



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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PGCPB No. 10-42(C)

RESOLUTION

WHEREAS, the Prince George's County Council, sitting as the District Council, authorized initiation of an amendment to the 1992 *Historic Sites and Districts Plan* on November 18, 2008; and

WHEREAS, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission, in conjunction with the Prince George's County Council, pursuant to Section 27-644 of the Zoning Ordinance of Prince George's County, held a duly advertised joint public hearing on the *Preliminary Historic Sites and Districts Plan* on January 19, 2010; and

WHEREAS, the Preliminary Historic Sites and Districts Plan is proposed to amend the 1992 *Approved Historic Sites and Districts Plan*; the 2002 *Prince George's County Approved General Plan*; 1993 *Glenn Dale-Seabrook-Lanham and Vicinity Master Plan*; 1993 *Landover and Vicinity Approved Master Plan*; 1993 *Subregion V Approved Master Plan*; 1994 *Bladensburg, New Carrollton and Vicinity (PA 69) Approved Master Plan*; 1994 *Melwood/Westphalia Approved Master Plan*; 1994 *Planning Area 68 Approved Master Plan*; 1994 *Subregion VI Study Area Approved Master Plan*; 1997 *College Park Metro-Riverdale Transit District Development Plan*; 2000 *Brentwood Mixed-Use Town Center Zone Development Plans and Design Guidelines*; 2000 *Addison Road Metro Sector Plan*; 2000 *The Heights and Vicinity Approved Master Plan*; 2001 *Anacostia Trails Heritage Area Management Plan* 2001 *Greenbelt Metro Sector Plan*; 2002 *College Park US 1 Corridor Sector Plan*; 2004 *Riverdale Park Mixed-Use Town Center Zone Development Plans and Design Guideline*; 2004 *Approved Prince George's County Gateway Arts District Sector Plan*; 2004 *Morgan Boulevard-Largo Town Center Sector Plan and Sectional Map Amendment*; 2005 *Tuxedo Road-Arbor St.-Cheverly Metro Sector Plan*; 2006 *Bowie and Vicinity Approved Master Plan*; 2006 *East Glenn Dale Area Approved Sector Plan*; 2006 *Henson Creek-South Potomac Approved Master Plan*; 2006 *West Hyattsville Transit District Development Plan*; 2007 *Bladensburg Town Center Approved Sector Plan*; 2007 *Westphalia Approved Sector Plan*; 2008 *Capitol Heights Transit District Development Plan/Transit District Overlay Zone and Zoning Map Amendment*; 2008 *Branch Avenue Corridor Sector Plan and Endorsed Sectional Map Amendment*; 2009 *Port Towns Sector Plan and Sectional Map Amendment*; 2009 *Landover Gateway Sector Plan and Sectional Map Amendment*; 2009 *Marlboro Pike Sector Plan and Sectional Map Amendment*; 2009 *Subregion 5 Master Plan and Sectional Map Amendment*; 2009 *Subregion 6 Master Plan and Sectional Map Amendment*; 2010 *Glenn Dale-Seabrook-Lanham and Vicinity Sector Plan and Sectional Map Amendment*; and

WHEREAS, the *Historic Sites and Districts Plan* for Prince George's County is the functional master plan that provides citizens, non-profit organizations, the private sector, and government agencies with guidance on historic preservation for Prince George's County, pursuant to directives issued by the District Council when the *Prince George's County General Plan* was approved in October 2002; and

WHEREAS, since the *Historic Sites and Districts Plan* was approved in 1992, it has been amended by the subsequently approved functional, master and sector plans in Prince George's County; and

*Denotes correction

[Brackets] denotes deletion

WHEREAS, the Preliminary Historic Sites and Districts Plan incorporates all previous amendments into one document and takes into account and reconciles master and sector plan historic preservation recommendations where necessary, provides the detailed policies and strategies for Prince George's County called for in the General Plan and fulfils the historic preservation recommendations contained in the General Plan; and

WHEREAS, on March 25, 2010, the Planning Board received the transcript analysis of testimony from the January 19, 2010 joint public hearing on the *Preliminary Historic Sites and Districts Plan* and additional exhibits and plan correspondence, submitted before the close of the record on February 3, 2010; and

WHEREAS, the Prince George's County Planning Board determined to amend the *Preliminary Historic Sites and Districts Plan* in response to the public hearing, and to adopt the functional master plan and transmit the plan with further amendments, extensions, deletions, and additions in response to the public hearing record, as follows:

Underscore indicates language added to the preliminary plan.

[Brackets] indicate language deleted from the preliminary plan.

CHAPTER 2: HERITAGE THEMES

- page 22: *Political and Social History, Religion and Recreation* - Many of the Freedmen's Bureau schools, built shortly after the Civil War for African-American students, are no longer standing but may represent opportunities for archeological investigation. An important 20th century landmark in the history of African-American education in the county is the Fairmont Heights High School.
- page 22: revise the heading on page 21 to include a reference to "the arts" and add the following paragraph on page 22 after African-American Resorts and Recreation:
The Arts- In the twentieth century, Prince George's County emerged as an important regional fine arts center. A number of bluegrass, jazz, and R&B music venues in Bladensburg, Brentwood, North Brentwood and Brandywine thrived for much of the mid- and late-twentieth century. Similarly, institutions like the University of Maryland's David C. Driskell Center for the Study of the Visual Arts and Culture of African Americans and the African Diaspora became important features of the county's cultural landscape. Although much of this theme does not encompass historic preservation directly, more survey and analysis of the physical impact of the arts on the landscape should be undertaken in the future to elaborate on this theme.
- page 25: Transitional Federal/Greek Revival: Bowieville, Williams Plains, Pleasant Hills, Brookefield of the Berry's, Pleasant Prospect, Sasscer's Green, Fairview, and Weston.

CHAPTER 12: HERITAGE TOURSIM

- page 81: Policy 2: Strategy 9. Link heritage tourism initiatives directly to a visitor's Washington, D.C., experience through marketing, educational programs, and direct participation with local attractions such as National Harbor and its proposed Disney development, and the National Children's Museum through the establishment of a National Capital Historic Gateway Heritage Area.

CHAPTER 13: PARTNERSHIPS

- page 85: Policy 2, Strategy 1. Continue to engage new partners, such as environmental groups, arts and entertainment groups, and historic and genealogical organizations that may have similar goals and interests.

CHAPTER 16: HISTORIC SITES AND PROPOSED HISTORIC SITES

- *page 113: Delete text after 68-013-39 and before 68-013-43: [68-013-40 **Mount Rainier Filling Station**, 3220 Rhode Island Avenue, Mount Rainier
 - c. 1934, 1 story brick filling station with portico on rectangular columns; flat roof concealed behind tile mansard
 - Unusual surviving example of early filling station executed in Spanish Colonial style
 - Criteria 1a, 2a, 2e]
- page 129: Add new line after 72-021: 72-064 **Fairmont Heights High School**
1401 Nye Street, Capitol Heights
 - 1950, c. 1980, c. 1990, a large, multi-part, concrete-block and brick school building is the centerpiece of a 14.90-acre campus that includes athletic fields and related facilities
 - Designed by prominent local architect Paul H. Kea, the school property is significant as the focus of important local efforts to desegregate the county's public schools beginning in the 1950s and culminating in a landmark lawsuit, *Vaughns v. Board of Education of Prince George's County* (1972)
 - Criteria 1a, 1c, 2a, 2e
- page 130: 73-016 Mount Lubentia
- 1798 and earlier, 2 ½ story brick (Flemish bond) hip-roof house with fine Federal-style decorative detail; [historic outbuildings include corncrib and stable] and unique 18th century octagonal dairy moved c. 1970, from related plantation (Graden, now destroyed).
- page 131: 74A-018 Bowieville
- [Outstanding example of transitional Federal/Greek revival style architecture, built by daughter of Governor Robert Bowie, completely restored 2006] Built for Mary Bowie on land she inherited from her father, Governor Robert Bowie; later the home of the Berry family, Bowieville is the most sophisticated Federal-style plantation house in Prince George's County.
- page 139: 79-019-18 Digges-Sasscer House
- Important town dwelling, occupied continuously by prominent citizens: Daniel C. Digges (Maryland Delegate), William A. Jarboe (Register of Wills), Frederick Sasscer, Jr., (publisher and Superintendent of Schools), [and] Lansdale G. Sasscer (Maryland Senator and U.S. Congressman) and Lansdale G. Sasscer, Jr., (Maryland Delegate).
- p. 142: Change the name of Woodlawn Historic Site (79-057) to Woodlawn and Murdock Tenant House Site; add the ES symbol to the description; add third bullet with the following text: Site of a ca. 1732-1793 tenant house complex owned by William and Addison Murdock; add criteria 1a and 1d.
- page 151: Solitude Historic Site 82A-038 (first bullet): c. 1840, two-story frame gable-roof house in two sections, with pedimented entrance with fanlight; [historic outbuildings include barn, shed, and corncrib] immediate grounds of the dwelling include a multi-period range of small agricultural outbuildings adapted for a variety of uses.
- page 152: 82A-044 [**Overseer's House**] Bacon Hall

CHAPTER 18: INVENTORY OF HISTORIC RESOURCES

- *page 178: After 68-013-39 and before 68-013-43 delete: [HS 68-013-40 Mount Rainier Filling Station]
- page 178: After 68-013 add: HR 68-013-01 **Star/Pott's Hall**
- page 183: HS 72-064 **Fairmont Heights High School**
- p. 187: Change the name of HS Woodlawn 79-057 to "Woodlawn and Murdock Tenant House Site"; add the ES symbol to the description.
Reduce the environmental setting around Woodlawn to 3.7 acres and establish a 0.6-acre setting around the Murdock Tenant House Site, for a total of 4.3 acres.

- page 190: HS 82A-044 [**Overseer’s House**] **Bacon Hall**
- page 194: Add **HR 86B-042 Erickson-Roundell Tomb**

APPENDIX A – HISTORY OF PRINCE GEORGE’S COUNTY

- page 238, paragraph 1: Locally, many individuals and institutions, such as [schools and] churches and schools, like Fairmont Heights High School, were the sites of events that resulted in significant changes for the county’s African-American residents.

APPENDIX B – DOCUMENTED HISTORIC COMMUNITIES

- page 241, paragraph 1: This appendix includes summary descriptions and maps for 57 historic communities throughout Prince George’s County. Appendix B, as in the 1992 plan, is for reference purposes only and provides historical information to county residents, property owners and communities about the areas surveyed. Thirty-two of these community descriptions were included in the 1992 *Historic Sites and Districts Plan*. An additional 25 communities, subsequently identified, are included here. Two additional communities, although surveyed as part of the same effort, are not included here. As locally designated historic districts, the Broad Creek Historic District and the Old Town College Park Historic District are the subject of a separate chapter in the plan, Chapter 17.
- page 267: Appendix B- Documented Historic Communities (fourth paragraph)
Most of the buildings within Mount Rainier are residential, with the single-family dwelling as the prevailing building type. The earliest buildings in the community were constructed between 1900 and 1920 and the majority of them have simple plans with minimal ornamentation. An important early institutional building on Rhode Island Avenue is Star/Pott’s Hall, built c. 1910 as a movie theater and community hall that since the 1920s has served as a lodge hall for a chapter of the Order of the Eastern Star.

APPENDIX C – M-NCPPC OWNED PROPERTIES

- page 353: revise legend
HS: Historic Site
HR: Historic Resource
HS: Historic Site (proposed)
HR: Historic Resource (proposed)
NR: National Register
NHRD: National Register Historic District
NHL: National Historic Landmark
E: Maryland Historical Trust Easement
- page 353:
HS NR E 62-004 Snow Hill, Laurel
HS NR E 62-023-07 Abraham Hall, Beltsville
HS NHL E 68-004-05 Riversdale (Calvert Mansion)
HS NR E 70-020 Marietta
- page 354:
HS NR E 80-001 Oxon Hill Manor
HS NR E 81A-007 Mary Surratt House

TECHNICAL CORRECTIONS

Page 2: Column 1, Paragraph 7
Change “94” proposed historic sites to 98;
Change “32” proposed historic resources to 34.

Page 5:

Remove reference to “Site of Duvall Family Cemetery...” in list of those proposed for deletion. Duvall Family Cemetery (70-022) is proposed to remain in the inventory as a historic resource as it retains burials (see page 180).

Page 7:

Paragraph 2 – “Four are no longer in the inventory” should be revised to “Three are no longer in the inventory...” Also in paragraph 2, the footnote applied to “Keokuk (formerly Historic Resource 78-000-14) should be removed, as the property did not burn. Footnote at bottom of page should be revised to indicate “[Three] Two properties which had been deleted...”.

Page 16:

Column 1, paragraph 2 – “Postbellum Archeological Resources... “expected [October 2009]” should be revised to “expected Spring 2010.”

Page 26:

Change Muirkirk Furnace, c. 1900 (Historic Site 62-008) to “Brick Kilns at Muirkirk Furnace, c. 1920 (Historic Site 62-008).”

Page 97:

Paragraph 2, line 9 - Insert “Property titles in **bold** type indicate already designated historic sites” before “Property titles in *bold italics*...”.

Page 129:

Delete “NR” under 73-006 Newton White Mansion & Warrington Cemetery

Page 180:

“HR 70-022 Duvall Family Cemetery” should be revised to “HR 70-022 Duvall Property”

Pages 196-227:

Maps included in these pages are replaced by 15 exhibits to be made part of the record of the Joint Public Hearing, 1/19/10.

Page 239:

Column 2, paragraph 1, “*Postbellum Archeological Resources*... expected [fall 2009] should be revised to ...“Spring 2010.”

Page 353:

HS 73-006 – “Newton White Mansion on Enterprise Farm & Warrington Cemetery” should be revised to “**HS** 73-006 Newton White Mansion & Warrington Cemetery”.

Page 354:

85A-005-footnote 1 should be removed; 85A-006-footnote 1 should be added.

Page 357:

“**HS** NR 70-020 Duvall Family Cemetery (moved from Duvall Property, 70-022, to Marietta)”. should be revised to “**HS** NR 70-020 Duvall Family Cemetery (moved from Duvall Cemetery, Property 70-022, to Marietta)”.

Page 357:

“HR 70-022 Duvall Cemetery, Wigwam Site” to be added after corrected reference to “**HS** NR 70-020 Duvall Family Cemetery (moved from Duvall Cemetery, Wigwam Site 70-022, to Marietta)”.

Page 357:

HS 73-006 Newton White Mansion, Enterprise Farm & Warrington Cemetery should be revised

to “*HS 73-006 Newton White Mansion & Warington Cemetery*”.

Pages 196-229:

All existing mapping will be corrected and updated after the plan is approved.

NOW, THEREFORE, BE IT RESOLVED, that The Maryland-National Capital Park and Planning Commission does hereby adopt the Preliminary Historic Sites and Districts Plan, said plan being an amendment to the 1992 Approved Historic Sites and Districts Plan, and the 2002 *Prince George's County Approved General Plan*; 1993 *Glenn Dale-Seabrook-Lanham and Vicinity Master Plan*; 1993 *Landover and Vicinity Approved Master Plan*; 1993 *Subregion V Approved Master Plan*; 1994 *Bladensburg, New Carrollton and Vicinity (PA 69) Approved Master Plan*; 1994 *Melwood/Westphalia Approved Master Plan*; 1994 *Planning Area 68 Approved Master Plan*; 1994 *Subregion VI Study Area Approved Master Plan*; 1997 *College Park Metro-Riverdale Transit District Development Plan*; 2000 *Brentwood Mixed-Use Town Center Zone Development Plans and Design Guidelines*; 2000 *Addison Road Metro Sector Plan*; 2000 *The Heights and Vicinity Approved Master Plan*; 2001 *Anacostia Trails Heritage Area Management Plan*; 2001 *Greenbelt Metro Sector Plan*; 2002 *College Park US I Corridor Sector Plan*; 2004 *Riverdale Park Mixed-Use Town Center Zone Development Plans and Design Guideline*; 2004 *Approved Prince George's County Gateway Arts District Sector Plan*; 2004 *Morgan Boulevard-Largo Town Center Sector Plan and Sectional Map Amendment*; 2005 *Tuxedo Road-Arbor St.-Cheverly Metro Sector Plan*; 2006 *Bowie and Vicinity Approved Master Plan*; 2006 *Suitland Mixed-Use Town Center Zone Development Plan*; 2006 *East Glenn Dale Area Approved Sector Plan*; 2006 *Henson Creek-South Potomac Approved Master Plan*; 2006 *West Hyattsville Transit District Development Plan*; 2007 *Bladensburg Town Center Approved Sector Plan*; 2007 *Westphalia Approved Sector Plan*; 2008 *Capitol Heights Transit District Development Plan/Transit District Overlay Zone and Zoning Map Amendment*; 2008 *Branch Avenue Corridor Sector Plan and Endorsed Sectional Map Amendment*; 2009 *Port Towns Sector Plan and Sectional Map Amendment*; 2009 *Landover Gateway Sector Plan and Sectional Map Amendment*; 2009 *Marlboro Pike Sector Plan and Sectional Map Amendment*; 2009 *Subregion 5 Master Plan and Sectional Map Amendment*; 2009 *Subregion 6 Master Plan and Sectional Map Amendment*; 2010 *Glenn Dale-Seabrook-Lanham and Vicinity Sector Plan and Sectional Map Amendment*; and

BE IT FURTHER RESOLVED that an attested copy of the adopted functional master plan, and all parts thereof, shall be certified by the Commission and transmitted to the District Council of Prince George's County for its approval pursuant to Article 28, Annotated Code of Maryland and Section 27-645(c) of the Prince George's County Code; and

BE IT FURTHER RESOLVED that this adoption shall be recorded by an appropriate Certificate of Adoption containing the identifying signature of the Chairman of the Commission and shall be affixed to this resolution with a notation indicating: “This resolution is to be used in conjunction with the *Preliminary Historic Sites and Districts Plan*.”

* * * * *

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner John Squire, seconded by Commissioner Sarah Cavitt, with Commissioners John Squire, Sarah Cavitt, Sylvester Vaughns, and Chairman Samuel Parker, Jr., voting in favor of the motion and with Commissioner Jesse Clark absent at its regular meeting held on Thursday, April 8, 2010, in Upper Marlboro, Maryland and corrected on June 7, 2010.

Adopted by the Prince George's County Planning Board this 8th day of April 2010.

Patricia Colihan Barney
Executive Director

Frances J. Guertin
By: Frances J. Guertin
Planning Board Administrator

APPROVED AS TO LEGAL SUFFICIENCY.

George J. [Signature]
M-NCPPC Legal Department

Date 6/7/10