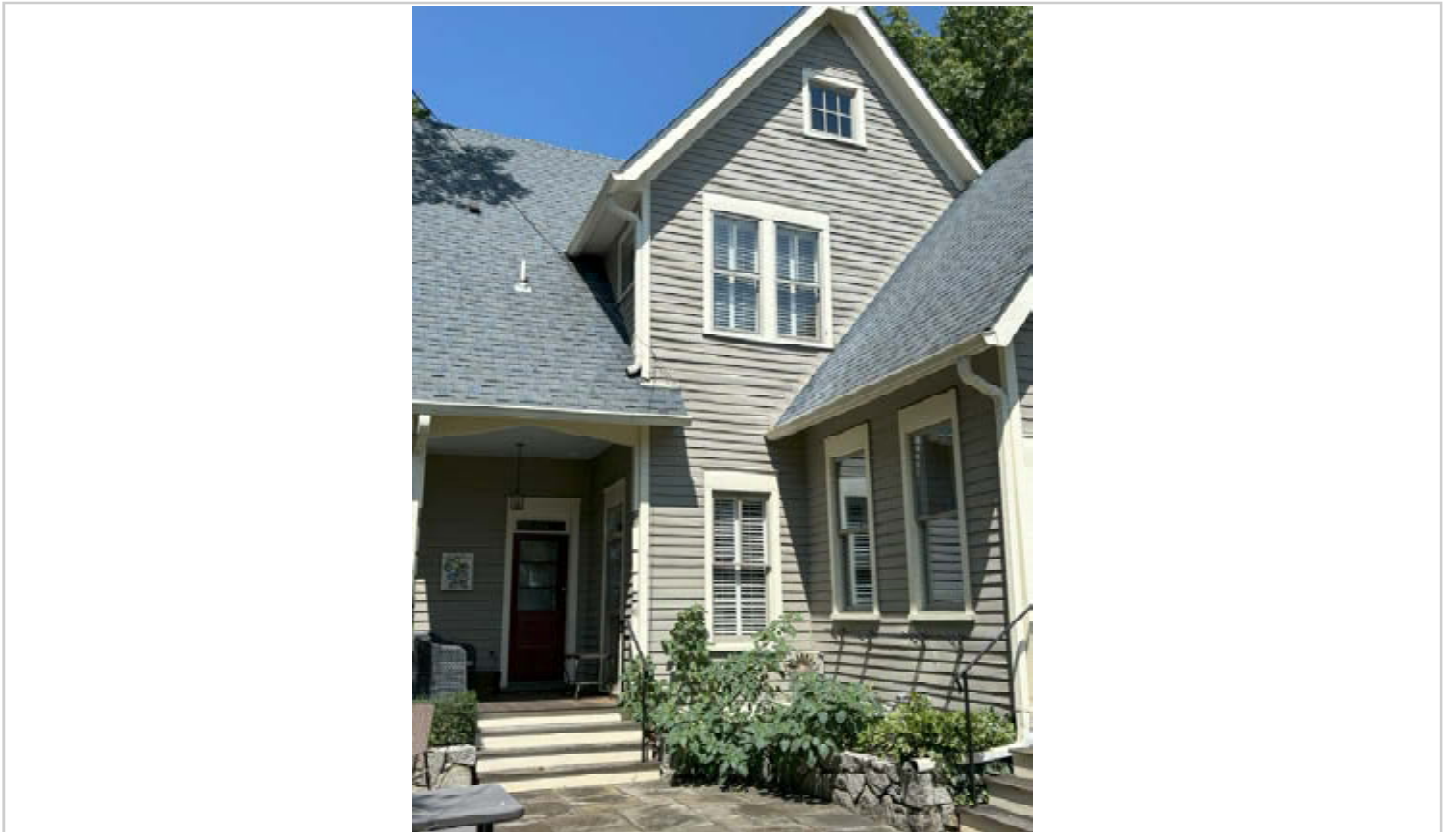
East side - Siding rot



East side - Siding/Trim rot



Northeast side - Window trim rot



South west - Siding rot



Southeast - Siding rot



Garage - North side - Street view

5. Project Description: provide a succinct description of your project in the space provided.

Replace 30 year old roof on house and garage with a new 30 year roof.
 Repair and replace rotted wood siding and trim with matching materials, prime and paint repaired wood.

6. Budget: provide your proposed project's work item/cost breakdown. See the Application Instructions for how to complete the table. Attach contractor estimate(s) directly after this page.

WORK ITEMS	GRANT	APPLICANT CONTRIBUTION			TOTAL COST
		CASH	IN-KIND	DONATED	
Roof replacement Crowley Construction, Inc.	\$30,000.00	16,685.00			\$46,685.00
Repair siding & trim repairs Farther Home, Llc	\$10,000.00	5,400.00			\$15,400.00
Repair porch ceiling Farther Home, Llc	\$2,000.00	1,680.00			\$3,680.00
Scrape, prime, & paint repairs Farther Home, Llc	\$8,000.00	6,500.00			\$14,500.00
TOTALS	\$50,000.00	\$30,265.00			\$80,265.00

THIS IS YOUR "AMOUNT OF FUNDING REQUESTED"

THIS IS YOUR TOTAL PROJECT COST

Crowley Construction, Inc.

M.H.I.C. Lic. #90063
 P.O Box 537
 Greenbelt, MD 20768

Phone # (301) 345-1349 Bob@crowleycoroofing.com
 Fax # 866-611-0521 www.crowleycoroofing.com

Estimate

Job #	Date	Estimate #
	8/23/2024	20240551

Proposal to:	
Debra Franklin 4107 Gallatin St Hyattsville Md. 20781	Attn: Phone: Fax:
E-mail: dgfranklin313@gmail.com	

Job Location:
Debra Franklin 4107 Gallatin St Hyattsville, MD 20781

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from specifications above involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and any other necessary insurance. Our subcontractors are fully covered by Workmen's Compensation Insurance. The workmanship warranty noted does not include damage done by floods, tornadoes, high winds, or hurricanes. Respectfully submitted Robert J. Crowley, Jr. Note: This proposal may be withdrawn if not accepted within 30 days.

Proposal of Work to be Completed	Total
<p>Roof Replacement</p> <p>1. Remove old roof down to sheathing on all of main house and garage in back</p> <p>2. EXTRA: for replacing rotten or damaged wood \$3.00 per SqFt. for 1/2" plywood and \$6.00 per LF. for 1x6" sheathing</p> <p>3. Install Atlas Pinnacle Pristine Architectural Shingles approx. 5200 SqFt in _____color.</p> <p>4. Install 1200 SqFt. of Atlas ice and water shield on eaves, valleys and flashing areas</p> <p>5. Install 5000 SqFt. Atlas synthetic felt</p> <p>6. Install 200 LF. of Atlas Procut Scotch Hip&Ridge</p> <p>7. Install 490 LF. of Atlas Procut Starter Strip</p> <p>8. Install new flashing: 5- Vent Pipes, 100' Step Flashing, 1- Big Chimney Flashing, 20' counter flashing, 110 LF. of Shingle over ridge vent, 470' of Dripedge, and 3- 750 Vent</p> <p>9. NOTE: Stored items in attic will need to be covered because of debris from cutting ridge vent and tear off.</p> <p>10. Remove and dispose of job related debris</p> <p>11. Workmanship guaranteed for 5 Years by Crowley Construction Inc.</p> <p>12. Atlas has lifetime limited warrantee on materials and against streaks and limited warrantee on labor and materials for 15 Years</p> <p>Price: \$46,685.00 1/3 before starting and 2/3 upon completion. YES___NO___</p>	46,685.00

ACCEPTANCE OF PROPOSAL:

The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

SIGNATURE: _____

DATE: _____

SIGNATURE: _____

DATE: _____

Michael <fartherhome@yahoo.com>
To: debra franklin <dgf@math.umd.edu>

Sun, Aug 25, 2024 at 2:28 PM

Debra Franklin,

This is our estimate for work at your house at [4107 Gallatin st](#) in Hyattsville:

We will provide all labor and materials to complete the following:

SIDING,TRIM REPAIRS:

- We will remove up to 750' of existing siding that is damaged, degraded, or warped past its usefulness, and replace it with back primed 6"cedar siding.
- We will replace rotten water table trim.
- We will replace or repair rotten or degraded trim as necessary, including gable rake and window sill.
- We will remove all debris

This work will be done for the price of \$15,440.

PORCH CEILING:

- Remove damaged porch ceiling at west corner and replace with 1x4 tongue and groove pine.
- Paint entire porch ceiling
- Remove all debris.

This work can be implemented for the sum of \$3,680.

PAINTING:

- We will scrape, prime, prep and paint all siding for the sum of \$6,000.
- We will scrape, prime, prep and paint all windows and trim for the sum of \$6500.
- We will scrape, prime, prep and paint railings and columns at front porch for the sum of \$2,000.

Any window glazing, or glass repair will be done on a time and material basis for \$80./man hour.

Michael Callison
fartherhome llc
MHIC# 87658
240 645 7670

7. Describe the historical and cultural significance of the resource(s). 0-10 points

The Lown-Franklin House is an important feature in the Victorian section of Hyattsville; together with the other late Victorian houses in its immediate neighborhood, it allows this small area to recapture much of its appearance of well over a century ago. This house was part of a growing neighborhood of handsome Victorian houses built for successful businessmen who chose to make their homes in this new, attractive, and growing suburban area. The February 6, 1892, issue of The Suburban Citizen (printed in Washington D.C.) showed the Lown house as an example of the fine homes that were being built by enterprising businessmen in this up and coming "beautiful village." Because of the importance of this cluster of modest but fine Victorian houses, this Hyattsville neighborhood has been designated an Historic District and listed in the National Register of Historic Places.

8. Describe the sense of urgency regarding financial assistance for this project. 0-5 points

Roof is at the end of its life cycle and is actively leaking.
 Rotted siding, trim, and the porch ceiling are actively deteriorating.
 Grant support is needed to preserve this house and its significant position in this National Register Historic District.

9. Describe how historically significant material or details will be retained in the project. 0-15 points

Wood trim and siding will be like original materials.

10. Describe the provision for long-term resource preservation inherent in the project. 0-15 points

Replacing the roof with a high quality roof will last at least another 30 years.
Replacing the rotted trim and siding will ensure that the rest of the siding and trim will retain its structural integrity.

11. How might the project stimulate or promote other preservation activities? 0-5 points

The maintenance of the Lown House will promote reinvestment efforts in our aging Hyattsville housing stock and preservation of our unique cultural identity and community history.

12. Describe your readiness to initiate and complete the project. 0-10 points

We are prepared to replace the roof as soon as the roofer is available.
We are prepared to have the contractor repair/replace the rotted wood and paint as soon as they are available.

13. Describe your administrative capability. 0-10 points

We have lived in the Lown house for 36 years and have replaced the roof once, and had the house painted several times.
 Also, we have managed our business, Franklins General Store, Restaurant, & Brewery, through many expansions and renovations.


14. Attach up to five letters demonstrating community interest and support of this project, directly after this page.

Name	Relationship or Occupation
Robert S. Croslin	Mayor of Hyattsville
Gloria Felix-Thompson	President, Hyattsville Preservation Association

15. Certification (please read carefully):

The information submitted with this application is correct to the best understanding of the Applicant and Property Owner. The Applicant and Property Owner hereby certify that they will comply with the conditions set forth in this application and the instructions. In the event grant funds are received, the applicant agrees to the conditions and procedures outlined in this application, the Prince George's County Historic Property Grant Program Guidelines, and the instructions, specifically the requirement for timing specifications, Historic Site Designation, the conveyance of a perpetual preservation easement to The Maryland-National Capital Park and Planning Commission, oversight of the project by M-NCPPC staff, and adherence to citation requirements. See "Award Conditions" in the Application Instructions for details. This certification is a material condition of any grant award.

Property Owner 1:



Signature of Property Owner

Debra Franklin

Name of Property Owner (print legibly or type)

8-28-2024

Date Signed

4107 Gallatin St.

Street Address

Hyattsville

City

MD

State

20781

Zip Code

301-221-5401

Phone

dgfranklin313@gmail.com

Email

OPTIONAL: Ethnic origin* of Property Owner 1:

White

*Ethnic origin designations are categorized by the Federal Equal Employment Opportunity Commission.

Property Owner 2 (if applicable):

Michael Franklin

Signature of Property Owner

Michael Franklin

Name of Property Owner (print legibly or type)

8/28/2024

Date Signed

4107 Gallatin St.

Street Address

Hyattsville

City

MD

State

20781

Zip Code

301-221-4787

Phone

bymortoyz@hotmail.com

Email

OPTIONAL: Ethnic origin* of Property Owner 2:

White

*Ethnic origin designations are categorized by the Federal Equal Employment Opportunity Commission.

16. Corporate Resolution (complete this section only if you are signing on behalf of a corporation):

The applicant as below is also authorized and directed to make or cause to be made and to execute and deliver on behalf of the applicant such certificates and statements and any and all other papers, instruments, or documents which may be necessary, convenient, or desirable to complete the transaction of a grant award in the name and on behalf of the applicant and under its corporate seal.

Name of Corporation

Signature of Authorized Officer per organizational documents (e.g., Articles of Incorporation, Charter or By-Laws)

Name of Authorized Officer (print legibly or type)

Position of Authorized Officer (e.g., president, trustee, etc.)

8-28-2024

Date Signed

Street Address of Organization

City

State

Zip Code

Phone

Email

OPTIONAL: Ethnic origin* of Authorized Officer:

Select Choice

*Ethnic origin designations are categorized by the Federal Equal Employment Opportunity Commission.

Robert S. Croslin
Mayor



Tracey E. Douglas
City Administrator

August 22, 2024

Prince George's Historic Preservation Commission
4th Floor
14741 Governor Oden Bowie Dr
Upper Marlboro, MD 20772

Re: Grant Application for Debbie and Mike Franklin, 4107 Gallatin Street, Hyattsville MD.

Dear Grant Committee,

I write to you in support of the grant application requested by Mike and Debbie Franklin to replace the roof, paint, and repair damaged wood on their home located at 4107 Gallatin Street, also known as the W.G. Lowe House. This beautiful Queen Anne Victorian style house requires this work to preserve its historical significance in the thriving Historic District of Hyattsville.

The Franklins have been tremendous stewards of this historic property, and I applaud them and their efforts to do the necessary work to maintain the historic and structural integrity of the W.G. Lowe House. As costs related to construction and repair continue to rise, homeowners often find themselves unable to afford needed repairs and maintenance to their homes, especially when it involves a historically designated property. Grants, such as this one, are vital to the preservation of our historic homes. I can think of no better recipient for such a grant than the Franklins. They have shown their commitment to maintaining the W.G. Lowe House and the community of Hyattsville as a whole.

I strongly endorse the Franklin's application for grant funds from the Historic Preservation Commission and ask that you support them and their work. Thank you for your consideration.

Sincerely,

Robert S. Croslin
Mayor



Hyattsville Preservation Association, Inc, P. O. Box 375, Hyattsville, MD 20781

July 17, 2024

Prince George's Historic Preservation Commission
4th Floor
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

Re: Letter in Support of Application for
The Prince George's County Historic Property Grant Program
For Debbie and Mike Franklin, 4107 Gallatin Street, W. G. Lown House

Dear Members of the Grant Committee:

The Hyattsville Preservation Association strongly endorses the grant application for work on this elegant Queen Anne Victorian house. The Franklins will replace the roof, paint the home and replace some of the compromised wood.

The 1890 W. G. Lown House is significant as a large fine example of a fine Victorian dwelling. It has been the home of several prominent Hyattsville residents since its construction. Its preservation is vital to the City of Hyattsville's Historic District.

The Hyattsville Preservation Association encourages and supports investment in and maintenance of historic structures and homes in the City of Hyattsville. This grant program presents an important tool to support community-based, community-supported reinvestment efforts in our aging housing stock, and preservation of our unique cultural identity and community history. This project is a perfect fit with this program. It is for this reason that the Hyattsville Preservation Association strongly supports The Franklins' application for this Historic Property Grant to preserve the 1890 W. G. Lown house.

Sincerely,

Gloria Felix-Thompson
President



Wanika B. Fisher
Council Member
District 2

Prince George's Historic Preservation Commission
14741 Governor Oden Bowie Drive, 4th Floor
Upper Marlboro, MD 20772

September 12, 2024

Re: Grant Application for Debbie and Mike Franklin
4107 Gallatin Street
Hyattsville Maryland 20781

To the Grant Committee,

This letter serves to express my support of the grant application requested by Mike and Debbie Franklin to replace the roof, paint, and to repair the damaged wood on their home located at 4107 Gallatin Street, which is also known as the W.G. Lowe House. This residence is a gorgeous Queen Anne Victorian style home that requires special repairs in order to preserve the historical property in the thriving Historic District of Hyattsville. The Franklins have lived in this property as special guardians who have also worked diligently while trying to maintain the property. They are to be commended for their unwavering efforts to do the necessary work to uphold the authenticity of the W.G. Lowe House.

With the rising costs of the repairs, the homeowners are in need of financial assistance in order to properly maintain this prized possession. In being a recipient of this important grant, it will certainly provide them with the means to make the necessary repairs. The Franklins are committed to maintaining the W.G. Lowe House, and so without reservation, I wholeheartedly endorse the Franklins to be the recipients for grant funding from the Historic Preservation Commission. I appreciate your utmost consideration.

Respectfully,

Wanika Fisher

Council Member Wanika Fisher, Esq.

68-010-35 Lown House

Click or scan below to access property scoring sheet

<https://forms.office.com/r/RPK6B8xiRn>





PRINCE GEORGE'S COUNTY

FY2025 Historic Property Grant Application

FOLLOW THE SEPARATE, STEP-BY-STEP INSTRUCTIONS WHEN COMPLETING THIS APPLICATION.

1. Historic Property Info:

DO NOT MARK IN THIS BOX

Mt. Hermon Masonic Temple

Historic and/or current name of the property, if applicable

4207 Gallatin Street

Street Address

Hyattsville

City

20781

Zip Code

2. Photograph(s): Insert a defining photograph of the property here. Please include at most six single-sided pages of images that adequately document the property and project. Photos can be smaller than 4x6 inches but should be good quality, not dark, blurry, pixelated, or too small. Label and date every image. See page 8 of the Application Instructions for an example of how to include and format your photographs. Applicants may submit additional photos by downloading photo pages at www.pgplan.org/grants.



3. Amount of funding requested:

50,000

The maximum award per project is \$50,000. Do not request an award greater than this.

4. Applicant contact information:

Kayleigh Kulp

Name of Applicant

4709 40th Avenue

Applicant Street Address

Hyattsville

City

MD

State

20781

Zip Code

2405354909

Phone Number

kayleighkulp@gmail.com

Applicant Email

PRINCE GEORGE' S COUNTY

FY2025 Historic Property Grant Application

SUPPLEMENTAL PHOTO PAGES

Include no more than six single-sided pages of images that adequately document the property and project. Photos can be smaller than 4" x 6" but should be of good quality (not dark, blurry, pixelated or very small.) Label and date every image. See the last page of the Application Instructions, for a sample of how to include and format your photographs. Use this form to attach your images and use the text boxes underneath each image holder to enter captions. NOTE: This form must be completed with Adobe Reader, which is available online for free. Other PDF viewing software may not work properly.



Front of subject property - June 2024



East elevation of subject property. Where there are bricked in window openings or vinyl replacement windows, these will be replaced with historic reproduction windows per the attached scope of work for this grant request. - June 2024



Existing front window to be restored - June 2024



Front transom to be restored - June 2024



Original windows to be restored facing 43rd Avenue - June 2024



5. Project Description: provide a succinct description of your project in the space provided.

The Mt. Hermon Masonic Temple will be undergoing an extensive renovation and adaptive reuse into a mixed-use building in a highly trafficked area in the center of the Hyattsville historic district, next to a recently renovated public park.

Because this is the first time the building will undergo restoration and construction in about 100 years, it will take seven figures and about 8 months to bring the building up to today's residential and commercial building codes, to restructure mechanical, electrical, and plumbing systems, separately meter units, and install kitchens and baths.

We are seeking the grant specifically to restore the 6 original large wooden windows on the street level, front and east sides of the building, to create replicas for 4 window openings that are currently bricked in on the street level, west side of the building, and to install new historical replica windows in the rest of the building in the original window openings, where they are currently either bricked in or where there are inappropriate vinyl replacement windows. We will also restore the front doors' transom.

6. Budget: provide your proposed project's work item/cost breakdown. See the Application Instructions for how to complete the table. Attach contractor estimate(s) directly after this page.

APPLICANT CONTRIBUTION

WORK ITEMS	GRANT	CASH	IN-KIND	DONATED	TOTAL COST
Window restoration and new historically appropriate replacements windows	50,000	210,000			260,000
TOTALS	50,000	210,000			260,000

THIS IS YOUR "AMOUNT OF FUNDING REQUESTED"

THIS IS YOUR TOTAL PROJECT COST





GEPETTO

Presented To: Mr Hermon Preservation Project LLC

Project: Fabrication and Restoration
4207 Gallatin Street MD 20781

Date: 6/2/2024

TOTAL BID PRICE: \$260.000

PROJECT DESCRIPTION:

Fabricate and Install 48 new Window Units as Per Historic detail of the Originals
Restore 4 Original Units

Payment terms:

Ad Deposit will be Required before Production can begin

RESPECTFULLY SUBMITTED,

By: Gepetto, LLC

Address: 4192 Green Creek RD

City: Schuyler VA 22969

Telephone: (804) 938.2094

A C C E P T A N C E :

You are hereby authorized to furnish all material, equipment and labor required to complete the work described in the above proposal excepted where noted for which the undersigned agrees to pay the amount stated in said proposal and according to the terms thereof.

Signature

Date

COPYRIGHT

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CONTRACTOR

ARCHITECT

DRAWING INFORMATION

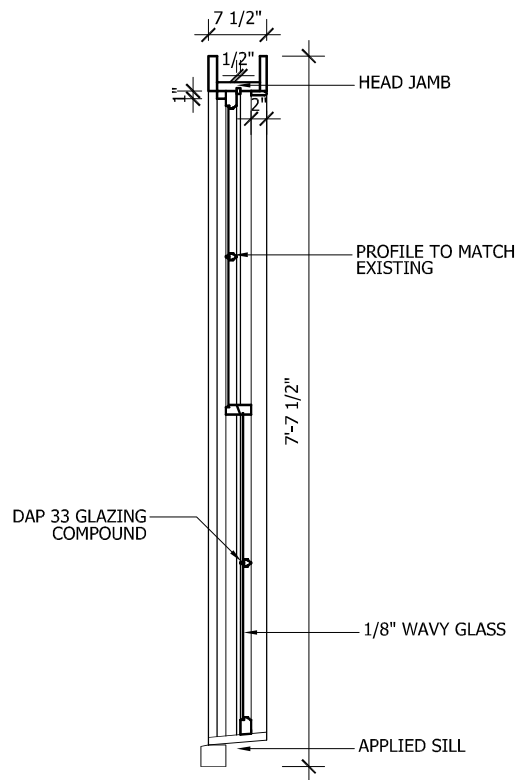
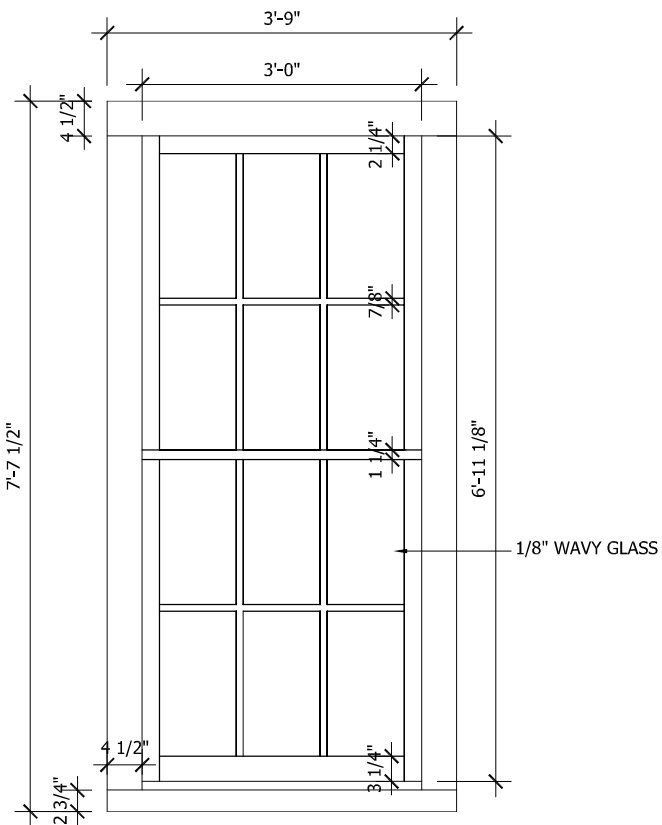
PROJECT	MR Hermon Lodge	SHEET TITLE	Window Sample
---------	-----------------	-------------	---------------

DRAWING INFORMATION

SCALE	AS NOTED
DATE	6.7.2024
DRAWN BY	GMW
PROJECT NUMBER	2024-524

1

DRAWING NUMBER

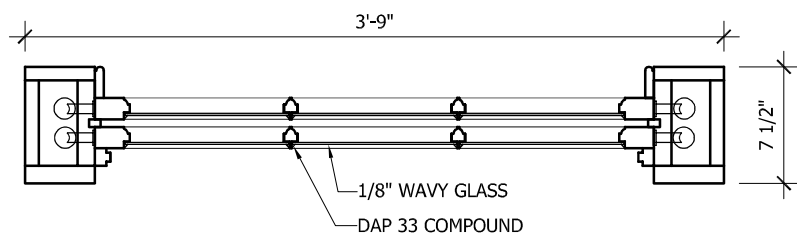


① WINDOW ELEVATION

3/4" = 1'-0"

② WINDOW SECTION

3/4" = 1'-0"



③ WINDOW SECTION

1 1/2" = 1'-0"

④ NOT USED

1/2" = 1'-0"

7. Describe the historical and cultural significance of the resource(s). 0-10 points

Please see attached supplement.

8. Describe the sense of urgency regarding financial assistance for this project. 0-5 points

The property is currently used as a fraternal lodge for the Freemasons organization. However, it is drastically underutilized and has an immense amount of deferred maintenance. The organization only uses a small portion of the building at present. Members of the Mt. Hermon Lodge are not in the financial or administrative position to continue maintaining this building, and it continues to need more and more care. A plan must be in place, and action must be taken by the contract purchaser, as soon as possible to ensure the building remains stable.

9. Describe how historically significant material or details will be retained in the project. 0-15 points

The applicant is well versed on the importance of maintaining historic integrity to the exterior of the building and has chosen a vendor (Geppetto Millworks) who has worked to restore and replicate windows and doors for dozens of federal and state historic preservation tax credit projects around the Mid-Atlantic. As demonstrated in the attached example specifications, Geppetto will mill replica windows with mahogany wood, wavy glass, and to fit existing jambs and trim work that already exists in the building. The vendor will restore large existing windows with broken glass and sagging wood frames on the first floor level and will also replicate milled trim to the best we can document.

The applicant has visited the vendor's mill shop to confirm the availability of materials and expertise.

#7.

The property has belonged for over 100 years to a local chapter of the Order of Free and Accepted Masons, a secret society, which, according to online research, Estimates of the worldwide membership of Freemasonry in the early 21st century ranged from about two million to more than six million. Freemasonry evolved from the guilds of stonemasons and cathedral builders of the Middle Ages.

Specifically, Hyattsville's Mount Hermon Lodge No. 179 is only Romanesque Revival building in the city and was established in 1886. The lodge's first meeting place was the old school in Bladensburg. On August 5, 1885, the lodge decided to find quarters elsewhere after a controversy arose over the amount of rent that the lodge was paying, according to online sources.

Furthermore, "Louis D. Wine and Geo. J. Johnson offered on May 1, 1883 to present the lodge with a free building site in Hyattsville. The offer was declined with thanks at the time, but when it was made again years later the lodge on June 16, 1891 accepted the lot on which the present temple stands. Brother Wine, chiefly responsible for the gift and a past master of Hiram Lodge No. 10 of Washington, D.C., was elected an honorary life member of this lodge October 1, 1895 in token of the lodge's appreciation.

As soon as the lodge came into possession of the lot the members began to plan to build a temple upon it. The first building committee was appointed October 18, 1882 and the cornerstone of the new building was laid May 2, 1893, with ceremonies commensurate with the dignity of the craft. The members assembled at the old hall at three P. M. and proceeded to the railroad station where they met a special train from Washington bearing the visitors from that place accompanied by Schroeder's band.

They were also joined by the Cadet Corps and Drum Corps from the Maryland Agriculture College and all paraded to the site of the new building where printed

programs were distributed. Grand Lecturer Dukehart gave an address of welcome and Grand Master Williamson laid the corner stone using the same gavel used by Past Master Geo. Washington at the cornerstone laying of the U. S. Capitol. The solid silver pitcher in which the oil was carried formerly belonged to Capt. Randall Holden of Rhode Island, who died in 1796. An address by Past Master Richard P. Evans of this lodge.

The opening prayer and benediction were pronounced by Grand Chaplain C. B. Smith of the District of Columbia. There were many difficulties to be overcome however, by this group of only forty men, and the building was finally completed by the third building committee headed by Jackson H. Ralston. The lodge moved into the new temple March 3, 1896. On December 6, 1921 a building committee was appointed to plan the construction of a new temple. It was first decided to build on the present site of the Arcade theater. However, this decision was later changed and the old temple was rebuilt, being completed late in 1925. The first meeting in the rebuilt temple was held January 1, 1926 and was followed by a reception and dance.”

The group remained a pillar of the Hyattsville community until now.

10. Describe the provision for long-term resource preservation inherent in the project. 0-15 points

The applicant is the contract purchaser set to close on the property by the end of 2024. The Mt. Hermon Temple organization leadership chose to work with the applicant as the buyer of this iconic property because of their track record in historic preservation projects. As part of the transfer of ownership - to ensure the perpetual protection of the building - the applicant initiated the historic designation of this property this year.

As part of the preservation and rehabilitation initiative, the applicant also plans to retain and curate artifacts and ephemera from the lodge's history to incorporate into the building for public viewing.

The applicant agrees to grant a historic preservation easement.

11. How might the project stimulate or promote other preservation activities? 0-5 points

Because of the high profile location of this property in the heart of the historic Hyattsville neighborhood, and its coveted architecture, it is likely this project will receive local media attention and buzz. The contract purchaser is willing to communicate the support it receives from the county when asked, and also to install signage supplied by the county.

12. Describe your readiness to initiate and complete the project. 0-10 points

The applicant has completed architectural concept plans, with Urban Design Group, an architecture firm that specializes in historic preservation tax credit projects. The applicant has also obtained bids and specifications for the window work, and even visited a historic window vendor's shop in central Virginia to observe the craftsmanship and construction of specified windows by the chosen vendor (Geppetto Millworks).

13. Describe your administrative capability. 0-10 points

The applicant has designated more than a handful of properties with the Historic Preservation Section over the years, has successfully applied for and received county grants in the past, and has successfully completed several Maryland Historical Trust and National Park Service tax credit applications for other projects. The applicant is more than administratively capable to complete this project as soon as a building permit is obtained.

14. Attach up to five letters demonstrating community interest and support of this project, directly after this page.

Name	Relationship or Occupation
Sam Denes and Joanne Waszczak	City of Hyattsville Council Member, Ward 1

15. Certification (please read carefully):

The information submitted with this application is correct to the best understanding of the Applicant and Property Owner. The Applicant and Property Owner hereby certify that they will comply with the conditions set forth in this application and the instructions. In the event grant funds are received, the applicant agrees to the conditions and procedures outlined in this application, the Prince George’s County Historic Property Grant Program Guidelines, and the instructions, specifically the requirement for timing specifications, Historic Site Designation, the conveyance of a perpetual preservation easement to The Maryland-National Capital Park and Planning Commission, oversight of the project by M-NCPPC staff, and adherence to citation requirements. See “Award Conditions” in the Application Instructions for details. This certification is a material condition of any grant award.

Property Owner 1:

[Handwritten Signature]

Signature of Property Owner

Mt. Hermon Preservation Project LLC

Name of Property Owner (print legibly or type)

8/29/24

Date Signed

4709 40th Avenue

Street Address

Hyattsville

City

MD

State

20781

Zip Code

2405354909

Phone

kayleighkulp@gmail.com

Email

OPTIONAL: Ethnic origin* of Property Owner 1:

Select Choice

*Ethnic origin designations are categorized by the Federal Equal Employment Opportunity Commission.

Property Owner 2 (if applicable):


Signature of Property Owner

Michael A. Garner
Name of Property Owner (print legibly or type)

9/6/24
Date Signed

4297 Gallatin St.
Street Address

Hyattsville
City

MD
State

20781
Zip Code

240-304-5016
Phone

mgarner974@yahoo.com
Email

OPTIONAL: Ethnic origin* of Property Owner 2:

Select Choice


*Ethnic origin designations are categorized by the Federal Equal Employment Opportunity Commission.

16. Corporate Resolution (complete this section only if you are signing on behalf of a corporation):

The applicant as below is also authorized and directed to make or cause to be made and to execute and deliver on behalf of the applicant such certificates and statements and any and all other papers, instruments, or documents which may be necessary, convenient, or desirable to complete the transaction of a grant award in the name and on behalf of the applicant and under its corporate seal.

Mt. Hermon Preservation Project LLC

Name of Corporation


Signature of Authorized Officer per organizational documents (e.g., Articles of Incorporation, Charter or By-Laws)

Kayleigh Kulp
Name of Authorized Officer (print legibly or type)

Managing member
Position of Authorized Officer (e.g., president, trustee, etc.)

8/29/24
Date Signed

4709 40th Avenue
Street Address of Organization

Hyattsville
City

MD
State

20781
Zip Code

2405354909
Phone

kayleighkulp@gmail.com
Email

OPTIONAL: Ethnic origin* of Authorized Officer:

Select Choice

*Ethnic origin designations are categorized by the Federal Equal Employment Opportunity Commission.



From: Michael Garner mgarner973@yahoo.com
Subject: Re: Statement of Permission for Mt. Hermon Lodge Facade Grant
Date: June 19, 2024 at 9:12 AM
To: Kayleigh Kulp kayleigh.kulp@gmail.com
Cc: Hannah McCann hmccann@feldmanruel.com, Esquire Kenny Jr. litagator1@aol.com,
AFAAM Mike Treasurer 2020 MICHAEL Hinojosa mahino@me.com, Julian Comanda julian.comanda@gmail.com

Hi Kayleigh-

On behalf of Mt. Hermon Lodge and as authorized representative, I give Mt. Hermon Lodge Preservation Project LLC and Kayleigh Kulp permission to apply for the commercial facade improvement grant and any capital improvement grant available.

Regards,
Michael Garner
President 179HC

Please forward copies of all relevant documents and terms that we are agreeing to for our review.
MAG

Sam Denes
Council Member, Ward 1
sdenes@hyattsville.org

30 August 2024

Supervisor Gross and Chief Shoulers,

Within the City of Hyattsville, there are many recognizable historic buildings that serve as landmarks for residents and guests. They represent the history of our City, and challenge us to incorporate and protect them into the future. Among them, the Mt. Herman Lodge Masonic Temple has been underutilized for quite some time. It sits in a prime location on a block that includes both residential and commercial space.

Kayleigh is proposing to revitalize the Mt. Herman Lodge building, bring some much-needed housing to the neighborhood, and open up an exciting commercial opportunity. All of this would be a wonderful addition to our community.

Furthermore, the property is adjacent to the much beloved King Park. By revitalizing and reenergizing this property, this project can serve to enhance the experience of playground and park users as well as neighbors.

It is our understanding that, if successful, the proposers will use the grant award to install historically accurate windows in the wall that abuts the park. These windows are currently bricked over, which creates an uninviting environment and detracts from community character.

To that end, we, the elected Hyattsville City Councilmembers who represent the Hyattsville Ward in which this building is located, enthusiastically support Kayleigh's grant application and the project as a whole. We hope that the reviewers share our appreciation of the proposed work and fund this request.

Respectfully,
Sam Denes and Joanne Waszczak

Joanne Waszczak, Hyattsville City Council Vice President, Ward 1 Councilmember
Sam Denes, Hyattsville City Council, Ward 1 Councilmember

68-010-95 Mt. Hermon Masonic Temple

Click or scan below to access property scoring sheet

<https://forms.office.com/r/yjVsUdMq9r>





PRINCE GEORGE'S COUNTY

FY2025 Historic Property Grant Application

FOLLOW THE SEPARATE, STEP-BY-STEP INSTRUCTIONS WHEN COMPLETING THIS APPLICATION.

1. Historic Property Info:

DO NOT MARK IN THIS BOX

Clagett House at Cool Spring Manor

Historic and/or current name of the property, if applicable

17500 Clagett Landing Road

Street Address

Upper Marlboro

City

20774

Zip Code

2. Photograph(s): Insert a defining photograph of the property here. Please include at most six single-sided pages of images that adequately document the property and project. Photos can be smaller than 4x6 inches but should be good quality, not dark, blurry, pixelated, or too small. Label and date every image. See page 8 of the Application Instructions for an example of how to include and format your photographs. Applicants may submit additional photos by downloading photo pages at www.pgplan.org/grants.



3. Amount of funding requested:

\$50,000

The maximum award per project is \$50,000. Do not request an award greater than this.

4. Applicant contact information:

David Moore

Name of Applicant

2102 Cross Street

Applicant Street Address

La Canada Flintridge

City

CA

State

91011

Zip Code

213-840-7399

Phone Number

dpmoore@pacbell.net

Applicant Email

5. Project Description: provide a succinct description of your project in the space provided.

Over the last year, we finished plaster work, installed heart pine floors in the downstairs primary bedroom and brick floors in the rest of the downstairs spaces, restored the door jambs and began work on the mouldings.

We still have much to do. For this project, we will finish the ceilings of the porches, including moulding and ventilation. We will install the front and back exterior doors on the upper floor. We will restore and install the lower floor exterior door. We will install the shutter and window hardware that we previously replicated to match the originals.

We will purchase and install reclaimed heart pine flooring (matching the original) for the upstairs floors. We will finish restoring mouldings throughout the house and replicate the mouldings that cannot not be restored. We will paint the interior walls with a potassium silicate paint, compatible with the lime plaster. We will finish restoring the interior doors and install them. We will finish the interior staircase.

We have included an additional document for the budget, as the work items exceed the space provided here. The totals on the budget section (6) in this application are not complete. Our total grant request is \$50,000 and the total project budget is \$101,000. Please see the attached budget for final numbers.

6. Budget: provide your proposed project’s work item/cost breakdown. See the Application Instructions for how to complete the table. Attach contractor estimate(s) directly after this page.

APPLICANT CONTRIBUTION

WORK ITEMS	GRANT	CASH	IN-KIND	DONATED	TOTAL COST
Porch ceilings/railings	8000		1000		9000
Exterior doors	4500		500		5000
Shutter/window hardware installation	3500		500		4000
Staircase	9000		1000		10000
Heart pine floors	15000	6000	14000		35000
Mouldings	6000	4000	10000		20000
TOTALS	46000	10000	27000		83000

THIS IS YOUR "AMOUNT OF FUNDING REQUESTED"

THIS IS YOUR TOTAL PROJECT COST

MOORE RUBINSON 2025 PGC HPGP GRANT APPLICATION

BUDGET BREAKDOWN OF PROJECTS

PROJECT	PROJECT BUDGET			SOURCE OF FUNDS				TOTAL
	LABOR	MATERIALS	TOTAL	GRANT	CASH	IN-KIND	TOTAL	
Porch ceilings/railings	7000.00	2000.00	9,000.00	8000.00	0.00	1000.00	\$9,000.00	
Exterior doors	2500.00	2500.00	5,000.00	4500.00	0.00	500.00	\$5,000.00	
Shutter/window hardware installation	3500.00	500.00	4,000.00	3500.00	0.00	500.00	\$4,000.00	
Staircase	4000.00	6000.00	10,000.00	9000.00	0.00	1000.00	\$10,000.00	
Heart pine floors	15000.00	20000.00	35,000.00	15000.00	6000.00	14000.00	\$35,000.00	
Mouldings	10000.00	10000.00	20,000.00	6000.00	4000.00	10000.00	\$20,000.00	
Interior doors	5000.00	3000.00	8,000.00	2500.00	4000.00	1500.00	\$8,000.00	
Paint interior walls	7000.00	3000.00	10,000.00	1500.00	6000.00	2500.00	\$10,000.00	
TOTAL	54000.00	47000	101000	50000.00	20000.00	31000.00	\$101,000.00	

*Project budgets are based on estimates by Mr. Moore. Mr. Moore is a general contractor specializing in historic restoration.



The HeartPine Company
 894 Union Hill Road
 Amherst, VA 24521 US
 +1 4342348199
 www.heartpinecompany.com

ADDRESS

Dave Moore
 17500 Clagett Landing Road
 Marlboro, MD 20774

SHIP TO

Dave Moore
 17500 Clagett Landing Road
 Marlboro, MD 20774

PROPOSAL 9613

DATE 07/01/2024

SHIP VIA

Company Truck - Tailgat

P.O./JOB

Moore

SALES REP

Debra

LEAD TIME

4 to 6 weeks

PRODUCT	QTY	RATE	AMOUNT
Square Feet 3/4" x 4",5",6" x 2' - 12', Antique Heart Pine, Select Grade, Solid, T&G, End Matched, Unfinished.	1,250	12.95	16,187.50T

All material is guaranteed to be as specified. If there are any discrepancies, the purchaser must notify the HeartPine Company LLC. within 7 business days upon delivery of material and prior to the installation. Unless otherwise agreed upon, 50% DEPOSITS ARE REQUIRED TO TURN THIS PROPOSAL INTO AN ACTUAL ORDER (deposit only applies to product, delivery fee exempt), LEAD TIME STARTS FROM RECEIPT OF DEPOSIT. Deposits are non-refundable and cancellations will not be accepted once production has begun. Up to 3% overage may be charged to invoice, depending on material yield. All products are custom manufactured and ineligible for return.

SUBTOTAL	16,187.50
TAX (5.3%)	857.94
SHIPPING	695.00

TOTAL \$17,740.44

Accepted By

Accepted Date

Come see our products at our showroom.
 609 EAST MARKET STREET, SUITE 102, CHARLOTTESVILLE, VA 22903
 Hours: M-F 10-5

Sterling Millworks, Inc
22310 Aquasco Road Aquasco, Maryland 20608
301 672 5755
Sterlingmillworksinc.com

July 31, 2024

Mr. David Moore
Request by Md. Select Hardwoods
LaPlata, Md.
Project: Custom moulding duplications

Scope of Work: Duplicate owner supplied examples of various profiles in FAS Poplar. Fabricate various sizes of S4S straight Poplar Mouldings

Note: To duplicate each profile we must have a 6 inch long clean, free of paint, sample of each individual one, so the scanner to accurately form a cutting path, and to use to setup the moulding machine.

1. Provide Knife Grinding Service for Owner provided list, includes: # 1,2,3,4,5, and #9. # 7 & 8 indicated NA
2. Rip Rough Lumber into the appropriately dimensioned blanks and run through double sided planer to skip plane
3. Install profile knives into cutter head and balance
4. Setup Machine and produce the profile. #1-230' Linear Feet, #2-220', #3-130', #4-164, #5-190' #,9-124'
5. Bundle each order

S4S Mouldings: In FAS Poplar

- | | |
|-------------------|----------------------------------|
| 1. 50 Linear feet | 1 1/8" x 3 1/4" x 14-16' lengths |
| 2. 140 L.F. | 1 1/16 x 6 x 16' |
| 3. 60 L.F. | 7/8 x 2 1/2 x 8' |
| 4. 90 L.F. | 13/16 x 3 x 12-16' |
| 5. 40 L.F. | 5/8 x 3 x 10' |

PRICE 9,858.00

Service expected: Once samples are received. One week to grind Knives and receive lumber. Completion 8-10 working days following receipt of knives and lumber.

TERMS: \$7,409.00 Due with signing of the order. Balance of 2,249.00 is due upon completion. All prices are FOB our shop. Due to very limited space, finished items are to be picked up within five calendar days of completion to avoid a storage charge of \$75.00 per day storage. Sorry but we just do not have room to store and it gets damaged from moving it to access other lumber. We accept checks, credit cards, the bank adds 3.5%, wire transfers 35.00 fee from bank, and of course cash, while the government still allows it!

Thank you for the Inquiry and hope to be of service.

7. Describe the historical and cultural significance of the resource(s). 0-10 points

This project saves a distinctive example of Maryland "Tidewater" architecture. Built in the 1830s, Clagett House is a unique example of its form in Prince George's County. It is a one-story frame house that rests on a high brick basement, with shallow hip roof and four tall interior chimneys. Decorative details are Greek Revival in style. The house was built for William D. Clagett on land inherited from his father. Its form is much more commonly found in the Deep South, with living and working spaces enclosed within a high basement, keeping them cooler in hot weather. It is an example of domestic architecture that departs drastically from this region's more modest plantation houses of the period. It is the only example of antebellum architecture of this kind remaining in Prince George's County. There are very few buildings of its type in Maryland. The site also includes a marked family cemetery and an unmarked African American burial ground. The property is listed on the National Register of Historic Places.

8. Describe the sense of urgency regarding financial assistance for this project. 0-5 points

We have been working on the house steadily for over fifteen years, in accordance with the highest preservation standards. With the help of previous Historic Property Grants, we have almost completed restoring the exterior of the house. We have made great strides toward restoring the interior of the house. Mr. Moore's contractor status has given us much better rates on materials, and we have the use of a large wood shop, free of charge, through family. Our contacts with carpenters and subcontractors have allowed for reduced labor prices. We are also taking advantage of county and state tax credits.

Even with all of these savings, the project is extremely costly. Costs of labor and materials have risen dramatically, and years of work on the house have depleted our finances. We are very close to completing work on the house to finally seal it against rodents and pests. Without completion, the house will deteriorate. The outside of the house needs regular maintenance. We are eager to make the house livable, so that we may protect our years of work. We now have a group of craftsmen who know the project and are excited about it.

We feel we have a narrow and urgent window of opportunity.

9. Describe how historically significant material or details will be retained in the project. 0-15 points

As we have done in the past with the windows, doors, siding, foundation, porches, floors and mouldings, we will always save as many of the original elements as possible, and carefully replicate anything that cannot be saved.

We have re-used antique bricks found on the property in the restored chimneys, fireplaces, hearths, and other masonry in the house. On the lower floor, we restored and reinstalled the original heart pine flooring that we previously removed from the house. It was a great deal of work, but it was well worth it. We restored many of the original window and door mouldings and installed them upstairs. We will continue to restore and use original mouldings when possible, and carefully replicate them when necessary. We have used, and will continue to use, lumber from other fallen buildings on the property. The exterior door thresholds and several window sills were fabricated from the beams in the old, now fallen, tobacco barn.

We will continue a "green" restoration, utilizing all historic components of the house and using recycled materials and salvaged materials whenever possible.

10. Describe the provision for long-term resource preservation inherent in the project. 0-15 points

Completing work on the porch ceilings and exterior doors and installing the shutter hardware will help secure the house against the elements for long-term preservation. With the floors and mouldings unfinished, the house is unsuitable for habitation and vulnerable to backsliding. By finishing the upstairs floors, finishing the mouldings throughout the house, painting the walls, and finishing the interior staircase, we will make great progress toward sealing the house against weather, rodents and pests and ensure the structural integrity of the house. The proposed project continues our work toward our goal of making the house livable. This is the best way to guarantee the long-term preservation of the house.

We intend to live in the house and care for the property in the long term.

11. How might the project stimulate or promote other preservation activities? 0-5 points

In 2023, we participated in the Prince George's County Historical Society History Chat to discuss restoring Clagett House. The chat was warm, well received and generated excitement about historical preservation. We are eager to host events for the Prince George's County Historical Society and other interested groups.

We speak of the property often, and everyone seems to be inspired by our efforts. Friends and strangers (from the neighboring community and beyond) visit the house and many come back often to view our progress. In 2013, the remains of the slave that was exhumed over fifteen years ago were reinterred at the slave cemetery site toward the rear of the property. We opened the event to the community, and it was covered extensively by the media (see Attachment A). 150 - 200 people from Prince George's County, neighboring counties, Virginia and the District of Columbia were in attendance. Neighbors whom we had never met came out to participate. We gave tours of the house and grounds and got an enthusiastic and supportive response. One woman spoke of the property as "hallowed ground". People were inspired and seemed excited about preserving and restoring the house. The palpable feeling of community helped us realize that this property could become a hub for educational and social outreach.

The carpenters and craftsmen who have worked on the house are also excited about the project and return again and again to work on it.

12. Describe your readiness to initiate and complete the project. 0-10 points

As Maryland natives with strong family connections in Upper Marlboro, this property is significant to us. We have used previous awards to restore the house, and leveraged the awards to make the money go further. Prior to our purchase, the property was a "Property of Concern" for the Historic Preservation Commission and demolition-by-neglect proceedings were commenced. Since acquiring the house in 2009, we have been working tirelessly to restore it. We are very proud to say that we have finished major construction on the exterior and made significant progress on the interior of the house.

We have initial quotes and crews ready to return for the next projects. Mr. Moore is a general contractor with expertise in historic property restoration, and has developed a plan for how to proceed. We feel confident in our ability to continue restoration in accordance with the highest standards.

13. Describe your administrative capability. 0-10 points

Ms. Rubinson has worked professionally to implement grant projects in the educational non-profit world and Mr. Moore is a licensed contractor who is very accustomed to working with projects of this scope. Mr. Moore has experience working with large crews of carpenters and subcontractors, and specializes in historic restoration. We have applied for and received many grants that we have administered successfully, including six previous Prince George's County Historic Property Grant awards. We've also qualified for state and county tax credits and have used the funds effectively.

14. Attach up to five letters demonstrating community interest and support of this project, directly after this page.

Name	Relationship or Occupation
Council Member Todd M. Turner	Council Member, District 4, Prince George's
Council Member Todd M. Turner	Council Member, District 4, Prince George's
Council Member Todd M. Turner	Council Member, District 4, Prince George's
Council Member Todd M. Turner	Council Member, District 4, Prince George's
Council Member Todd M. Turner	Council Member, District 4, Prince George's

15. Certification (please read carefully):

The information submitted with this application is correct to the best understanding of the Applicant and Property Owner. The Applicant and Property Owner hereby certify that they will comply with the conditions set forth in this application and the instructions. In the event grant funds are received, the applicant agrees to the conditions and procedures outlined in this application, the Prince George's County Historic Property Grant Program Guidelines, and the instructions, specifically the requirement for timing specifications, Historic Site Designation, the conveyance of a perpetual preservation easement to The Maryland-National Capital Park and Planning Commission, oversight of the project by M-NCPPC staff, and adherence to citation requirements. See "Award Conditions" in the Application Instructions for details. This certification is a material condition of any grant award.

Property Owner 1:

Dave Moore	Dave Moore	9/10/24	
Signature of Property Owner	Name of Property Owner (print legibly or type)	Date Signed	
2102 Cross Street	La Canada Flintridge	CA	91011
Street Address	City	State	Zip Code
213-840-7399	dpmoore@pacbell.net		
Phone	Email		

OPTIONAL: Ethnic origin* of Property Owner 1:

White

*Ethnic origin designations are categorized by the Federal Equal Employment Opportunity Commission.



Property Owner 2 (if applicable):

Deena
Signature of Property Owner

Rubinson
Name of Property Owner (print legibly or type)

9/10/24
Date Signed

2102 Cross Street
Street Address

La Canada Flintridge
City

CA
State

91011
Zip Code

323-251-5815
Phone

deenspot@gmail.com
Email

OPTIONAL: Ethnic origin* of Property Owner 2:

White ▼

*Ethnic origin designations are categorized by the Federal Equal Employment Opportunity Commission.

16. Corporate Resolution (complete this section only if you are signing on behalf of a corporation):
The applicant as below is also authorized and directed to make or cause to be made and to execute and deliver on behalf of the applicant such certificates and statements and any and all other papers, instruments, or documents which may be necessary, convenient, or desirable to complete the transaction of a grant award in the name and on behalf of the applicant and under its corporate seal.

[Empty Box]
Name of Corporation

[Empty Box]
Signature of Authorized Officer per organizational documents (e.g., Articles of Incorporation, Charter or By-Laws)

[Empty Box]
Name of Authorized Officer (print legibly or type)

[Empty Box]
Position of Authorized Officer (e.g., president, trustee, etc.)

9/10/24
Date Signed

[Empty Box]
Street Address of Organization

[Empty Box]
City

[Empty Box]
State

[Empty Box]
Zip Code

[Empty Box]
Phone

[Empty Box]
Email

OPTIONAL: Ethnic origin* of Authorized Officer:

Select Choice

*Ethnic origin designations are categorized by the Federal Equal Employment Opportunity Commission.



Todd M. Turner
District 4

October 12, 2022

Mr. Peter Shapiro, Chair
Prince George's County Planning Board
Maryland-National Capital Park and Planning Commission
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

Re: Historic Grant – Clagett House at Cool Spring Manor (Historic Site #PG74B-015)
17500 Clagett Landing, Upper Marlboro, MD

Dear Chair Shapiro:

I write this letter of support on behalf of Dave Moore and Deena Rubinson's application to the Maryland-National Capital Park and Planning Commission's Historic Property Grant program for the rehabilitation for the Clagett House at Cool Spring Manor. As the County Council representative for this property, I was supportive of the 2018 and 2020 application submissions and enthusiastically support their rehabilitation grant application for this year.

The Clagett House is a property of deep architectural, historical, and cultural significance. It is the last remaining example of antebellum architecture in Prince George's County, an incarnation of our local and national history. The property also contains a burial ground for at least fourteen African Americans from the mid nineteenth century

Mr. Moore and Ms. Rubinson have shown their commitment to restoring this property through their hard work. Over the last thirteen years, they have taken a house that was in a state of demolition by neglect and turned it into a focal point for the community. They have almost finished restoring the exterior of the house, and they plan to continue restoration of the interior of the house with grant funds. I am confident that they will carry on with the care and determination that they have shown throughout this process. I thank you in advance for your favorable consideration.

Sincerely,

A handwritten signature in black ink that reads "Todd M. Turner".

Hon. Todd M. Turner
Council Member, District 4

Siegfried W. Ising , AIA emeritus
10114 Livingston Road
Fort Washington, MD 20744

October 11, 2022

The Maryland-National Capital Park and Planning Commission
County Administration Building
Historic Preservation Section, 4th Floor
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

Dear Grant Committee:

I am a retired architect and a resident of Prince George's County with extensive experience in historic preservation and adaptive reuse. I am also a former member of the Prince George's County Historic Preservation Commission (1992-1994).

I am writing to endorse the efforts of Deena Rubinson and David Moore on their ongoing restoration of the Clagett House at Cool Spring Manor on Clagett Landing Road in Upper Marlboro, Maryland. They have transformed the exterior of the house from a severely degraded property which was neglected for decades into a shining example of nineteenth-century form and function. The aesthetics of their restoration are laudable. Now four proud brick chimneys are beautifully reconstructed and tower over an expansive wood-shingled roof. Wide porches on the front and back of the house conform to the original plan for the structure. Hand-milled windows, new and restored, are fitted with period glass, many panes from the original windows. The brick foundation of the house has been reinforced and immaculately re-pointed. Such a volume of hard work has been accomplished so far.

Now modern systems for plumbing, wiring, heating, and cooling are to be integrated into the house. Floors that were crumbling are being rebuilt. Many of the walls and ceilings must be constructed from scratch. Rubinson and Moore have been academic in their creative approach to maintain the integrity of the property's history. They are honoring the history of our community.

What this couple has done is a fine example of community improvement. I heartily recommend them for their dedication and encourage your favorable consideration for a grant to support their efforts.

Sincerely,

Siegfried W. Ising , AIA emeritus



Historic Preservation Partners

The Maryland-National Capital Park and Planning Commission
County Administration Building
Historic Preservation Section, 4th Floor
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

Dear Grant Committee:

I would like to express my enthusiastic support and endorsement for the owners' thoughtful and conscientious rehabilitation of Clagett House. I am a Historic Preservation Consultant and have worked closely with Dave Moore and Deena Rubinson for many years. The Clagett House could not be in better hands.

I know Dave Moore to be an extremely skilled and passionate craftsman who has an expert level of knowledge of the treatment of historic resources. I have recommended him many times for complex projects related to historic properties and he always finds an elegant and appropriate solution to the challenge at hand. I look forward to seeing the next steps move forward in the Clagett House project.

Mr. Moore and Ms. Rubinson are committed to the comprehensive responsible stewardship of this significant property. Their strong commitment to preservation, coupled with their detail-oriented and skilled approach is just what this important resource needs.

My sincere hope is that the planning commission recognizes the skill and magnitude of Dave and Deena's effort and offers to support this project wholeheartedly.

Sincerely,

Vanessa Withers

Vanessa Withers
M.A. Historic Preservation, University of Southern California
Owner/Founder Historic Preservation Partners
www.hppgroup.net

ATTACHMENT A

ARTICLES ABOUT REINTERMENT CEREMONY

Remains found 10 years ago reburied in Upper Marlboro

By ABC7

UPPER MARLBORO, Md. (WJLA) - The remains of a man who lived in the 1800s and whose skeleton was found a decade ago on a farm in Maryland have been reburied.



Pallbearers included Prince George's County Police Chief Magaw and Maj. Huskens. Photo: PGPD

The remains were found at the old Clagett family farm during land testing for a possible development. They were reburied during a ceremony in Upper Marlboro Saturday, more than 100 years after the man died.

Police were called out when the remains were first found in 2003. But police say they determined the remains likely belonged to an African American man born in the 1800s, possibly the son of one of the slaves working in the area when it was a tobacco plantation.

Police say further investigation by archaeologists revealed that at least 13 additional sets of remains were nearby and the site was likely a cemetery containing the remains of slaves and freemen who lived and worked at Cool Spring Manor. The site is now listed on the National Register of Historical Places.

Remains from 1800s reburied in Prince George's Co.

By WUSA9

UPPER MARLBORO, Md. (AP) - The remains of a man who lived in the 1800s and whose skeleton was found a decade ago on a farm in Maryland have been reburied.



The remains were found at the old Clagett family farm during land testing for a possible development. They were reburied during a ceremony Saturday.

Police were called out when the remains were first found. But police say they determined the remains likely belonged to an African American man born in the 1800s, possibly the son of one of the slaves working in the area when it was a tobacco plantation.

Police say further investigation by archaeologists revealed that at least 13 additional sets of remains were nearby and the site was likely a cemetery.

Historic Remains Returned to Soil

By Michael Theis, Upper Marlboro Patch



Bones of African-American man, more than a century old, reburied on former Upper Marlboro plantation.

Forensic Archaeology

They didn't know his name. They didn't know his family or his friends. But dozens gathered on a rolling farm field near Upper Marlboro on Saturday to remember him, an unknown African American man whose remains namelessly resurfaced after being buried more than 100 years.

Returning the unknown man to the soil was important for Gwendolyn Tabb, an Alexandria resident who came to take part in the reburial service, organized by the Prince George's County Police Department and the Prince George's County Historical Society.

"This person matters. I can't say whether the body was disposed of by the wayside back then, but now it matters that we honor him," said Tabb, emphasizing the importance of learning from history. "If you don't know where you came from, somewhere down along the way, you get lost as to where you're going."

For Bill Greene, forensics investigator with the Prince George's County Police Department, this case began 10 years ago with a report that someone had discovered human remains on the Cool Spring Manor Farm, site of the historic Clagett House, an old plantation house built in the 1830s.

"We're called anytime someone finds potential human remains. We get called a lot," said Greene. "Quite often, they end up not being human."

This was not one of those times.

Upon reviewing the scene, Greene said it became apparent that these were historical bones. Researchers from the Smithsonian Institution got involved. Ground penetrating radar revealed that there were at least 13 other unmarked gravesites in the immediate area. Nearby, the Prince George's Historical Society discovered the foundations of what was likely a slave cabin or freeman's home.

The man stood about 5 feet, 8 inches tall and he ate a diet high in protein. He also had suffered a severe back injury, which he had lived with for quite some time.

From examining the teeth, they were able to determine that he smoked a clay pipe. At the time of his death, he was between 25 and 29 years of age.

While the wood coffin was mostly disintegrated, machine produced nails found as part of the coffin helped researchers determine that the man died in the early 20th century.

"During the Civil War, all the nails were hand forged," said Greene. "They stopped hand forging nails well after the civil war."

Taking his age into account, that means this man never, knew slavery personally, but he likely lived on or near a former plantation, and endured an economic and political situation which kept former slaves and freemen from improving their lot. Those that did were often met with violent oppression.

Not a Slave, Not Free

The man lived through Maryland's most violent period of racist lynch mob violence, with [at least 29 lynchings of African Americans documented by the Maryland State Archives during the reconstruction and post-reconstruction era between 1870 and 1899](#). At least four ([maybe five](#)) of those lynching's took place in Prince George's County, only a few miles from the Claggett plantation in Upper Marlboro.

"Though they were free now, the old plantation owners still found ways to exploit them, and there was still a lot of racism and animosity and everything" said Jennifer Stabler, who coordinates historic preservation for the Maryland-National Capital Park and Planning Commission. "It seems like at some of the sites we have studied, African-Americans who were free prior to emancipation were able to fare a bit better than the freed slaves."

The property where the man's remains were discovered had a long history as a tobacco plantation, one which used slave labor to do business. The Claggett home, an unusual design for the region during the 1830s when it was built, is basically a split level home with a half-submerged basement designed to help cool the house in the summer heat.

According to Stabler, census records show a maximum of 40 enslaved laborers working and living on the property in 1840. By 1850, that number had declined to 35, and by the dawn of the Civil War in 1860, the Census recorded 30 slaves at the plantation.

"We know from agricultural census records which were taken in 1860 that he was primarily growing tobacco on the plantation, but he had a fair number of sheep and hogs and sold quite a bit of wool and ham," said Stabler. "But really, the primary crop was tobacco. That area is some of the best tobacco growing land in the country."

The Civil War and the resulting end of slavery dealt a major economic blow for many plantations across the nation, and it was no different for the Clagett family. [According to records from the Maryland State Archives](#), Clagett took out a \$10,000 loan from mortgage against his 297-acre plantation to a James Owens of Anne Arundel County, but was unable to repay the debt. Owens took possession of the property in 1871, but never maintained a residence there, and allowed the Clagetts to remain upon the land.

The land remained in the Owens family through son Edward R. Owens who, in passing, willed the farm in 1917 to his niece, Maria Owens Hill of Hyattsville, who managed the farm until 1947. To this day, the property is used as it was since 1871, as a tenant farm, though the tobacco has since been replaced by cornfields.

Remains found in 2003 reburied in Upper Marlboro

By WTOP

UPPER MARLBORO, Md. (AP) - The remains of a man who lived in the 1800s and whose skeleton was found a decade ago on a farm in Maryland have been reburied.

The remains were found at the old Clagett family farm during land testing for a possible development. They were reburied during a ceremony Saturday.

Police were called out when the remains were first found. But police say they determined the remains likely belonged to an African American man born in the 1800s, possibly the son of one of the slaves working in the area when it was a tobacco plantation.

Police say further investigation by archaeologists revealed that at least 13 additional sets of remains were nearby and the site was likely a cemetery.

In Prince George's, remains of a man believed to be a former slave are laid to rest

By Annys Shin, Washington Post August 3, 2013

Usually the Rev. Cynthia Snavely knows a little more about the person whose funeral she presides over. As she stood over a gray coffin in an open field in Upper Marlboro on Saturday afternoon, all she knew about the man she had been asked to eulogize was that he lived long ago, he was African American and he probably had been a slave who worked on the tobacco plantation that once surrounded his grave.

But for Snavely and several dozen onlookers who were there to pay their respects, the chance to draw closer to a distant yet seminal chapter of American history was enough.

"We don't know this man," Snavely said. "But he walked this ground before us. He is one of the ancestors of this place. And as we live here now, he is our ancestor."

After Snavely finished, Chris Fuller, 64, who was standing on the other side of the coffin, stepped forward, placed a hand on it, and held the hand there for a few seconds.

"I just feel a connection," he said. "As African Americans, [our history](#) is very muted, having been robbed of it for so long. Unfortunately there are a lot of gaps. I am grateful to learn anything."

Fuller has lived nearby for eight years and said he had often wondered about the dilapidated house and surrounding fields where the remains of the African American man were discovered by a developer in 2003. The bones were turned over to Prince George's County police, who arranged the reinterment. A local funeral home donated the coffin. Another business provided a burial vault.

The house, listed on the National Register of Historic Places as the Clagett House at Cool Spring Manor, was built around 1830 by William Digges Clagett, who ran a plantation on 297 acres surrounding it until he lost the land after the Civil War.

County police brought in archaeologists who used radar to search for areas where soil had been disturbed. They determined that the remains were part of a small cluster of at least 13 graves probably belonging to slaves and freedmen who lived and worked on the property, county police said. It is located not far from the site of former slave quarters and is bounded by a swath of woods. On the other side of the tree line is another small burial ground for whites.

Forensic analysis by the Smithsonian Institution discovered that the unidentified African American had a back injury, ate a diet high in protein and smoked a clay pipe.

He could have been a slave. He could also have been a free man, or both, at different points in his life, Snavelly noted in her eulogy.

Census records show that in 1840, Clagett owned 39 slaves, said Jennifer Stabler, an archaeologist with the Maryland-National Capital Park and Planning Commission. Stabler also found ads that Clagett ran in local newspapers at the time, offering a reward for a runaway slave named Joe, who “has lost two of his toes nearest to his large toe, I think, from his right foot.”

Could the man in the coffin possibly be Joe? It is impossible to know. There were censuses taken of slaves on the plantation, Stabler said, but no names were listed. Only gender and age. And Clagett did not leave a journal or other record that might shed more light on the identity of the clay pipe smoker.

After the ceremony, the crowd slowly made its way to the Clagett house, which is being painstakingly restored by a California couple, one of whom grew up down the street. They led small groups on tours of the interior of the house, the upkeep of which drove away the previous owner, a developer who had planned on dotting the now 10-acre property with large houses.

People had a hard time leaving. There were so many unanswered questions. Snavelly in her eulogy wondered aloud: “Did he hunt? Did he trap? Did he raise some chickens? Did he go in with the neighbors to buy a hog?”

“It is stunning how little we know,” she said.

For Cynthia Perkins of Northeast Washington, who came with her 79-year-old mother, the absence of such details only heightened her curiosity.

“Were his parents here? When he passed away, what was he doing that day? Even though it’s a closed casket, we can use our imagination,” she said. “We don’t know who that is so he can be whoever we want him to be.”

74B-015 Clagett House at Cool Spring Manor

Click or scan below to access property scoring sheet

<https://forms.office.com/r/mRd1PNifvS>





PRINCE GEORGE'S COUNTY

FY2025 Historic Property Grant Application

FOLLOW THE SEPARATE, STEP-BY-STEP INSTRUCTIONS WHEN COMPLETING THIS APPLICATION.

1. Historic Property Info:

Perrywood Manor

Historic and/or current name of the property, if applicable

DO NOT MARK IN THIS BOX

810 Manor House Dr

Street Address

Upper Marlboro

City

20774

Zip Code

2. Photograph(s): Insert a defining photograph of the property here. Please include at most six single-sided pages of images that adequately document the property and project. Photos can be smaller than 4x6 inches but should be good quality, not dark, blurry, pixelated, or too small. Label and date every image. See page 8 of the Application Instructions for an example of how to include and format your photographs. Applicants may submit additional photos by downloading photo pages at www.pgplan.org/grants.



3. Amount of funding requested:

29,019.50

The maximum award per project is \$50,000. Do not request an award greater than this.

4. Applicant contact information:

Wanda Artus-Cooper

Name of Applicant

810 Manor House Dr

Applicant Street Address

Upper Marlboro

City

MD

State

20774

Zip Code

443.764.1477

Phone Number

wandaartuscooper@gmail.com1. Repaire, scrape and

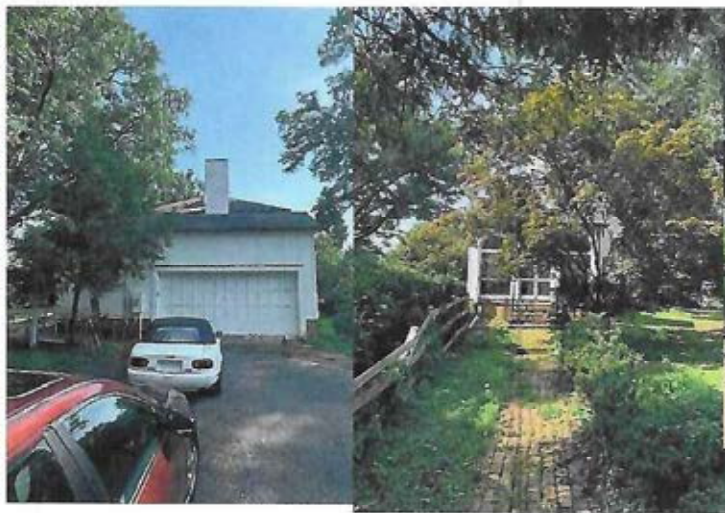
Applicant Email

Historic property Grant Program

Perrywood Manor

810 Manor House Dr, Upper Marlboro, MD 20774

Date of Photo 8 - 2024



Perrywood Manor back, southside, northside and front

Pictures taken 8-28

Historic property Grant Program

Perrywood Manor

Paint house

810 Manor House Dr, Upper Marlboro, MD 20774



House needing caulking, scraping and painting pictures below taken 8-26-2024

Photos taken 8-26-2024

APPENDIX 1

Historic property Grant Program

Perrywood Manor

Repair and glaze windows

810 Manor House Dr, Upper Marlboro, MD 20774



Showing original wavy windows are in need of new caulking, scraping and painting

Photos taken 8-26-2024

Historic property Grant Program

Perrywood Manor

810 Manor House Dr, Upper Marlboro, MD 20774



Photos taken 8-26-2024

Original, working shutters need repair, scraping and painting

Historic property Grant Program

Perrywood Manor

810 Manor House Dr, Upper Marlboro, MD 20774



Photos taken 8-20-2024

Current defunct hot water boiler for forced water heat

5. Project Description: provide a succinct description of your project in the space provided.

1. Repair, scrape and paint original and functional shutters, repair and paint home

2. Replace defunct boiler for forced water heating and corroded tank

6. Budget: provide your proposed project's work item/cost breakdown. See the Application Instructions for how to complete the table. Attach contractor estimate(s) directly after this page.

WORK ITEMS	GRANT	APPLICANT CONTRIBUTION			TOTAL COST
		CASH	IN-KIND	DONATED	
repair, scrape and paint shutters and home	15,295.50	1,699.50			16,995.00
remove broken boiler for forced water heat, replace with new boiler and tank	13,724.00	1,525.00			15,249.00
TOTALS	29,019.50	3224.50			32,244.00

\$29,019.50

THIS IS YOUR "AMOUNT OF FUNDING REQUESTED"

THIS IS YOUR TOTAL PROJECT COST



S.F. Jones Heating and Cooling LLC
 3655 Hallowing Point Road
 Prince Frederick, MD 20678

Phone: (443) 432-3652
 sfjones_hvac@yahoo.com
 www.sfjoneshvac.com

Bill to
Wanda Artues-Cooper
 810 Manor House Drive
 Upper Malboro, MD 20774

Ship to
Wanda Artues-Cooper
 810 Manor House Drive
 Upper Malboro, MD 20774

Quote #: q1319

Quote Date: 6/17/2024

Quote Expiration Date: 9/17/2024

Item	Description	Amount
Installation	Installation will include the following materials and labor provided by S.F. Jones Heating & Cooling LLC for the address listed above: - Columbia Emerald 125 boiler - Beckett oil burner - Smoke pipe - General oil filter complete - Air scoop - (2) Isolation valves - 007 circulator pump - Near by piping - Pressure reducing valve - Back flow preventer - Low water cut off - Set boiler on concrete blocks - Tie into existing oil lines - Purge and start boiler Limited lifetime warranty on heat exchanger, 5 year manufacture warranty on parts, and a 1 year labor warranty provided by S.F. Jones Heating & Cooling LLC. Total: \$11,788.00 Oil Tank Replacement: \$3,461.00	\$0.00
		Subtotal: \$0.00
		Tax: \$0.00
		Total: \$0.00
		Payments: \$0.00

Mailing address: 3655 Hallowing Point Road Prince Frederick, MD 20678
 Note: All card transactions are an additional 4% processing fee.



Exterior Proposal
 Job #: JOB-1408-2016
 Date 08/30/2024

PREPARED FOR

Wanda Artus-Cooper

810 Manor House Drive
 Upper Marlboro, MD 20774

(443) 764-1477

wandaartuscooper@gmail.com

PREPARED BY

(301) 379-7188
 cbutler@certapro.com

CertaPro of Southern Maryland

(301) 638-5006
 mdoffice@certapro.com
 7611 South Osborn
 Suite 201
 Upper Marlboro, MD 20772

Contractor License: 140716

Charles Butler
 Residential Sales Associate

PRICE SUMMARY

Front	\$6,119.88
Left	\$2,267.86
Rear	\$6,480.96
Right	\$2,126.31
Carpentry & Preparation. Customer will be charged \$70hr per man hour plus cost of all materials. Best guess is about 100 hours plus the cost of materials.	\$0.00
Subtotal:	\$16,995.00
Summer Special	-\$500.00
Total:	\$16,495.00
Deposits Due	\$3,299.00
Balance	\$13,196.00

Monthly Payment Options powered by Acorn Finance

*To get securely pre-qualified with no impact to your credit score, scan this code with your camera:



From **\$217/month** [Click to Start](#)

PROJECT SUMMARY

Included in the price above: Front, Left, Rear, Right, Carpentry & Preparation. Customer will be charged \$70hr per man hour plus cost of all materials. Best guess is about 100 hours plus the cost of materials.

PROJECT DETAILS

Customer will be charged \$70hr per man hour for carpentry work plus cost of all materials.

Crew will power wash entire house.

Crew will lightly scrape all surfaces of house.

Crew will lightly sand all surfaces of house.

Crew will repair/replace any damaged siding and window shutters on house.

	Paint / Primer	Sheen	Color	Paint / Primer Coats
Front \$6,119.88				
Wash				
Siding - Wood - Airless Spray	Duration-Acrylic Latex	Satin	White	2 / 0
Window Frame(s)	SuperPaint-Acrylic Latex	Gloss	White	2 / 0
Door(s)	SuperPaint-Acrylic Latex	Gloss	Red	2 / 0
Door Frame(s)	SuperPaint-Acrylic Latex	Gloss	White	2 / 0

7. Describe the historical and cultural significance of the resource(s). 0-10 points

Perrywood has been home to Prince Georges' County families for over two hundred years. Built circa 1840 and remodeled in 1941, Perrywood Manor is a 5 part country house. The main block consists of a two story frame house with a hip roof, modillion cornice and Georgian plan. It was built for Samuel Brooke on the large Brooke family plantation. In 1941 Perrywood Manor was purchased by William H. Tuck and the house was extensively renovated, including the relocation of the chimneys and the construction of flanking hyphens and wings. The resulting building is an imposing country house with Georgian columns and perfect dental work on the interior, period and original crown molding and medallion in the interior.

The historic "Manor House" owned by the Brooke family, a large family of landowners, is listed in Maryland's Illustrated Inventory of Historic sites and Districts, with building dates back to circa 1840 and remodeling in the mid-1900s. The 5-part country home, on Manor House Road, has 6 beds, 6 baths and is over 5,000 sq. ft. located on the land which the Brooke Family primarily used for farming. This home now sits in the community landlocked by Perrywood, named Perrywood Manor and is accessible by inter-connected walking trails throughout the community.

8. Describe the sense of urgency regarding financial assistance for this project. 0-5 points

The home is in dire need of repair/renovation to the windows and plank siding as water damage is beginning to occur both on the outside wood planking and the interior walls. The lack of continual maintenance had seriously deteriorated 10 of the working original shutters to the point that they need structural repair, the rest of the 29 sets of shutters need to be scraped and painting to prevent further deterioration.

This home is heated with forced hot water through radiators. The current boiler that heats the water is non functional and needs replacement, There is a treat of sub freezing temperatures creating a freeze that could burst pipes and/or radiators.

9. Describe how historically significant material or details will be retained in the project. 0-15 points

The original windows, complete with wavy glass (cylinder glass) should be preserved as part of the integrity of this historic house. This application intends to preserve the wavy glass windows, the original working shutters and the integrity of the wood plank siding.

The home boasts original in tact crown moldings and interior trims that are threatened by water damage from windows needing restoration.

10. Describe the provision for long-term resource preservation inherent in the project. 0-15 points

this historic site boasts several unique and beautiful features such as georgian columns and original dental work on the exterior. The interior is in very good condition including original crown modling and medalions, authentic hand carved fireplaces and paneling brought in from English manor homes circa 1700's. the family has adequate funds to maintain the home once this work is done

11. How might the project stimulate or promote other preservation activities? 0-5 points

Show that the community and county support the preservation of historic sites, and to protect these assets for generations to come. Demonstrate the beauty of this period home when restored. Add value and beauty to the community.

12. Describe your readiness to initiate and complete the project. 0-10 points

I have the ability to start upon the award of the grant by managing with contractors piecemeal payments as work is performed and can contribute 10% of the award from my personal savings at the time of the grant being awarded.

13. Describe your administrative capability. 0-10 points

I will actively manage contractor work and corresponding paperwork to do incremental payments. I will insure work approved gets done well (to specification) and all documentation is submitted timely and accurately.

14. Attach up to five letters demonstrating community interest and support of this project, directly after this page.

Name	Relationship or Occupation
Pamela Brown	Perrywood Manor HOA President
Pamela Brown Thomas Pats mego	Perrywood Manor HOA President resident
Pamela Brown	Perrywood Manor HOA President
Pamela Brown	Perrywood Manor HOA President
Pamela Brown	Perrywood Manor HOA President

15. Certification (please read carefully):

The information submitted with this application is correct to the best understanding of the Applicant and Property Owner. The Applicant and Property Owner hereby certify that they will comply with the conditions set forth in this application and the instructions. In the event grant funds are received, the applicant agrees to the conditions and procedures outlined in this application, the Prince George's County Historic Property Grant Program Guidelines, and the instructions, specifically the requirement for timing specifications, Historic Site Designation, the conveyance of a perpetual preservation easement to The Maryland-National Capital Park and Planning Commission, oversight of the project by M-NCPPC staff, and adherence to citation requirements. See "Award Conditions" in the Application Instructions for details. This certification is a material condition of any grant award.

Property Owner 1:


Signature of Property Owner

Wanda Artus-COOPER
Name of Property Owner (print legibly or type)

Date Signed

810 Manor House Dr
Street Address

Upper Marlboro
City

MD
State

20774
Zip Code

443.764.1477
Phone

wandaartuscooper@gmail.com
Email

OPTIONAL: Ethnic origin* of Property Owner 1:

White

*Ethnic origin designations are categorized by the Federal Equal Employment Opportunity Commission.

Property Owner 2 (if applicable):

Signature of Property Owner

Name of Property Owner (print legibly or type)

Date Signed

Street Address

City

State

Zip Code

Phone

Email

OPTIONAL: Ethnic origin* of Property Owner 2:

*Ethnic origin designations are categorized by the Federal Equal Employment Opportunity Commission.

16. Corporate Resolution (complete this section only if you are signing on behalf of a corporation):

The applicant as below is also authorized and directed to make or cause to be made and to execute and deliver on behalf of the applicant such certificates and statements and any and all other papers, instruments, or documents which may be necessary, convenient, or desirable to complete the transaction of a grant award in the name and on behalf of the applicant and under its corporate seal.

Name of Corporation

Signature of Authorized Officer per organizational documents (e.g., Articles of Incorporation, Charter or By-Laws)

Name of Authorized Officer (print legibly or type)

Position of Authorized Officer (e.g., president, trustee, etc.)

Date Signed

Street Address of Organization

City

State

Zip Code

Phone

Email

OPTIONAL: Ethnic origin* of Authorized Officer:

*Ethnic origin designations are categorized by the Federal Equal Employment Opportunity Commission.

To: The Historic Property Grant Program

Fr: Pamela Cole President Perrywood Manor HOIA

Pb,

Date: 8-31-2024

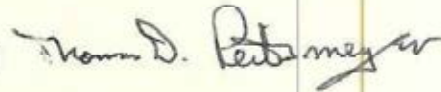
Ms Artus-Cooper has brought to my attention the opportunity to repair and maintain one of our county's registered historic sites, Perrywood Manor.

As one of our town's and county's historic treasures, I fully support her in her application for assistance in bringing this property to a restored standard.

I believe it is important to preserve our historic properties for the town and the neighborhood and the character of Perrywood Manor home owners.

To: The Historic Property Grant Program

Fr: Thomas Peitsmeyer., resident of Perrywood Manor Neighborhood

A handwritten signature in black ink that reads "Thomas D. Peitsmeyer". The signature is written in a cursive style with a long horizontal stroke at the end.

Date: 8-31-2024

Ms Artus-Cooper has brought to my attention the opportunity to repair and maintain one of our county's registered historic sites, Perrywood Manor.

As one of our town's and county's historic treasures, I fully support her in her application for assistance in bringing this property to a restored standard.

I believe it is important to preserve our historic properties for the town and the neighborhood.

79-058 Perrywood

Click or scan below to access property scoring sheet

<https://forms.office.com/r/bz5Z18KJ6u>





PRINCE GEORGE'S COUNTY

FY2025 Historic Property Grant Application

FOLLOW THE SEPARATE, STEP-BY-STEP INSTRUCTIONS WHEN COMPLETING THIS APPLICATION.

1. Historic Property Info:

Helen Dwight Reid House

Historic and/or current name of the property, if applicable

13507 Reid Circle

Street Address

Fort Washington

City

20744

Zip Code

DO NOT MARK IN THIS BOX

2. Photograph(s): Insert a defining photograph of the property here. Please include at most six single-sided pages of images that adequately document the property and project. Photos can be smaller than 4x6 inches but should be good quality, not dark, blurry, pixelated, or too small. Label and date every image. See page 8 of the Application Instructions for an example of how to include and format your photographs. Applicants may submit additional photos by downloading photo pages at www.pgplan.org/grants.



3. Amount of funding requested:

\$50,000.00

The maximum award per project is \$50,000. Do not request an award greater than this.

4. Applicant contact information:

Michelle Fiscus

Name of Applicant

13507 Reid Circle

Applicant Street Address

Fort Washington

City

MD

State

20744

Zip Code

615-480-8910

Phone Number

mdfiscus615@gmail.com

Applicant Email

5. Project Description: provide a succinct description of your project in the space provided.

We acquired this property 10/3/2023 and have undertaken a complete restoration of the property to return it to the design and style of this mid-century modern home. The home's windows were replaced with white vinyl windows prior to its listing on the Historic Registry. These widows are not consistent with the style and design of this home and many of them have broken seals. We would like to replace the existing white vinyl windows with thin-framed fiberglass windows and replace the street-facing double hung windows and the sliding windows below the rear picture windows with awning-style windows that we believe would have been the style of the home's original windows. These windows would be energy efficient, ensure the home is protected from water intrusion, and would increase the glass area of the windows while minimizing the framing. We are working with Window Man, the company that also replaced the home's sliding door with the approval of the Historic Preservation Commission. The new windows will be made of the same materials and match the aesthetic of the sliding door that was approved and installed in July 2024.

6. Budget: provide your proposed project's work item/cost breakdown. See the Application Instructions for how to complete the table. Attach contractor estimate(s) directly after this page.

WORK ITEMS	GRANT	APPLICANT CONTRIBUTION			TOTAL COST
		CASH	IN-KIND	DONATED	
Tear out and replace all existing vinyl windows with thin-frame fiberglass windows	\$50,000.00	\$4,852.00			\$54,852.00
Settlement costs		\$500.00			\$1000.00
TOTALS	\$50,000.00	\$5,352.00			\$55,352.00

THIS IS YOUR "AMOUNT OF FUNDING REQUESTED"

THIS IS YOUR TOTAL PROJECT COST

7. Describe the historical and cultural significance of the resource(s). 0-10 points

The Helen Dwight Reid House is significant as a 1957 Midcentury-Modern, Frank Lloyd Wright-inspired dwelling designed by Clark T. Harmon, AIA and John Samperton, AIA as a country house for Dr. Helen Dwight Reid, a Washington, D.C.-based authority in political science and international relations. The Reid House is further significant for its association with Washington, D.C.-area developer of Fort Washington Estates, Matthew N. Mezzanotte, and

his short-lived effort to construct a community of Modern-Movement, luxury residences in southwestern Prince George's County on Piscataway Creek.

A unique dwelling well-integrated to its creek-side site, the Helen Dwight Reid Houses design was influenced by the work of the architect Frank Lloyd Wright (1867-1959) and his followers; the Reid House can be said to exhibit characteristics of Frank Lloyd Wright's organic architecture applied to a Modern Movement dwelling.

The Reid House shares characteristics with his 1951 Elam House in Austin, MN and the 1950 Dorland House by Frank Lloyd Wright, Jr. in Altadena, CA. All three have soaring, complex and cantilevered roof forms, dark-painted wood walls contrasting with masonry surfaces, and feature outdoor living spaces and integration of the building with the landscape.

8. Describe the sense of urgency regarding financial assistance for this project. 0-5 points

We have undertaken a whole-home restoration and interior renovation. We understand this grant process can take up to a year from application to funding,. The proposed replacement of the windows is needed both for aesthetics and to ensure the home is protected from water intrusion. The need is not urgent as there is no immediate threat of water intrusion, but we would like to replace the windows as soon as feasible to ensure the ongoing integrity of the structure and restore the aesthetic of the home.

9. Describe how historically significant material or details will be retained in the project. 0-15 points

All windows will be replaced without changes to the exterior structure of the home. The current wide-frame white vinyl windows are not consistent with the design or period of the home and will be replaced with thin-frame fiberglass windows. Fiberglass is chosen instead of aluminum or wood due to its durability and ability to create the thinnest frame possible for these windows.. The kitchen window that was recently replaced with approval from the Commission is also a fiberglass window.

The existing windows in the laundry room are awning style and not original to the home. They were installed in 1978 when the "breakfast nook" was added to the home and are in need of replacement. As these windows are not original to the home, we would like to replace them with new windows that match the design and function of the existing windows. All of the other windows that we propose to replace are white vinyl windows that were likely installed in the 90s or 2000s. Replacing those windows will help to restore the original design of the home.

10. Describe the provision for long-term resource preservation inherent in the project. 0-15 points

The replacement of the existing white vinyl windows will help restore the exterior of the home to an aesthetic that is consistent with the style and era of the home. All necessary efforts will be expended to ensure the surrounding structures are not damaged when the windows are replaced. Many of the existing windows have failed seals and need to be replaced in order to preserve the integrity of the home and keep it safe from damage from water intrusion.

11. How might the project stimulate or promote other preservation activities? 0-5 points

The street view of this home is quite unattractive as-is. The neglect of the home was apparent when we purchased it, with trash and overgrown plantings and a general state of disrepair. Replacing the existing white vinyl windows is one step toward restoring the property to its original design. We intend to have a landscape plan developed and executed (as time and budget allow) to improve the curb appeal and make the home more attractive for the enjoyment of the neighborhood. I am a master gardener and we intend to redesign and restore the gardens that were planted on the right side of the property, which will enhance the appearance of the home and also assist with sustaining the ecosystem by providing support for bees and fauna. The home directly across the street from the Reid House is also on the Prince George's County Historic Registry as a result of the Reid House being included in the registry, and the owner of that home is also undertaking projects to improve the appearance and preservation of that home. Both of these homes are located in an area of Fort Washington that appears to be moving toward rejuvenation. We hope the restoration of this home will inspire other neighborhood improvements.

12. Describe your readiness to initiate and complete the project. 0-10 points

We are ready! We acquired the home October 3, 2023 we have already replaced the roof and completed a major interior restoration/renovation. We are ready to replace the windows as requested in this grant application as soon as our application is accepted. We have the resources necessary to complete this project.

13. Describe your administrative capability. 0-10 points

Since purchasing the home in October 2023, we have been in close communication with the Prince George's County Preservation Section to ensure any improvements are consistent with the aesthetic of the home. We recently completed a near-complete interior restoration/renovation of the home, working closely with a builder and sourcing all of the materials used in the interior design of the home ourselves. We have chosen a vendor for this project that understands the requirements of homes listed on the historic registry, and that vendor has already worked with the Preservation Section on the replacement of the 12 foot sliding door that was installed in July. Our goal is to strike a balance between cost efficiency and longevity while restoring the home to it's best possible state and honoring the design and era of the property.

14. Attach up to five letters demonstrating community interest and support of this project, directly after this page.

Name	Relationship or Occupation
Jay Krueger	Neighbor
Dorinda Bowers	President of Ft Washington Estates Civic Assn

15. Certification (please read carefully):

The information submitted with this application is correct to the best understanding of the Applicant and Property Owner. The Applicant and Property Owner hereby certify that they will comply with the conditions set forth in this application and the instructions. In the event grant funds are received, the applicant agrees to the conditions and procedures outlined in this application, the Prince George's County Historic Property Grant Program Guidelines, and the instructions, specifically the requirement for timing specifications, Historic Site Designation, the conveyance of a perpetual preservation easement to The Maryland-National Capital Park and Planning Commission, oversight of the project by M-NCPPC staff, and adherence to citation requirements. See "Award Conditions" in the Application Instructions for details. This certification is a material condition of any grant award.

Property Owner 1:



Signature of Property Owner

Michelle Fiscus

Name of Property Owner (print legibly or type)

8/29/24

Date Signed

13507 Reid Circle

Street Address

Fort Washington

City

MD

State

20744

Zip Code

615-480-8910

Phone

mdfiscus615@gmail.com

Email

OPTIONAL: Ethnic origin* of Property Owner 1:

White

*Ethnic origin designations are categorized by the Federal Equal Employment Opportunity Commission.

Property Owner 2 (if applicable):

Signature of Property Owner

Name of Property Owner (print legibly or type)

Date Signed

Street Address

City

State

Zip Code

Phone

Email

OPTIONAL: Ethnic origin* of Property Owner 2:

*Ethnic origin designations are categorized by the Federal Equal Employment Opportunity Commission.

16. Corporate Resolution (complete this section only if you are signing on behalf of a corporation):

The applicant as below is also authorized and directed to make or cause to be made and to execute and deliver on behalf of the applicant such certificates and statements and any and all other papers, instruments, or documents which may be necessary, convenient, or desirable to complete the transaction of a grant award in the name and on behalf of the applicant and under its corporate seal.

Name of Corporation

Signature of Authorized Officer per organizational documents (e.g., Articles of Incorporation, Charter or By-Laws)

Name of Authorized Officer (print legibly or type)

Position of Authorized Officer (e.g., president, trustee, etc.)

Date Signed

Street Address of Organization

City

State

Zip Code

Phone

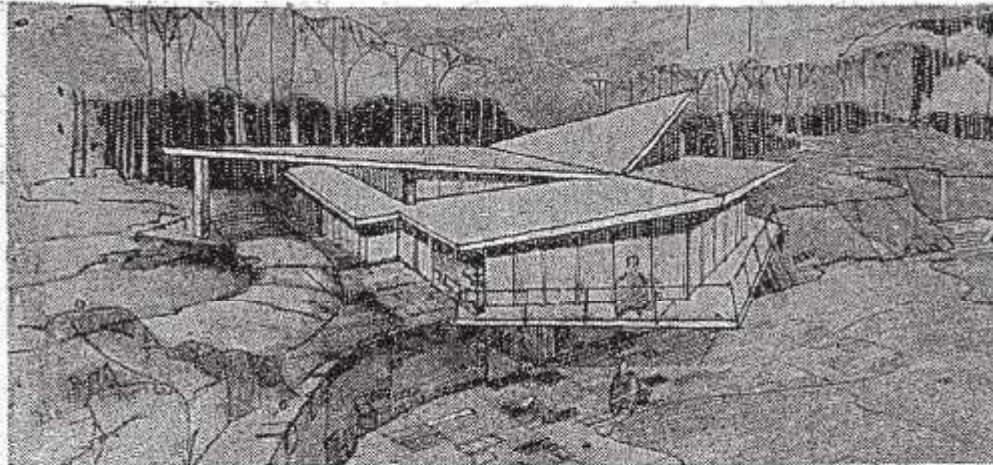
Email

OPTIONAL: Ethnic origin* of Authorized Officer:

*Ethnic origin designations are categorized by the Federal Equal Employment Opportunity Commission.

Helen Dwight Reid House, 13507 Reid Circle, Fort Washington, MD 20744

Picture 1: Newspaper clipping from the Post, May 11, 1957 with a rendering by John Samperton's office. This rendering depicts a cantilevered deck (the current deck is not cantilevered) and does not depict the pentagonal brick chimney.



Design Vanguard for Fort Washington Estates

Sketched above is one of the first homes planned in Fort Washington Estates, nearby Maryland waterfront community. The home was designed by architects John Samperton and Clark Harmon. Matthew Mczanne, president of Fort Washington Estates, Inc., has announced that a 30-day

sales operation has resulted in \$300,000 in contracts. Designed as a "yacht and country club community," the project will have swimming pool and club, boat pier, its own water and sewers system and paved streets. Later plans call for shopping centers, churches and schools.

Picture 2: Front of the home (10/3/2023) facing Reid Circle. Windows indicated by the red arrows will be replaced with awning style windows with a thin fiberglass frame in keeping with the period of the home. The large window on the left (blue arrow) has a large, fixed center pane and a slider on each side. This window will be replaced with a fiberglass window of the same function. Inset drawing indicates position of the windows relative to the street view.



Helen Dwight Reid House, 13507 Reid Circle, Fort Washington, MD 20744

Picture 3: View of the right side of the home (8/30/24) (looking into the laundry room) when looking from the street).

These existing awning style windows will be replaced with fiberglass awning windows with similar style and function that will match the other replacement windows.



Picture 4: Rear view of the laundry room (8/30/24) showing the third awning window (red arrow). The window to the right (blue arrow) was replaced in June with approval of the Commission.



Helen Dwight Reid House, 13507 Reid Circle, Fort Washington, MD 20744

Picture 5: (8/30/24) Rear of the home showing two existing double hung windows below the deck. These will be replaced with thin frame, double hung fiberglass windows.



Picture 6: View of the rear of the home (10/3/2023)

Existing glider windows below the picture windows (red arrows) will be replaced with awning style windows with a thin fiberglass frame in keeping with the period of the home. These awning windows will eliminate the vertical line in the center of the existing windows.

Existing ground floor glider windows (blue arrows) will be replaced with thin-framed glider windows.



Helen Dwight Reid House, 13507 Reid Circle, Fort Washington, MD 20744

Picture 6: Left side rear of the home (8/30/24) showing the small basement window (blue arrow) and a second large window on the first floor (red arrow) with a fixed center pane and a slider window on each end. These will be replaced with thin frame fiberglass windows of the same function.



Picture 7: Close-up of the basement window (8/30/24) in picture 6, which is obscured by the HVAC unit.



Helen Dwight Reid House, 13507 Reid Circle, Fort Washington, MD 20744

Picture 8: Left side of the home (8/30/23) showing two double hung vinyl windows that will be replaced with awning windows with thin fiberglass frames in keeping with the period of the home. Picture also shows the second basement window and the arrow on the far left indicates the window in picture 6.



Picture 9: Close up of second basement window (8/30/24) shown in picture 8, which is on the left side of the home as you look from the street.





Home

08/29/2024 09:56 AM

Quote #236647

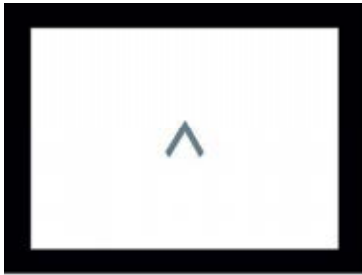
Prepared by: Jan Schoenike

Offer Good Through: September 8, 2024

Shelly Fiscus Project

19 windows installed without discount

Details



Exterior Visualization Drawing



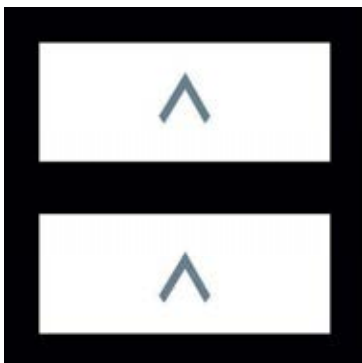
Interior Visualization Drawing

Great Room

4 x \$2,562.00

Options

Description:	<i>Infinity Insert Awning</i>
Number Wide:	<i>1</i>
Handing:	<i>Roto Operating</i>
Exterior Color:	<i>Ebony</i>
Interior Color:	<i>Stone White</i>
Hardware Color:	<i>White</i>
Weatherstrip:	<i>Black</i>
Class Surface:	<i>Low E2</i>
Perimeter Bar Color:	<i>Stainless</i>
Screen Type:	<i>Extruded Interior Screen</i>
Screen Mesh Type:	<i>Charcoal HI-Transparency Fiberglass Mesh</i>
Interior Screen Surround:	<i>Stone White</i>
Screen/Combo Ship Loose:	<i>Yes</i>
DLO Width:	<i>41.4089966</i>
DLO Height:	<i>29.5339985</i>
Drywall/Wccc Return G-120 U1:	



Exterior Visualization Drawing

Office

2 x \$3,312.00

Options

Description:	<i>Infinity Awning</i>
Measurement Type Awning B1:	<i>Frame Size</i>
Measurement Type Awning A1:	<i>Frame Size</i>
Overall Frame Width Awning B1:	<i>35</i>
Overall Frame Width Awning A1:	<i>35</i>
Overall Frame Height Awning B1:	<i>175</i>
Overall Frame Height Awning A1:	<i>175</i>
Handing:	<i>Roto Operating</i>
Exterior Color:	<i>Ebony</i>
Interior Color:	<i>Stone White</i>
Hardware Color:	<i>White</i>
Weatherstrip:	<i>Black</i>



Interior Visualization Drawing

Class Surface:	Low E2
Perimeter Bar Color:	Stainless
Screen Type:	Extruded Interior Screen
Screen Mesh Type:	Bright View Mesh
Interior Screen Surround:	Stone White
Horizontal Mull Option:	Standard
Screen/Combo Ship Loose:	Yes
DLC Width:	29.7839985
DLC Height:	12.284
Drywall/Wccc Return 0-120 UI:	



Exterior Visualization Drawing



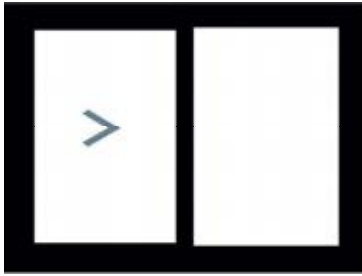
Interior Visualization Drawing

Master Bedroom

2 x \$3,312.00

Options

Description:	Infinity Insert Glider Triple Sash
Configuration:	XOX
Exterior Color:	Ebony
Interior Color:	Stone White
Hardware Color:	White
Sash Pull Options:	Sash Pull
Class Surface:	Low E2
Perimeter Bar Color:	Stainless
Screen Type:	Half Screen
Screen Mesh Type:	Bright View Mesh
Screen/Combo Ship Loose:	Yes
Net Clear Opening Square Ft:	4.665563
DLC Width:	Answers Differ
A1 Left Sash DLC Width:	20.630249
A1 Center Sash DLC Width:	44.5155029
A1 Right Sash DLC Width:	20.630249
DLC Height:	29.3685
Drywall/Wccc Return 121-139 UI:	



Exterior Visualization Drawing



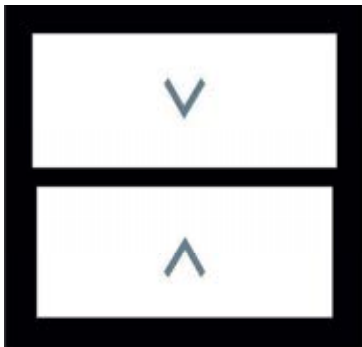
Interior Visualization Drawing

Son's Bedroom and Basement

2 x \$2,106.00

Options

Description:	<i>Infinity Insert Glider</i>
Configuration:	<i>XO</i>
Exterior Color:	<i>Ebony</i>
Interior Color:	<i>Stone White</i>
Hardware Color:	<i>White</i>
Sash Pull Options:	<i>Sash Pull</i>
Class Surface:	<i>Low E2</i>
Perimeter Bar Color:	<i>Stainless</i>
Screen Type:	<i>Half Screen</i>
Screen Mesh Type:	<i>Bright View Mesh</i>
Screen/Combo Ship Loose:	<i>Yes</i>
Net Clear Opening Square Ft:	<i>4.308575</i>
DLC Width:	<i>19.5659981</i>
DLC Height:	<i>29.3685</i>
Drywall/Wccc Return G-120 U1:	



Exterior Visualization Drawing



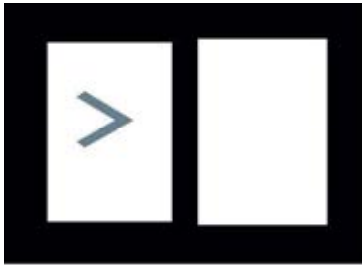
daughter's Bedroom

2 x \$2,049.00

Options

Description:	<i>Infinity Insert Double Hung</i>
Number Wice:	<i>1</i>
Configuration:	<i>Double Hung</i>
Exterior Color:	<i>Ebony</i>
Interior Color:	<i>Stone White</i>
Hardware Color:	<i>White</i>
Lift Options:	<i>Sash Lift</i>
Class Surface:	<i>Low E2</i>
Perimeter Bar Color:	<i>Stainless</i>
Screen Type:	<i>Extruded Full Screen</i>
Screen Mesh Type:	<i>Bright View Mesh</i>
Screen/Combo Ship Loose:	<i>Yes</i>
Net Clear Opening Square Ft:	<i>4.316018</i>
DLC Width:	<i>38.427002</i>
DLC Height:	<i>17.09775</i>
Drywall/Wccc Return G-120 U1:	

Interior Visualization Drawing



Exterior Visualization
Drawing



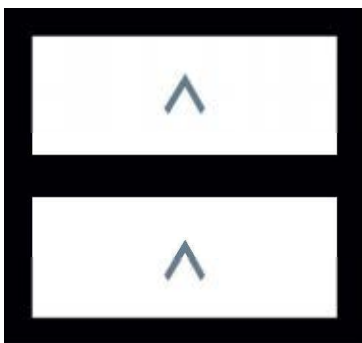
Interior Visualization
Drawing

basement

2 x \$1,778.00

Options

Description:	<i>Infinity Insert Glider</i>
Configuration:	<i>XO</i>
Exterior Color:	<i>Ebony</i>
Interior Color:	<i>Stone White</i>
Hardware Color:	<i>White</i>
Sash Pull Options:	<i>Sash Pull</i>
Class Surface:	<i>Low E2</i>
Perimeter Bar Color:	<i>Stainless</i>
Screen Type:	<i>Half Screen</i>
Screen Mesh Type:	<i>Bright View Mesh</i>
Screen/Comb Strip Loose:	<i>Yes</i>
Net Clear Opening Square Ft:	<i>1.651559</i>
DLC Width:	<i>12.066</i>
DLC Height:	<i>17.3685</i>
Drywall/Wccc Return G-120 UI:	



Exterior Visualization
Drawing

Laundry room

3 x \$3,998.00

Options

Description:	<i>Infinity Awning</i>
Measurement Type Awning B1:	<i>Frame Size</i>
Measurement Type Awning A1:	<i>Frame Size</i>
Overall Frame Width Awning B1:	<i>44</i>
Overall Frame Width Awning A1:	<i>44</i>
Overall Frame Height Awning B1:	<i>20.5</i>
Overall Frame Height Awning A1:	<i>20.5</i>
Handing:	<i>Roto Operating</i>
Exterior Color:	<i>Ebony</i>
Interior Color:	<i>Stone White</i>
Hardware Color:	<i>White</i>
Weatherstrip:	<i>Black</i>



Interior Visualization Drawing

Class Surface:	Low E2
Perimeter Bar Color:	Stainless
Screen Type:	Extruded Interior Screen
Screen Mesh Type:	Bright View Mesh
Interior Screen Surround:	Stone White
Horizontal Mull Option:	Standard
Screen/Comb: Ship Loose:	Yes
DLC Width:	38.7839966
DLC Height:	15.284
Full Tear Out G-120 UI:	



Exterior Visualization Drawing

Master Bedroom

2 x \$3,748.00

Options

Description:	Infinity Awning
Measurement Type Awning B1:	Frame Size
Measurement Type Awning A1:	Frame Size
Overall Frame Width Awning B1:	47
Overall Frame Width Awning A1:	47
Overall Frame Height Awning B1:	18
Overall Frame Height Awning A1:	18
Handing:	Roto Operating
Exterior Color:	Ebony
Interior Color:	Stone White
Hardware Color:	White
Weatherstrip:	Black
Class Surface:	Low E2
Perimeter Bar Color:	Stainless
Screen Type:	Extruded Interior Screen
Screen Mesh Type:	Bright View Mesh
Interior Screen Surround:	Stone White
Horizontal Mull Option:	Standard
Screen/Comb: Ship Loose:	Yes
DLC Width:	41.7839966
DLC Height:	12.784
Drywall/Wccc Return G-120 UI:	



Interior Visualization Drawing

Package Price: \$54,852.00

Your Price: **\$54,852.00**

Shelly Fiscus
13507 Reid Cir, Fort Washington,
MD, 20744

A handwritten signature in blue ink, appearing to read "J. Schoenike". The signature is fluid and cursive, with a large initial "J" and "S".

Jon Schoenike, The Window Man

Signed at 08/29/2024 09:57 AM

Jay Krueger
13510 Reid Circle
Fort Washington, MD 20744

August 29, 2024

Prince George's County Historic Preservation Commission
Prince George's County Planning Department
1616 McCormick Dr.
Largo, MD 20774

Re: Grant application for the Helen Dwight Reid House

Dear Grant Selection Committee Members,

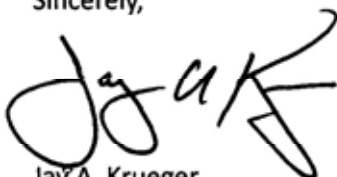
I am a long-time resident of Reid Circle and was saddened to see the Helen Dwight Reid House fall into disrepair over the past several years. Until recently, the house had been rented out to tenants who not only did not care for the house, but who contributed to its dilapidated condition. I was delighted to learn that Brad and Michelle (Shelley) Fiscus had purchased the house and intend to restore it.

I have seen firsthand the care that Brad and Shelley have taken to restore and renovate the interior of the home, and I am excited that they are now able to turn their attention to the exterior. The house has detracted from the aesthetic of the street for many years and needs restoration. Brad and Shelley have already undertaken some projects, such as the clearing of old brush and dead trees on the property. They applied for and received a small planning grant and are working with a landscape architect to design a comprehensive landscape plan for the property. They have also consulted with an architect who has expertise in mid-century homes to understand the historic features of the home and develop a plan for the restoration of the exterior.

I fully support Brad and Shelley's efforts to restore the Helen Dwight Reid House and look forward to the completion of these projects. The improvements in the property will significantly impact the neighborhood and perhaps encourage others to undertake projects that will additionally contribute to the look and feel of this wonderful neighborhood.

Many thanks to you for considering their grant application.

Sincerely,

A handwritten signature in black ink, appearing to read "Jay A. Krueger". The signature is stylized and cursive, with the first name "Jay" being the most prominent.

Jay A. Krueger
13510 Reid Circle

Dorinda Bowers
13509 Reid Circle
Fort Washington, MD 20744

August 29, 2024

Prince George's County Historic Preservation Commission
Prince George's County Planning Department
1616 McCormick Dr.
Largo, MD 20774

Re: Grant application for the Helen Dwight Reid House

Dear Grant Selection Committee Members,

I serve as president of the Fort Washington Estates Civic Association, an organization made of neighbors who care about maintaining and improving the quality of life, public safety, and neighborhood attractiveness of the Fort Washington Estates community. I also live next door to the Helen Dwight Reid House. Over the past several years, I have watched the Reid house deteriorate as people have been allowed to stay there through short and long term rental agreements. Prior to Brad and Michelle (Shelley) Fiscus purchasing the property in October 2023, I filed a complaint with the county due to the trash that had accumulated in the yard of the home, which impacted the appearance of the neighborhood and directly impacted my home.

Since purchasing the property, Brad and Shelley have been committed to restoring the home in keeping with its era and design. They have recently completed a full interior renovation, restoring many of the original elements of the home that prior owners had allowed to fall into disrepair. It's exciting to see this unique home slowly return to its former condition. Brad and Shelley have recently begun to work on the exterior of the home, which needs significant landscaping and hardscaping. They are also planning to remove the white vinyl windows that a former owner installed and replace them with windows that are more consistent with the style and period of the home. This will greatly improve the aesthetic of the home.

I know Brad and Shelley intend to make the Helen Dwight Reid House their "forever" home, and that they are committed to restoring it to the best of their ability. The work they have already done to the interior of the home is beautiful, and I have no doubt that the work to improve the exterior of the home will be of the same quality. I am excited to see this home finally get the attention it deserves, and hope it can once again be a point of pride for the Fort Washington Estates community. I hope the Committee will find their application for financial assistance to replace the windows worthy of funding, as this will bring them one step closer to fully restoring this historic property.

Thank you for your consideration.

Sincerely,



Dorinda Bowers
13509 Reid Circle
President, Fort Washington Estates Civic Association

80-057 Helen Dwight Reid House

Click or scan below to access property scoring sheet

<https://forms.office.com/r/dfEAGSxQXa>





PRINCE GEORGE'S COUNTY

FY2025 Historic Property Grant Application

FOLLOW THE SEPARATE, STEP-BY-STEP INSTRUCTIONS WHEN COMPLETING THIS APPLICATION.

1. Historic Property Info:

DO NOT MARK IN THIS BOX

St.Mary's Rectory

Historic and/or current name of the property, if applicable

16305 Saint Mary's Church Road

Street Address

Aquasco

City

20608

Zip Code

2. Photograph(s): Insert a defining photograph of the property here. Please include at most six single-sided pages of images that adequately document the property and project. Photos can be smaller than 4x6 inches but should be good quality, not dark, blurry, pixelated, or too small. Label and date every image. See page 8 of the Application Instructions for an example of how to include and format your photographs. Applicants may submit additional photos by downloading photo pages at www.pgplan.org/grants.



3. Amount of funding requested:

50,000

The maximum award per project is \$50,000. Do not request an award greater than this.

4. Applicant contact information:

Meyea Ngundam

Name of Applicant

14302 Pleasant View Drive

Applicant Street Address

Bowie

City

MD

State

20720

Zip Code

3017958149

Phone Number

meyangundam@gmail.com

Applicant Email



FY2025 Historic Property Grant Application

SUPPLEMENTAL PHOTO PAGES

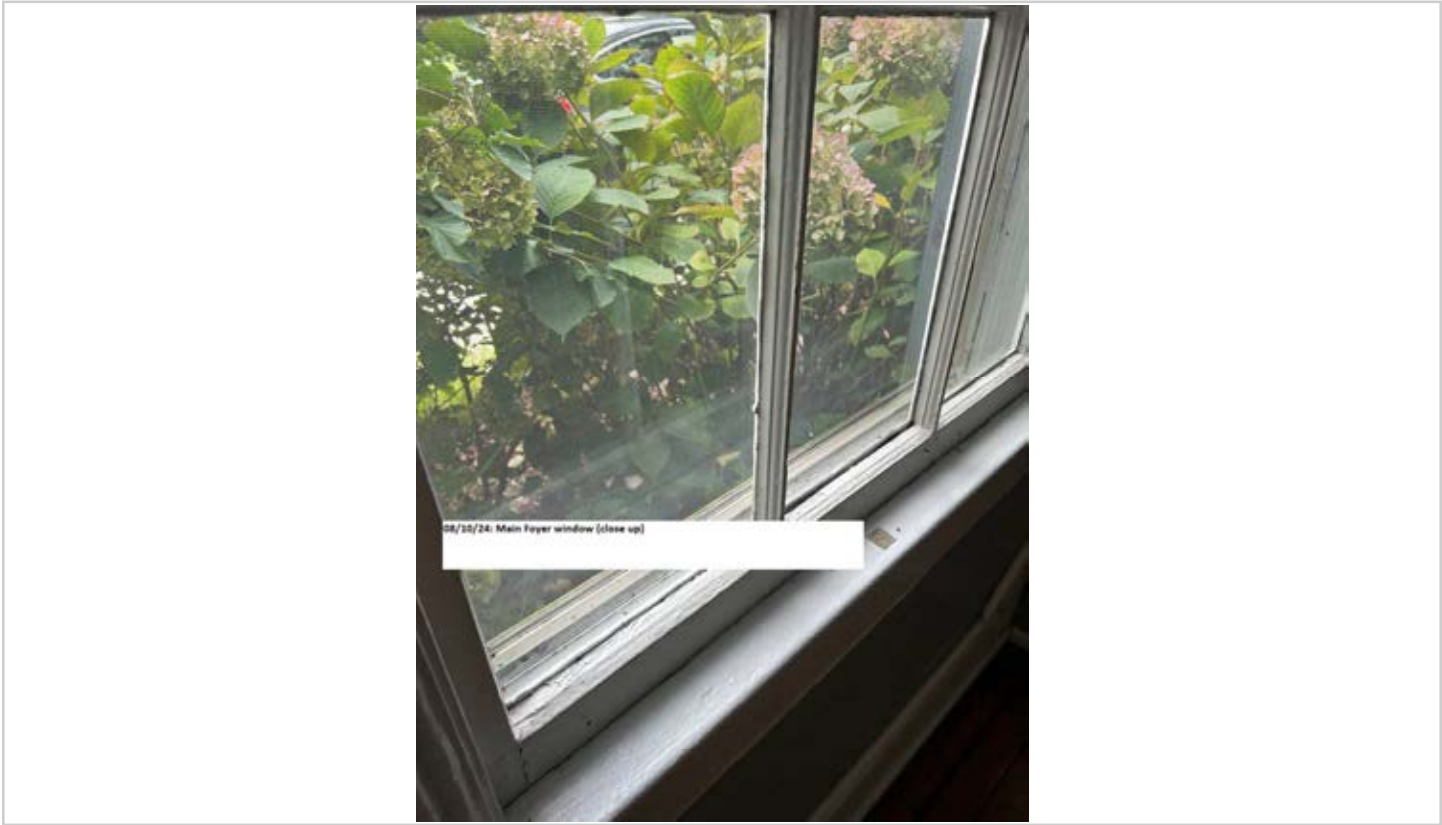
Include no more than six single-sided pages of images that adequately document the property and project. Photos can be smaller than 4" x 6" but should be of good quality (not dark, blurry, pixelated or very small.) Label and date every image. See the last page of the Application Instructions, for a sample of how to include and format your photographs. Use this form to attach your images and use the text boxes underneath each image holder to enter captions. NOTE: This form must be completed with Adobe Reader, which is available online for free. Other PDF viewing software may not work properly.



Living room window, 1 out of 30 home. taken 8/15/2024



front porch plaque, taken 8/15/2024





8/10/24 windows in the dining room sealed shut with several layers of paint

5. Project Description: provide a succinct description of your project in the space provided.

This property, nestled in southern Prince George's County, was built in 1849, renovated in 1856, and served St. Paul's Parish until 1977 when it was sold as a private residence. The property, built specifically as a rectory, sits on 5 acres of land composed of 4 structures that serve as a snapshot of a 19th-century agricultural community frozen in time. The architecture boasts a Greek revival and Italianate design with its immaculate detailing. Original Greek Revival style elements include the front gable entrance facade, crown molded returned cornice, porch detail, interior stair detail, door and window surrounds, and parlor mantel. Italianate Elements include the heavy bracketing of the exterior cornice and the prominent round arch window in the north (main) gable end.

The main goal in this project is to restore the functionality of the windows in the home. They are currently wasp-infested and sealed shut due to years of being painted over. This project will allow for the windows to open and promote air circulation in the home as well as provide insulation that will keep out damp air and prevent mold. The restoration will promote the integrity of the rest of the home. Though our current contractor quotes the complete restoration of all windows up to \$73,000, we would like to split the complete restoration into two phases the first being the first-floor and second-floor windows for up to \$50,000. We will complete the third floor windows as more funds become available.

6. Budget: provide your proposed project's work item/cost breakdown. See the Application Instructions for how to complete the table. Attach contractor estimate(s) directly after this page.

APPLICANT CONTRIBUTION

WORK ITEMS	GRANT	CASH	IN-KIND	DONATED	TOTAL COST
Window Restoration	50,000	0	0	0	50000
TOTALS	50000				

THIS IS YOUR "AMOUNT OF FUNDING REQUESTED"

THIS IS YOUR TOTAL PROJECT COST



Meya N <meyangundam@gmail.com>

Window restoration quote

Mark W <renewrestorationinc@gmail.com>
To: Meya N <meyangundam@gmail.com>

Tue, Sep 10, 2024 at 8:00 PM

Meya,

My estimate to restore approx. (30) double hung windows per the information you provided and attached "sash restoration sample proposal" is approx. \$ 73,000.00.

Please let me know if this estimate is acceptable to you. If so, we will need to set up a site visit as needed to closely survey the windows, discuss scope/logistics, confirm pricing and provide a formal proposal.

Thanks,
Mark

[Quoted text hidden]

 **sash restoration sample proposal.pdf**
100K

RENEW RESTORATION, INC.

9150-B Bursa Road

Laurel, MD 20723

PH- 301-466-1406

Email: renewrestorationinc@gmail.com

web site: renewrestorationinc.com

PROPOSAL

“Making the old, like new again”

Date:

Page 1 of 2

To:

Cell #:

Phone #:

email:

Re: Window Restoration

Renew shall provide all labor, materials, and supervision to perform the following:

1.0 Window “Sash” Restoration.

- a) Remove sash, number as to location, and transport to restoration shop.
- b) Install temporary plywood panels. Plexi-glass panel at additional cost (\$350. for 4 x 8 sheet).
- c) Remove all paint, glazing compound & glass from interior and exterior side of sash.
- d) Re-glue and screw joints as needed. Full replacement of sash is not included unless specified in window schedule below.
- e) Make wood and epoxy repairs necessary to create a smooth and structurally sound finish.
- f) Reuse as much original glass as possible. New glass to be 1/8 inch, clear glass.
- g) Prime and apply at least (2) coats of interior and (3) exterior finish paint coats. Clean glass after painting.
- h) Install top sash by screwing fixed and non-operable. Caulk exterior of top sash perimeter.
- i) Attach bottom sash to new sash cords or chain, using existing weights and pulleys.
- J) Install zinc jamb weatherstrip at sides of sash, T-slot extrusion Weather-Seal routed into new parting bead and existing or new bull nose interior stop trim. Slot lower sash at meeting rail to accept Kerf applied Weather-Seal. Slot bottom sash for zinc sill weatherstrip and slot for Weather seal, (2 seals at bottom rail). Operable casement sash shall be weather-stripped around perimeter.
- k) Paint as needed all exterior and interior replacement parting bead and interior stop trim. Clean or replace sash locks and pulls.
- l) Renew shall clean any construction debris it creates on site during removal and installation of windows. All work to be performed on site per EPA regulations.
- m) Owner shall move all objects, including but not limited to window treatments, security bars, etc. from around the windows (within 5’) providing easy passage way and ample work room. All required permits shall be provided by Owner.

Window Schedule:

1st Floor - _

2nd Floor –

3rd Floor –

Total windows = ()

Renew Restoration, Inc.
Page 2 of 2

Cost For: 1.0 Above.....\$

Project Duration: Approx. weeks, weather permitting.

Terms: 30% down payment. Monthly invoicing. Payment due within 7 days of invoice date. Balance due at time of completion. Failure of owner to pay on time, as specified, will constitute a default of contract and will be responsible for all monies owed plus incidental and consequential damages and interest, as applicable.

Please call or email with questions or comments. Sign below and email back to proceed with scheduling and work to start within 30 days of receipt of this signed document. Sign below as to your understanding and agreement of all stated herein. This Proposal must be signed and returned within 30 days, or it shall be subject to changes, and or cancellation without notice by Renew.

Note: The above unit pricing is based on the contracting of all work as described. The deletion of any item(s), or any additional work may change the cost. No other work, beyond what is specified is included in the pricing/proposal. It is the Owners responsibility to inform Renew of any additional work it feels is needed to provide the end result desired, and which shall be added or deleted from this proposal.

This Proposal supersedes all prior and contemporaneous agreements, understandings, negotiations and discussions, whether written or oral. This Proposal will be amended only in writing executed by the parties hereto affected by such amendment.

Signed.....Date.....
Mark Wesolowski, President
Renew Restoration, Inc.

Signed.....Date.....
Owner

Please Print Name/Title.....

7. Describe the historical and cultural significance of the resource(s). 0-10 points

This property, nestled in southern Prince George's County, was built in 1849, renovated in 1856, and served St. Paul's Parish until 1977 when it was sold as a private residence. The property, built specifically as a rectory, sits on 5 acres of land composed of 4 structures that serve as a snapshot of a 19th-century agricultural community frozen in time. The architecture boasts a Greek revival and Italianate design with its immaculate detailing. Original Greek Revival style elements include the front gable entrance facade, crown molded returned cornice, porch detail, interior stair detail, door and window surrounds, and parlor mantel. Italianate Elements include the heavy bracketing of the exterior cornice and the prominent round arch window in the north (main) gable end.

8. Describe the sense of urgency regarding financial assistance for this project. 0-5 points

Given the property's age, this home has seen several seasons of Maryland's summer humidity and rain storms. This has no doubt contributed to molding which could compromise the integrity of the structure. This is displayed by the damp smell within the home, particularly after a bout of rain. Additionally, reinforcing the front porch will ensure safety.

9. Describe how historically significant material or details will be retained in the project. 0-15 points

The restoration of windows will maintain the original structure. The importance of restoration instead of modernization has been emphasized to the contractors. The restoration will allow the windows to be functional whereas they currently do not open due to be sealed by several layers of paint.

10. Describe the provision for long-term resource preservation inherent in the project. 0-15 points

This will allow better insulation, and prevent molding, and rotting of wood structures inside the house ensuring decades of continued integrity.

11. How might the project stimulate or promote other preservation activities? 0-5 points

This project will expose us to the art of historic preservation which will give us the experience we need to tackle other structures on the property particularly, the stable and workshop. The restoration costs would be over \$200,000 for both structures therefore there is a long road to full preservation on our property.

12. Describe your readiness to initiate and complete the project. 0-10 points

We already closed on the property and plan to begin painting projects within the next month. As soon as the grant is approved we will begin renovations

13. Describe your administrative capability. 0-10 points

We have taken the steps to commission a tentative contractor(Renew Restoration Inc), developed a timeline for restoring the entire property, and took the time to source antique windows ourselves.

14. Attach up to five letters demonstrating community interest and support of this project, directly after this page.

Name	Relationship or Occupation
Tiara Booth	Prince George's County Resident

15. Certification (please read carefully):

The information submitted with this application is correct to the best understanding of the Applicant and Property Owner. The Applicant and Property Owner hereby certify that they will comply with the conditions set forth in this application and the instructions. In the event grant funds are received, the applicant agrees to the conditions and procedures outlined in this application, the Prince George’s County Historic Property Grant Program Guidelines, and the instructions, specifically the requirement for timing specifications, Historic Site Designation, the conveyance of a perpetual preservation easement to The Maryland-National Capital Park and Planning Commission, oversight of the project by M-NCPPC staff, and adherence to citation requirements. See “Award Conditions” in the Application Instructions for details. This certification is a material condition of any grant award.

Property Owner 1:

<i>Meya Ngundam Yaje Ngundam</i>	Meya & Yaje Ngundam	08/17/24
Signature of Property Owner	Name of Property Owner (print legibly or type)	Date Signed

14302 Pleasant View Drive	Bowie	MD	20720
Street Address	City	State	Zip Code

3017958149	meyangundam@gmail.com
Phone	Email

OPTIONAL: Ethnic origin* of Property Owner 1:

Black or African American

*Ethnic origin designations are categorized by the Federal Equal Employment Opportunity Commission.

Property Owner 2 (if applicable):

Siri Ngundam
Signature of Property Owner

Siri Ngundam
Name of Property Owner (print legibly or type)

08/17/24
Date Signed

10548 Neil Armstrong Way
Street Address

Lanham
City

MD
State

20706
Zip Code

3016138834
Phone

siringundam@gmail.com
Email

OPTIONAL: Ethnic origin* of Property Owner 2:

Black or African American

*Ethnic origin designations are categorized by the Federal Equal Employment Opportunity Commission.

16. Corporate Resolution (complete this section only if you are signing on behalf of a corporation):

The applicant as below is also authorized and directed to make or cause to be made and to execute and deliver on behalf of the applicant such certificates and statements and any and all other papers, instruments, or documents which may be necessary, convenient, or desirable to complete the transaction of a grant award in the name and on behalf of the applicant and under its corporate seal.

[Empty box for Name of Corporation]

Name of Corporation

[Empty box for Signature of Authorized Officer]

Signature of Authorized Officer per organizational documents (e.g., Articles of Incorporation, Charter or By-Laws)

[Empty box for Name of Authorized Officer]

Name of Authorized Officer (print legibly or type)

[Empty box for Position of Authorized Officer]

Position of Authorized Officer (e.g., president, trustee, etc.)

08/17/24

Date Signed

[Empty box for Street Address of Organization]

Street Address of Organization

[Empty box for City]

City

[Empty box for State]

State

[Empty box for Zip Code]

Zip Code

[Empty box for Phone]

Phone

[Empty box for Email]

Email

OPTIONAL: Ethnic origin* of Authorized Officer:

Select Choice

*Ethnic origin designations are categorized by the Federal Equal Employment Opportunity Commission.

Tiara Booth
Bowie, MD
August 20th, 2024

Historic Preservation Grant Committee of Prince George's County

Dear Members of the Historic Preservation Grant Committee,

I am writing to you as a lifelong resident of Prince George's County who has always felt deeply connected to the rich history that permeates every corner of our community. From the bustling streets of Upper Marlboro to the serene landscapes of Aquasco, our county is a tapestry of stories and landmarks that deserve to be preserved for generations to come.

One such landmark that holds a special place in my heart is Saint Mary's Rectory in Aquasco. This beautiful structure stands as a testament to the architectural and cultural heritage of our region, and I believe it is crucial that it be restored to its former glory. The Rectory is not just a building; it is a symbol of the enduring spirit and history of our community.

Every corner of Prince George's County, if you look hard enough, whispers the tales of our ancestors—those who built, lived, and loved in this area long before us. These stories are etched into the walls of historic homes, the foundations of old churches, and the paths of time-worn roads. It is our duty, as stewards of this rich legacy, to ensure that these treasures are not lost to time and neglect.

Restoring Saint Mary's Rectory would be a significant step in preserving the cultural fabric of Aquasco and, by extension, the history of Prince George's County. I can only imagine the pride and joy it would bring to see this landmark revitalized, serving as a bridge between our past and future.

I urge the committee to consider the restoration of Saint Mary's Rectory as a priority project. Let us work together to ensure that the history of Prince George's County is not only remembered but also cherished and maintained for future generations to experience and appreciate.

Thank you for your continued dedication to preserving our county's heritage. I look forward to seeing the positive impact that your efforts will continue to have on our community.

Sincerely,

Tiara Booth

87B-036-08 St. Mary's Rectory

Click or scan below to access property scoring sheet

<https://forms.office.com/r/gnQ0BxyS6n>





PRINCE GEORGE'S COUNTY

FY2025 Historic Property Grant Application

FOLLOW THE SEPARATE, STEP-BY-STEP INSTRUCTIONS WHEN COMPLETING THIS APPLICATION.

1. Historic Property Info:

DO NOT MARK IN THIS BOX

Town of Eagle Harbor Historic District

Historic and/or current name of the property, if applicable

23509 Patuxent Boulevard

Street Address

Aquasco

City

20608

Zip Code

2. Photograph(s): Insert a defining photograph of the property here. Please include at most six single-sided pages of images that adequately document the property and project. Photos can be smaller than 4x6 inches but should be good quality, not dark, blurry, pixelated, or too small. Label and date every image. See page 8 of the Application Instructions for an example of how to include and format your photographs. Applicants may submit additional photos by downloading photo pages at www.pgplan.org/grants.



3. Amount of funding requested:

\$46,500

The maximum award per project is \$50,000. Do not request an award greater than this.

4. Applicant contact information:

Linda Garoute

Name of Applicant

14302 Grandpere Rd

Applicant Street Address

Brandywine

City

MD

State

20613

Zip Code

2024400866

Phone Number

Linda.Garoute@gmail.com

Applicant Email



THE TOWN OF EAGLE HARBOR HISTORIC DISTRICT

23509 Patuxent Boulevard

Aquasco, Maryland 20608

(Date of photos: August 2024)



Figure 1- Front of house, east elevation facing the Patuxent River on the inland side of Patuxent Blvd, at intersection of Hawthorne Trail, a contributing building, dating to around 1946-53



Figure 2- North elevation of property at the intersection of Patuxent Blvd and Hawthorne Trail, a shed roof extension of the residence has been added to the west elevation



Figure 3- A front view of the house, this wood frame house has a continuous concrete foundation, is clad in vinyl siding, and is covered with an asphalt shingle roof.



Figure 4- A side view of the shed roof screen porch, wrapping a portion of both the east and north sides of the house.



Figure 5- The west elevation of house, with the roof sheltering the extension's entrance.



Figure 6- The south elevation of the property, with landscaping surrounding the property that features a broad lawn shaded by a few deciduous trees.

23509 Patuxent Boulevard
Replacement Historic Metal Roof



5. Project Description: provide a succinct description of your project in the space provided.

The purpose of this project is to rehabilitate the property at 23509 Patuxent Blvd in the Town of Eagle Harbor Historic District to convey its historical, cultural, or architectural values. Built around 1946-53, funding would be used to replace the 50+ year old asphalt shingle roof that includes a shed roof screen porch, which wraps around a portion of both the east and north sides of the house. The existing asphalt is quickly deteriorating, and it will be replaced with historic metal roofing, preferably with a tin roof, which was commonly used during the time the structure was built. The metal roofing will be nearly identical in appearance and color to the original roof. The screen porch that wraps a portion of both the east and north sides of the house will be reconstructed based on a photograph in the 1956 edition of a 1953 U.S. Geological Survey map of Eagle Harbor. Except for the roofing, which has reached the end of its serviceable life, all original or early materials will be restored rather than replaced, to have the least impact on the historic character of the building.

6. Budget: provide your proposed project’s work item/cost breakdown. See the Application Instructions for how to complete the table. Attach contractor estimate(s) directly after this page.

APPLICANT CONTRIBUTION

WORK ITEMS	GRANT	CASH	IN-KIND	DONATED	TOTAL COST
Permit processing, fees, architectural drawings & inspections	3,000	500			3,500
Settlement Costs				650	650
Medlin’s Metal Roofing	30,000				30,000
Demolition& /Clean up	1,500		1,000		2,500
Reconstruct exterior of front porch	12,000		2,500		14,500
TOTALS	\$46,500	\$500	\$3,500	\$650	\$51,150

THIS IS YOUR “AMOUNT OF FUNDING REQUESTED”

THIS IS YOUR TOTAL PROJECT COST

August 29, 2024

T&B Capital LLC
2490 Market Street
NE Unit#186
Washington DC 20018

Project#: The Town of Eagle Harbor Historic District-
23509 Patuxent Blvd, Aquasco, MD 20608
Agreement # 2024-0621001

Professional Services Agreement
23509 PATUXENT BLVD AQUASCO MD 20608

This agreement is by and between Town of Eagle Harbor, herein after called the CLIENT and T&B Capital, LLC, a Limited Liability Company, hereinafter called the CONSULTANT.

CLIENT hereby contracts with CONSULTANT to provide professional services as detailed below in the Scope of Services and Pricing Section. The CONSULTANT represents to the CLIENT that they and any subcontractors are qualified and willing to provide these services and that they carry all applicable licenses and registrations in accordance with local and state laws and regulations. The CLIENT agrees to compensate the CONSULTANT based on the pricing set forth in this agreement. Furthermore, CLIENT and CONSULTANT agree to all the Terms and Conditions contained in Attachment A.

Project Description

This project is for exterior rehabilitation, located at 23509 PATUXENT BLVD AQUASCO, MD 20608 and the Town of Eagle Harbor Historic District (the “Town”). The property is a contributing building

Agreement Scope

The scope for this project is as follows.

SCOPE OF WORK

Exterior work ONLY:

1. Remove & replace shingle roof with Historic Metal Roof (design and color to be determined by owner), which include restoring and/or replacing any wood trim, gutters, fascia, etc.
2. Remove & Replace gutter and downspouts.
3. Reconstruct screen front porch– (ONLY to replace extensively deteriorated, damaged, or missing features using either the same material or compatible substitute materials.
4. Work with architect & engineer to complete drawings to submit to PG County for Permits, Pull all MEP permits for the project.

SCOPE OF WORK FOR 23509 PATUXENT BLVD COST BREAK OUT

Permit processing, Fees, Architectural Drawings & Inspections	\$3,000.00
Demo & Clean up	1,500.00
Roof; (Metal Roof)	30,000.00
Reconstruct exterior of screen porch.	12,000.00

TOTAL: \$46,500.00

ESTIMATE OF TIME TO COMPLETE: 3-4 WEEKS

By attaching their signatures to this Agreement, the parties hereby certify that they are authorized to enter into a binding Agreement on behalf of their respective organizations and enter into and agree with all elements, terms, and conditions of this Agreement.

The Town of Eagle Harbor Board Member

By:

Signature

Name:

Title

Date:

T&B Capital, LLC:

By:

Signature

Printed Name

Title

Date:



04/18/2024

6,249,581

MARYLAND HOME IMPROVEMENT COMMISSION

08 05 131218
MESSAGE(S) :

T&B CAPITAL LLC

6292 04-17-2024



LICENSE * REGISTRATION * CERTIFICATION * PERMIT
STATE OF MARYLAND
MARYLAND DEPARTMENT OF LABOR

Wes Moore
Governor
Aruna Miller
Lt. Governor
Portia Wu
Secretary

MARYLAND HOME IMPROVEMENT COMMISSION

CERTIFIES THAT:

T&B CAPITAL LLC

T&B CAPITAL LLC
2490 MARKET STREET NE, UNIT 186
WASHINGTON DC DC 20018

IS AN AUTHORIZED: 05 - CONTRACTOR/SALESMAN (CORP/PART)

LIC/REG/CERT	EXPIRATION	EFFECTIVE	CONTROL NO.
131218	05-20-2026	N/A	6249581

Signature of Bearer

Secretary

WHERE REQUIRED BY LAW THIS MUST BE CONSPICUOUSLY DISPLAYED IN OFFICE TO WHICH IT APPLIES

08 05 131218

6,249,581

08 05 131218

MARYLAND HOME IMPROVEMENT COMMISSION
1100 N. EUTAW STREET
BALTIMORE, MD 21201

T&B CAPITAL LLC
T&B CAPITAL LLC
2490 MARKET STREET NE, UNIT 186

WASHINGTON DC DC 20018



Attachment A

Standard Terms and Conditions

1. **Indemnification and Liability**

- a. The CONSULTANT agrees, to the fullest extent permitted by law, to indemnify and hold the CLIENT harmless from any damage, liability or cost (including reasonable attorneys' fees and costs of defense) to the extent caused by the CONSULTANT's negligent acts, errors or omissions in the performance of professional services under this Agreement and those of his or her sub-consultants or anyone for whom the CONSULTANT is legally liable. It is specifically understood and agreed that in no case shall the CONSULTANT be required to pay an amount disproportional to their culpability, or any share of any amount levied to recognize more than actual economic damages.
- b. The CLIENT agrees, to the fullest extent permitted by law, to indemnify and hold the CONSULTANT harmless from any damage, liability or cost (including reasonable attorneys' fees and costs of defense) to the extent caused by the CLIENT's negligent acts, errors or omissions and those of his or her contractors, subcontractors or consultants or anyone for whom the CLIENT is legally liable, and arising from the project that is the subject of this Agreement.
- c. The CONSULTANT is not obligated to indemnify the CLIENT for the CLIENT's own negligence.
- d. In recognition of the relative risks and benefits of the project to both the CLIENT and the CONSULTANT, the risks have been allocated such that the CLIENT agrees, to the fullest extent permitted by law, to limit the liability of the CONSULTANT and his or her sub consultants to the CLIENT and to all construction contractors and subcontractors on the project for any and all claims, losses, costs, damages of any nature whatsoever or claims expenses from any cause or causes, so that the total aggregate liability of the CONSULTANT and his or her sub consultants to all those named shall not exceed the CONSULTANT's total fee for services rendered on this project. Such claims and causes include, but are not limited to negligence, professional errors, or omissions, strict liability, breach of contract or warranty.

2. **Notification of Defects in Service**

CLIENT, CLIENT's personnel, and CLIENT's contractors and subcontractors shall promptly report in writing to the CONSULTANT any defects or suspected defects in the CONSULTANT's work or services, in order that the CONSULTANT may take prompt, effective measures which in the CONSULTANT's opinion will minimize the consequences of a defect in service.

3. **Acts or Omissions of Others**

The CONSULTANT shall not be responsible for acts or omissions of any other party or parties involved in planning, designing, or construction of any project(s) for construction associated with this Agreement. The CONSULTANT, by the performance of services hereunder, does not in any way assume, abridge, or abrogate any of those duties, responsibilities, or authorities with regard to any project(s) associated with this Agreement customarily vested in project architects, other design engineers, or any other design agencies or authorities.

4. **Reliance on Public Records or Other Non-CONSULTANT Reports and Data**

Unless otherwise described in this proposal, the CONSULTANT accepts no responsibility for the correctness or accuracy of data or conclusions contained in public records, reports or other

documents which were not published by the CONSULTANT, but which are discovered by the CONSULTANT in performance of the services required by this Agreement. CLIENT waives any claim against the CONSULTANT, and agrees to defend, indemnify and hold the CONSULTANT harmless from any claim or liability for injury or loss allegedly arising from errors, omissions, or inaccuracies in such public records or in such other reports or documents.

5. Billing Process and Collection

THE CONSULTANT will invoice monthly for services performed in the prior month. CLIENT agrees to pay valid invoices for services rendered within thirty days of invoice date. It is the responsibility of the CLIENT to notify the CONSULTANT of any discrepancy in invoicing within thirty days of the invoice date. Any unpaid portion of an invoice after thirty days is subject to an annual interest rate of 18% compounded monthly (1-½% Monthly). CLIENT agrees to pay any and all late charges and fees necessary to collect any unpaid portion of valid invoices.

6. Materials Developed and/or Acquired.

CONSULTANT, during the performance of the services specified by this agreement may prepare, develop, acquire, or complete materials including all finished or unfinished documents, data, studies, surveys, drawings, maps, models, photographs, and reports, which shall become the property of the CLIENT and shall be delivered to the CLIENT during the contract period as long as CLIENT complies with the specifics of this Agreement and is current on paying all invoices. CONSULTANT at any time without prior written consent and approval of the CLIENT, shall not release any such materials. It is understood and agreed that such materials are to be prepared exclusively for work required under this agreement, and that their use on other projects may not be appropriate. Hence, CLIENT agrees that its use of said materials on other projects shall be at its own risk and peril unless prior thereto CONSULTANT has given its written consent for such use.

Upon CLIENT's request, CONSULTANT shall provide digital files to the CLIENT or their assigns. The use of these digital files by CLIENT or their assigns shall be at their own risk. The CONSULTANT assumes no liability for the use or application of these files by others.

7. Estimates, Projections, and Schedules

CONSULTANT, in providing estimates of probable cost, financial analysis, economic feasibility projections, and schedules for the project, disclaims any control over cost or price of labor and materials; unknown or latent conditions of existing equipment or structures that may affect operation or maintenance costs; competitive bidding procedures and market conditions; time or quality of performance by third parties; quality, type, management, or direction of operating personnel; and other economic and operational factors that may materially affect the ultimate project cost or schedule. Hence, the CONSULTANT makes no warranty, either expressed or implied, that the CLIENT'S actual project costs, financial aspects, economic feasibility, or schedules will not vary from the CONSULTANT'S opinions, analysis, projections, or estimate.

7. Describe the historical and cultural significance of the resource(s). 0-10 points

Built around 1946-53, this property was documented as being one of the earliest residences of this period in the Town of Eagle Harbor, of which the character of this building and many of its historic elements are still intact, which would have been common to resort-style colony residences throughout the Chesapeake Bay region during this period. Additionally, the current owner, Mr. David H. Johnson has been very cooperative and helpful in aiding the Town of Eagle Harbor's Board of Commissioners, including Commissioner Linda Moore-Garoute, Commissioner Ronald Gaines, and Mayor Noah Waters, throughout the entire process of writing this grant, and is looking forward to the fruition of this project. The Board believes and is encouraged that this project has the wherewithal to ameliorate blight in the Town, and produce an inclusive, equitable, and mixed-income community. Marking the beginning of a renaissance period for struggling homeowners in Eagle Harbor, creating a "feeling of belonging" and a "sense of place", that dates back to the early and mid-1900s when Black people were not permitted to swim at White-Only beaches along the Chesapeake Bay region in American history.

8. Describe the sense of urgency regarding financial assistance for this project. 0-5 points

An urgency exists for funding of this project. Deteriorating over time, the roof on this house is showing signs of aging and possibly suffering from storm damage, moisture, and other problems. If not repaired or replaced soon, the roof will eventually collapse, and this may cause a bigger problem because there is a limited supply of homes in Eagle Harbor. The housing stock is one of the central features of this Town, and is integral to the character, culture, and history of Eagle Harbor, which is known as, the "Paradise on the Patuxent". Since its formation in 1929, Eagle Harbor started as a recreational residential community where people came in during the season. Today, it remains a rural, small family-oriented residential community with a recreational waterfront character, where approximately 65 residents call home, or principal residence. In 2021, Eagle Harbor was designated as one of the sustainable communities under the Maryland Department of Housing and Community Development's Sustainable Communities' Program. In January 2023, Eagle Harbor received the honor of being congressional designated as a National Heritage Area, to be included in the Southern Maryland National Heritage Area. Currently, it is of utmost importance that we act now to protect the housing stock in the Town of Eagle Harbor, which consists of 54 contributing buildings, all depicting a time in American history where African Americans were forced to develop, adapt, or find their own spaces for housing, recreation, entertainment, and leisure. This project is unique, being that it would be the first of its kind to bring awareness to the Town's historic housing stock, which represents a coherent collection of small, one-and-one and-a-half-story residences of the type commonly found in modest resort colonies of the late nineteenth and early twentieth centuries along the Chesapeake Bay region.

9. Describe how historically significant material or details will be retained in the project. 0-15 points

The historic character of this property will be retained and preserved. This wood-frame house, clad in vinyl siding has a continuous concrete foundation that is in good condition. The windows are one-over-one, vinyl sash with metal awnings that are also in good shape. However, if deteriorated features are found around the screen porch, it will be repaired rather than replaced; and where the severity of deterioration requires replacement, the new materials will match the old materials in design, color, and texture. In conveying its historic use, rather than stylistic details; it is important to note that materials and workmanship have greater weight when considering African American resources under Criterion C (architecture). Thus, the important aspects of design—massing, form and small scale of vernacular construction, remains evident for this property; and if new work is necessary, it will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment

10. Describe the provision for long-term resource preservation inherent in the project. 0-15 points

A replacement roof will greatly contribute to the long-term preservation of the property, which is needed for continuing use of the property. Living in a waterfront community, one of the key advantages of historic metal roofing is its exceptional durability and longevity. Many historic metal roofs have withstood the test of time, enduring for over a century. Metal roofing materials are known for their resistance to fire, rot, and insect damage, making them an ideal choice for long-term protection. When properly maintained, these historic metal roofs can continue to safeguard the structure for future generations, reducing the need for frequent replacements and preserving the original architectural elements.

11. How might the project stimulate or promote other preservation activities? 0-5 points

This project has high potential to stimulate and promote other preservation activities and initiatives, especially throughout the agricultural and rural regions of Prince George's County. Although the housing stock built in Eagle Harbor during the early 1920s through 1970s might not have been as architectural significant as in other areas; the landscape stills present a picture of a previous era. Many houses that were unremarkable when they were built, for instance, have now gained historical value because they have lasted, and are among the few remaining from their time. As suburban sprawl and roadside development make more and more places look the same, it is becoming more important than ever before that communities, like Eagle Harbor are preserved to keep their identities intact, but more importantly it helps to define a community by hinting at its past.

12. Describe your readiness to initiate and complete the project. 0-10 points

This rehabilitation project is one of the kinds for the Town of Eagle Harbor, and under the watchful leadership of Linda Moore-Garoute, a current commissioner of the Town and a certified climate change professional/consultant, we are more than ready and able to initiate and complete this project in a timely manner. Commissioner Garoute has managed over 11 million dollars' worth of grant funding. For instance, in 2022, she was awarded funding for the project, "Eagle Harbor and Cedar Haven Historic Preservation", from Maryland Historical Trust to hire a qualified consultant to carry out the preparation of a National Register nomination form for the Eagle Harbor Historic District in Prince George's County and a Maryland Inventory of Historic Properties' form for the Cedar Haven Survey District in Prince George's County. Preserving the historic, architectural, and aesthetic character and heritage of an area or community can help to create a sense of place and continuity. With that said, the leadership team of Eagle Harbor is more than prepared to initiate and successfully complete this project or any historic preservation project in southern Prince George's County.

13. Describe your administrative capability. 0-10 points

Over the years, the Town of Eagle Harbor, Inc. has demonstrated the capability to strategically plan, execute, monitor, and oversee the implementation of stream restoration projects and historic property grant funding opportunities. The Town of Eagle is governed by the Board of Commissioners, consisting of five elected officials, serving a two-year term. The Board includes a mayor, four commissioners and one town manager, all forming the nucleus of the original structure. Since the incorporation in 1929, the organizational structure of the town has not changed significantly. In 2017, Eagle Harbor became the beneficiary of "Eagle Harbor 2025, Planning for a Sustainable Future". In 2019, a historic preservation studio class at the University of Maryland worked with M-NCPPC and the townspeople to create a heritage trail that linked together --Eagle Harbor, Cedar Haven and Aquasco. In 2022, Eagle Harbor was awarded grant funding from the Coastal Resiliency Program Capital Project Grant (Agreement #605P2600269) for the Coleman Creek Stream Restoration Project, in which the State of Maryland Department of Natural Resources provided \$574,833 and approximately \$4.2 million was funded through Prince George's County's Department of Environment, which covered the cost for the northern portion. Hopefully beginning 2025, the Town of Eagle Harbor Historic District will be nominated to the National Register of Historic Places, where we will continue to preserve, protect, and enhance other historic properties.

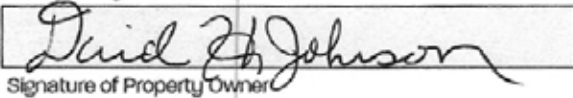
14. Attach up to five letters demonstrating community interest and support of this project, directly after this page.

Name	Relationship or Occupation

15. Certification (please read carefully):

The information submitted with this application is correct to the best understanding of the Applicant and Property Owner. The Applicant and Property Owner hereby certify that they will comply with the conditions set forth in this application and the instructions. In the event grant funds are received, the applicant agrees to the conditions and procedures outlined in this application, the Prince George's County Historic Property Grant Program Guidelines, and the instructions, specifically the requirement for timing specifications, Historic Site Designation, the conveyance of a perpetual preservation easement to The Maryland-National Capital Park and Planning Commission, oversight of the project by M-NCPPC staff, and adherence to citation requirements. See "Award Conditions" in the Application Instructions for details. This certification is a material condition of any grant award.

Property Owner 1:


Signature of Property Owner

David H. Johnson
Name of Property Owner (print legibly or type)

09/07/2024
Date Signed

23509 Patuxent Blvd
Street Address

Aquasco
City

MD
State

20608
Zip Code

240-682-9204
Phone

djohnson196266@gmail.com
Email

OPTIONAL: Ethnic origin* of Property Owner 1:

Black or African American

*Ethnic origin designations are categorized by the Federal Equal Employment Opportunity Commission.

Property Owner 2 (if applicable):

Signature of Property Owner

Name of Property Owner (print legibly or type)

Date Signed

Street Address

City

State

Zip Code

Phone

Email

OPTIONAL: Ethnic origin* of Property Owner 2:

*Ethnic origin designations are categorized by the Federal Equal Employment Opportunity Commission.

16. Corporate Resolution (complete this section only if you are signing on behalf of a corporation):

The applicant as below is also authorized and directed to make or cause to be made and to execute and deliver on behalf of the applicant such certificates and statements and any and all other papers, instruments, or documents which may be necessary, convenient, or desirable to complete the transaction of a grant award in the name and on behalf of the applicant and under its corporate seal.

Name of Corporation

Signature of Authorized Officer per organizational documents (e.g., Articles of Incorporation, Charter or By-Laws)

Name of Authorized Officer (print legibly or type)

Position of Authorized Officer (e.g., president, trustee, etc.)

Date Signed

Street Address of Organization

City

State

Zip Code

Phone

Email

OPTIONAL: Ethnic origin* of Authorized Officer:

*Ethnic origin designations are categorized by the Federal Equal Employment Opportunity Commission.

TOWN OF EAGLE HARBOR

23308 Hawkins Drive
Aquasco, Maryland, 20608
Phone: 301-888-2410



September 09, 2024

Prince George's County
Historic Preservation Commission
14741 Governor Oden Bowie Drive, 4th Floor.
Upper Marlboro, MD 20772

Re: Letter of Support- 23509 Patuxent Boulevard

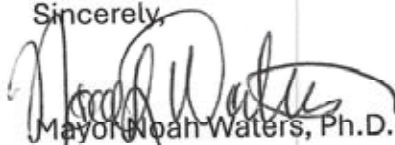
To Whom It May Concern,

On behalf of the Town of Eagle Harbor's Board of Commissioners, please accept this letter in support of funding for the application, located at 23509 Patuxent Boulevard in the Town of Eagle Harbor, Maryland.

In 1929, Eagle Harbor became the first African American town to be incorporated in the state of Maryland. It is located in the southeast corner of Prince George's County along the western shore of the Patuxent River. With a population of 65, Eagle Harbor is seeing growth and is prime to experience what many rural communities are now seeing across America. As suburban sprawl and roadside development make more places look the same, it is becoming more important than ever that small rural communities are preserved to keep their identities intact. But more importantly, funding this project will help to define our community by hinting at its past. We also believe that this project will encourage economic growth and community sustainability, which will inevitably increase revenue for the state of Maryland.

We are in full support of the project, which will help to revitalize our main street, Patuxent Boulevard, and we are asking for your full support for this effort.

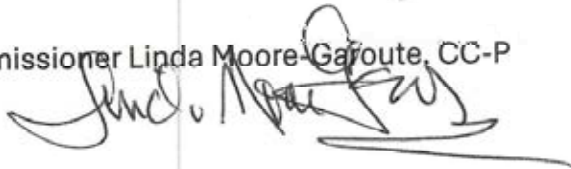
Sincerely,


Mayor Noah Waters, Ph.D.

Commissioner Ronald Gaines



Commissioner Linda Moore Garoute, CC-P





PRINCE GEORGE'S COUNTY HISTORIC PRESERVATION COMMISSION

County Administration Building • 14741 Governor Oden Bowie Drive, 4th Floor, Upper Marlboro, Maryland 20772
www.pgplanning.org/HPC.htm • 301-952-3680 • historicpreservation@ppd.mncppc.org

REQUEST FOR HISTORIC SITE EVALUATION

Property Address: 23509 Patuxent Boulevard Aquasco, MD 20608
Property Name: 23509 Patuxent Boulevard

For M-NCPPC office use only

Historic ID #		Tax Map	
Town		Grid	
Property Zoning		Parcel	
Subdivision		Election District	
Block		Tax Account	
Lot		Property Land Area	
Within Municipal Limits: YES <input type="checkbox"/> NO <input type="checkbox"/>			

PROPERTY OWNER(S)

APPLICANT/CONTACT (IF DIFFERENT THAN OWNER)

Name	David H. Johnson			Name							
Firm				Firm							
Address	23509 Patuxent Blvd			Address							
City	Aquasco	State	MD	ZIP	20608	City		State		ZIP	
Phone	240-682-9204			Phone							
email	djohnson196266@gmail.com			email							

REASON FOR REQUEST:

The Town of Eagle Harbor Historic District is being nominated to the National Register of Historic Places under the African American Resources of Prince George's County Multiple Property Documentation Form (MPDF, NR #6450095), accepted by the Register on March 14, 2005. The historic district exemplifies two of the property types associated with African American resources in the county identified by the MPDF (sites of recreation and entertainment and settlements) and satisfies registration requirements established by the MPDF for potential National Register eligibility.

LMG By initialing here, the owner/applicant acknowledges that they have received from Historic Preservation Section staff information on the responsibilities and incentives associated with historic site designation, including the Historic Area Work Permit process, Historic Preservation Tax Credits, the Historic Property Grant Program, and Subtitle 29 of the County Code.

Linda More-Gault
Signature of Applicant/Contact/Owner
David H Johnson
Signature of Owner

09/07/2024
Date
09/07/2024
Date

87B-038-XX 23509 Patuxent Blvd

Click or scan below to access property scoring sheet

<https://forms.office.com/r/dejDP6KxQH>



Prince George's County Historic Property Grant Program Guidelines

Adopted by the Prince George's County Planning Board May 8, 2008

Revised July 21, 2016

Revised September 16, 2021

Mission Statement

Grants from the Prince George's County Historic Property Grant Program are designed to preserve, protect and enhance historic properties; encourage others to preserve, protect and enhance historic properties; and to promote interest in and the study of historic properties. Grants will be awarded for the rehabilitation, restoration, preservation, or acquisition of historic property. The following definitions of rehabilitation, restoration and preservation will be followed in this program:

1. Rehabilitation acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character.
2. Restoration depicts a property at a particular period of time in its history, while removing evidence of other periods.
3. Preservation focuses on the maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time. (Protection and Stabilization have now been consolidated under this treatment.)¹

Funding Source

The Prince George's County Historic Property Grant Fund is supported by funds appropriated in the Planning Department's annual budget, subject to availability of funds. These funds are awarded by the Planning Board as **Capital Grants** with recommendations from the Historic Preservation Commission. The grant cycle corresponds to the Prince George's County fiscal year (July 1 to June 30).

Program Administration

The grant program is administered by the Prince George's County Planning Department of The Maryland-National Capital Park & Planning Commission.

Grant Range

Applicants may apply for and receive matching grants up to \$50,000 per project. A 10% match is required.

¹National Park Service, U.S. Department of the Interior, Technical Preservation Services – *The Secretary of the Interior's Standards for the Treatment of Historic Properties*

Eligibility

Applicants

Prince George's County Historic Property Grant award applicants must be:

- Individuals
- Nonprofit organizations and foundations
- Political subdivisions

Eligible properties

- Located in Prince George's County, and
- Residential, commercial, institutional, agricultural, or other types of property that are listed in the current *Prince George's County Historic Sites and Districts Plan*, or
- National Historic Landmarks, or
- Properties individually listed in the National Register of Historic Places, or
- Contributing resources in either a locally designated historic district or a National Register Historic District, or
- Properties determined eligible by the Historic Preservation Commission for inclusion in the current *Prince George's County Historic Sites and Districts Plan* or determined eligible by the Maryland Historical Trust for inclusion in the National Register of Historic Places either individually or as a contributing resource in a historic district

Eligible Activities

- Acquiring Historic Properties
- Preserving Historic Properties
- Restoring Historic Properties
- Rehabilitation of Historic Properties

Ineligible Activities

- New Construction, with the exception of reconstruction that recreates vanished or non-surviving portions of a property for interpretive purposes
- Rehabilitation work that is already underway at the time of application or has been previously completed
- Projects that do not conform to *The Secretary of the Interior's Standards for the Treatment of Historic Properties*
- Projects required for compliance with federal, state, or Prince George's County regulations
- Projects that have little or no public benefit by being focused mainly on interior finishes and not on the preservation of the structure or building envelope.

Grant Application Procedures

Applications

Grant applicants are not prohibited from applying for and receiving grant funds outside of this program (i.e., a Prince George's County Planning Board Capital Grant and a Prince George's

County Non-Capital Grant) within a single grant cycle. The grant cycle corresponds to the Prince George's County fiscal year (July 1 to June 30).

All work supported by previous Prince George's County Historic Property Grants must be satisfactorily completed and grant expenses fully reimbursed prior to submission of a new grant application. Grant recipients can only apply every two years for a given property. In the interest of equity and to distribute the available funding as much as possible, the Planning Board may place limits on the cumulative monetary value or the total number of grant awards that are received by any single property.

Grant applications must be submitted using the Prince George's County Historic Property Grant Program application form.

Submittal Deadlines

Deadlines will correspond to the announcement of fund availability.

Selection Process

The selection process is competitive. Applicants are encouraged to develop proposals carefully. M-NCPPC historic preservation staff will be available for consultation during the grant preparation/application process. The staff will compile the applications for review by the Historic Preservation Commission. The Historic Preservation Commission, upon the recommendations of its Grant Committee, will review all applications and make its recommendations to the Planning Board.

Grant Committee

A five-member grant committee may be appointed by the Historic Preservation Commission Chairman. The Chairman may invite representatives of non-profit organizations to serve on the committee or may use its own members as the committee. The grant committee will review the applications and make award recommendations to the full Historic Preservation Commission.

Selection Criteria

The following 12 criteria, grouped into three categories to be applied through the rating and ranking and weighted as listed and with a potential score of 100, will be used to evaluate and select projects for funding, on a competitive basis, that meet the purposes and priorities of the grant program:

Historic Property (40 points)

1. Historical and cultural significance of the resource(s); 0-10 points
2. Urgency of the need for financial assistance; 0-5 points
3. Extent to which the property would expand the cultural/historical diversity of properties within the current funding year; 0-5 points
4. Extent to which the property would expand the diversity of resource types within the current

funding year; 0-5 points.

5. Extent to which the project would contribute to the equitable geographic distribution of grant funds across the County within the current funding year, taking into consideration Councilmanic District; 0-10 points
6. Located within the boundary of a Sustainable Community; 0 or 5 points

Project (35 points)

7. Retention of historically significant material or details; 0-15 points
8. Potential for long-term resource preservation provided by the project; 0-15 points
9. Extent to which the project could stimulate or promotes other preservation activities; 0-5 points

Project Management (25 points)

10. Readiness of the applicant to initiate and complete the project; 0-10 points
11. Administrative capability of the applicant; 0-10 points
12. Demonstrated community interest and support (via letters of support); 0-5 points

Grant Award Conditions

1. All work must conform to The Secretary of the Interior's *Standards for the Treatment of Historic Properties*.
2. All work must conform to the Prince George's County Historic Preservation Ordinance and policies.
3. Successful applicants will be required to sign a Historic Preservation Easement Contract substantially in the form included with the application agreeing to the conditions of the program.
4. Grant recipients shall convey a perpetual Historic Preservation Easement substantially in the form included with the application to The Maryland-National Capital Park and Planning Commission after the grant is awarded and before any funds are disbursed.
5. Grant money is distributed incrementally as reimbursements upon receipt of properly documented expenditures and photographs of completed work items.
6. Grant recipients must commit in writing to submit the subject individual property for inclusion in the *Prince George's County Inventory of Historic Resources* as a Historic Site.

7. Capital grant funded work must be performed by licensed and insured contractors. Grant recipients must provide adequate assurance, as approved by the Commission, that the work will be completed within the approved budget. Projects must be completed within two years of recordation of the easement.
8. A match of a minimum of ten percent (10%) is required; the provision of in-kind matches of labor and materials are permitted. The match may consist of cash, donated services, or use of equipment. It may be raised and spent during the grant period; it does not have to be “in the bank” prior to the award of the grant.
9. Grant recipients must provide proof of availability of all funds as set forth in their budget.
10. Costs for work funded by grant funds are not eligible for the Prince George’s County Historic Preservation Tax Credit.
11. Any materials or publicity produced in relation to the project must include the following citation for capital grants: “Funding for this project was provided in part by The Maryland-National Capital Park and Planning Commission, Prince George's County with the recommendation of the Prince George’s County Historic Preservation Commission.”