



Historic Preservation

HISTORIC PRESERVATION GOALS

1. Maintain the integrity and character of Upper Marlboro's historic neighborhoods and town core.
2. Celebrate Upper Marlboro's extensive history and cultural resources.

EXISTING CONDITIONS

HISTORY OF THE TOWN OF UPPER MARLBORO

Located in central Prince George's County, the Town of Upper Marlboro was established when the General Assembly of the Province of Maryland passed the Act for the Advancement of Trade and Erecting Ports and Towns in 1706 and 1707 in order to create commercial centers in Maryland.¹ The town was already a gathering place for merchants, who often spent their time at Robert Robertson's tavern, established in 1703.² The community was first known as the Town of Marlborough, but its name soon was changed to Upper Marlborough in order to distinguish it from (Lower) Marlborough in Calvert County. In the early twentieth century, the name was commonly shortened from Marlborough to Marlboro', then finally to Marlboro, as it is known today. Tradition maintains both towns were named after John Churchill, First Duke of

1 Marina King, "The Tobacco Industry in Prince George's County, 1680-1940," in *Historic Contexts in Prince George's County: Short Papers on Settlement Patterns, Transportation, and Cultural History* (Upper Marlboro, MD: The Maryland-National Capital Park and Planning Commission, 1991), 69-71.

2 Susan G. Pearl, "Early Taverns in Prince George's County, 1703-1862," in *Historic Contexts in Prince George's County: Short Papers on Settlement Patterns, Transportation, and Cultural History* (Upper Marlboro, MD: The Maryland-National Capital Park and Planning Commission, 1991), 61-64.

Marlborough, a hero in the War of the Spanish Succession (1701-1714).³

By 1718, county residents had petitioned to have the county seat moved from Charles Town to Upper Marlboro. This was accomplished in 1721.⁴ Chosen for its location on the Western Branch of the Patuxent River, the area was thought to be a convenient trading location. With its designation as the county seat, Upper Marlboro soon became the social, political, and commercial center of Prince George's County. Because of its location near the river, Upper Marlboro was designated as an inspection site for tobacco in 1747. In order to protect the quality of tobacco being shipped to England, all tobacco grown in Maryland had to pass through inspection sites at Nottingham, Piscataway, Upper Marlboro, or Bladensburg before it was authorized for public sale.⁵ The first courthouse was constructed in 1721 and replaced in 1798. The completion of the Assembly Hall in the 1750s provided opportunities for social events, including balls, concerts, plays, and opera productions. Horse racing was an important sport in eighteenth-century Maryland, and Upper Marlboro soon became a popular destination for those seeking to watch races.⁶ In the 1760s, the first post office was established in the town.⁷

3 *Ibid.*, 1.

4 *Ibid.*, 2.

5 King, 69-71.

6 Pearl, 2.

7 Susan G. Pearl, "Upper Marlboro History (August 2001)," 1.

As the Patuxent River and the Western Branch silted, they became unnavigable for large ships transporting tobacco. As a result, Baltimore became the commercial hub of tobacco in Maryland. Even without the tobacco industry, the thriving commercial and political center of Upper Marlboro supported the local economy in the nineteenth century. Martenet's Map of 1861 shows a well-developed small town, mostly centered on present-day Main Street. Most of the residential buildings are located to the west, while the commercial development was primarily located in the east and centered around the courthouse. Upper Marlboro provided a number of shops and amenities for its residents and visitors. The town was served by several hotels, law offices, and other stores, including a barber shop, carriage factory, tailor, cabinet maker, tinner, doctor's office, and the offices of the Planter's Advocate and the Marlboro Gazette. By 1861, at least three churches were constructed within the town for the Roman Catholic, Episcopal, and Methodist congregations. The 1878 Hopkins map documents considerable new growth in the town. Many new residences and stores were constructed, along with two new public schools, one for the education of boys and one for girls. The most significant development was the addition of the Popes Creek line of the Baltimore and Potomac Railroad to the east of town. The Hopkins map shows the location of the passenger station and the freight station.⁸

8 Simon J. Martenet, "Atlas of Prince George's County, Maryland, 1861, Adapted from Martenet's

Upper Marlboro is also an important African-American community. After the Civil War (1861–1865), a number of freedmen purchased land in Upper Marlboro and constructed a Methodist meetinghouse. Working with the Freedman’s Bank, the community established a school for the local black children in 1867. The small African-American community began to grow and soon built houses within the town limits. During the construction of the Baltimore and Potomac Railroad near Upper Marlboro, another small African-American community developed on the eastern fringes of town (outside the survey area) near the railroad lines. Known as Sugar Hill, the neighborhood was populated by families who assisted in the construction of the railroad in the 1860s and 1870s.⁹

During the twentieth century, Upper Marlboro continued to expand. Several fires resulted in the rebuilding of structures, particularly commercial buildings along Main Street, while some older buildings received new façades and other renovations.¹⁰ In the early 1940s, the Victorian-era county courthouse was extensively remodeled in the Colonial Revival style. The original building was encapsulated by the addition of a large portico, flanking wings,

Map of Prince George’s County, Maryland” (Baltimore: Simon J. Martenet C.E., 1861); G.M. Hopkins, “Atlas of Fifteen Miles around Washington, Including the County of Prince George Maryland” (Philadelphia: G.M. Hopkins C.E., 1878).

⁹ Susan G. Pearl, *Prince George’s County African-American Heritage Survey, 1996* (Upper Marlboro, MD: The Maryland-National Capital Park and Planning Commission, 1996), 86. This community is located on Peerless Avenue, northeast of the town’s center.

¹⁰ Pearl, “Upper Marlboro History,” 2-3.

and a cupola. During a renovation in 2004, the courthouse suffered a disastrous fire; the building is currently being rehabilitated.

EXISTING HISTORIC RESOURCES

During Upper Marlboro’s nearly 300-year history as the county seat, numerous buildings have been constructed and demolished in the town. Few eighteenth-century properties remain, and many nineteenth- and early twentieth-century commercial buildings in the town core have been replaced by larger, more modern structures. Nevertheless, the town still has an important body of historic residential and commercial buildings, many of which are institutional in nature or tied to Upper Marlboro’s long-time role as the Prince George’s County government center.

PROPERTIES LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES AND/OR THE PRINCE GEORGE’S COUNTY INVENTORY OF HISTORIC RESOURCES

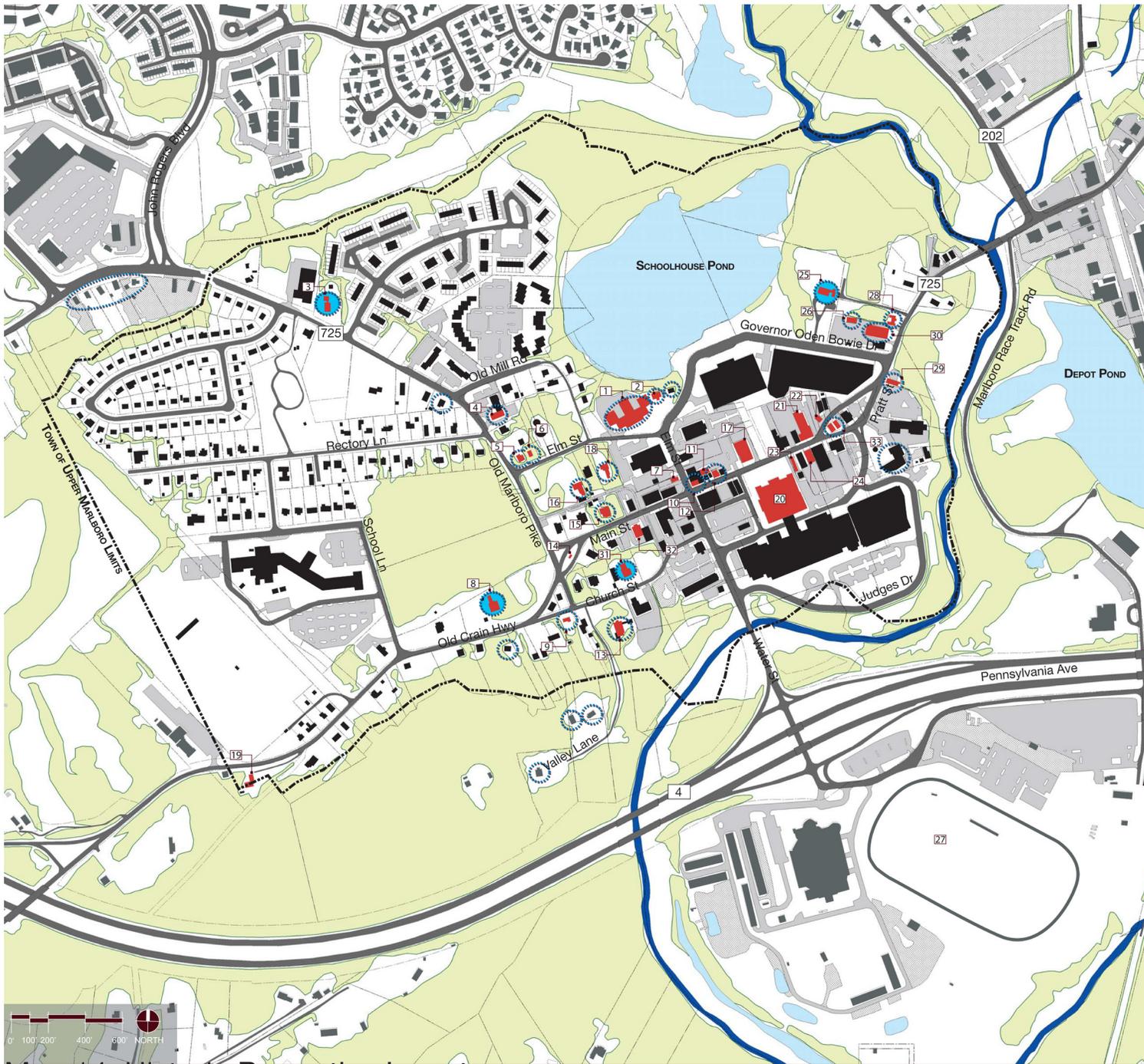
The town contains five properties listed on the National Register of Historic Places, and multiple properties listed in the Prince George’s County Inventory of Historic Resources. The National Register of Historic Places is administered by the National Park Service and recognizes properties of outstanding historic and/or architectural character that may have greater-than-local significance. Generally, to qualify for National Register listing, a property must be at least 50 years old and possess a high degree of historic integrity. A property may be individually listed on the National Register or be identified as a contributing property within a historic district. Often, properties within National Register historic districts have little

individual historic or architectural significance, but derive their importance from the role they play in helping form the historic fabric that composes a district. No design review or local regulations are associated with National Register listing.

The Prince George’s County Inventory of Historic Resources is based on a series of surveys first performed by M-NCPPC from 1973–1975 and then updated by the Prince George’s County Historic Preservation Commission (HPC) for the 1981 and 1992 Historic Sites and Districts Plans. A property included in this inventory is considered a historic resource, but is not necessarily protected under the county’s Historic Preservation Ordinance. Properties listed in the inventory become fully protected by the county’s preservation ordinance only after evaluation at a public hearing and a finding that they meet ordinance-based criteria for designation as historic sites.

PROPERTIES PROTECTED BY THE PRINCE GEORGE’S COUNTY PRESERVATION ORDINANCE

Fifteen individual historic properties in Upper Marlboro are protected by the county’s preservation ordinance, which authorizes the nine-member county Historic Preservation Commission to evaluate proposed historic sites. Since 1992, a number of properties have been surveyed and documented, but the properties can only be listed as historic sites through a master plan amendment to add them to the Inventory of Historic Resources. In 2008 a new provision was added to the Historic Preservation Ordinance to allow such documented properties to be added to the inventory as historic sites upon public hearing by the Historic Preservation Commission, followed by a joint public hearing



Legend for Map 14

- County Historically Designated Properties
- National and County Historically Designated Properties
- Existing Historical Structures per Subregion 6 plan

1. Marlboro High School: Built as high school in 1921, on site of 19th-century Marlboro Academy; brick facade addition in 1934, after which used as elementary school.
2. Marlboro Primary School: Built as primary school, circa 1890, on site of earlier school for girls; later converted to residence for principal of adjoining high school; family graveyard of Dr. William Beanes on grounds.
3. Traband House: Frame dwelling designed by Laurel architect Arthur Nicholson, built 1894–97 for merchant John H. Traband, Jr.; best surviving example of late Victorian architecture in Upper Marlboro Union (Memorial) Methodist Church: Prominent landmark built in 1916 for the local black Methodist community, to replace the Civil War-era Union Chapel.
5. Thomas J. Turner House: Mid-19th-century frame vernacular dwelling of editor of the *Planters' Advocate*, enlarged in several stages.

Map 14: Historic Properties Inventory

6. Jarboe-Bowe House: Mid-19th-century town dwelling. Important component of 19th-century residential streetscape.
7. Print Shop: Late 19th century. This building served as the print shop of the *Marlboro Gazette*, later converted to a residence.
8. Kingston: 1–1½-story frame Tidewater style dwelling with four exterior chimneys; built circa 1730 for family of merchant David Craufurd; rebuilt in Gothic Revival cottage style for Dr. Frederick Sasscer in 1859; prominent landmark at west entrance of town; family burial ground survives in wooded lot immediately to north.
9. Talbott House: Small, antebellum vernacular frame dwelling, enlarged with crossgable wing after Civil War; surviving component in a streetscape of working-class dwellings.
10. Site of Bank of Southern Maryland: Built in 1900 and rebuilt in 1926; renovated and enlarged in 1951 to present form; now M&T Bank of Maryland.
11. Magruder Law Office: Mid-19th-century Greek Revival-style frame law office built for attorney Caleb C. Magruder; unique example of its type in Prince George's County; still in ownership of Magruder family.
12. Maryland Home Title Insurance Building: 1927—This office building was completed in 1927 and considered a great asset to the town.
13. Trinity Episcopal Church and Cemetery (1846): Gothic Revival style brick church, designed by prominent Baltimore architect Robert Carey Long, Jr.; crenellated tower added in 1896; stands on site of Episcopal church organized in 1810 by Bishop Thomas John Claggett.
14. Crain Highway Monument; Stone monument designed by Baltimore architect Howard Sill, erected and dedicated 1922 at beginning of construction of Crain Highway; important automobile artery (constructed 1922–27) connecting Baltimore with Southern Maryland.
15. Owen House: Large hop-roof frame town dwelling with corner tower and Queen Anne stylistic detail built in 1915 for Claude H. Owen.
16. Digges-Sasscer House: Mid-19th century frame dwelling, enlarged and Victorialized in 1880s; home of a series of prominent citizens including Daniel C. Digges, Frederick asscer, Jr., and Lansdale G. Sasscer.
17. Post Office (1936–1990); New Deal post office building constructed 1936 on original site of Judge Alan Bowie's office (which was moved back from Main Street for a short distance to the northeast); this post office was closed in 1990 and renovated for use as a County library.
18. Trelawn: Mid-19th century frame town dwelling with bracketed cornice and unusual entry hall plan; home of attorney J.K. Roberts; enlarged 1870s in telescope form.
19. Brooke-Herring House, 1870, 1893: Two-part frame dwelling built by Augustine T. Brooke, clerk of the County Court; south wing added in 1893 to serve as Trinity Church Rectory until the new rectory was built in 1904.
20. Prince George's County Courthouse: Nucleus of this building was built in 1881 (brick, Queen Anne Victorian structure), addition in 1908; rebuilt and enlarged 1940 in Classical Revival style; additions 1949, 1957, and later.
21. Old Movie Theater Building: Early 20th-century brick commercial building built (after December 1986 fire destroyed a complex of buildings at this location) as a movie theater, small mansard-roof building adjoining to east originally served as *Enquirer* office, now serves as law/insurance office; *Enquirer-Gazette* took over movie theater building after 1950.
22. Maryon's Locksmith Building: Formerly Buck's Service Station—1925—picturesque Mediterranean-style service station; converted 1980s to drive-in bank.
23. Judge's Chambers (1926): Built in 1926 as Sanitary Grocery Store on the site of the house of County Treasurer R. Ernest Smith (that house was destroyed by fire of March 15, 1924); later became a jewelry store, and most recently a restaurant.
24. Boyer's Garage (ca. 1926): This large, fireproof garage building was built on the site of John H. Traband's old hardware stor, which had been destroyed in the fire of March 15, 1924; brick facing added and building converted to law offices.
25. Darnall's Chance: Important circa 1700 brick residence, 1½-story hip-on-gambrel-roof dwelling of the prominent Carroll family; rebuilt in Victorian Italianate style in 1858 by merchant E.G.W. Hall; home in 20th century of Buck family; rebilt to original plan in 1988.
26. St. Mary's Rectory: This bungalow was built in 1926 by Father Loughcan to serve as Rectory after the older Rectory (to the southeast) was converted into a convent for the Sisters who operated St. Mary's School.
27. Site of Marlborough Racetrack and Fairgrounds (1890s): Grandstands burned 1981; this area now occupied by Equestrian Center (this was not the site of the 18th-century racetrack which was located on the west side of town).
28. Crandell-Rothstein House and Bakery (1840s): Two-story frame saltbox and gable roof dwelling built in several stages with small bakery attached; one of few surviving historical buildings which combined both residential and commercial uses.
29. St. Mary's Beneficial Society Hall (1892): One-story, front gabled frame structure, for nearly a century the center of social, religious, and charitable activities of local black Catholic community; last surviving of a group of buildings in this small black enclave; renovated 1989 as law office.
30. St. Mary of the Assumption Catholic Church (1899): Gothic Revival style brick church, architect-designed and locally built; replaced 1840s Catholic Church.
31. Content: Multisection frame town dwelling with freestanding brick chimneys and pent, built in early 1780s and early 19th century; one of oldest surviving buildings in Upper Marlboro.
32. Ritchie Funeral Home: Handsome brick Colonial Revival structure, with later additions; served as funeral home for approximately 50 years; recently converted to law offices.
33. Site of Original Courthouse: Built 1721, rebuilt 1798–1799, with later additions; replaced 1861 by larger brick courthouse building on side of Main Street; Old Courthouse demolished early 20th century; replaced 1920s by Eastern Shore Trust Company; later Prince George's Federal Savings Bank, now Main Street Furnishings.

by the Planning Board and District Council. This provision should allow some properties to be designated as historic sites more quickly than through master plan amendments.

The Historic Preservation Ordinance also authorizes the Historic Preservation Commission to review proposed work on historic sites and structures identified in the 1992 Historic Sites and Districts Plan. The ordinance (Subtitle 29 of the Prince George's County Code) applies to designated historic sites and districts and requires that a Historic Area Work Permit (HAWP) be obtained from the Historic Preservation Commission for (1) alterations of or new construction on these designated properties; (2) any grading, excavating, or construction that substantially modifies the environmental setting of a designated property; (3) the erection of signs on a designated property; or (4) the demolition of a designated property. An HAWP is not required for ordinary maintenance, repair of exterior features, or landscaping that will have no effect on the historic features of the property.

Any changes made to a designated historic site or property within a designated historic district without an HAWP will be subject to a civil penalty (fine) of \$500 for each day of violation.



Darnall's Chance



Old Marlboro Academy Site



Marlborough Entrance Gateway



St. Mary of the Assumption Catholic Church

TABLE 10 TOWN OF UPPER MARLBORO EXISTING HISTORIC RESOURCES

Property	Year of Construction	National Register of Historic Places	Prince George's County Inventory of Historic Resources	Protected by Prince George's County Preservation Ordinance (County Historic Site)
Darnall's Chance	Circa 1700	X	X	X
Kingston and Cemetery	1730	X	X	X
Content	1787	X	X	X
Dr. William Beanes Grave Site	1828		X	
Crandall-Rothstein House and Bakery	1840s		X	X
Talbott House	1840s		X	X
Digges-Sasscer House	1843		X	X
Trinity Episcopal Church and Cemetery	1846		X	X
Thomas J. Turner House	1850s		X	X
Trelawn	1850s		X	X
Jarboe-Bowie House	1852		X	X
Magruder Law Office	Circa 1860		X	
A.T. Brooke House	Circa 1870		X	X
St. Mary's Beneficial Society Hall	1892	X*	X	X
Traband House	1894-1897	X	X	X
Old Marlboro Elementary School	1896		X	
St. Mary of the Assumption Catholic Church	1899	X	X	
Owens-Dyer House	1915		X	
Union Memorial Methodist Church	1916		X	X
Old Marlboro High School/Marlboro Academy	1921		X	
Crain Highway Monument	1922		X	
Upper Marlboro Public Library (former post office)	1936		X	X

* In multiple listing only: African-American Historic Resources of Prince George's County, Maryland

Sources: National Park Service, Maryland Historical Trust, and M-NCPPC Historic Preservation Section files



Darnall's Chance Grounds



Prince George's County Library

LOCAL FINANCIAL INCENTIVES FOR HISTORIC PRESERVATION

Prince George's County offers two programs designed to encourage investments in historic properties. Select historic properties in Upper Marlboro qualify for these local incentives.

PRINCE GEORGE'S COUNTY HISTORIC PRESERVATION TAX CREDIT

Prince George's County offers a credit on the county property tax for the restoration and preservation of historic sites, contributing resources in local historic districts, and historic district infill. Properties identified as historic sites in the Historic Sites and District Plan qualify for a ten percent credit on eligible restoration/preservation expenses, and properties located in a designated historic district qualify for a five percent credit on building construction costs for new construction adjacent to and architecturally compatible with structures having "historic architectural or cultural value within the historic district." (As Upper Marlboro does not have any historic districts designated in the Historic Sites

and District Plan, infill projects in town do not qualify for the five percent tax credit.)

Applications for the tax credit are reviewed by the Prince George's County Historic Preservation Commission (HPC). Properties are evaluated against the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. If a project complies with these design guidelines, the owner will be awarded the local tax credit. If the credit cannot be used in the following year, it may be carried over for four years.

PRINCE GEORGE'S COUNTY HISTORIC PROPERTIES GRANT FUND

In 2008, the Prince George's County Council authorized the Prince George's County Planning Board to administer a grant program designed to encourage the acquisition, preservation, rehabilitation, and restoration of historic properties.¹¹ This competitive program awards

¹¹ Under the Secretary of the Interior's Standards (published by the National Park Service), preservation, rehabilitation, and restoration are

funds to individuals, nonprofit organizations, foundations, and political subdivisions. Funding is provided by The Maryland-National Capital Park and Planning Commission (M-NCPPC) for each fiscal year. A project may receive up to \$100,000 in grant monies, and a ten percent match is required. Grant funds will be awarded only to properties that are on the National Register, eligible for listing on the National Register, designated as local historic sites, or eligible for designation as local historic sites.

The Planning Board administers this program, and the Prince George's County Historic Preservation Commission Grants Committee reviews the applications and makes recommendations for awards. An individual or entity receiving a grant will be required to convey an easement in perpetuity on the historic property to M-NCPPC and also must agree to have the property designated as a local historic site.

HISTORIC PRESERVATION STRENGTHS

The Town of Upper Marlboro's historic character can be seen through the presence of historic buildings, groupings of residential properties, and the continuity of street names and locations that are consistent with the streets of the eighteenth-century community. Upper Marlboro's role as the Prince George's County seat since 1721 also establishes a specific sense of place for the town and its long history.

Although many of Upper Marlboro's older buildings have been destroyed or significantly altered, there are still examples of eighteenth- and nineteenth-century buildings standing

three distinct preservation actions. Please see Appendix 7 for additional detail.

within the town. Most extant buildings date from the mid- to late-nineteenth century, although many examples of early twentieth-century architecture can be found throughout the town. The town contains a wide range of styles, with both high-style and vernacular forms of Greek Revival, Italianate, Gothic Revival, Queen Anne, Colonial Revival, Tudor Revival, and Craftsman styles. These buildings, including museum properties such as Darnall's Chance, reflect Upper Marlboro's growth from a village to a commercial and governmental center and tie the extensive community history to the physical sense of place that makes Upper Marlboro unique.

HISTORIC PRESERVATION WEAKNESSES AND THREATS

After World War II, Upper Marlboro lost a number of historic residential and commercial buildings, impairing the integrity of the town's historic fabric. The presence of large, modern government buildings, including the 1993 courthouse and the County Administration Building (CAB), have essentially divided the historic core of the town into two sections. The buildings, in conjunction with the greenway leading from the CAB to the courthouse, also create a large void in the small-town community character.

A need exists for marketing the town's historic assets. Darnall's Chance, for example, suffers from the lack of weekend visitors. Although the historic site is open on weekends, there are no other attractions to lure visitors and tourists to the community (e.g., restaurants and retail uses). The town needs to find ways to attract larger audiences to its historic resources.

Increasing general amenities in the town would help increase attendance at historic sites.

An additional weakness is the general appearance of the town core, including conditions of historic buildings. The overhead utility lines, large signs on buildings, lack of general maintenance, and presence of trash on the sidewalks and streets detract from the overall character and appeal of Upper Marlboro's historic core. The town also faces the challenge of inducing property owners to maintain and restore their historic buildings. This ties in directly with the need for the town to better maintain its public spaces.

Modern development (including parking facilities) in the town core needs to be integrated into the overall sense of community. New development can threaten historic fabric and detract from Upper Marlboro's village character if the new building is of an inappropriate size or scale. Infill development/redevelopment can be made less intrusive and more compatible with the remaining historic properties in the town core. In addition, the community needs to protect the remaining character of the town by exploring options for protection of historic properties, such as an architectural conservation district.

HISTORIC PRESERVATION OPPORTUNITIES

Despite the town's historic preservation weaknesses, there is great potential in the community for preservation initiatives. Opportunities (which are explored further in the "Historic Preservation Initiatives" section) include:

- A preservation plan for Upper Marlboro

- Voluntary design guidelines for historic properties and compatible infill
- Wayside signs
- Historic markers
- Walking tours that celebrate historic sites and events
- Brochures highlighting the town's cultural heritage
- Beautification plan for the historic town core
- Initiatives sponsored by the town commissioners to encourage historic property owners to apply for grants for rehabilitation or restoration

An additional opportunity considered by the consultant team involved the potential creation of a local historic district to protect an array of properties in the Town of Upper Marlboro. The results of this analysis are discussed below.

EVALUATION OF THE POTENTIAL FOR A LOCAL HISTORIC DISTRICT

Upper Marlboro was evaluated for its potential eligibility as a local historic district by members of the Vision and Action Plan consultant team. This evaluation included background research and a preliminary survey of town properties. At approximately the same time, the M-NCPPC's Historic Preservation Section also had a team working on a survey of the town's historic properties as part of its update of the 1992 Historic Sites and Districts Plan. The results of these two preliminary analyses make it unclear whether the town retains enough architectural integrity to qualify for historic designation. More detailed study is needed to determine whether the entire town area may be eligible for designation as a local historic district.

ACTION PLAN TEAM HISTORIC RESOURCES SURVEY

BACKGROUND RESEARCH: Prior to field work for the project, background research was conducted. Regional and town histories were consulted, along with Internet sites and historic maps, to understand the historic context and help distinguish new development within the study area. Repositories consulted include those associated with the Maryland Historical Trust; The Prince George's County Historic Preservation Section of The Maryland-National Capital Park and Planning Commission; the Prince George's County Historical Society; and the Prince George's County Library.

FIELD WORK: A field survey of the Town of Upper Marlboro took place during September 2007. The survey, whose purpose was to document the physical conditions of the town and individual buildings, included detailed field notes and digital photography, along with sketch maps of key areas.

RESULTS: The evaluation resulted in the determination that, considered as a whole, the town may not qualify for designation as a local historic district. This conclusion was made based on specific historic properties evaluation criteria contained within Section 29-104 of the Prince George's County Code and the Historic Preservation Commission (HPC) Policy 1-87, Evaluating Integrity, Degree of Alteration, and Scarcity and Frequency (see Table 11). The core of the town has been significantly compromised through multiple tear-downs; modern, incompatible construction; and unsympathetic alterations to extant historic structures. These changes have negatively impacted the historic character and aesthetic of the town.

Per HPC Policy 1-87, the integrity of a historic resource depends on the number of "Detrimental and Critical Changes" that have occurred. While the examples used in the policy are for individual historic buildings, they also can be applied to the evaluation of the town as a historic district. Many of the alterations to individual buildings within the potential historic district qualify as "Detrimental Changes," including the removal of historic porches, other decorative trim, and details; the addition of false fronts and false roofs; the application of modern siding; the insertion of modern windows and doors; changes in building proportion/massing; construction of additions which dwarf the original structure; and the gross alteration of façades through inappropriate changes. Some alterations, however, may be reversible, such as the addition of vinyl siding or false fronts.

The most detrimental change to the town's historic properties—and perhaps the most significant—is the isolation of key buildings from their original historic context. Historic districts depend on a complement of buildings that create a broad, harmonious physical pattern. In Upper Marlboro, some individual buildings retain their integrity when considered in isolation; however, the loss of adjacent structures, the construction of incompatible modern buildings, and the construction of surface parking lots have diminished the once-historic setting of the town.

The total number of both "Detrimental Changes" and "Critical Changes" to Upper Marlboro's historic resources collectively creates a highly altered historic environment. Despite the town's history and association with county government since the eighteenth century, the

low number of intact (i.e., unaltered) historic buildings and historic elements has damaged the historic integrity of the community.

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Dr. William Beanes Grave Site	1828		X	
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Talbott House	1840s		X	X
Digges-Sasscer House	1843		X	X
Trinity Episcopal Church and Cemetery	1846		X	X
Thomas J. Turner House	1850s		X	X
Trelawn	1850s		X	X
Jarboe-Bowie House	1852		X	X
Magruder Law Office	Circa 1860		X	
A.T. Brooke House	Circa 1870		X	X
St. Mary's Beneficial Society Hall	1892	X*	X	X
Traband House	1894-1897	X	X	X
Old Marlboro Elementary School	1896		X	
St. Mary of the Assumption Catholic Church	1899	X	X	
Owens-Dyer House	1915		X	
Union Memorial Methodist Church	1916		X	X
Old Marlboro High School/Marlboro Academy	1921		X	
Crain Highway Monument	1922		X	
Upper Marlboro Public Library (former post office)	1936		X	X

* In multiple listing only: African-American Historic Resources of Prince George's County, Maryland

Sources: National Park Service, Maryland Historical Trust, and M-NCPPC Historic Preservation Section files

RECOMMENDATIONS

HISTORIC PRESERVATION INITIATIVES

GOAL 1: MAINTAIN THE INTEGRITY AND CHARACTER OF UPPER MARLBORO'S HISTORIC NEIGHBORHOODS AND TOWN CORE.

Action 1: Conduct an additional study to determine Upper Marlboro's eligibility for a town-wide local or National Register historic district.

The differing results of the preservation consultants' surveys suggest that more in-depth work needs to be done to determine whether the town as a whole qualifies for designation as a local historic district and/or National Register district. The town commission and M-NCPPC's Historic Preservation Section should work together to hire a consultant to perform a more detailed analysis of Upper Marlboro's neighborhoods and town core and make recommendations about potential designation(s). If the town as a whole is found to qualify for a local historic district, the town commissioners would have to recommend designation of a town-wide district to the Prince George's County District Council.

Action 2: Conduct a survey to identify additional properties in the town that may be individually eligible for designation as a county historic site or National Register historic property.

Although a town-wide historic district may not be feasible, there may be properties that, when considered individually, qualify for National Register listing or local designation as a historic site. Surveys of the town's historic resources were done in preparation for the 1992 Historic

Sites and Districts Plan, and these surveys are being updated as part of the FY 2009 Historic Sites and Districts Plan amendment project. Individual properties that were not yet 50 years old in 1992 now may be eligible for National Register listing or for consideration as a county historic site. Eligibility surveys should include consideration of historic buildings, structures, and landscapes. If any additional properties do qualify, owners should be given information about the benefits of designation and be encouraged to pursue listing.

Action 3: Evaluate the residential areas of the town to determine if there is potential for a residential historic district or an architectural conservation district.

As with Action 2, other opportunities exist to recognize and/or protect Upper Marlboro's historic resources even though the town as a whole may not qualify as a historic district. The town core and older neighborhoods should be evaluated as small, discrete units. The size of the potential districts may range from a handful of properties with similar characteristics (style, scale, etc.) to larger groupings of properties. If a group of properties forms an ensemble with a distinct historic/architectural character, it may be considered for a National Register or county historic district.

If a group of properties with similar characteristics does not qualify as a local historic district or National Register district, it may be considered for designation as a county architectural conservation district under Sections 27-213.18 through 27-213.22 of the Prince George's County Zoning Ordinance. An architectural conservation district must include at least ten contiguous acres and

possess design characteristics that distinguish it from other areas of the county. At least 20 percent of residents and business owners must petition the District Council for designation, or a municipality may request designation. If the proposed district is found to qualify, the District Council will instruct the Planning Board to prepare an architectural conservation plan, which will contain a land use inventory, an architectural survey, and proposed design regulations for the area. Once the District Council adopts the architectural conservation plan and authorizes the district, any work on a district property that will affect a building's exterior appearance must be evaluated by staff against the design regulations contained within the architectural conservation plan before a building or grading permit can be issued.

Action 4: Evaluate historic properties for their potential for inclusion in a National Register multiple (thematic) listing.

Most properties on the National Register are either individually listed or are contributing resources in a historic district. Some properties, however, are part of multiple listings, which contain a series of properties connected not necessarily by physical proximity, but by theme. This could include, for example, properties designed by the same architect, properties associated with a particular historic event, or properties that represent a particular building type. Several Prince George's County Heritage Themes other than architecture may relate to Upper Marlboro's historic resources, such as early towns, churches, commerce, taverns, horse racing, the law, political history, social history, and African-American history. One property, the St. Mary's Beneficial Society Hall, already is part of a multiple listing (African-

American Resources of Prince George's County). Additional properties should be considered for multiple listings that may include not only Town of Upper Marlboro historic properties, but other historic resources outside the town.

Action 5: Develop a preservation plan for the Town of Upper Marlboro.

A preservation plan specific to the Town of Upper Marlboro would help articulate the community's historic preservation goals and prioritize actions to protect historic resources. It could incorporate any historic resources survey updates and create a detailed action plan for preservation that contains specific goals, objectives, and implementation strategies.

Action 6: Create voluntary design guidelines for the town's undesignated historic resources.

Although Historic Preservation Commission design review can only be mandatory for properties designated as local historic sites or historic districts, the town could create a set of design guidelines that reflect appropriate treatments for historic properties and desirable infill design for older neighborhoods. These guidelines would be distributed to owners of historic resources that have not been designated as county historic sites or historic districts. The guidelines should be educational in nature, designed to help owners understand important preservation and design concepts and how the concepts can be applied (generally) to their historic properties.

Action 7: Study the potential for adaptive use of historic buildings in the town, such as the Old Marlboro Academy.

Many communities have successfully preserved key historic buildings through adaptive use by public, nonprofit, or private entities. The Town of Upper Marlboro should, as part of the historic resources survey recommended in Action 1 above, consider whether any buildings qualify for adaptive use. For example, the Old Marlboro Academy appears to be a prime candidate for adaptive use and could serve as an important civic use for the town. Incentives already exist for rehabilitation, including federal tax credits and local tax credit and grant programs, and these incentives could be leveraged for successful adaptive use projects. Any historic building considered for adaptive use should be documented prior to rehabilitation through measured drawings and large format photography that conforms to the standards of the Historic American Buildings Survey (HABS).

GOAL 2: CELEBRATE UPPER MARLBORO'S EXTENSIVE HISTORY AND CULTURAL RESOURCES.

Action 1: Create a walking tour highlighting existing historic buildings and historic sites in Upper Marlboro.

Many communities create heritage trails that link historic resources together in a way that helps tell the story of a city or town's history. The Town of Upper Marlboro should work with the Prince George's County Historic Preservation Commission, local historical societies, and other community groups to develop plans for trail routes, conduct historic research, and create interpretive signage, maps, and brochures. Signage for this tour also could be coordinated with plans for wayfinding signage in the town core.



Trinity Episcopal Church

Action 2: Create two to three interpretive panels or wayside signs for installation at key locations in Upper Marlboro.

In conjunction with a walking tour, interpretive historical markers/signs could be placed at important locations throughout Upper Marlboro to identify important sites for visitors. Signs could commemorate important historic buildings, structures, sites, landscapes, and events in the history of the town.

Action 3: Develop brochures illustrating the history and architecture of Upper Marlboro.

Brochures providing information about the town's historic resources can be used as a heritage tourism marketing tool to attract visitors to Upper Marlboro. Brochures should highlight well-known historic sites, such as Darnall's Chance, and provide information about many of the town's lesser-known historic resources. The brochures can be tied into a walking tour or coordinated with wayside signs as part of a larger historic interpretation plan for Upper Marlboro.

