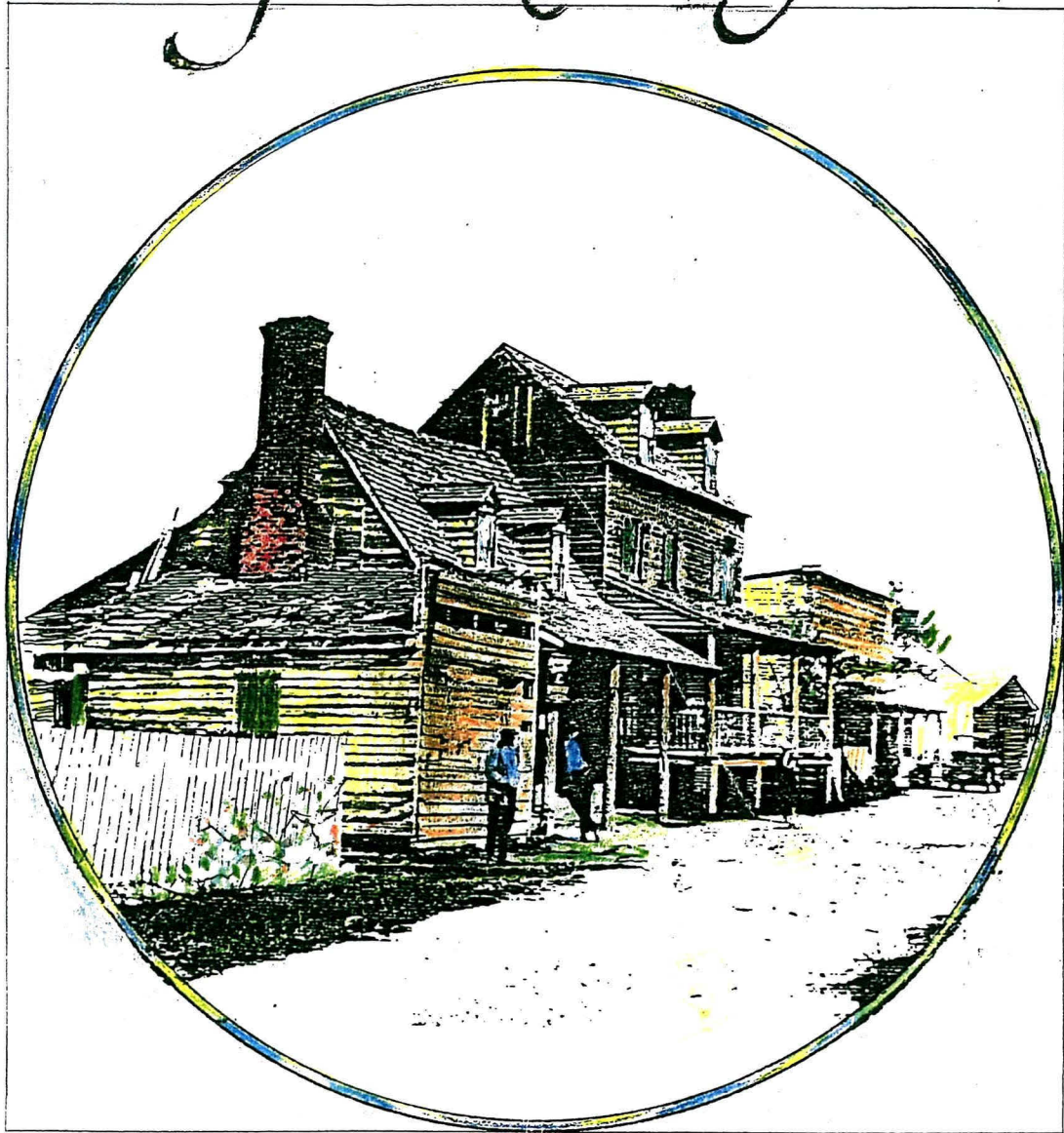


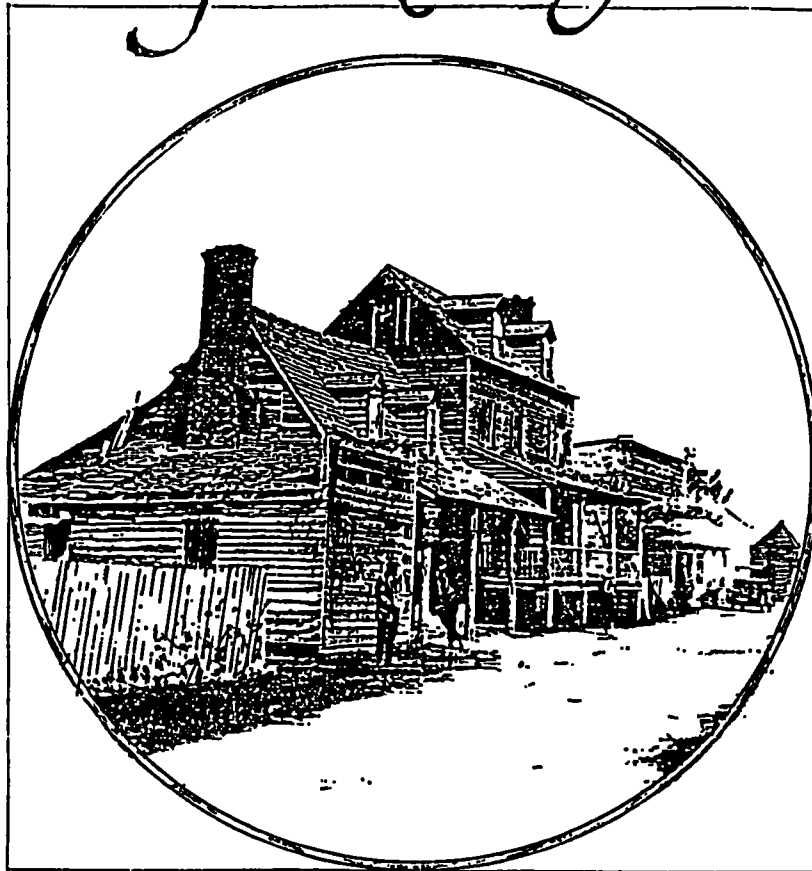
Piscataway

\$5.00



PISCATAWAY VILLAGE RURAL CONSERVATION STUDY ◆ FEBRUARY 1995

Piscataway



PISCATAWAY VILLAGE RURAL CONSERVATION STUDY ♦ FEBRUARY 1995

PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
14741 GOVERNOR ODEN BOWIE DRIVE
UPPER MARLBORO, MARYLAND 20772

ABSTRACT

TITLE: Piscataway Village Rural Conservation Study - Part II: Village Design Guidelines

AUTHOR: The Maryland-National Capital Park and Planning Commission
Marina King and Robert Rivers, Primarily Responsible for This Report

DATE: February 1995

SOURCE OF COPIES: The Maryland-National Capital Park and Planning Commission
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

SERIES NUMBER: 50795152306

NUMBER OF PAGES: 88

ABSTRACT This report is the second part of a multiyear study of the rural village of Piscataway. The first part, published in 1991, documented the history of the village, defined its unique character, and proposed design concepts and methods to protect its rural and historic qualities. The purpose of this report is to provide detailed design guidelines to assist the residents of the community in protecting the character of the village. The study was begun in late 1991, and completed in February 1995. This report, as well as the earlier study, was requested by the Historic Preservation Group of the Piscataway Citizens' Association.

The historic Village of Piscataway is located in the southwest portion of Prince George's County, on Floral Park Road between Livingston Road and Piscataway Road. Of the remaining buildings, the earliest date from the mid-eighteenth century and the most recent from the first half of the twentieth century, all of which retain their significant architectural detail.

This report is divided into four primary sections: Background, Historic Preservation in Piscataway, Village Design Guidelines and Conclusions. The report includes a summary of the historical development of Piscataway, an analysis of the village's existing character, and an overview of existing development regulations and recent development proposals. It also includes an examination of existing preservation regulations affecting the village, as well as a building-by-building review of the village's historic resources. Design Guidelines are provided for general maintenance, rehabilitation, additions, site improvements, new construction and streetscape improvements. The report concludes with a list of additional measures for protecting the character of Piscataway. The report is supplemented with photographs, maps and illustrations.

The Maryland-National Capital Park and Planning Commission

William H. Hussmann, Chairman
Roy I. Dabney, Jr., Vice Chairman

Officers

Trudye Morgan Johnson, Executive Director
A. Edward Navarre, Secretary-Treasurer
Ronald D Schiff, General Counsel

The Maryland-National Capital Park and Planning Commission is a bi-county agency, created by the General Assembly of Maryland in 1927. The Commission's geographic authority extends to the great majority of Montgomery and Prince George's Counties: the Maryland-Washington Regional District (M-NCPPC planning jurisdiction) comprises 1,001 square miles, while the Metropolitan District (parks) comprises 919 square miles, in the two counties.

The Commission has three major functions:

- the preparation, adoption, and from time to time amendment or extension of the General Plan for the physical development of the Maryland-Washington Regional District;
- the acquisition, development, operation, and maintenance of a public park system; and in Prince George's County only, the operation of the entire County public recreation program.

The Commission operates in each county through a Planning Board, appointed by and responsible to the county government. All local plans, recommendations on zoning amendments, administration of subdivision regulations, and general administration of parks are responsibilities of the Planning Boards.

The Prince George's County Department of Planning (M-NCPPC):

- Performs technical analyses and offers advice and recommendations regarding most matters related to existing and future...
...use of land including the enhancement of the physical environment, and
...provision of public facilities and services.

Works on a set of specific projects and tasks annually set forth in a work program and budget adopted by the Prince George's County Council and performs such other tasks in response to emerging issues as resources permit.

Works under the direction of the Prince George's County Planning Board.

Is an organization of people that is here to serve people...our elected and appointed officials, our fellow public staffs, and our citizens...individually and/or collectively. The staff will maintain a partnership with people. It will assist and advise you, and will expect your assistance and advice. Maintains competent and professionally able staff to perform our duties and responsibilities.

Prince George's County Planning Board

Roy I. Dabney, Jr., Acting Chairman
Zola E. Boone
James M. Brown
Regina J McNeill

Montgomery County Planning Board

William H. Hussmann, Chairman
Patricia S. Baptiste, Vice Chairman
Ruthann Aron
Arthur Holmes, Jr
Davis M. Richardson

FOREWORD

The Piscataway Village Rural Conservation Study, Part II: Village Design Guidelines has been conducted over a period of three years, as staff time permitted. Staff of the Historic Preservation Section developed the study. Gail Rothrock, Historic Preservation Section Supervisor, served as project director; Marina King and Robert Rivers were principal investigators and authors. During the course of the project, staff had the support and the assistance of the Piscataway Citizens' Association Historic Preservation Group, headed by Mary Forsht-Tucker.

Marina King, preservation planner and architectural historian, served as principal investigator on the project from fall 1991 to spring 1992. She wrote the history section of the study and developed the building-by-building analysis. She was able to interview a few long-time residents of Piscataway about their memories of the village and their families' histories. Those interviewed included Mrs. Hilda B. Underwood, Wallace and June Gallahan, Mrs. Louise Kenlon, Mrs. Lucille Bond, and Joseph and Mary Edelen. Their interest and willingness to answer questions about the village was much appreciated. John H. Clagett IV provided some of his important historic research. Marina King also worked on the analysis of village character. She resigned from M-NCPPC in April 1992 to move to Seattle, Washington. She contributed work on revisions to the text during the summer of that year.

Following a hiatus in the project staffing, Robert Rivers, architect and preservation planner, became principal investigator. He worked on the study in the summer of 1993 and again in the summer of 1994, concluding the project in early 1995. Bob Rivers restructured parts of the study and expanded many sections. He also drafted a number of new sections, including the analysis of development potential, guidelines for streetscape improvements, and the appendix. He also developed or supervised the illustrations.

Donald Pretzer, a former staff member in the Urban Design Planning Division of the Planning Department, assisted Marina King in the analysis of village character. Meera Nagaraj, an architect and graduate student in the University of Maryland Planning Program, volunteered her time on the project as a summer intern in 1994 and then worked on a contractual basis during fall 1994. She prepared historic overlay maps and some of the site plans.

Finally, Susan Pearl, senior architectural historian in the Historic Preservation Section, Craig Rovelstad, Subregion V project planner, and Art Tankersley, Chief, Community Planning Division, provided helpful comments.

TABLE OF CONTENTS

INTRODUCTION	1
BACKGROUND.....	5
History.....	7
Village Character/Existing Conditions	11
Location and Boundaries	11
Spatial Organization	12
Land Uses	12
Streetscape.....	12
Circulation.....	13
Open Space.....	13
Development Potential	14
Zoning Regulations.....	14
Subregion V Master Plan/SMA and the Villages at Piscataway	15
HISTORIC PRESERVATION IN PISCATAWAY.....	17
Historic Preservation Regulations	19
Piscataway Historic Survey Area.....	20
Historic Properties - Building-by-Building Review.....	20
St Mary’s Church and Cemetery	22
Edelen House.....	24
Miller House.....	26
Dr. Edgar Hurtt House.....	28
Gallahan-Davis House.....	30
Hardy’s Tavern.....	32
Bond Bungalow	34
Harbin House (Clagett Store).....	36
Stanton-Blandford House	38
Piscataway Tavern	40
Underwood House.....	42
Thomas C. Underwood Bungalow.....	44
Noncontributing Structures	46
VILLAGE DESIGN GUIDELINES	47
Purpose and Use.....	49
General Maintenance	50
Maintenance Schedules	50
Water Problems	50
Secretary of the Interior’s Maintenance Hierarchy.....	50
General Design Guidelines	51
Historic Preservation Commission Design Review Criteria.....	51
Secretary of the Interior’s Standards for Rehabilitation	52

TABLE OF CONTENTS *(continued)*

Rehabilitation Guidelines for Piscataway	53
Guidelines for Stabilization and Protection.....	53
Guidelines for Aesthetic Improvements	55
Guidelines for Additions.....	56
Size.....	57
Location.....	57
Design.....	57
Guidelines for Site Improvements.....	58
Outbuildings	58
Parking Areas and Walkways.....	58
Fences and Walls	58
Landscaping and Existing Vegetation	58
Lighting.....	59
Utilities.....	59
Guidelines for New Construction.....	59
Setbacks and Spacing.....	60
Massing	60
Height.....	60
Width and Proportion	60
Roofs.....	61
Windows and Doors.....	61
Architectural Details.....	61
Materials	62
Porches.....	63
Variety.....	63
Guidelines for Streetscape Improvements	63
Sidewalks.....	63
Lighting.....	63
Utilities.....	64
Street Trees	64
Entryways.....	65
CONCLUSIONS.....	67
Other Measures to Protect Piscataway’s Village Character.....	69
Local Historic District Designation	69
Historic Overlay Zone.....	69
National Register of Historic Places.....	70
Designation of Individual Resources and Survey Properties	70
Education: Community Preservation and Design Workshops	70
Preservation and Conservation Easements.....	70
APPENDIX - Organizational Support.....	73
BIBLIOGRAPHY	77

INTRODUCTION



INTRODUCTION

The Piscataway Village Rural Conservation Study, Part II: Village Design Guidelines, concludes a multiyear study of the Village of Piscataway, located in southwestern Prince George's County. The project was requested by the Piscataway Citizens' Association in order to explore methods of preserving Piscataway's character as a rural village in the face of ongoing growth in this part of the County.

This multiyear study on the village of Piscataway has been a timely effort. The village faces a number of issues which will affect its character, appearance and quality of life in the near future. These issues include:

- Increasing development pressure in the areas surrounding the village, including the recent approval of a large, residential/commercial development - the "Villages at Piscataway" - immediately adjacent to the village, on property known as the "Bailey Plantation."
- Increasing traffic through the village on Floral Park Road.
- Possible future infill development within the village.
- The deterioration of several historic buildings in the village.

The purpose of this study is to examine the historical importance of the village and provide recommendations to help protect its unique character in the midst of such significant change.

The first part of the study, completed in fiscal year 1991, had four objectives: (1) to document the history of the village, using land records re-

search and early maps to determine its size and extent since its establishment in 1707; (2) to define the character of the village; (3) to propose design concepts to guide new construction in order to retain village character; and (4) to propose methods to help retain a buffer zone around the village and the open space within the village.

Three meetings were conducted with the Piscataway Citizens' Association Historic Preservation Group over the course of the study, and a meeting in September 1992 was held to distribute and discuss the final report. The report concluded that protection of Piscataway could occur only through a multifaceted approach: (1) the education of property owners regarding village character and how they can protect it; (2) careful planning and engineering of the Piscataway Road Bypass in order to prevent negative impacts of road construction; (3) innovative planning for the development of the "Villages of Piscataway", and (4) legislation at the County level creating an historic preservation overlay zone in the vicinity of the village, in order to provide more property-owner control of new development.

The second phase of the study was requested by the Piscataway Citizens' Association in order to provide more detailed design guidelines regarding dwellings in the village, and in order to investigate implementation of the conclusions of the first part of the study. Work was initiated in fiscal year 1992. Due to numerous changes which occurred between late 1992 and 1994 (namely the progress of the *Subregion V Master Plan* and the review of the Villages of Piscataway development), the initial work was updated in 1994.

The Piscataway Village Rural Conservation Study, Part II: Village Design Guidelines, contains a building-by-building analysis of the recognized

historic buildings in the village, as well as an examination of a few of the buildings which contribute to village character but which do not have historic designations at this time. The discussion about each building includes a building description, a history and a statement of significance. The discussion also identifies architectural and site details which are important to village character and should be preserved and incorporated as features of new construction.

Part II is intended to assist owners of historic or contributing buildings within the village by providing building maintenance and rehabilitation guidelines. It is also intended to assist owners of currently undeveloped lots within the village by providing guidelines for new construction.

Part II concludes with a summary of the important points of both phases of the study. Piscataway is significant to Prince George's County history and to the colonial history of Maryland and the nation. It has added significance because its character as a rural historic village has remained relatively intact. As the pace of residential development in the vicinity of the village accelerates in the coming years, it is important to recognize that the village is a significant architectural and historical record of Prince George's County and that the means and methods exist to retain its character. A discussion of some of these methods is contained in the final sections of this study.

BACKGROUND



BACKGROUND

HISTORY

The development of a town on the south side of Piscataway Creek was mandated by act of Maryland's Colonial Assembly in 1707. The act stated that the town was to be located at or near the head of the creek and was to contain 40 to 50 acres of land. Prior to any European settlement of this site, a village of the Piscataway Indian tribe had been located there. Apparently, the topography and flow of the creek in the area created an environment suitable for habitation. Just before the establishment of Piscataway, several other port towns had been established by the General Assembly. They included Queen Anne, Nottingham and Mill Town on the Patuxent River, Marlborough on the western branch of the Patuxent, and Aire at Broad Creek on the Potomac. Roads were developed to connect the major plantations with these port towns, as well as with the churches and rural chapels in the parishes which had been established in 1692 (Figure 1).¹

When the Colonial Assembly initiated a government tobacco inspection system in 1747, Piscataway was one of the towns chosen as the location of an inspection warehouse; four of the port towns (excepting Mill Town) established in 1706, as well as Bladensburg, which was established in 1742, were also selected as inspection warehouse sites.² No tobacco was to be sold that was not first inspected and then shipped through

a designated port town. The 1747 act ensured Piscataway's success as a tobacco port, and therefore as a regional commercial center, through the remainder of the eighteenth century.

The location of a tobacco inspection warehouse at Piscataway concentrated regional tobacco activities in the village. Overseas firms opened stores where representatives called "factors" purchased hogsheads of tobacco to be shipped overseas, and sold imported items to the tobacco planters.

Even at the height of its commercial activity, Piscataway was never larger than a village. The 1798 Federal Direct Tax describes a community of approximately 28 acres, divided into approximately 28 lots of varying sizes. There were 17 dwellings, 6 "store houses" and 1 ballroom in the village, plus 40 smaller associated buildings such as meat houses, lumber houses, granaries, bakeries, dairies and kitchens. Some of the dwellings listed were used as taverns or inns. A 1774 traveler's account describes the village as "...a small Town of low Houses not more than two in it two Stories High; it lies however in a fine rich valey..."(sic).³

There are few dwellings remaining from the eighteenth century in Piscataway. The Hardy Tavern at 2305 Floral Park Road is the only intact building. Others exist as sections of larger structures.

1 William Hand Browne, ed., *The Archives of Maryland*, Proceedings and Acts of the General Assembly, March 26-April 15, 1707 XXVII, p. 159-1706, XXVI, p. 636.

2 *Archives*, Assembly Proceedings, May 16-July 11, 1747, XLIV, p. 595.

3 Federal Direct Tax, 1798, Prince George's County; Katherine A. Kellock, *Colonial Piscataway in Maryland*, The Alice Ferguson Foundation, Accokeek, MD, 1962, p. 52.

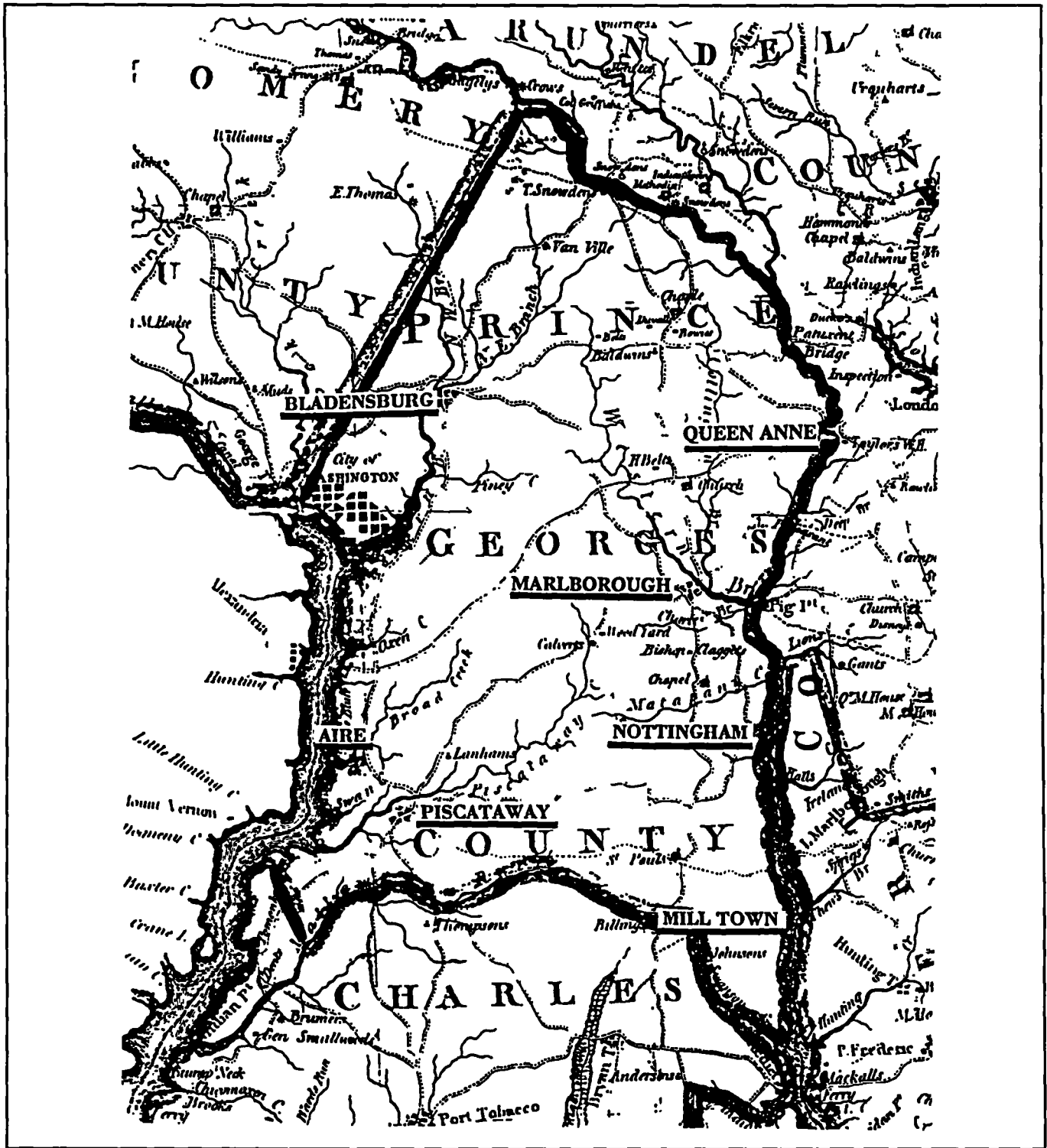


Figure 1: Historic Regional Context; Highlighted are the port towns of Piscataway, Aire, Marlborough, Bladensburg, Queen Anne, Nottingham and Mill Town (base map: "Map of the State of Maryland," by Dennis Griffith, 1796; published by P.A.J. Wallace, 1795).



Figure 4: Piscataway Tavern, late 19th century (image reversed).

Bypassed by the two rail lines constructed through the County, Piscataway was, by the turn of the century, a small, quiet, country hamlet with a population of less than 100. In 1900, there were a total of 19 buildings in the town, including 9 dwellings, 3 combination store/dwellings, 3 stores, St. Mary's Catholic Church, the church hall, a school house and a blacksmith shop. The village had dwindled in size from 25 major structures located there in the eighteenth century, its most active period.

Because Piscataway was declining in population and influence throughout the nineteenth century, when buildings lost their usefulness they were allowed to fall down or were destroyed and were not rebuilt. A century ago, a variety of buildings stood on lots which today are open and unimproved. Some new buildings were built early in the twentieth century, including the Gallahan-Davis House at 2306 Floral Park Road, the George Underwood House at 2004 Floral Park Road, and the Thomas C. Underwood Bungalow at 1908 Floral Park Road.

In 1937, the Piscataway Elementary School was closed and the students were sent to other schools. By 1938, a section of Livingston Road was completed through the George Underwood farm just west of the village to connect to Accokeek Road. During this period, the Underwood farm was sold and subdivided. For the first time in decades, new residences were built. Scattered along Floral Park Road west of the old village center, these new residences created a more modern, suburban settlement pattern. In 1943, the Piscataway Post Office was closed.

The St. Mary's Church Hall, an active institution in the community, burned circa 1960. The last store in the village, the Wood family's general store, closed in the early 1980s. By the late twentieth century, Piscataway has become less of a separate, distinct village with its own institutions and settlement pattern. It has evolved into a primarily residential strip, stretched along an active transportation corridor (Figure 5).

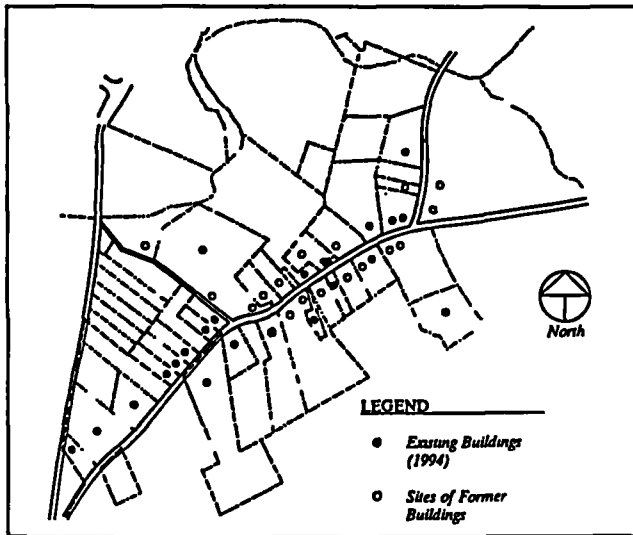


Figure 5: Piscataway Village, 1994.

Village Character/Existing Conditions

Piscataway exists as a rural historic village containing buildings and traditional land uses that convey its history and early significance to the County. Elements including architectural details, vegetation and open space compose a total environment that is scenic and appealing. It is also fragile in nature. It can be compromised by inappropriate new construction within the village, unsympathetic traffic patterns or loss of the open lands surrounding the village to suburban development.

Location and Boundaries

Piscataway is located in a stream valley running northeast to southwest across the southwest section of the County (Figure 6). The valley is flanked on the north and south by wooded ridges with heights reaching over 200 feet, compared to elevations of 20 to 40 feet for the village itself. Views from the village are of the wooded, undeveloped ridges to the north and south.

The village is bounded on the north by the natural barrier of Piscataway Creek, which flows westward through the valley and empties into a natural harbor or inlet of the Potomac River. The village is bounded on the south by the wooded ridges and fields of a large landholding known



Figure 6: Study Area Boundaries.

since the 1930s as the "Bailey Plantation," and the future site of the "Villages at Piscataway" development.

The eastern edge of Piscataway has varied slightly over time. Currently this edge of town runs from the St. Mary's Church and school complex to the Edelen House on the "Bailey Plantation." Between these endpoints is the intersection of Floral Park and Piscataway Roads, with the village's historic center stretching to the west.

Piscataway's western boundary has been the most variable. In the nineteenth century, a lane leading from the village north to Piscataway Creek near the location of the present Livingston Road Bridge formed the western edge of the village. Buildings along that lane have disappeared and the roadway is overgrown. Since the 1940s, new houses and several businesses have extended the village westward to Livingston Road. These structures created a different and less distinct character at that end of the community. They are set back from the road and spaced farther apart than the buildings in the older village center. Without a major building or cluster of structures on the west, there is little sense of arrival into the community from Livingston Road until the historic village center is reached.

Spatial Organization

During the eighteenth century, the village center developed along Floral Park Road, where the roads from Port Tobacco, Nottingham and Upper Marlboro converged. Houses remaining in the village center today are clustered along Floral Park Road west of and including its intersection with Piscataway Road. In this area are nine residences dating from the eighteenth, nineteenth and early twentieth centuries. The residences stand close together, oriented toward the road (Figure 7).

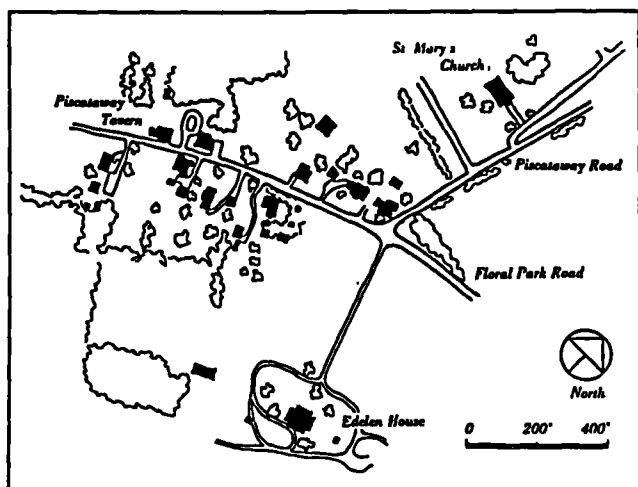


Figure 7. Piscataway Village, 1994.

A complex of buildings associated with the St. Mary's Roman Catholic Church stands just north of the village center. The church complex consists of 6 buildings on 27 acres reached from Piscataway Road.

In the village center, many of the early buildings no longer stand. Two early buildings have been replaced by houses built in this century; however, most often when primary buildings and outbuildings disappeared, their sites have remained vacant. Records indicate that the number of abandoned building sites in Piscataway approximately equals the number of existing buildings (30).

Land ownership in the village center takes the form of lots ranging in size from less than 1 acre to approximately 10 acres. Dwellings are typically located close to the road. The larger acreages may have a barn, garage or other outbuildings behind the house. Open spaces may include cropland, fallow fields or wooded areas. The two largest property owners are the St. Mary's Roman Catholic Church and the "Barley Plantation." The distribution or location of buildings on the land has changed significantly over the years. Instead of being clustered close to the road, the newer buildings built west of the old village center were set back from the road, at the centers of their lots, with little relationship to each other.

Land Uses

Although Piscataway Village was once a largely self-sufficient village, with commercial, residential, agricultural and shipping-related uses, it is now predominantly residential, with secondary agricultural uses. Some of the old commercial structures still remain in the village (Piscataway Tavern, Hardy's Tavern and the Harbin House/Clagett Store) but have been converted to residences.

Streetscape

The term "streetscape" refers to the pattern of buildings and other elements (such as trees and fences) that define the street. The streetscape is the public space in the village. The streetscape in the old village center is essentially linear, emphasized by the narrow paved road surface (20 to 22 feet), relatively consistent height of the buildings and close building setback. Buildings are generally 2 to 2-1/2 stories high, with a maximum height of 30 feet. One grouping of buildings is situated very close to the road, with setbacks ranging between 8 and 16 feet. The front porches of these buildings define the road edge (Figure 8). The other grouping of dwellings is set farther back, from 27 to 46 feet, with the roadside defined by fencing or hedges enclosing front yards. All of the buildings except one in the old village center are closer to the road than the minimum 50-foot setback required by the County's Zoning Ordinance in the R-A Zone.



Figure 8: Streetscape along Floral Park Road.

The Piscataway Tavern and the Stanton-Blandford House stand between 3 and 14 feet from the road and form the western gateway into the old village center. The three white, frame dwellings at the east end of the village follow and emphasize the curve in Floral Park Road just before its intersection with Piscataway Road. These changes in the established linear nature of the streetscape are strong elements, forming the special character of the village.

Circulation

Automobile traffic passes through the village on Floral Park and Piscataway Roads. Cars travel both roads at a high rate of speed. Most often their destination is not within the village itself. Floral Park Road retains many of the curves which characterize an old, rural road. There are no sidewalks in the village and walking along the street is dangerous because of the number of cars,

their rate of speed and restricted sight lines caused by the curving road. Existing Floral Park Road through the village varies between 20 and 22 feet in width and is defined as a residential street. Floral Park Road, east of the village, is classified in the Subregion V Master Plan as a collector road. A collector is defined as a two-to four-lane roadway providing access between developed areas and the arterial system. The right-of-way of a collector road is 80 feet with an ultimate 52-foot paved surface.⁶ Piscataway Road (MD 223) is classified as an arterial, defined as a highway for through traffic, usually divided, with controlled access to abutting properties and at-grade intersections. The proposed right-of-way for Piscataway Road in the vicinity of Piscataway is 120 feet with 4 to 6 lanes of traffic.⁷ A new alignment for Piscataway Road was approved as part of the Villages at Piscataway development; the new alignment will bypass the village to the east and south.

Open Space

Open space is a significant element of the landscape in and around the village. Most of the dwellings are on large lots, so that structures take up a small percentage of the total land area in the village. The large amount of cleared, undeveloped land allows views of the comparatively few buildings on the landscape. Part of the quality of the old village center results from the contrast between the dwellings hugging the street and the open area visible behind the buildings. The sense of space and distance is also a factor when looking at the large property holding of the "Bailey Plantation." Features such as outbuildings, fencelines and hedgerows stand out more because of the open space (Figure 9).

6 Prince George's County Code, Subtitle 23 - Road Ordinance, Section 23-120 - Road Widths.

7 The Maryland-National Capital Park and Planning Commission, *Subregion V Preliminary Master Plan & Sectional (Zoning) Map Amendment*, May 1992, p. 114.



Figure 9: Open Space surrounding Piscataway Village.

Development Potential

Zoning Regulations

The County's Zoning Map indicates that the majority of the properties in the village is included in the R-A, Residential-Agricultural Zone, intended as a zoning category which provides for large-lot (two-acre) residential uses while encouraging agriculture as the primary land use. There are two commercially zoned lots at the extreme western end of the village. Only one of these lots is developed, with a small brick dwelling that is currently unused (Figure 10).

- Although these zoning categories are generally compatible with the village character of Piscataway, there are some specific requirements which may present problems regarding compatible new development. The most problematic requirement, from the perspective of the village's character, is the minimum building setback of 50 feet in the R-A Zone. This is not consistent with the established norm within the village, where buildings are located much closer to the road. At present, the only way to avoid inconsistent setbacks for new buildings is for applicants to seek variances.

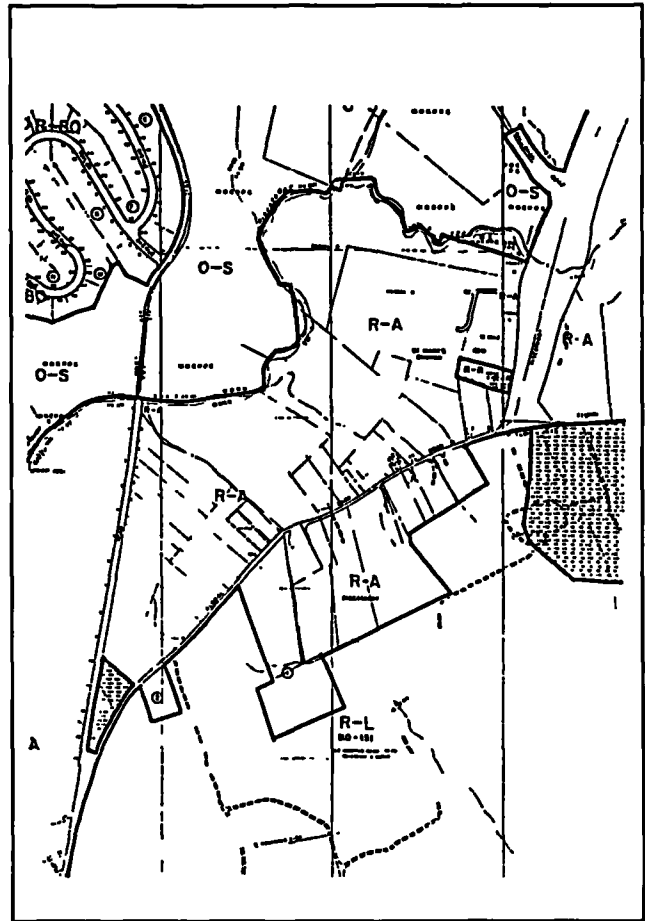


Figure 10: Zoning.

Another potential threat to the village's rural character is the possibility of further subdivision. Some of the vacant lots in the village, and even some of those which are already occupied, may be of sufficient size to accommodate subdivision into multiple lots. Because the village is bordered on the north by the Piscataway Creek, there are existing floodplain and wetlands regulations which would limit the amount of possible development in this area. However, at present, there are no regulations in place which serve to protect the existing village character from incompatible new development.

A recent change to the Zoning Map occurred with the adoption of the Subregion V Sectional Map Amendment (SMA) in 1993. Specifically, the SMA incorporated the Comprehensive

Design Zone associated with the Villages at Piscataway development, which is located immediately to the south and east of the historic village. This Comprehensive Design Zone established areas in the R-L (Residential Low Development) and L-A-C (Local Activity Center) Zones, and the development is subject to an intensive series of design review stages. A more detailed description of the Villages at Piscataway development proposal is included in the next section.

Subregion V Master Plan/SMA and the Villages at Piscataway

The *Subregion V Master Plan and Sectional Map Amendment (SMA)* was adopted by the District Council in September 1993. As the official Master Plan for this region of the County, the Plan serves as a planning guide for future land use and development issues. Some key provisions of the Plan, which relate directly to Piscataway Village, include:

- ❑ A Piscataway Road bypass, which would direct traffic to the south of the village away from Floral Park Road.
- ❑ The designation of Floral Park Road, Piscataway Road, Livingston Road and Danville Road as Scenic and/or Historic Roads.
- ❑ The following recommendations for Piscataway Village in the Plan's Historic Preservation Chapter:

The "Piscataway Village Rural Conservation Study" should be used as a basis for further action. The existing rural and agricultural character of open land behind the houses in the village should be retained. Any new development should be placed outside this open buffer area. Archeological surveys of the site of the warehouses of Piscataway should be undertaken. Historic preservation overlay zoning should be evaluated for possible inclusion in the Zoning Ordinance to protect the historic character of Piscataway. The controls would ensure that the rural viewshed sur-

rounding the village is protected and that height, scale, mass, material and setbacks of future buildings within the town are consistent with its historic character.

Perhaps the greatest impact of the *Subregion V Master Plan and SMA* on Piscataway Village is the approval of the "Villages at Piscataway" development through the Sectional Map Amendment (Figure 11). The development, to be located on the former Bailey Plantation, will ultimately include 1,140 new residential units, a golf course and a small commercial center, clustered in four neotraditional "villages." Specific elements of the approved plan for the Villages at Piscataway which relate to preservation efforts in the historic village include:

- ❑ Construction of the Piscataway Road bypass.
- ❑ Archeological surveys of areas adjacent to the village.
- ❑ Creation of a preservation fund to facilitate preservation efforts within the historic village.
- ❑ An adaptive reuse of the Edelen House Historic Site into a bed-and-breakfast use.
- ❑ Architectural design guidelines for the new development aimed at creating a neotraditional environment, based on the character of the historic village.
- ❑ The development of new houses on the west end of the historic village along Floral Park Road.
- ❑ Protection of the open space to the south of the village, which will be dedicated as public parkland or incorporated into the proposed golf course.

It is clear that the Villages at Piscataway will create significant changes in the immediate vicinity of the historic village. A new, arterial bypass will be constructed at the village's east end; a commercial center will be located just to the east

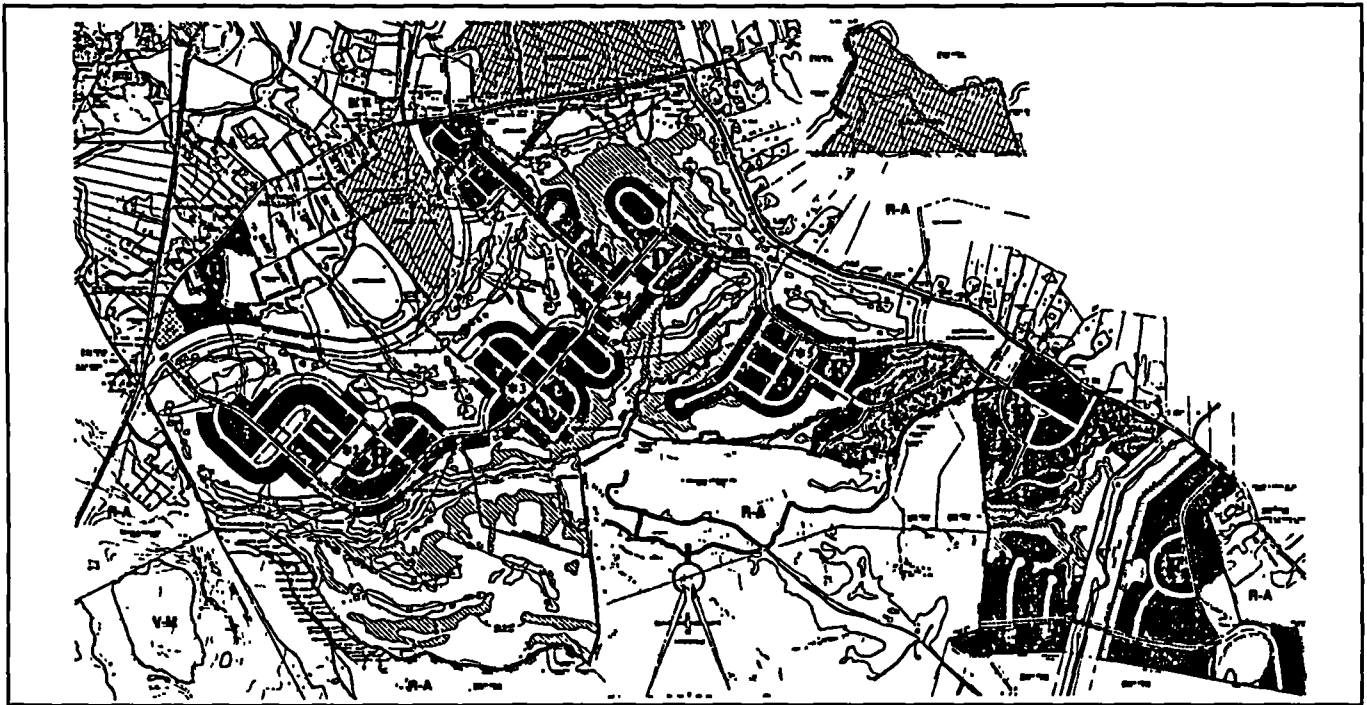


Figure 11: Villages at Piscataway Development Plan (from the Villages of Piscataway Comprehensive Design Plan Application No. 9306).

of the new bypass; new houses will be constructed at the west end of the village; a public park and new golf course will be located adjacent to the village; and over 1,000 new residences will

be built in the immediate vicinity. In addition, the new development will likely increase the demand for infill development within the historic core of the village, as land values escalate.

HISTORIC PRESERVATION IN PISCATAWAY



HISTORIC PRESERVATION IN PISCATAWAY

Historic Preservation Regulations

The 1992 *Historic Sites and Districts Plan* is the Master Plan for Historic Preservation in Prince George's County. It identifies over 500 historic resources. An historic resource can be defined as "an area of land, building, structure, or object, or a combination thereof, including its setting, which may be significant to national, state or local history, architecture, archeology or culture." Historic resources are provided limited protection by the County Historic Preservation Ordinance (Subtitle 29 of the County Code). The Ordinance requires that before an historic resource can be demolished or altered, it must be reviewed by the Historic Preservation Commission to determine whether it should be classified as an Historic Site or as part of an historic district. If a building is designated as an Historic Site or as a contributing building in an historic district, any exterior alterations, other than routine maintenance, and any new construction must be reviewed by the Historic Preservation Commission.

A number of buildings in Piscataway are protected by the County's Historic Preservation Ordinance. A list of these buildings and the status of each is provided below. Any exterior work on these particular buildings which is beyond routine maintenance must be reviewed by the County's Historic Preservation Commission. Because the village is not presently designated as an historic district (see discussion of historic district designation process below), other buildings in the village which are not presently designated, as well as any new construction within the village, are not subject to this review process. Therefore, the rural and historic character of the village could be lost in the coming years, as suburban development continues in the area, possibly

greatly increasing the number of buildings within and surrounding Piscataway.

The individual Historic Sites listed below are subject to an historic preservation design review process to protect them from exterior changes that could harm their historic appearance:

Historic Sites: Piscataway Tavern (84-23-3), Hardy's Tavern (84-23-5), the Edelen House (84-23-6), the Dr. Edgar Hurtt House (84-23-8), and St. Mary's Church and Cemetery (84-23-10).

Two of these Historic Sites - the Edelen House and St. Mary's Church - are located within environmental settings, which reduce the actual area of designation to the most significant portions of the properties.

Other buildings in Piscataway, presently identified as historic resources, must first be evaluated to determine whether or not they qualify for Historic Site status, should any proposals be filed which could alter their historic character:

Historic Resources: The Underwood House (84-23-2), the Stanton-Blandford House (84-23-4), the Harbin House/Clagett Store (84-23-7), and the Miller House (84-23-9).

There are also several documented structures within the village, referred to as survey properties, which contribute to the historic character of the village but are not protected in any way by the Historic Preservation Ordinance:

Survey Properties: The Gallahan-Davis House (84-23-24), the Bond Bungalow (84-23-25), and the Thomas C. Underwood Bungalow (84-23-26).

A more detailed description of each Historic Site, historic resource and survey property is included later in this section (Figure 12).

Piscataway Historic Survey Area

Also included in the *Historic Sites and Districts Plan* is the delineation of the Piscataway Historic Survey Area (84-23). While this delineation carries no regulatory status, it does recognize the fact that the entire community is historically significant, not just the individual resources. In addition to the Historic Sites and historic resources listed above, the survey area also includes the remaining structures in the village, as well as surrounding open space. As such, the survey area could form the basis for a future local or National Register historic district.

While the Piscataway Historic Survey Area would probably meet the criteria for either a local or National Register historic district, the process for establishing either designation would be quite extensive, incorporating a substantial amount of citizen involvement. More detail about these processes is included in the Conclusions section of this report. In addition, information can be obtained from the Historic Preservation Section, listed in the Appendix.

Historic Properties - Building-By-Building Review

This section contains a review and analysis of each Historic Site, historic resource, and survey property in the village. For each building, an architectural description has been provided, followed by an overview of the building's history and a statement of its significance. Each is further highlighted with photographs and site plans.

Owners planning exterior work on the protected Historic Sites or historic resources within the village should carefully review the description and details shown for their particular buildings. These architectural details are the ones most important to preserve during renovation or restoration of a particular building. The Historic Preservation Commission's review of proposals for work on protected buildings will look for

protection and retention of the architectural details identified in the photographs as important to the buildings' historic appearance. Additionally, such characteristics are the ones most important to utilize and repeat on new construction within the village.

The buildings are listed in sequence, from St. Mary's Church and Cemetery on Piscataway Road, proceeding through the village from east to west on Floral Park Road:

1. St. Mary's Church and Cemetery, 13401 Piscataway Road (Historic Site 84-23-10)
2. Edelen House, 2401 Floral Park Road (Historic Site 84-23-6)
3. Miller House, 2312 Floral Park Road (Historic Resource 84-23-9)
4. Dr. Edgar Hurtt House, 2308 Floral Park Road (Historic Site 84-23-8)
5. Gallahan-Davis House, 2306 Floral Park Road (Survey Property 84-23-24)
6. Hardy's Tavern, 2305 Floral Park Road (Historic Site 84-23-5)
7. Bond Bungalow, 2209 Floral Park Road (Survey Property, 84-23-25)
8. Harbin House (Clagett Store), 2208 Floral Park Road (Historic Resource 84-23-7)
9. Stanton-Blandford House, 2207 Floral Park Road (Historic Resource 84-23-4)
10. Piscataway Tavern, 2204 Floral Park Road (Historic Site 84-23-3)
11. Underwood House, 2004 Floral Park Road (Historic Resource 84-23-2)
12. Thomas C. Underwood Bungalow, 1908 Floral Park Road (Survey Property 84-23-26)

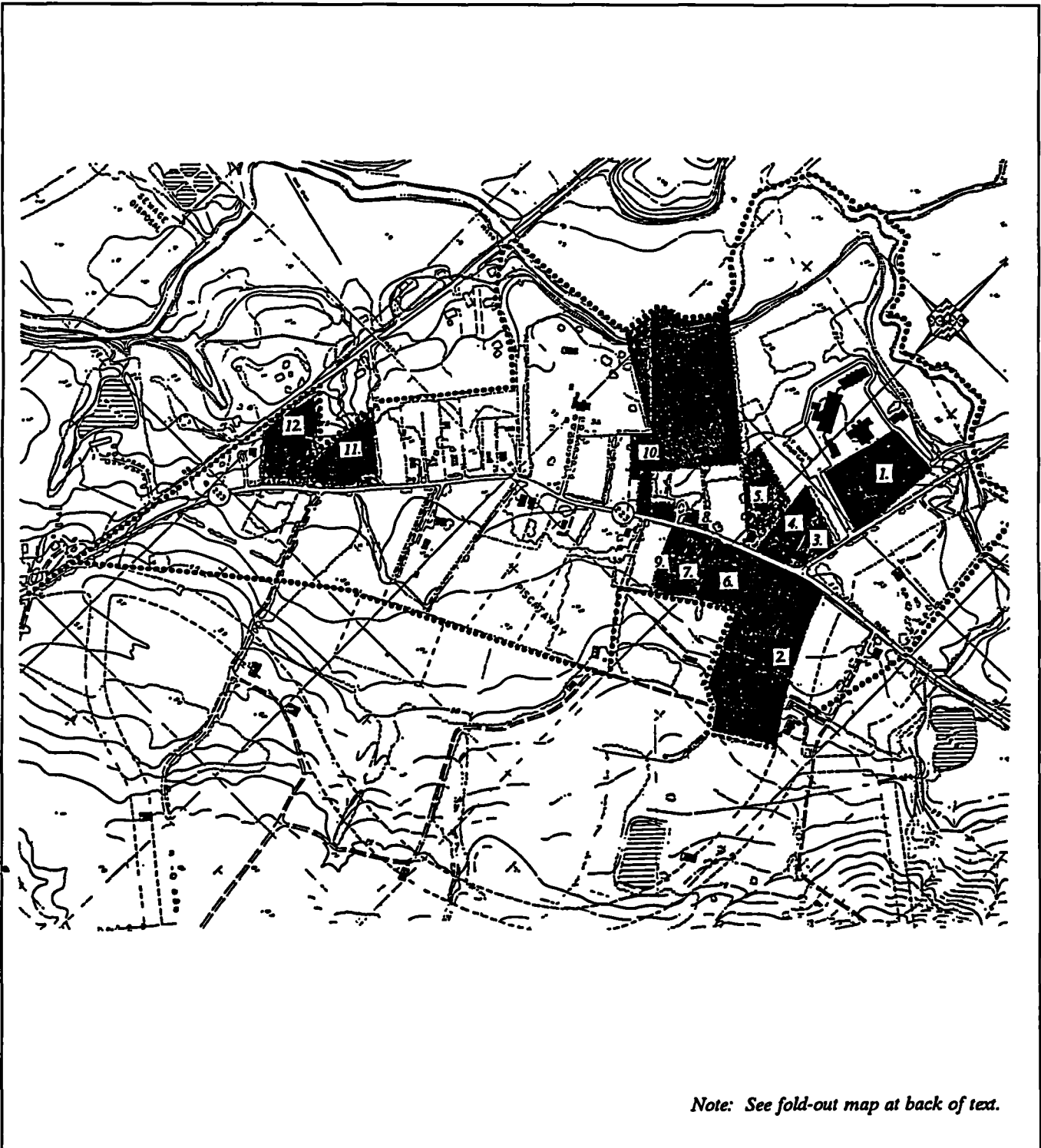


Figure 12: Historic Properties in Piscataway.

St Mary's Church and Cemetery
13401 Piscataway Road
Historic Site 84-23-10
(Figures 13, 14 and 15)

Description

St. Mary's Church faces Piscataway Road and open fields to its east. It is a one-story, six-bay, brick structure in the Gothic Revival style. Its three-bay gable front is marked by a projecting tower emerging from the central bay. The main entrance is through the east, two-story tower, which has a plain frieze, a crown-molded cornice and a pyramidal roof. The double, 12-panel entrance doors are surmounted by a pointed-arch lintel and are flanked by buttresses at the tower corners. Above the entrance is a stone plaque which reads, "Come to me all that labour and are heavy laden and I will refresh you, 1838." A foundation block reads, "St. Mary's A.D. 1906." Buttresses mark the corners of the main block. Its side elevations are six bays long, marked by pointed-arch, stained-glass windows; buttresses mark the intervals between the windows. The west (rear) elevation is marked by two, six-paneled doors with pointed-arch heads, surmounted by pointed-arch brick lintels; a small stone plaque is centered in the gable and reads, "IHS." There are graves surrounding the church building and several large cedar trees clustered in the cemetery. Dates inscribed on the headstones range

from 1841 to 1982. A new church and school stand to the west.

History

A Catholic congregation was meeting in Piscataway in 1778, served by Jesuit fathers from St. Ignatius at Chapel Point. St. Mary's was the second Catholic church in the County when the original building was built in 1838. This early building on the present church site was smaller, also of brick with a tower. It was removed for the construction of the new church, under the rectorship of Father Patrick G. Minnehan. The Rectory for St. Mary's was built in 1956, the convent and school in 1961. The church complex stands on 22 acres.

Significance

St. Mary's Church in Piscataway is significant for the history of its congregation and for its Gothic Revival architectural style. Important details include its pointed-arch brick lintels, white-painted weathering on buttresses and pointed-arch and rose stained-glass windows. It was built in 1904 by the same local builders who had in 1899 completed the larger St. Mary of the Assumption Church in Upper Marlboro. Both churches are important examples of church architecture by local builders.



Figure 13

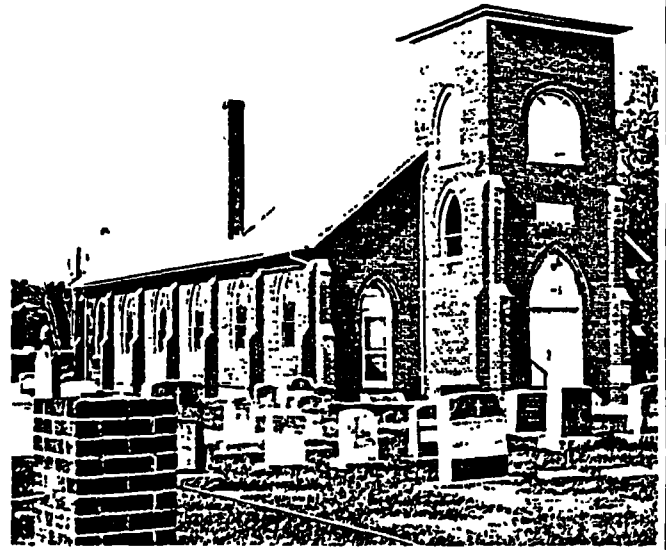


Figure 14

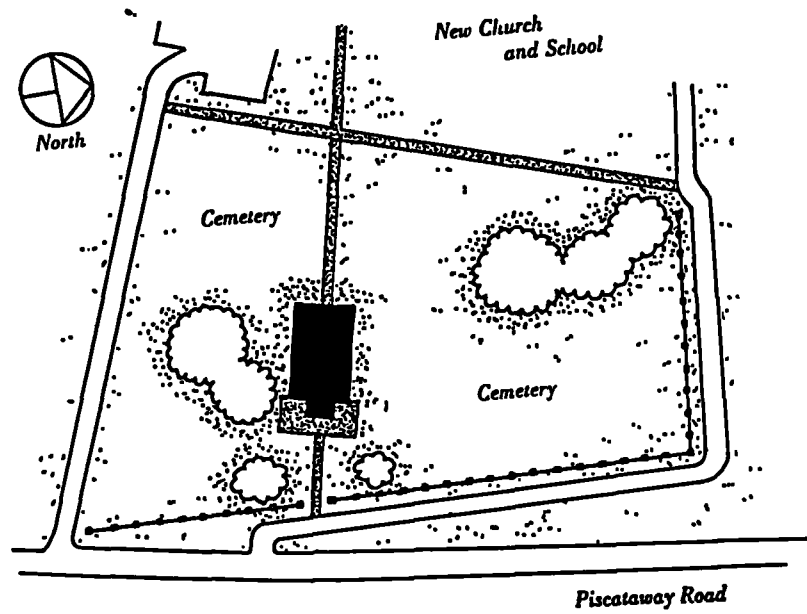


Figure 15

Figure 13: St. Mary's Church, c. 1911

Figure 14: St. Mary's Church and Cemetery, Historic Site 84-23-10

Figure 15: Plan of the St. Mary's Church Environmental Setting

Edelen House
2401 Floral Park Road
Historic Site 84-23-6
(Figures 16 and 17)

Description

The Edelen House stands on a hillside overlooking Piscataway Road and the village; it is set back approximately 500 feet from the road, with a level farm field forming its front "yard." The three part house consists of a 2-1/2-story frame, gable roof center block, framed by brick hyphens and two-story wings. Entrance to the center block is in the first bay of the north facade, through a six-panel door with a three-light transom. There are nine-over-six double-hung sash windows on first- and second-story levels. The north facade is sheltered by a two-story entrance portico with rectangular wooden pillars. The gable, asphalt shingle roof has three gable dormers at attic level, across the north and south elevations. The dormers have enclosed pediments, molded cornices and are covered with horizontal lapped wood siding. The west gable end of the center block has high double exterior chimneys connected by a two-story, shed-roofed pent. The one-bay, one-story hyphens project from the east and west gable ends of the center block. The two- by four-bay rectangular brick wings have pedimented dormers breaking the cornice line at second story level. A small, gable-roofed, frame outbuilding is located just east of the house. Frame barns and farm outbuildings are located farther east. A gable-roofed brick springhouse is west of the house, built partially below-grade.

History

At the end of the eighteenth century, the Edelen family owned 871 acres of Edelen's

Mount, with a dwelling house and outbuildings. The dwelling that now stands on the property probably dates to the 1830s, when Dr. Horace Edelen inherited the property from his father, Joseph. The house and surrounding 450 acres, called Mount Air, was held by Horace Edelen until his death in 1882. Beginning in 1886, the 450-acre property was sold out of the family and passed through a succession of owners. In 1926 it was acquired by the Maryland Tobacco Planters Company, along with other parcels, comprising a 908-acre tract. As a part of their activities while in ownership of the property, the Maryland Tobacco Planters Company remodeled the Edelen House, covering the main block with brick veneer, adding a two-story portico with wooden pillars, and adding smaller brick pavilions on each side of the main house. In 1930 the company went into receivership, and David Bailey, one of the stockholders, bought the property. Known since that time as the Bailey Tobacco Plantation, the property has been operated by two generations of Baileys who resided in the remodeled Edelen House. The large acreage was again sold, in 1989, to a real estate development company

Significance

Located on the rising hillside southeast of Piscataway, the Edelen House is a significant landmark. Views of the property have framed and defined the approach to the village from the east and north since the eighteenth century. The house is an imposing structure because of the height of the roof, and the two-story portico and wings added circa 1926. The interior of the main block is a well-preserved example of an 1830s side-hall-and-double-parlor-plan dwelling. It contains an outstanding hanging stairway, and Greek Revival style moldings and mantels on the first and second stories. It represents the Edelen family's long residence in Piscataway

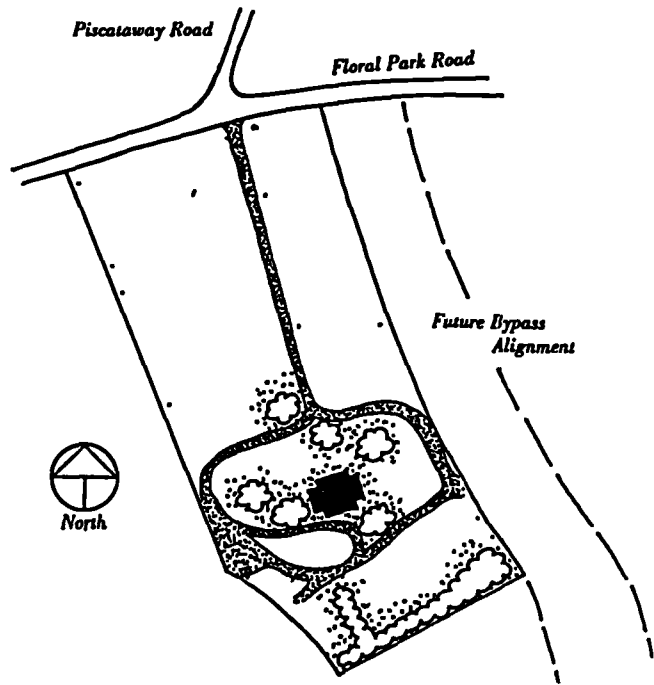


Figure 16: The Edelen House, Historic Site 84-23-6
Figure 17: Plan of the Edelen House Environmental Setting

Miller House
2312 Floral Park Road
Historic Resource 84-23-9
(Figures 18 and 19)

Description

The Miller House is a frame 2-1/2-story, gable-roof dwelling located on a corner lot. Like other dwellings in the oldest section of the village, it is set very close to the road. It is rectangular in plan and has a one-story west wing. The three-bay, south-facing, main facade is surmounted by a central cross-gable with a lunette window. The central entrance is sheltered by a one-bay, gable-roof entrance porch with a crown-molded cornice and enclosed pediment resting on square wooden posts. Centered on the east and west gable ends of the main block is a high exterior brick chimney. The boxed cornice is returned in the gable ends. The one-story, two- by one-bay, west wing has a steeply sloping gable roof. There is an entrance and a modern "picture window" on the south, street side elevation. A small, old, frame barn with vertical board-and-batten siding, a diamond-shaped window in the upper gable, and a standing-seam metal gable roof is located just behind the house.

During a 1985 remodeling, the Miller House underwent several significant changes. All of the original multipane windows were replaced with new, single-pane sash windows. In addition, the house was sheathed in artificial siding, which has covered the original wood siding, corner boards and window surrounds.

History

Located at the northwest corner of the intersection of Piscataway and Floral Park Roads, this property has had a dwelling on it at least since 1835, when it appears on a map of the village. The Miller House is a two part structure, composed of a 2-1/2-story main block with a one-story west wing. The main block appears to date from the mid- to late-nineteenth century; the small west wing may be older. During the decades of the 1860s and 70s, the property was owned by Richard H. and Louisa B. Miller. Richard Miller was hotel keeper at the Harbin House, located to the west on the main road through the village (see 84-23-7, Harbin House/Clagett Store). Beginning in the 1870s, the Piscataway Post Office was located in the west wing of the Miller House and Louisa B. Miller served as postmistress; it was located there until 1943. During the early twentieth century, the Miller House was owned by Mary and Joseph Murphy, who also operated a small general store in the west wing.

Significance

The Miller House is significant as the former location of the Piscataway Post Office. Located on a prominent corner, the dwelling forms the eastern gateway or entry to the village. The dwelling is an example of late-nineteenth century vernacular architecture. Its central cross-gable and lunette window are repeated on three other dwellings in the village, forming an architectural theme for the dwellings constructed during the later period of the village's history. The frame barn on the property is also significant as one of the few remaining agricultural outbuildings in the village.

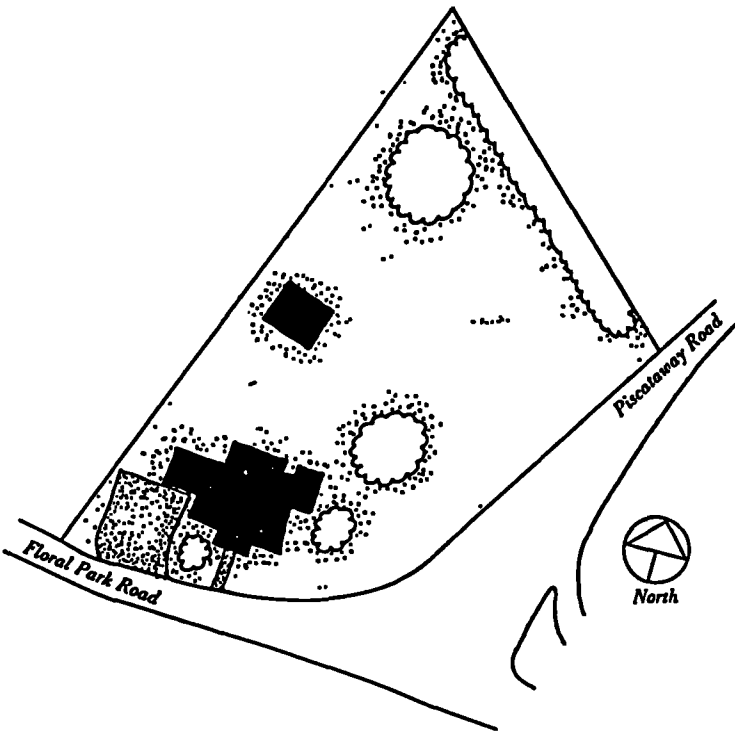


Figure 18: The Miller House, Historic Resource 84-23-9
Figure 19: Plan of the Miller House Property

Dr. Edgar Hurtt House
2308 Floral Park Road
Historic Site 84-23-8
(Figures 20 and 21)

Description

The Dr. Edgar Hurtt House is a two-part, frame, gable-roofed dwelling which stands on a lot on the north side of the main road through the village. It consists of a 2-1/2-story main block with a 1-1/2-story kitchen wing attached at its west end. The main block is three bays wide, with an entrance in the central bay of the three-bay, south facade. The entrance is sheltered by a one-bay porch with ornamental brackets, balusters and benches. The main block is covered with German siding and has a wooden watertable. Windows are one-over-one, double-hung sash with plain board surrounds. There is a shed-roofed dormer centered on the south plane of the roof over the entrance. There are two brick chimneys, including a small interior chimney at the east gable end and a large exterior chimney located south of the roof ridge at the west gable end, partially enclosed by the kitchen wing. The 1-1/2-story kitchen wing is two bays wide by one deep, with an entrance in the west gable end. It is covered with variable-width, beaded wood siding. Windows are narrow, four-over-four, double-hung sashes, with narrow board surrounds. The house stands on brick piers reinforced with concrete. The metal roof is covered with asphalt shingles. A frame garage is located

to the west of the main house - one of few remaining outbuildings in the village.

History

The Hurtt House was the home and office for 60 years of Dr. Edgar Dewitt Hurtt. Dr. Hurtt graduated from the University of Maryland School of Medicine in Baltimore in 1854. That year, he married and began to practice medicine in the village of Piscataway. In 1857, he purchased from the Parker family his two-part house on Piscataway's main street, and for 60 years raised his large family and practiced medicine there. The one-story west wing was used both as kitchen and as surgery. At the time of his death in 1917 at the age of 87, he was reported to be the oldest practicing physician in Maryland. The house remained in the family until 1993.

Significance

The Hurtt House is significant in that it represents three centuries of construction. Construction details suggest that the first story of the main block dates from the eighteenth century. The kitchen wing was added during the first half of the nineteenth century. In 1912, Dr. Hurtt had the main block raised to its present full 2-1/2 stories. Architectural details such as the variable-width beaded siding on the west wing and the Victorian porch on the main block are important contributions to the character of the village. The house is a local landmark as the house and office of one of Piscataway's best-known citizens.

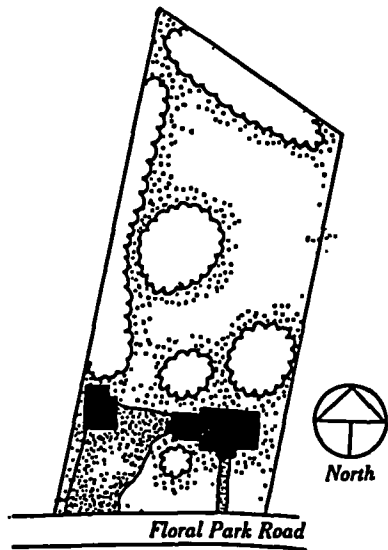


Figure 20: The Dr. Edgar Hurtt House, Historic Site 84-23-8
Figure 21: Plan of the Dr. Edgar Hurtt House Property

Gallahan-Davis House
2306 Floral Park Road
Survey Property, 84-23-24
(Figures 22 and 23)

Description

The Gallahan-Davis House is a frame, gable-roofed, three- by one-bay dwelling with two, one-story rear additions. The three-bay south facade has central entrance through a wooden door with two vertical rectangular panels and six upper lights. The door is surmounted by a narrow rectangular transom, and is flanked by 2 two-over-two, double-hung-sash windows with flat board surrounds. The entrance is sheltered by a facade-wide entrance porch with a shallow hipped roof, central pediment and a boxed wood cornice. The porch is supported by slender turned and chamfered posts with jigsaw brackets. There are three windows at the second story level, shaded by aluminum awnings. A central cross-gable with a lunette window surmounts the facade. Two interior brick chimneys rise from the gable ridge. The house is located on a 4.16-acre property, surrounded by mature plantings.

Most of the outbuildings associated with the Gallahan-Davis House are now gone. Northwest of the house stands a tobacco barn which was built from the remains of an old dwelling that had stood on the site. The well house, meat house and outhouse that stood in the rear yard, and the hog pen that stood northeast of the barn, are now gone.

History

The Gallahan-Davis house stands on a lot that is in the center of the eighteenth-century village of Piscataway. It had at least two other structures on it prior to the existing house. On the 1861 Martenet Map of Prince George's County, a blacksmith's shop occupied by J. F. Miller is indi-

cated on the site. Additionally, according to the Davis family, a dwelling stood on the site of the existing tobacco barn. The Gallahan-Davis House was constructed circa 1917 by John H. Gallahan, a farmer, who married Lillian Brandt, whose family had long owned the only brick dwelling in the village, Hardy's Tavern. Gallahan's sister was Mary Jane Davis, wife of Henry C. Davis, a farmer who resided in and ran a small general store in Piscataway. The Gallahans sold the dwelling to the Davis's son, William Ralph Davis, in 1930. The dwelling still remains in the possession of his heirs.

Significance

The Gallahan-Davis House in Piscataway is significant as an example of an early twentieth-century dwelling which reflects the Victorian vernacular architectural style of the fourth quarter of the nineteenth century. The dwelling has an I-house plan, one that had been used throughout the nineteenth century in Prince George's County for simple farm dwellings. It is one room deep, having a central hall flanked by a parlor on each side. Two bedrooms on the second floor are above the first floor parlors. The dwelling is embellished by late Victorian stylistic elements, including a central cross gable with a lunette window on the main elevation and a facade-wide entrance porch with turned posts and jigsaw brackets. The dwelling's plan and exterior detail reflect nineteenth- rather than twentieth-century stylistic influences. It is one of the two most recent dwellings in the small cluster that remains of the eighteenth-century village of Piscataway. Because of its architectural style and details, and its location fronting on Floral Park Road aligned with the older dwellings, it contributes to the historic character of the village. The central cross-gable with lunette window is a unifying architectural detail, repeated on three of the other dwellings in the village.

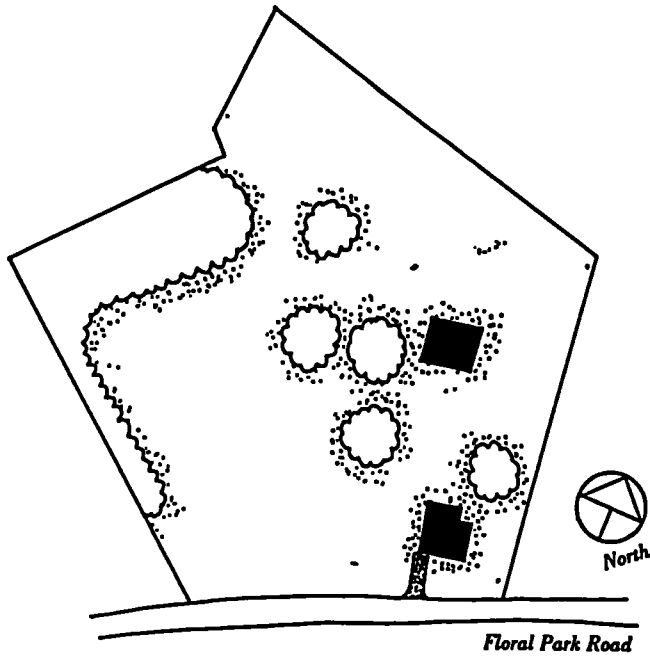


Figure 22: The Gallahan-Davis House, Survey Property 84-23-24
Figure 23: Plan of the Gallahan-Davis House Property

Hardy's Tavern
2305 Floral Park Road
Historic Site 84-23-5
(Figures 24, 25 and 26)

Description

Hardy's Tavern is a 2-1/2-story dwelling of brick laid in Flemish bond, a "checkerboard" pattern typical of the late eighteenth century. It is three bays wide, with an entrance in the central bay of the north (main) facade. The paneled, double entrance door is surmounted by a decorative rectangular transom with wooden tracery and multiple lights, probably added in this century. A 1903 photograph shows a facade-wide Victorian porch, which was not original, on the dwelling. The entrance is now sheltered by a small pedimented porch, which is appropriate to its Georgian style. A corbelled chimney rises flush with the wall surface, at the ridge on each gable end. The dwelling now has an asphalt shingle roof. A 1936 photograph taken by the Historic American Buildings Survey (HABS) shows a standing-seam metal roof. Windows are six-over-six, double-hung, wood sash with louvered shutters. A 1-1/2-story kitchen is located south of the house, connected to the main house by a hyphen. A wooden kitchen was attached at this location in the 1936 HABS photograph.

The Georgian style originated in England and was transplanted to the colonies where it was popular from 1700 into the 1780s. It was characterized by a symmetrical facade, with a central entrance. The style emphasized classical details, using them as decorative elements around doors, windows and at the cornice line. Piscataway may have had other examples of Georgian architecture, but Hardy's Tavern is the only one remaining.

Hardy's Tavern is set within a surrounding landscape of mature trees, English Ivy and boxwood, which adds to its historic character. In addition, well-maintained outbuildings, including a meat house, garage and guest cottage, reinforce the site development pattern of the eighteenth and nineteenth centuries, where

domestic outbuildings were separate from the main structure.

History

Now a private residence, this structure is known historically as Hardy's Tavern, a commercial use. The lot on which the building stands was purchased by Isadore Hardy in the 1780s, and before 1798 the house was completed. Hardy operated a tavern on the premises, and his son, William G. Hardy, continued to operate it into the middle of the nineteenth century. It was acquired by the Brandt family just before the Civil War and has been used as a residence since that time. It remained in the hands of family members until 1938. At the time it was sold it was in deteriorating condition. The Historic American Buildings Survey (HABS) photographed the building in 1936 when it stood with its entire southwest corner collapsed through both first- and second-story levels. The dwelling was repaired by new owners and modernized on the interior. It was probably at this time that such features as the present front porch, transom over the main entrance and rebuilt kitchen wing were added.

Significance

Hardy's Tavern is significant as an excellent example of vernacular Georgian architecture and the only brick dwelling in Piscataway. Historically, the village was primarily a collection of frame structures. When the tavern was constructed it was the only brick building in the village, and was assessed at three to four times the value of the other farm buildings; contemporary records indicate that it was a substantial and important structure when first built. It is the most substantial building remaining from Piscataway's eighteenth-century past. Other eighteenth-century structures remaining are small frame wings attached to larger, later dwellings. The tavern is important to the village because it represents its thriving, commercial past. Its site plan with a main house and associated outbuildings on the 1.2-acre lot is representative of Piscataway's eighteenth- and nineteenth-century residential pattern.



Figure 24



Figure 25

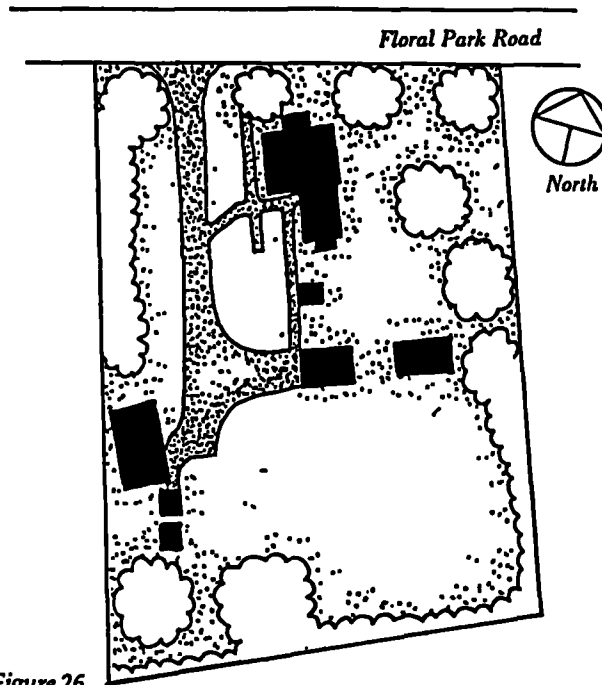


Figure 26

Figure 24: 1936 HABS Photograph, Hardy's Tavern

Figure 25: Hardy's Tavern, Historic Site 84-23-5

Figure 26: Plan of Hardy's Tavern Property

Bond Bungalow
2209 Floral Park Road
Survey Property, 84-23-25
(Figures 27 and 28)

Description

The Bond Bungalow is a two- by three-bay, one-story, rectangular brick dwelling with a hipped roof. The main entrance is in the west bay of the north facade, through a door with four-light sidelights. The entrance is sheltered by a facade-wide porch, which is incorporated beneath the north plane of the main hipped roof. The main facade is surmounted by a central gabled dormer, which has a returned molded cornice enclosing a double window of fixed panes. An exterior chimney, with stepped corbels at the shoulders and a corbelled cap, rises in the north bay of the west elevation. The rear (south) elevation has a porch and gabled dormer, identical to that of the north facade.

History

The Bond Bungalow was constructed circa 1935 on a one-acre lot in the village of Piscataway. An eighteenth-century, frame dwelling in poor condition was removed from the lot, disassembled and rebuilt by Charles W. Collins on his property in Broad Creek. The lot was sold to Richard and Florence Boswell in 1932; after the older building was removed, the Boswells built the bungalow, circa 1935, and resided there until 1940. Although the bungalow is locally considered to be a Sears and Roebuck mail-order design, this has not been confirmed through a study of Sears archives. The dwelling was purchased in 1960 by Wayne and Lucille Bond, and it is still held by that family.

Significance

The Bond Bungalow is a good example of a brick bungalow dwelling. Important details include the inset front porch, brick corbelling of the porch support piers, a center front dormer with a molded, returned cornice, overhanging eaves, a corbelled brick chimney, and a semi-octagonal projecting bay.

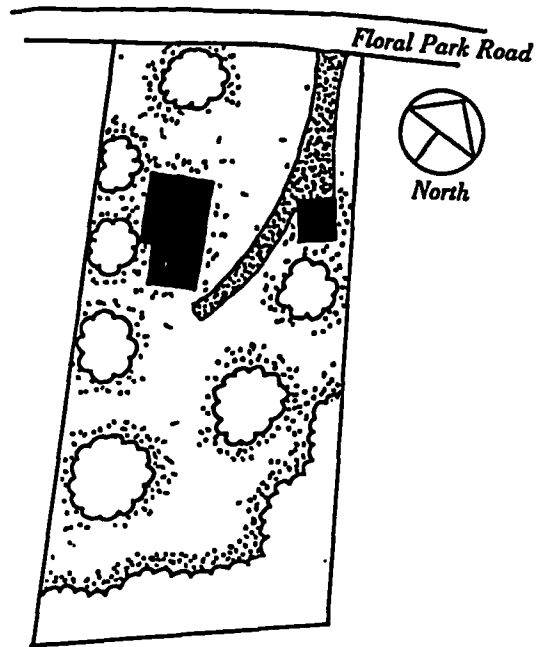


Figure 27: The Bond Bungalow, Survey Property 84-23-25
Figure 28: Plan of the Bond Bungalow Property

Harbin House (Clagett Store)
2208 Floral Park Road
Historic Resource 84-23-7
(Figures 29 and 30)

Description

The Harbin House (Clagett Store) is a frame, two-story structure, square in plan, with a shed roof sloping toward the north. It is covered with a combination of asphalt siding and aluminum siding, with lapped wood siding underneath. The five-bay main south facade fronts closely on Floral Park Road. A facade-wide, hip-roofed porch shelters entrances in the first, third and fifth bays. The east entrance was to the general store. The west half of the porch is screened and shelters the formal central entrance to the residence, composed of a wide, five-panel door with three-light sidelights and a four-light transom. An historic photograph of the house shows that the porch was originally not screened, and had simple columns and balustrade. Five six-over-six, double-hung sash windows with projecting wood lintels light the second story. The prominent cornice is embellished by a wide frieze, overhanging boxed cornice with a dentil band, heavy scrolled brackets at the corners of the building and smaller brackets evenly spaced across the facade. The sides of the building are very plain, with few windows. The rear of the building has a gable-roofed kitchen wing with an exterior brick chimney. A wide interior brick chimney is visible from the rear, rising from the main block in the west portion of the building.

A recent remodeling has resulted in the replacement of the original multipane windows with single-pane sash windows. In addition, the house was sheathed in artificial siding, covering up asbestos siding, which in turn was installed over the original wood siding.

History

The Harbin House was probably built in the latter part of the 1850s by Thomas Harbin, who ran a hotel there through 1861. The structure had a series of owners during the nineteenth century, all individuals connected with many of the other properties in Piscataway. During its history, the Harbin House was operated as a bar and general store. The store was operated during the 1940s and 1950s by the Clagett family. It closed in the late 1970s and the structure has been used as a residence since that time.

Significance

The Harbin House is significant as an example of a structure dating from Piscataway's nineteenth-century role as a small commercial center for surrounding farms. At the time it was built, in the late 1850s, there was no longer a state tobacco warehouse located in the village. There was apparently enough commercial activity to justify the construction of a new hotel, however. The structure was constructed in the Italianate style, a style popular nationally at the time, particularly in urban architecture. It is unusual in rural Prince George's County and forms a prominent addition to Piscataway's streetscape.

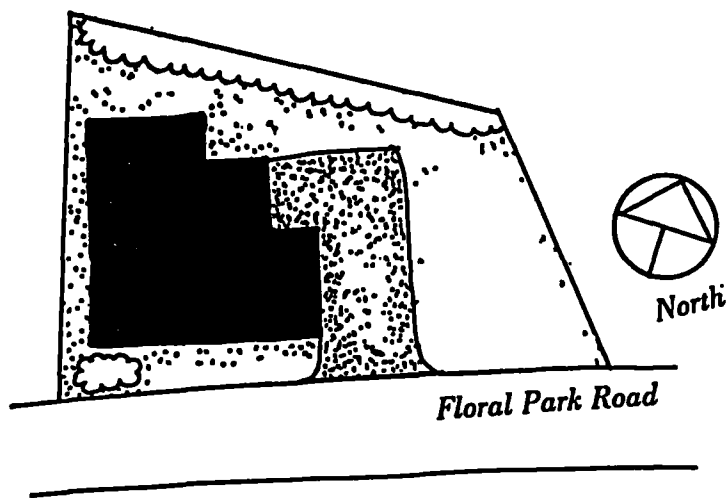


Figure 29: The Harbin House (Claggett Store), Historic Resource 84-23-7

Figure 30: Plan of the Harbin House (Claggett Store) Property

Stanton-Blandford House
2207 Floral Park Road
Historic Resource 84-23-4
(Figures 31 and 32)

Description

The Stanton-Blandford House is a two-story, rectangular frame dwelling with a one-story, rear kitchen wing. The gable roof has an extended south slope, giving the house a saltbox roofline. It has a dual orientation: the north street-side entrance was used for the store and the more formal east entrance for the residence. The house fronts closely on Floral Park Road: the shed-roofed porch, which sheltered the entrance to the store, is within three feet of the paved road surface. In addition to the porch, street-side features include a centered cross gable with a lunette window. The Greek Revival style residential entrance has an octagonal-panel door with sidelights and transom; it is sheltered by an entry porch with a pedimented gable roof, ornately-detailed cornice and frieze. The house stands on a brick foundation. There is a high brick chimney centered in the south slope of the roof and another where the kitchen wing meets the main block. The site's large lot with detached garage and rear garden contribute to the rural, agricultural character of the village.

History

The Stanton-Blandford House is a multisection dwelling, the earliest part of which was constructed circa 1825. In that year, William Stanton

purchased and improved part of a lot in Piscataway out of the estate of Joseph N. Baynes. Stanton had a house and store on the property at the time of his death in 1832. The building was significantly remodeled by his son, John A. Stanton, in 1866. It was probably at this time that the east end of the building with its formal Greek Revival entrance porch and door were constructed. The property has been in the ownership of the Blandford family since 1908. They stopped running a store in the building in the 1920s and it has been used solely as a residence since that time.

Significance

At the time of the construction of the Stanton-Blandford House in 1825, Piscataway was no longer an important tobacco trading center and was shrinking in size and influence. The house is significant as an example of Piscataway's nineteenth-century role as a small commercial center for surrounding farms. The house is architecturally significant as an example of nineteenth-century vernacular architecture with some Greek Revival style details, such as the ornate east porch. It is a significant contribution to village character because of its architectural details and the way it frames the streetscape. The Stanton-Blandford House on the south and the Piscataway Tavern on the north side of Floral Park Road form the western entrance to the old village center. The long "saltbox" roof slope on the Stanton-Blandford House is a very prominent visual feature when the village is approached from the west.

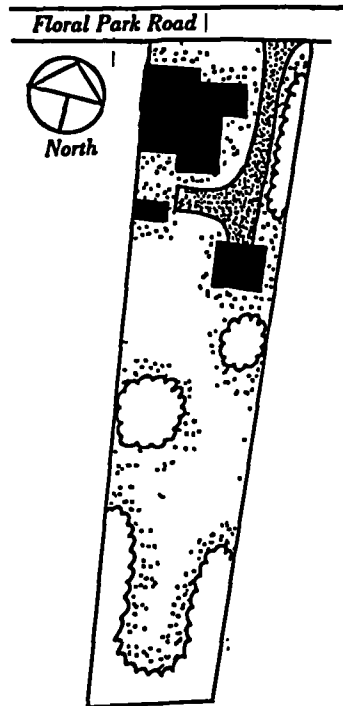


Figure 31: The Stanton-Blandford House, Historic Resource 84-23-4
Figure 32: Plan of the Stanton-Blandford House Property

Piscataway Tavern
2204 Floral Park Road
Historic Site 84-23-3
(Figures 33, 34 and 35)

Description

Although in deteriorated condition, the Piscataway Tavern is outstanding as an example of eighteenth- and early nineteenth-century vernacular architecture in the County. Both the 2-1/2-story, east section and the smaller, older west section are three bays wide, without much architectural adornment. An important feature of the Federal style of the east section are the dormers, which have molded wooden pilasters, round-arched lintels and pediments. Historic American Buildings Survey (HABS) photographs from 1936 reveal that the smaller store section also had two dormers on both planes of the roof. The early photos also reveal a shed-roof porch on the south elevation of the west wing.

The tavern displays features which were popular elements of the hand-built architecture of the eighteenth and early nineteenth centuries. These elements include the fieldstone foundation of the east section, which was parged at one time and scored to look like stone blocks, and the exterior east chimney with corbelling at the base, shoulders and cap. The porch sheltering the south facade of the east section has been repaired recently, with a new balustrade and pillars which match the 1936 HABS photographs.

The HABS photographs show old, variable-width wood siding on both sections of the structure. The siding is now covered with deteriorated asphalt siding. The west section has undergone considerable change compared to the 1936 HABS photograph: the dormers have been removed and a single facade-wide dormer constructed in the north roof slope; the wood shingle roof has been replaced with asphalt shingle and the porch sheltering the south elevation has been removed. The house is located at the front of an irregularly-shaped, 10-acre lot, which extends north to Piscataway Creek. A barn is located toward the rear of the property.

History

A large, frame dwelling house, with kitchen and store house, stood on this property in the late eighteenth century and was operated as a tavern and store by Thomas Clagett until his death in 1792. Clagett was a successful merchant who was involved in the export of tobacco and the import of British manufactured goods. After his death, the lot and the deteriorating structure were sold to Clagett's brother, Nathaniel. At some point early in the nineteenth century the large dwelling and kitchen were replaced by the 2-1/2-story east section of the present dwelling. Only the small west section remains from the eighteenth century complex. Early in this century, the two-part building was operated as a tavern and store by the Boswell family. It continues in use as a private residence.

Significance

The Piscataway Tavern is important to the village because a part of it survives from the village's thriving, commercial beginnings in the eighteenth century, while the other part represents a major addition of the early Federal period. It has been an important location throughout the history of Piscataway, serving as a tavern and a store. The original building was a substantial structure in its day, one of seven 2-story structures in a village of 17 major structures. In 1936, the building was recorded through photographs and measured drawings by the Historic American Buildings Survey (HABS), as part of its documentation of historic American architecture. The HABS drawings and photographs document important interior features in both sections of the building such as fireplace mantels, wood paneling and stairway details. Careful structural investigation of the tavern could yield information about building construction and the commercial activity in the County in the eighteenth and nineteenth centuries. This impressive structure, with the Stanton-Blandford House across Floral Park Road, forms the western gateway into the old village center. The tavern is a landmark for travelers through Piscataway, as well as an architecturally significant survivor from the eighteenth and early nineteenth century.



Figure 33



Figure 34

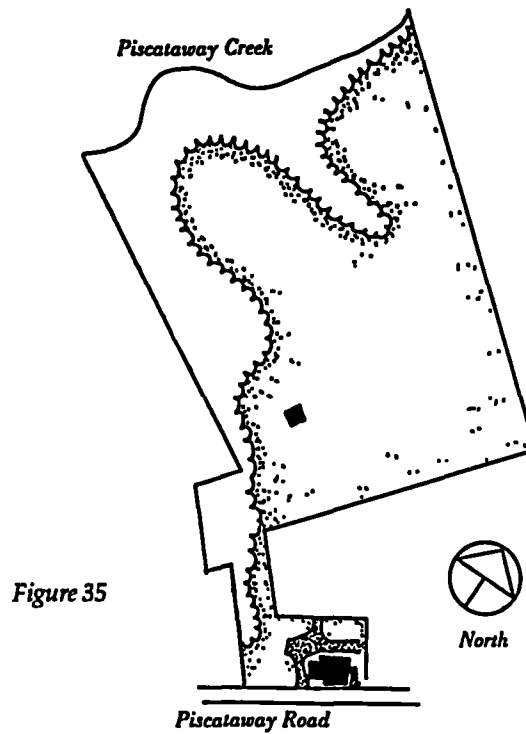


Figure 35

Figure 33: 1936 HABS Photograph, Piscataway Tavern

Figure 34: Piscataway Tavern, Historic Site 84-23-3

Figure 35: Plan of the Piscataway Tavern Property

Underwood House
2004 Floral Park Road
Historic Resource 84-23-2
(Figures 36 and 37)

Description

The Underwood House is a 2-1/2-story, frame dwelling with a square, cross-gable plan modified by a perpendicular, two-story, west wing attached to the main block. The gable roof is covered with patterned tin and there are finials at the peak of each gable. A corbelled brick chimney is centered in the main block and a second one rises from the west gable end. The three-bay, south gable front has an entrance in the first bay, through a five-panel door flanked by two-light sidelights. Windows are large six-over-nine, double-hung sash with wide board surrounds. The hip-roofed entrance porch crosses the front facade of the main block and continues across the west wing; it has turned posts resting on a poured concrete base. The south facade is covered with German siding, while the rest of the dwelling has simple lapped wood siding. The main facade is surmounted by a gable with decorative fishscale shingle and a central lunette window. An enclosed pediment is created in the gable ends by the returned boxed cornice and wide frieze board. The house stands alone on its lot, without the domestic outbuildings that were associated with the Underwood farm. There are few plantings near the house, and no other landscape features.

History

The Underwood House is a large, handsome dwelling located southwest of the old center of the village, on the north side of Floral Park Road.

It was built in 1914 by Sarah and George Underwood, on what was a part of the Underwood's 62-acre tobacco farm; this farm extended from the vicinity of the house north to Piscataway Creek. At the time of its construction, it was an isolated dwelling surrounded by farmland. The farm was divided by the construction of Livingston Road in the 1930s. Beginning around 1926 the Underwoods sold lots out of the farm to family members and others. After the death of George Underwood in 1938 the remaining 17.7 acres of the farm were disposed of, some of it subdivided for the Piscataway and West Piscataway subdivisions. The many small dwellings west of the village center, north of Floral Park Road, were constructed on land that was part of the Underwood Farm. The Underwood House on five acres was sold in 1940.

Significance

The Underwood House represents the continuation in the early twentieth century of residential construction in the vicinity of the village by members of families associated with the village. It was the first dwelling constructed in the village in the twentieth century. The Underwood House is an excellent example of an early twentieth-century rural dwelling house. Initially very plain, it underwent restoration in the early 1980s and some of the late Victorian and Queen Anne stylistic elements, such as the fishscale shingles in the gable ends, frieze board enclosing the gable ends and large multipane windows on the first story, were added at that time. Because of its handsome profile, decorative detail and prominent siting on a large open lot, it is a visible landmark when one approaches the village from the west.

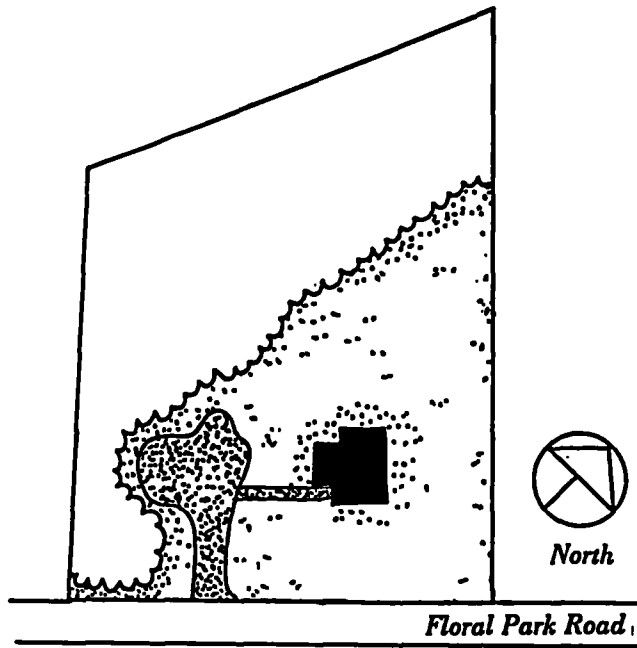


Figure 36: *The Underwood House, Historic Resource 84-23-2*
Figure 37: *Plan of the Underwood House Property*

Thomas C. Underwood Bungalow
1908 Floral Park Road
Survey Property, 84-23-26
(Figures 38 and 39)

Description

The Underwood Bungalow is a 1-1/2-story, frame dwelling of three-by-four bays, standing on a 2.7-acre lot at the west end of the village of Piscataway. The three-bay east, main elevation has a central entrance flanked by double one-over-one, double-hung, wood sash windows. The door and windows have plain flat board surrounds. The entrance is sheltered by a facade-wide screened porch incorporated beneath the hipped roof of the main block. It is supported by heavy turned and chamfered wood posts with small jigsaw brackets. The hipped roof has deeply overhanging eaves and the soffit is covered with narrow tongue-in-groove paneling. The same narrow tongue-in-groove boards are laid diagonally in inset decorative panels forming a frieze above the porch. The east facade is surmounted by a hip-roofed dormer, and the roof is covered with asphalt shingle. The house stands on a concrete block foundation and is covered with German siding with corner boards. The house is set back from the road, reflecting the fact that it was built on a farm rather than the village center. The mature plantings on the site contribute to the character of the village. A modern, two-story garage stands north of the house.

History

During the nineteenth and early twentieth centuries, Piscataway served as a small commercial center for the surrounding farms. West of the village center was the two-story, frame dwelling of Sarah C. and George T. Underwood, constructed in 1914 on their 62-acre farm. The Underwoods deeded 3.11 acres adjoining their dwelling to their son, Thomas C. Underwood, and his wife in July 1926. The bungalow was constructed by 1927, and Thomas C. and Gertrude Underwood resided there for the rest of their married life. After Thomas Underwood's death, Gertrude Underwood sold the property out of the family in 1978.

Significance

The Thomas C. Underwood Bungalow is significant as a good example of the bungalow style. Its exterior materials and architectural details have been retained in good condition. The dwelling incorporates many elements of the bungalow style, including its one-story height, steeply sloping hipped roof with deeply overhanging eaves, a central dormer, a facade-wide entrance porch incorporated beneath the roof slope, and the decorative use of wood siding in the frieze to give texture and embellishment to the dwelling. Constructed in 1927, the Underwood Bungalow represents the continuation in the early twentieth century of residential construction by members of families associated with the village of Piscataway.

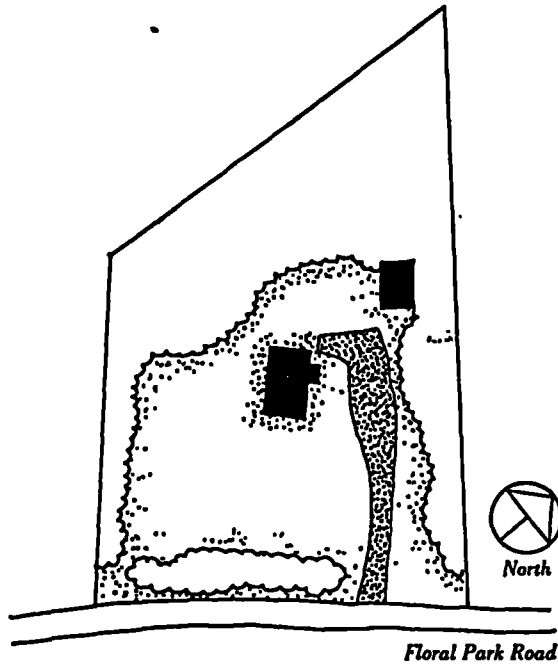


Figure 38: The Thomas C. Underwood Bungalow, Survey Property 84-23-26
Figure 39: Plan of the Thomas C. Underwood Bungalow Property

Noncontributing Structures

In addition to the historic structures in Piscataway Village, a number of more recent structures have been built over the years. Even though the village is considered of historic importance, the existence of these more recent structures must be taken into account when discussing the overall character of the village.

The term "noncontributing structure" is used for these structures because they do not directly contribute to the historical importance of the village. This term can be applied for several reasons. It can be used to describe:

- ❑ Those structures that were built outside of the period of historical significance.
- ❑ Structures that have little or no architectural significance.
- ❑ Structures that have been greatly altered over the years to the point where they have lost any architectural significance.

Although these structures do not contribute to the historical importance of the village, they cannot be ignored or excluded from improvement efforts, because work done to them could impact the visual character of the village. Because of this, the guidelines included in this study would apply for these structures as well. Owners of noncontributing structures within the village should carefully plan their rehabilitation and improvement efforts so that they are compatible with the rural, historic village character (Figures 40 and 41).

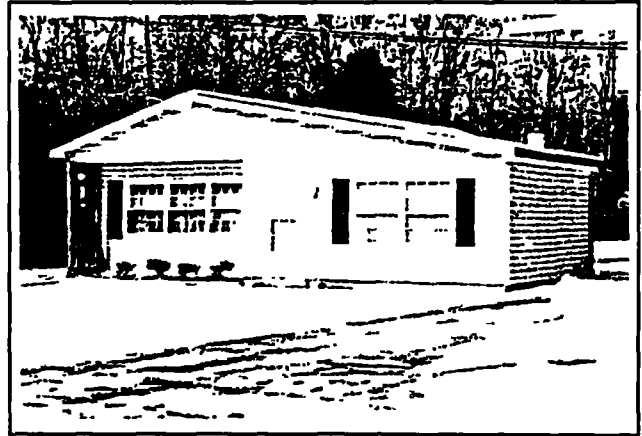


Figure 40: Noncontributing Structure



Figure 41: Noncontributing Structure

VILLAGE DESIGN GUIDELINES



VILLAGE DESIGN GUIDELINES

Purpose and Use

The Village Design Guidelines proposed in this study are voluntary; they are offered in order to provide property owners with tools for protecting those characteristics of Piscataway which make it a special place in which to live or to visit. Rural historic villages such as Piscataway possess a unique visual character, which is a product of both the natural environment and manmade features, including buildings, gardens, farm fields, roads and walkways. If applied, these guidelines will assist in protecting the special visual character of Piscataway. The guidelines analyze characteristics of the historic architecture and make recommendations for renovation of existing buildings and compatible new construction. Inevitably, growth and change will occur in Piscataway, but its historic village character can be retained. It is hoped that these guidelines will assist in that goal.

These voluntary guidelines can be used by individual property owners to guide new construction on lots in Piscataway. Owners of designated historic properties using these guidelines should find review of their proposals for exterior work by the Historic Preservation Commission to be a simple process.

The Village Design Guidelines which follow were written in an attempt to accomplish a number of important goals. The guidelines are intended to:

- Help reinforce the character of Piscataway and protect its important visual aspects.
- Improve the quality of new development.

- Protect the value of public and private investment.
- Preserve the integrity of designated historic buildings and the village as a whole.
- Indicate which approaches to restoration and new construction to encourage.
- Serve as a tool to assist property owners and architects in design decisions.
- Increase public awareness of the value of historic architecture and design issues in Piscataway

These guidelines cannot:

- Limit growth or regulate where growth takes place.
- Control how space inside a building is used.
- Serve the same purpose as a design review ordinance or a historic district (both are legal designations enacted after a public review process). Guidelines are not laws. They set forth, in terms of design ideas and illustrations, the criteria which should be used when planning rehabilitation or new construction activity in a sensitive historic area.
- Guarantee that new construction will be compatible with the historic setting. (Guidelines can only guide; they can point out insensitive design, but they cannot ensure the use of sensitive design. Final results remain in the hands of people responsible for following the directions.)

General Maintenance

Careful maintenance is the most successful form of preservation. Deterioration of old building materials is an ongoing phenomenon, but if buildings are maintained through regular, seasonal review and repair, deterioration can be slowed almost to a standstill. Repairing small problems is much easier and less expensive than waiting until a minor problem becomes a major repair or until a total rehabilitation of an old structure must be undertaken.

Maintenance Schedules

The maintenance of an old dwelling may seem an endless task, but if it is done systematically, by reviewing the structure inside and out, once or even twice a year, perhaps in the spring and fall, maintenance and repairs can become predictable and manageable. Having a checklist of items and areas to look at will make this easier and ensure that nothing is missed.

A seasonal review should include a walk around the exterior and an examination of the roof and chimneys, using binoculars if these areas are not accessible by ladder. A walk through the interior should include looking under the roof and in the basement or crawl space. Look for loose shingles, gutters or siding, and splits and cracks in materials that may have appeared since the last review

Along with a seasonal review, it is useful to keep a notebook on an old house, establishing seasonal or cyclical tasks, how often they are needed and when they were last done. A maintenance manual can be created, including special instructions for particular tasks, names of repair people, contractors and products used, and even records of particular jobs, with bills, receipts, contracts and other important papers.

To keep repair costs low and to preserve historic materials as long as possible, a general rule is "daily care and conservative repair." Daily care involves fixing small problems quickly. Conservative repair means retaining and fixing old materials if possible before replacing them

with new. Original materials such as siding, shutters and decorative trim help to give old buildings their character.

Water Problems

Moisture is the most significant cause of deterioration in old buildings. Problems due to moisture, such as efflorescence of masonry foundations or mildew on wood siding, should never be covered up until the source of the moisture is found and stopped. The National Park Service lists five ways that moisture can penetrate a structure:

Falling moisture - rain, snow, ice, water from irrigation systems.

Rising damp - foundation materials are porous and will absorb moisture from the ground.

Condensation - resulting from differences between inside and outside temperatures, collecting at windows, inside walls, on bathroom and kitchen ceilings.

Leaks - from the roof and plumbing, around doors, windows and vents.

Moisture in construction - from plaster, concrete, paint, etc.

Keep building materials dry and allow for ventilation and air movement in attics, crawl spaces and around sheathing materials. Be sure falling moisture such as rain and snow is drained away from building foundations and cannot collect in vegetation growing close to the building.

Secretary of the Interior's Maintenance Hierarchy

The Secretary of the Interior published standards and guidelines for rehabilitation of old buildings in 1983; it is updated regularly. Included is a hierarchical approach to repair and rehabilitation, which explains further the concept of repair rather than replacement.

- ❑ Identify, retain and preserve the unique and character-defining features of a particular historic building. Loss of character can be caused by the cumulative effect of many small removals as well as a single major remodeling.
- ❑ Protect and maintain a building and its features through regular maintenance, a maintenance plan, and protection and reinstallation of features after rehabilitation. Prevent destruction of architectural features due to vandalism in empty buildings.
- ❑ Repair original and character-defining features using the least degree of intervention possible, such as patching, piecing-in, splicing, consolidating or otherwise reinforcing. Last in the hierarchy is limited replacement in kind.
- ❑ Replace an entire character-defining feature with new material *only* if it is so badly deteriorated that it cannot be repaired. If the original still exists, replicate it. If it doesn't, find old photographs or descriptions, or study the neighborhood to find something similar to copy

The key to maintaining an old house is understanding the way it is put together and how its various components interact. Almost all maintenance is cyclical, and in many ways keeping up with the easier tasks will postpone the more difficult and expensive ones. If gutters are maintained yearly, paint renewed every 5 to 7 years, and asphalt roofs recovered every 15 years, the basic structure of the house can be preserved for a lifetime or more. Beyond these normal maintenance cycles, it may be necessary to replace porch floors every 50 years, windows every 80 years or so, and clapboards perhaps every century and a half, depending on their exposure to the weather.⁸ Once a house has been brought to a state of good repair, the maintenance cycles can

be managed so that there will be long periods of respite between major repairs.

General Design Guidelines

Despite the small size of Piscataway, there are numerous architectural and building types, each with its own different design issues. This section is provided as a framework upon which individual property owners can base their design decisions. In planning rehabilitation projects, it is important for property owners to consider the review criteria which are utilized by the Historic Preservation Commission. This is especially important given the fact that a majority of the properties in the village core is protected in some way by the County Historic Preservation Ordinance, either as Historic Sites or historic resources. Use of these general design guidelines will facilitate compatible designs and will also serve to expedite the review process.

Historic Preservation Commission Design Review Criteria

The Historic Area Work Permit (HAWP) review criteria are outlined in the Historic Preservation Ordinance (Section 29-111 of the Prince George's County Code). In order for a HAWP to be approved, the Historic Preservation Commission must find that a proposal meets one of the following:

- ❑ The proposal will not substantially alter the exterior features of the historic resource.
- ❑ The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic resource and is in harmony with the purpose and intent of this Subtitle.
- ❑ The proposal will enhance or aid in the protection, preservation, and public or private utilization of the historic resource in a

⁸ Charles Sullivan, Eileen Woodford, *Maintaining Your Old House in Cambridge*, Cambridge Historical Commission, Cambridge, MA, 1988, p. 1.

manner compatible with its historical, archeological, architectural or cultural value.

- The proposal is necessary to remedy unsafe conditions or health hazards.
- The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship.
- In balancing the interests of the public in preserving the historical resource with the use and benefit of the alternative proposal, the general public welfare is better served by issuance of the permit.

Secretary of the Interior's Standards for Rehabilitation

Historic Area Work Permits are also evaluated based on their compliance with the *Secretary of the Interior's Standards for Rehabilitation*. The Secretary's Standards are the Federal standards for rehabilitating historic buildings. Many local design review agencies, including the Historic Preservation Commission, have adopted them as design guidelines for reviewing rehabilitation projects. Property owners should use them as guidelines for planning rehabilitation work on buildings in the village center.

- A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

- Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
- Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.
- Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken in the gentlest means possible.
- Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and environment.
- New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Rehabilitation Guidelines for Piscataway

The above-referenced *Secretary of the Interior's Standards for Rehabilitation* are important because they provide an underlying philosophy about how rehabilitation efforts for historic homes should be undertaken. They are broad enough to incorporate a wide range of design solutions, but stringent enough to ensure that the important historical characteristics of a house are protected. Homeowners should be mindful that the historic significance of their houses, and therefore the village, is directly related to its architecture - the most tangible link to the past. Therefore, it is important for homeowners to retain, to the greatest extent possible, the significant architectural features of their houses.

The Secretary's Standards suggest that homeowners establish a hierarchical process for addressing significant architectural features during rehabilitation efforts:

- Retain and restore significant features.
- When replacement of original fabric is necessary, replace with identical materials.
- When replacement of significant features is necessary and they cannot be reasonably duplicated, other compatible solutions should be considered.

On a more general level, homeowners should follow a procedure in establishing priorities for rehabilitation work. While the priorities of individual properties will differ depending on the relative condition of a house, rehabilitation work can generally be prioritized as follows:

Stabilization and Protection - rehabilitation efforts which address problems that threaten the structural stability of a house.

Aesthetic Improvement - rehabilitation efforts which address problems that threaten the aesthetic appearance of a house.

While such a distinction seems obvious, it is very easy to overlook basic structural threats and

focus instead on efforts that will immediately improve the appearance of a structure. When this happens, the structural problems can worsen and, in some cases, damage improvements that have been made for aesthetic reasons. It is very important for homeowners to carefully plan their rehabilitation efforts so that completed work does not end up being undone due to subsequent problems or rehabilitation efforts.

Guidelines for Stabilization and Protection

Rehabilitation efforts which address structural threats should be given the highest priority by owners of historic properties because of the impact they could have on the safety, functionality and, ultimately, the viability of a house (Figure 42). If left unchecked, such threats could eventually render the house uninhabitable. Most threats to the structural stability of a house can be attributed to the following factors:

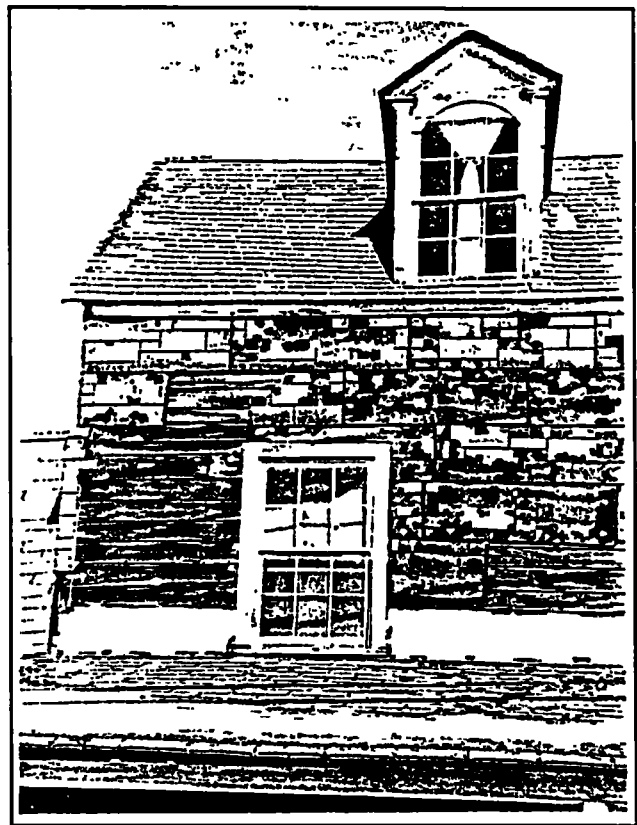


Figure 42: Piscataway Tavern - stabilization and protection

Inadequate Maintenance. As discussed in an earlier section, the lack of adequate maintenance can cause minor problems to become major threats.

Moisture Intrusion. Also discussed in an earlier section, moisture problems are probably the greatest single cause of deterioration and can lead to serious structural problems such as rot, mold and spalling, in both wood and masonry structures.

Failures of Materials. In some cases, inferior construction materials, or older materials that have deteriorated over the years, can cause structural failures.

Design Flaws and Inadequate Construction Methods. Improper design techniques and improper construction methods can result in "built-in" structural flaws which, over time, can become serious structural problems.

Often, these factors are interrelated. As stated in earlier sections, the best way to avoid such problems is to initiate preventive measures, such as periodic maintenance checks. However, in many cases in Piscataway, problems have advanced to the point where more extensive measures are required. The following types of structurally-related rehabilitation efforts should be priorities for owners of historic properties.

Repairs to the support structure of the house. Needed repairs to such elements as foundations, walls, the framing system and roof rafters should be promptly addressed so that they do not grow worse over time and threaten the structural integrity of a house. Original materials should be retained, when possible.

Repairs to the "skin" of the house. Needed repairs to the sheathing, siding, roofing, windows and doors should be promptly addressed as a way to minimize moisture intrusion into the house. While such measures should be aimed at making the structure "weather tight," they should not make it "air tight." Interior spaces, particularly attic spaces and crawl spaces, should be properly

ventilated to reduce the potential for rot and mold, which could damage structural materials. Again, original materials should be retained, when possible.

Painting of all exposed wood and metal surfaces. Unpainted wood and metal are susceptible to damaging weathering, rot, mold and rust. These surfaces should be kept painted as a way of protecting them from the elements. It is important that property owners use qualified professional painters with experience in painting historic structures. In addition, all surfaces should be properly prepared: they should be adequately cleaned, scraped and primed before the paint is applied. In many cases, multiple coats of paint may be necessary for durability; in all cases, a high-quality paint should be used, and owners should be careful not to mix incompatible paint types (ie., oil and latex). Although these methods may seem more expensive, they will significantly extend the life of a paint job and will help to overcome the temptation to apply some form of artificial siding.

Removal of artificial siding Although artificial siding is most often considered in terms of its aesthetic impact, it could create damaging conditions in historic houses. Such siding does not usually allow for adequate ventilation and can trap moisture inside the wall. This, of course, could lead to deterioration. In addition, artificial siding is often installed over deteriorating wood siding as an alternative to repairing it. The artificial siding does not stop the deterioration, it only covers it up. The deterioration is likely to be enhanced because of trapped moisture. Because it is no longer visible, it cannot be adequately monitored and treated, and can evolve into a serious problem.

Maintenance of proper drainage. Another way to reduce structural damage due to water intrusion is to ensure that drainage systems are functioning properly. Gutters and downspouts should be cleaned regularly and repaired, if needed, so that rain water is directed away from the house. In addition, foundation drains should be repaired (or added) if water

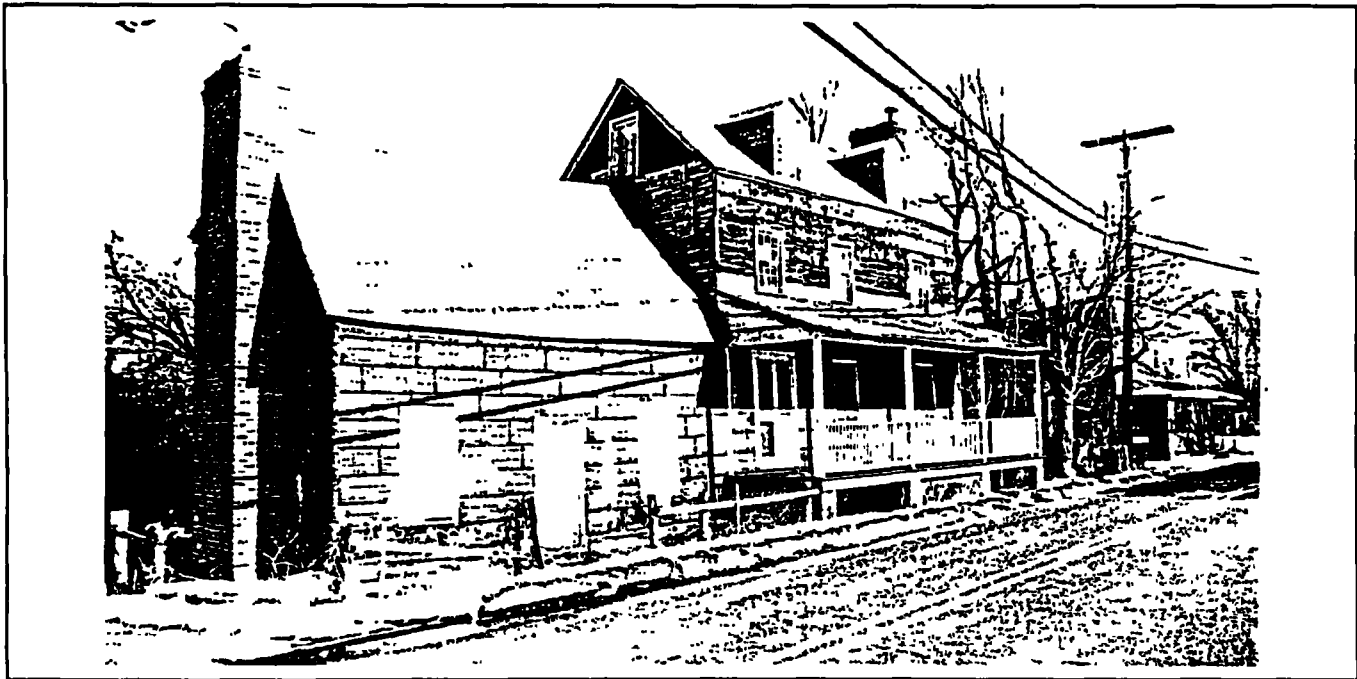


Figure 43: Piscataway Tavern - aesthetic improvement

is pooling at the base of the foundation or flooding into basement areas.

"Mothballing" of vacant structures. Unoccupied structures should be adequately sealed and monitored in order to prevent decay and vandalism. Windows should be boarded with adequate ventilation, and, in some cases, fences may be appropriate deterrents to trespassers. All normal maintenance and repair work should be continued to ensure the house's protection until it can be reoccupied. If a house is properly maintained while vacant, the costs involved in readying it for eventual occupants can be reduced or even eliminated.

Guidelines for Aesthetic Improvements

Once structural threats have been adequately addressed, homeowners should focus on rehabilitation efforts which address problems that threaten the aesthetic quality of a house or its architectural compatibility with the historic village. The need for aesthetic improvements is usually attributable to incompatible changes

which have taken place over time, such as incompatible window replacements, the addition of artificial siding, inappropriate paint schemes, incompatible remodeling efforts, and the addition of inappropriate new architectural details (Figure 43).

The following guidelines should be utilized when conducting rehabilitation efforts for aesthetic purposes:

Restoring architectural features. It is common for owners of historic properties to try to restore original architectural features to their properties. Such efforts should be encouraged. However, it is important that such features are based in fact and not overt speculation. In other words, restoration efforts should be based on documented proof that such features once existed, such as old photographs, architectural descriptions or physical evidence from the house. If such documentation does not exist, owners should look to other, similar structures in the village or surrounding area for guidance. Property owners should not try to create a false sense of

history by adding embellishments which were not likely to have existed in the past.

Removal of artificial siding In addition to the reasons stated earlier, artificial siding should be removed for aesthetic reasons. In many cases, artificial siding has been applied in a way that obscures architectural features such as detailing, trim and original siding profiles. Artificial siding usually has a different course width than original wood siding, altering the texture and pattern of the structure. Finally, over time, artificial siding tends to warp, fade, dent and break, resulting in a less-than-desirable appearance.

Repainting In addition to its protective qualities, a new paint job can quickly and easily improve the appearance of an historic home. Depending on the color scheme selected, paint can also dramatically affect the character of a house, as well as the village. Colors should be selected which are compatible with the historic character of the village and are complementary to the paint colors of other houses in the village.

Replacement and/or addition of architectural features. The replacement of existing architectural features and the addition of new ones should be done in a manner that respects the historic integrity of a structure. Features should not be replaced unless they have deteriorated to the point where replacement is necessary, or if they are later changes that do not have any significance on their own. Original features should be retained whenever possible. Similarly, features which have been added over time, and have become significant themselves, should be retained. New features should be compatible to the architectural integrity of the structure. They should not attempt to create a false sense of history or grandeur that would not have otherwise existed.

Additional technical information about rehabilitation methods and resources can be obtained from the Historic Preservation Section of the Prince George's County Planning Department, as well as other preservation agencies at the County,

State and Federal levels. A partial list of organizational resources is included in the Appendix.

Guidelines for Additions

Additions to historic buildings may be needed in order to accommodate modern lifestyles. Additions should not disrupt the historic streetscape. There is no need for new construction to be an imitation of the older architecture; homeowners are encouraged to explore a wide range of compatible design possibilities - including contemporary forms. However, additions must be considered in the context of the particular buildings to which they are being added. Each requires careful design.

Almost all of the historic buildings in the village have had additions over the years, as the needs of the occupants changed. These additions have followed the general guidelines outlined below. They are all to the side or rear of the main block. They are smaller, simpler structures than the main block, and of similar construction materials (Figure 44).

Additions to the designated historic buildings in the village will need to be reviewed by the Historic Preservation Commission. If the guidelines below are followed, the review process should be speedy and trouble-free.



Figure 44: Miller House addition



Figure 45: Hardy's Tavern addition

Size

The size of an addition, including both mass and height, should be limited so it does not overwhelm the building to which it is attached. For larger additions, the massing should be broken up in order to lessen its impact on the original structure.

Location

Additions should be located at the rear of existing buildings or on side elevations that are not readily visible from the street (Figure 45). This includes new rooms, porches, decks and stairs. Existing porches which are significant elements of a building's architectural expression should not be enclosed for additions because of the impact such enclosures would have on the visual character of a structure.

Design

For the most part, design considerations for additions are the same as those outlined above for new construction. However, instead of relating the design to the village in general, an addition should be designed compatibly with the house to which it is attached. Additions should be differentiated from the original fabric, yet should be compatible in terms of massing, size, scale, materials and architectural features.

In general, additions should not overwhelm or compete for attention with the main block. Keep window and door openings similar in scale to the original ones. Larger glassed openings such as French doors, sliding glass doors or picture windows should be inserted only where they are not directly visible from the street, or where they would not detract from the architectural character of the building. Finally, additions should be designed so that they cause the smallest amount of physical change to the original fabric of the house. They should be designed so that, if they

are removed in the future, the integrity of the original structure will remain.

Guidelines for Site Improvements

Just as architectural elements contribute to the character of Piscataway, the streetscape and land also help create the unique, rural environment found in the village. Elements such as fences, barns, sheds, trees and landscaping all contribute to this character. Changes to yards and roadsides would have an equal impact upon the overall integrity of the village. Thus, changes should be undertaken in a sensitive and compatible manner.

Outbuildings

Outbuildings are major contributors to the rural and agricultural character found in Piscataway. Therefore, existing outbuildings should be preserved and retained. Homeowners and developers should also be encouraged to consider adding new outbuildings for their expansion needs, rather than automatically adding onto the main house (Figure 46).

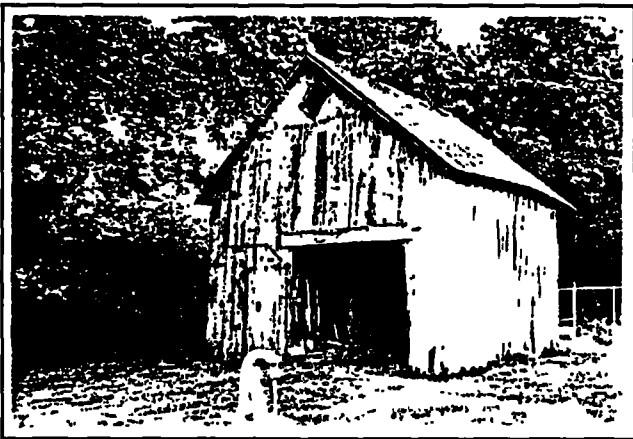


Figure 46: Outbuildings

Parking Areas and Walkways

Parking areas are a necessity for most households, but can overwhelm the historic character of a property if not designed carefully. Parking areas should be located out of the immediate

vicinity of a historic house and should, if possible, be screened from view. Parking area materials should also be selected for their compatibility. In general, gravel is a preferred material over asphalt. If paving becomes a necessity, paving material should be selected which does not detract from the historic character of a property.

Similarly, walkway materials should be selected for their historical compatibility. Materials such as brick and stone are preferable to paved walkways.

Fences and Walls

Fences along lot lines and the street frontage of an historic property should be made of fencing material appropriate to the eighteenth, nineteenth or early twentieth century. For example, wood picket or rail fences and stone walls would be appropriate for most houses in the village. The use of wrought iron fencing may be appropriate for some houses, particularly Victorian houses, but this material is much more common in an urban environment and may seem out of place in a rural village (Figure 47).



Figure 47: Fences

Landscaping and Existing Vegetation

Mature trees and shrubs in the village should be retained. These help a new building fit into the streetscape and appear "established" (Figure 48).



Figure 48: Mature landscaping helps define the village character

New shrubs should be planted in order to define lot lines and front walkways. Trees should be planted to shade and frame the house. Indigenous plant materials should be used.

Lighting

Lighting for historic properties is often considered as a way to highlight a building. In addition, it is commonly used for safety reasons. In either case, the use of lighting should be sensitive to the overall rural environment of the village. Bright lights, such as floodlighting and high-intensity spot lighting, should be discouraged; lighting should be more subtle and muted. Lighting fixtures should be compatible with the architecture of a structure, not merely "historic looking." In some cases, simple contemporary lighting fixtures would be appropriate.

Utilities

Utility hookups should be placed underground to the greatest extent possible. This helps to avoid visual clutter which detracts from the historic character of a property. Utility meters should be located on the side or rear of a house and be adequately screened. For those houses where meters have been placed on the front of a house, owners should be encouraged to contact utility companies and request that they be moved, or provide some sort of screening.

Guidelines for New Construction

The streetscape in the old village center contains gaps, created by the loss of old buildings, without the construction of new ones. It should be assumed that these empty lots will eventually be filled by new construction as suburbanization continues in this area of Prince George's County. New residents and dwellings could add renewed vitality to the old village. Filling in the gaps could

be a successful way to maintain and enhance Piscataway's historic character, if the Design Guidelines in the *Piscataway Village Rural Conservation Study, Parts I and II*, are considered and followed.

New buildings should be a modest part of the visual background of the area. They should not compete with the historic structures for attention in the streetscape. They can reflect the period in which they are built, however. There is no need to create an imitation of an historic building. A new dwelling should have the same bulk and height as adjoining historic buildings. In new construction, the scale of the streetscape should be preserved by observing the prevailing setback of existing buildings, the continuity of the facades, the roof forms and cornice heights.

Piscataway is primarily characterized by frame dwellings with gable rooflines. Brick also appears in the one brick dwelling, Hardy's Tavern, and the brick chimneys and foundations of most of the buildings. Wood siding is the primary covering material. The siding ranges in nature from the old hand-split and variable width siding on the west wing of the Dr. Hurtt House, to German siding on the Underwood House and Bungalow, to the very regular, new appearance of the artificial siding on the Miller and Stanton-Blandford Houses.

Modern dwellings available from contractors and house construction companies often differ quite dramatically from older dwellings. Differences can include roofs of a shallower pitch than an old building, porches that are far narrower, standardized windows of different size and proportions, and uses of covering materials that are quite different from older dwellings. It is not impossible to construct a new dwelling with some of the exterior characteristics found on an older dwelling, however. Building plans are available through books of plans and some magazines, such as *Old House Journal* and *Country Living*, which provide modern interior floor plans with exterior features found on older architecture.

Specific recommendations are as follows:

Setbacks and Spacing

In order to ensure a consistent street frontage, building setbacks for new construction should be within 10 feet of the setback of the adjoining buildings. If the difference between the setbacks of adjoining structures is greater than 20 feet, the setback for the new structure should be midway between the adjoining structures. Because most buildings in the village are relatively close to the street, this recommendation may not be consistent with the required 50-foot setback in the R-A Zone. In such cases, the owner should seek a variance from the setback requirement (Figure 49).

Similarly, the spacing between a new structure and adjoining structures should be considered in developing plans. Although no clear pattern has been established in the village, many of the existing structures are located approximately midway along their frontage, leaving noticeable side yards.

Massing

In general, the buildings in the village are relatively simple in form and massing. Most consist of a moderately-sized main block with additions to the side or rear. New structures, especially larger ones, should follow this form.

Height

Structures should be one, one-and-one-half, two, or two-and-one-half stories in height. Building heights of the main blocks of buildings in the village vary from 24.5 feet to 30 feet. New dwellings should not be more than 30 feet in height.

Width and Proportion

Facade widths on the main block of buildings in the village vary from 24 feet to 38 feet. If the width of a new building is proposed to exceed 38 feet, the appearance of a wing should be achieved by setting back and reducing the scale of a portion of the structure.

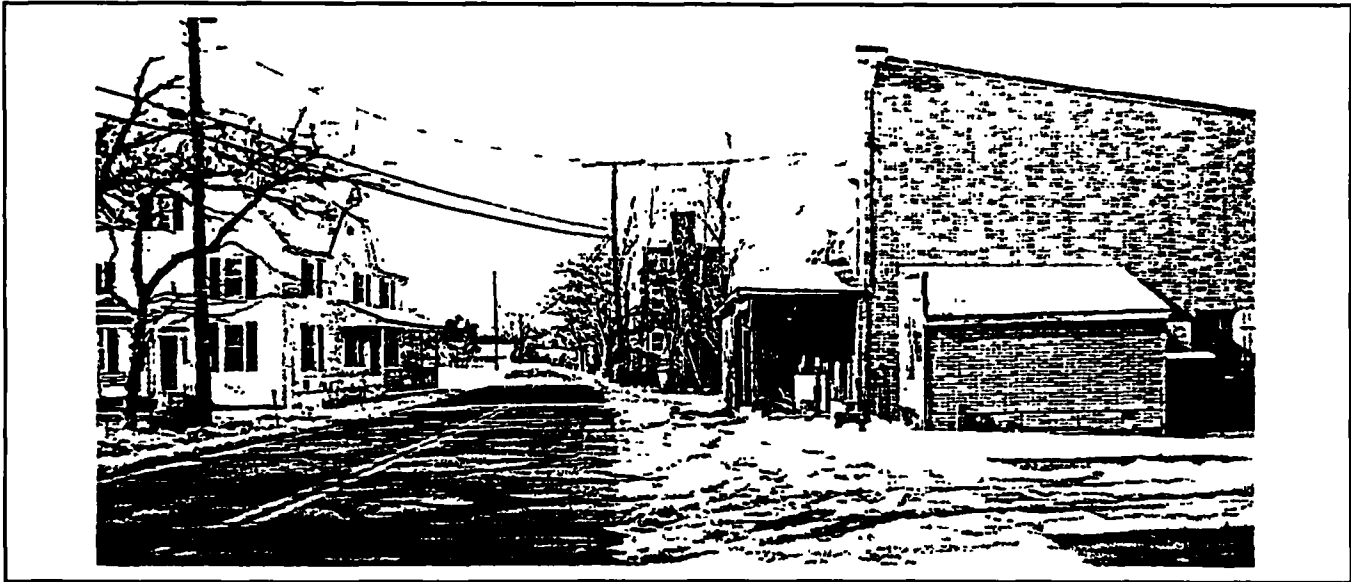


Figure 49: Setbacks and spacing

The proportion of the height and width of new structures should be consistent with the existing structures in the village. For example, a new one-story structure should be similar in height and width to existing one-story buildings in the village.

Roofs

Roof forms can include gable, hip or shed. Roof pitch or slope on a new dwelling should be close to those of the adjoining buildings. Older buildings typically have steeper roof pitches than standard subdivision housing. Shallow roof pitches should be discouraged in the village. Cornice heights should be similar to those of the adjoining buildings.

Windows and Doors

The distribution of door and window openings on the facades visible from the street should correspond to fenestration patterns typical of adjoining buildings. The size and proportions of windows and doors should correspond to those typical of adjoining buildings.

Main entrances should face the street. Doors should be panelled, preferably of wood. Win-

dows should be single- or multipaned sashes. For multipaned sashes, true divided light windows (rather than snap-in muntins) are preferred (Figure 50).

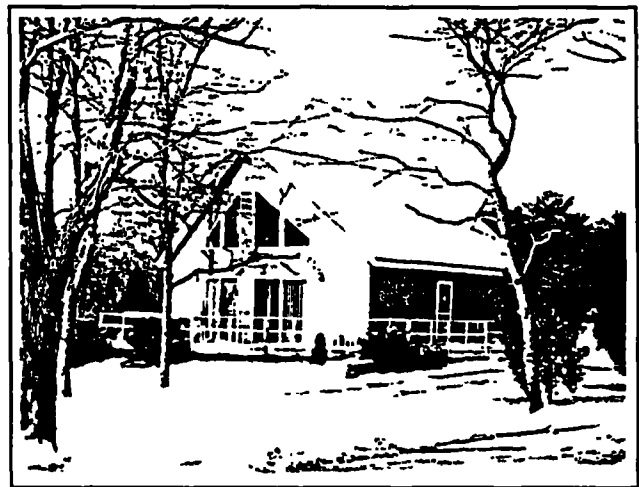


Figure 50: Modern architectural details

Architectural Details

All new construction should have some architectural details and ornamentation typical of the buildings in the old village center, including, but



Figure 51: Hardy's Tavern Georgian architectural details.

not limited to, some or all of the following: porches, porch columns, decorative porch brackets, pilasters, corner boards and sill boards, multi-pane, double-hung sash windows, formal entrances with panelled doors, transom windows and sidelights, cornices, raking cornices, cornice returns, roof gables, corbelled brick chimneys, louvered shutters, cross gables, lunette windows, lintels and window sills (Figures 51 and 52).

Materials

Buildings should be of brick, clapboarding or shingle. The use of stucco, panelling or other incompatible siding materials should be discouraged. Preference should be given to exterior building walls of all wood clapboards. Synthetic or artificial siding is not encouraged. Brick buildings should be constructed of standard sized, red bricks. Mortar should be off-white.



Figure 52: Gallahan-Davis House architectural details reflect the Victorian era.

Roofing materials vary throughout the village. Wood shingles, standing seam metal roofs and asphalt shingle (in a natural color) are all appropriate materials.

Porches

Porches should be encouraged as a way to relate new designs with the existing historic architecture. Porches can be full-front, partial-front or wrap-around, with wood columns and porch rails. In some cases, a smaller portico entrance may be more appropriate (Figure 53).

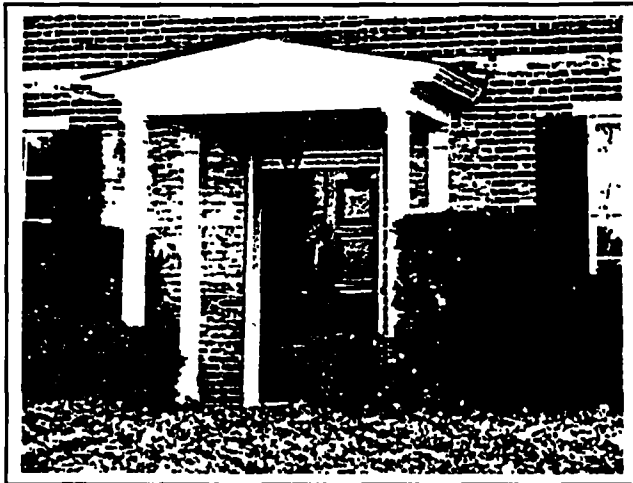


Figure 53: Porches are consistent with the existing architecture of the village

Variety

One of the most unique features about Piscataway Village is the variety of its architectural resources. Even with the small number of historic properties, there is a wide range of architectural expression, with both eighteenth- and nineteenth-century architecture, brick and frame houses, commercial and residential forms, different sizes and scales, varying degrees of architectural ornamentation, and differing lot sizes. New construction - particularly developments which include two or more houses - should emulate the variety found in the village. "Cookie-cutter" approaches to development should be avoided; developments should incorporate a variety of building styles, sizes and materials. Additionally, lot sizes and site improvements should also vary

Guidelines for Streetscape Improvements

At present, Piscataway Village features very few streetscape improvements beyond the paved road surface of Floral Park Road. However, as improvements of the houses within the village proceed, and as surrounding development is realized, the demand for streetscape amenities will likely increase. Because of the fragile nature of the village's rural character, it would be very easy for these types of improvements to transform this character from that of a rural village to a more suburbanized community. It is vitally important that streetscape improvements are not "over-done;" they should be carefully planned to afford needed services, but not diminish the unique character of the village.

Sidewalks

As such amenities as the golf course, park and shopping center are completed in the Villages at Piscataway development, the demand for connecting sidewalks to, and through, the village is likely to increase. Along Floral Park Road, it may be difficult to locate sidewalks in some locations because of the narrowness of the road and the proximity of houses to the roadway (Figure 54). Because of the historic importance of the community, standard designs for sidewalks, curbs and gutters should be discouraged. Materials for these improvements should be historically based and should not conflict with the rural village character.

Lighting

The demand for street lighting is also likely to increase as pedestrian activity in the village increases. The intensity of the lighting should be sensitive to the historic and residential character of the village. In addition, lighting standards should be selected for their compatibility with the historic and architectural character of the village. Fixtures should be historically appropriate - not merely historic-looking. In addition, they should be consistent with the scale of the village. Standard suburban fixtures should be discouraged.

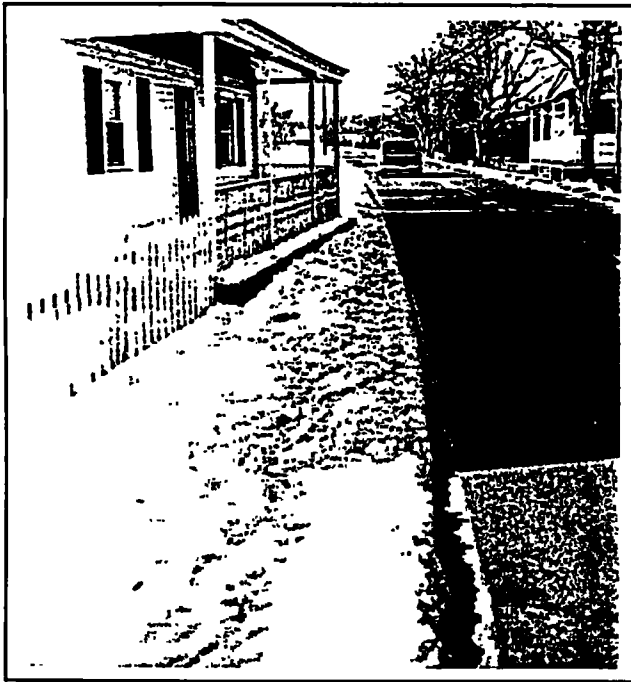


Figure 54: Sidewalk space in the village is limited.

Utilities

Utilities should be underground whenever possible. Public utility easements (PUEs) should be located in areas which will not detract from the historic character of the village (Figure 55). In addition, PUEs should not be sited in a way that would restrict homeowners from conducting needed site improvements to enhance the historic quality of their residences.

Street Trees

Street trees are often utilized to help define a street edge and provide shade along sidewalks. In most cases, they are a great way to enhance the character of a community (Figure 56). In Piscataway, it is possible that street trees will be proposed along with other streetscape improvements. Because of the historic character of the village, however, the installation of a highly-repetitive streetscape edge may diminish the rural quality of the village. In addition, the proximity of houses to the street in some areas may create an image that the trees were "squeezed in" to the available space. The addition of trees in Piscataway should be encouraged, but their loca-

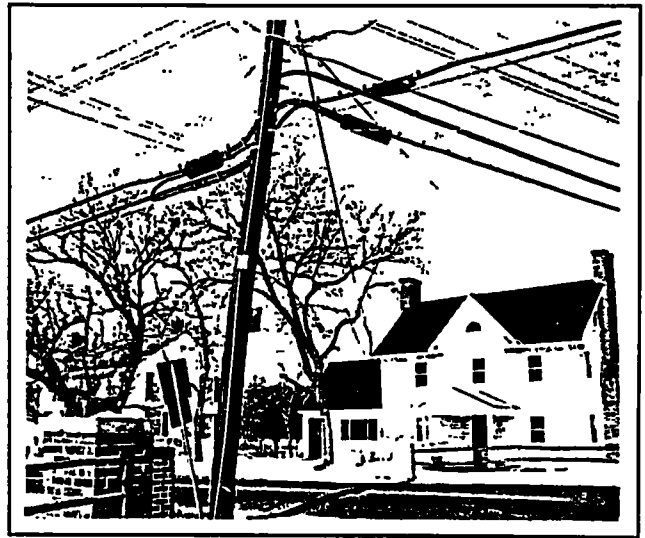


Figure 55: Overhead utility wires detract from village character

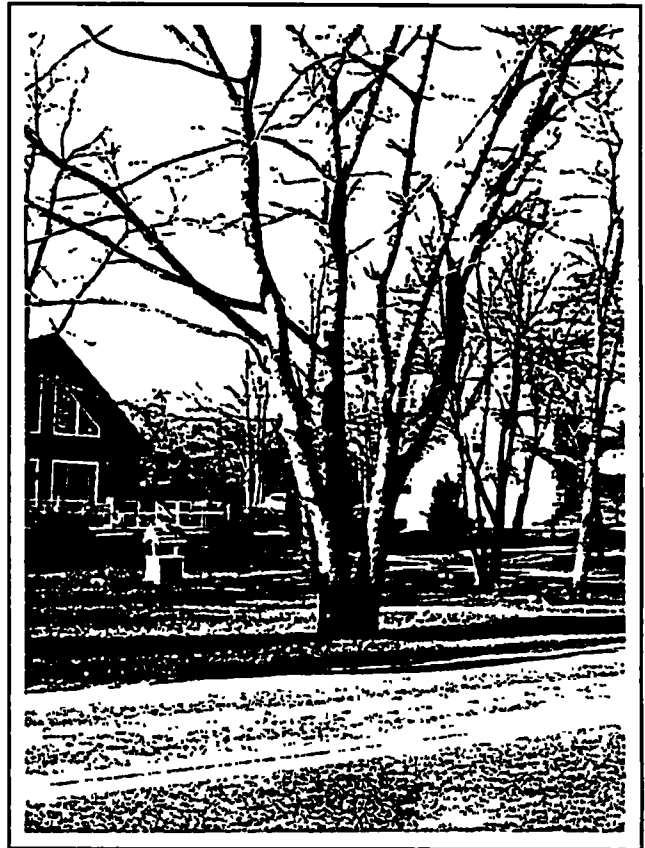


Figure 56: Street trees can enhance village character.

tions should be carefully planned. Indigenous species should be utilized.

Entryways

As the first images of the historic community, the appearance of the two primary entryways into the village should be very carefully designed. The entryways - at the Piscataway Road/Floral Park Road and Floral Park Road/Livingston Road intersections - are also to be the primary entryways into the new Villages at Piscataway development. The design of these entryways must meet the needs of the new development, but, even more importantly, must be appropriate gateways into the historic village (Figures 57 and 58).

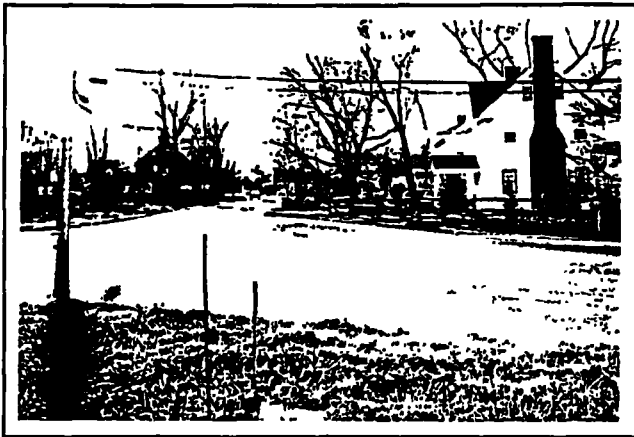


Figure 57: The village's eastern entryway

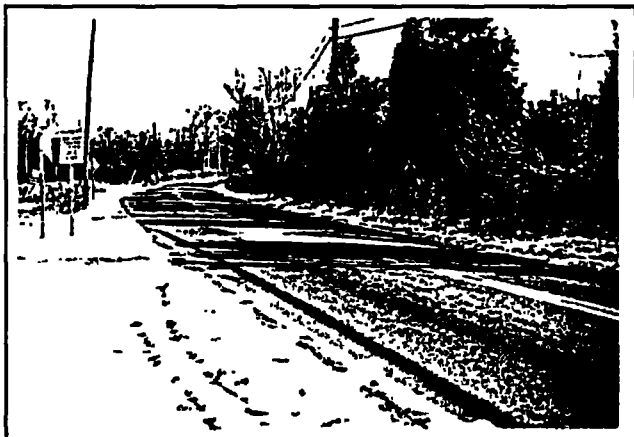


Figure 58: The village's western entryway

CONCLUSIONS



CONCLUSIONS

Piscataway Village is an area of great significance to the history of Prince George's County. As described in the History section of this study, it also was important in the colonial history of Maryland and of the United States. It gains significance today because it is relatively intact as a rural village. Its landscape and streetscape have not been altered by development over the years, because of the village's isolation. Not many sites as important to the County's early history remain in such an unaltered state. For example, Bladensburg was developing as an international tobacco port in the same time period as Piscataway; most of the evidence of its early form and history are no longer visible. Such changes were inevitable in a crossroads community so close to the nation's capital city.

Growth that is insensitive to Piscataway's character as a rural historic village is not inevitable. This study has detailed the important features of the historic dwellings in the village and listed guidelines that can be followed both to repair and restore the historic buildings and to successfully integrate new buildings into the village's historic fabric. Unlike Bladensburg, which has grown incrementally over the years since its establishment in 1742, Piscataway will experience greatly accelerated growth as large residential projects are scheduled in its vicinity. Extensive planning goes into large residential developments in Prince George's County today, and sensitivity to the historic village should be one of the major planning goals.

Other Measures to Protect Piscataway's Village Character

The most all-inclusive methods of protecting Piscataway's character would be those mandated by law. These would include either local historic

district designation for the village or an historic preservation overlay zone as a special zoning category for an area encompassing the village.

Local Historic District Designation

A local Historic District would have clearly defined boundaries. Any exterior changes to properties within the district would be reviewed by a local advisory committee and by the Historic Preservation Commission. The review would be guided by published guidelines and approved work would be eligible for Preservation Tax Credits. In order for a district to be designated, the property owners within the proposed district would have to demonstrate support for the action. It is likely that a number of public meetings would be needed in order to inform the property owners about the impacts of designation and to generate support for the concept. Once citizen support is demonstrated, the Historic Preservation Commission (HPC) would schedule a public hearing to determine whether the proposal meets the criteria set forth in the County Historic Preservation Ordinance. If so, the district would be approved. Any appeal of the HPC's decision would be heard by the Zoning Hearing Examiner and the District Council.

Historic Overlay Zone

An historic preservation overlay zone could define and regulate such factors of new construction as building density, setback, height, mass, type and placement of landscaping, street improvements and street furniture, along with some aspects of architecture. Because this category does not presently exist in the County Zoning Ordinance, special legislation would have to be drafted, introduced and, after public hearings are held, approved by the District Council. In order

for such a zoning category to be implemented, a great amount of citizen interest and participation would be required.

National Register of Historic Places

The National Register of Historic Places is a nationwide inventory of historic properties and is maintained by the National Park Service. If Piscataway is listed in the National Register, there would be little, if any, regulatory impact for homeowners within the village. Such a designation would only affect activity which utilizes State or Federal funding or requires State or Federal approval. A listing would, however, provide an important recognition of the village's historic significance and would help to generate understanding and support for further preservation efforts. In order for the village to be placed in the Register, a significant amount of documentation would need to be compiled in a National Register nomination form, detailing the village's architectural and historical significance. In addition, a majority of landowners within the village would need to be supportive of such a designation. Nomination forms would be reviewed by the County Historic Preservation Commission, State Historic Preservation Office and National Park Service before such a designation could be finalized.

Designation of Individual Resources and Survey Properties

There are several properties within the village that have already been identified for their historic significance, but have not yet been classified as Historic Sites. These properties, listed in earlier sections, are classified as historic resources or are documented, but undesignated. Owners of these historic resources may request that the properties be evaluated to determine whether they should be elevated to Historic Site status. Individual protection for the survey properties could only be achieved through a master plan amendment. This would expand the number of properties within the village that would be protected by the Historic Preservation Ordinance. Although it would not protect the entire village, it would provide greater protection to its overall character than presently exists.

Education: Community Preservation and Design Workshops

A series of broader educational programs should be conducted to generate support for preservation activities and increase awareness about Piscataway's historic and architectural significance. Although it will be important for a wide range of interested parties to be involved, it is critical for those who own property within the village to participate. Possibilities include the publication of materials, conducting lectures or "house doctor" design workshops, and a continuation of activities such as "Piscataway Day". Although the Historic Preservation and Urban Design sections of the Maryland-National Capital Park and Planning Commission, as well as other government agencies, may be able to assist, it is important that such efforts be initiated and organized by local interests. An important support facility exists in the programs of the Accokeek Foundation.

Information on historic districts, historic house maintenance and restoration techniques, as well as a list of restoration contractors, is available from the M-NCPPC Planning Department Historic Preservation Section, located in Upper Marlboro (see Appendix).

Preservation and Conservation Easements

A number of local and state agencies maintain easement programs designed to protect historic buildings, natural landscapes or scenic viewsheds from development or alterations that would diminish their integrity and value. Typically, easements are perpetual in nature and structured in a way that allows property owners to continue the existing use of their property, as long as the terms of the easement are adhered to. Donation of an easement would have tax benefits for property owners, resulting in a reduction of income, gift, estate and property taxes, depending on the easement terms.

In Piscataway, property owners may consider donating protective easements as a way of protecting areas within the village that are presently undeveloped. Such donations would serve to protect the open space which characterizes the

village and contributes to its rural character. In addition, preservation easements could be donated for the historic structures in the village, adding another layer of protection.

Information about easements can be obtained from the Historic Preservation Section or other agencies listed in the Appendix.

APPENDIX



APPENDIX - ORGANIZATIONAL SUPPORT

Historic Preservation Section, Prince George's
County Planning Department
Maryland-National Capital Park and Planning
Commission
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772
(301) 952-3520

The Historic Preservation Section of the Prince George's County Planning Department serves as the staff for the County Historic Preservation Commission and advises the County Planning Board on preservation-related issues. Accordingly, the Section is involved in the review of building permit and development applications which impact historic resources.

One of the primary functions of the Historic Preservation Section is to provide preservation-related assistance to historic property owners, communities and interested parties. Towards this end, the Section offers the following:

- ❑ Technical assistance for preservation- and design-related issues.
- ❑ Administration of the County's Historic Preservation Tax Credit Program, which allows for property tax credits for a portion of the construction costs of approved, preservation-related work.
- ❑ Publication of the *Friends of Preservation Newsletter*, a periodic update of County preservation activities, mailed to historic property owners and interested parties.
- ❑ Maintenance of inventory files on the County's historic resources.
- ❑ Maintenance of a library which includes books and documents concerning rehabili-

tation techniques, architectural styles, design guidelines, County history and other preservation-related issues.

- ❑ Information on sources of financial assistance for preservation-related activities.
- ❑ Publications and studies on selected historic communities and resources in the County
- ❑ An updated "Directory of Restoration/Preservation Products and Services," as well as extensive files on contractors, products and technical information.
- ❑ Information on other preservation-related agencies at the County, State and Federal level.

Other Preservation Agencies and Organizations

Local

Piscataway Citizens' Association
Historic Preservation Group
c/o Mary Forsht-Tucker, Chairperson
11804 Mary Catherine Drive
Clinton, MD 20735
(301) 292-1993

Accokeek Foundation
3400 Bryan Point Road
Accokeek, MD 20607
(301) 283-2113

County

History Division
Prince George's County Department of Parks
and Recreation
Maryland-National Capital Park and Planning
Commission
4302 Baltimore Avenue
Bladensburg, MD 20710
(301) 779-2011

Prince George's Historical and Cultural Trust
P.O. Box 85
Upper Marlboro, MD 20773

Prince George's Heritage, Inc.
Magruder House
4703 Bladensburg Road
Bladensburg, MD 20710
(301) 927-7150

Prince George's County Historical Society
and Library
P.O. Box 14
Riverdale, MD 20737
(301) 464-0590

State

Maryland Historical Trust
Division of Historical and Cultural Programs
Maryland Department of Housing and
Community Development
100 Community Place
Crownsville, MD 21032
(410) 514-7600

Preservation Maryland
24 West Saratoga Street
Baltimore, MD 21201
(410) 685-2886

National

National Park Service

Preservation Assistance Division
Technical Preservation Services
P.O. Box 37127
Washington, D.C. 20013-7127
(202) 343-9573

Mid-Atlantic Regional Office
143 South 3rd Street
Philadelphia, PA 19106
(215) 597-7018

National Trust for Historic Preservation

Main Office
1785 Massachusetts Avenue, N.W.
Washington, D.C. 20036
(202) 673-4000

Mid-Atlantic Regional Office
One Penn Center at Suburban Station, Suite 1520
1617 John F Kennedy Boulevard
Philadelphia, PA 19103-1815
(215) 568-8162

Association for Preservation Technology

Box 8178
Fredericksburg, VA 22404
(703) 373-1621

BIBLIOGRAPHY



BIBLIOGRAPHY

Anderson Notter Associates, Inc. *The Salem Handbook, A Renovation Guide for Homeowners*. Salem: Historic Salem Inc., 1977

Bailey's Corporation, et al., "Villages at Piscataway Comprehensive Design Plan," application to M-NCPPC, December 1993.

Ekstrom and Associates. *Architectural Guidelines, Talbot Street Historic Area, St. Michaels, Maryland*. Richmond: Historic St. Michaels - Bay Hundred, Incorporated, December 1987

Frazier Associates, *Herndon Heritage Preservation Handbook*. Herndon, VA. Town of Herndon Planning Department, July 1990.

Johnson, LeRoy, Jr. ed. *Handbook of Maintenance Techniques, for Building Conservation in the Strand Historic District, Galveston, Texas*. Austin: Texas Historical Commission, 1984.

Labine, Clem. "Home Work: Old House Maintenance: Dull, but Essential." *Historic Preservation*, Vol. 39, No. 1, January-February 1987, pp. 21-23.

Maryland-National Capital Park and Planning Commission, *Prince George's County Historic Sites and Districts Plan*. March 1992.

Maryland-National Capital Park and Planning Commission, *Subregion V Approved Master Plan & Sectional (Zoning) Map Amendment*. September 1993.

Prince George's County Code, Subtitle 23 - Roads and Sidewalks.

Prince George's County Code, Subtitle 27 - Zoning.

Prince George's County Code, Subtitle 29 - Preservation of Historic Resources.

Sullivan, Charles, and Woodford, Eileen. *Maintaining Your Old House in Cambridge*. Cambridge: Cambridge Historical Commission, 1988.

U.S. Department of the Interior, National Park Service, *The Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings*. Washington, D.C.. National Park Service, Preservation Assistance Division, 1992.

Victor, Dorothy "House Notes: Spring Check-List: Diagnosis and Preventive Maintenance." *Landmark Society of Western New York*, Vol. 25, No. 3, May 1987, p. 9

FIGURE 12
Historic Properties in Piscataway

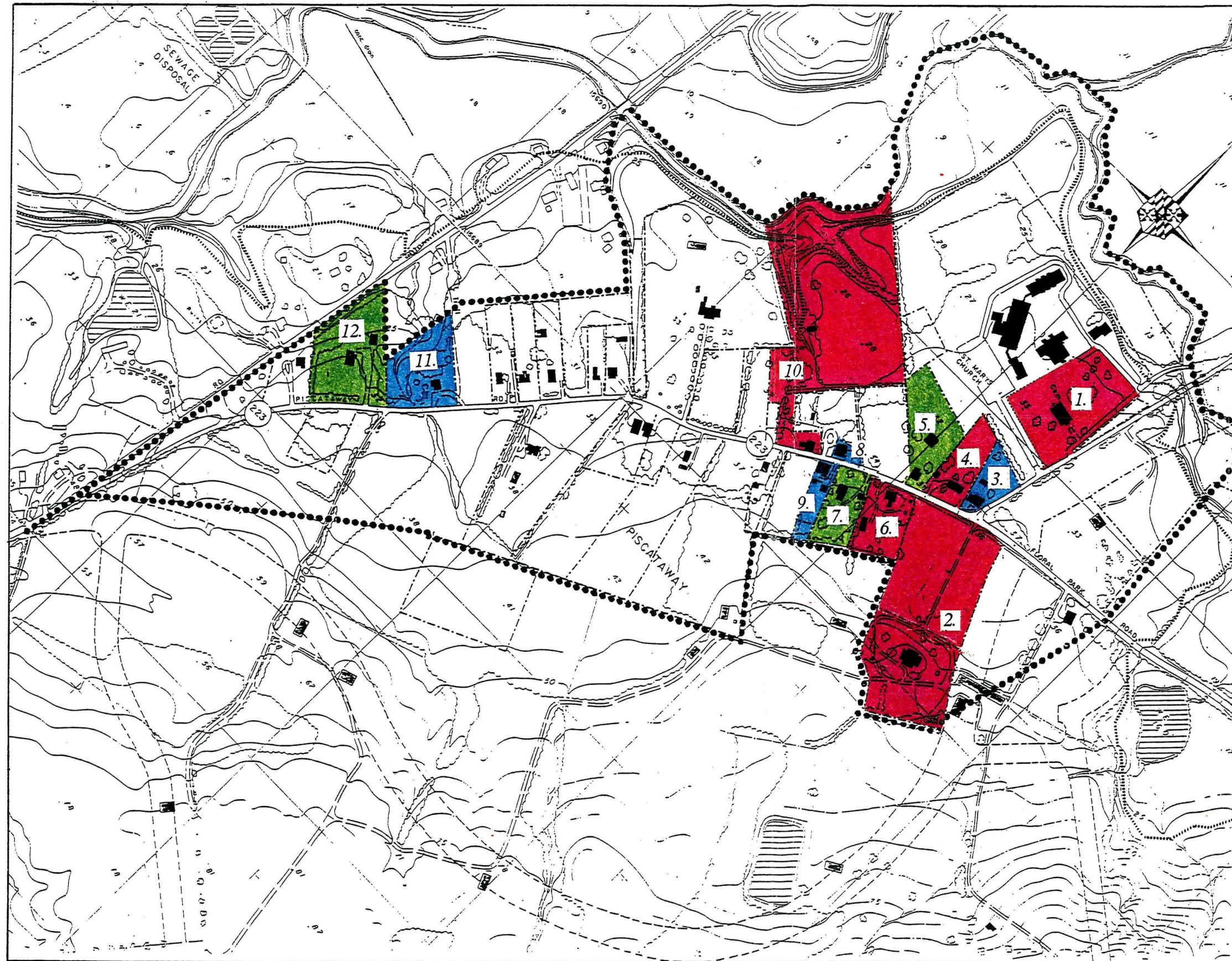
LEGEND

- Historic Site*
- Historic Resource*
- Survey Property*
- Piscataway Historic Survey Area*

1. *St. Mary's Church and Cemetery*
Historic Site #84-23-10
2. *Edelen House*
Historic Site #84-23-6
3. *Miller House*
Historic Resource #84-23-9
4. *Dr. Edgar Hurtt House*
Historic Site #84-23-8
5. *Gallahan-Davis House*
Survey Property #84-23-24
6. *Hardy's Tavern*
Historic Site #84-23-5
7. *Bond Bungalow*
Survey Property, #84-23-25
8. *Harbin House (Clagett Store)*
Historic Resource #84-23-7
9. *Stanton-Blandford House*
Historic Resource #84-23-4
10. *Piscataway Tavern*
Historic Site #84-23-3
11. *Underwood House*
Historic Resource #84-23-2
12. *Thomas C. Underwood Bungalow*
Survey Property #84-3-26



North



PREPARED BY

The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department

Fern V Piret, Ph.D.	<i>Planning Director</i>
Michael E. Petrenko, AICP	<i>Deputy Planning Director</i>
A.R. Tankersley	<i>Chief, Community Planning Division</i>
Gail C. Rothrock, AICP	<i>Supervisor, Historic Preservation Section</i>
Marina King	<i>Preservation Planner, Author*</i>
Robert Rivers	<i>Preservation Planner, Author*</i>

Technical Assistance

Kevin Britton	<i>Clerk II</i>
Robert D. Cline, AICP	<i>Supervisor, Urban Design Planning Division</i>
Sandra Cross	<i>Administrative Aide III</i>
Lauren Glascoe	<i>Supervisor, Word Processing Center</i>
Mary E. Goodnow	<i>Word Processing Operator III</i>
Amber Janke	<i>Desktop Publishing</i>
James Johnson	<i>Clerk II</i>
Susan Kelley	<i>Supervisor, Office Services</i>
Judith Leyshon	<i>Graphic Designer</i>
Donald Magruder	<i>Clerk II</i>
Susan Pearl	<i>Research/Architectural Historian</i>
Terri Plumb	<i>Publications Specialist</i>
Donald Pretzer	<i>Urban Designer*</i>
Craig Rovelstad	<i>Senior Planner, Community Planning Division</i>
Arie Stouten, AICP	<i>Supervisor, Publications and Graphics Section</i>
Gary Thomas	<i>Planning Technician IV</i>
Timothy Thomas	<i>Clerk II</i>

Photographs by Robert Rivers, Marina King and Susan Pearl.

Graphics by Judith Leyshon, Robert Rivers and Meera Nagara, a student intern from the University of Maryland Graduate Program in Historic Preservation.

* Denotes former employee

