

### III. Architectural Character and Significance

#### Introduction

The architectural character of the Broad Creek Historic District reflects its long and varied history. From the earliest human occupants to its current residents, each generation has made its mark both on the land and on the built environment. Archaeological investigations have yielded evidence of Native American camps, as well as early colonial construction. Later colonial construction is still evident at Want Water, Harmony Hall, and St. John's Church. A few small farms were developed during the nineteenth century, but none of these nineteenth-century buildings survives, although historic maps and records document their existence. Twentieth-century development from the 1920s to the 1990s is widely evident along the Livingston Road corridor.

Human occupancy began in the area that is now the Broad Creek Historic District long before the arrival of British colonists. We know that Native Americans used the land on the banks of the Potomac for hunting, fishing, and camping. Their dwellings and structures have long since been replaced, though the archaeological record of their existence resides within the layers of earth and may one day be told. The arrival of British colonists to Broad Creek is documented in archival records; the earliest colonial building that has been identified through archaeological excavation is the earthfast house that was located just east of the current Harmony Hall. There is written record of nonresidential buildings at the Town of Broad Creek including tobacco warehouses, taverns and stores. We can also conclude that there were other residences within the town though we must speculate as to their design and construction, which was probably simple and functional. Future archaeological investigation may provide some of the answers to location, layout, and method of construction of these buildings.

Want Water, constructed in the early eighteenth century in the Tidewater/ Colonial style, is the oldest visual architectural link with Colonial Broad Creek. Harmony Hall is the next extant building on our architectural timeline. Built in the 1760s, it is a handsome Georgian plantation house with fine interior decorative details. The district features one other original colonial building, St. John's Church. The present church is the fourth church building on the site; it also dates from the 1760s and is a fine example of Georgian ecclesiastical architecture.

Written records and early maps show a few houses and farms located in the historic district in the period between the American Revolution and the late nineteenth century, but none of these buildings survives today. During the late nineteenth century immigrants from Silesia, Prussia, including the Stein family, began to settle in the district. The first of these German settlers lived at Harmony Hall, and in the early years of the twentieth century built several of their own dwellings nearby. Houses associated with these families from the turn of the twentieth century are located just outside the district to the southeast.

The twentieth century saw a great deal of change within the historic district. George Norman Roland purchased a tract of land north of Harmony Hall and began a small family farm. His small, one-and-one-half-story farmhouse, constructed ca. 1927, was built by Amish craftsmen and is prominently located along Livingston Road. His sons and daughters built three houses on lots south of the original Roland house. These houses, constructed in the 1940s, were all built on a similar roughly square plan and have evolved over time into three houses quite different in appearance.

Charles Collins and his wife acquired Harmony Hall in the 1920s and repaired and restored it inside and outside, making a few changes along the way. Collins also had plans to restore Want Water, which was in very poor shape by this time. His plans were never realized and Want Water continued to deteriorate into the ruins we see today. Collins had one other preservation success, moving Piscataway House in the 1930s from its original location in the Village of Piscataway to its current location north of Harmony Hall. Piscataway House is a fine example of a Tidewater/Colonial house and is in keeping with the Colonial history of Broad Creek.

World War II brought more changes to the district. Indian Head Highway was constructed in 1942 to allow direct trips to the Naval Ordnance Station at Indian Head. The new road and the increased traffic made Broad Creek less isolated and invited new development. Commercial development began within the district with the opening of Mills Lumber in 1948. Residential development is evidenced in the Cape Cods, a style popular both before and after the war, and the ranch houses built in the 1950s and the 1960s. Harmony Hall Elementary School was built in 1966 to serve the children in the area. It was converted into the Harmony Hall Regional Center in the 1980s. Construction in the district since the 1980s can be classified in three ways: traditional Tidewater forms using traditional materials, traditional forms using modern materials, and modern forms with modern materials.

## Historical Significance

There survive important reminders (physical, archival, and archaeological) of an active port town and commercial community during the period before the American Revolution, and of a rural community that survived after the decline of the commercial port.

Important developments in the nineteenth century included the establishment of small farms by freed slaves, the immigration of families from Prussia, and the consequent establishment of the community of Silesia.

Important developments in the twentieth century included the preservation/restoration of three of the eighteenth-century features and the subsequent acquisition/management of the focal point of the community by the National Park Service, as well as the establishment of the Broad Creek Historic District.

## Architectural Character

This chapter presents the architectural character of the Broad Creek Historic District. For each developed property, there is an architectural description, a site map, and at least one photograph. Historic properties are accompanied by a statement of significance.

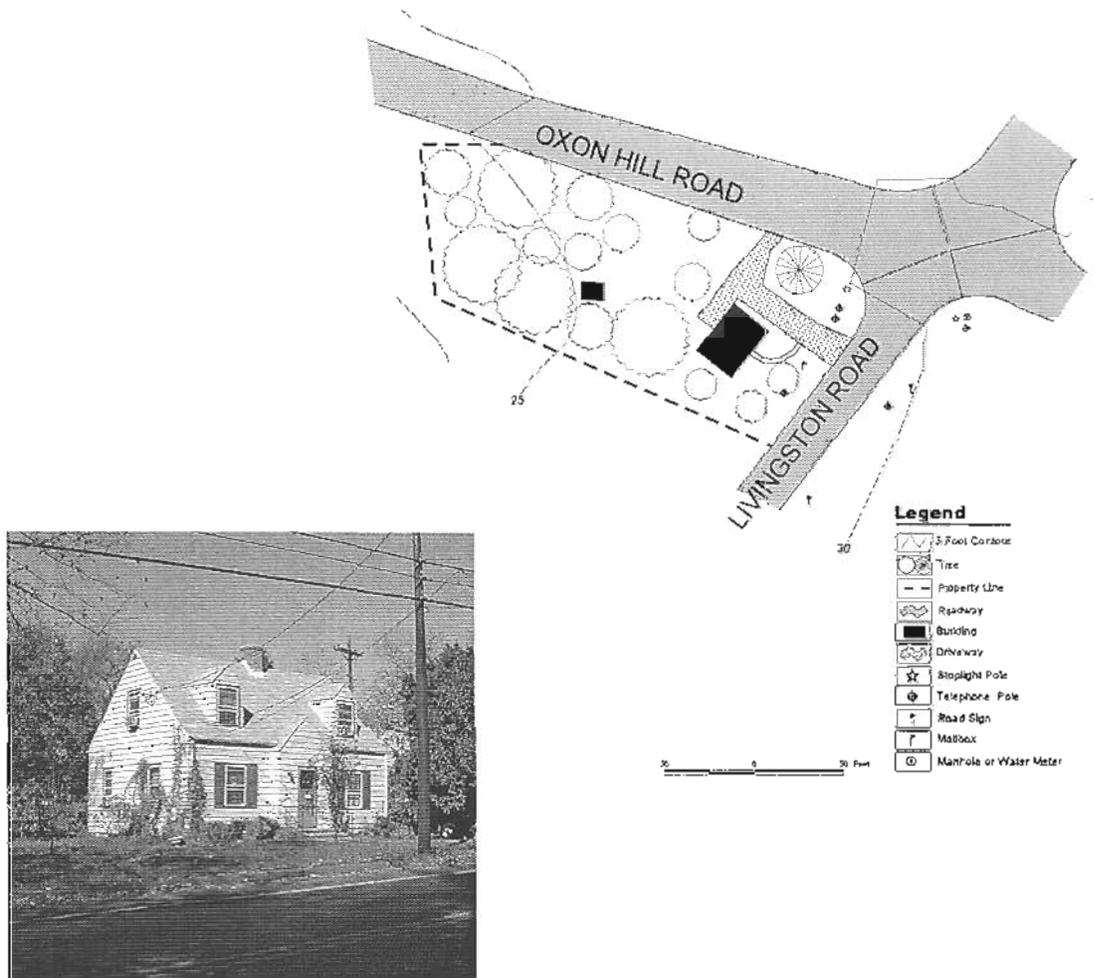
## 9601 Livingston Road

### Description

The building at 9601 Livingston Road, constructed in 1939, is a one-and-one-half-story Cape Cod; it stands on a half acre of land at the northwest corner of the entrance to the historic district. The three-bay main elevation has a central entrance flanked by modern one-over-one double-hung windows, each with decorative shutters of synthetic material. The side-gable roof is asphalt shingle with a brick chimney piercing the center of the roof. It exhibits two gable dormers. A small center-projecting gable contains the front door. The entire house has been covered in synthetic siding. A small concrete stoop with a metal railing leads to the front door that is obscured from view by an ornamental metal storm door.

### Significance

This house is significant as a good example of the Cape Cod style that was popular in the 1930s and 1940s and continuing in popularity after World War II.

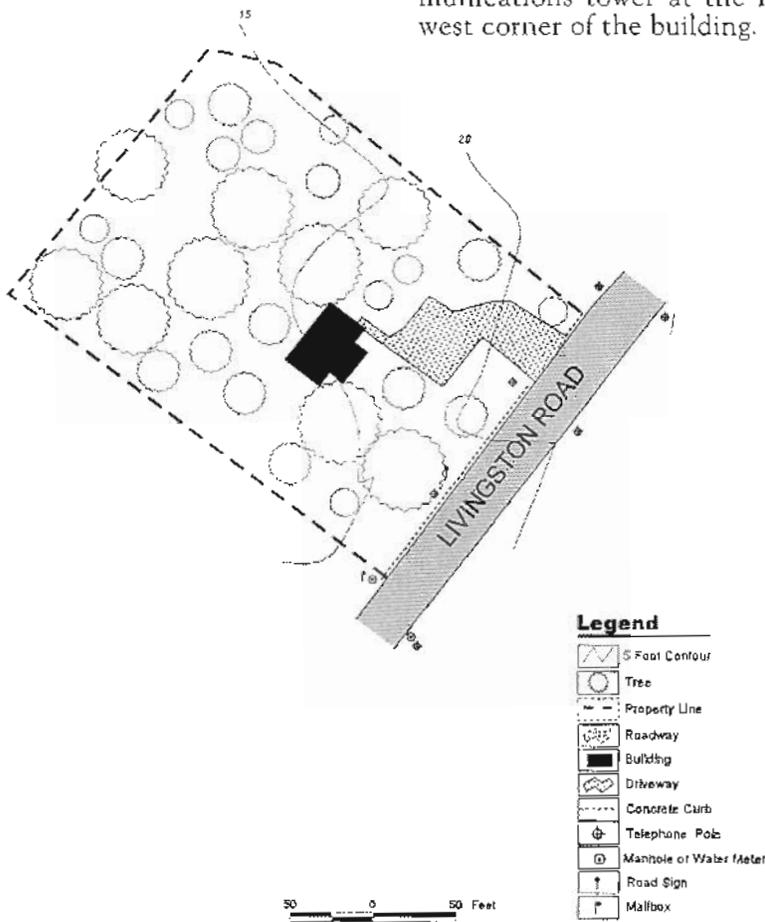


## Comcast Building: 9611 Livingston Road



### Description

The Jones Communications (now Comcast) building, constructed in 1984, stands on 1.3 acres of land situated between three M-NCPPC parcels. It is a one-story concrete block building with a side-gable roof and a substantial gable projection centered in the main (east) elevation. The gable ends are covered in synthetic siding and each has a small centered louvered vent. The main elevation exhibits a brick veneer, while the other elevations are painted concrete block. A concrete sidewalk leads to a metal door on the north side of the projection. A chain-link fence encloses a communications tower at the north-west corner of the building.

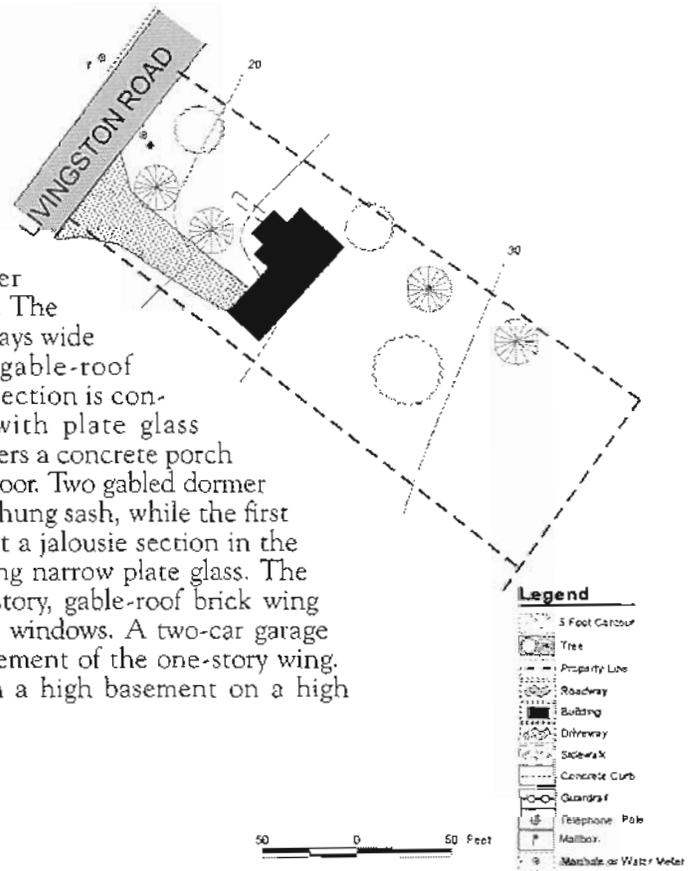


## 9612 Livingston Road



### Description

This one-and-one-half-story brick Cape Cod was built in 1964; it is situated on 1.4 acres adjacent to the Mills Lumber commercial property. The main block is three bays wide with a projecting gable-roof center bay. The projection is constructed of brick with plate glass windows and it shelters a concrete porch leading to the front door. Two gabled dormer windows are double-hung sash, while the first floor windows exhibit a jalousie section in the center flanked by long narrow plate glass. The building has a one-story, gable-roof brick wing that also has jalousie windows. A two-car garage is located in the basement of the one-story wing. The house is set on a high basement on a high point of land.

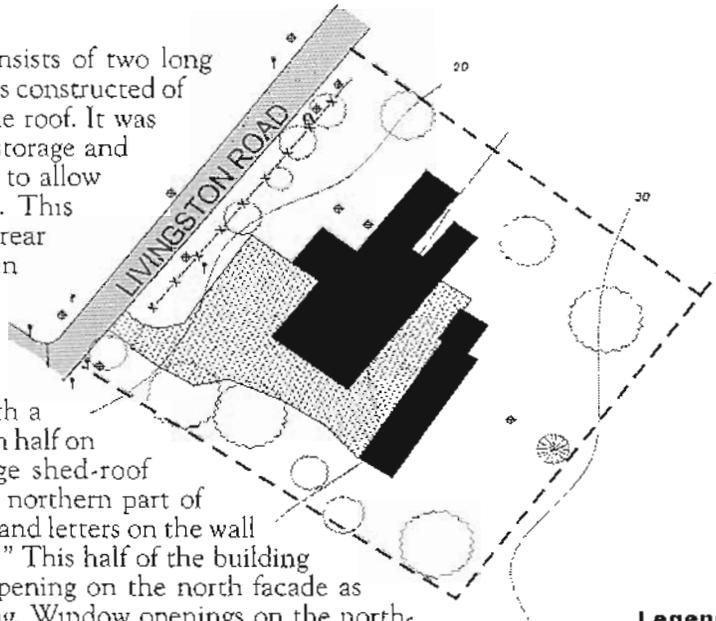


## Mills Lumber: 9700 Livingston Road

### Description

This commercial property consists of two long buildings. The storage facility is constructed of metal and features a side-gable roof. It was traditionally used for lumber storage and the western elevation is open to allow easy access to the materials. This building is located toward the rear of the property and is hidden from view of the street by the main building.

The main building is also a long side-gabled structure with a concrete foundation divided in half on the main elevation by a large shed-roof addition. A large sign on the northern part of the roof reads "Mills Lumber" and letters on the wall below read "Established 1948." This half of the building is enclosed and has a large opening on the north facade as well as a wooden door opening. Window openings on the north-easternmost section of the west elevation are long and narrow, placed three-quarters of the way up the wall. Closer to the shed-roof addition are six paired six-light windows and a double wooden door with divided lights in the top. A metal stovepipe on its western plane pierces the metal roof. The other half of the building exhibits a shed roof and is open on the west elevation to allow access to the lumber storage area.



### Legend

	5 Foot Contour
	Tree
	Property Line
	Roadway
	Building
	Driveway
	Gate
	Fire Hydrant
	Telephone Pole
	Road Sign

### Significance

Mills Lumber Company is significant as the first commercial development in the community after the grocery/feed store was established by the Stein/Tilch family at the south end. Today this historic lumber establishment is the only commercial use in the historic district.



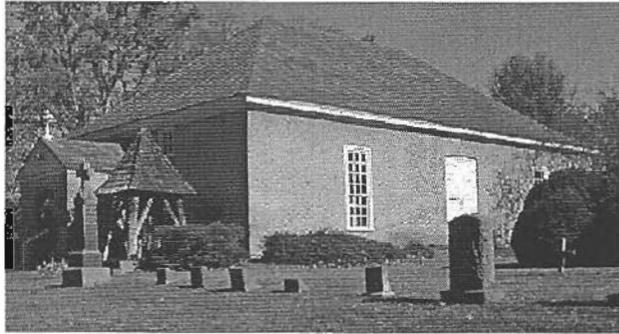
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## St. John's Church: 9801 Livingston Road

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### *Description*

St. John's Church, completed in 1768, is the fourth church building on its site, replacing the 1723 brick church and two previous frame structures. It is built of brick, laid in Flemish bond, and has a flared hip roof. The main



entrance is through a small gabled porch in the west facade. The east facade has two twelve-over-nine windows, which replaced a circular stained glass window that had been installed in 1910. The central bay of the three-bay south facade is occupied by a double door, originally the main entrance. The north facade is four bays wide with a twelve-over-nine window in each bay. A freestanding, rustic, wooden bell tower with a wood-shingled,

pyramidal roof stands next to the entrance porch on the west facade. It is roughly the same height as the porch. A brick sidewalk leads to the west entrance of the church.

The graveyard surrounds the church; most of the graves are situated to the south of the church building.

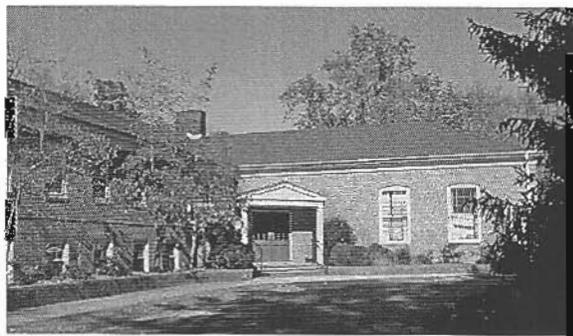
East of the church, close to Livingston Road, is the rectory. This modern one-story red brick building was constructed in 1961. It is essentially square in plan with a hipped roof that echoes the roof of the church building. It exhibits falsely divided six-over-six double-hung windows and concrete stoops with metal railings.

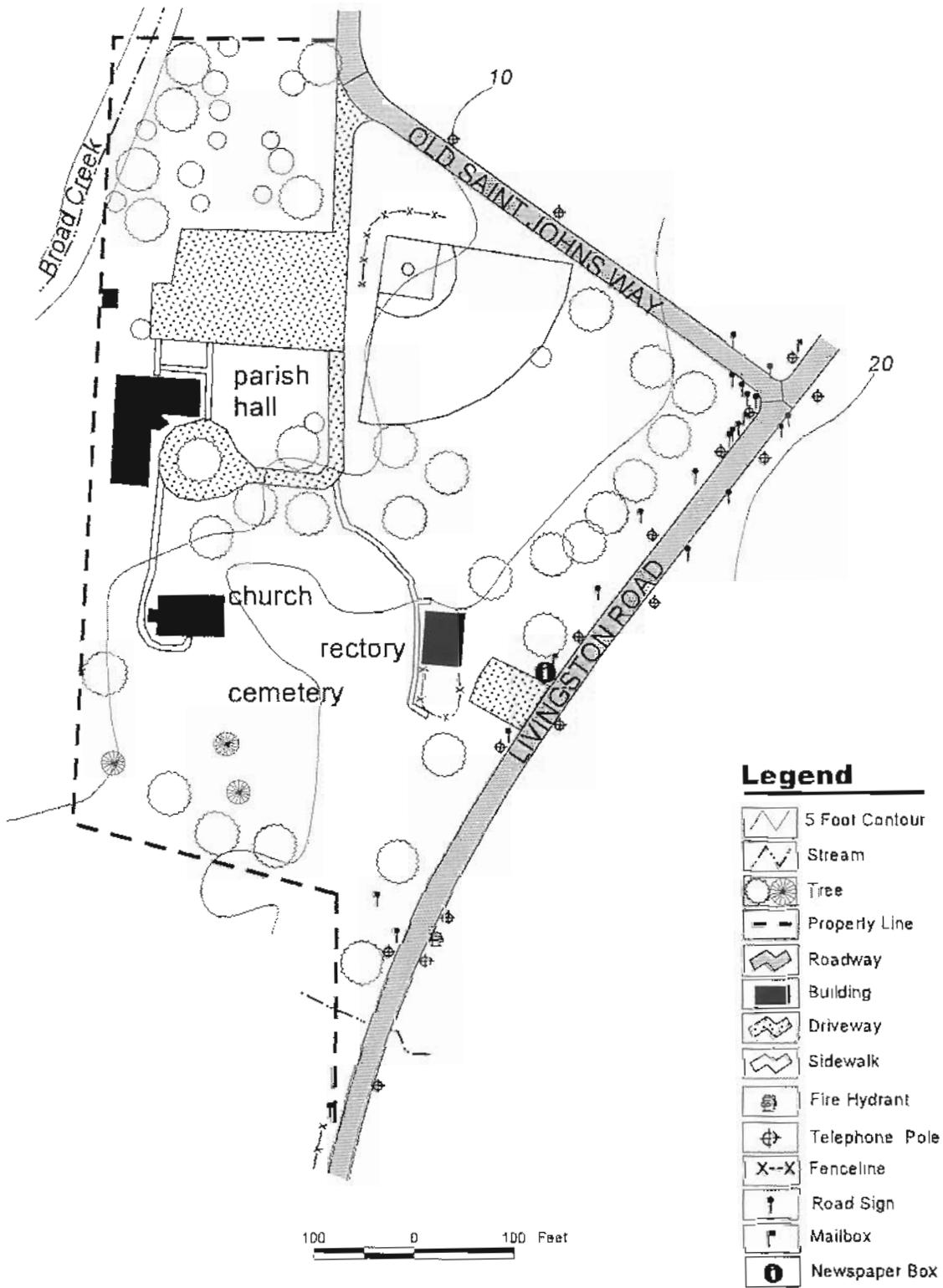
The parish hall and education center is located north of the church and is separated from the church by a semi-circular driveway. This L-shaped, brick building with a hipped roof was constructed in 1966 and is architecturally compatible with the church.



### *Significance*

St. John's Church is a fine example of Georgian ecclesiastical architecture. It represents one of the oldest of the Anglican church sites in Prince George's County and is of outstanding architectural and historical importance. Together with its architecturally compatible rectory and parish hall, and its ancient graveyard, it is an important landmark in the Broad Creek community.





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## Mieza: 10101 Livingston Road

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### *Description*

Mieza, constructed in 1992, is a two-and-one-half-story, side-gabled, cedar wood frame house approached via a long tree-lined drive. The house is partially blocked from view by plantings close to the porch. The primary or east elevation is five bays wide with a full-width front porch on the main level, as well as a full-width gallery on the second story. A central entrance with a wood-framed screened door and paneled wood door is flanked by sidelights and surmounted by a tripartite transom. Windows are one-over-one double-hung sash with plain board surrounds. They are falsely divided to approximate six-

over-nine windows. Centered double glass doors lead from the second floor to the gallery. The porch and gallery have wood plank floors and are supported by large square posts with minimal architectural detail.

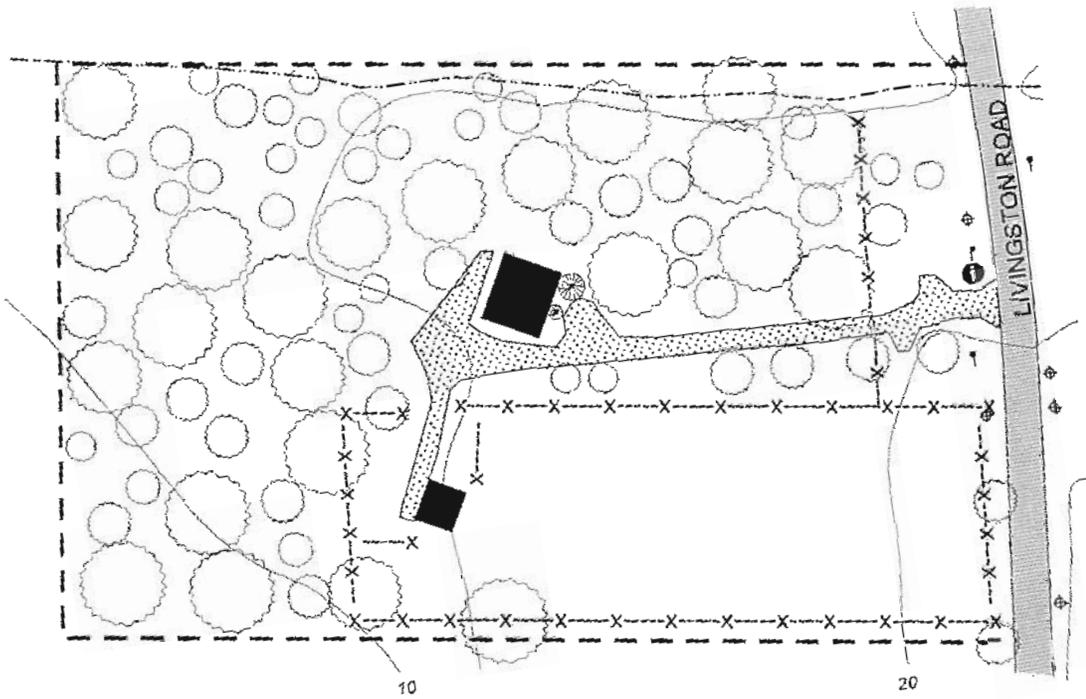
The south facade is three bays wide with a small gable-roofed entry porch making up the westernmost bay. The windows on this facade are the same as those on the main facade with the exception of the window at the attic level, which is constructed to look like a six-over-six divided light window. A brick chimney is visible on the north facade of the building. The house foundation is brick and the roof is covered by gray synthetic shingle.



A small story-and-a-half, board-and-batten stable, also constructed in 1992, is located south of the house. The structure resembles a traditional southern Maryland tobacco-drying barn. A large entrance is located in the north gable end to accommodate carriages. The barn has two shed roof additions, one on the east and one on the south elevation. A weathered four-rail fence encloses the paddock.

### *Significance*

Mieza is significant for its conscious attempt at compatibility with the character of the historic district. Using a traditional tidewater style, traditional proportions, and traditional building materials, it is a good example of new construction within the district.



**Legend**

- 5 Foot Contour
- Stream
- Tree
- Property Line
- Roadway
- Building
- Driveway
- Telephone Pole
- Fenceline
- Gate
- Road Sign
- Mailbox
- Newspaper Box



## 10110 Livingston Road



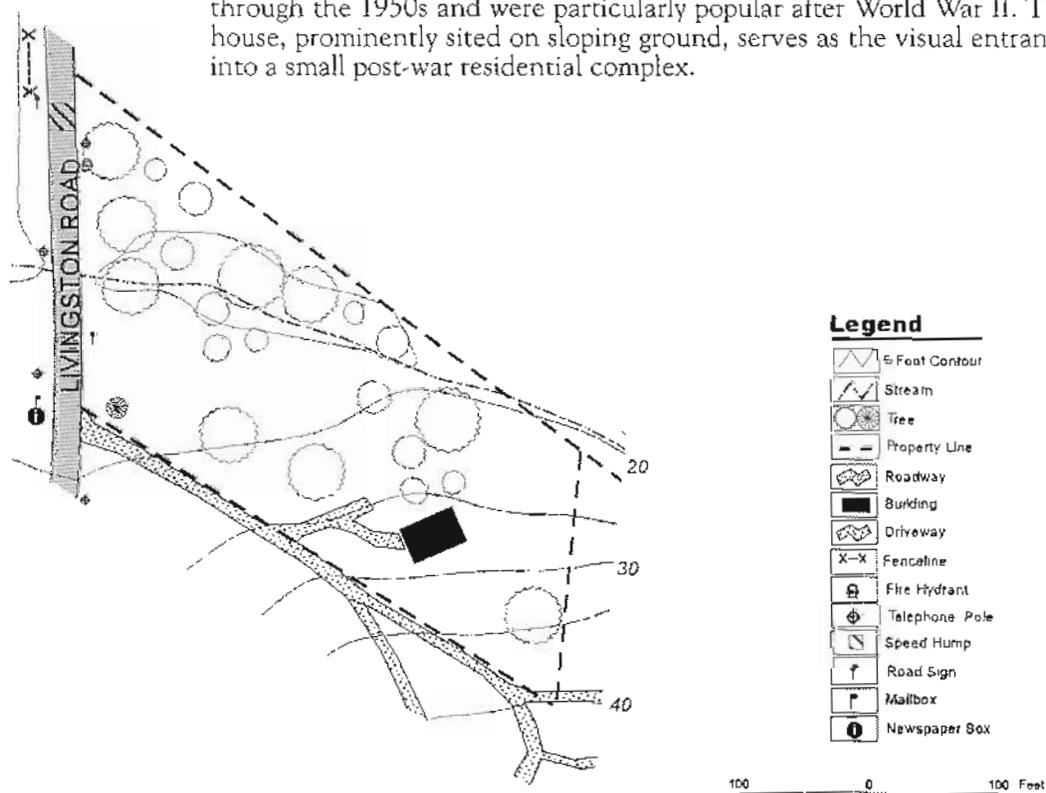
### Description

This one-and-one-half-story, side-gabled house is five bays wide and three bays deep, with a one-car garage in the south basement. The house has two large gable dormers on the west roof plane and a full-length shed-roof dormer on the rear. There is a covered patio addition at the north gable end. Most of the surface of the house is stuccoed, while the gable ends are sheathed with vinyl siding.

A flat roof supported by two posts, and approached by a long flight of steps, shelters the concrete entry stoop and the entrance in the west facade. This central entrance is flanked on each side by a small double-hung sash window. Paired modern windows with brick windowsills fill the two outer bays. Windows throughout the rest of the house are of various forms, with most being divided-light double-hung sash.

### Significance

Constructed in 1952, this house is an example of the Cape Cod-type cottages that were commonly built throughout the United States from the 1920s through the 1950s and were particularly popular after World War II. The house, prominently sited on sloping ground, serves as the visual entrance into a small post-war residential complex.



## 10114 Livingston Road

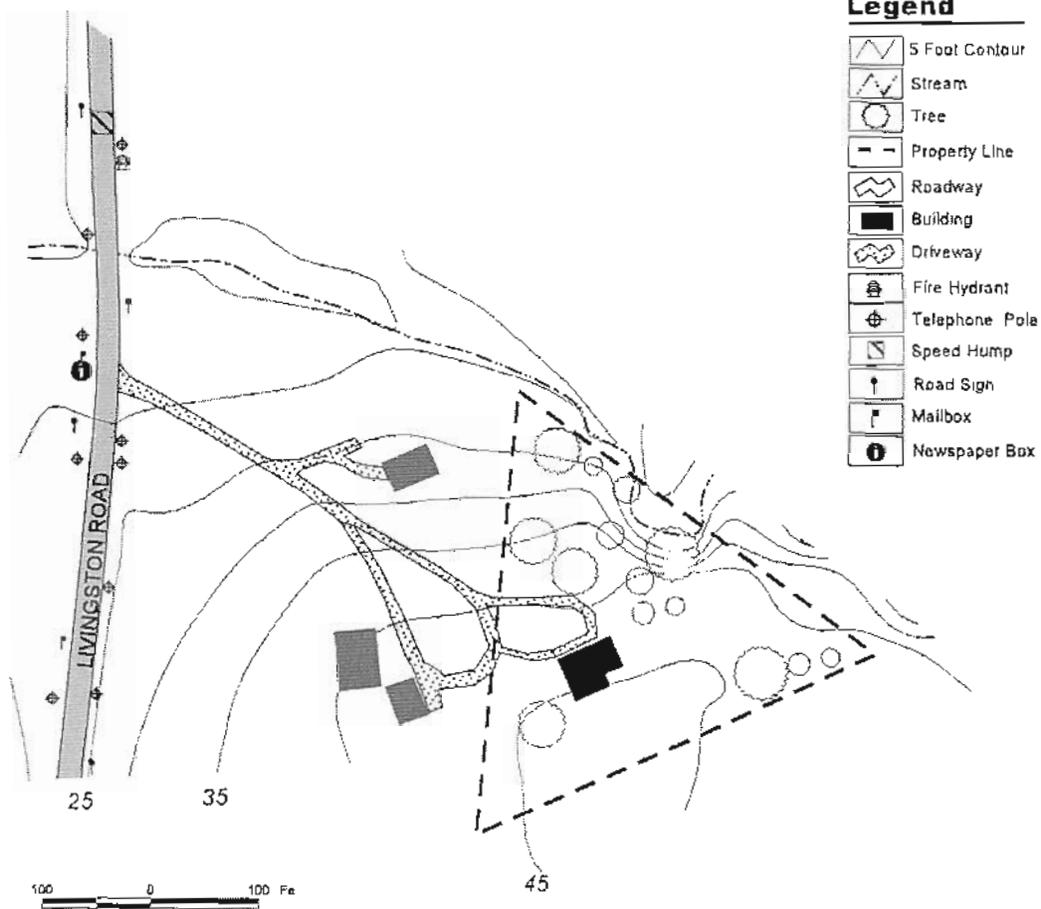
### Description

This side-gabled brick ranch house was constructed in 1950 from architect-designed plans. Wide overhanging eaves extend over a poured concrete entry porch. The house exhibits casement windows with an especially interesting ribbon arrangement in the southwest corner.



### Significance

Ranch-style houses gained popularity in the 1940s and became a dominant housing style in the 1950s and 1960s. This house and the one at 10118 Livingston Road exhibit two different interpretations of the ranch style. With its low-pitched roof line, wide overhanging eaves, and ribbon windows, this house is significant as a good example of an architect-designed ranch house from the 1950s.



## 10118 Livingston Road

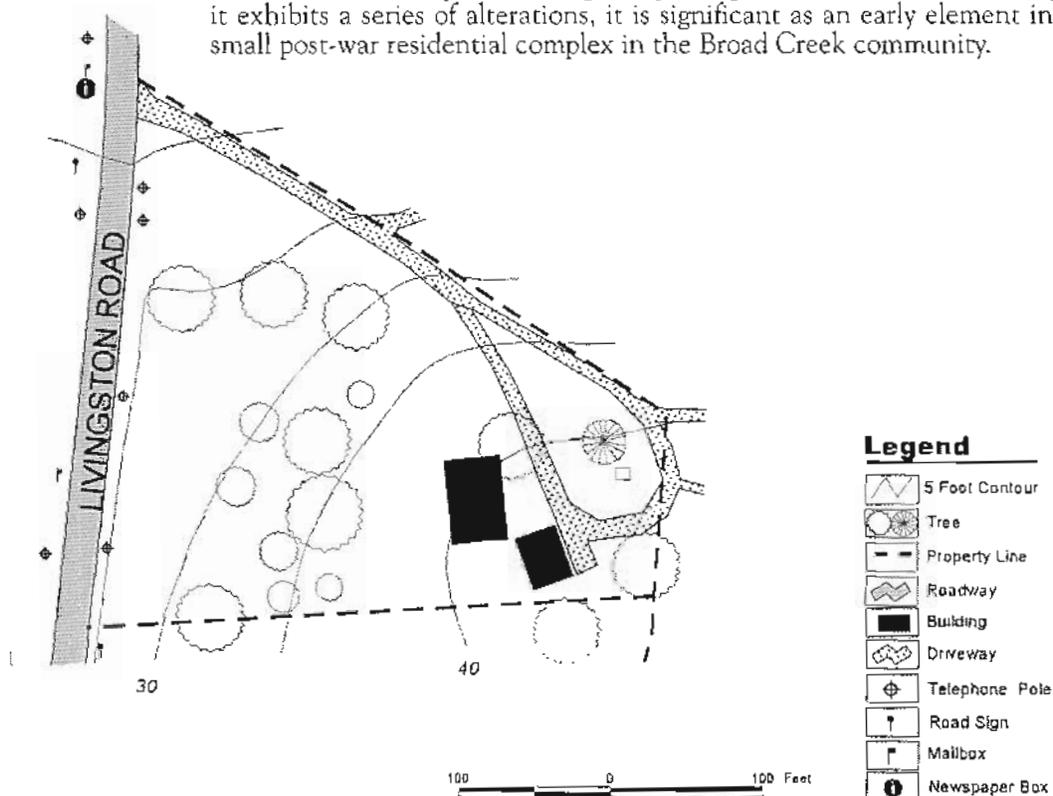


### Description

This ranch house, constructed in the 1950s, has two front gables connected to form a U-shape. An enclosed porch with a shed roof has filled in the front of the U. The gable ends are covered in aluminum siding, while the main portion of the house is stuccoed on the top with formstone on the bottom. The windows are modern one-over-one double-hung sash. A large brick and synthetic sided, gable-roof two-car garage is also on this property. It appears to have no vehicle access as the garage door opening has been boarded up and a set of double doors installed.

### Significance

This house was completed in stages beginning in the early 1950s. Although it exhibits a series of alterations, it is significant as an early element in a small post-war residential complex in the Broad Creek community.



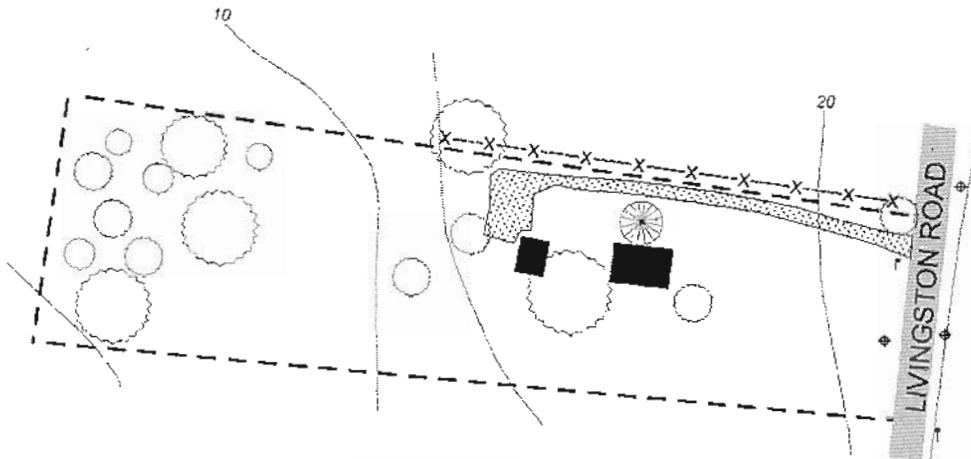
## George Norman Roland House: 10205 Livingston Road

### Description

This one-and-one-half-story, front-gabled house, constructed ca. 1927, is located on 1.1 acres and is surrounded by mature shade trees and ornamental plantings. The entrance is in the first bay of the three-bay facade; this east facade is sheltered by a three-quarter width, one-story hip-roof porch, now screen enclosed. The other two bays of the main facade exhibit six-over-one double-hung windows. The windows in the front gable at loft level are modern vinyl replacements, with one-over-one double-hung sash. Their proportions are not in keeping with the character of the house. The rear facade has a concrete stoop surmounted by a small gable roof.

### Significance

This house is significant as the first of the Roland family complex and for its association with the agricultural traditions of Broad Creek. It is the original farmhouse associated with the truck farm run by the Roland family. The farm supplied produce to Washington, D.C. Additionally, this house is a good example of an early twentieth-century front-gabled farmhouse.



### Legend

- 5 Foot Contour
- Tree
- Property Line
- Roadway
- Building
- Driveway
- Telephone Pole
- Road Sign
- Mailbox
- Fence line

100 0 100 Feet

## 10211 Livingston Road

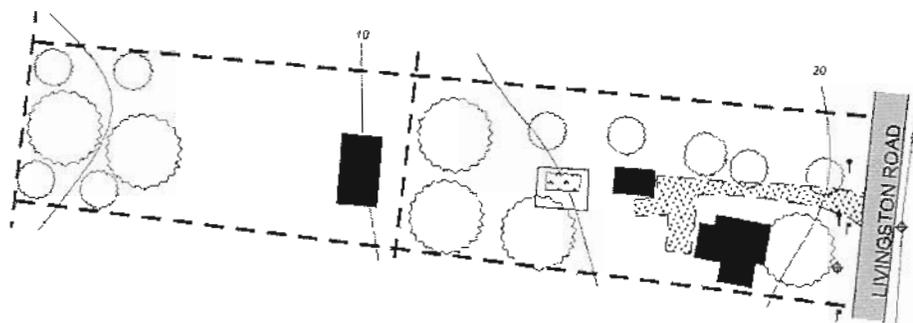
### Description

This one-story house, begun in 1948, has evolved over time to its current irregular plan. The main block of the house appears to have been a square with a side-gabled roof. A large front-gabled addition containing a glassed-in porch was constructed on the east facade in the early 1960s. A gable-roof living room addition on the north facade was completed at approximately the same time. Two gables of different pitches overlap at the rear of the house, indicating these changes from the original construction. According to Mr. Richard Scott, owner of the house, the house was constructed over time with any readily available materials. Therefore, windows, doorframes, and other elements of the house are of different sizes and shapes and materials.

This lot contains a detached one-car garage to the northwest of the house, a swimming pool west of the garage and a deteriorating barn west of the other buildings.

### Significance

The houses at 10211, 10215, and 10301 Livingston Road were built in the 1940s by the children of George Norman Roland. All three houses have undergone major alterations that disguise their original forms, but they remain significant to the historic district for their relationship to the family truck farm and to each other as a family complex.



### Legend

-  5 Foot Contour
-  Tree
-  Property Line
-  Roadway
-  Building
-  Driveway
-  Telephone Pole
-  Road Sign
-  Mailbox

100 0 100 Feet

## 10215 Livingston Road



### Description

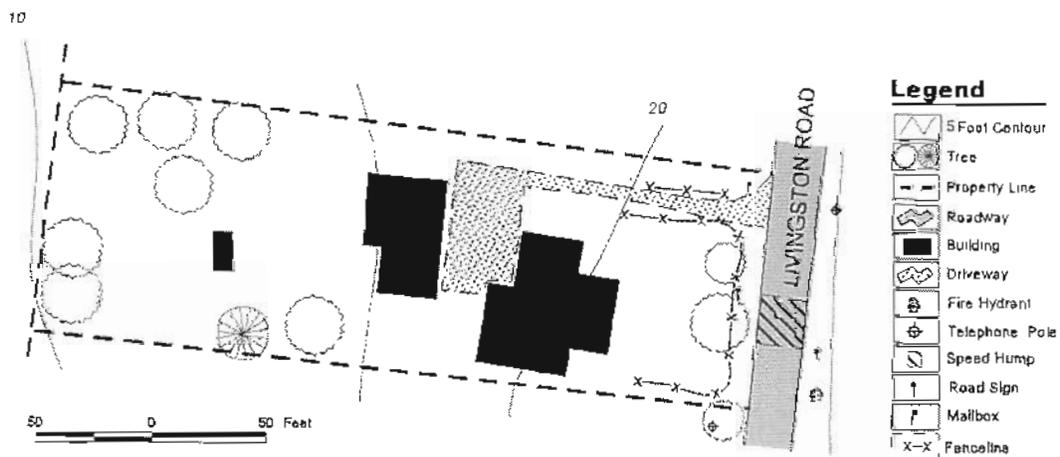
Like its neighbors at 10211 and 10301 Livingston Road, this one-story, side-gabled minimal traditional house has evolved over time into its current irregular plan. The front of this house retains its original appearance with its side-gabled roof and a large integral front gable on the main facade. Scalloped boards form a decorative cornice for the porch that is inset into the east facade. A concrete stoop with decorative metal railing leads to the front door.

The original house was completed in 1948 and several additions have been constructed over time. A large gabled addition at the rear of the house forms an ell. Subsequent construction has filled in the ell section, leaving the form of the house as a large square.

This property also has a large concrete-block, hip-roof garage with a workshop located to the west of the house. This was converted into a guest house/apartment in 2000.

### Significance

See 10211 and 10301 Livingston Road.



## 10300 Livingston Road



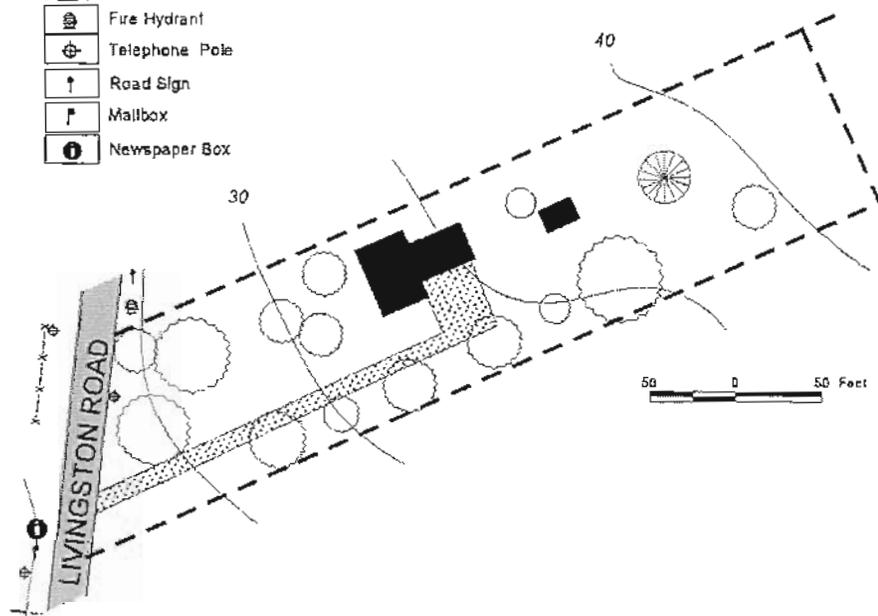
### Description

This one-story brick house was originally constructed in 1954 with a flat roof, making it a sleek, modern addition in this otherwise traditional area. The main roof collapsed during the winter of 2000 and was replaced by the current steeply pitched side-gabled roof. The main block of the house exhibits steel-sash windows in a tripartite arrangement, one large pane flanked by narrow rectangles divided into four squares. The west or main facade includes a poured concrete front porch with a decorative aluminum awning.

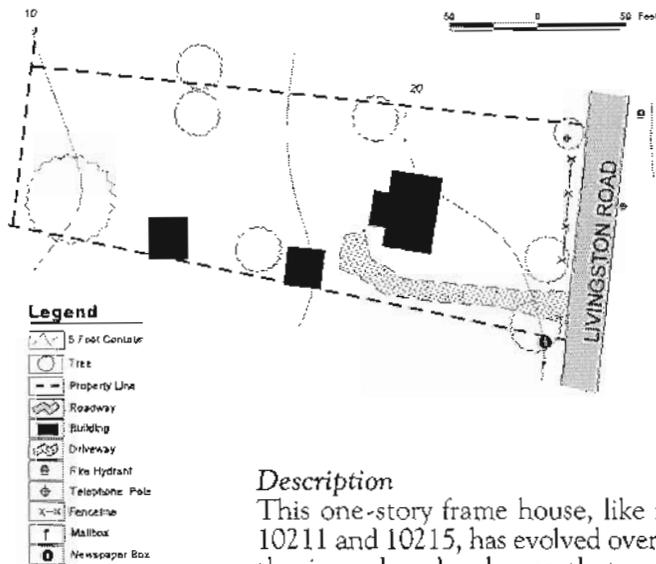
The house is four bays wide and two bays deep with a rear extension. This extension forms a breezeway that leads to a flat-roofed brick garage.

### Legend

	5 Foot Contour
	Tree
	Property Line
	Roadway
	Building
	Driveway
	Fence line
	Fire Hydrant
	Telephone Pole
	Road Sign
	Mailbox
	Newspaper Box



## 10301 Livingston Road



### Description

This one-story frame house, like its neighbors at 10211 and 10215, has evolved over time to become the irregular plan house that exists today. The main block of the house, finished in 1941, has a side-gabled roof with two symmetrical integral cross gables on the east facade. The south facade exhibits a flat-roofed addition, while the west elevation has another cross gable and a small flat-roofed entry porch that has been enclosed. The house is sheathed in vinyl siding. Windows in the house range from wood sash to aluminum sash to new vinyl sash.

There are three outbuildings on the property. Located southwest of the house is a one-and-one-half-story wooden barn or garage, which local tradition holds is from the original Tilch store. A smaller metal utility shed is located behind the barn. A metal, gambrel-roof shed stands to the north.

### Significance

See 10211 and 10215 Livingston Road.



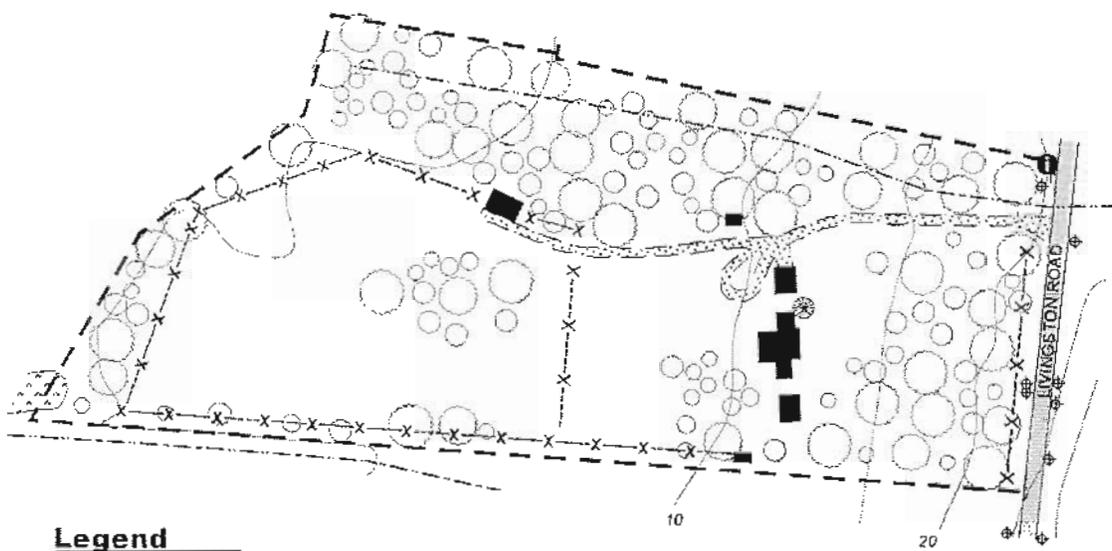
*Description*

Piscataway House, constructed in the mid-eighteenth century, is a one-and-one-half-story frame dwelling with a steeply pitched gable roof extending to cover a porch on each of the east and west facades. Each facade is three bays wide with the main entrance in the central bay. Two freestanding brick chimneys are on each gable end; those on the south facade are connected by a pent. On the east and west slopes of the roof are three dormer windows with fluted pilasters and returned cornices. When the house was moved from the Village of Piscataway in the 1930s, it was placed on a brick foundation. At that same time a brick kitchen constructed of old brick was attached to the north gable end, and in the 1950s a story-and-a-half, side-gabled brick carriage house was built a short distance to the north. In 1980 a south wing was designed and built to balance the carriage house and kitchen on the north. The south addition covers the base of the southeast chimney and obscures all but the southwest corner of the pent between the two chimneys.

A frame workhouse is separated from the house by a circular graveled driveway. West of the house, in the pasture, is a small stable.

*Significance*

Piscataway House is significant not only for its mid-eighteenth century architecture, but also because it was moved and rebuilt by Charles Collins during a period of nationwide interest in colonial architecture. It represents the important and connected history of the two early eighteenth-century port towns of Piscataway and Broad Creek.



**Legend**

-  5 Foot Contour
-  Stream
-  Tree
-  Property Line
-  Roadway
-  Building
-  Driveway
-  Fence line
-  Gate
-  Telephone Pole
-  Mailbox
-  Newspaper Box
-  Water

100 0 100 Feet

## 10310 Livingston Road

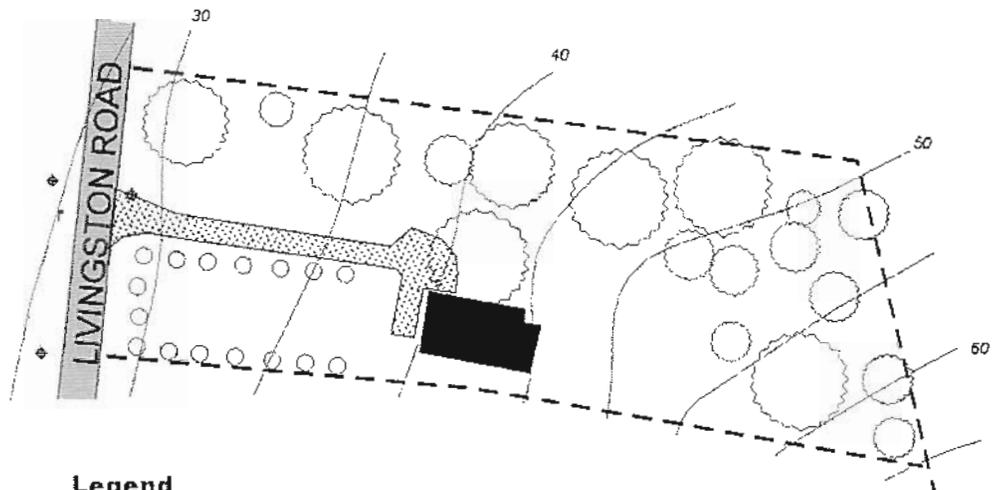
### Description

Situated well back from the road, this modern one-story house, built in 1997, rests on a high foundation. It has a front-gabled roof and projecting gables on the west and south facades. The principal gable exhibits a small stick-style ornament at the apex. The house is sheathed in vinyl with falsely divided six-over-one double-hung sash windows and a brick veneer foundation.



### Significance

This house was designed to complement the character of the traditional forms in the historic district, particularly the neighboring house at 10314 Livingston Road.



### Legend

	5 Foot Contour
	Tree
	Property Line
	Roadway
	Building
	Driveway
	Telephone Pole
	Mailbox

50 0 50 Feet

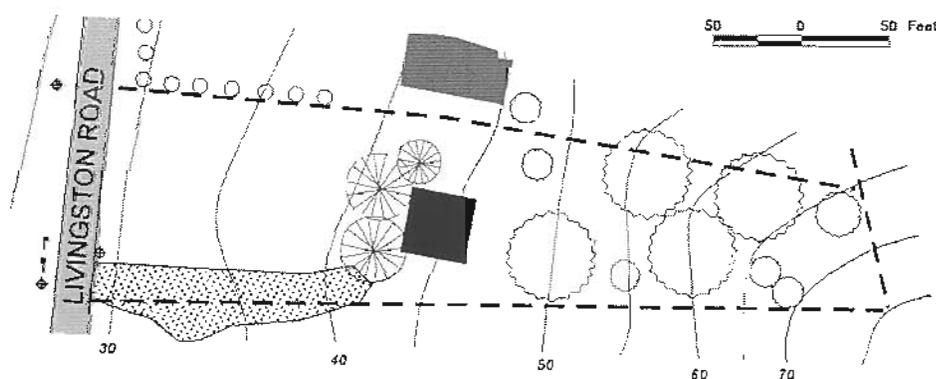
## 10314 Livingston Road

### Description

Built in 1920 and situated at the end of a long driveway and surrounded by mature evergreen trees, this one-and-one-half-story, bungalow-form house is five bays wide and five bays deep. It exhibits a clipped-gable roof with modern double-hung sash windows in the gable ends. A set of wooden steps leads up to a full-width front porch that features a turned spindle railing and a small gable roof over the entry door. The house is built on a slight incline, making the high concrete foundation more visible on the west facade. A square projecting bay with a shed roof breaks the plane of the south facade. A lean-to addition with a concrete block foundation has been added to the rear or east facade. A modern pressure-treated deck is accessible from this addition.

### Significance

This house is a good representative of modest bungalow houses, often called bungalowoid for their lack of high-style details. Bungalows were popular throughout the United States from about 1905 through the 1920s.



### Legend

- 5 Foot Contour
- Tree
- Property Line
- Roadway
- Building
- Driveway
- Telephone Pole
- Road Sign
- Mailbox

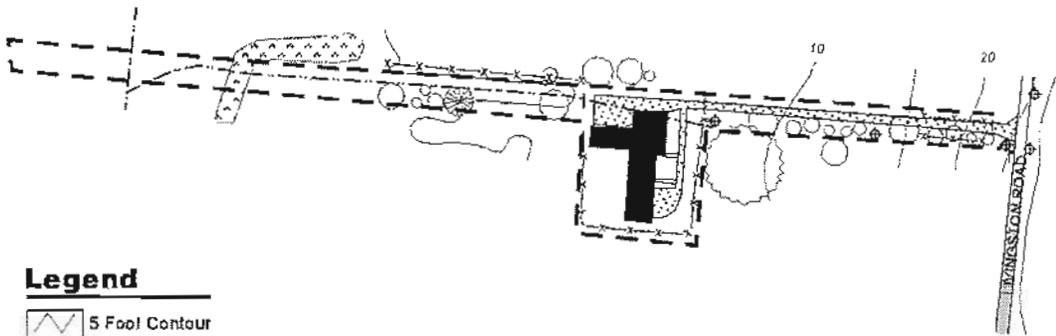




*Description*

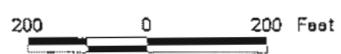
Entrance to the WSSC grounds from Livingston Road is via a gated drive. The entrance is flanked by two square brick gateposts capped with concrete. The gate is composed of two decorative black metal sections that swing open in the middle. Approximately 500 feet down the drive stand another set of brick posts and another gate. Beyond the second set of gates, two large brick buildings are sited; they appear in form to be brick ranch houses with side-gabled roofs, overhanging eaves, metal gutters, and downspouts. Each building has a large chimney. These two buildings are placed at right angles to each other forming an L-shaped complex facing southwest onto a large rectangular grassy lawn. The north facade of the westernmost building exhibits a large bay door. A decorative black metal perimeter fence sits atop a low brick wall and surrounds the two buildings and the rectangular lawn area.

The WSSC property, while not significant in the context of the historic district, is a complementary example of the use of compatible materials and design features.



**Legend**

-  5 Foot Contour
-  Stream
-  Tree
-  Property Line
-  Roadway
-  Building
-  Driveway
-  Gate
-  Fence line
-  Telephone Pole
-  Mailbox



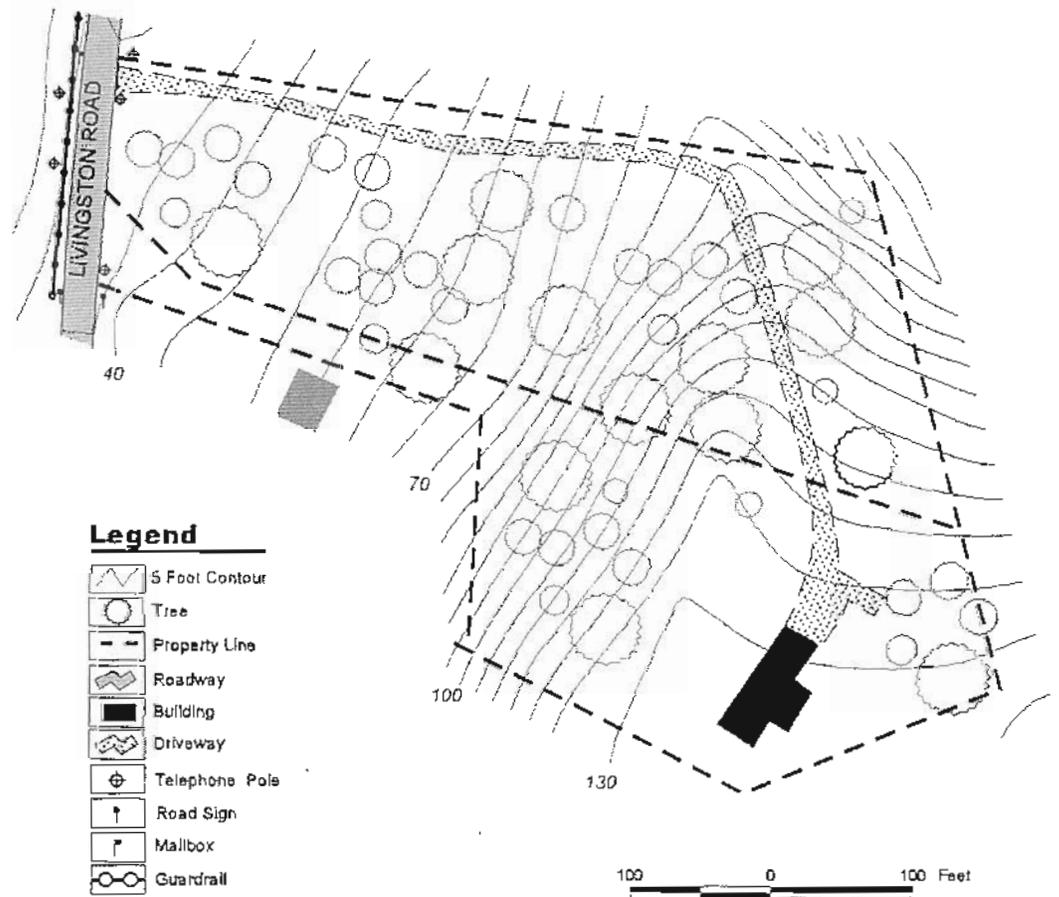
## 10406 Livingston Road



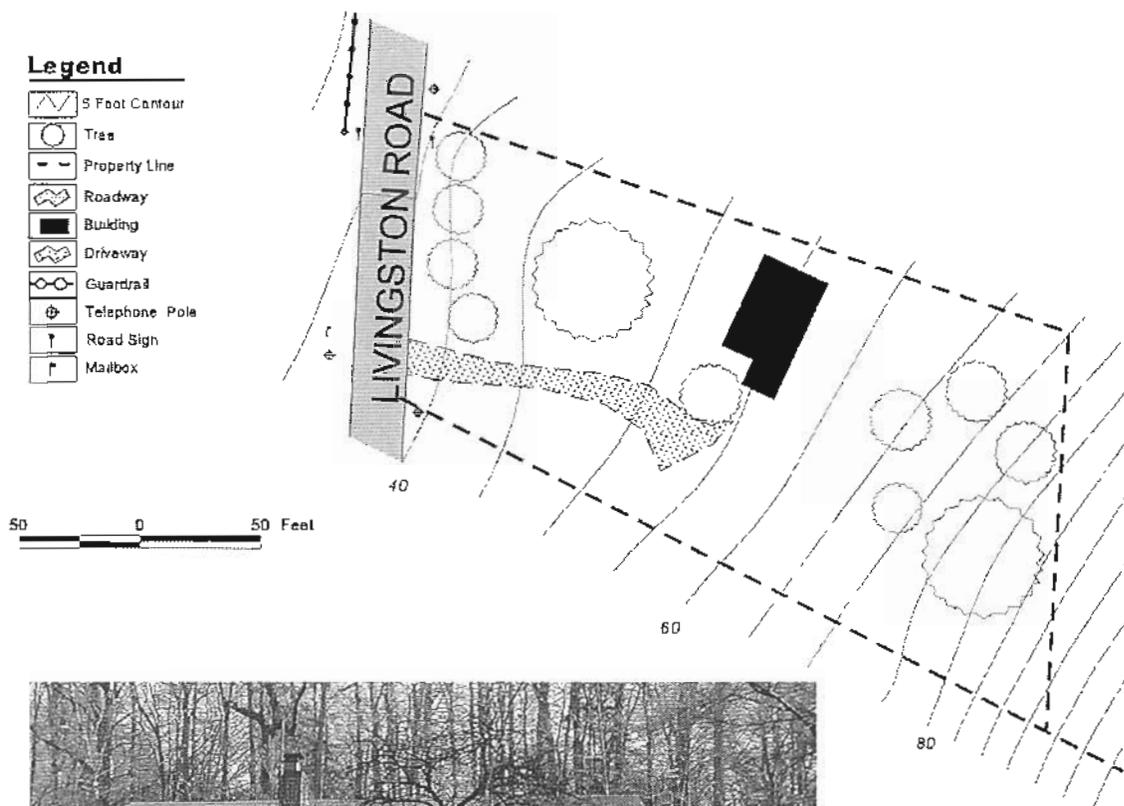
### Description

This two-story house, constructed in 2000, is located high on a hill with a view to the Potomac River and the Virginia shoreline. The brick veneer house is essentially a T-plan with a two-car garage attached to the south facade. The northern section of the T is steeply front-

gabled with wood shingle in the gable end and on the second story. The southern section joins the house at a slightly lower level and is less steeply side-gabled. Windows on the main or west facade are tripartite, with a large pane of glass flanked by narrow double-hung sash. Windows at the rear or east facade are paired double-hung sash. The basement is exposed on the north facade of the house with double doors providing access to the basement at this level.



## 10408 Livingston Road



### *Description*

This one-story ranch house, constructed in 1950, is four bays wide and two bays deep. The house has a concrete foundation and side-gabled roof. A brick chimney pierces the roofline one-third of the way from the north elevation. The house is sheathed in a synthetic shingle material that has an uneven, slightly scalloped edge. Decorative black metal shutters flank the double-hung aluminum windows on the west elevation.

A poured concrete stoop with metal railing leads to the front door on the west (main) facade. On the south elevation, a poured concrete porch provides access to a side door. This porch has a gable roof that is supported by decorative metal posts.

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## Harmony Hall: 10511 Livingston Road

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### *Description*

Constructed ca. 1760, Harmony Hall is a two-and-one-half-story Georgian mansion that is seven bays wide and one room deep, with a central stair hall flanked on each side by a parlor. Its symmetrically balanced exterior exhibits red brick set in Flemish bond, with a molded brick water table and belt course. The sash windows exhibit nine-over-nine and nine-over-six lights with flat-arched lintels; the cornice features molding with a simple geometric pattern on the east and decorative modillions on the west.

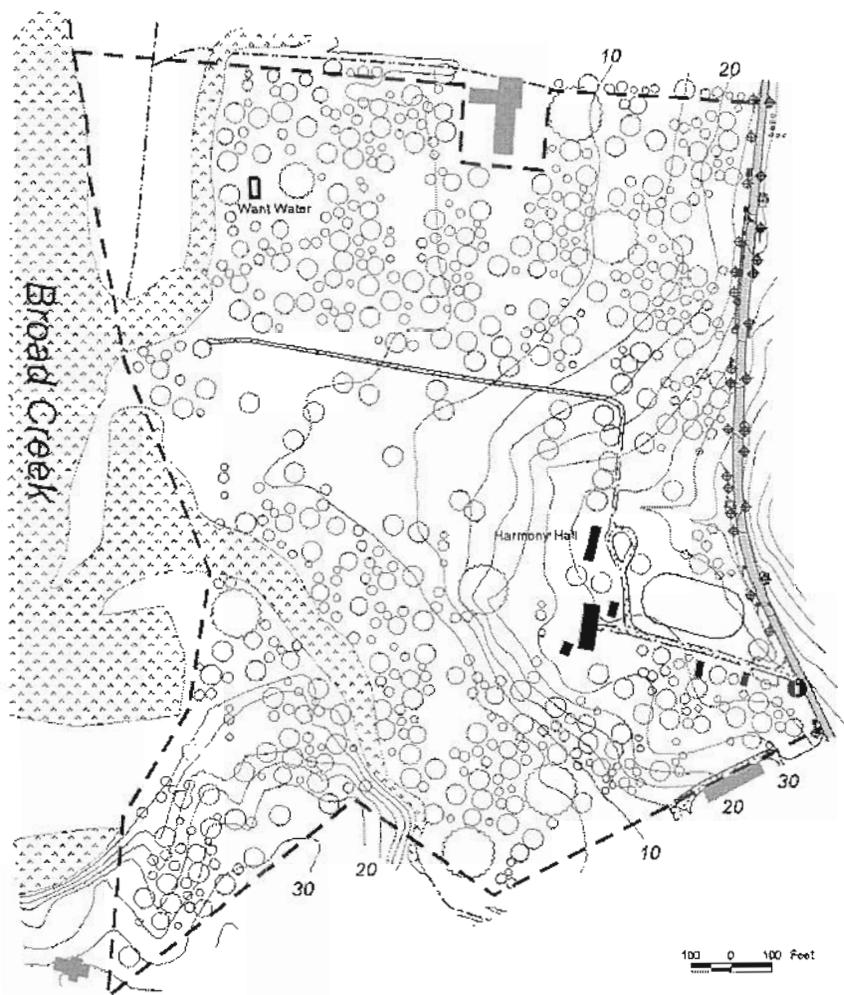
The west facade facing the Potomac River remains much as it did when it was constructed. A Georgian paneled door is flanked by pilasters and topped with a triangular pediment and entablature. The east facade of the house has been changed over time, including the addition of the two gabled dormers and the large central brick pediment with bull's-eye window. As evidenced by changes in the brick work around the east facade door frame, the door height and width were modified at some point in time. The east facade entry porch is a recent addition. Flush with each of the north and south gable end walls is an interior brick chimney at the ridge.

A story-and-a-half brick wing was constructed at the south end of the building in 1941. Extending to the south is a slightly smaller story-and-a-half wing added in 1987.

Several outbuildings, constructed during the Collins period, line the driveway into the Harmony Hall property; most are in a severe state of disrepair and one has collapsed.

### *Significance*

Harmony Hall is architecturally significant as an example of a pre-Revolutionary War era Georgian plantation house. It is also significant for its associations with merchant Enoch Magruder, the Stein family, and politician Charles Collins.



**Legend**


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## Want Water: 10511 Livingston Road

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### *Description*

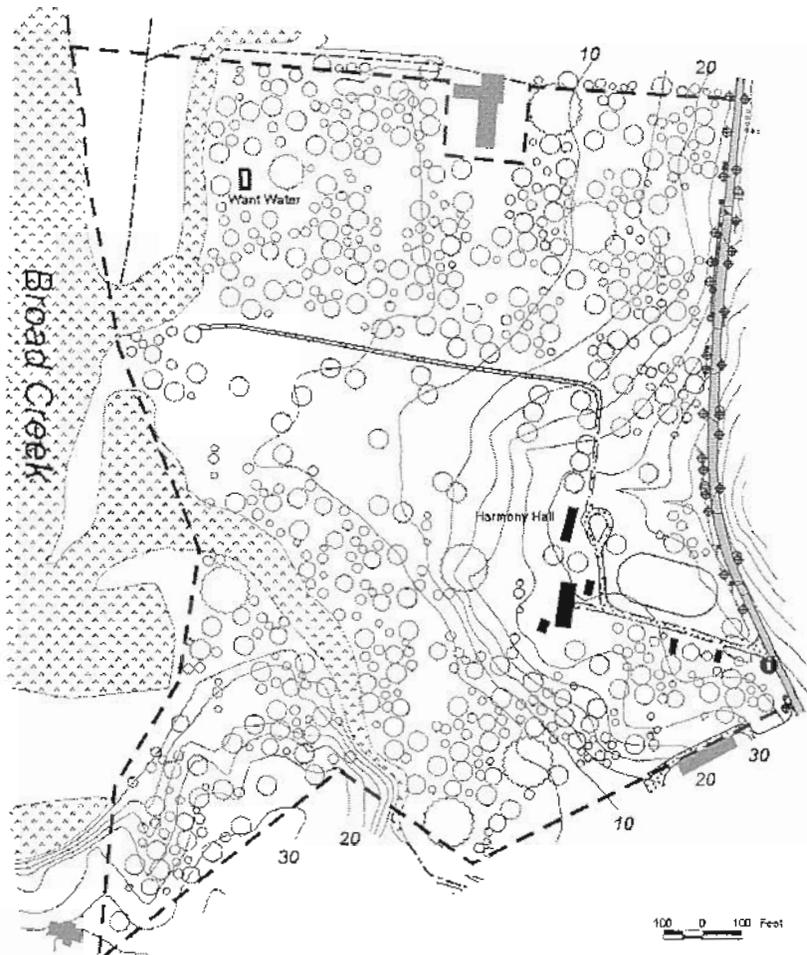
Want Water is situated on the same property with Harmony Hall, and is accessible through the Harmony Hall grounds. The house at Want Water, now in ruins, was constructed in the early eighteenth century. It was a one-and-one-half-story house with a gambrel roof with gabled dormers. The gambrel ends were constructed of brick laid in Flemish bond with random glazed headers, a molded brick water table, and exterior brick chimneys. The front and rear (west and east) walls were constructed of wood, and early photos show a fine dentilled cornice. Nothing survives of the roof or other wooden elements of the building.

The two gambrel ends still stand, stabilized by the National Park Service in 1998. The exposed brick is in deteriorating condition.

### *Significance*

This ruin is significant as the oldest structure still extant within the historic district and for its associations with the port town of Broad Creek.





**Legend**

	5 Foot Contour		Fenceline
	Stream		Guardrail
	Tree		Fire Hydrant
	Property Line		Telephone Pole
	Roadway		Speed Hump
	Building		Road Sign
	Driveway		Mailbox
	Manhole or Water Meter		Newspaper Box
	Gate		Water

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## Harmony Hall Regional Center: 10701 Livingston Road

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### *Description*

The Harmony Hall Regional Center was built in 1966 as an elementary school. It is currently divided into three main sections: a north classroom/meeting room section, a central exhibit and gallery space, and a south auditorium section. The classroom block is brick with a low profile and a flat roof. Windows in this section are generally plate glass. A metal entrance canopy covers the main doors.

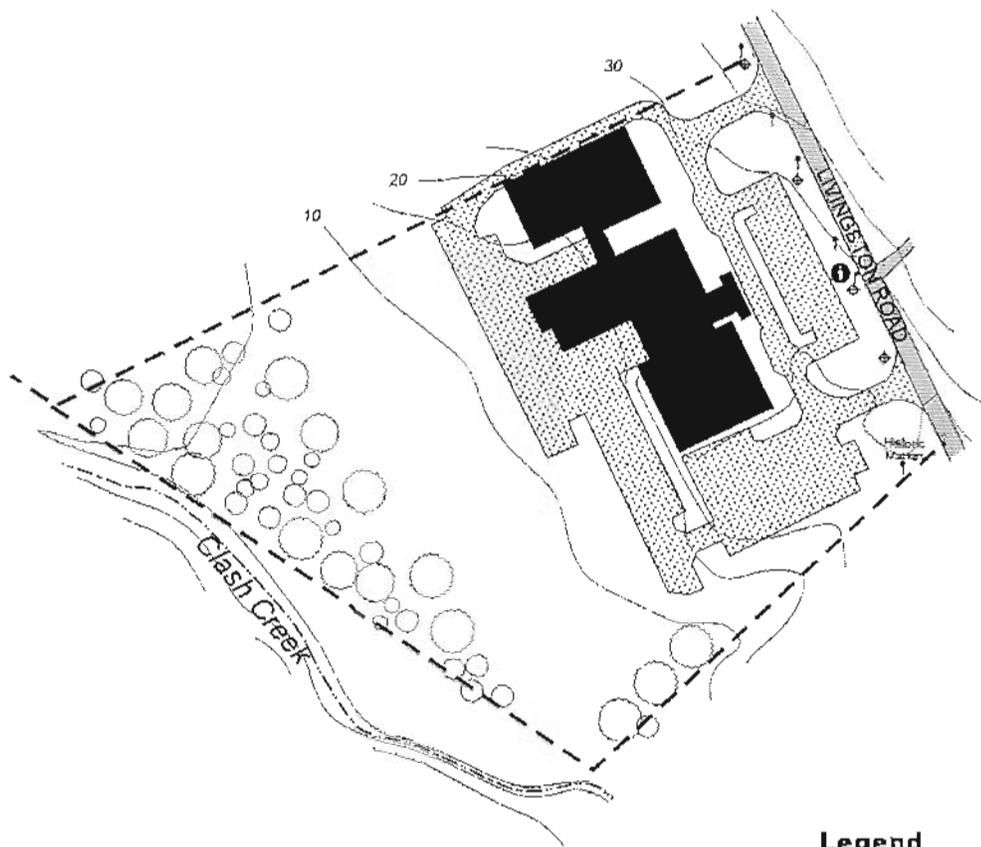


The gallery section is also of flat-roofed, brick construction, but with a higher profile than the classroom section. The roof-wall junction is decorated with a wide white band that is replicated mid-way down the wall and is reminiscent of a belt course. Raised white piers divide the main facade into three separate sections.

The auditorium section has a higher profile than either of the two other sections. It exhibits a rounded roof-wall juncture, with a wide vertical cladding material on the wall facades. There are two arched entrance canopies, resting on metal supports that lead to the multiple glass doors in the auditorium lobby. A low, one-story brick section is located on the south part of the west facade; this section also has the wide white band seen on the gallery section.

A bronze marker on a brick foundation documenting the Broad Creek Historic District is located southeast of the Regional Center.





**Legend**

-  5 Foot Contour
-  Stream
-  Tree
-  Property Line
-  Roadway
-  Building
-  Driveway
-  Telephone Pole
-  Road Sign
-  Mailbox
-  Newspaper Box



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## 10905 Livingston Road

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### *Description*

The Rising Star Glorious Church of God is housed in a Dutch Colonial Revival house at the southern edge of the Broad Creek Historic District. This one-and-one-half-story brick structure, built in the mid 1930s, exhibits a gambrel roof typical of the Dutch Colonial style; it is flanked on each end by a brick chimney. Both the front and rear facades have a long shed-roof dormer, each with three windows. The roof comes down low to form wide overhanging eaves. All of the windows are six-over-six double-hung sash. The first floor windows are covered with protective pierced metal sheeting.

The main floor has two additions, one on the north and one on the south elevation. They are lean-to additions with shed roofs and appear to be constructed of plywood. The entry door is centered on the main facade and is surmounted by a small gabled roof. At the rear of the building, poured concrete steps lead up to a small stoop at the back door. Directly beside the stoop are concrete steps that lead down to the basement door.

West of the house, toward the river, are two small wooden outbuildings, possibly former privies.

### *Significance*

This building at 10905 Livingston Road was constructed in the early 1930s for use as a home by members of the Tilch family who operated the adjacent store. Although altered, it is still a recognizable example of the Dutch Colonial style and is significant for both its architecture and its associations with the Tilch family.



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## 10907 Livingston Road

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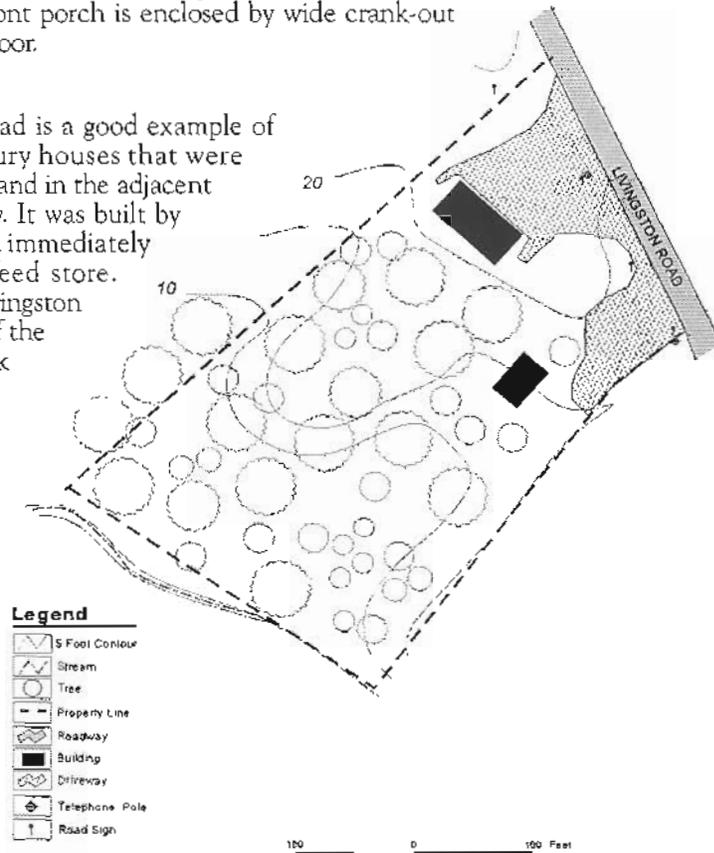


### Description

Also on the Rising Star Glorious Church of God property is a small frame house, built in the early 1930s but now in deteriorating condition. The main section of the house is side gabled, with a projecting front-gable porch. In the wide overhanging eaves there is evidence of rafter tails, especially in the rear of the building. The north facade with a square bay is visible through the trees. Windows on the main block of the house are six-over-one double-hung sash. The front door to the main section has 15 small rectangular panes surrounded by a wood frame. The projecting front porch is enclosed by wide crank-out windows and has a modern screen door.

### Significance

This house at 10907 Livingston Road is a good example of the kind of modest twentieth-century houses that were being constructed within the district and in the adjacent areas in the early twentieth century. It was built by members of the Tilch family on land immediately adjacent to the family's grocery/feed store. Together with the house at 10905 Livingston Road, it helps to illustrate the role of the Tilch family in the Broad Creek community.





## IV. Planning Context

### Environmental Features

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#### Broad Creek and Broad Creek Watershed

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Primarily situated in the northwestern portion of the district area, to the west of Livingston Road and to the south of Oxon Hill Road, Broad Creek gives the district its name and serves as the focal point for the setting. Broad Creek takes a slightly circuitous route and is lined with large trees and accompanying low-lying vegetation. It eventually flows into the Potomac River and forms a marshy, silt-filled wetland.

The Broad Creek Watershed is a subwatershed of the Henson Creek Watershed. The *Comprehensive Watershed Management Plan for Henson Creek* (April 1986) states that "...the tidal wetlands at the mouth of Broad Creek have been identified as an area important to the overall ecology of the lower Potomac River Basin. The natural productivity of this area is of great value to resident and migratory fish, waterfowl and marsh birds. For this reason, the tidal wetlands of Broad Creek have been designated by the Maryland Department of State Planning as an Area of Critical State Concern. Critical areas designated in this manner are accorded special attention. It is intended that state and local governments recognize the value of these areas and direct actions toward their conservation and preservation." When considering a variety of water quality factors, the quality of Broad Creek is considered to be in the moderate range, somewhat impacted by human factors, but still in good condition.

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#### Environmental Character

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The connection between historic areas and waterways is common, as earlier inhabitants used waterways for transportation and commerce. The Broad Creek Historic District contains many important environmental features, including the creek itself and its associated floodplain, wetlands, topography, vegetation, soils, and wildlife. These elements exist in concert with each other and blend to form an interesting and somewhat unique ecosystem. A state-designated ecological greenway runs from north of the historic district through Henson Creek, south through the historic district to the Potomac River. The benefits of this greenway include resource protection and the potential for a connection to the Potomac Heritage Trail.

Human impacts have taken their toll on Broad Creek. Development within the Broad Creek and Henson Creek watersheds has resulted in siltation at the confluence of Broad Creek with the Potomac River and some minor erosion of the banks of the creek. The creek is also impacted by drainage from a number of roadways in the watershed, including Indian Head Highway, Fort Foote Road, and Livingston Road. Storm drainage from roadways can contain petroleum pollutants and high concentrations of road salt. Sewage overflows from the Broad Creek Pumping Station between Harmony Hall and Piscataway House have occurred intermittently during periods of

heavy rain, resulting in raw sewage being dumped directly into the Want Water Canal and back-ups into the St. John's Church parish hall. Litter is also a problem throughout the stream valley and especially at the mouth of the creek at the Potomac where it collects in the tall wetland vegetation.

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### The 100-Year Floodplain

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A large portion of the Broad Creek Historic District is within the boundaries of the 100-year floodplain, an area that is prone to flooding during storms of a magnitude that may occur, on average, every 100 years. Several historic features, including St. John's Church parish hall and cemetery and the Want Water ruins, lie within the floodplain. One-hundred-year floodplains are generally protected from development by current county regulations.

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### Chesapeake Bay Critical Area

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The western half of the Broad Creek Historic District is within the Chesapeake Bay Critical Area Resource Conservation Overlay Zone. Development activities within this area are regulated for the purpose of maintaining natural habitats and water quality in the Chesapeake Bay region. Under the Chesapeake Bay Critical Area Program, both Broad Creek and the lower reaches of Henson Creek have been designated as anadromous fish-spawning areas with additional permit requirements.

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### Wetlands

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The mouth of Broad Creek has developed into an ecologically sensitive wetland, identified as an area of critical state concern. This marshy land serves a number of vital environmental functions that require its preservation and make it an important element of the Broad Creek area. These wetlands are home to a variety of plant and animal species that, while not unique to the Potomac River region, are important to the overall ecological quality of both the river and Broad Creek.

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### Topography

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There are two significant changes in elevation in the topography of the Broad Creek Historic District study area, one concentrated in the southeast quadrant and the other in the northwest quadrant. The first elevation is near the Indian Head Highway and Fort Washington Road intersection. At this point, the land is between 41 and 60 feet above sea level. From there the land slopes steeply downward toward Broad Creek, falling between 21 and 40 feet before leveling off somewhat near Livingston Road to less than 20 feet above sea level. The same elevation range of less than 20 feet above sea level stretches north and south in the Broad Creek area with slight variations. The second area of significant elevation changes is in the far northwest quadrant of the historic district below Oxon Hill Road. It is higher than the other elevation because it rises to an estimated 81-100 feet above sea level. From its highest point it slopes downward rather steeply to the creek. Although a significant topographical feature for

the district, the most sensitive part of the elevation is on M-NCPPC property and within the district boundaries.

Local residents have stated that the land at the southeast elevation commands a direct view of several of the historic properties, especially during seasons with little or no foliage. The topographical features are therefore important characteristics to be considered. Map 5 shows the major environmental features of the historic district.

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## Vegetation

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There are three very broad vegetative cover types that exist within the historic district: floodplain forest, transition forest, and upland forest. All forests primarily consist of hardwood species. Within the floodplain forest, the common species are those that can withstand periodic inundation with water: sycamore, ash, box elder, and river birch. This forest exists on a majority of the land within the district. The transition forest exists on the slopes between the floodplain forest and the upland areas, generally in the northwestern and southeastern portions of the district. Typical species include tulip poplar, sweetgum, and red maple. Although these species thrive in wetter than normal soils, they generally do not tolerate periodic inundation. The upland portions of the site contain red and white oak species, tulip poplar, American beech and occasional patches of Virginia pine. The upland forests can be found generally in the northwestern and southeastern portions of the district.

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## Soils

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The Broad Creek Historic District contains a variety of soils that can be linked to the vegetative cover types. Soils associated with the upland and transitional forests include the Adelpia, Chillum, Collington, Sassafra, Shrewsbury, Galestown and Magnolia soil series. Soils associated with floodplain forest and marshes tend to be wetter; they include the Keyport, Beltsville, Elkton, Aura, Bibb, Mattapex, Swamp, Mixed Alluvial, and Tidal Marsh series.

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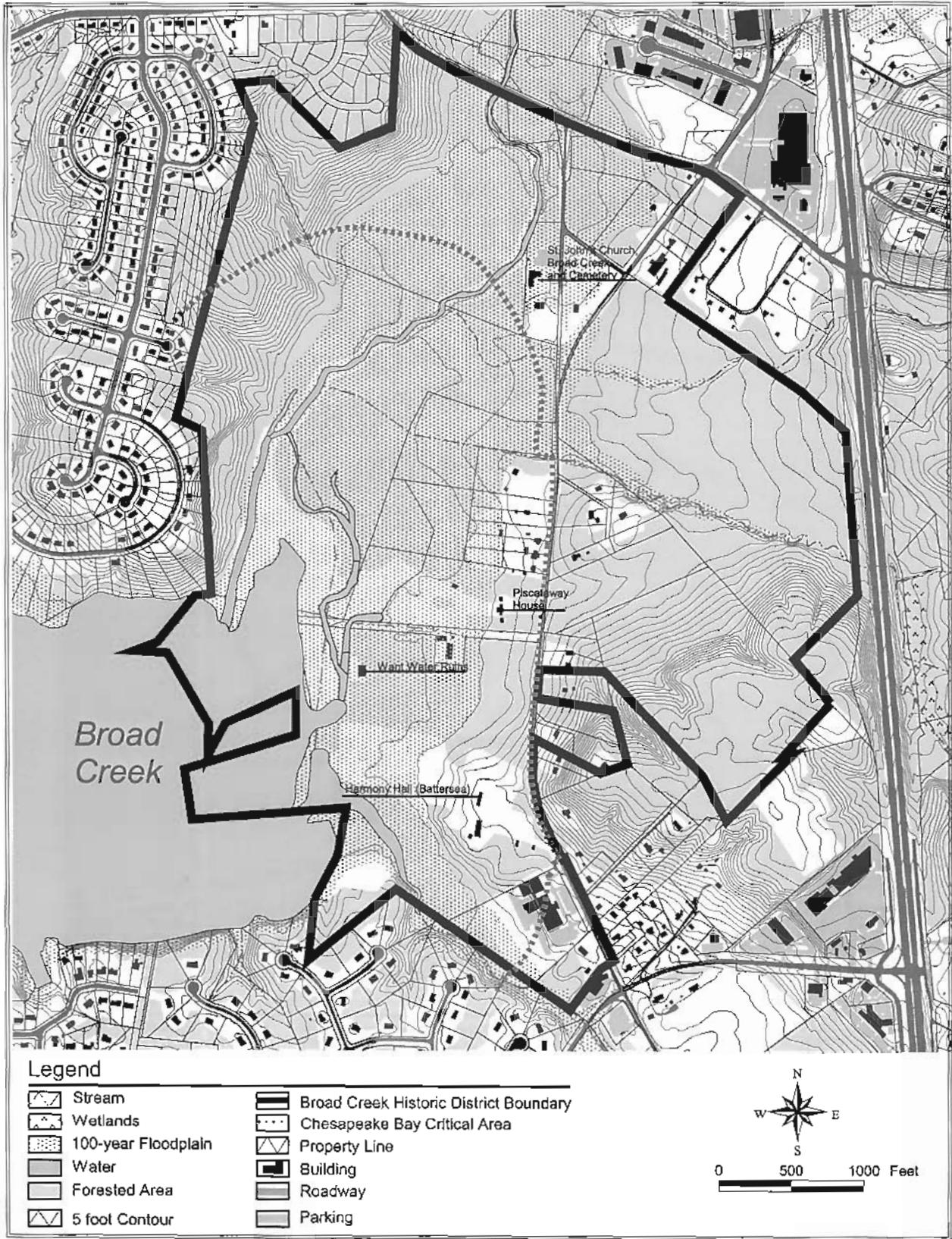
## Wildlife

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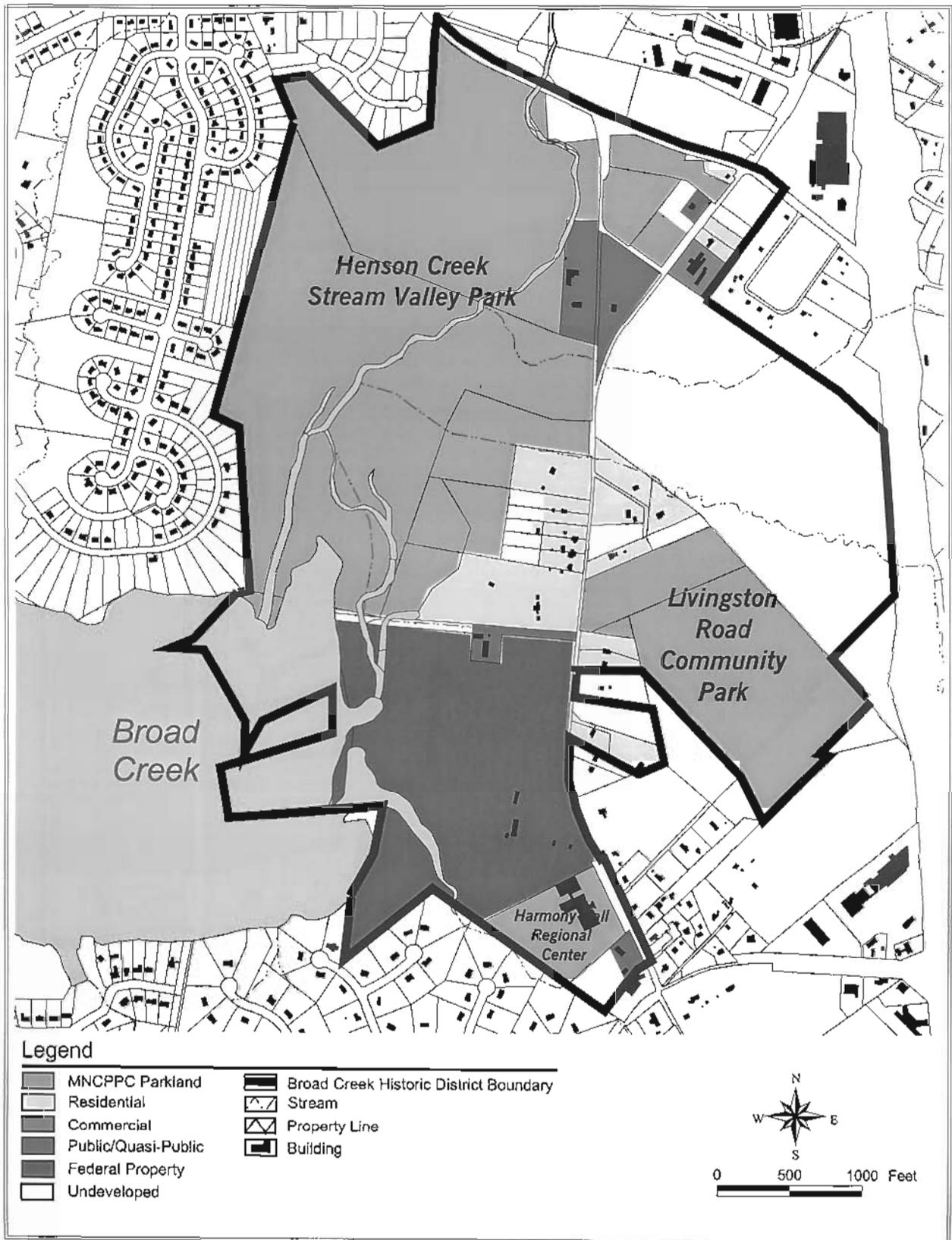
The area has a rich diversity of flora and fauna because of its location at the head of tidal freshwater. Tidal freshwater marshes typically have more plant species than their tidal saltwater or nontidal freshwater counterparts. The vegetation diversity is paralleled by an increase in animal diversity. In breeding seasons the marshes are home to King Rail and Least Bittern, two species that have been declining in the eastern United States. In winter the marshes are teeming with a variety of waterfowl.

The woodlands of the historic district are part of a large belt of woodlands preserved along Henson Creek. This forest is the breeding area for a variety of neotropical migratory birds and other species sensitive to forest fragmentation.

Adding to the documentation of the diversity of this area, the Comprehensive Watershed Management Plan for Henson Creek (April



Map 5--Environmental Features



*Map 6--Existing Land Use*

1986) states that: "Three anadromous species (Blueback Herring, Gizzard Shad and White Perch) were collected in Broad Creek near the mouth of Henson Creek."

## Land Use, Zoning, and Master Plan Issues

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### Land Use

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Existing land uses in the Broad Creek Historic District fall into six categories, shown on Map 6. The largest use is public parkland, owned by both The Maryland-National Capital Park and Planning Commission and the National Park Service. The next largest land use is undeveloped land, with the highest concentration being the 70.7-acre Fennell property. Single-family residential use is the third largest land use, followed by quasi-public uses (two churches); the fifth land-use category is commercial (a former lumberyard now used as a cabinet making workshop and the Jones Communications cable television facility). The sixth land-use category is public utilities (the WSSC sewage pumping station).

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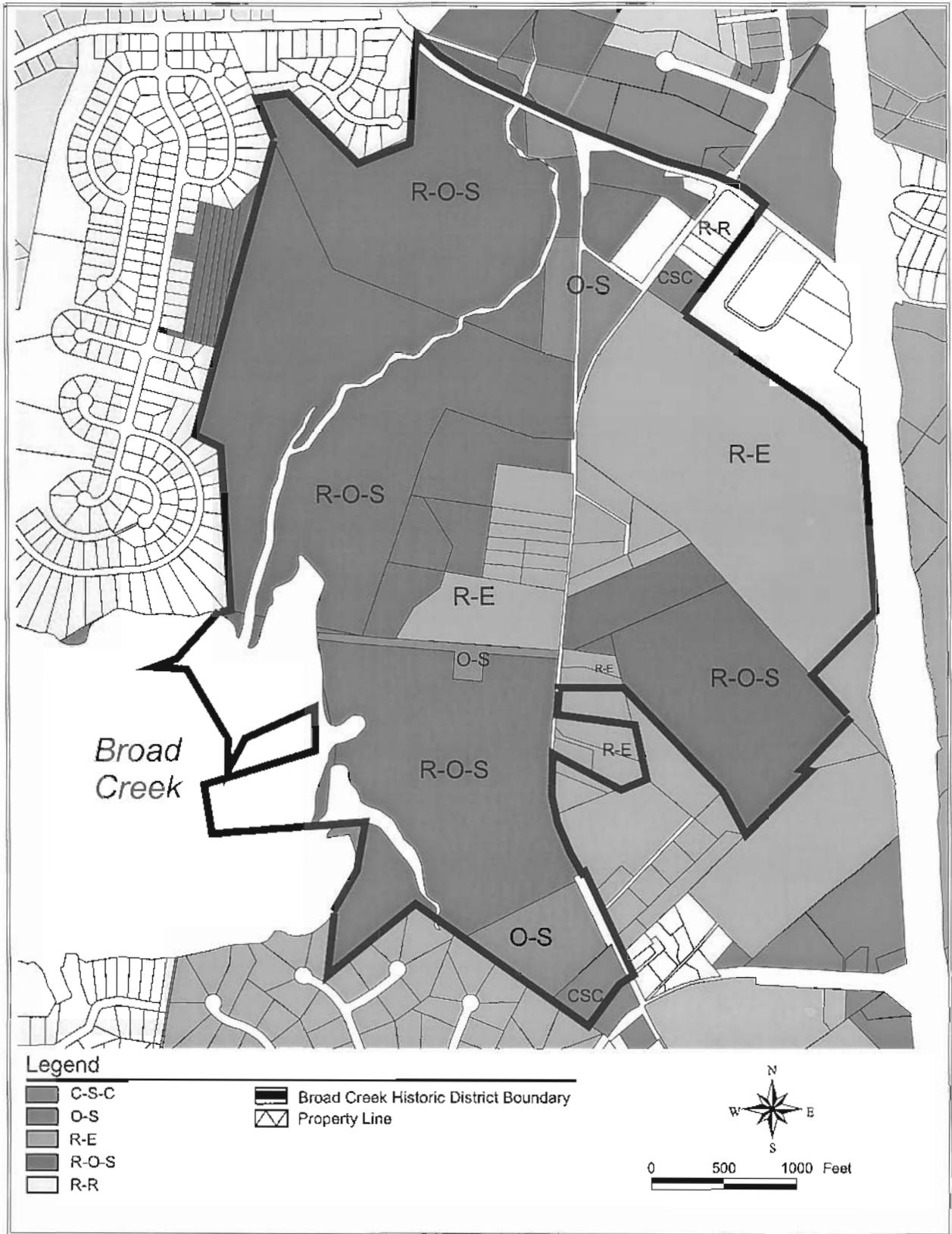
### Existing Zoning

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There are five zoning classifications within the historic district, shown on Map 7. The majority of the land is zoned as Reserved Open Space (R-O-S). This zone provides for the maintenance of land in an undeveloped state; it is designed to protect scenic and environmentally sensitive areas and ensure retention of land for nonintensive active or passive recreational uses. It provides for very limited low-density residential development and a limited range of public, recreational, and agricultural uses. The M-NCPPC and the National Park Service own the R-O-S zoned land within the district. The Harmony Hall Regional Center and St. John's Church are both zoned Open Space (O-S). This is a less restrictive open space zone allowing for low-intensity residential (five-acre) development, and promotes the nonintensive recreational use among other uses. In general, it is the ownership of this open space that actually protects it rather than the R-O-S or O-S zoning.

Residential zoning in the district consists mainly of Residential Estate (R-E) which allows for large-lot, estate subdivisions containing lots approximately one acre or larger. The R-E zone also allows a range of other uses, including agricultural, institutional, and recreational uses. The majority of the residential property in the district is zoned R-E. The remaining residential areas are zoned Rural Residential (R-R), which permits one-quarter to one-half acre lots (subdivision lot sizes depend on date of recordation). All residential zones allow a number of nonresidential special exception uses. The land at the north end of the district is zoned R-R and includes the Trollinger House and the Mills House.

The fifth zone in the district is Commercial Shopping Center (C-S-C). This zone permits retail and service commercial activities often located within shopping center facilities. The Mills Lumber property and the Rising Star Glorious Church of God are both zoned C-S-C. (The former use of the Dutch Colonial house on the property, now the church, was as a doctor's



Map 7--Existing Zoning

office.) The land to the south, outside the district, including Silesia Liquors, is also zoned C-S-C.

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## Master Plan

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The Broad Creek Historic District falls within Planning Area 80 and is recognized in the Subregion VII Master Plan (1981) and the Sectional Map Amendment (1984) and the Countywide Map Amendment for R-O-S (1998). The plan suggests retaining the mixture of service/commercial, low-density housing, and public utility land on the southeastern quadrant of the Livingston Road and Old Fort Road/Oxon Hill Road intersection. The plan supports the existing commercial uses north of the historic district.

Other elements of the Subregion VII Plan are to upgrade Oxon Hill and Fort Washington Roads to collectors so that they will reflect their present functions. Livingston Road is to remain a primary road so that its rural character is maintained and it is compatible with the historic district.

The preliminary Subregion VII Plan proposed a trail for hiking, biking, and horseback riding along Livingston Road. The Approved Master Plan removed this trail as it recommends that Livingston Road not be widened. Currently, Livingston Road is part of the Potomac Heritage Trail on-road bicycle route.

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## Fennell Property Analysis

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The Fennell property is the only large undeveloped tract of privately owned land in the historic district. The 70.7-acre property is located in the northeast part of the district, on the east side of Livingston Road, generally opposite the southeast corner of the intersection of Old St. John's Way and Livingston Road. The property is located north of the O'Leary property, south of the Mills Lumber property, opposite the St. John's Church property, and west of Indian Head Highway (MD 210).

The Fennell property is recognized in the Subregion VII Master Plan (1981) and the Sectional Map Amendment (1984) for estate-residential development in the R-E Zone.

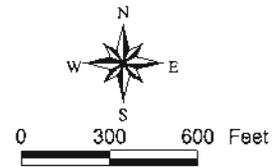
An analysis of the property was conducted and the following site conditions that would relate to any development were observed, as indicated on Map 8:

*Livingston Road*—The Fennell property is accessible from Livingston Road. This road is classified as a primary road and is listed as a historic road in the *Historic Sites and Districts Plan*—March 1992; therefore, this road is to be protected and maintained for its rural character within the Broad Creek Historic District. The plan states that “this road came into use by the early eighteenth century, connecting St. John's Church with the village of Piscataway.” The site is also adjacent to a curving portion of Livingston Road that makes visibility a concern for cars when exiting or entering the property. Therefore, sight distance is a factor when siting an entrance to the property, along with the siting issues related to maintaining the rural character of Livingston Road.



**Legend**

- |   |                     |   |                                   |
|---|---------------------|---|-----------------------------------|
|  | Building            |  | 300' Lot Depth from Property Edge |
|  | Property            |  | Mature Woodland and Steep Slopes  |
|  | Road                |  | 25' Stream Buffer                 |
|  | Contour Line        |  | Fennell Property Boundary         |
|  | River               |   |                                   |
|  | 100 Year Floodplain |   |                                   |
|  | Wetland             |   |                                   |
|  | Stream              |   |                                   |
|  | Vegetation          |   |                                   |
|  | Hydric Soil         |   |                                   |



*Map 8--Fennell Property Site Analysis*

*Indian Head Highway (MD 210)*—This road is classified as an expressway and therefore a 300-foot lot depth is required for all residential development adjacent to it. At the time of proposed residential development, a noise study may be required to delineate the location of the 65 dBA (Ldn) noise contour due to the high volume of traffic along Indian Head Highway. (This is the state-standard noise limit, measured in decibels, for residential development). Further limitations to residential development may occur, depending on the location of the noise contour and noise mitigation measures. Access to the Fennell property will not be available from Indian Head Highway.

*Woodland*—The Fennell property is predominantly wooded with areas of mature trees occurring along the steep and severe slopes of the land. The mature tree stand is located at the southeast corner of the property, south of a perennial stream and is near Indian Head Highway. The 1937 aerial photograph of this property shows that the land was formerly farmed, which may explain why only about 12 acres of the 70.7-acre tract have mature trees.

*Topography (Steep and Severe Slopes)*—Steep slopes are those slopes between 15 and 25 percent. Severe slopes are more than 25 percent. Most of the steep and severe slopes occur on the northern and southern portions of the property in association with the perennial stream and the stand of mature trees. These areas are considered priority areas for preservation in the Woodland Conservation Ordinance and should be preserved to the maximum extent possible.

*100-Year Floodplain*—The floodplain on the Fennell property encompasses a fairly small area. This area is associated with the two perennial streams on the property that occur on the northern and southern portions of the property. The floodplain on the southern portion of the Fennell property is associated with steep and severe slopes and is within the hydric soils area. Development would most likely not be feasible in this area. The floodplain in the northern portion of the property is located in a prominent area for potential development, which thereby reduces and bisects the buildable area of the property.

*Perennial Streams*—Two perennial streams occur on this property and lie on the northern and southern portions of the tract. A minimum 50-foot buffer from each bank of the stream is required for conservation purposes. This will reduce the potential developable area. The buffer should also include the adjacent 100-year floodplain, adjacent wetlands, steep slopes with highly erodible soils adjacent to the stream, and adjacent severe slopes (25 percent and greater).

*Wetlands*—Preliminary studies of the National Wetland Inventory Geographic Information Systems coverage show palustrine forested wetlands along the two streams.

*Soils*—Approximately one third of the property contains D-hydric soils, specifically Ioka silt loam, Bibb silt loam, and Mixed alluvial land. Land containing hydric soils is extremely difficult to develop due to the potential for high water tables. The remainder of the soils found on the property are classified as Adelphia fine sandy loam, Aura and Croom gravelly loam, Bibb silt loam, Collington fine sandy loam, and Shrewsbury fine sandy loam.

In many instances it is being found that one trail or one route is not able to accommodate all users. Consequently, the idea of a “braided” trail has developed in which a trail such as the Potomac Heritage Trail can have different routes for different user groups. This can not only minimize conflict among different user groups, but can also make for a more enjoyable trail experience and a more environmentally friendly trail. In regard to the Potomac Heritage Trail, it may be possible for a natural surface route to be developed for hikers and equestrians, an on-road or separate asphalt trail for bicyclists, and a water trail for canoeists. In some cases the trail could be one common path, in other cases there could be different routes for different user groups, depending on the setting, environmental situation, land ownership, and preferences of the community. Loop or spur trails could be included for areas of special interest. Different trail surfaces could also be explored in keeping with the character of the community and the environment.

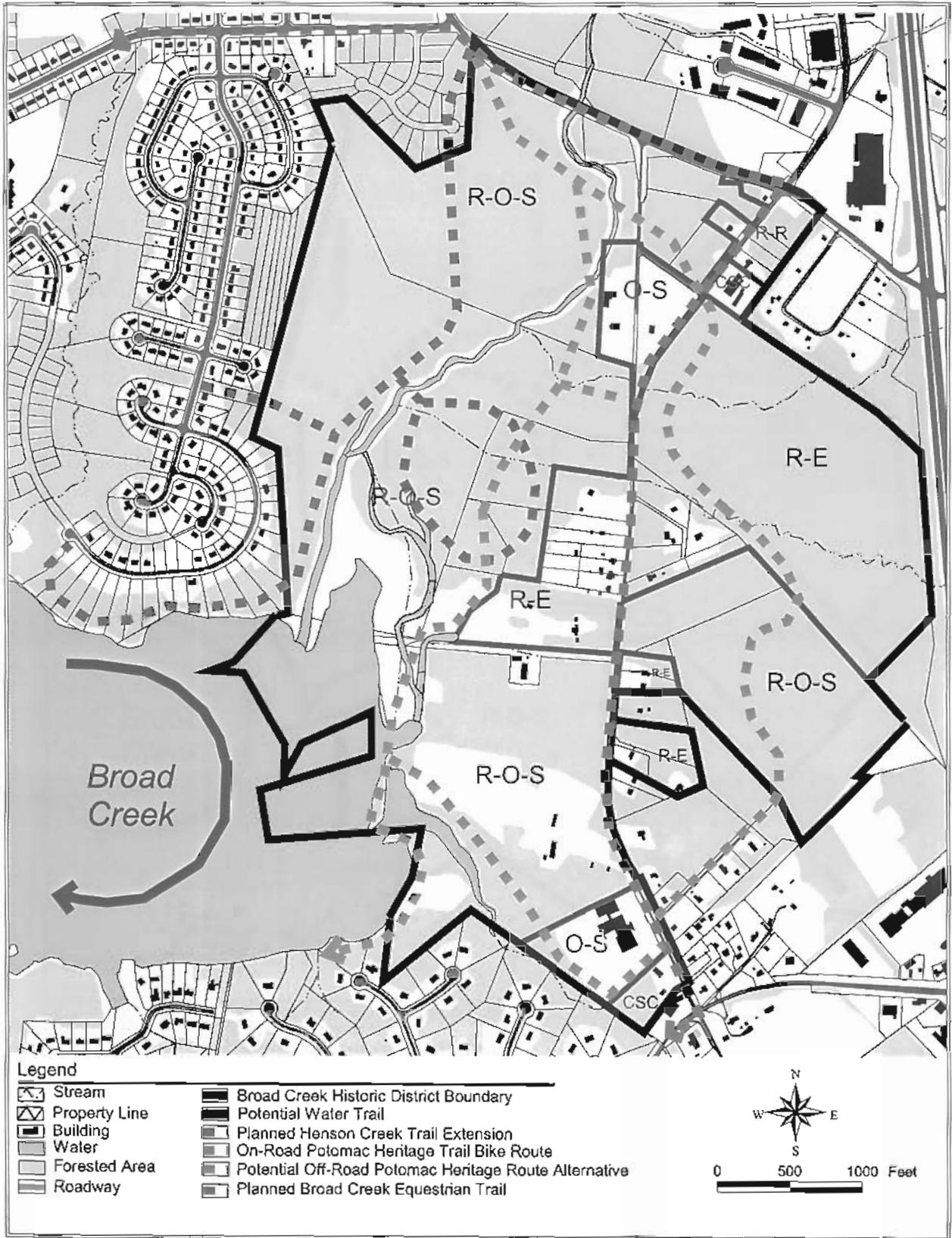
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### Possible Potomac Heritage Trail Alternatives Through the Broad Creek Historic District

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The alternatives discussed to date are shown on Map 9 and listed below. However, it must be noted that all ideas are preliminary at this point and that additional meetings, discussion, and site visits are necessary to determine the most appropriate route(s) for the trail in order for it to fit in with the unique character of the community.

- a. *Through existing M-NCPPC parkland from Oxon Hill Road (at or near the Henson Creek trail) along the north side of Henson Creek connecting to the existing trail easement in the Indian Queen South subdivision along Broad Creek.* This alternative would also include a natural surface trail (or some surface type that is natural in appearance and an alternative to asphalt) which is equestrian and carriage friendly and would provide the opportunity for continuing the trail to the south of the historic district in the future. This trail through Broad Creek should allow for access from the existing equestrian facilities in the area. This alternative has the advantage of extending the Henson Creek Trail and utilizing the existing easement in Indian Queen South, while also providing a unique trail experience through the historic district and allowing for the extension of the trail to the south in the future.
- b. *Through existing M-NCPPC and NPS parkland from Oxon Hill Road (at or near the Henson Creek trail), crossing Broad Creek and continuing to the south on the west side of the channel.* This alternative would either continue along the water through the Battersea development on an easement or follow M-NCPPC land past Harmony Hall Regional Center to Livingston Road. Exact alignments and stream crossing have not been determined. Consideration must be given to safeguarding and preserving all historic sites and archaeological features. Extensive bridging and boardwalks will probably be necessary.
- c. *Through existing M-NCPPC and NPS parkland from Oxon Hill Road (at or near the Henson Creek trail), crossing Broad Creek and continuing to the south on the east side of the canal.* This alternative would go past the Regional Center either to Livingston Road or to the Battersea development. Much special care must be taken to safeguard and preserve all



Map 9--Planned and Potential Trails

After analysis of the above conditions, it appears that the developable area of the 70.7-acre Fennell property is limited by several environmental constraints. The restrictions as described above are imposed by the historic road classification, the expressway location, the mature woodland, steep and severe slopes, 100-year floodplain, wetland area, perennial streams and required buffers, and hydric soil dominance. Provision of access to the property would likely result in the crossing of the existing perennial stream, its associated required buffer, and potentially a small portion of the 100-year floodplain.

## Transportation Issues

Transportation routes provide generalized borders for the historic district. To the north is Oxon Hill Road, which runs eastward, and at the intersection with Livingston Road becomes Old Fort Road. Old Fort continues east for a short distance and runs into Indian Head Highway. (The district boundary stops at the Kaydot property.) Indian Head Highway continues toward the south, serving as the eastern border until it reaches its intersection with Fort Washington Road. To the south, Fort Washington Road continues toward the west and is met by Riverview Road. The district is bisected by Livingston Road, which runs in a north-south direction. Two short byways branch off Oxon Hill and Livingston Roads. These are Broad Creek Church Road (formerly Old Oxon Hill Road) and Old St. John's Way. These two short roads and Livingston Road play a critical role as approaches to the district.

The intersection of Oxon Hill, Old Fort, and Livingston Roads serves as one of two major entrances to the district. It is important to remember that this intersection, which is now controlled only by a traffic light, channels commuter traffic from Oxon Hill Road, a collector, onto either Old Fort or Livingston Roads and eventually onto Indian Head Highway, an expressway. Further development along any of these roads or near the intersection would create more noise and pollution from the traffic and could potentially have a negative impact on the historic district.

Livingston Road provides the major access to the district both from its northern intersection with Oxon Hill and Old Fort Roads and from its southern intersection with Fort Washington Road. The section of Livingston Road between these two intersections is now classified as a primary road because it serves the single-family houses on either side of it. Also, because it is located between two collectors, it attracts a lot of commuting traffic. Although the speed limit is 30 mph, it does not deter heavy traffic volumes or speeding. Consequently, the Department of Public Works and Transportation has installed speed humps at various intervals along its course as a means of keeping operating speeds at safe levels. The visibility along Livingston Road is reduced in some areas, due to thick foliage near the edge of the road pavement, as well as a lack of shoulders.

Fort Washington Road functions as a collector for residents from the Fort Washington Park area commuting to Indian Head Highway. Like the other roads around the area, Fort Washington is also narrow but is in better condition. There is a traffic light at the intersection of Fort Washington and Livingston Roads that controls the traffic south and east of the district. This intersection is the second major entrance to the district. (The district's boundaries actually begin at the Rising Star Glorious Church of God property.)

Within the historic district there are a number of narrow, graveled or asphalt driveways that lead to private properties or to the sewage pumping station. For the motorist, these driveways are difficult to identify until directly upon them. This could create a potentially hazardous condition due to limited sight distances, particularly those with direct access from Livingston Road. The safety of people entering or leaving these driveways is an essential consideration in efforts to maintain the rural, low-density character of the area.

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### Transportation Issues Within the MD 210 Corridor

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In 1998, the State Highway Administration initiated a project planning study to review the traffic congestion problem that extends along MD 210 from MD 228 to the Capital Beltway. The purpose of the study was to evaluate potential solutions to mitigate congestion in the MD 210 corridor. MD 210 (Indian Head Highway) is a six-lane expressway linking southern Prince George's and Charles Counties with I-95/I-495 (Capital Beltway) and Washington, D.C. MD 210 is a primary commuter route for southern Prince George's County, Charles County, and all of southern Maryland. Improvements along MD 210 are required to accommodate the existing and projected traffic volumes resulting from growth and development along this corridor and the need to avoid existing and potential diversion of regional traffic onto adjacent residential roadways. Currently, side streets receive on average only 12 seconds of green time per cycle. Commuters accessing MD 210 from the local roads have to wait two to three traffic cycles to turn onto MD 210 during the morning and evening peak periods. Citizens living along this corridor have to deal with these conditions on a daily basis. Due to the current congestion along MD 210, many commuters are seeking relief along parallel county roads including Livingston Road. One could reasonably infer that upon completion of the MD 210 upgrading project, enough additional capacity will be created to obviate the need for continued use of local streets for regional through traffic.

### Parkland Within the Historic District

Currently, there are three M-NCPPC park properties, encompassing approximately 190 acres, within the boundaries of the Broad Creek Historic District. This parkland provides active and passive recreation most directly for citizens of Subregion VII (Planning Areas 76A, 76B and 80). The three parks within the Broad Creek Historic District include a portion of the Henson Creek Stream Valley Park, the Livingston Road Community Park, and the Harmony Hall Regional Center.

The historic district also contains the 65-acre National Park Service property, Harmony Hall, for which a management plan is being developed. Parkland is shown on Map 6.

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### Henson Creek Stream Valley Park

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The Henson Creek stream valley runs from the Suitland Parkway down to Broad Creek and finally into the Potomac River. M-NCPPC owns over 1,000 acres of the stream valley (known as the Henson Creek Stream

Valley Park). This greenway is important in providing water quality, protecting natural resources, and providing recreation.

Currently a trail extends from Temple Hills Road southward to Oxon Hill Road. This trail is designed to accommodate hiking, biking and equestrian uses. At this time funding is available to further extend the trail through the historic district to the vicinity of the creek mouth at the Broad Creek estuary.

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### Harmony Hall Regional Center

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The Harmony Hall Regional Center was once an elementary school site owned by Prince George's County. The 9.76-acre parcel was transferred to the M-NCPPC Department of Parks and Recreation in 1984. The existing structure was modified to include a concert hall. The Harmony Hall Regional Center building houses many functions and provides opportunities for both visual and performing arts.

Additionally, the Harmony Hall Regional Center functions as a full-fledged community center. There are many year-round programs, activities and services organized for children, adults and seniors. The structure also houses the Park Department's Southern Area Operations, which manages and operates all of the community centers and special facilities in the southern area of the county. Staff also works with park and recreation councils, civic associations, municipalities, boys and girls clubs, as well as other community and special interest groups to provide programs and services. Demands for more recreational opportunities constantly come from the surrounding communities. However, due to the potential impacts to the floodplain the building cannot be expanded.

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### Livingston Road Community Park

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This 44.91-acre site was donated to M-NCPPC in 1981, prior to the establishment of the Broad Creek Historic District. This site was originally intended to house the local community center (before the Harmony Hall Elementary School was conveyed to M-NCPPC). Community parks and recreation areas are typically 20 to 200 acres and include center buildings and/or cultural centers. The site is currently undeveloped. The Department of Parks and Recreation expects this site to accommodate a variety of future recreational opportunities.

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### Harmony Hall

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Harmony Hall is a 65-acre property owned, managed and maintained by National Capital Parks-East, National Park Service. The property and its structures, situated on the Potomac River, is suitable as a future historic park illuminating a rich Colonial and contemporary history. Harmony Hall is one of the cornerstone sites within the Broad Creek Historic District and a rich source of Maryland history. A site management plan with several alternatives for future use is being developed.

## Preliminary Alternatives for the Potomac Heritage Trail

The Potomac River was first designated as a national heritage trail corridor in the 1960s. It has been shown on Prince George's County master and trail plans since at least 1975. The Potomac Heritage Trail, which approximately follows the shoreline of the Potomac River, has been recommended as a multiuse trail in the 1975 *Countywide Trails Plan*, the 1981 *Subregion VII Master Plan*, the 1985 *Equestrian Addendum*, and the 1993 *Subregion V Master Plan*. However, until recently little was done to implement this trail in Prince George's County. Although the Potomac River is a nationally designated trail corridor, the National Park Service has left it to the local jurisdictions and communities to determine how best to implement the trail concept in their communities. The county's Bicycle and Trails Advisory Group (BTAG) has recently begun investigating various on-road and off-road alternatives for implementing this trail through the county.

At the recommendation of BTAG, the Potomac Heritage Trail was included as the number two trail/bikeway priority on the approved Joint Signature Letter. This letter contains all county transportation priorities and is signed by the County Executive, the Chairman of the County Council, and the Chairman of the Transportation Oversight Committee. Inclusion in the letter allows projects to be potentially eligible for federal funding such as Transportation Enhancement (TEA-21) funding.

A subcommittee of BTAG called the Potomac River Trail Subcommittee has been meeting since 1999 regarding the Potomac Heritage On-Road Bike Route, the map for which was recently published, as well as possible alternatives for an off-road trail. Many groups have been involved in these discussions, including staff from M-NCPPC (both Planning and Parks and Recreation Departments), local and state road agencies, the National Park Service, area bicycle clubs, trail coalitions, equestrian groups, civic organizations, and the Potomac Heritage partnership. In addition to many of the groups listed above, residents of the Broad Creek Historic District have been extensively involved in these discussions, meetings, and site visits.

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### The Concept of a "Braided" Trail

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One topic of discussion that should be noted is the idea of what form a trail can take through the historic district. Traditionally, a trail has been thought of as one defined path connecting two points, whether it be a natural surface like the Appalachian Trail or an asphalt hiker/biker trail like the Henson Creek Stream Valley Trail or the WB&A Rail-Trail. However, trails have begun to be thought of in broader terms including "conceptual" trails, which are based on a common theme such as Civil War sites, the War of 1812, or bird watching. These trails can be oriented toward hikers, equestrians, bicyclists, or can be a driving trail in which separate sites are joined using an on-road driving route. The highly successful Great Texas Coastal Birding Trail is one such example. This trail includes an on-road driving route, signage, maps, specific site facilities, a web site, and interpretation.

historic sites and archaeological features, with particular attention given to Want Water and the historic channel path.

- d. *Through existing M-NCPPC and NPS parkland from Oxon Hill Road (at or near the Henson Creek trail), crossing Broad Creek and Livingston Road onto M-NCPPC parkland on the east side of Livingston Road, and continuing down to the Regional Center.* Difficult topography would have to be negotiated and this route would take the trail away from the water and historic sites. A possible connection back into the district could be considered for those interested. Crossings of Livingston Road would be required.
- e. *A bikeway along Livingston Road.* This route would be primarily for serious bicyclists, perhaps used in conjunction with other alternatives. Care must be taken to preserve the rural character of the road, while providing for safe cycling. The historic district committee currently discourages additional pavement along Livingston Road. This is probably the most direct route and will be used by some cyclists regardless of what else is done.

Many combinations and variations of the above alternatives are possible. Elements of each may be incorporated into a “braided” trail. A water trail, with appropriate facilities and signage, should also be incorporated with the above alternatives. Maps, signage, and interpretation (of natural, cultural, and historic features) are also vital elements of this planned trail. Other ideas mentioned include possible natural surface trails and boardwalking across the area at the head of Broad Creek and a possible side trail parallel to Livingston Road, in keeping with the scenic and rural character of the road.

All of these alternatives are in the preliminary phase of exploration. Much additional work and research needs to be done. Each alternative has opportunities and constraints. Trail surfaces should be explored that will be environmentally sensitive, complement the historic nature of the area, and accommodate as many trail users as feasible. Trail routes should highlight the unique qualities of the historic district and natural environment while not compromising these features. Additional meetings of the Potomac River Trail Subcommittee will continue to be held. The Department of Parks and Recreation currently has funding for the extension of the Henson Creek Trail to Broad Creek. Planning and design for this extension are currently underway, with a natural surface “hiker/equestrian” trail or loop also being considered into the historic district. This trail into the historic district would be intended to highlight the many historic, environmental, and equestrian features that characterize the historic district. Planning for this trail should allow for the possible future extension of an off-road trail to the south of the historic district.

