
5 • Historic Preservation

The spirit of Prince George's County is built upon and reflected in its past. Historic resources are tangible links with the past and help give a community a sense of identity, stability, and orientation. In the effort to preserve the county's heritage and community character, geographical areas possessing historical, architectural, and aesthetic values are of paramount importance in the development of the county. In the face of ever-increasing extensions of highways and modern residential and commercial developments, areas with an unusual concentration of distinctive historical, architectural, and archeological values are threatened by destruction, neglect, or impairment. It is in the public interest to provide a sense of community identity and preserve these historic resources that represent and reflect elements of the county's cultural, social, economic, religious, political, architectural, and aesthetic heritage.

KEY FINDINGS

- The plan area contains a variety of historic resources that coexist with modern subdivisions and commercial areas, including plantation farmhouses, turn-of-the-century railroad towns, and summer "retreat communities."
- The plan area includes 15 county historic sites, 10 county historic resources, and 2 properties listed in the National Register of Historic Places.
- Previous historic resources survey work collected important documentation on buildings, structures, and sites within the plan area. This work will be continued and expanded under the goals, policies, and strategies set forth in the preliminary 2009 *Historic Sites and Districts Plan* amendment.

MAJOR CHALLENGES

- Insufficient preservation awareness, coupled with a perception that preservation restricts property rights and impairs the preservation of area historic resources.

- Applications for county preservation grants exceed the amount of funds available.
- Area landscapes often are seen as development opportunities rather than preservation opportunities.
- There is a need for improved maintenance of some of the plan area's historic resources by property owners and stewards.
- Monitoring and enforcement is necessary to ensure that a historic area work permit (HAWP) is applied for and that completed work is performed pursuant to the permit requirements.

Plan Area History

Glenn Dale, Seabrook, and Lanham originated as rural farms settled by families moving inland from port towns along the Patuxent and Potomac Rivers. These early eighteenth-century settlements lay along roads that connected the prosperous colonial port towns. Portions of present-day Annapolis Road (MD 450) and Enterprise Road (MD 193) follow early transportation routes between Upper Marlboro, Bladensburg, and Annapolis.

The rural nature of the area changed after the Civil War with the introduction of the railroad. In the late 1860s, the Baltimore and Potomac Railroad constructed a line between Baltimore and southern Maryland that included a spur running from Bowie through the plan area to Washington, D.C. The first trains ran on this line in 1872. Over time, the spur became the most heavily traveled portion of the railroad. This line transformed the area, prompting the development of several small communities near the new railroad stations.

Initially conceived of as a rural summer retreat for Washington families, Seabrook was platted in 1871 by Thomas Seabrook, a building engineer for the Pennsylvania Railroad Company. A small community grew up around the train station, with cottages, commercial buildings, and a schoolhouse being constructed by the end of the nineteenth century.

In 1871, John Glenn and Edmund B. Duvall (owner of the nearby Marietta estate) platted another small community along the rail line in the eastern portion of the plan area. Originally known as Glennville (and later Glenn Dale), this community developed a church, school, post office, sawmill, commercial buildings, and residences over the next three decades. At the turn of the twentieth century, a group of African-American farmers began to settle on land just north of Glenn Dale. This community, known as Brookland, centered around Dorsey Chapel (which was in continuous religious use until 1971).

Lanham, in the western portion of the plan area, also grew because of the railroad line. Like Seabrook, its first residences were summer homes for Washingtonians. By the late nineteenth century, it had grown into a small village containing stores, a post office, a school, and a church.

The rate of development in these communities increased with the construction of the Washington, Baltimore, and Annapolis (WB&A) Electric Railway in 1908. This rail line connected Baltimore and Washington, with six stops in the plan area. Suburban development sprang up around these stations, notably the new settlement of Lincoln, which was planned by the Lincoln Land Development Company in 1908 as a vacation retreat and garden suburb for African-Americans.

Although the railroad lines facilitated transportation from the small suburban communities to Washington and Baltimore, major road improvements in the 1920s also helped draw new residents to the plan area. Additionally, institutional uses were attracted to the area: in 1919, the U.S. Department of Agriculture constructed the Plant Introduction Station in Glenn Dale, and in 1930, the District of Columbia purchased almost 200 acres of land that was developed in 1937 as Glenn Dale Hospital, a renowned tuberculosis sanatorium. Easy access to the area's two major cities prompted continued residential development that increased after World War II, when several federal installations were constructed near the plan area, including the Goddard Space Flight Center (NASA) and the Beltsville Agricultural Research Center. By the late twentieth century, most of the plan area's rural landscape had been transformed into today's residential suburbs.

Historic Preservation Commission

The Historic Preservation Commission (HPC) is the official government body overseeing historic preservation activities in Prince George's County. The HPC is required by Section 29-105 of the County Code to have a specialized membership and is appointed by the County Executive and confirmed by the County Council: three members with training in architecture, history, or preservation; three members with training in real estate, business, home building, or law; and three other members.¹

The primary functions of the Historic Preservation Commission include:

- Overseeing the county's Inventory of historic resources

¹ One member must be selected from the Prince George's County Historical and Cultural Trust Board, another from the Minority Building Industry Association, and another from the Prince George's County Board of Realtors.

- Recommending new historic sites or historic districts to the Planning Board and District Council
- Reviewing plans for exterior alterations, demolition, and new construction through the historic area work permit (HAWP) process
- Providing advice and assistance to property owners on preliminary plans for rehabilitation and new construction
- Reviewing and commenting upon development proposals that would impact historic resources
- Serving as a source of information on preservation techniques, programs, and funding

The HPC also has the power to recommend preservation programs and legislation to the County Council and Planning Board and to administer programs offering financial incentives for preservation. A listing of available financial programs is found in Appendix 3.

In addition to the functions of the HPC, the Prince George's County Historical and Cultural Trust, Prince George's County Historical Society, and Prince George's Heritage, Inc., also play important historic preservation roles (see Appendix 3).

Historic Preservation Tools and Strategies

Local Designation

The Historic Preservation Ordinance protects historic resources from inappropriate alterations through designation as a historic site or as a contributing component of a historic district. Designation results in application of the Prince George's County Historic Preservation Ordinance, which requires a historic area work permit (HAWP) for most exterior work on a historic resource. Review of the proposed work by the Historic Preservation Commission—using design standards established by the Secretary of the Interior—ensures protection of important architectural features and the property's setting. Local designation also gives the Historic Preservation Commission the authority to require work on historic properties that are in a state of continuing deterioration (known as “demolition by neglect”). Working with the county's Department of Environmental Resources, the HPC may require repairs or stabilization work performed on behalf of the property owner and charged to the owner.

Under Subtitle 29 of the Prince George's County Code, the Historic Preservation Commission may deny a HAWP application for demolition. This denial prevents

a property owner from obtaining a demolition permit for a historic site or contributing property in a historic district.

Archeological Review

The archeology component of the county's historic preservation program calls for a specialized approach to protecting resources. The ability to predict with reliability where archeological sites are located is an important goal of the county's program. In early 2004, the Prince George's County Planning Board issued an initiative to protect archeological sites during the development process. The Planning Board expressed a particular interest in investigating the possible existence of slave quarters and graves, as well as archeological evidence of the presence of Native American peoples.

In November 2005 the County Council passed, and the County Executive signed, new regulations (Sections 24-104 and 24-121 (18)) that required review of all subdivision developments to determine whether archeological investigations should occur on development properties. The new regulations also implemented the Planning Board's *Guidelines for Archeological Review*.

Section 24-104 provides for the protection of archeological sites that are significant to the understanding of the history of human settlement in Prince George's County. Section 24-121 provides for the preservation in place of archeological sites identified in accordance with the *Guidelines for Archeological Review*.

The results of the archeological investigations have made substantial contributions to the understanding of the county's history, including slave life and the life ways of Native Americans. These discoveries have also enabled the county to protect historic landscapes and sites that would otherwise be lost forever.

Additional tools and strategies for historic preservation involving development review, subdivision regulations, special exceptions, architectural conservation districts, and preservation easements are further described in Appendix 3.

EXISTING CONDITIONS

Although late twentieth-century development has eradicated many buildings, structures, and landscapes of the plan area's early settlements, Glenn Dale, Seabrook, and Lanham still contain several examples of historic resources that embody the area's rural and railroad history. Most of these resources are privately-owned, single-family residences. The area's most historically significant property is the Federal-

style house known as Marietta Mansion (circa 1813). The property is owned by The Maryland–National Capital Park and Planning Commission (M-NCPPC) and is operated as a historic house museum.

Historic Resources

In Prince George’s County, a historic property can be recognized at the county level and at the federal level:

- Designation as a historic site (or as a contributing structure of a historic district) under the county’s Historic Preservation Ordinance.
- Listing as a county historic resource under the county’s Historic Preservation Ordinance.
- Listing in the National Register of Historic Places (as an individual property or as part of a National Register historic district) administered by the National Park Service.

The Glenn Dale–Seabrook–Lanham plan area contains historic properties recognized at both county and federal levels. Although these properties have historic designation, they are protected from inappropriate alterations and/or demolition only if they are designated county historic sites.

Properties Listed in the National Register of Historic Places

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

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

- The prestige of national recognition that a property is of significance in American history, architecture, archeology, engineering, and/or culture. Nomination involves a multistep review process that includes professional evaluations of the significance of the property.



Marietta Mansion.

■ Consideration in the planning for federally and state-assisted projects.

Procedures require careful consideration of any impacts on National Register properties by projects involving federal and state funds, licenses, permits, or tax benefits. There is no review for a project that uses private funds and does not require state or federal permits or licenses.

Listing in the National Register does not guarantee the preservation of a property and places no limits on property rights unless federal funding is applied for. There are no standards imposed on maintenance or improvements and government permission is not required for the alteration or the demolition of a listed property.

The plan area contains two properties listed in the National Register of Historic Places: Marietta, an elegant Federal-style house built for U.S. Supreme Court Associate Justice Gabriel Duvall, now owned by the M-NCPPC and operated as a house museum; and the Thomas J. Calloway House, a private residence located in the Lincoln neighborhood, which constituted an early twentieth-century African-American retreat community.

Prince George's County Inventory of Historic Resources

The Prince George's County Inventory of historic resources is based on a series of surveys first performed by M-NCPPC from 1973 to 1975 and then updated by the Prince George's County historic preservation staff for the 1981 and 1992 *Historic Sites and District Plans*. Additional surveys are underway for the 2009 update to the 1992 *Historic Sites and District Plan*. A property included in this inventory is considered a "historic resource," which may be significant in national, state, or local history; architecture; archeology; or culture. Historic resources, designated as such through the *Historic Sites and Districts Plan*, are considered unclassified and are not subject to requirements for historic area work permits or prevention of demolition by neglect until reviewed at a public hearing conducted by the Historic Preservation Commission (HPC) to make findings that the property meets ordinance-based criteria for designation as historic sites.

The plan area contains ten properties listed in the inventory of historic resources (see Table 17).

Properties Protected by the Prince George's County Preservation Ordinance

Fifteen individual historic properties in the plan area are protected by the county's Historic Preservation Ordinance (Subtitle 29), which authorizes the nine-member county HPC to evaluate proposed historic sites. Properties designated as historic sites must meet specific criteria for historic, cultural, archeological, and/or architectural significance found in Subtitle 29-104.

To be determined historically or culturally significant, a property must be of:

- Significant character, interest, or value as part of the development, heritage, or cultural characteristics of the county, state, or nation.
- The site of a significant historic event.
- Identified with a person(s) who influenced society.
- Exemplify the cultural, economic, social, or historical heritage of the county and its communities.

To be determined architecturally significant, the property must:

- Embody the distinctive characteristics of a type, period, or method of construction.
- Represent the work of a master craftsman, architect, or builder.
- Possess high artistic values.
- Represent a significant and distinguishable entity whose components may lack individual distinction.
- Represent an established and familiar visual feature of the neighborhood, community, or county, due to its singular physical characteristics or landscape.

Since 1992, a number of properties not included in the inventory of historic resources have been surveyed and documented, but the properties only could be classified as historic sites through a master plan amendment to include them on the inventory of historic resources. In 2008, a new provision was added to the Historic Preservation Ordinance to allow such documented properties to be listed as historic sites upon public hearing by the HPC, followed by a joint public hearing by the Planning Board and the District Council. This provision enables properties to be designated as historic sites more quickly than through master plan amendments.

The Historic Preservation Ordinance also authorizes the HPC to review proposed work on historic sites. Subtitle 29 of the Prince George's County Code applies to designated historic sites and historic districts and requires that a historic area work permit (HAWP) be obtained from the HPC and authorizes the HPC to "issue, deny, or issue with conditions" HAWPs. A HAWP is required for:

- Alterations of or new construction on designated properties
- Any grading, excavating, or construction that substantially modifies the environmental setting of a designated property
- The erection of signs on a designated property

- The demolition of a designated property
- Any other act which does not constitute ordinary maintenance but which modifies, alters, or otherwise affects the exterior features of a historic site or historic resource, or building within a county historic district

All proposed changes are evaluated against the Secretary of the Interior's *Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* (see Appendix 3), which have been adopted by the Historic Preservation Commission.

Any changes made to a designated historic site or a property within a historic district without a HAWP may be subject to a civil penalty (fine) of \$500.00 for each day of violation and/or other remedies permitted under law.

Additional information about the Prince George's County Historic Preservation Ordinance and historic site and historic district designation can be found in Appendix 3.

Historic Communities

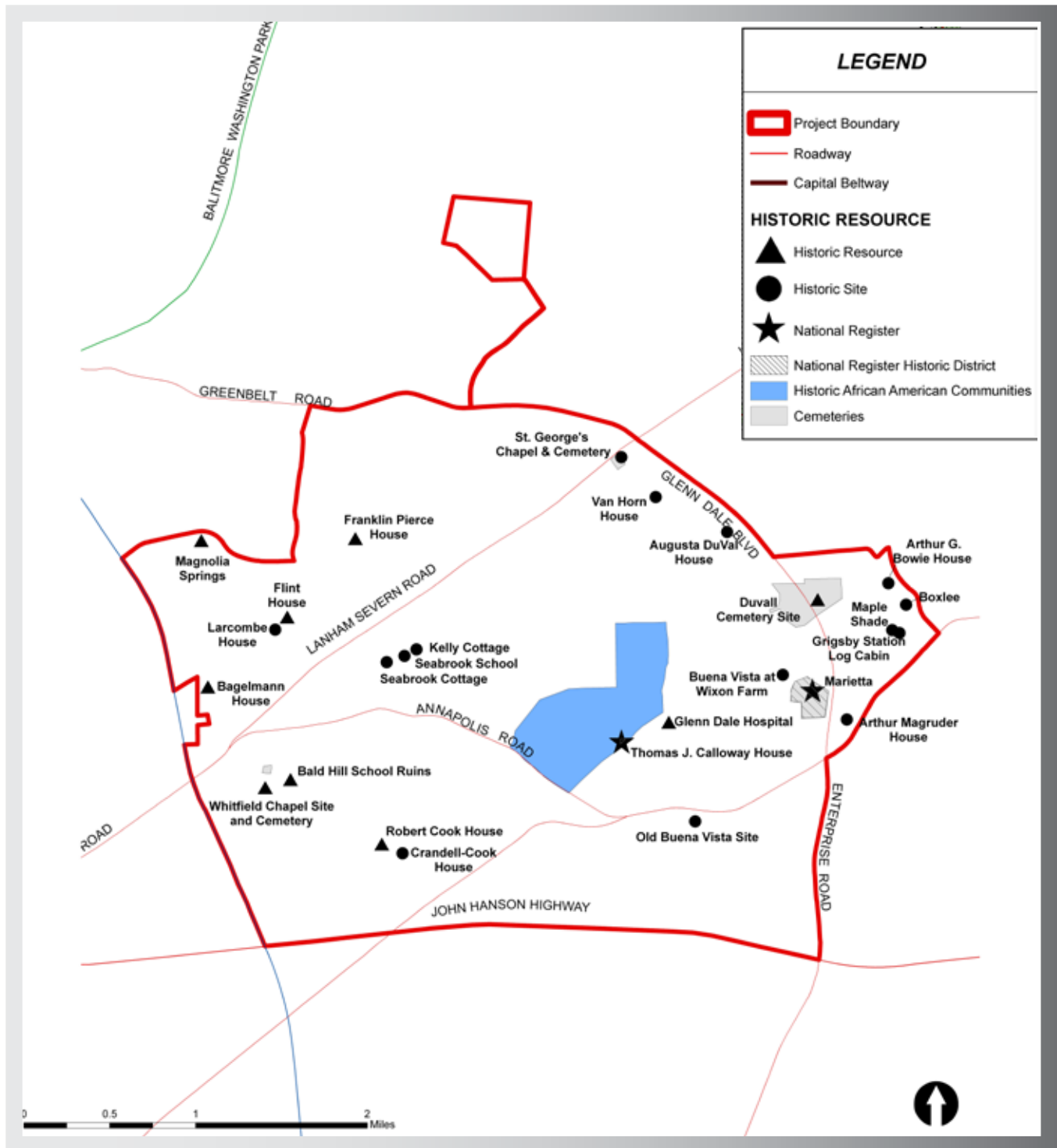
Although not a formal category under the county's Historic Preservation Ordinance, "historic community" refers to terminology found in the 1992 *Historic Sites and Districts Plan*. Historic communities are discrete areas of similar historic resources surveyed together. The basis for the survey typically relates to an area's history as a single subdivision or small settlement. Historic communities surveys may be used as the basis for designating a local historic district under the Historic Preservation Ordinance. Three historic communities exist in the plan area: the area around the Seabrook railroad station, the area along Glenn Dale Road to the south of the Lanham-Severn Road–Glenn Dale Boulevard intersection, and the former Lincoln subdivision. Each area contains at least one formally-designated historic site or historic resource.

Environmental Settings

A property's environmental setting refers to the land associated with a historic site. The environmental setting is considered an important part of the property's historic integrity and may include:

- Outbuildings, paths, roadways, and cemeteries
- Landscape features, such as fields, gardens, pastures, and waterways
- Vistas to and from the historic resource

The HPC has the ability to determine the extent of a historic resource's environmental setting at the time of designation as a historic site or when changes



Map 10: Historic Resources

Table 17.
Glenn Dale–Seabrook–Lanham Historic Resources

<i>Property</i>	<i>Year of Construction</i>	<i>National Register of Historic Places</i>	<i>Prince George's County Historic Site</i>	<i>Prince George's County Inventory of Historic Resources</i>
Magnolia Springs	N/A			•
Franklin Pierce House	circa 1907			•
Larcombe House	circa 1890			•
Whitfield Chapel Site & Cemetery	1921			•
Bald Hill School Ruins	circa 1860			•
Crandell–Cook House	Early 19 th century; 1901		•	
Buena Vista at Wixon Farm	1850s		•	
Marietta (with law office & cemetery)	1813–1830	•	•	
Arthur G. Bowie House	1909		•	
Duvall Cemetery	N/A			•
Augusta DuVal House	circa 1894		•	
Arthur Magruder House	circa 1912		•	
Maple Shade	18 th century; 1860; 1890s		•	
Grigsby's Station Log Cabin	Early 19 th century		•	
Boxlee	1923		•	
Flint House	1923–1924			•
Robert Cook House	1924–1928			•
Bagelmann House	1919-1921			•
Thomas J. Calloway House	1910	•		
Glenn Dale Hospital	1934			•
Van Horn House	1893		•	
St. George's Chapel & Cemetery	1892		•	
Seabrook Cottage	circa 1880		•	
Seabrook School	1896		•	
Kelly Cottage	circa 1880		•	

to the property are proposed through the HAWP process. The entire parcel of land within the boundaries existing at the time the property is designated is considered its environmental setting, unless otherwise specified on the master plan or reduced by the HPC. The environmental setting includes, but need not be limited to, walkways, driveways, trees, gardens, lawns, rocks, pastures, cropland, and waterways. The environmental setting establishes the limits of the HPC's review under the HAWP process.

Major Historic Preservation Issues

Enforcement

The Historic Preservation Section of M-NCPPC's Countywide Planning Division has received citizen complaints about enforcement issues on several properties within the Glenn Dale–Seabrook–Lanham plan area. Concerns include work being performed without obtaining a HAWP and the enforcement measures necessary to ensure that work permitted under a HAWP has been completed pursuant to the specified permit requirements.

Citizen associations also have been concerned with the deterioration of several historic properties within the plan area due to the property owner's failure to perform maintenance work. One example is the Arthur Magruder House, which was moved from its original site and is temporarily resting on a flatbed truck located on land at the intersection of Annapolis Road (MD 450) and Glenn Dale Boulevard (MD 193). This property has been off its foundation awaiting transport for over a year at the time of plan writing. This case, as well as other residential historic sites falling into disrepair, may constitute "demolition by neglect," a situation in which an owner fails to perform maintenance over a long period of time, resulting in the destruction of a structure. Subtitle 29 prohibits demolition by neglect, and the Historic Preservation Commission has the authority to require corrective action for historic sites and contributing properties within historic districts. Noncompliance may result in the county performing the corrective action as well as seeking other remedies in law and equity.

Former Glenn Dale Hospital and USDA Plant Introduction Station Sites

The former Glenn Dale Hospital site, a 200+-acre designated historic resource, together with the 70-acre former USDA Plant Introduction Station site, presents a unique opportunity to provide potential parkland, recreation activities, and open space (See Chapter 7). During 2009, M-NCPPC will prepare a National Register nomination for the former Glenn Dale Hospital.

RECOMMENDATIONS

GOAL: Maintain the integrity and character of the plan area's historic resources.

POLICY 1:

- Protect historic properties by ensuring implementation of the county's Historic Preservation Ordinance.

STRATEGY:

Ensure that the plan area's historic sites are protected through enforcement of the county's Historic Preservation Ordinance.

Properties designated as local historic sites receive special protection under the Prince George's County Historic Preservation Ordinance. The requirement that owners obtain a historic area work permit (HAWP) for most proposed work on a historic site ensures HPC review of actions that could prove damaging to important architectural features or a property's environmental setting. Although civil penalties are assessed for failure to obtain a valid HAWP, enforcement actions sometimes do not occur.

The Prince George's County Historic Preservation Commission and the Historic Preservation Section of M-NCPPC's Countywide Planning Division should work closely with the county's Department of Environmental Resources (DER) to ensure adequate enforcement and monitoring of HAWP requirements. This may involve discussions and activities that help inspection and permitting staff understand the importance of historic features, working with historic materials, and the proper application of the Secretary of the Interior's *Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*. DER staff also should understand the scope and possible conditions associated with HAWPs and the procedural requirements from the time of the property owner's application to implementation.

POLICY 2:

- Encourage local designation of qualified properties to place them under the protection of the Historic Preservation Ordinance.

STRATEGY:

Support historic designation of properties within the plan area that may qualify as local historic sites.

The county's Historic Preservation Commission should consider historic site designation for any historic resources within the plan area that may qualify based

on criteria set forth in the Historic Preservation Ordinance. Designation as a historic site will help protect these properties from unsympathetic alterations and assist in maintaining community character.

Additional plan area properties will be recommended for designation as historic sites in the forthcoming update to the *Historic Sites and Districts Plan*.

Investigate the possibility of local designation for properties that comprise historic communities within the plan area.

Areas considered as historic communities in the *Historic Sites and Districts Plan* may be eligible for designation as a local historic district. The HPC should conduct further evaluations of the Lincoln, Seabrook, and Glenn Dale historic communities properties to determine their eligibility for protection under the county's Historic Preservation Ordinance.

Members of the public may request evaluation for historic district status under the Historic Preservation Ordinance. After an area is documented, the HPC would hold a public hearing to review the documentation and staff recommendations and receive public testimony. If the proposed district is found to possess enough integrity to merit designation, the HPC may designate it as a historic district. Appeal of the HPC decision is to the Zoning Hearing Examiner and then final action would be taken by the District Council.

Areas found not to qualify as a historic district, however, may qualify as an architectural conservation district (see Appendix 3). Properties included in an architectural conservation district do receive protection from inappropriate changes under design review conducted by M-NCPPC staff. Residents must initiate a request for this type of designation, which must be approved by the District Council.

POLICY 3:

- Encourage adaptive use of historic buildings and structures.

STRATEGY:

Evaluate opportunities for adaptive use of historic buildings and structures in the plan area.

Reuse of historic buildings provides both economic and environmental advantages. For example, rehabilitation is more labor-intensive than new construction and, therefore, produces 20 percent more jobs than created by the expenditure for new construction. Rehabilitation requires less consumption of natural resources and reuse of existing buildings also reduces the burden on

landfills where demolition and construction debris accounts for 15–25 percent of total waste.

Reuse of existing and historic buildings presents an important opportunity in community planning and policy. Substantial incentives are available ranging from federal, state, and local tax credits, preservation easements, to flexibility in code interpretation.

Acquire the USDA Plant Introduction Station.

M-NCPPC should seek to acquire the United States Department of Agriculture’s Plant Introduction Station, located near the Glenn Dale Hospital site, in the event that the federal government decides to surplus the property. Once used for the growth and study of plants by USDA scientists, this 70-acre parcel has been vacant for more than a year. Strategic acquisition of this property would provide multiple public benefits:

- ☐ *The opportunity to preserve an important regional horticultural heritage resource.*
- ☐ *A major open space parcel that complements the adjacent Glenn Dale Hospital site and adds to existing Department of Parks and Recreation resources.*
- ☐ *The ability to retain the semi-rural character of the Bell Station Road area through public ownership that protects the area against private suburban residential development.*

GOAL: Identify and evaluate additional historic resources in the plan area.

POLICY:

- Continue to survey the plan area’s historic buildings, cultural landscapes, and archeological sites and determine their eligibility for local and/or national historic designation.

STRATEGIES:

Continue historic survey work within the plan area, giving consideration to newly eligible properties and properties that have recently become 50 years old.

Survey work has been carried out in the plan area as part of the update to the *Historic Sites and Districts Plan*. Most properties—with the exception of a few, highly-unique contemporary properties—must be at least 50 years old to qualify as “historic” according to National Register eligibility standards. As time passes, other properties will age into this category and may merit survey work. The ongoing survey work in the Glenn Dale–Seabrook–Lanham area should evaluate such

buildings, structures, and landscapes, identifying them as historic resources, where appropriate.

Evaluate the Former Glenn Dale Hospital and USDA Plant Introduction Station sites.

Maryland House Bill 113 restricts M-NCPPC's use of the Glenn Dale Hospital site, requiring that 150 acres be kept as open space in perpetuity and the remaining 60 acres be sold or leased to a developer of a continuing care retirement community.

During the summer of 2009, M-NCPPC engaged a consultant to complete a National Register nomination for the former Glenn Dale Hospital site.

Together with the adjoining 70-acre former USDA Plant Introduction Station, the two properties present a significant opportunity for potential parkland, recreation activities, and open space (see Chapter 7).

GOAL: Ensure that development review and infrastructure planning include consideration of historic resources.

POLICY 1:

- Interpret building codes with sensitivity for historic resources.

STRATEGY:

Ensure that contemporary building code standards do not negatively impact the adaptive use of historic properties.

Many modern building codes contain safety requirements that, if implemented, would damage the historic spaces, features, and finishes of older properties. Common examples include wider stairwell widths, building-wide sprinkler systems, security systems, and the requirement for multiple means of egress in the event of a fire. Several states, including Maryland, have implemented special building codes for certified historic properties. The Maryland Building Rehabilitation Code, designed to encourage revitalization and rehabilitation by minimizing the costs of code compliance, includes a section devoted to historic buildings. Alternate compliance options are available for building code provisions that would conflict with historic preservation goals.

The Historic Preservation Section should work with Prince George's County building inspectors and officials to ensure shared understanding of historic preservation goals and the importance of preserving key exterior architectural features in historic buildings and structures. When inspectors have latitude in their interpretation of codes, requirements should be to the benefit, not detriment, of historic properties.

Alterations to buildings may be subject to the Americans with Disabilities Act (ADA). However, there are special rules and minimum access requirements where an alteration “would threaten or destroy the historic significance” of a historic building. Historic buildings include those eligible for listing in the National Register of Historic Places or designated under state or county law (See 28 Code of Federal Regulations Sec. 36.405). To use the minimum requirements, consultation is required with the Maryland Historical Trust State Historic Preservation Officer.

POLICY 2:

- Ensure that existing historic resources are preserved or enhanced when reviewing development applications.

STRATEGY:

Continue to support special requirements in the county’s zoning and subdivision regulations for properties abutting historic resources.

POLICY 3:

- Ensure that the design and siting of public facilities and roadways adjacent to historic resources respect historic character.

STRATEGY:

Link area historic sites and historic resources to existing and planned public trails.

Many of the plan area’s historic properties lie adjacent to or near existing and proposed pedestrian and bicycle trails. Ensuring that these trails provide access to historic resources will enhance recreational opportunities and promote public appreciation of these properties.

GOAL: Enhance community understanding of the importance of the area’s historic resources.

POLICY 1:

- Support property nominations to the National Register of Historic Places.

STRATEGY:

Support nominations to the National Register of Historic Places for appropriate properties within the plan area.

M-NCPPC’s ongoing survey of plan area historic properties may identify several properties that qualify for listing in the National Register. The listing highlights the importance of a property’s history, architecture, and setting, and often can help the public understand broader preservation goals and practices. However, obtaining

National Register listing is a lengthy, detailed process that typically requires the services of a preservation consultant. This need for professional services can prove daunting for a property owner and may deter pursuit of listing. The Prince George's County Historic Preservation Commission should support eligible nominations to the National Register and offer technical assistance to owners who wish to prepare nominations.

POLICY 2:

- Provide preservation information and assistance to owners of historic properties.

STRATEGIES:

Provide technical assistance to owners of historic resources.

Most owners of historic properties are not preservation specialists and often need professional advice on specific rehabilitation/restoration issues. M-NCPPC's Historic Preservation Section includes architectural historians, preservation planners, and an archeologist who can provide technical assistance to owners of historic resources. Staff is available assist property owners with completing HAWPs, design and technical advice, site investigations, and general preservation guidance and advice. Staff also directs property owners to a network of preservation specialists, consultants, and craftspeople in the greater Washington, D.C., area who can address the historic property owner's individual concerns. In addition to offering "on call" services, M-NCPPC continues to produce a series of educational documents offering technical advice on specific preservation issues.

Continue to ensure that the results of historic properties survey work are made accessible to the public.

Although the primary purposes of M-NCPPC's historic resources survey work are to provide updates to the Prince George's County Inventory of historic resources and evaluate properties for local and National Register designation, the survey also can serve the broader public. Information obtained during the survey should be made available to assist property owners in making informed decisions about their properties, to respond to informational requests about the history of various Prince George's County communities—including the Glenn Dale–Seabrook–Lanham plan area—and to promote awareness of the importance of historic preservation and its beneficial impact on the community.

Continue the interpretive plaque program that recognizes area historic properties.

Designation as a historic site is accompanied by the opportunity to apply for a historic property plaque. These plaques provide a tangible marker for the public of a property's historic significance as a county historic site. Plaques are awarded

by the Historic Preservation Commission at a special reception during Historic Preservation Week in May. Owners of historic sites are encouraged to obtain and display this plaque.

POLICY 3:

- Support community preservation groups and strengthen preservation education programs.

STRATEGY:

Work with community preservation groups to implement preservation programs and produce guidance publications for property owners.

Several local historic preservation organizations that serve as preservation advocates exist within Prince George's County. M-NCPPC should develop stronger partnerships with these groups to form a broad and unified preservation coalition that can create educational programs, events, and informational materials to boost public awareness of preservation issues. One of these preservation groups, the Prince George's County Historical Society, holds regular meetings at Marietta, one of the plan area's most significant historic resources. Programs and publications should focus on broad preservation goals, but also help individuals understand the relationships between historic resources and their contexts (i.e., their physical settings, historical eras, and development patterns, and social history) and how particular area resources relate to each other. This may include the creation of programs and documentation that focuses upon important themes, such as African-American history, railroad settlements, recreation, and agriculture (important themes for the Glenn Dale–Seabrook–Lanham plan area).

GOAL: Promote public awareness of the economic benefits of historic preservation.

POLICIES:

- Publicize the availability of tax credits for eligible properties.

STRATEGIES:

Publicize the availability of federal and state tax credits and preservation easements.

The Historic Preservation Section should work with local preservation advocacy groups to publicize the availability of federal, state tax, and local incentives for preservation (see Appendix 3). Owners may also qualify for preservation loan programs when such funds are available. These programs may serve as incentives for owners of eligible properties to seek National Register designation (see Appendix 3).

Federal and state tax credit information should be distributed to owners when applications are made for work to be done on properties that are at least 50 years old. Information also should be disseminated to property owners who may qualify for these tax incentives, together with local real estate agents, bankers, and real estate attorneys who might work with individuals seeking to purchase or rehabilitate historic properties. Care should be taken to advise the property owner that rehabilitation work must comply with the Secretary of the Interior's Standards for Rehabilitation to take advantage of these incentive programs. Property owners are encouraged to contact M-NCPPC historic preservation staff and submit applications for tax credits prior to the commencement of work.

Continue to offer local preservation grants and tax incentives.

Recognizing that preservation and maintenance of a historic property may require more effort and expense than that for a nonhistoric property, the Prince George's County's local property tax credit and historic property grant program serve as important financial incentives for historic property owners. Property owners are encouraged to explore existing grant opportunities for the acquisition, rehabilitation, preservation, and restoration of historic property within the county. Additional information about this program can be found in Appendix 3.

POLICY 3:

- Support heritage tourism planning.

STRATEGY:

Work with the county to support heritage tourism initiatives.

Heritage tourism is defined as "traveling to experience the places, artifacts, and activities that authentically represent the stories and people of the past and present. It includes cultural, historic and natural resources."² Cultural heritage tourism has a wide range of potential benefits, a strong market potential, and has seen a surge in popularity and implementation in various places in recent decades. Many local government agencies, preservation groups, and economic development advocates within Prince George's County have a very positive view of heritage tourism, since it can be a powerful engine of economic growth while helping improve the quality of life for local communities.

In recent decades, the process of suburbanization, rapid development, and regional competition have threatened the stability of the economic base of areas within the county, thus putting in peril the traditionally high quality of life these places have enjoyed. There is countywide interest in turning to tourism as an

2 National Trust for Historic Preservation, 2008

important and effective way to diversify the area’s economy, as well as to attract people and investment.

The Glenn Dale–Seabrook–Lanham plan area’s collection of historic resources can be marketed as part of a heritage tourism effort aimed at national and local audiences. These resources can encompass a wide variety of structures, events, ways of life, and historical themes including architecture, historic sites, art and music, sense of place, and themed festivals and events.

Promoting heritage tourism may include encouraging visitation and appreciation of existing historic resources through a coordinated signage/wayfinding system, importing preservation “themes” into area trails planning, emphasizing connections between recreational spaces and area historic properties, and ensuring that the plan area’s historic resources have a presence in M-NCPPC’s and the county’s printed and on-line informational material.

