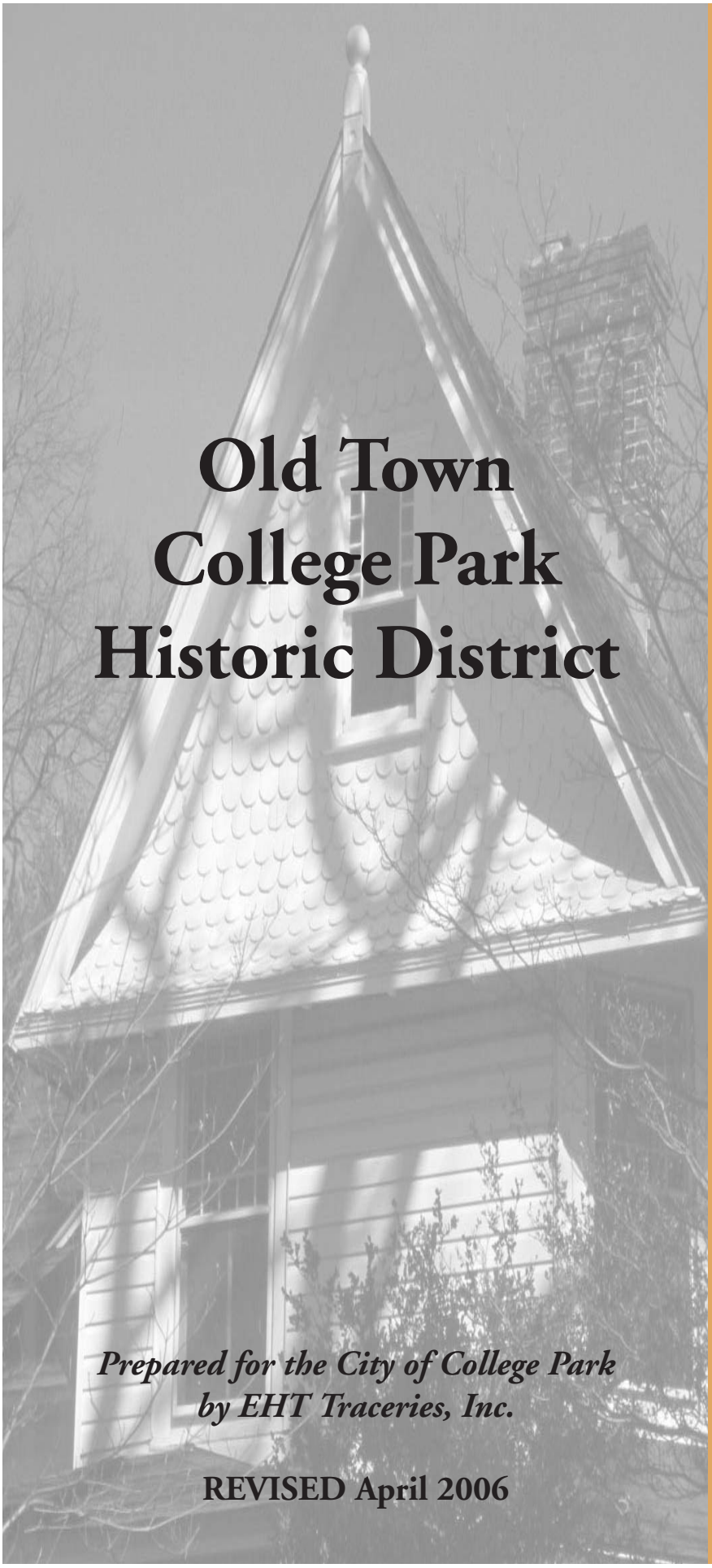

Old Town College Park Historic District

Prepared for the City of College Park by EHT Traceries, Inc.

REVISED April 2006

Design Guidelines Handbook

The Old Town College Park Historic District Design Guidelines Handbook should be considered a draft until the Old Town College Park Historic District is designated as a historic district by the Prince George's County Historic Preservation Commission.

This publication is sponsored by the Planning, Community and Economic Development Division of the City of College Park, and the Historic Preservation and Public Facilities Planning Section of the Prince George's County Planning Department of the Maryland-National Capital Park and Planning Commission. Special thanks to the residents, property owner, and business owners of College Park for their tireless efforts and participation in this process.

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eht@traceries.com

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PREFACE

Preface

Today's ever-increasing appreciation of the importance of historic preservation has led to the study of the history and significance of neighborhoods like Old Town College Park. The important values at the core of this movement are recognized by the Prince George's County Historic Preservation Ordinance (Subtitle 29 of the Prince George's County code), which states that one of the purposes of designation is to "preserve and enhance the quality of life and to safeguard the historical and cultural heritage of the county." In 1997, recognition of the history and architectural development of the Old Town neighborhood instigated a process that has culminated in the historic district proposal and the creation of this Design Guidelines Handbook. These guidelines are intended to both prepare and enlighten the community as to what Old Town was, what it is today, and what it can be, while still protecting its unique character. By using these guidelines to strengthen, improve, and preserve the community, the Old Town neighborhood will have a new tool to aid in the determination of its future, whether or not it chooses formal historic district designation for Old Town College Park.

The design guidelines provided in this document were derived from a community visioning process that included participation from the City of College Park, Prince George's County, community residents, and property owners over a four-month period from March to June 2001. Three workshops were held to discuss design issues relevant to maintaining and enhancing the architectural and historical significance of Old Town College Park.

Important community issues, formulated here as character-defining features, were identified at the beginning of a series of visioning workshops led by the City of College Park Office of Planning and the Prince George's County Planning and Preservation Section. Issues presented by residents and property owners were recorded and grouped into specific categories. These categories were then broken down into positive and negative groupings with a corresponding level of importance.

Residents were asked to consider what they wanted a potential historic district to do for Old Town College Park. The participants were given a list of preservation and design issues and asked to add to that list if necessary. The most important of the five goals stated by residents and property owners was the preservation of the character-defining features that make up Old Town College Park.

The Old Town College Park Historic District Design Guidelines are derived from and based on the following five most important goals:

- Control of development in Old Town College Park.
- Preserve the environmental beauty of Old Town College Park.
- Provide a design review process to ensure that alterations, additions, and new construction are compatible with Old Town College Park.
- Foster community pride in Old Town College Park.
- Protect the areas of Old Town College Park that have historic character.

These guidelines focus on issues vital to the preservation of Old Town's historic character, which include:

Building Site

Setback
Spacing
Size
Form
Scale/Massing
Orientation
Outbuildings
Off Street-Parking
Fences and Landscaping
Site Features and Improvements

Architectural Features

Roof
Porches
Windows
Doors
Decorative Details
Materials
- **Wood**
- **Masonry**
- **Synthetic Siding**

Finishing: Paint
Relocation
Demolition
New Construction
Additions and Alterations
Decks

Part I: Introduction

Introduction

The Old Town College Park Design Guidelines are based on the *Secretary of the Interior's Standards for Rehabilitation*, and are intended to assist owners of historic properties, architects, builders, the Historic Preservation Commission, and others to understand appropriate treatments for the contributing and non-contributing properties that comprise their historically and architecturally significant neighborhood. The philosophy of the design guidelines is to **assist** property owners, not to dictate to them. Therefore, the guidelines are flexible enough to allow a certain level of decision-making by the property owner. This flexibility makes the guidelines easier to administer, fosters public acceptance, and is important in new construction since very specific criteria can smother architectural creativity and result in mediocre design.

These design guidelines provide detailed information to the College Park property owner and to the Historic Preservation Commission as they consider appropriate rehabilitation projects or new construction within the historic district. The purpose of the design guidelines is to discourage poorly designed or inappropriate projects and to improve the design quality of future developments. The implementation of these design guidelines should protect current property values and public investment in the district.

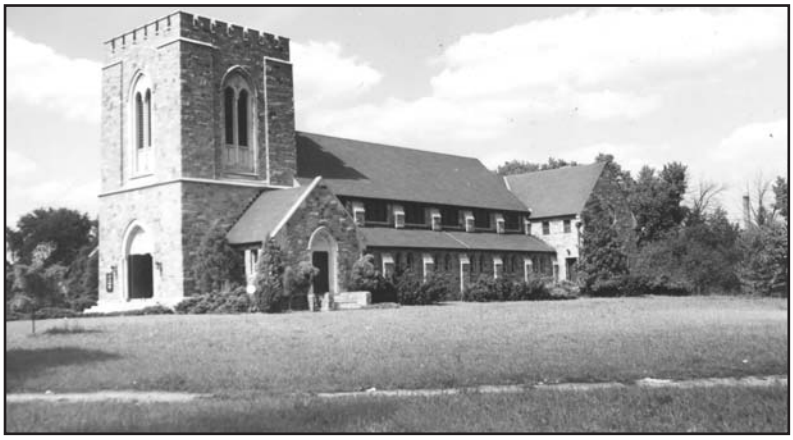
The design guidelines follow the goals of residents and property owners by ensuring the preservation of the character-defining features that have enhanced the historical and cultural heritage of Old Town College Park.

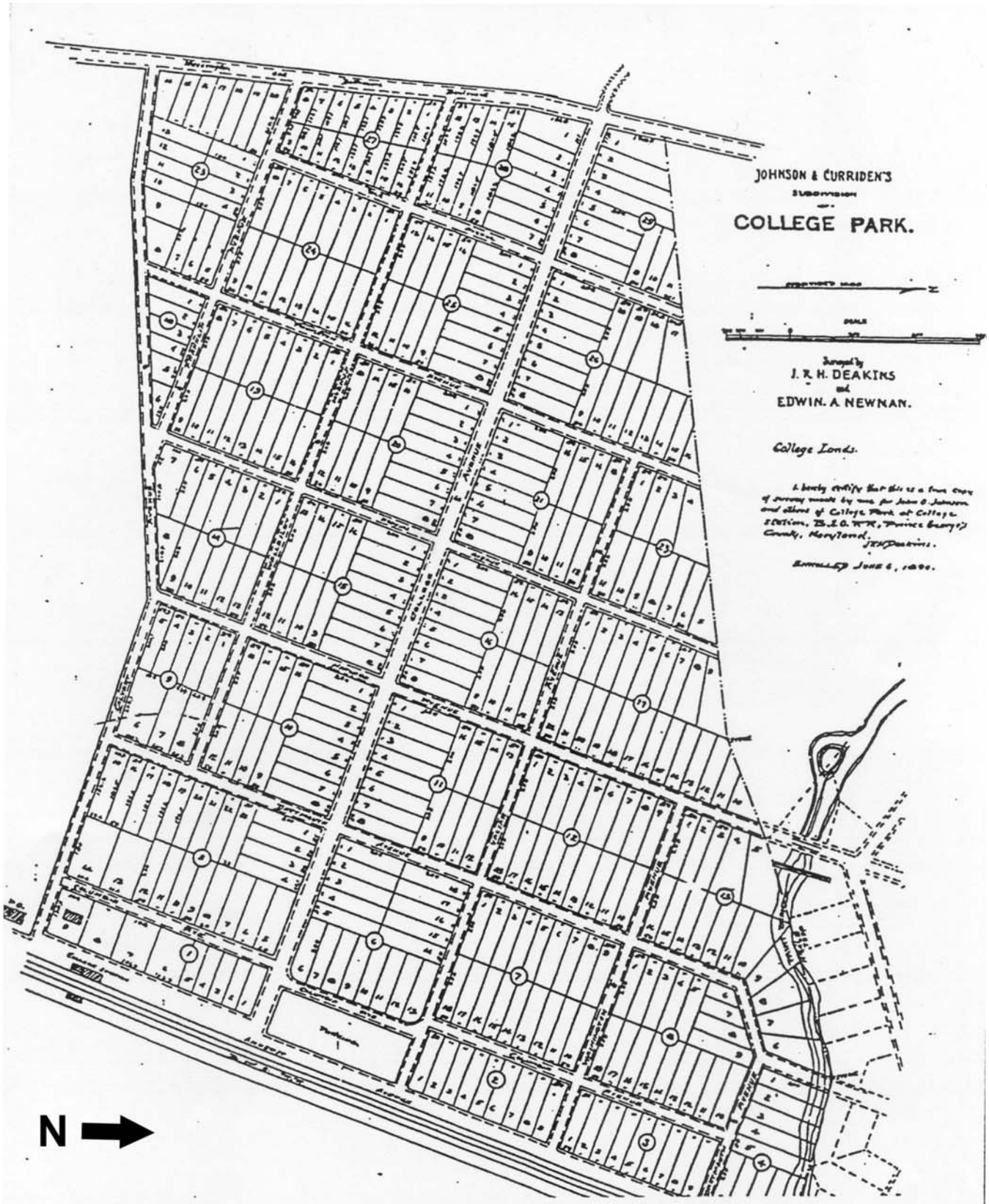
History and Development

Old Town College Park's History and Development

Old Town College Park is a representative example of the many residential subdivisions that emerged as the suburbs of Washington, D.C. expanded with the advent of the streetcar and automobile at the end of the nineteenth century and in the early to mid-twentieth century. College Park was one of the first successful commuter suburbs located along the Baltimore and Ohio Railroad and the Washington-Baltimore Turnpike in Prince George's County. The greatest period of development, which was predominately residential, began in the 1920s and subsided with the end of World War II. The buildings constructed in Old Town College Park reflect the periods in which they were erected, illustrating fashionable styles, forms, and materials. The variety of architectural styles included Queen Anne and Colonial Revival as well as later designs and forms such as the American foursquare, Cape Cod, Bungalow, and Craftsman. To meet the needs of the growing university, fraternities, sororities, and modestly sized apartment complexes were constructed in Old Town College Park in the mid-twentieth century. These buildings, generally occupying large lots with landscaped yards, illustrate many of the architectural fashions presented by their single-family residential neighbors on a much grander and more imposing scale. Today, well-landscaped streets, and well-built, freestanding, single-family dwellings, garden apartments, and university housing define the community.

In 1889, the official plat was filed for the newly devised suburb of "College Park." John Oliver Johnson and Samuel Curriden of Washington, D.C., were responsible for the subdivision of this property previously associated with the Stier and Calvert family's 2,000-acre plantations known as Riversdale and Rossborough Farm. The 125-acre community was laid out specifically to attract middle- and upper-middle-income residents, and persons associated with the nearby Maryland Agricultural College (now the University of Maryland) and the College Park Airport.





Johnson and Curriden's Subdivision of College Park - 1889

The relationship of the suburb to the nearby Agricultural College was anticipated from the start, as indicated by the name of the community. Although platted in 1889, few houses were constructed before the turn of the twentieth century. The original plat for College Park outlined thirty-nine blocks, each with sixteen building lots. Most of the lots were rectangular in shape and measured fifty-feet by two hundred feet. Although the street frontage of the lots was typical, the depth was twice that traditionally allotted for suburban housing. In some cases, a single owner purchased multiple lots, allowing for larger yards with imposing dwellings that straddled lot lines. These larger dwellings, typically illustrating high-style designs, were constructed during the early years of the development, fulfilling the developers' objective.

The development of the area, which began slowly, was spurred by the growth of neighboring suburbs, the university, the airport, and the transportation resources that traversed the community, such as the streetcar and B&O Railroad. College Park, located between the railroad and turnpike, was one of the first successful commuter suburbs in Prince George's County. The electric streetcar line, which was extended through College Park in 1902, stimulated development that was reminiscent of the influences of the railroad, turnpike, and agricultural college in the latter part of the nineteenth century.

In 1920, the college was renamed the University of Maryland at College Park, and the schools of dentistry, law, and medicine were merged into the university system. Following this merger, the faculty and student population rose dramatically. This resulted in the neighborhood's largest building boom, with the construction of over fifty buildings in just ten years. To meet the growing housing needs of the community, modestly sized apartment complexes were constructed in Old Town College Park, generally occupying large lots with landscaped yards. Stylistically, this modern building type followed many of the architectural fashions presented by their historic single-family residential neighbors, although on a much grander and more imposing scale.

In 1945, Old Town College Park was one of eleven neighborhoods within the newly incorporated City of College Park. The historic neighborhood was then recognized as the center of the newly formed municipality. Consequently, the fire department, police station, and city hall were erected in the oldest part of the community.

After World War II, growth in College Park subsided. A limited number of residences, commercial buildings, and university housing were constructed in the years between 1950 and 1965. By the latter part of the twentieth century, infill development on previously unimproved lots was confined to dwellings, apartments, offices, stores, and a gas station. Today, well-landscaped streets, and well-built, freestanding, single-family dwellings, garden apartments, commercial buildings, and university housing define the community.

Two periods of significance define the Old Town College Park Historic District. The first, 1889 to 1950, includes domestic, commercial, and civic resources. The second period of significance, 1935 to 1965, reflects the University of Maryland's distinct contribution to the historic context of the neighborhood. The neighborhood consists of 215 properties, made up of 295 primary and secondary resources. A total of 211 of the resources are contributing to the historic context of the district, while 84 resources are non-contributing. There are 215 primary resources and 80 secondary resources, including garages, carriage houses, and sheds. Primary resources include single-family dwellings, apartments, commercial buildings, educational housing, the church with rectory, an office building, the university police station, the Metro Station Parking Lot, and the Old Parish House. There are 154 contributing primary resources and 61 non-contributing resources. There are fifty-seven contributing secondary resources and 23 non-contributing resources.

The Old Town College Park Historic District is composed of twenty-five blocks, which includes 295 buildings. These buildings were documented by an on-site survey and archival research, resulting in a detailed building inventory.

Boundary Description and Justification

Boundary Description

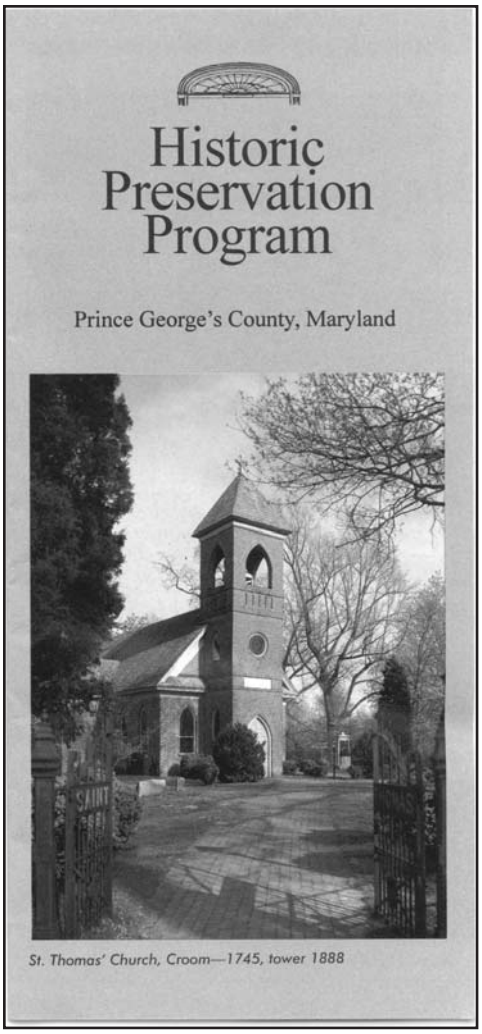
The neighborhood of Old Town College Park, located in Prince George's County, Maryland, is bordered by commercial establishments along Baltimore Avenue (U.S. Route 1) to the west and the B&O Railroad right-of-way to the east. The campus of the University of Maryland at College Park is located to the north and northwest, and the Calvert Hills neighborhood is to the south. The historic district roughly follows Columbia Avenue and the B&O Railroad, Norwich Road and the University of Maryland campus, Yale Avenue, and Calvert Road.

Boundary Justification

The boundaries of the historic district primarily reflect those of the 1889 plat filed by Johnson and Curriden for the Subdivision of College Park. Alterations to the 1889 boundaries were the result of the construction of Paint Branch Parkway in the northeastern corner of the neighborhood in the 1990s. Cutting through the northeastern corner of the 1889 boundaries, the new road was not in the original plat and does not conform to the axis laid out in the 1889 plan. Non-historic and non-contributing resources flank this new road, thus, those resources and Paint Branch Parkway were excluded from the historic district boundaries. The south side of Calvert Road east of Rhode Island Avenue has been included within the boundaries of the historic district because the resources fronting this road are historically associated with Old Town. Calvert Road, which originally crossed over the B&O railroad tracks, was terminated in the late twentieth century to allow for the construction of the College Park metro station. This non-contributing transportation facility is included within the boundaries of the historic district because of its location on the original site of the late-nineteenth-century B&O Railroad College Station stop. Similarly, the late-twentieth-century post office on the south side of Calvert Road was included in the historic district boundaries for its association with the late-nineteenth-century post office that existed on this site and is clearly noted on the 1889 plat for College Park. Commercial buildings along Baltimore Avenue have been excluded from the district because they are more representative of the development of this major transportation corridor and lack the integrity to support the residential neighborhood of Old Town College Park.


N
PARKWAY
LEHIGH RD.
AVENUE
BOWDOIN
COLOMBIA
BRANCH
AVENUE
AVENUE
DISTRICT BOUNDARY
OURCE
RESOURCE
600 Feet
400
200

Local Historic District Designation



Purpose of a Local Historic District

The purpose of a locally designated historic district is to formally and legally recognize the significance of a unique group of historic resources and to regulate any changes to their historic and architectural features under the laws of Prince George's County. Reasons for the protection of historic properties are found in the purpose clause of the county's Historic Preservation Ordinance (Subtitle 29 of the Prince George's County Code):

> *…to preserve and enhance the quality of life and to safeguard the historical and cultural heritage of the County; strengthen the local economy, and stabilize and improve property values in and around such historic areas; foster civic beauty; and preserve such sites, structures and districts, for the education, welfare, and continued utilization and pleasure of the citizens of the County, the State of Maryland and the United States of America.*

Old Town College Park Historic District

The Old Town College Park Historic District meets the following criteria for designation as an Historic District under Section 29-104 of the Prince George's County Historic Preservation Ordinance:

Historical and Cultural Significance

Criterion (1) (A) (iv): The Old Town College Park Historic District exemplifies the cultural, economic, industrial, social, political or historical heritage of the County and its urban and rural communities.

Architectural and Design Significance

Criterion (2)(A)(i): The Old Town College Park Historic District embodies the distinctive characteristics of a type, period or method of construction.

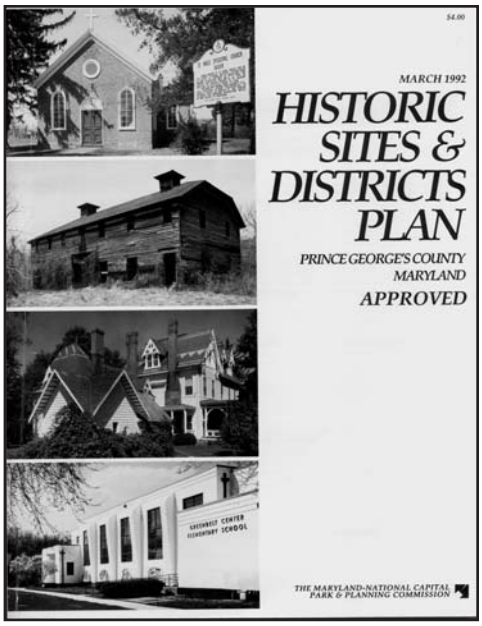
Criterion (2)(A)(iv): The Old Town College Park Historic District represents a significant and distinguishable entity whose components may lack individual distinction.

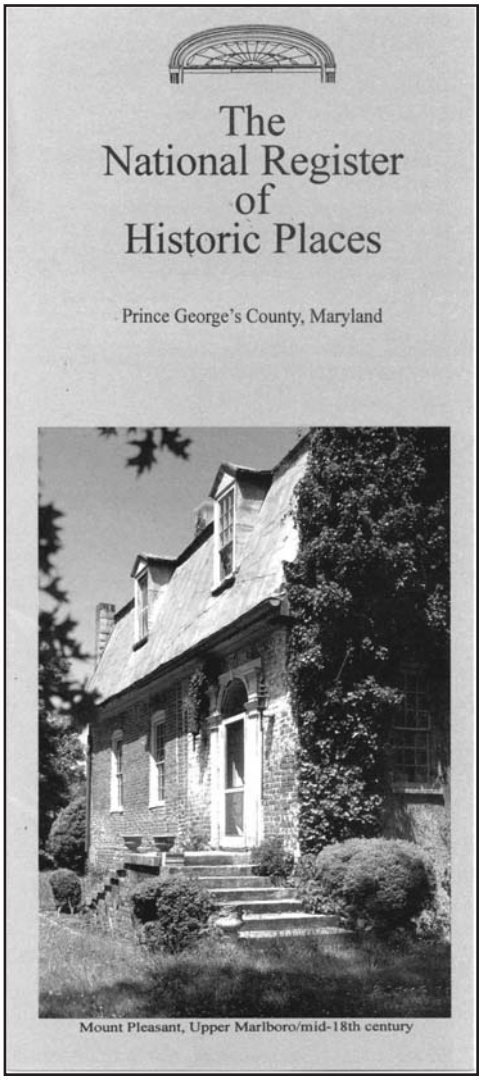
Local Historic District Designation CAN:

- Protect the areas of a neighborhood that have character-defining features.
- Provide the legal means to protect buildings and neighborhoods from being demolished.
- Provide a Design Review process to ensure the compatibility of alterations, additions and new construction.
- Provide owners of historic property with the same types of protections available to owners in "new" subdivisions.
- Improve property values and help retain the visual beauty of a neighborhood.
- Provide property owners with information on how to take care of historic buildings and provide free design advice.
- Qualify property owners for special local abatement programs for a historic property.
- Help market areas to buyers interested in rehabilitating and restoring historic buildings.
- Make historic property easier to sell for realtors and property owners.
- Provide a local government with a constitutional way to protect the architectural character of a community for all citizens to enjoy.

Local Historic District Designation CAN NOT:

- Force property owners to make changes to their buildings.
- Prohibit additions or changes from being made to a property.
- Prohibit new buildings from being constructed.
- Change the permitted use of the property under the zoning code.
- Raise taxes.
- Make property owners put plaques on their houses.
- Make property owners open their houses for house tours.
- Require new buildings to be built in a faux Colonial or Victorian style.





Contributing and Non-contributing Resources

An historic district is defined by the National Park Service as a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. As part of the historic district designation process, the features or resources within a potential historic district are evaluated for their historic and architectural significance. Resources are identified as either ***contributing*** or ***non-contributing*** to the context of the historic district. A contributing resource is defined as a building, site, structure, or object adding to the historic significance of a property or district. A non-contributing resource is defined as a building, site, structure, or object that does not add to the historic significance of a property or district.

Each resource in Old Town College Park was evaluated for its contribution to the overall significance of the historic district. The physical integrity of each resource was then assessed to determine if the essential features to convey that significance were present at the time of the architectural survey. A detailed inventory, included as part of the historic district nomination and within the appendix of these design guidelines, records the contributing/non-contributing status of all the resources in the historic district and identifies any lost elements of integrity.

An Historic District is:

a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.

Contributing Status in Old Town College Park

Contributing resources are recognized for their association with the historic and architectural context of Old Town College Park. These resources date from the periods between 1889-1950 and 1935-1965. They retain sufficient integrity of location, design, setting, materials, workmanship, feeling, and association to convey significance to the context.

Non-Contributing Status in Old Town College Park

Non-contributing resources are not directly associated with the established periods of significance, and therefore do not represent the historic or architectural context for Old Town College Park. These properties were generally constructed after the 1950 date of significance assigned for Old Town College Park and the 1965 date assigned to the university/education-related resources. Other non-contributing resouces have been deemed so because they do not retain sufficient integrity of location, design, setting, materials, workmanship, feeling, and association to convey significance to the context.

Constructed in 1922, this dwelling is a Contributing resource to the Old Town College Park Historic District because it was built within the primary period of significance (1889-1950), and maintains its historic and architectural integrity.

This fraternity house, built circa 1935, contributes to the Old Town College Park Historic District because the construction falls within the university/education-related period of significance (1935-1965), and maintains its historic and architectural integrity.

Dating to 1998, this dwelling does not contribute to the Old Town College Park Historic District because it was built outside of the primary period of significance for the single-family residential element of the neighborhood (1889-1950).

This building, constructed as a fire house in 1926, is a Non-Contributing resource within the Old Town College Park Historic District. Although the original construction date within the primary period of significance (1889-1950), extensive alterations made to the building within recent years have compromised its historic and architectural integrity.

Purpose of Design Guidelines

The Old Town College Park Historic District nomination and the accompanying Design Guidelines are tools that College Park residents, property owners, and the Historic Preservation Commission should consider essential to the regulation of change in the neighborhood. The Old Town College Park Historic District Design Guidelines are a set of policies and parameters based on community concerns and goals, and established county historic preservation regulations and policies. **Neither the historic district designation nor the guidelines preclude change**; they manage it with regard to the historic and architectural significance of the individual elements that make up the historic district in conjunction with any changes that have occurred over time. Once approved, both property owners and the Historic Preservation Commission will use the design guidelines to ensure that changes are compatible with the established historic district. What is compatible and appropriate in Old Town College Park is defined throughout these design guidelines. Discussions about compatibility are based on observations and issues highlighted by residents and property owners, and standard preservation practices that are supported by the documented history and statement of significance outlined in the historic district nomination. Upon designation of the historic district, the guidelines would apply to all property owners, public and private within the historic district, ensuring the community and historic district will flourish and adapt to the future.

The design guidelines will not affect existing conditions. Any physical conditions present at the time the historic district nomination is adopted would be allowed to remain after the designation takes effect. This is known as "grandfathering." After designation, proposed changes would be reviewed through the Historic Preservation Commission's design review process. The review process would be initiated only when a property owner proposes changes. There would be no mandatory changes required other than owner-initiated projects.

Design Guidelines Can…

•Give more detailed guidance to property owners contemplating changes or additions to their building or lot.

•Result in more appropriate changes that reinforce the distinctive character of the historic district.

•Help identify and resolve specific design concerns that are frequently raised in the historic district.

•Assist the entire local building industry - including architects, contractors, and suppliers - and city officials, such as building inspectors and public works employees, in understanding the nature of the historic district and how to reinforce its distinctive character.

•Improve the design quality of future developments and growth within the district.

•Protect property values and public investment in the historic district by discouraging poorly designed and inappropriate alterations and projects.

•Increase the overall public awareness of the character of the historic district.

Design Guidelines Can Not…

•Require rehabilitation activities or improve maintenance of existing buildings in the historic district. The guidelines do not encourage these activities or provide incentives; they only provide guidance if the owner decides to undertake a project.

•Regulate the amount or location of new growth and development within the historic district.

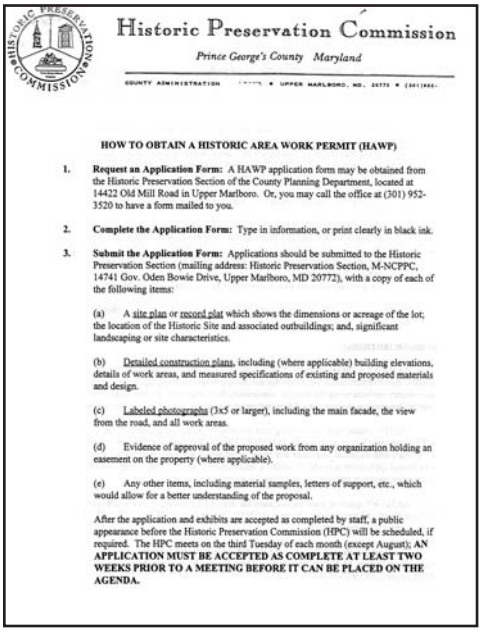
•Regulate the design or maintenance of interior spaces within the historic district.

•Ensure the highest quality design in every instance. The philosophy of design guidelines should be to assist property owners, not to dictate to them. Guidelines that are flexible enough to allow a certain level of decision making by the property owner will be easier to administer and more widely accepted by the public at large. This factor is very important for new construction since overly specific criteria can stifle architectural creativity and often results in mediocre designs.

The Design Review Process

A primary purpose of these guidelines is to explain the design review process--when design review is required, and if so, what type of review. The Historic Preservation Commission's (HPC) review of proposed changes within the historic district, generally referred to as design review, is conducted through HPC's Historic Area Work Permit (HAWP) process, which is established by Section 29-107 of the Historic Preservation Ordinance.

Section 29-107 establishes the requirements for HAWPs for publicly or privately owned Historic Sites or property within an Historic District. HAWPs are required for constructing, reconstructing, moving, relocating, demolishing, or in any manner modifying, changing, or altering exterior features; and for grading, excavating, construction, or substantially modifying, changing, or altering features within an Historic Site's Environmental Setting or within the boudaries of an Historic District. In addition, an HAWP is required for any sign or advertisement other than those exempted from sign permit requirements of the county's zoning ordinance.



Historic Preservation Commission

Prince George's County Maryland

COUNTY ADMINISTRATION BUILDING • UPPER MARLBORO, MD. 20772 • (301)952-

HOW TO OBTAIN A HISTORIC AREA WORK PERMIT (HAWP)

1. **Request an Application Form:** A HAWP application form may be obtained from the Historic Preservation Section of the County Planning Department, located at 14422 Old Mill Road in Upper Marlboro. Or, you may call the office at (301) 952-3520 to have a form mailed to you.
2. **Complete the Application Form:** Type in information, or print clearly in black ink.
3. **Submit the Application Form:** Applications should be submitted to the Historic Preservation Section (mailing address: Historic Preservation Section, M-NCPPC, 14741 Gov. Oden Bowie Drive, Upper Marlboro, MD 20772), with a copy of each of the following items:

(a) A site plan or record plat which shows the dimensions or acreage of the lot; the location of the Historic Site and associated outbuildings; and, significant landscaping or site characteristics.

(b) Detailed construction plans, including (where applicable) building elevations, details of work areas, and measured specifications of existing and proposed materials and design.

(c) Labeled photographs (3x5 or larger), including the main facade, the view from the road, and all work areas.

(d) Evidence of approval of the proposed work from any organization holding an easement on the property (where applicable).

(e) Any other items, including material samples, letters of support, etc., which would allow for a better understanding of the proposal.

After the application and exhibits are accepted as completed by staff, a public appearance before the Historic Preservation Commission (HPC) will be scheduled, if required. The HPC meets on the third Tuesday of each month (except August); **AN APPLICATION MUST BE ACCEPTED AS COMPLETE AT LEAST TWO WEEKS PRIOR TO A MEETING BEFORE IT CAN BE PLACED ON THE AGENDA.**

For Further Information Regarding the HAWP Process, Contact:

M-NCPPC
Historic Preservation & Public Facilities Planning Section
14741 Gov. Oden Bowie Drive
Upper Marlboro, Maryland 20772
(301) 952-3520

The Historic Area Work Permit Process

The Historic Area Work Permit (HAWP) review process is part of the Prince George's County building permit review process. When a property owner applies for a County building permit through the Department of Environmental Resources, the property is evaluated in order to determine whether or not it has been designated as an Historic Site or is included within an Historic District. If the property has been individually designated or is in an historic district, the permit is referred to the Historic Preservation Commission for review.

Projects involving exterior alterations, demolition, or new construction on property within an historic district, *whether contributing or non-contributing*, are subject to review by the Historic Preservation Commission (HPC). The criteria applied to non-contributing properties as more fully explained in Section 29-111 (see page 16) are more lenient, and are more concerned with whether or not alterations would impair the character of the historic district.

Changes to the Environmental Setting of an Historic Site or property within the district also come under the HAWP process, including grading, fences, and the erection of signs. The HAWP process includes changes that may not involve any other permit from the County, as well as those requiring permits. The HPC grants the HAWP after it approves any proposed alteration to significant features of the property. Because the HPC is given substantial power over historic resources, its decisions on HAWPs are appealable to the Circuit Court.

The HAWP process involves (1) filing an HAWP application describing the proposed project, and (2) review of the application by the HPC and/or staff to determine whether it will have an adverse effect on the property. ***The HAWP process does not apply to "ordinary maintenance,"*** which is defined as work that will not alter the exterior features of the Historic Site or its Environmental Setting, such as minor repairs using in-kind materials and design; minor landscaping; and painting of non-masonry surfaces using the same or substantially the same color.

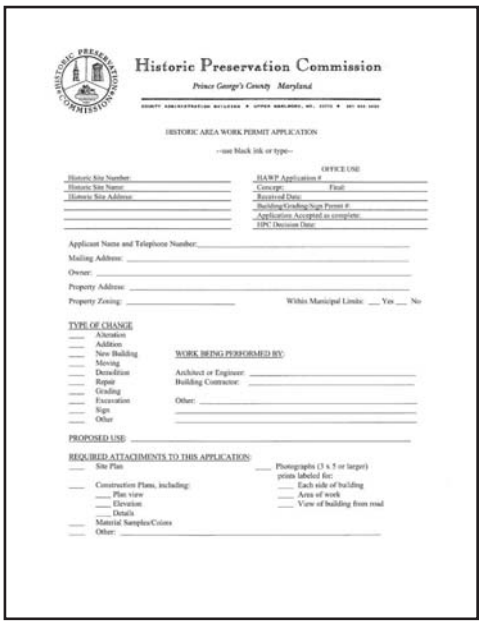
The Historic Preservation Commission (HPC) encourages you to bring your preliminary plans to the Commission or its staff for comment before applying for an HAWP. Through preliminary review, you can be provided with technical assistance and be informed about potential concerns before a more formal application is made. In addition, information is available regarding available preservation products and services, and financial assistance programs.

Additional Submission Materials

In addition to the application form, you may be required to submit:

A. A site plan or record plat.
B. Detailed construction plans.
C. Labeled photographs.
D. Evidence of approval from organization holding easement (if applicable).
E. Miscellaneous items that would allow for a better understanding of the proposal.

Filing the two-page Historic Area Work Permit Application begins the design review process. Consult with the staff of the Prince George's County Historic Preservation Commission (HPC) before you file your permit. They will provide you with technical assistance and bring any potential concerns to your attention before your application is considered.



Historic Preservation Commission

Prince George's County Maryland

HISTORIC AREA WORK PERMIT APPLICATION

--use black ink or type--

OFFICE USE:

HAWP Application #:
Concept: Final:
Received Date:
Building/Grading/Sign Permit #:
Applications Accepted as complete:
HPC Decision Date:

Historic Site Number:
Historic Site Name:
Historic Site Address:

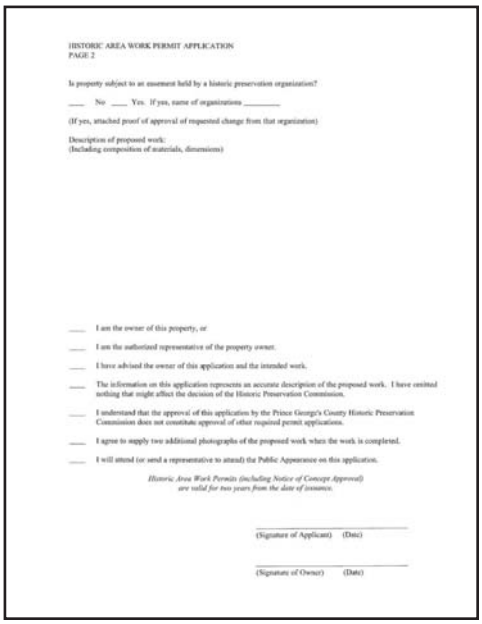
Applicant Name and Telephone Number:
Mailing Address:
Owner:
Property Address:
Property Zoning: Within Municipal Limits: ___ Yes ___ No

TYPE OF CHANGE
___ Alteration
___ Addition
___ New Building
___ Moving
___ Demolition
___ Repair
___ Grading
___ Excavation
___ Sign
___ Other

WORK BEING PERFORMED BY:
Architect or Engineer:
Building Contractor:
Other:

PROPOSED USE:

REQUIRED ATTACHMENTS TO THIS APPLICATION:
___ Site Plan
___ Construction Plans, including:
___ Plan view
___ Elevation
___ Details
___ Material Samples/Colors
___ Other:
___ Photographs (3 x 5 or larger) prints labeled for:
___ Each side of building
___ Area of work
___ View of building from road



HISTORIC AREA WORK PERMIT APPLICATION
PAGE 2

Is property subject to an easement held by a historic preservation organization?

___ No ___ Yes. If yes, name of organization: _____

(If yes, attached proof of approval of requested change from that organization)

Description of proposed work:
(Including composition of materials, dimensions)

___ I am the owner of this property, or
___ I am the authorized representative of the property owner.
___ I have advised the owner of this application and the intended work.
___ The information on this application represents an accurate description of the proposed work. I have omitted nothing that might affect the decision of the Historic Preservation Commission.
___ I understand that the approval of this application by the Prince George's County Historic Preservation Commission does not constitute approval of other required permit applications.
___ I agree to supply two additional photographs of the proposed work when the work is completed.
___ I will attend (or send a representative to attend) the Public Appearance on this application.

Historic Area Work Permits (including Notice of Concept Approval) are valid for two years from the date of issuance.

(Signature of Applicant) (Date)

(Signature of Owner) (Date)

Criteria for Historic Area Work

Criteria for Historic Area Work Permits (Section 29-111)

The Historic Preservation Ordinance also includes criteria to be used by the Historic Preservation Commission in the review and approval of HAWPs:

(a) The Commission shall instruct the Director to deny a permit if it finds, based on the evidence and information presented to it, that the alteration for which the permit is sought would be inconsistent with, or inappropriate or detrimental to, the preservation, enhancement, or ultimate protection of the historic resource and the purpose of this Subtitle.

(b) The Commission shall instruct the Director to issue a permit subject to such conditions as are found to be necessary to insure conformance with the purposes and requirements of this Subtitle, if it finds that:

(1) The proposal will not substantially alter the exterior features of the historic resource;

2) 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;

(3) The proposal will enhance or aid in the protection, preservation, and public or private utilization of the historic resource in a manner compatible with its historical, archeological, architectural, or cultural value;

(4) The proposal is necessary in order to remedy unsafe conditions or health hazards;

(5) 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; or

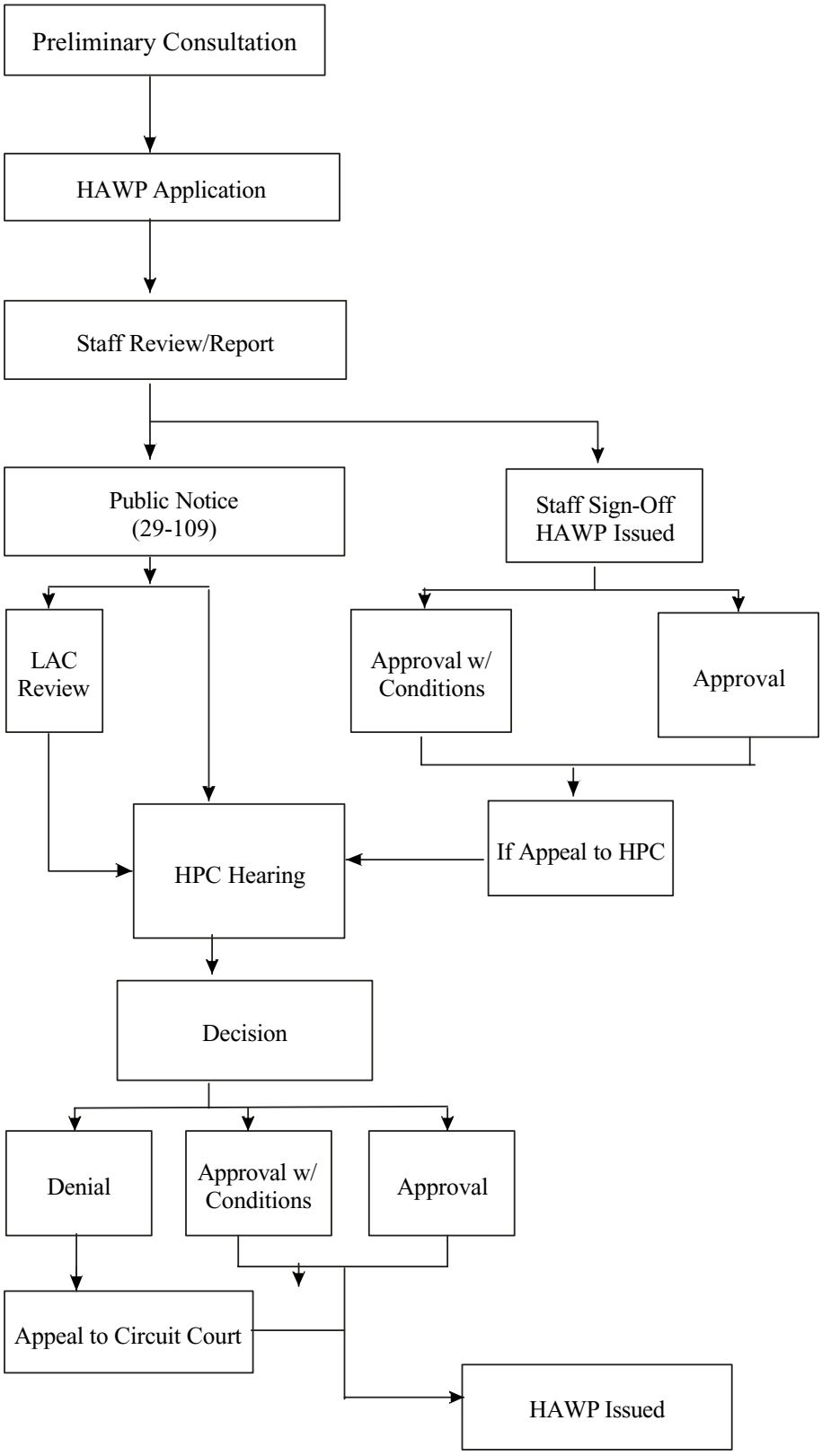
(6) In balancing the interests of the public in preserving the historic resource with the use and benefit of the alternative proposal, the general public welfare is better served by issuance of the permit.

(c) In the case of any application for work within an Environmental Setting of a Historic Site, or on property located within a Historic District, **the Commission shall be lenient in its judgment of applications for structures of little historical or design significance or for new construction.** This shall mean that the Commission will authorize issuance of such permit, with any necessary conditions, if authorization of such permit would not impair the character of the Historic Site or Historic District.

(d) Nothing in this Subtitle shall be construed to limit new construction, alteration, or repairs to any particular period or architectural style. (CB-142-1981)

Historic Area Work Permit (HAWP) Process

APPROXIMATE PROCESSING TIME VARIES: 2 WEEKS TO 2 MONTHS*



Filed with the Historic Preservation Staff (Subtitle 29-107-108)

- Construction
- Alterations
- Demolition
- Moving
- Grading
- Signs

Staff report includes appropriate findings and recommendations, including:

- Criteria (Subtitle 29-111)
- Secretary of Interior Standards
- Old Town College Park Historic District Design Guidelines

Decision (29-110)

- Includes findings of fact and conclusions
- *Is made within 45 days of application or 15 days of close of record
- Is sent to all persons of record

Appeal

- Within 30 days of receipt of decision (Sec. 29-122)

When is an HAWP Required?

An HAWP is required for contributing AND non-contributing property when performing, for example…

1. Repair or replacement of roofs, gutters, siding, external doors and window, trim, lights and other appurtenant fixtures, with different materials of different design;

2. Removal of a building, structure or object, or a visible portion thereof, including out-buildings;

3. New construction or any enlargement, modification, or alteration of the exterior of an existing building, structure or object which requires a Prince George's County building permit;

4. Removal, replacement or enclosure of porches;

5. Basic alteration of materials, including installation of siding, shingles, or masonry facing;

6. Permanent removal of shutters;

7. Removal, modification, or alteration of exterior architectural features;

8. Painting or removal of paint on masonry;

9. Repointing brick;

10. Exterior Sandblasting;

11. New Paving or modification of paving materials in front of building line;

12. Installation or removal of fencing or fence-walls;

13. Removal or installation of signs; and

14. Any other act which does not constitute ordinary maintenance but which modifies, alters, or otherwise affects the exterior features of a Historic Site or historic resource within a Historic District.

An HAWP is NOT required for contributing AND non-contributing property when performing…

Ordinary Maintenance, which is described as work that does not alter the exterior features of a Historic Site or contributing structure within a Historic District. Exterior features include architectural style, design, and general arrangement of the exterior; the color, nature and texture of building materials; and the type and style of all windows, doors, light fixtures, signs, and similar items found on, or related to the exterior of a Historic Site or historic resource within a Historic District. This definition of ordinary maintenance applies, whenever appropriate to the Environmental Setting of the property, as well as the building structure, or object itself.

Specific Items to be Considered as Ordinary Maintenance Include…

1. Repair or replacement of roofs, gutters, siding, external doors and windows, trim, lights, and other appurtenant fixtures with like materials of like size and design;

2. Landscaping;

3. Paving repair using like materials of like design; and

4. Painting on non-masonry surfaces using the same or substantially the same color.

To find out if a HAWP is required contact:

M-NCPPC
Historic Preservation & Public Facilities Planning Section
14741 Gov. Oden Bowie Drive
Upper Marlboro, MD 20772
(301) 952-3520

Secretary of Interior's Standards

Nationally defined standards, issued by the Secretary of the Interior, should be the framework used to guide any historic rehabilitation project. The broad standards, developed by the National Park Service and used by many local jurisdictions, provide a basis against which rehabilitation projects are measured in order to ensure sensitivity to the building's architectural and historic integrity. The Prince George's County Historic Preservation Ordinance was developed using these standards as its foundation and the Historic Preservation Commission formally adopted the *Standards* as part of its design guidelines. Review of HAWPs, and ultimately their approvals, are also based in part on the *Standards*.

The Secretary of the Interior's Standards for Rehabilitation are ten basic principles created to help preserve the distinctive character of an historic building and its site, while allowing for reasonable change to meet new needs. The *Standards* (36 CFR Part 67) apply to historic buildings of all periods, styles, types, materials, and sizes. They apply to both the exterior and the interior of historic buildings. The *Standards* also encompass related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. In addition to their use as a means of evaluating the appropriateness or compatibility of a proposed change to an historic resource, the *Standards* are used by the Federal government and local jurisdictions to evaluate "certified rehabilitations" eligible for applicable rehabilitation tax credits.

The Standards are applied to projects in a reasonable manner, taking into consideration economic and technical feasibility.

Treatment Standards

1. 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.

2. 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.

3. 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.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

6. 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.

7. 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 using the gentlest means possible.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

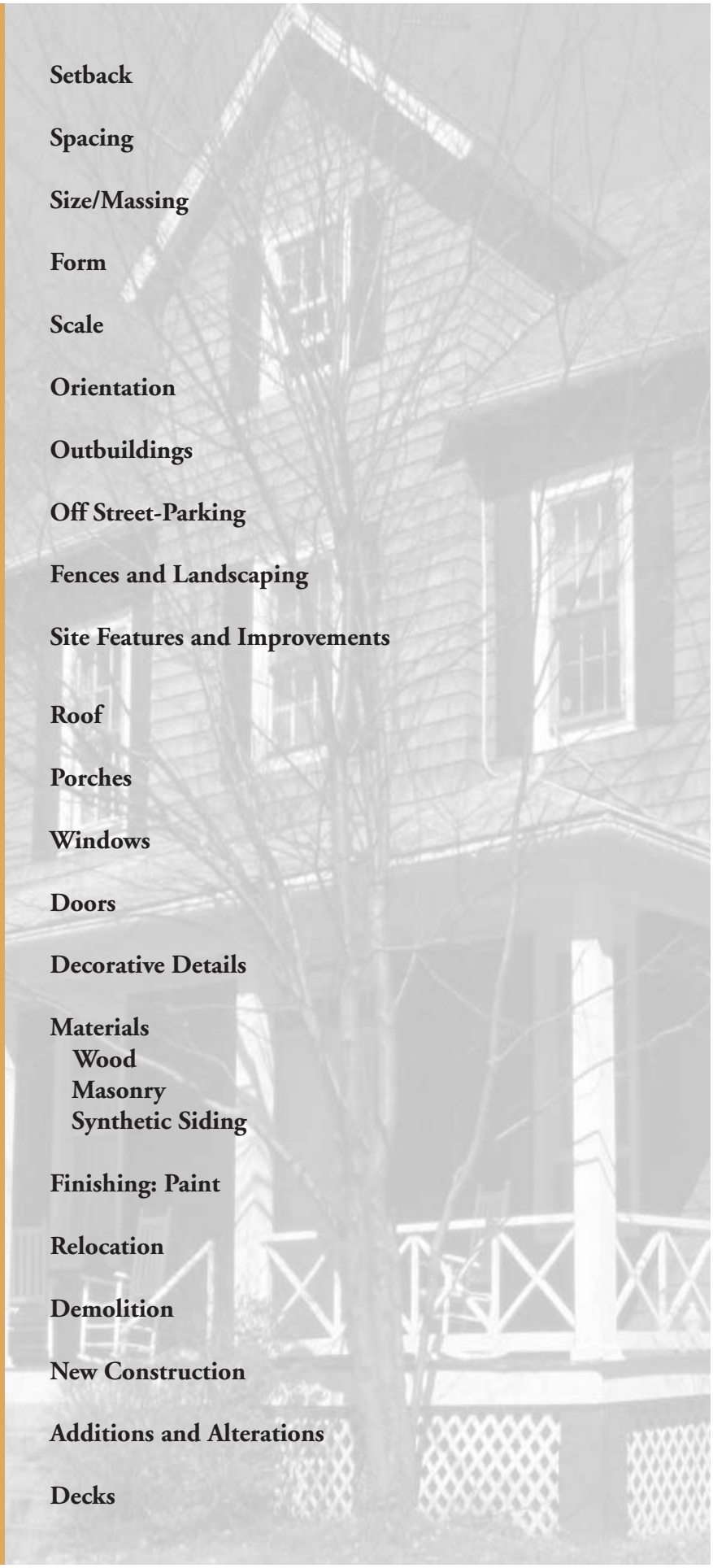
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. 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.

For Additional Information:

www.cr.nps.gov/hps/tps/tax/rhb/stand.htm.

Part II: Design Guidelines



Setback

Spacing

Size/Massing

Form

Scale

Orientation

Outbuildings

Off Street-Parking

Fences and Landscaping

Site Features and Improvements

Roof

Porches

Windows

Doors

Decorative Details

Materials
- Wood
- Masonry
- Synthetic Siding

Finishing: Paint

Relocation

Demolition

New Construction

Additions and Alterations

Decks

Building Site Considerations

The building site, for the purposes of these guidelines, refers to the entire lot, as well as the spatial relationship between the buildings, landscape features, and the setback from the street. College Park's residential lots are suburban in nature with substantial setbacks, ample spacing between the dwellings, and complementary sized houses. Many of the original owners and builders in College Park combined two lots, locating the residence in the center of both lots. These substantial setbacks and lot arrangements add to the sense of open space and large-lot environment that characterizes College Park today. In order to preserve the historic character of Old Town College Park, it is important to adhere to guidelines concerning each of these issues. The guidelines are intentionally broad; they are intended to provide enough framework to understand the district's historic context. General guidelines give designers and architects the ability to create designs that are compatible and appropriate to the existing architecture and site. The proposed project should be consistent with the historic placement of the surrounding historic resources.

Architectural Features

For the purposes of these guidelines, architectural features refer to both functional and decorative elements of a building. Buildings in Old Town College Park are primarily residential in nature, but other building types, including commercial buildings, a post office, office building, university-related resources, and fraternal-organization housing are present within the historic district boundaries. In addition to building site considerations, it is important to consider guidelines for roofs, porches, windows, doors, architectural details, and building materials present on the varying building types in order to preserve the historic character of Old Town College Park. These guidelines establish a framework to understand the historic architectural elements that collectively embody Old Town College Park. These guidelines provide designers and architects the ability to create new designs that are compatible and appropriate to the existing historic architecture without requiring the replication of any particular architectural style.

Setback

Setback is a term used to define the area between the wall of a building and its property line or an adjacent building. The purpose of a setback is to establish and maintain uniformity of building siting, and ensure the provision of adequate light and air for freestanding buildings. Consistent setbacks are critical to maintaining an historic streetscape.

The spatial relationship between buildings and the street is generally consistent throughout Old Town College Park, particularly on a street-by-street basis. Residential buildings in the historic district are typically set back from the road anywhere from 20 to 60 feet. These setbacks are important in defining the neighborhood and enhancing the open character of the landscaped lots.

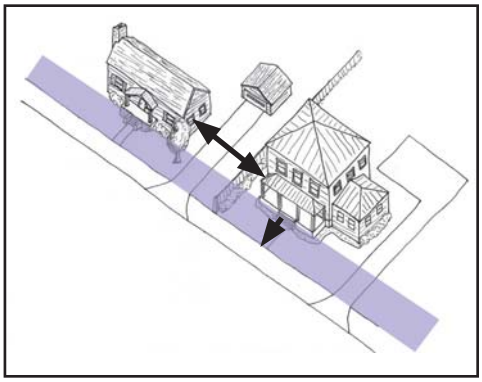
Setback requirements for front, rear, and side yards are regulated by the Prince George's County Zoning Ordinance (Subtitle 27 of the Prince George's County Code).

Recommended:

- **Lot size permitting, the orientation of new buildings and additions to both contributing and non-contributing buildings should approximate the average setback of the adjacent buildings on the same side of the road, thus reinforcing the existing setback pattern.**

Not Recommended:

- **Setbacks to accommodate large parking areas should be discouraged for contributing and non-contributing resources.**



Spacing

Spacing is defined as the distance between buildings. Consistent spacing helps to establish an overall rhythm along the streetscape.

Old Town College Park is dominated by residential buildings sited on large parcels of property, thus creating an open landscape. The rhythm created by the open space between buildings is one of the most visible and important character-defining features of Old Town College Park.

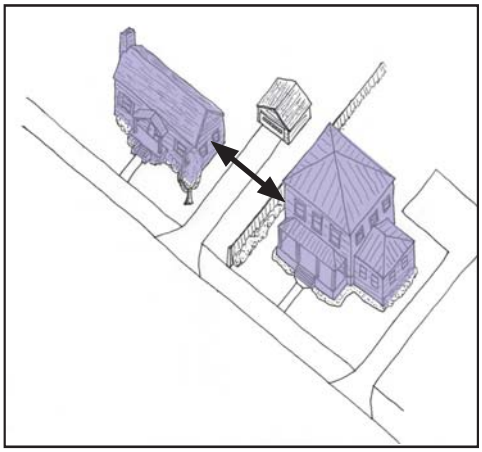
When Old Town was first developed, many residences were located on two lots, thus creating large yards and gardens between each house along the street. Because of the need for additional housing in suburban areas like College Park, a number of the original 50' by 200' lots have been subdivided to create narrower building lots. Thus, current lot sizes range from 5,000 square feet to 20,000 square feet. These subdivisions have created a number of smaller lots in certain locations, and buildings that are closer together. Despite the early-twentieth-century subdivision of lots in certain areas, the rhythm of open spaces between buildings is maintained on most blocks and is one of the most visible character-defining features of the suburban community.

Recommended:

- **New construction should respect the spacing between other buildings on the block using historic property spacing as an example.**
- **Retain existing walls and fences that reflect the history and development of the property when possible.**
- **Prince George's County zoning requires a side-yard of at least eight feet.**

Not Recommended:

- **Locating walls, fences, additions and a new building in such a manner that detracts from the spacing of adjacent or nearby properties.**



Size/Massing

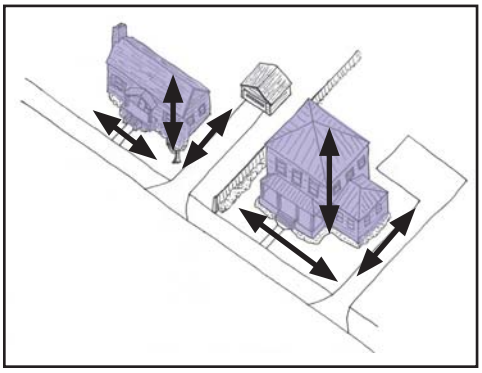
Compatible and appropriate building size, or mass, is an important element of the character of Old Town College Park. Components of size include scale and proportion, orientation and building footprint. Historically, the form, scale, and orientation of a building relates to its architectural style or building type. Additionally, the form, scale, and orientation of a building defines the historic streetscape and contributes significantly to the sense of open space and landscaping.

Recommended:

•The size of a proposed project, including additions and new construction, should be in keeping with the size of existing and adjacent buildings or structures.

Not Recommended:

•Drastically changing the massing of a contributing or non-contributing building or streetscape by constructing an oversized addition or oversized new building.



Form

Form is defined as the overall shape and complexity of a building. Building form can be a simple rectangular box or it can be made more complex either by combining many boxes or by breaking up the wall plane with indentations and projections. The level of complexity usually relates directly to the style or type of a building.

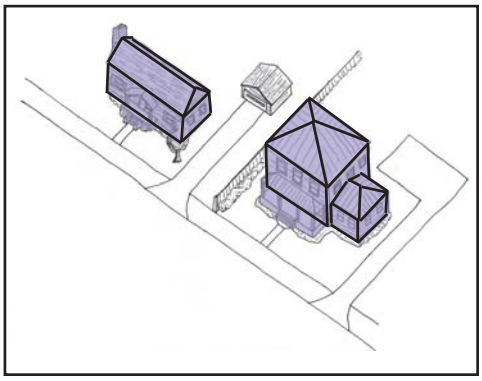
For example, if the street is composed entirely of large two-story dwellings with complex roof forms and porches, new construction should follow the established form. It would be inappropriate to build a one-story rectangular ranch house with a shallow side-gabled roof and no porch. Similarly, a five-story apartment building with a flat roof and square footprint would not be compatible. Along some streets of Old Town College Park, however, there is a mix of building forms. This varying of forms is the result of late-twentieth-century development, and is not indicative of the historical growth of the neighborhood.

Recommended:

•New construction should respect the general form of adjacent contributing and non-contributing buildings and echo the pattern established by the streetscape.

Not Recommended:

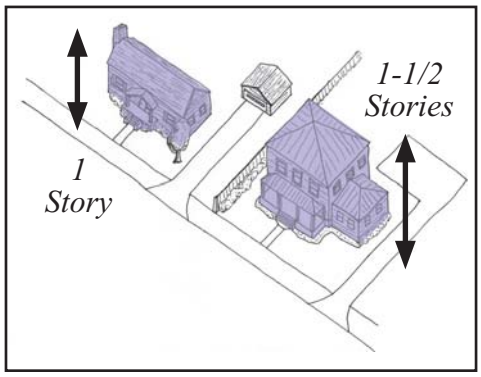
•Dramatically changing the form of a contributing or non-contributing building or streetscape with the construction of additions or new buildings that are not compatible.



Scale

Scale is defined as the overall size and shape of the building in relation to both surrounding buildings and its site. Both the height and width, and their proportion to one another, should be considered in relation to surrounding buildings on the block. Scale can also be defined as the relationship of the size of a building to neighboring buildings, and of a building to its site. The design features of a building can reinforce human scale or can create a monumental scale.

One to three stories is the predominate height of buildings in College Park. Although modern commercial buildings, apartment buildings, and fraternal-organization buildings stand higher than three stories, most have been constructed in a manner sympathetic to the neighboring resources. It is the sense of scale generated by building height that residents want to see preserved in the district. Therefore, if the existing conditions of a street include primarily modest, one-story bungalows, it may be inappropriate to construct a three-story apartment building on that block.



Recommended:

•New construction should respect the general scale of adjacent buildings and nearby buildings on the block, deferring to contributing examples.

•For new construction and additions, details should be used that reinforce the human and residential scale of the historic district. These elements may include porches, entrances, carports, decorative features, and landscaping.

Not *Recommended:*

•Constructing an addition or new building in a scale that is inconsistent with its context.

•Creating new construction or additions of monumental or overbearing scale within the human-scale of a residential neighborhood.

Orientation

Orientation is the direction a building faces. Most historic buildings face a street, with their principal entrance in full view. Sometimes a building is oriented to a side yard or placed at an angle to a street. A new building should respect the primary orientation of its neighbors. An addition to a historic building should typically maintain the same orientation as the building to which it is attached.

The majority of the buildings in Old Town College Park are oriented to the street. Similarly, outbuildings such as garages and carriage houses are oriented in the same manner as the primary resource. However, if an alley is present at the rear of the property, the outbuildings are oriented to the alley. Buildings located on corner properties in Old Town College Park are typically, but not always, oriented to the east/west running streets, with outbuildings oriented to the north/south running streets.

Recommended:

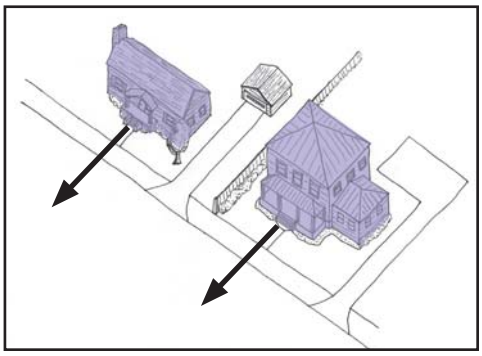
•Orienting a new building so that it is compatible with neighboring contributing and non-contributing buildings.

•Orienting an addition so that it is compatible with the orientation of the contributing or non-contributing building to which it is attached.

Not Recommended:

•Dramatically changing the orientation of a contributing or non-contributing building within an established streetscape.

•Departing from an established streetscape with the introduction of new construction or additions.

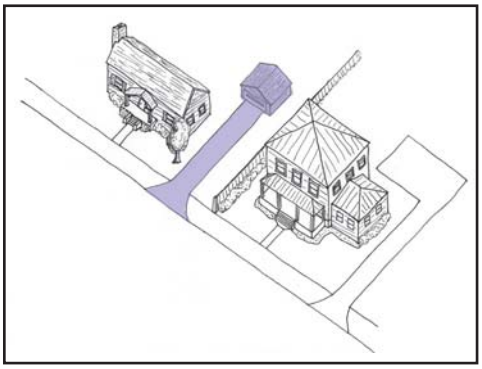


Outbuildings

Garages, sheds, and other outbuildings, often contemporaneous with the property's primary structure, are common in Old Town College Park. The historic district includes eighty (80) secondary resources, fifty-seven (57) of which were constructed within the periods of significance and retain sufficient integrity to contribute to the historic context. The presence of these small freestanding structures is an important aspect of the character of the historic district. Generally, the historic outbuildings mimic the architectural style, form, materials, and scale of the primary dwellings. These structures are typically visible from the street, but set to the rear of the property.

Recommended:

- **Contributing outbuildings should be maintained and preserved in accordance with the appropriate sections of these guidelines.**
- **Doors, windows, and decorative details on contributing outbuildings can help to define the character of the building, and should be retained to the extent possible.**
- **New outbuildings should be located so they are not seen from a primary public right-of-way, and should be screened with landscaping.**
- **New construction and additions for both contributing and non-contributing outbuildings should be compatible with the design of the primary resource on the property in massing, scale, materials, and details.**



Not Recommended:

- **Removing contributing outbuildings.**
- **Locating new outbuildings so that they obscure the view of the contributing resource on the property.**
- **New outbuildings that compete with the design of the contributing resource on the property.**

Off-Street Parking

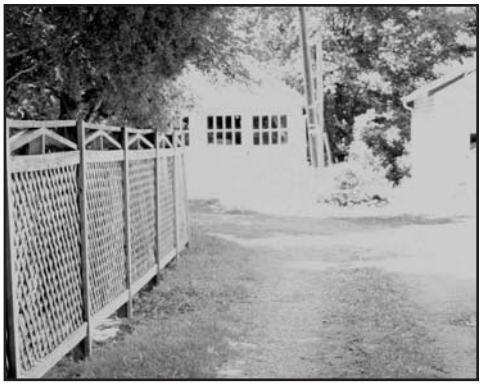
Off-street parking is defined as any parking area located on privately owned property that is typically adjacent to a building. Many residential lots have narrow driveways, located to the side or rear of the property, which lead to a freestanding outbuilding. This design, which accommodates only a few vehicles, allows for a minimal negative visual impact on the character of the streetscape. Existing parking lots should be landscaped to create a visual screen.

Recommended:

•New construction should conform to the established parking formula by providing narrow driveways and freestanding garages to the side and rear of the primary dwelling.

•Historic driveway surface material should be preserved and maintained if possible.

•Historic driveways should be maintained in their original location.

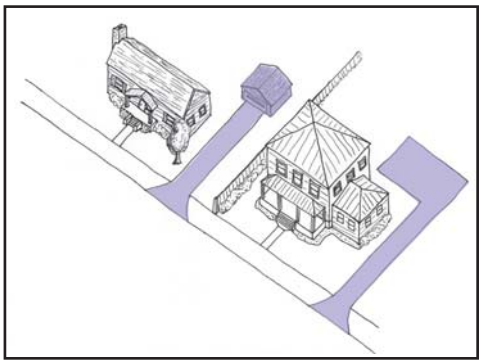


***Not Recommended*:**

•The introduction of large parking areas in the front yards of contributing and non-contributing buildings, which is an incompatible aesthetic impact on the historic district.

•Adding inappropriately aligned or located driveways to contributing or non-contributing properties because they do not respect the character of the neighborhood.

•Removing character-defining landscape or features when adding a new driveway to a contributing or non-contributing property.



Fences and Landscape

Fences: Fences in Old Town College Park are composed of a variety of materials including wood picket, decorative iron, and landscaped hedges. The variation in materials helps to define the character of the historic district, as well as an individual property. Problems include lack of maintenance, such as peeling paint, rust, and overgrown hedges, or inappropriate replacement.

Landscaping: Although the Prince George's County Historic Preservation Ordinance does not specifically regulate landscaping, it is an important feature of Old Town College Park. Because the historic district is primarily residential in character, with buildings covering less than half of the average lot, it is important to preserve both the proportion of open green area to building mass, and the formal or informal character of the landscaping. Mature trees line many streets. Gardens are generally located in the rear yards, but some also have side yards with gardens. Existing hedges demonstrate that foliage can be as effective as fences in creating physical enclosure or visual screening. Significant elements of the landscape, such as grassy lawns, mature trees, hedges, foundation plantings, fences, walls, ground cover, patios, terraces, fountains, and gardens, all contribute to the character of a property and the historic district as a whole.

References for Further Information:

Historic Preservation Commission Policy #1-05: *The Use of Synthetic or Composition Siding, Fencing Materials and Windows*

***Caring for Your Historic House* -- Caring for the Landscape**

***Preservation Brief #25* -- The Preservation of Historic Signs**

Recommended:

- **Retention and rehabilitation of existing materials such as stone walls, hedges, and wood and iron fences for contributing and non-contributing properies.**
- **New fences should follow contributing examples in scale and material and should be compatible with the historic district.**
- **Replace landscaping in-kind or with a similar species for contributing properties.**
- **Periodic maintenance will ensure the proper health and appearance of landscaping.**

Not Recommended:

- **Removal of healthy live trees or shrubs should be discouraged for contributing and non-contributing properties.**
- **Use of modern and/or inappropriate fencing materials, such as chain link or vinyl, for contributing and non-contributing properties.**

Site Features and Improvements

The character of a historic district comes not only from its buildings but also from the private and public spaces and features that surround and help define the historic resources. Signs and awnings, lighting, utility wires, and antennae make up this streetscape environment. These features are an integral part of an historic district.

Recommended:

•Overhead wires, utility poles, antennae, trash containers and exterior mechanical units should be placed at the rear, side or other inconspicuous location on the contributing and non-contributing properties where they are least likely to detract from the historic character of the neighborhood.

•A sensitive location of mechanical equipment will minimize the visual and acoustical impact on contributing and non-contributing properties and protect College Park's environmental integrity.

•Screening and landscaping should be used to conceal mechanical equipment for contributing and non-contributing properies.

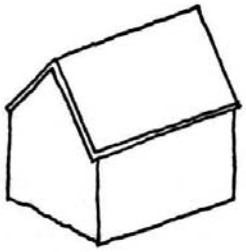
•Residential lighting should be understated and compatible with existing lighting levels for contributing and non-contributing properties. In Old Town College Park, porch lights are often sufficient.

Not Recommended:

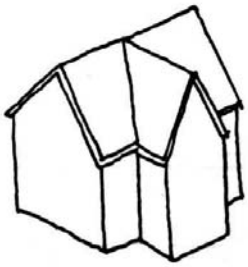
•Bright floodlights or otherwise inappropriate lighting should be avoided for both contributing and non-contributing properties.

•Do not obscure architectural details, or overwhelm or damage significant character-defining features of contributing resources with any installation.

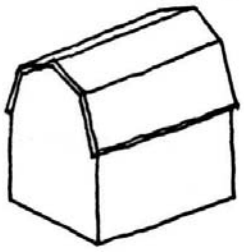
Roof



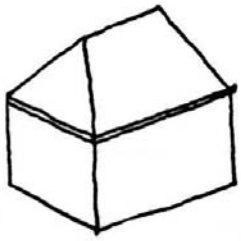
Gable Roof



Cross Gable



Gambrel Roof



Hipped Roof

Defined by shape, features, materials, and details, roofs contribute significantly to the historic character of the buildings in Old Town College Park. Variations in line, pitch, overhang, and materials can often help identify changes to a building.

Roof Form

By far the most typical roof shape found in the historic district is the gable form. The cross-gable, side gable, and more complex multiple-gable roofs are common variations of the simple gable form found in Old Town College Park, while hipped, mansard and gambrel roofs are less common in the neighborhood. Shed roofs and occasional flat roofs are primarily confined to porches and rear additions of dwellings. Shallow-pitched and flat roofs are inappropriate for residential dwellings. A variety of roof features contribute to the character of the historic district, including chimneys and dormers. Cupolas, balustrades, and turrets add to the variety and character of a building and should be retained.

Roof Materials

Although, the most common roofing material is asphalt shingle, other roofing materials found in the historic district include metal, tile, wood shingle, and slate. Asphalt shingles may be the original roofing material on early-twentieth-century buildings or the replacement roofing on older structures. These composition shingles are available in a variety of colors, but shingles in dark colors are the most appropriate because they often replaced earlier roofing materials such as metal, wood shingle, or slate that were traditionally dark in color.

Roof Maintenance

Maintenance of the roof, including the gutters, downspouts, coping and the elimination of debris, is imperative. To protect a building properly, attention must be paid to the condition of the materials, especially areas with changes in roofing planes, flashing, or penetrations such as chimneys or dormers. All roofing materials require maintenance. Asphalt shingles can be a maintenance problem. As they age, asphalt shingles lose their textured surface coating and begin to deteriorate. Most metal roofs require a protective coat of paint to avoid corrosion due to moisture. Slate and tiles are brittle but durable roofing materials, often surviving the life of the original nails, flashing, or sheathing. Fortunately, they can be reset once other repairs are made, to provide long-lasting protection.

Recommended:

- For contributing resources, preserve the original shape, line, pitch, and overhang of the historic roof, as well as any individualistic character-defining features.

- For contributing resources, preserve historic roofing materials or replace in-kind. If replacement is necessary, use new materials that match the historic material in composition, size, shape, color, pattern, and texture.

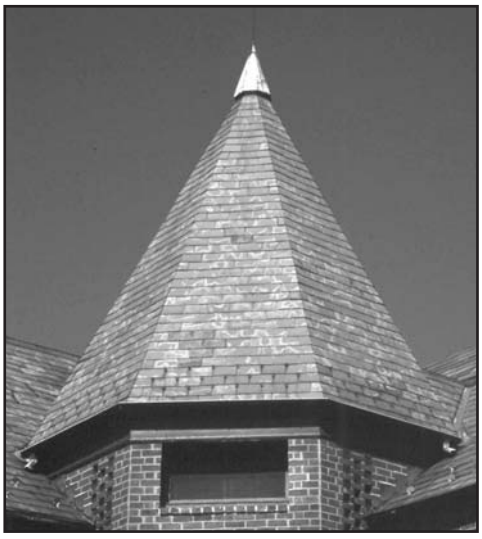
- For contributing resources, consider substitute materials only if the use of an original material is no longer available or its use is no longer advised.

Not Recommended:

- Although appropriate for early-twentieth-century buildings, asphalt shingles as a replacement for other roofing material may dramatically alter the historic appearance of a contributing resource and are not encouraged as a substitute material.

- It is not appropriate to locate roof antennas and other projections on the front or street elevations on contributing or non-contributing resources. These features should be located inconspicuously on rear slopes not readily visible from the street.

- Do not introduce new roof features, such as skylights, vents, and dormers, as they would diminish the original design of the roof or damage historic roofing materials or features, particularly on primary elevations of contributing resources.



References For Roofs:

Preservation Brief #4 -- Roofing for Historic Buildings

Preservation Brief #19 -- The Repair and Replacement of Historic Wooden Shingle Roofs

Caring For Your Historic House -- Roofs Chapter

The Old House Journal Guide to Restoration -- Chapter 6, The Roof

Porches

Porches and entrances are often the focal point of the primary facade of an historic building and, due to their decoration and articulation, help define the architectual style. Porches have traditionally been a social gathering place as well as transitional space between the exterior and interior of a building. Porches or porticos are very common on houses built prior to the widespread use of air-conditioning. In Old Town College Park, porches and porticos define the neighborhood and are an important character-defining feature.

Porch Form

Porches, porticos, and balconies are important features of the historic buildings in Old Town College Park and contribute significantly to the overall architectural character. The various functional components of porches and entrances, including steps, balustrades, columns, pilasters, doors, and entablatures/ cornices, all add stylistic embellishment to the neighborhood's historic buildings. Balconies, side porches, and back porches are also fairly common in the historic district. Many side and rear porches have been screened or enclosed.

Porch Material

Most porches in the district are constructed and detailed in wood, including decorative balusters and columns. Painted tongue and groove floorboards and beaded-board ceilings are typical. Because of the exposed nature of porches and entrances, maintenance is a continuous concern.

Porch Maintenance

Preservation of historic porches, entrances, and balconies is encouraged. Original character-defining architectural features of porches, entrances, and balconies, including piers, columns, pilasters, balustrades, steps, brackets, and trim should be retained. Paint on wood elements must be maintained. The paint protects the wood from exposure to weather.

Recommended:

- New construction will blend better with the historic district if porches or porticos are incorporated in the design.
- Reconstruction of a missing porch, entrance, or balcony requires accurate evidence of the original structure. If such documentation does not exist or if reconstruction is not desired, a design that is compatible with the contributing building in height, proportion, roof shape, material, texture, scale, and detail is appropriate.
- If a porch is to be enclosed on a contributing resource, the design of the enclosure should reflect the materials and design of other building elements. Particular attention should be paid to the solid/void relationship of the enclosure - the amount of window opening relative to the amount of wall.

Not Recommended:

- Creating a false historical appearance through the application of elements and details to a porch or an entrance is considered inappropriate for contributing resource.
- Do not add new porches, entrances, or balconies to primary elevations of contributing resources where none originally existed.

References For Porches:

Preservation Brief #10 --
Exterior Paint Problems on Historic Woodwork

Caring for Your Historic House--
Exterior Woodwork

The Old House Journal Guide to Restoration--
Chapter 8, Porches and Architectural Ironwork

Windows

Window openings are one of the most important character-defining features of a building. Defined by their proportion, shape, location, type, and size, windows reflect distinctive architectural and stylistic periods. In Old Town College Park, windows, dormers, fanlights, and transoms in a variety of shapes and sizes are detailed with segmented arches, leaded glass, and a variety of sash. They add interest to the distinctive architecture in the historic district, and are important to understanding the style of a building, as well as its construction history.

Alterations to window shape and size required by fire safety or other laws will be permitted. These alterations should be as compatible to existing window openings as possible.

Window Forms

The number and the size of the lights, or panes of glass, in a window are frequently clues to identifying its architectural style and age of a building. Other clues may be found in the type of sash, designs of sills, lintels, surrounds, and shutters. Double-hung sash is the most common window type found in historic buildings. However, the number and arrangement of panes in each sash more specifically denotes a particular style and period of construction. Six-over-six windows were popular on late-nineteenth-century vernacular buildings and later Colonial Revival examples. Two-over-two sash are found on Victorian-era style dwellings such as Queen Anne. These dwellings also feature decorative multi-light windows or elongated (tall and narrow) windows. Colonial Revival-style windows also feature nine-over-six and six-over-one, as do other early-twentieth-century styles. Early-twentieth-century buildings, particularly the bungalow and American foursquare, also present one-over-one windows and three- or four-over-one sash. Other decorative windows include dormer windows, bay windows, oriel windows and roundel or lunette windows. Decorative sidelights and fanlights are some of the more common decorative entry details in the historic district.

Window Materials

Windows in the historic district primarily consist of wooden double-hung sashes, vertical in proportion, with a variety of light patterns. Glass is an important architectural feature of every building, reflecting both technological and stylistic changes. Specific types of glass include plate glass, tempered glass, glass block and decorative or stained glass. Typical problems include breakage, loss, or unavailability of replacement materials.

Window Maintenance

Preserving original windows is encouraged and generally less expense than replacement. With routine maintenance original windows can be preserved. Frequent maintenance and repairs or replacement of only the damaged portion of the window will eliminate most problems.

Recommended:

- For contributing resources, if complete replacement is necessary, new windows should match the original in dimension, configuration, material, and detail. Replacements should fit the original opening.

- For contributing resources, wooden shutters were historically both functional and decorative. If replacement shutters are necessary, they should match the original shutters in dimension, style, and material. Always install shutters in pairs and in the proper size and location.

- For contributing resources, if energy efficiency is desired, the use of interior storm windows is preferred. If exterior storm windows are the only option, select those that are appropriate in color and material, and install them so that existing windows and frames are not damaged or obscured.

- New construction and additions should use the existing patterns of surrounding buildings to guide new window selections.

Not Recommended:

- For contributing resources, it is not appropriate to replace windows with stock items that do not fill the original openings or duplicate the unit in size, material, and design. False muntins are not appropriate replacements for true divided-light window panes.

- For contributing resources, the use of metal or vinyl shutters as a replacement item or as a new addition is not appropriate.

- For contributing resources, it is not appropriate to install new windows if they diminish the original design of the building or damage historic materials and features.

References For Windows :

Historic Preservation Commission Policy #1-05: *The Use of Synthetic or Composition Siding, Fencing Materials and Windows*

Preservation Brief #3 -- Conserving Energy in Historic Buildings

Preservation Brief #9 -- Repair of Historic Windows

Preservation Brief #10 -- Exterior Paint Problems on Historic Woodwork

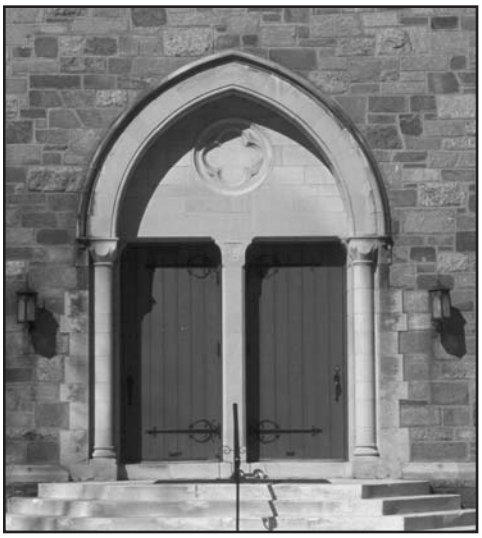
Preservation Brief #13 -- The Repair and Thermal Upgrading of Historic Steel Windows

Preservation Tech Notes # 9 -- Interior Storm Windows: Magnetic Seal

Caring for Your Historic House -- Chapters on Wooden Windows and Exterior Woodwork

The Old House Journal Guide to Restoration -- Chapter 13, Windows and Doors

Doors



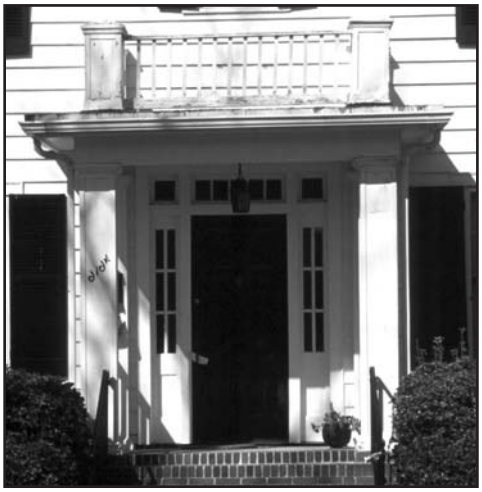
The door, in conjunction with the surrounding entry, is often the main focal point of the facade of a building. The entry opening sets the tone for the rest of the stylistic detailing. The variety of door styles and patterns revealed through size, proportions, materials, and frequency combine to create a significant character-defining feature of the historic district. Buildings generally display more elaborate doors on the primary facade, designating the primary function. Secondary entries are often less elaborate due to their more utilitarian nature. Outbuildings also reveal important stylistic and functional doors.

Door Forms and Materials

Both solid-panel wooden exterior doors and combinations of wooden panels with fixed lights are typical in the historic district. Most are single- or double-leaf in form. Many of the original front doors remain intact. The proportion, shape, positioning, location, pattern, and size of doors can contribute significantly to a building's historic character and are particularly indicative of stylistic periods.

Door Maintenance

Preserving original doors is always encouraged and generally less expensive than replacing them. With routine maintenance and repair, original wooden doors can be and should be preserved. Repair or replacement of only the damaged portion of the door -- the frame, the hardware, or the sill -- will eliminate most problems. Ensure longevity of original materials through routine maintenance.

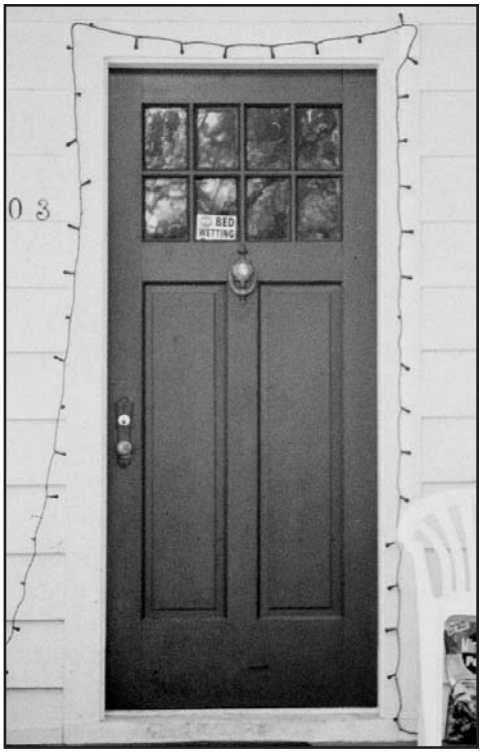


Recommended:

- For contributing resources, preserve original doors when possible.
- For contributing resources, repair or replace only the damaged portion of a door, its frame, hardware, and/or sill.
- For contributing resources, if complete replacement of a door is necessary, the replacement door should match the original in dimension, configuration, material, and detail to the greatest extent possible.
- New construction and additions to contributing buildings should include new doors based on either adjacent buildings or the primary resource.
- For contributing resources, storm doors are not recommended. If they are to be installed, select one of appropriate material and color, and install it so that existing doors and frames are not damaged or obscured. Wood storm or screen doors are appropriate if compatible.

Not Recommended:

- For contributing resources, replacement doors should never require alteration of the original door opening.
- For contributing resources, it is not appropriate to replace doors with stock items that do not fill the original openings or duplicate the door in size, material, and design.
- For contributing resources, it is not appropriate to install new doors if they diminish the original design of the building or damage historic materials and features.
- For contributing resources, metal storm or screen doors are not appropriate.



References For Doors:

Preservation Brief #3 -- Conserving Energy in Historic Buildings

Preservation Brief #10 -- Exterior Paint Problems on Historic Woodwork

Caring for Your Historic House -- Wooden Windows and Exterior Woodwork

Decorative Details

Although porches, windows, roofs, and entrances are often some of the most prominent decorative features of a dwelling, the purely decorative architectural details combine to more clearly articulate or define an architectural style or an individual building. These character-defining details, often constructed of wood, include, but are not limited to cornices, columns, cornerboards, cornice returns, balustrades, vergeboard (bargeboard), quoins, decorative wood shingles, exterior cladding, and in some instances decorative paint treatments. The pattern, the size, the texture, and even the color of these elements provide a distinct architectural or historical identity to a particular style or building.

Recommended:

•New construction should recognize the diversity of character-defining decorative details on contributing resources and throughout the historic district.

•The guidelines for new construction and additions allow for modern interpretations of decorative details if they are sensitive to the character of the surrounding historic district.

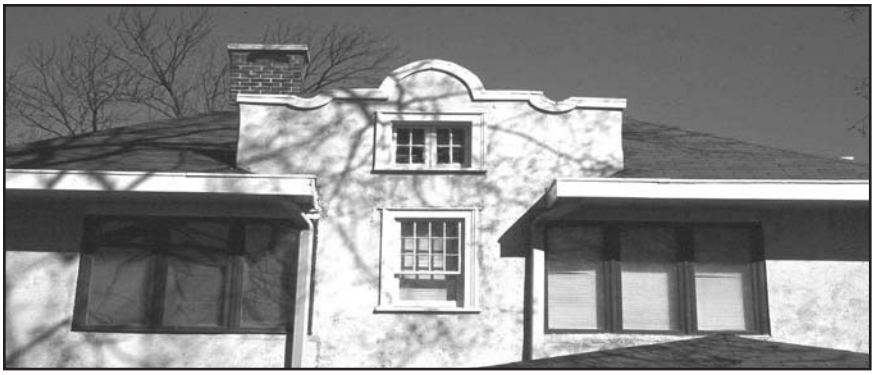
•Rehabilitation of historic decorative details on contributing resources may be required because of deterioration, paint failure, or the loss of features.

•Adherence to wood restoration guidelines is strongly recommended for decorative details of contributing resources.

•For contributing resources, replacement of deteriorated decorative details should be limited to specific areas where maintenance is impossible, and the replacement detail should be based on physical or historic evidence.

Not Recommended:

•For contributing resources, aluminum or vinyl siding is not an acceptable solution to problems with painted surfaces or deterioration.

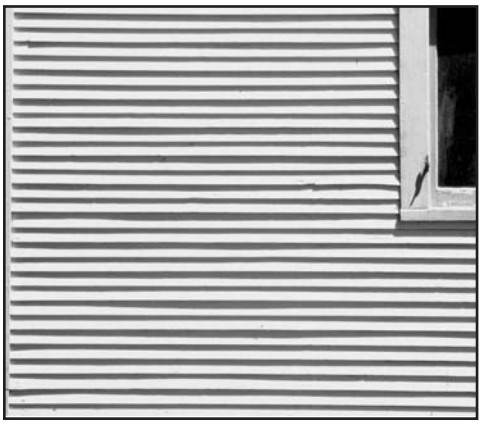


Materials: Wood

Wood is one of the most popular historic building materials. It was used for structural, decorative, and utilitarian purposes. Weatherboard siding is one of the most common exterior wall materials for historic buildings and is found on many buildings in Old Town College Park. Weatherboard cladding is defined as wooden boards with the bottom edge slightly thicker than the top edge. The boards are installed with a horizontal overlap, generally of one inch. The width of exposed board varies depending on the style and the age of the building. Some exteriors combine wooden materials, such as weatherboard and wood shingles. Wood elements comprise the majority of architectural details in Old Town College Park.

Many weatherboard-clad houses and their decorative elements have been covered in aluminum, asbestos, or vinyl siding in recent years, resulting in a loss of architectural detail and historic character.

Typical problems encountered with wooden siding and trim, such as peeling paint and rot, generally result from a lack of proper scraping, caulking, and painting to protect the wood from moisture infiltration.



Wood Maintenance

Wood is a traditional building material with good insulating qualities. It will last indefinitely if it is kept properly protected and maintained with caulk and paint. Regular inspection of wood details and surfaces will identify areas of deterioration and damage. Because wood expands with the introduction of moisture, caulks, and flexible sealants are typically used to seal wood joints and prevent the entry of water beneath the wood surface. Paints and coatings on the wood surface protect it from deterioration due to ultraviolet light as well as moisture. The guidelines for paint provide additional information on the preparation and the maintenance of painted surfaces.

Recommended:

- For contributing resources, retain and rehabilitate original wood siding, trim, and details whenever possible. If replacement is necessary, use new wood that matches the original in dimension, shape, detail, and texture.

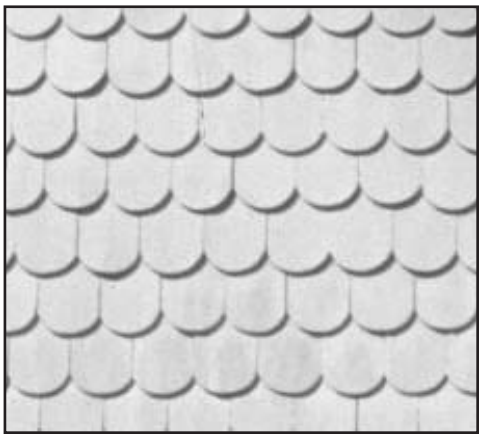
- For contributing resources, removal of synthetic or metal siding that covers original wood siding and repair of the original material is encouraged. Remove inappropriate siding carefully so that the wood is not damaged.

- The use of wood, including decorative architectural features, is recommended for new construction and additions to contributing resources, particularly in areas where wood is the dominant building material.

Not Recommended:

- It is not appropriate to clean wood surfaces with high-pressure methods, such as sandblasting and waterblasting, for contributing and non-contributing resources.

- For contributing resources, it is not appropriate to replace or cover wood siding, trim, or window sash with modern synthetic materials such as vinyl or aluminum.



References For Wood:

Preservation Brief #3 -- Conserving Energy in Historic Buildings

Preservation Brief #10 -- Exterior Paint Problems on Historic Woodwork

Caring for Your Historic House -- Wooden Windows and Exterior Woodwork

Materials: Masonry

Masonry is one of the most common exterior wall and foundation materials for historic buildings. Many brick buildings are found in the Old Town College Park Historic District. Masonry construction includes brick, stone, and concrete block. Brick, stone, tile, terra-cotta, concrete, stucco, and mortar are all typical masonry cladding materials found on the exterior of historic buildings. The texture, the scale, the color, the bonding pattern, the joints, and the detail of masonry surfaces can all contribute significantly to the overall character of the historic building. Masonry features such as roofing tiles, chimneys, arches, quoins, lintels, sills, cornices, and pediments further define a building's historic character.

Brick can be laid in a variety of patterns, including Flemish Bond, American (or Common) Bond, and All-Stretcher Bond. Brick is also produced by a variety of methods and materials. Although masonry provides a relatively low-maintenance, long-lasting exterior surface, eventually all masonry mortar joints need repointing. Brick is the most common masonry material found in the historic district. Modern examples use a stretcher bond brick veneer over a wood frame building. Granite and stucco are also found on exterior walls and foundations.

Stucco is an exterior textured cladding material composed of cement, lime, sand and water that is applied wet. Stucco walls require maintenance similar to that indicated for masonry walls. Stucco walls were originally painted, which helped protect this durable surface from water damage.

Masonry Maintenance

Masonry is one of the most solid and durable building materials. Regular inspection of masonry for cracks and signs of moisture damage will catch problems before they become serious. Ensuring that water does not collect at the base of masonry foundations or chimneys will also prevent masonry deterioration. Removal of vegetation that may cause structural damage or dislodge mortar is important. Cleaning of masonry should only take place when necessary to remove heavy soiling or prevent deterioration. Use the gentlest means possible. A simple garden hose is a good start.

Recommended:

- For contributing resources, retain and rehabilitate original masonry materials including walls, foundations, and roofs whenever possible.

- For contributing resources, retain and preserve all masonry construction features that are character-defining elements including chimneys, arches, lintels, sills, quoins, cornices, and pediments.

- For contributing resources, if replacement is necessary, use new materials that match the original materials in composition, size, shape, color, pattern, and texture. Consider substitute materials only if the use of an original material is no longer available or its use is no longer advised.

- For contributing resources, repoint mortar joints of masonry surfaces in appropriate ways. These include the careful removal of deteriorated mortar by hand-raking the joints. Using electric saws or hammers can damage the masonry. Duplicate strength, composition, texture, and color of original mortar, plaster or stucco. Replacing a softer mortar with one with a higher Portland cement content can cause extensive damage to existing masonry. The width and profile of original mortar joints should also be matched.

- The use of masonry, including decorative architectural features, is recommended for new construction and additions to contributing resources in areas where masonry is the dominant building material. The brick and mortar colors should be appropriately chosen for compatibility with adjacent contributing resources.

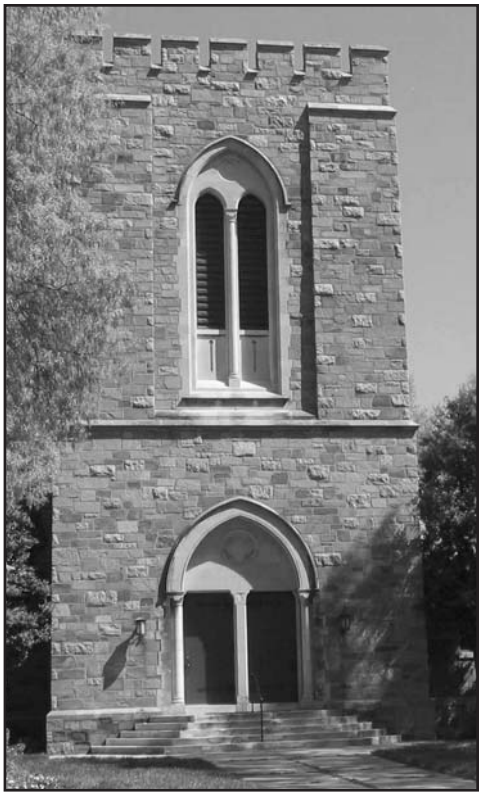
Not Recommended:

- For contributing resources, it is not appropriate to apply paint or other coatings to historically unpainted masonry elements.

- For contributing and non-contributing masonry resources, sandblasting is not permitted.

- For contributing resources, it is not appropriate to apply nontraditional masonry coatings, such as waterproofing and water repellents, as a substitute for repointing or repair. Use such coatings only if masonry repairs have failed to eliminate water-penetration problems.

- For contributing resources, removal of paint from masonry surfaces is not recommended as it can cause extensive damage. Carefully undertake removal only with a chemical paint remover specifically formulated for masonry.



References for Masonry:

Preservation Brief # 1 -- The Cleaning and Waterproof Coating of Masonry Buildings

Preservation Brief # 2 -- Repointing Mortar Joints

Caring for Your Historic House -- Exterior Masonry

The Old House Journal Guide to Restoration -- Exterior Masonry

Materials: Synthetic Siding

Many of the buildings in Old Town College Park are covered in artificial siding, which includes but is not limited to vinyl, aluminum, asphalt shingle, formed stone, and asbestos shingle. These modern materials were created to simulate the appearance of historic materials. Although there are benefits to such materials, there are numerous problems associated with them and they are not recommended for use. Problems include: substantial loss of integrity, change in overall appearance, loss of architectural details, moisture entrapment, and the inability to see and address material and structural failures. Other problems include high cost, health hazards (such as asbestos removal), and lack of durability.

There are a number of new exterior siding materials that combine both natural and synthetic materials and finishes, produced through a range of technologies and with a variety of forms, colors, and styles. Because these new synthetic and composition exterior siding materials have not been in use for a long period of time, it is the position of the Historic Preservation Commission that like aluminum and vinyl siding, they may cause similar long-term problems to underlying historic building fabric.

References For Synthetic Material Use:

Historic Preservation Commission Policy #1-05: *The Use of Synthetic or Composition Siding, Fencing Materials and Windows*

***Preservation Brief # 8* -- Aluminum and Vinyl Siding on Historic Buildings: The Appropriateness of Substitute Materials for Resurfacing Historic Wood Frame Buildings**

Recommended:

- **For contributing resources, rehabilitation should include the removal of synthetic sidings and the restoration of original material whenever possible.**
- **For contributing resources, if it is impossible to restore the existing cladding materials, and synthetic siding is the only option, it should match the original materials in size, profile and texture.**
- **Although not recommended for contributing resources, if synthetic siding is used, details such as cornices, brackets, sills and trim should be constructed of the original material, such as wood or masonry.**

Not Recommended:

- **Modern synthetic or compostion exterior materials shall not be used to cover or to replace historic exterior sheathing for contributing resources.**
- **Modern synthetic or compostion exterior materials shall not be used for repairs of features of a contributing resources such as gables, bays, dormers, and open or enclosed porches.**
- **Vinyl and aluminum siding will not be allowed on contributing buildings or additions to them, with the exception of in-kind replacement materials.**

Finishing: Paint

Paint colors also define the style of a historic building. Many manufacturers now have historic color palettes. Colors appropriate for a Queen Anne-style house are not necessarily appropriate for a 1930s bungalow or a 1950s ranch house.

Paint Maintenance

Proper application and maintenance of the paint on a building will enhance its overall appearance and accentuate its character-defining features and details. Paint is one of the easiest and most inexpensive ways to maintain the historic fabric of a building.

Recommended:

- **Painting should include appropriate surface preparation to ensure longevity of the underlying material and the paint film for contributing and non-contributing resources.**

- **Removal of paint from contributing resources should be undertaken carefully and only with a chemical paint remover and the technique specifically recommended for use with the underlying material or paint film. Always test the remover on an inconspicuous area or a test panel first.**

Not Recommended:

- **Removal of paint from contributing resources with a chemical paint remover or technique not specifically recommended for use with the underlying material or paint film.**

References For Paint:

Century of Color: Exterior Decoration for American Buildings--1820/1920

Paint in America: the Colors of Historic Buildings

Preservation Brief #10 -- **Exterior Paint Problems on Historic Woodwork**

Caring for Your Historic House **-- Exterior Paints and Other Finishes**

The Old House Journal Guide to Restoration **-- Chapter 7, Exterior Repairs and Painting**

Relocation

The relocation of a building within the historic district should be carefully considered and is generally not encouraged. A historic building should be moved **only** if all other preservation options have been exhausted. Relocation often results in a loss of integrity of setting and environment that compromises the significance of the relocated building. However, relocation of a building or a portion of a building to the extent that it is practical may be a desirable alternative to demolition. In reviewing a request to move a building within the historic district, the Historic Preservation Commission considers whether the proposed relocation will adversely affect other historic buildings in the historic district or the overall character of the neighborhood. Moving buildings into the historic district or relocating them within an historic district should be based on thorough planning and should meet the guidelines for new construction with regard to architectural compatibility, siting, orientation, and landscaping.

Recommended:

- **Consider relocation of contributing resources as a last resort.**
- **For contributing resources, relocation projects must consider documentation of existing conditions and setting, assessment of structural conditions, use of experienced historic structure movers, and protection of the building before, during and after the move. Other considerations include the compatibility of the relocated structure with existing buildings, compatibility with the site and setting, and confidence that the relocation process will not damage the building.**
- **Before a contributing resource is relocated, substantial documentation is required.**
- **The Prince George's County HAWP application is required for relocation of any contributing or non-contributing resource within the historic district.**

Demolition

The demolition of a contributing structure in the Old Town College Park historic district is an irreversible action and should be discouraged. In considering demolition, all other avenues of preservation should have been exhausted. Preservation considerations include relocation, adaptation, and the transfer of ownership to someone willing to use the existing building. In reviewing a request to demolish a building in the district, the Historic Preservation Commission also considers whether the proposed demolition will adversely affect other historic buildings in the district or the overall character of the district. The Historic Preservation Commission discourages demolition when no subsequent use has been proposed for the site. When considering demolition of a historic building, the property owner is encouraged to work closely with the Historic Preservation Commission in reviewing all alternatives. A delay or denial of authorization to demolish may be issued.

Recommended:

- **Consider demolition of contributing resources as a last resort.**
- **Before a contributing resources is demolished, substantial documentation is required.**
- **The Prince George's County HAWP application for demolition is required for any contributing or non-contributing resource in the historic district.**

Prince George's County Demolition Regulations

Policy #1-98: Historic Area Work Permit (HAWP) Demolition Applications

I. The Prince George's County Historic Preservation Commission (HPC) shall consider whether or not a structure can be put to reasonable beneficial use without the approval of demolition.

II. In the case of income-producing properties, the HPC shall consider whether a reasonable return from the existing building can be obtained.

III. Nevertheless, in all cases, failure to obtain maximum profit will not be considered in a determination of hardship.

IV. In the case of a HAWP application for a [contributing] property in an Historic District, it is the policy of the HPC not to authorize the issuance of a demolition permit until such time as a permit is issued for a replacement new structure, unless otherwise justified.

V. Since the historic preservation ordinance charges the Historic Preservation Commission with stewardship of the County's historic resources, the HPC considers demolition as a last resort. If the application is approved, the HPC will look for compensation for the loss incurred to the heritage of the County. Depending on the size and scale of the resulting development, compensation measures could include Historic American Buildings Survey (HABS) documentation, architectural salvage, archeological preservation, and the donation of funds to a specified preservation project.

VI. **Required Submittals:** In order for the HPC to make informed decisions based on facts, information will be required of applicants requesting to demolish Historic Sites or historic resources regulated under the Prince George's County Historic Preservation Ordinance (Subtitle 29 of the County Code). Specific requirements for each demolition request submittal may be made by the Historic Preservation Commission or staff prior to the determination of an application's completeness. All demolition requests must be made through the Historic Area Work Permit (HAWP) process.

Applicants may be required to submit information including but not limited to the following:

1) Ownership of the property - an application made by a contract purchaser, agent or other representative of the property owner, must provide evidence of the property owner's consent.

2) Estimated cost of the proposed demolition or removal - the approximate cost of the demolition and any related site work such as fencing and other security measures to protect remaining features of archeological, historic or architectural significance; and expenses associated with grading, seeding, and other related landscape work required to preclude health and safety concerns.

3) Cost estimate of relocating the building(s) - either to a new foundation on the property or elsewhere to provide for its rehabilitation or restoration.

4) A report from a licensed engineer - a statement on the structural soundness of the building or structures to be demolished and their potential adaptability for relocation and/or rehabilitation or restoration shall be provided by a structural engineer licensed in the State of Maryland. The engineer's report shall identify any dangerous conditions represented by the property. The report shall also provide evidence of the engineer's licensing or other appropriate certifications.

5) Fair market value of the property - to be provided in the form of an appraisal by a qualified professional expert. Appraisals obtained within the prior two years by the owner or applicant in connection with the purchase, financing or ownership of the property are acceptable. The most recent assessed value of the property and real estate taxes paid shall also be provided.

6) Statement of Economic Feasibility - an itemized breakdown from a professional experienced in rehabilitation regarding the economic feasibility of rehabilitation or reuse of the existing structure on the property. Statement should also include details concerning the property's gross income, operating and maintenance expenses as well as any annual debt service, insurance costs, etc., for the prior two years. Information should be included regarding the property's projected income after demolition, if available.

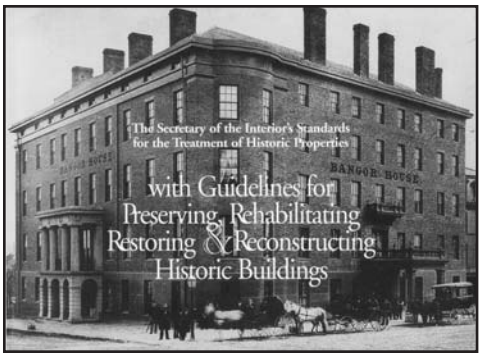
7) Purchase price for the property - information shall also include the date of purchase, the party from whom the property was purchased, and the condition of the property at the time of purchase.

8) Evidence of attempts to sell the property - information shall be provided regarding any prices asked for and/or offers received for the property, if any, within the previous two years.

9) Evidence of archeological significance - information shall include evidence of archeologically significant features that may be affected by the proposed demolition and/or plans to protect known or presumed archeological features after demolition of above-ground buildings or structures. In the case of known or presumed archeological features that would be adversely affected by demolition, the Historic Preservation Commission may request detailed analysis of such features (Phase I, II, III investigations as warranted).

10) The Historic Preservation Commission may request other information specific to a particular project or proposal.

Approved: December 15, 1998



New Construction

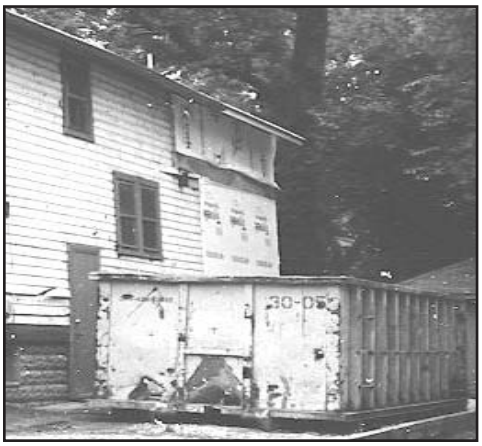
The design of a new building in an historic district is often a difficult issue for owners, Historic Preservation Commissioners, neighbors, and architects to agree upon. These design guidelines are intended to provide a broad framework for decisions that will promote compatibility between the historic and non-historic resources, and contributing and non-contributing resources in the Old Town College Park Historic District.

The Secretary of the Interior's Standards address these issues:

- 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 its 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.

Specific Issues for New Construction



Appropriate new construction is one of the most important aspects that design guidelines help to foster. Compatibility between buildings is determined by similarities among buildings, including siting, size, scale, massing, roof form, building and cladding materials, color, and use. New construction and additions do not need to be identical to their historic counterparts. Instead, it is important that new construction respect the surrounding historic character of the historic district.

New building construction or an addition in the historic district is encouraged if the proposed design and siting are compatible with the overall historic character. When siting new construction, compatibility with existing setbacks, the spacing of buildings, and the orientation of buildings should be considered. Compatibility of proposed landscaping, lighting, paving, signage, and outbuildings is also an important consideration.

The purpose of design guidelines for new construction is **not** to prevent change in the historic district, but to ensure that the district's architectural and material vocabulary is respected. The height, the proportion, the roof shape, the materials, the texture, the scale, the details, and the color of the proposed building or addition must be compatible with existing historic buildings in the district. However, compatible modern designs rather than historic replications are encouraged.

Compatible additions and appropriately designed decks that do not compromise the character of a historic building or destroy significant features and materials are acceptable within the historic district.

Elements that should be considered for new construction projects are:

- Orientation to the street.
- Even side yards and setbacks.
- Front porches.
- Single-width driveways.
- Freestanding garages.
- Space for landscaping/gardens.

Additions and Alterations

Additions and alterations that are compatible with historic buildings are acceptable if they do not compromise its historic character, destroy any significant features or materials, or in the case of an addition, does not visually overpower the original building. By placing additions or alterations on inconspicuous elevations and limiting their size and height, the integrity of the original building can be maintained. It is important to differentiate the addition or alteration from the original building so that the original form is not lost. Additions or alterations should be designed so that they could be removed in the future without significant damage to the historic building or loss of historic materials. Also, as with any new construction project, the impact on the site, with regard to loss of important landscape features, must be considered. The compatibility of proposed additions or alterations with historic buildings will be reviewed in terms of the mass, the scale, the materials, the color, the roof form, and the proportion and the spacing of windows and doors.

Recommended:

- **Before considering an addition or alteration to a contributing resource, attempt to accommodate needed functions within the existing structure.**
- **For contributing and non-contributing resources, limit the size of the addition or alteration so that it does not visually overpower the existing building.**
- **For contributing and non-contributing resources, attempt to locate additions or alterations on rear, side, or secondary elevations that are not visible from primary streets.**
- **Modern additions or alterations to contributing resources should not be discouraged when they do not destroy significant historical, architectural, or cultural material, and are compatible with the size, scale, color, material, and character of the building.**

Not Recommended:

- **For contributing resources, new additions or alterations should not be an exact copy of the existing historic building. An addition or alteration can be compatible with and respectful of existing building without replicating the original design.**

References for Additions:

Preservation Brief #14 **-- New Exterior Additions to Historic Buildings: Preservation Concerns**

Decks

Modern sun decks are popular substitutes for more traditional patios and terraces. Compatible decks can be acceptable additions to historic buildings if they are located in inconspicuous locations and screened from public view. As with other additions, it is important not to compromise a building's historic character or damage significant features and materials through the introduction of a deck. It is also important to design decks so that they can be removed in the future without significant damage to the historic building. The design of the deck's railing and the screening of its framing should unify the deck visually with the historic building.

Recommended:

- **When considering adding a deck to a contributing resource, the goal should be to design and locate the deck in a manner that is harmonious with and enhances the architecture of the building. Every effort should be made to mitigate the impact of its presence or use upon the neighboring properties.**

- **For contributing and non-contributing resources, the compatibility of materials, details, and scale of proposed decks with the existing building and neighboring structures is important.**

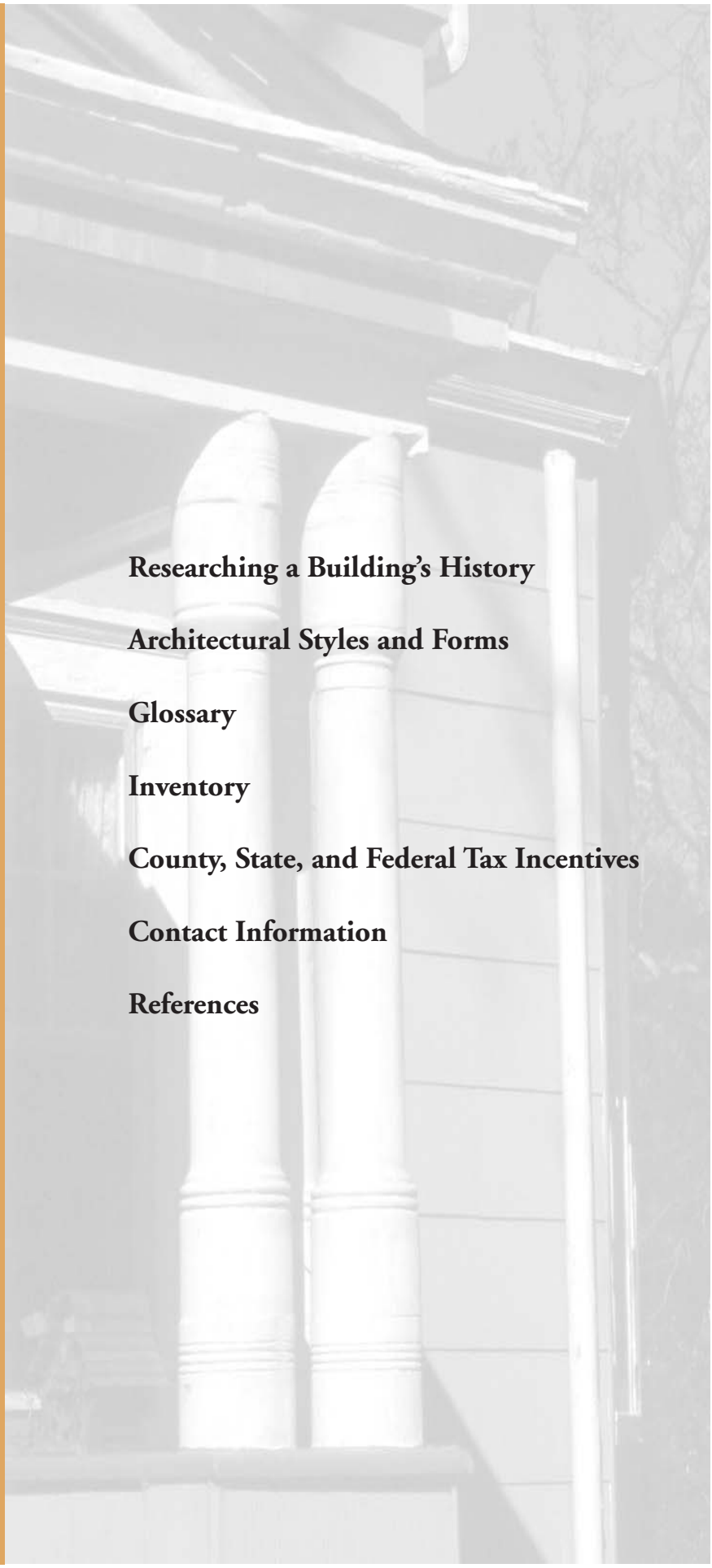
References for Decks:

Preservation Brief #14 **-- New Exterior Additions to Historic Buildings: Preservation Concerns**

Part III:

Appendices

and Background Information



Researching a Building's History

Architectural Styles and Forms

Glossary

Inventory

County, State, and Federal Tax Incentives

Contact Information

References

Researching a Building's History

Understanding what a house or building originally looked like will help in making informed decisions and selecting appropriate designs for any changes during a rehabilitation project. A variety of sources, including physical evidence and historic documentation, are readily available. A wide range of existing historic resource dates, styles, and forms create the distinctive character of historic Old Town College Park. Once you have determined the dominant style of your building, begin to think of the elements and materials that combine to determine what is appropriate for the style. The goal of a rehabilitation project is to preserve and enhance the elements that combine to create the distinctive character of a historic property or historic district. Although an approximate date of construction for each building is included in the historic district nomination and the appendix of this document, you might consider undertaking further, more specific, documentary research.

Here's How:

1. Check the deed or chain of title. It may contain a property owner abstract with a summary of all changes and owners. If it does not, and you want more complete information, a title search can be done by tracing the property back from current owner through previous owners to the original builder or owner. Remember deeds only trace the transfer of land, so be sure to watch for any value changes or other structure-related indications. Sometimes it is also necessary to trace wills or other estate-related documents.

2. Study the tax assessment records located at the Maryland State Archives in Annapolis. A sudden increase in property value may mark the year your building was constructed or rehabilitated.

3. Obtain any building permits. The permits often indicate any changes made to the building or the date of the original construction.

4. Search historic documents such as maps, historic photographs, census information, local newspapers, city directories, insurance records and town guidebooks or histories.

Research Tips:

•Buildings often are not built entirely at one time. The building that currently stands may have evolved over many years and each change must be considered.

•Research your property. An architectural historian can often help date your house by studying its physical components including the wood, plaster, mortar, and paint.

Architectural Styles and Forms

Assessing Architectural Styles, Forms and Building Histories

The initial step in preserving the character of the potential Old Town College Park Historic District is to assess the architectural fabric of the neighborhood. The following illustrations typify the buildings found in Old Town College Park. The historic architecture of College Park reflects the styles popular for late-nineteenth-century and twentieth-century buildings. Early architectural design in Old Town stemmed from the late-nineteenth-century Victorian-influenced Queen Anne style. This soon gave way to Colonial Revival influences, a manifestation of early-twentieth-century interest in America's historic past. Soon thereafter, the Craftsman/Bungalow-inspired designs reflected the rise of the middle class and the explosion of American suburban living. More advanced construction methods and mechanical systems allowed for more flexible floor plans, while pattern books and magazines touted the newest designs, including mail-order models produced by Sears, Roebuck and Company, and other companies. Many more high-style building types were later adapted to the site, budget, and taste of the owner when constructed. The ultimate result of the variety of types, materials, and details is the rich architectural heritage and distinctive character of the Old Town College Park Historic District. The following synopses represent the most common stylistic categories represented in the district. Each style reveals distinctive character-defining features, which may be present in whole or in part, that should be sensitively regarded in any rehabilitation project or addition.

For more information on styles and forms, consult:

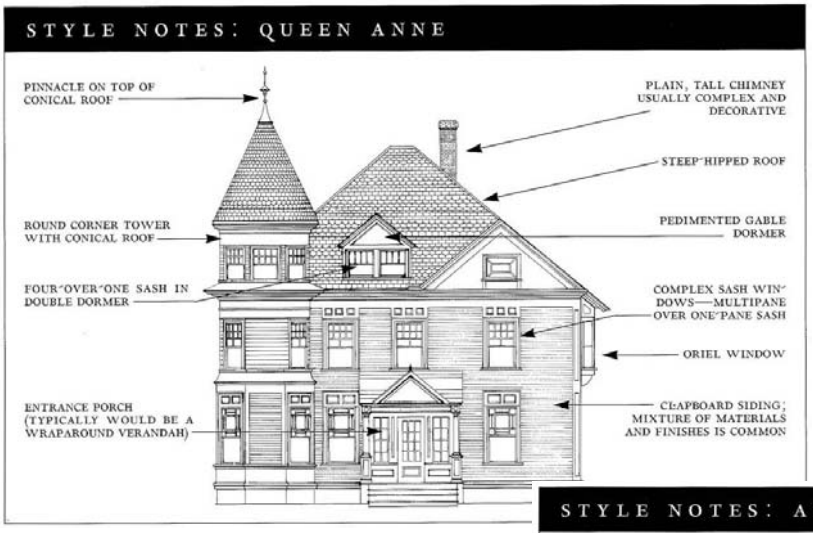
Preservation Brief #17 **Architectural Character-Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character**

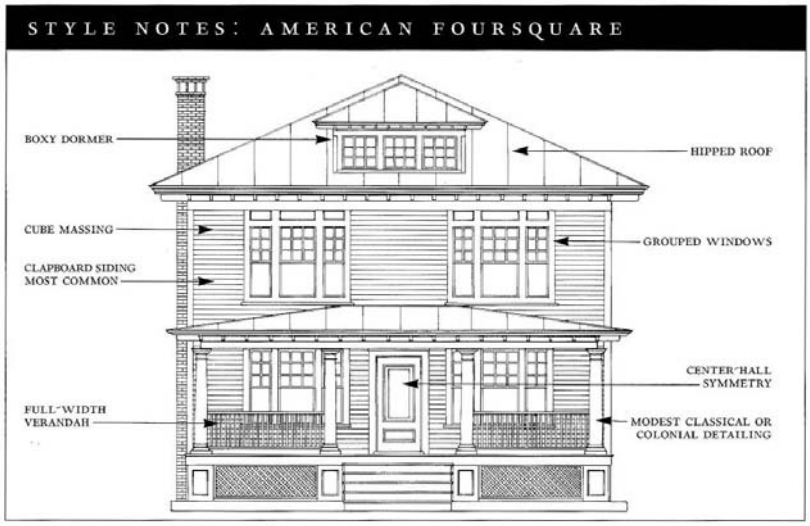
Preservation Brief #35 **Understanding Old Buildings: The Process of Architectural Investigation**

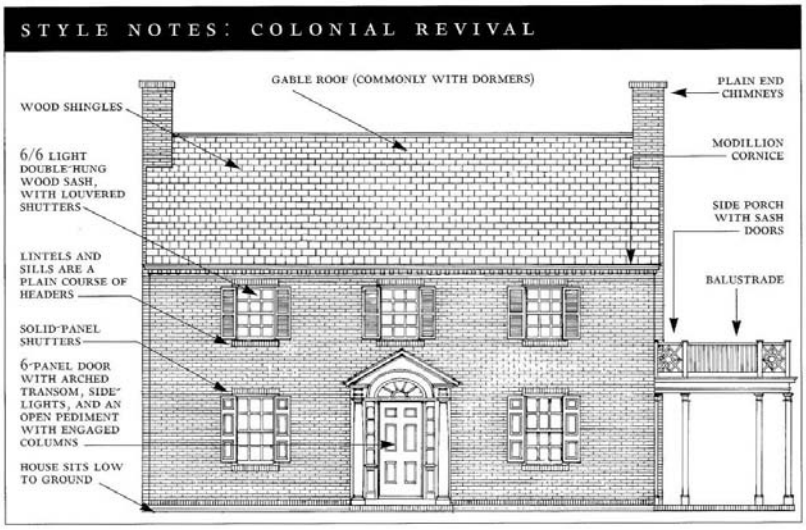
Carley, Rachel. ***The Visual Dictionary of American Domestic Architecture.***

McAlester, Virginia and Lee. ***A Field Guide to American Houses.***

Identifying Architectural Features







Style guides excerpted from James C. Massey and Shirley Maxwell, House Styles in America *(New York: Penguin Studio, 1999).*

Queen Anne
Nationally 1880-1910 and Locally 1880-1915
The style is defined by variations in both form and detailing. Strong influences from the Victorian era and an emphasis on human scale typify the elements used. Characteristics include steeply pitched varying roof shapes and patterns, projecting bays, and turrets. Most examples include wrap-around porches and textured wall surfaces of varying materials. Exuberant ornamental detailing further defines the style, including carved brackets, balusters, and spindlework.

Colonial Revival
Nationally 1910-1940 and Locally 1900-1963
The Colonial Revival draws on America's Colonial past. Although constructed on a more grandiose scale, the detailing of Colonial Revival architecture is rooted in Georgian and Federal forms. Characteristic of the fashionable style, the buildings display a symmetrical façade, central entry, and side gabled or hipped roofs. Other details include columns and pilasters, gabled porticos, pediments, and decorative door surrounds with fanlights and sidelights. A variation in the style is the popular Dutch Colonial Revival, which includes a distinguishing gambrel roof. The Cape Cod is considered an additional subset of the style, often characterized by symmetrical front gabled dormers.

Mission/Spanish Colonial Revival
Nationally 1890-1920 and Locally 1927
Originating in California, the style evolved from Spanish origins. Both symmetrical and asymmetrical in form, the building type spread throughout the United States through pattern books and mail-order catalogs. Details of the style include a mission-style central parapet, tile roof, arched openings, overhanging eaves with exposed rafter tails, square-post supported porch, and a stucco exterior wall surface.

Tudor Revival
Nationally 1890-1940 and Locally 1933-1940
Characterized by a steeply pitched gable roof, the Tudor Revival style draws on its English and Medieval precedents. Typical features include exterior half-timbering, prominent cross-gables, multi-light casement windows, large chimneys, and a variety of wall surface materials, including brick, stone, and stucco cladding. Popular during the early twentieth century, the style was rivaled only by the Colonial Revival at its peak in popularity.

Gothic Revival
Nationally 1840-1880 and Locally 1930
Evolving from the English picturesque movement, the style is dominated by the use of steep cross-gables, decorative scroll-sawn vergeboard and finials, and Gothic-inspired lancet arches. Many buildings constructed in the style, particularly popular for residences and churches, also display porches with Gothic-arch openings or supports. St. Andrew's Episcopal Church and Rectory are the only Gothic Revival-style resources in the Old Town College Park Historic District.

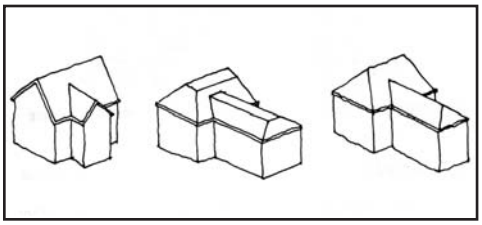
American Foursquare
Nationally 1900-1930 and Locally 1908-1930
The American Foursquare is identified by its square form, which is capped by a hipped or pyramidal roof. Its two-story height, full-width front porch, and a central dormer window further characterize the domestic building type. Popularized in suburban communities, the American Foursquare often includes Colonial Revival detailing such as column porch supports and modillion course cornices, or Craftsman-style detailing including exposed rafters and rock-faced concrete blocks.

Craftsman/Bungalow
Nationally 1910-1935 and Locally 1914-1935
Popularized by the move of middle-class families to newly established suburban communities and the availability of mail-order designs, the inexpensive Bungalow form dominated the American scene. The small, often one-story dwellings typically feature a large overhanging roof with exposed rafter tails or eave brackets, massive inset porches supported by bungaloid piers, a variety of building materials, and large central dormers.

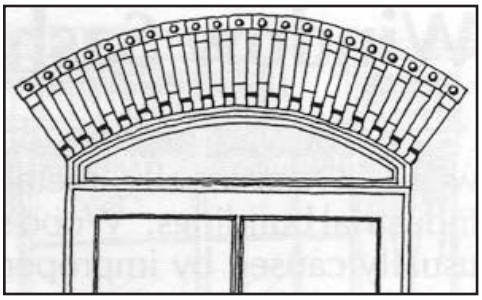
Art Moderne
Nationally 1930-1940 and Locally 1948
Influenced by the streamlined industrial age, the Art Moderne style was used primarily in commercial building endeavors. Defined by a smooth wall surface, curvilinear corners, glass-block windows, flat roof, and horizontality, the style defined the later portion of the modernistic movement.

Garden Apartments
Nationally 1930-1965 and Locally 1947-1961
Comprised of rectangular- or U-shaped buildings with a spacious center courtyard, the garden-apartment complex illustrated the innovative garden-city planning ideals for low-density super block development. Typically, this building type was intended for low- and middle-income renters, but presented a housing alternative for university students living in College Park. The buildings, typcially three stories, are constructed of brick on a metal frame, and covered by hipped roofs.

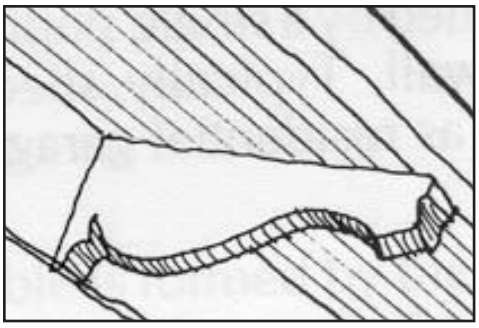
Glossary



Addition



Arch



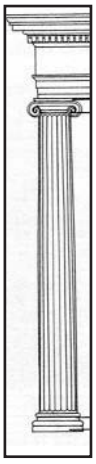
Bracket

Adaptive Re-Use: A new use for a building other than its historic use, usually involving some modifications.
Addition: Any living space outside the house's original walls, including porch, wing, or ell, which has at least partial solid walls and requires a continuous foundation.
Alteration: Any change made to a building's original structure or systems.
Arch: The curved or pointed top on a wall, door or open entryway. Arches come in many different shapes and styles, often supported by columns or piers.
Art Nouveau: A style of architecture and interior decor dating from the late 1800s marked by the overly ornate use of undulation, such as waves, flames, flower stalks and flowing hair.
Art Deco: A popular modern design style of the 1920s and 1930s characterized by bold outlines, geometric and zigzag forms.
Awning: A roof-like cover of metal or canvas extending over a window or doorway to provide environmental protection.

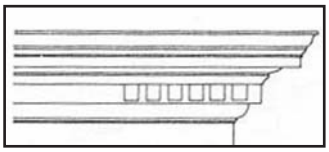
Balcony: A platform projecting from a wall, enclosed by a railing or balustrade, supported on brackets or cantilevered out.
Baluster: A short post or pillar in a series that supports a rail, forming a balustrade.
Bay: Any number of principal divisions of a wall, roof, or other parts of a building marked off by vertical or transverse supports. Usually refers to the width or depth of a building.
Bay, Bow and Oriel Windows: These windows project out from the front or side of a house. Oriel windows generally project from an upper story, supported by a bracket. Bay windows are angled projections that rise up from the ground on the first floor. Bow windows are rounded projections, often formed of the window glass itself.
Bead Molding: A small, cylindrical molding enriched with ornaments resembling a string of beads.
Bracket: A small supporting piece of wood or stone, often formed of scrolls or other decorative shapes, designed to bear a projected weight, such as a window.

Cantilever: A horizontal projection from a building, such as a step, balcony, beam or canopy, that is without external bracing and is supported only at one end, appearing to be self-supporting.
Capital: The head or crowning feature of a column.
Casement Window: A metal or wooden window that opens outward or inward on hinges fixed to its vertical edge.

Castellated: Decorated with battlements (a parapet with alternating indentations and raised portions); also called crenellation. Buildings with battlements are usually brick or stone.
Ceramic Tile: Any of a wide range of sturdy floor and wall tiles made from fired clay and set with grout. May be glazed or unglazed. Colors and finishes vary. May be used indoors or out.
Chair-rail Molding: A wooden molding placed along the lower part of the wall to prevent chairs, when pushed back, from damaging the wall. Also used as decoration.
Clapboard: Overlapping horizontal boards that cover the wood-framed wall of a building, also called weatherboard.
Column: A cylindrical vertical support, usually supporting weight from above.
Concrete: Cement mixed with coarse and fine aggregates (pebbles, crushed stone, or brick), sand and water in specific proportions. There are three types of concrete: pre-cast, reinforced and pre-stressed.
Coping: The top course of a wall or parapet which covers and protects the wall from water damage.
Corinthian Column: In classical architecture, a column decorated at the top with a mixed bag of decorative details, including acanthus leaves, scrolls and other lavish ornamentation.
Cornice: Any projecting ornamental molding that finishes or crowns the top of a building, wall, or arch.
Cupola: A dome, especially a small dome on a circular or polygonal base crowning a roof or turret. Usually only decorative in modern homes. Older cupolas can be reached by stairs.

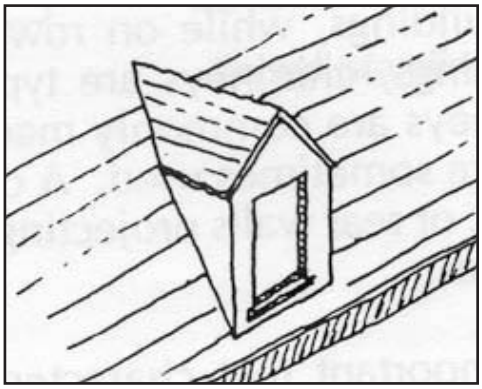


Column



Cornice

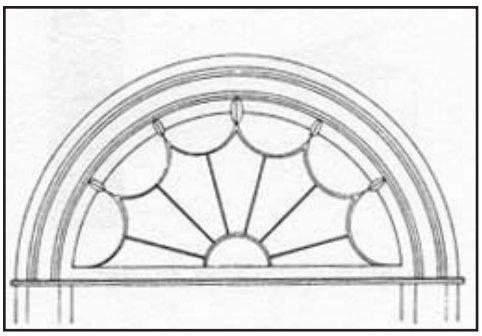
Dentils: A series of small decorative blocks forming a molding in an entablature.
Doric column: A Greek-style column with only a simple decoration around the top, usually a smooth or slightly rounded band of wood, stone or plaster.
Dormer window: A window placed vertically in a sloping roof that has a roof of its own, often gabled, hipped or shed.
Double-hung window: A window having two vertically sliding sashes, each in separate grooves or tracks closing a different portion of the window.



Dormer

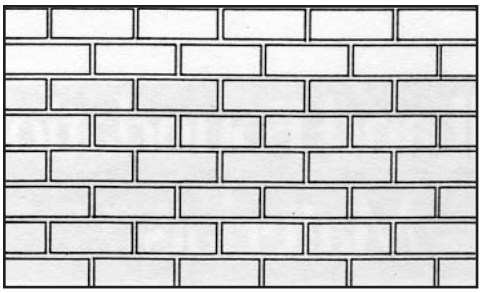
Eaves: The overhanging under-edge of a roof.
Ell: A perpendicular addition of a building that historically contained a kitchen.

Façade: The primary elevation of a building often distinguished by its architectural ornament.
Facing: A covering applied to the outer surface of a building, also called sheathing or cladding.



Fanlight

Fanlight: A window, often semicircular or semi-elliptical, with decorative tracery that is often placed over a door.
Fascia: A horizontal piece (such as a board) covering the joint between the top of a wall and the projecting eaves; also called fascia board.
Fenestration: The design, proportioning, and disposition of windows, doors, and other exterior openings of a building.
Fieldstone: Rough, irregularly shaped pieces of rock that can be used to cover the surface of a building, make a walkway, line a garden bed, etc.
Finial: A formal ornament at the top of a canopy, gable, pinnacle, etc., usually in the general shape of a fleur-de-lis.
Fluting: Shallow, concave grooves running vertically on the shaft of a column, pilaster or other surface.
Foyer: The entrance hall of a house.
French Door: A tall casement window-like door with full-length panes of glass. It is a popular accent that brings more light into a home.
Frieze: A decorative horizontal band located just below the cornice.



Header

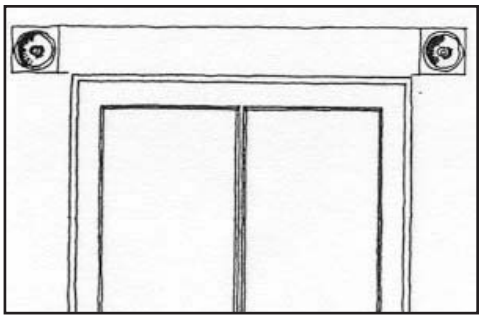
Gable Peak: The triangular upper portion of a wall at the end of a pitched roof. It typically has straight sides, but there are many variations.
Gable Roof: A pitched roof form where two angled flat roof surfaces meet at a straight ridge.
Gambrel Roof: A roof with one low, steep slope and an upper, less-steep one on each of its two sides, giving the look of a traditional American hay barn.
Gazebo: A small lookout tower or summerhouse with a view, usually in a garden or park, but sometimes on the porch or roof of a house; also called a belvedere.

Header: A brick laid in a wall so that only its end appears on the face of the wall. To add a varied appearance to brickwork, headers are alternated with "stretchers," bricks laid full length on their sides.
Hipped Roof: A roof with sloped edges on all four sides.
Historic Character: The physical appearance of a property as it has evolved over time, i.e., the original configuration, together with losses and later changes. The qualities of a property conveyed by its materials, features, spaces, and finishes are referred to as character defining.

Improvement: All additions, alterations, decks, and major landscaping which alters yard drainage.

Infill housing: A new structure built in a block or existing row of buildings.
Integrity: Authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic period.
Ionic column: A Greek-style column topped by a single scroll just below the top.

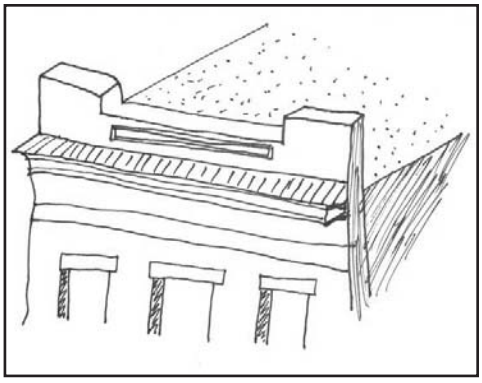
Lattice: A structure of crossed strips, often wood, creating a grid pattern of open spaces.
Leaded window: A window with leaded lights.
Lintel: A horizontal beam or stone bridging an opening, most often a door.



Lintel

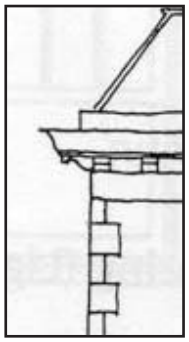
Mansard roof: The roof type is flat on top, sloping steeply down on all four sides, thus appearing to sheath the entire top story of a house or other building. Popular on Second Empire style buildings.
Molding: Horizontal bands having either rectangular or curved profiles, or both, used for transition or decorative relief.
Mullion: A large vertical member separating two or more windows or doors.
Muntin: The members used to create the smaller window panes in a window.

Non-contributing Resource: A building, site or structure that does not add to the historic significance of a property or district, often determined by date of construction or level of integrity.

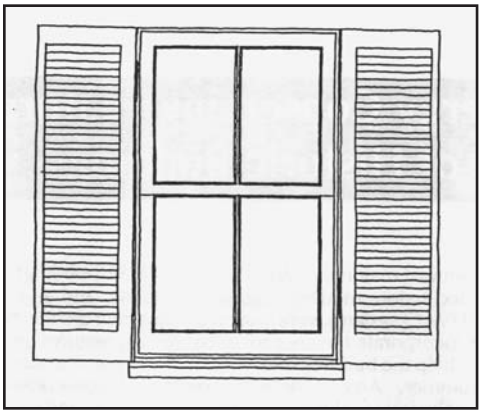


Parapet

Palladian Window: A window with three openings, the central one arched and wider than the others.
Parapet: A low wall placed to protect any spot where there's a sudden drop, such as at the edge of a roof, terrace or porch.
Patio: Paved recreation area, usually at the rear of a home.
Pedestal: In classical architecture, the base supporting a column or colonnade.
Pediment: A low-pitched gable above a portico; also a similar feature above doors, particularly in Colonial Revival style buildings.
Pier: An upright, freestanding masonry support. Often used to support porches.
Pilaster: A shallow post or a rectangular column-like projection. Primarily decorative.
Picture Window: A large, fixed, single-pane window.
Pitch: The degree of a roof's slope.
Porch: The roofed entrance to a house.



Quoins



Shutters

Portico: A roofed entrance to a house that is often columned with a gable roof. It is smaller than a porch.
Prefabrication: The manufacturing of whole buildings or components cast in a factory or on site before being placed in position.
Pre-stressed Concrete: A development of ordinary reinforced concrete. The reinforcing steel is replaced by wire cables in ducts.

Quoins: The dressed stones at the corners of buildings, usually laid so their faces are alternately large and small.

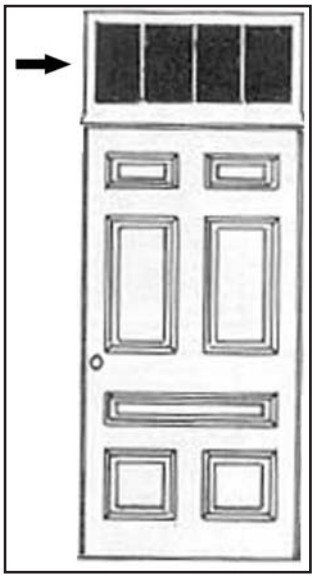
Rehabilitation: The act of returning a property to a state of utility, through repair or alteration, which makes possible an efficient use while preserving its significant features.
Reinforced Concrete: Steel rods are inserted in concrete beams to help them withstand longitudinal stress without collapsing. This development has allowed the construction of very large structures using concrete beams.
Repoint: To remove and replace old mortar from a brick surface.
Resource: Any building, structure, site or object that is part of or constitutes an historic property.
Restoration: The act or process of accurately recovering the form, features and details of an historic property as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work.
Retrofit: To refit original parts of a building with new parts.

Sash Window: A window formed with sashes, or sliding frames running in vertical grooves.
Setback: The distance between a building and the street.
Shutters: Window or door screens featuring horizontal slats that may be articulated, allowing control over air and light transmission. The styles include louvered and paneled. They were historically made of wood, although metal and vinyl non-functioning shutters now exist.
Sidelights: Narrow, vertical windows flanking a door.
Siding: A weatherproof material used for cladding or sheathing the external walls of a wood frame building.
Skylight: A window set into a roof or ceiling to provide extra lighting. Sizes, shapes and placement vary widely.
Soffit: The underside of any architectural element (as of an overhang or staircase).
Stucco: A type of plaster used on exterior walls.

Terra Cotta: Fired but unglazed clay, used mainly for floor and roof tiles. Can be fired in molds to produce a wide range of shapes. Usually red in color.
Transom: A small, usually rectangular window over a door. Some transoms open for ventilation, while some are only decorative.
Trim: The framing or edging of openings and other features on the facade of a building or indoors. Trim is often a different color or material than the adjacent wall.
Turret: A very small, slender tower. In modern homes, usually only ornamental.

Vernacular: Local architecture that generally is not designed by an architect and is characteristic of a particular area, often an interpretation of more high style building traditions.

Weatherboard: Overlapping horizontal boards that cover the wood-framed wall of a building, also called clapboard sheathing or cladding.



Transom

Inventory

The dates provided within this inventory reflect primary and secondary archival research efforts. This includes Sanborn Fire Insurance and Franklin Maps, tax assessment records, real property records, Maryland Inventory of Historic Properties (MIHP) Forms for individual properties and a survey district, stylistic presentations, oral histories, and published town histories.

The period of significance for the Old Town College Park Historic District extends from 1889 to 1950. The University of Maryland has made a distinct contribution to the historic context of the neighborhood. This second period of significance for the university-related properties extends from 1935 to 1965. The neighborhood consists of 215 properties, made up of 295 primary and secondary resources. A total of 211 of the resources are contributing to the historic context of the district, while 84 resources are non-contributing. There are 215 primary resources and 80 secondary resources, including garages, carriage houses, and sheds. Residential buildings make up most of the neighborhood. Primary resources include single-family dwellings, apartments, commercial buildings, educational housing (fraternities and sororities), the church with rectory, an office building, the university police station, the Metro Station Parking Lot, and the Old Parish House. There are 154 contributing primary resources, and 61 non-contributing secondary resources. There are 57 contributing secondary resources, and 23 non-contributing secondary resources.

Contributing resources are recognized for their association with the context of Old Town College Park and were constructed or achieved significance within either of the two periods of significance. These resources retain sufficient integrity of historic qualities including location, design, setting, materials, workmanship, feeling, and association to convey significance to the historic context. Non-contributing resources are not directly associated with the established periods of development in Old Town College Park. These properties were generally constructed after the 1950 date of significance assigned for Old Town College Park and the 1965 date assigned to the university/education-related resources.

The inventory reflects the physical integrity of the Old Town College Park Historic District in April 2006.

	Address	Street	Style/Form	Date[i]	Stories	Exterior Material	Roof Shape	Current Use	District Status[ii]	Integrity[iii]
1.	4602	Calvert Road	Craftsman Bungalow	1920	1.5	Asbestos Shingle	Gable, Side	Domestic	C	
	4602	Calvert Road	Craftsman	ca. 1920	1	Asbestos Shingle	Gable, Side	Garage	C	
2.	4604	Calvert Road	Colonial Revival	1936	2	Brick	Gable, Front	Domestic	C	
	4604	Calvert Road	Vernacular	ca. 1940	1	Weatherboard	Gable, Front	Garage	C	
3.	4606	Calvert Road	Craftsman Cottage	1925	1	Weatherboard	Gable, Side	Domestic	C	
	4606	Calvert Road	Vernacular	ca. 1925	1	Weatherboard	Gable, Front	Garage	C	
4.	4606.5	Calvert Road	Colonial Revival Cape Cod	ca. 1945	1.5	Brick	Gable, Side	Domestic	C	
5.	4608	Calvert Road	Colonial Revival	1940	2	Brick Veneer/ Aluminum Siding	Gable, Side	Domestic	C	
6.	4610	Calvert Road	Colonial Revival, Cape Cod	1936	1.5	Brick	Gable, Side	Domestic	C	
7.	4612	Calvert Road	Colonial Revival	1989	2	Aluminum Siding	Gable, Side	Domestic	NC	
8.	4701	Calvert Road	Colonial Revival	1911	2.5	Weatherboard	Hipped	Domestic	C	
	4701	Calvert Road	Colonial Revival	ca. 1920	1	Weatherboard	Gable, Front	Garage	C	
9.	4704	Calvert Road	Queen Anne/Colonial Revival	1898	2.5	Wood Shingle	Gable, Side with Tower	Domestic	C	
	4704	Calvert Road	Vernacular	ca. 1920	1.5	Weatherboard	Gable, Front	Garage	C	
10.	4707	Calvert Road	Queen Anne	1915	2.5	Asbestos Shingle/Vinyl Siding	Gable, Front	Domestic	C	
	4707	Calvert Road	Vernacular	ca. 1920	1	Weatherboard	Gable, Front	Garage	C	
11.	4708	Calvert Road	Colonial Revival/Craftsman Foursquare	1917	2.5	Wood Shingle/ Weatherboard	Hipped	Domestic	C	
	4708	Calvert Road	Colonial Revival/Craftsman	ca. 1917	1.5	Weatherboard	Gable, Side	Carriage House	C	
12.	4800	Calvert Road	Colonial Revival	1925	2	Brick	Gable, Side	Domestic	C	
13.	4801	Calvert Road	Craftsman Bungalow	1919	1.5	Vinyl Siding	Gable, Side	Domestic	C	
14.	4802	Calvert Road	Colonial Revival	ca. 1900	2.5	Stucco	Hipped	Domestic	C	
15.	4803	Calvert Road	Ranch House	1963	1	Aluminum Siding	Gable, Side	Domestic	NC	
16.	4804	Calvert Road	Modern	ca. 1980	2	Brick Veneer	Mansard	Apartments	NC	

	Address	Street	Style/Form	Date[i]	Stories	Exterior Material	Roof Shape	Current Use	District Status[ii]	Integrity[iii]
17.	4805	Calvert Road	Craftsman Bungalow	ca. 1935	1.5	Asbestos Shingle	Gable, Side	Domestic	C	
	4805	Calvert Road	Craftsman	ca. 1935	1	Weatherboard	Gable, Front	Garage	C	
18.	4809	Calvert Road	Craftsman Bungalow	ca. 1935	1.5	Vinyl Siding	Gable, Side	Domestic	C	
	4809	Calvert Road	Vernacular	ca. 1990	1	Weatherboard	Gable, Front	Shed	NC	
19.	4810	Calvert Road at Columbia Avenue	NA	1993/ 2000	NA	NA	NA	Metro Station Parking Lot	NC	
	4810	Calvert Road	Vernacular	ca. 1935	1.5	Concrete Block	Gable, Side	Vacant (historically educational)	C	
20.	4811	Calvert Road	Colonial Revival, Cape Cod	ca. 1940	1.5	Brick	Gable, Side	Domestic	C	
	4811	Calvert Road	Colonial Revival	ca. 1940	1	Weatherboard	Gable, Front	Garage	C	
21.	4813	Calvert Road	Modern Colonial Revival	1926/ 2002	1	Brick Veneer/ Vinyl Siding	Gable, Front	Domestic (historically Fire Station)	NC	D, M, W, F, A
22.	4815	Calvert Road	Modern	1970	1	Brick Veneer	Flat	Post Office	NC	
23.	4508	College Avenue	Tudor Revival	ca. 1935	2	Stone	Gable, Side	Domestic (rectory)	C	
	4508	College Avenue	Vernacular	ca. 1940	1	Brick/Stone Veneer	Gable, Front	Garage	C	
24.	4512	College Avenue	Gothic Revival	1930 1954 1968	1.5	Stone	Gable, Side	Church	C	
25.	4517	College Avenue	Colonial Revival	ca. 1935	2	Brick	Gable, Side	University-related Housing	C	
26.	4525	College Avenue	Colonial Revival	1963	2.5	Brick Veneer	Hipped	University-related Housing	C	
27.	4531	College Avenue	Colonial Revival	1963	2.5	Brick Veneer	Gable, Side	University-related Housing	C	
28.	4535	College Avenue	Colonial Revival	1963	2.5	Brick Veneer	Gable, Side	University-related Housing	C	

	Address	Street	Style/Form	Date[i]	Stories	Exterior Material	Roof Shape	Current Use	District Status[ii]	Integrity[iii]
29.	4603	College Avenue	Colonial Revival	ca. 1935	2.5	Brick	Gable, Side	University-related Housing	C	
30.	4604	College Avenue	Colonial Revival	ca. 1935	2.5	Brick	Hipped	University-related Housing	C	
31.	4605	College Avenue	Colonial Revival	ca. 1935	2.5	Brick	Gable, Side	University-related Housing	C	
32.	4607	College Avenue	Craftsman Bungalow	1925	1.5	Weatherboard	Gable, Side	Domestic	C	
33.	4609	College Avenue	Colonial Revival, Foursquare	1908	2.5	Weatherboard	Hipped	Domestic	C	
34.	4610	College Avenue	Tudor Revival	1940	2.5	Brick	Hipped	University-related Housing	C	
35.	4611	College Avenue	Colonial Revival	ca. 1935	2.5	Brick	Gable, Side	University-related Housing	C	
36.	4612	College Avenue (7501 Hopkins Avenue)	Colonial Revival	ca. 1935	2	Brick	Gable, Side	University-related Housing	C	
37.	4613	College Avenue	Colonial Revival	1919	2.5	Weatherboard	Hipped	Domestic	C	
38.	4615	College Avenue	Colonial Revival	1931	2.5	Vinyl Siding	Gable, Side	Domestic	C	
	4615	College Avenue	Vernacular	ca. 1945	1	Concrete Block	Gable, Front	Garage	C	
39.	4616	College Avenue	Colonial Revival	1922	2.5	Weatherboard	Hipped	Domestic	C	
	4616	College Avenue	Vernacular	ca. 1965	1	Aluminum Siding	Gable, Front	Garage	NC	
40.	4617	College Avenue	Craftsman	1923	2.5	Vinyl Siding	Gable, Side	Domestic	C	
41.	4618	College Avenue	Spanish Colonial Revival	1927	2.5	Stucco	Pyramidal	Domestic	C **PGHS**	
42.	4619	College Avenue (7408 Rhode Island Avenue)	Colonial Revival	1930	2.5	Brick	Gable, Side	Apartments	C	
	4619	College Avenue	Vernacular	ca. 1930/ 2006	1	Brick	Gable, Side	Garage	NC	
43.	4620	College Avenue	Queen Anne	ca. 1900	1.5	Asbestos Shingles	Pyramidal	Domestic	C	
44.	4622-4624	College Avenue	Vernacular	1908/ 1912	2.5	Asbestos Shingles	Gable, Side/Front	Commercial /Apartments	C **PGHR**	

	Address	Street	Style/Form	Date[i]	Stories	Exterior Material	Roof Shape	Current Use	District Status[ii]	Integrity[iii]
	4622-4624	College Avenue	Vernacular	ca. 1920	1	German Siding	Gable, Front	Garage	C **PGHR**	
45.	4701	College Avenue	Modern Colonial Revival	1998	2	Vinyl Siding	Gable, Front	Domestic	NC	
46.	4702	College Avenue	Modern Colonial Revival/ Split Level	1979	2	Brick Veneer	Gable, Side /False Mansard	Domestic	NC	
47.	4703	College Avenue	Modern Colonial Revival	1998	2	Vinyl Siding	Gable, Side	Domestic	NC	
48.	4705	College Avenue	Modern Colonial Revival	1997	2.5	Vinyl Siding	Gable, Front	Domestic	NC	
49.	4706	College Avenue	Modern Colonial Revival/Split Level	1979	2	Brick Veneer	Gable, Side	Domestic	NC	
50.	4707	College Avenue	Modern Colonial Revival	1997	2	Vinyl Siding	Gable, Side	Domestic	NC	
51.	4709	College Avenue	Modern Colonial Revival/Split Level	1995	2	Vinyl Siding	Gable, Side	Domestic	NC	
52.	4710	College Avenue	Queen Anne	1891	2.5	Aluminum Siding	Gable, Cross	Domestic	C **PGHS**	
53.	4800	College Avenue	Craftsman	1910	2.5	Asbestos Shingle	Gable, Side	Domestic	C	
54.	4801	College Avenue	Dutch Colonial Revival	1950	1.5	Brick Veneer	Gambrel	Domestic	C	
55.	4804	College Avenue	Colonial Revival	1938	2	Wood Shingle	Gable, Side	Domestic	C	
	4804	College Avenue	Vernacular	ca. 1940	1	Aluminum Siding	Gable, Front	Garage	C	
56.	4805	College Avenue	Craftsman	1923	2.5	Vinyl Siding	Gable, Side	Domestic	C	
	4805	College Avenue	Vernacular	ca. 1955	1	Aluminum Siding	Gable, Front	Garage	NC	
57.	4806	College Avenue	Colonial Revival	1955	1	Brick Veneer	Gable, Side	Domestic	NC	
	4806	College Avenue	Vernacular	ca. 1990	1	Concrete Block/ Brick	Gable, Front	Garage	NC	
58.	4812 A	College Avenue	Colonial Revival	1961	3.5	Brick Veneer	Hipped	Garden Apartments	NC	
	4812 B	College Avenue	Colonial Revival	1961	3.5	Brick Veneer	Hipped	Garden Apartments	NC	
59.	7310	Columbia Avenue	Modern	1985	2.5	Brick Veneer	Gable, Side	Apartments	NC	
60.	7400	Columbia Avenue	Vernacular	1990	2	Vinyl Siding	Gable, Front	Domestic	NC	

	Address	Street	Style/Form	Date[i]	Stories	Exterior Material	Roof Shape	Current Use	District Status[ii]	Integrity[iii]
61.	7402	Columbia Avenue	Modern	1981	2	Brick Veneer/ Vertical Board	Gable, Side	Apartments	NC	
62.	7403	Columbia Avenue	Colonial Revival	ca. 1935	2	Brick	Gable, Side	Domestic	C	
63.	7404	Columbia Avenue	Vernacular	1957	2	Brick	Hipped	Apartments	NC	
64.	7405	Columbia Avenue	Vernacular	ca. 1850/ moved 1925	2	Aluminum Siding	Mansard	Domestic	C	
	7405	Columbia Avenue	Vernacular	ca. 1980	1.5	Aluminum Siding	Gambrel	Garage	NC	
65.	7406	Columbia Avenue	Queen Anne	1888	2.5	Asbestos Shingles	Gable, Front	Domestic	C **PGHS**	
	7406	Columbia Avenue	Vernacular	ca. 1920	1	German Siding	Gable, Side	Shed	C **PGHS**	
66.	7407	Columbia Avenue	Colonial Revival	1946	2	Brick/Stucco	Gable, Side	Domestic	C	
67.	7409	Columbia Avenue	Colonial Revival	1946	2	Brick/Stucco	Gable, Side	Domestic	C	
68.	7410	Columbia Avenue	Colonial Revival	1906	2.5	Vinyl Siding	Gable, Side	Domestic	C	
	7410	Columbia Avenue	Vernacular	ca. 1915	1	Weatherboard	Gable, Front	Garage	C	
69.	7411	Columbia Avenue	Colonial Revival	1946	2	Brick/Stucco	Gable, Side	Domestic	C	
70.	7413	Columbia Avenue	Modern Colonial Revival	ca. 2000	2	Brick Veneer/ Vinyl Siding	Gable, Side	Domestic	NC	
71.	7508	Columbia Avenue	Vernacular	1938/ 2002	1	Vinyl Siding	Gable, Side	Domestic	NC	D, M, W
72.	7510	Columbia Avenue	Vernacular	ca. 1935/ 2002	1	Vinyl Siding	Gable, Front	Domestic	NC	D, M, W
	7510	Columbia Avenue	Vernacular	ca. 1950	1	Asbestos Shingles	Gable, Front	Shed	C	
	7510	Columbia Avenue	Vernacular	ca. 1955	1	Concrete Block	Gable, Front	Garage	NC	
73.	7300	Dartmouth Avenue	Dutch Colonial Revival (originally Queen Anne)	1910	2.5	Brick	Gambrel	Domestic	C	
74.	7303	Dartmouth Avenue	Colonial Revival Cape Cod	1935	1.5	Brick	Gable, Side	Domestic	C	
	7303	Dartmouth Avenue	Vernacular	ca. 1950	1	Vertical Board	Gable, Front	Shed	C	
75.	7400	Dartmouth Avenue	Queen Anne	1896	2.5	Weatherboard	Gable, Side	Domestic	C **PGHS**	
	7400	Dartmouth Avenue	Vernacular	ca. 1896	2	Weatherboard	Gable, Side	Carriage House	C **PGHS**	

	Address	Street	Style/Form	Date[i]	Stories	Exterior Material	Roof Shape	Current Use	District Status[ii]	Integrity[iii]
	7400	Dartmouth Avenue	Vernacular	ca. 1896	1	German Siding	Shed	Shed (historically chicken coop)	C **PGHS**	
76.	7401	Dartmouth Avenue	Colonial Revival	1926	2.5	Brick	Gable, Side	Domestic	C	
	7401	Dartmouth Avenue	Vernacular	ca. 1925	1	Vertical Board	Gable, Front	Garage	C	
77.	7402	Dartmouth Avenue	Split Level	1981	2	Brick Veneer	Gable, Side	Domestic	NC	
	7402	Dartmouth Avenue	Vernacular	ca. 2003	1	Brick Posts	Gable, Side	Gazebo	NC	
78.	7403	Dartmouth Avenue	Colonial Revival	ca. 1918	2.5	Brick Veneer	Gable, Side	Domestic	C	
	7403	Dartmouth Avenue	Vernacular	ca. 2000	1	Brick	Gable, Front	Garage	NC	
79.	7404	Dartmouth Avenue	Split Level	1980	2	Brick Veneer/ Aluminum Siding	Gable, Side	Domestic	NC	
80.	7405	Dartmouth Avenue	Ranch House	1949	1	Brick Veneer	Gable, Side	Domestic	C	
	7405	Dartmouth Avenue	Vernacular	ca. 1980	1	Wood Posts	Shed	Carport	NC	
81.	7406	Dartmouth Avenue	Colonial Revival	1910	2.5	Brick	Gable, Side	Domestic	C	
82.	7503	Dartmouth Avenue	Dutch Colonial Revival	1922	1.5	Weatherboard	Gambrel	Domestic	C	
	7503	Dartmouth Avenue	Craftsman	ca. 1922	1	Weatherboard	Pyramidal	Garage	C	
83.	7505	Dartmouth Avenue	Craftsman Bungalow	1922	1.5	Asphalt Shingle	Gable, Side	Domestic	C	
	7505	Dartmouth Avenue	Craftsman	ca. 1922	1	German Siding	Gable, Front	Garage	C	
84.	7507	Dartmouth Avenue	Vernacular	1890/ 2003	2	Aluminum Siding, German Siding	Gable, Side	Domestic	NC	D, M, W
85.	7508	Dartmouth Avenue	Split Level	1987	1.5	Brick Veneer/ Vinyl Siding	Gable, Side	Domestic	NC	
86.	7302	Dickinson Avenue	Colonial Revival Cape Cod	ca. 1940	1.5	Asbestos Shingle	Gable, Side	Domestic	C	
	7302	Dickinson Avenue	Vernacular	ca. 1940	1	Aluminum Siding	Gable, Front	Garage	C	
87.	7303	Dickinson Avenue	Craftsman	1940	1.5	Aluminum Siding	Gable, Front	Domestic	C	
88.	7304	Dickinson Avenue	Modern	1966	2	Brick Veneer	Flat	Apartments	NC	S
89.	7305	Dickinson Avenue	Moderne	ca. 1940	1.5	Brick	Gable, Cross	Domestic	C	
90.	7307	Dickinson Avenue	Moderne	ca. 1940	1	Brick	Hipped	Domestic	C	
91.	7309	Dickinson Avenue	Moderne	ca. 1940	1.5	Brick	Gable, Cross	Domestic	C	
92.	7310	Dickinson Avenue	Colonial Revival Cape Cod	1938	1.5	Brick	Gable, Side	Domestic	C	

	Address	Street	Style/Form	Date[i]	Stories	Exterior Material	Roof Shape	Current Use	District Status[ii]	Integrity[iii]
93.	7402	Dickinson Avenue	Craftsman Bungalow	1918	1.5	Vinyl Siding	Gable, Side	Domestic	C	
94.	7404	Dickinson Avenue	Modern Colonial Revival Split Level	1996	2	Brick Veneer/ Vinyl Siding	Gable, Side	Domestic	NC	
95.	7405	Dickinson Avenue	Colonial Revival	1922	2	Weatherboard	Gable, Side	Domestic	C	
96.	7406	Dickinson Avenue	Craftsman	1920	2.5	Vinyl Siding	Gable, Side	Domestic	C	
97.	7407	Dickinson Avenue	Tudor Revival	ca. 1935	1	Brick	Gable, Cross	Domestic	C	
98.	7409	Dickinson Avenue	Colonial Revival Cape Cod	ca. 1935	1.5	Brick	Gable, Side	Domestic	C	
	7409	Dickinson Avenue	Vernacular	ca. 1935	1	Aluminum Siding	Gable, Front	Garage	C	
99.	7504	Dickinson Avenue	Craftsman (altered)	ca. 1935	2	Asbestos Shingle/Wood Shingles	Gable, Side	Domestic	C	D
100.	7505	Dickinson Avenue	Colonial Revival	1932	1.5	Asbestos Shingle	Gable, Cross	Domestic	C	
	7505	Dickinson Avenue	Vernacular	ca. 1980	0.5	Vinyl Siding	Shed	Shed	NC	
101.	7506	Dickinson Avenue	Colonial Revival	1927	2	Aluminum Siding	Gable, Side	Domestic	C	
102.	7508	Dickinson Avenue	Dutch Colonial Revival	ca. 1941	2	Brick/ Asbestos Shingles	Gable, Side	Domestic	C	
103.	7509	Dickinson Avenue	Ranch House	1953	1	Brick	Gable, Side	Domestic	NC	
104.	7511	Dickinson Avenue	Cape Cod	1953	1.5	Brick	Gable, Side	Domestic	NC	
105.	7507	Girard Street	Colonial Revival Cape Cod	1945	1.5	Asbestos Shingle	Gable, Side	Domestic	C	
106.	7508	Girard Street	Craftsman Bungalow (altered)	1923	1 & 2	Vinyl Siding	Hipped	Domestic	NC	D, M, W, F
107.	7509	Girard Street	Modern Colonial Revival Split Level	1981	2	Aluminum Siding/Brick Veneer	Gable, Side	Domestic	NC	
108.	7510	Girard Street	Ranch House	1959	1	Aluminum Siding/Asphalt Shingle	Gable, Side	Domestic	NC	
109.	7511	Girard Street	Vernacular	1900	2	Asbestos Shingle	Gable, Side	Domestic	C	
110.	7512	Girard Street	Ranch House	1959	1	Vinyl Siding	Gable, Side	Domestic	NC	
111.	7513	Girard Street	Queen Anne	1900	2	Asbestos Shingle	Gable, Front	Domestic	NC	D, F
112.	7514	Girard Street	Colonial Revival	1947	1.5	Aluminum Siding	Gable, Side	Domestic	C	

	Address	Street	Style/Form	Date[i]	Stories	Exterior Material	Roof Shape	Current Use	District Status[ii]	Integrity[iii]
	7514	Girard Street	Vernacular	ca. 1955	1.5	Concrete Block	Gable, Front	Garage	NC	
113.	7516	Girard Street	Colonial Revival Cape Cod	1947	1.5	Asbestos Shingle	Gable, Side	Domestic	C	
	7516	Girard Street	Vernacular	ca. 1985	1	Plywood	Shed	Shed	NC	
114.	7518	Girard Street	Ranch House	1948	1	Aluminum Siding	Gable, Side	Domestic	C	
115.	4504	Hartwick Road	Craftsman	1926	2	Vinyl Siding	Gable, Front	Domestic	C	M
	4504	Hartwick Road	Vernacular	ca. 1926	1	Fiber-Cement Siding	Pyramidal	Shed	C	
116.	4506	Hartwick Road	Craftsman Bungalow	1922	1.5	Vinyl Siding	Gable, Side	Domestic	C	
	4506	Hartwick Road	Vernacular	ca. 1926	1	Weatherboard	Gable, Front	Garage	C	
117.	4508	Hartwick Road	Craftsman Bungalow	1923	1.5	Aluminum Siding	Gable, Side	Domestic	C	M
	4508	Hartwick Road	Vernacular	ca. 1925	1	Weatherboard	Gable, Side	Garage	C	
118.	4510	Hartwick Road	Craftsman Bungalow	1924	1.5	Stucco/Half Timbering	Gable, Side	Domestic	C	
	4510	Hartwick Road	Vernacular	ca. 1924	1	Weatherboard	Gable, Front	Garage	C	
119.	4512	Hartwick Road	Craftsman Foursquare	1922	2.5	Vinyl Siding/Wood Shingles	Pyramidal	Domestic	C	
	4512	Hartwick Road	Vernacular	ca. 1940	1	Weatherboard	Gable, Front	Garage	C	
120.	4600	Hartwick Road	Dutch Colonial Revival	1932	1.5	Aluminum Siding	Gable, Side	Domestic	C	
121.	4602	Hartwick Road	Moderne	ca. 1940	1.5	Brick	Hipped	Domestic	C	
122.	4604	Hartwick Road	Colonial Revival (altered)	ca. 1930/ 1990s	1.5	Stone Veneer/ Aluminum Siding	Gable, Side	Domestic	NC	D,M,W,F, S
	4604	Hartwick Road	Vernacular	ca. 1940	1	Pressed Aluminum Siding	Gable, Front	Garage	C	
123.	4606	Hartwick Road	Dutch Colonial Revival	1929	2	Weatherboard	Gable, Front	Domestic	C	
	4606	Hartwick Road	Vernacular	ca. 1929	1	Weatherboard	Gable, Front	Garage	C	
124.	4608	Hartwick Road	Colonial Revival Cape Cod	1920	1.5	Brick	Gable, Side	Domestic	C	
125.	4610	Hartwick Road	Dutch Colonial Revival	1925	2	Aluminum Siding	Gable, Side	Domestic	C	

	Address	Street	Style/Form	Date[i]	Stories	Exterior Material	Roof Shape	Current Use	District Status[ii]	Integrity[iii]
	4610	Hartwick Road	Vernacular	ca. 1945	1	Pressed Aluminum Sheets	Gable, Front	Garage	C	
126.	7304	Hopkins Avenue	Colonial Revival, Cape Cod	ca. 1935	1.5	Brick	Gable, Side	Domestic	C	
	7304	Hopkins Avenue	Vernacular	ca. 1940	1	Weatherboard	Gable, Front	Garage	C	
127.	7305	Hopkins Avenue	Colonial Revival, Cape Cod	ca. 1935	1.5	Brick	Gable, Side	Domestic	C	
128.	7306	Hopkins Avenue	Tudor Revival	ca. 1940	2	Brick	Gable, Side	Domestic	C	
129.	7307	Hopkins Avenue	Vernacular	1926	1.5	Aluminum Siding	Gable, Front	Domestic	C	M
130.	7308	Hopkins Avenue	Moderne	ca. 1940	1.5	Brick	Hipped	Domestic	C	
	7308	Hopkins Avenue	Moderne	ca. 1940	1	Brick	Flat	Garage	C	
131.	7309	Hopkins Avenue	Colonial Revival	1943	1	Vinyl Siding	Gable, Side	Domestic	C	M
	7309	Hopkins Avenue	Vernacular	ca. 1940	1	Asbestos Shingles	Gable, Front	Garage	C	
132.	7310	Hopkins Avenue	Moderne	ca. 1940	1.5	Brick	Gable, Cross	Domestic	C	
133.	7400	Hopkins Avenue	Craftsman Bungalow	1918	1.5	Asbestos Shingle	Gable, Side	Domestic	C	
134.	7403	Hopkins Avenue	Dutch Colonial Revival	ca. 1930	1.5	Brick	Gambrel	Domestic	C	
135.	7404	Hopkins Avenue	Craftsman Bungalow	1928	1.5	Vinyl Siding	Gable, Side	Domestic	C	
	7404	Hopkins Avenue	Vernacular	ca. 1928	1	Weatherboard	Gable, Front	Garage	C	
136.	7504	Hopkins Avenue	Colonial Revival, Cape Cod	ca. 1935	1.5	Vinyl Siding	Gable, Side	Domestic	C	
	7504	Hopkins Avenue	Vernacular	ca. 1935	1	Aluminum Siding	Gable, Side	Garage	C	
137.	7505	Hopkins Avenue	Colonial Revival, Cape Cod	1934	1.5	Brick	Gable, Side	Domestic	C	
	7505	Hopkins Avenue	Vernacular	ca. 1934	1	Brick Veneer	Gable, Front	Garage	C	
138.	7506	Hopkins Avenue	Colonial Revival, Cape Cod	ca. 1935	1.5	Stone Veneer	Gable, Side	Domestic	C	
139.	7507	Hopkins Avenue	Colonial Revival, Cape Cod	1947	1.5	Brick Veneer	Gable, Side	Domestic	C	
	7507	Hopkins Avenue	Vernacular	ca. 1945	1	Brick Veneer	Gable, Side	Garage	C	
140.	7509	Hopkins Avenue	Modern Colonial Revival Cape Cod	1996	1.5	Vinyl Siding	Gable, Side	Domestic	NC	
141.	7510	Hopkins Avenue	Colonial Revival	1962	2	Brick Veneer	Flat	Apartments	NC	

	Address	Street	Style/Form	Date[i]	Stories	Exterior Material	Roof Shape	Current Use	District Status[ii]	Integrity[iii]
142.	4514	Knox Road	Colonial Revival	1963	2.5	Brick Veneer	Gable, Side	University-related Housing	C	
143.	4516	Knox Road	Colonial Revival	1963	2.5	Brick Veneer	Gable, Side	University-related Housing	C	
144.	4517	Knox Road	Colonial Revival	ca. 1935	2.5	Brick	Hipped and Gable, Side	University-related Housing	C	
145.	4518	Knox Road	Colonial Revival	1963	2.5	Brick Veneer	Gable, Cross	University-related Housing	C	
146.	4601	Knox Road	Dutch Colonial Revival	1927	2	Weatherboard	Gable, Side	Domestic	C	
147.	4603	Knox Road	Colonial Revival Cape Cod	1947	1.5	Vinyl Siding	Gable, Side	Domestic	C	
148.	4604	Knox Road	Modern	1959	2.5	Brick Veneer	Hipped	Apartments	NC	
149.	4607	Knox Road	Colonial Revival	ca. 1935	2.5	Brick	Gambrel/ Flat	University-related Housing	C	
150.	4608	Knox Road	Tudor Revival	1935	1.5	Asbestos Shingles	Gable, Cross	Domestic	C	
	4608	Knox Road	Vernacular	ca. 1935	1	Asbestos Shingles	Gable, Front	Garage	C	
151.	4609	Knox Road	Tudor Revival, vernacular	1940	1.5	Vinyl Siding	Gable, Cross	Domestic	C	
152.	4610	Knox Road	Craftsman	1923	1.5	Stucco	Gable, Front	Domestic	C	
	4610	Knox Road	Vernacular	ca. 1923	1	German Siding	Gable, Front	Garage	C	
153.	4611	Knox Road	Tudor Revival, vernacular	ca. 1938	1.5	Vinyl Siding	Multi-Gable	Domestic	C	
154.	4613	Knox Road	Colonial Revival, vernacular	ca. 1938	1.5	Vinyl Siding	Gable, Side	Domestic	C	
	4613	Knox Road	Vernacular	ca. 1938	1.5	Vinyl Siding	Gable, Front	Garage	C	
155.	4615	Knox Road	Colonial Revival/ Craftsman	1922	2	Vinyl Siding	Hipped	Domestic	C	
	4615	Knox Road	Vernacular	ca. 1925	1	Weatherboard	Gable, Front	Garage	C	
156.	4620-4622	Knox Road	Modern	1947	3	Brick Veneer	Hipped	Garden Apartment	C	

	Address	Street	Style/Form	Date[i]	Stories	Exterior Material	Roof Shape	Current Use	District Status[ii]	Integrity[iii]
	4624-4626	Knox Road	Modern	1947	3	Brick Veneer	Hipped	Garden Apartment	C	
	4620-4626	Knox Road	Vernacular	ca. 1947	1	Concrete Block	Hipped with Cupola	Shed	C	
157.	4711	Knox Road	Vernacular	ca. 1817/ 1912/ 1957	1.5	Brick	Gable, Side	Government (formerly outbuilding, church & clubhouse)	C **PGHS**	
158.	4500	Lehigh Road	Colonial Revival/ Commercial	1963	1.5	Brick Veneer	Gable, Cross	Commercial (offices)	NC	
159.	4600	Norwich Road	Colonial Revival	ca. 1940	2.5	Brick	Gable, Side	University-related Housing	C	M
160.	4607	Norwich Road	Craftsman Bungalow	1922	1.5	Weatherboard	Gable, Side	Domestic	C	
	4607	Norwich Road	Vernacular	ca. 1922	1	Weatherboard	Gable, Front	Garage	C	
	4607	Norwich Road	Vernacular	ca. 1990	1	Aluminum Siding	Gable, Front	Garage	NC	
161.	4615	Norwich Road	Modern Colonial Revival Cape Cod	1996	1.5	Brick Veneer/ Vinyl Siding	Gable, Side	Domestic	NC	
162.	4617	Norwich Road	Colonial Revival	1952	2.5	Brick Veneer	Gable, Side	University-related Housing	C	
163.	4619	Norwich Road	Modern Colonial Revival	1999	2	Brick Veneer/ Vinyl Siding	Gable, Side	Domestic	NC	
164.	4701	Norwich Road	Ranch House	1971	1.5	Brick Veneer/ Aluminum Siding	Gable, Side	Domestic	NC	
165.	4702	Norwich Road	Ranch House	1944	1	Brick Veneer/ Vertical Board	Gable, Side	Domestic	C	
	4702	Norwich Road	Vernacular	ca. 1995	1	Plywood	Gable, Side	Shed	NC	
166.	4703	Norwich Road	Ranch House	1972	1	Brick Veneer/ Aluminum Siding	Gable, Side	Domestic	NC	
167.	4704	Norwich Road	Colonial Revival Cape Cod	ca. 1935	1.5	Vinyl Siding	Gable, Side	Domestic	C	
	4704	Norwich Road	Vernacular	ca. 1935	1	Aluminum Siding	Gable, Front	Garage	C	

	Address	Street	Style/Form	Date[i]	Stories	Exterior Material	Roof Shape	Current Use	District Status[ii]	Integrity[iii]
168.	4705	Norwich Road	Ranch House	1971	1	Brick Veneer/ Aluminum Siding	Gable, Side	Domestic	NC	
169.	4706	Norwich Road	Colonial Revival Cape Cod	ca. 1935	1.5	Vinyl Siding	Gable, Side	Domestic	C	
	4706	Norwich Road	Vernacular	ca. 1935	1	Aluminum Siding	Gable, Front	Garage	C	
170.	4707	Norwich Road	Ranch House	1971	1	Brick Veneer/ Aluminum Siding	Gable, Side	Domestic	NC	
171.	4708	Norwich Road	Vernacular	1900	2	Vinyl Siding	Gable, Front	Domestic	C	
172.	4709	Norwich Road	Ranch House	1971	1	Brick Veneer/ Aluminum Siding	Gable, Side	Domestic	NC	
173.	4710	Norwich Road	Queen Anne, Vernacular	1900	2	Asbestos Shingle	Gable, Front	Domestic	C	
	4710	Norwich Road	Vernacular	ca. 1930	1	Asbestos Shingle	Gable, Front	Garage	C	
174.	4711	Norwich Road	Ranch House	1971	1	Brick Veneer/ Aluminum Siding	Gable, Side	Domestic	NC	
175.	4715	Norwich Road	Craftsman (altered)	ca. 1935	1.5	Asbestos Shingle/Stucco	Gable, Side	Domestic	NC	D, M, W
	4715	Norwich Road	Vernacular	ca. 1960	1	Concrete Block	Gable, Front	Garage	NC	
176.	4803	Norwich Road	Ranch House	1971	1	Brick Veneer	Gable, Side	Domestic	NC	
177.	4805	Norwich Road	Ranch House	1971	1	Brick Veneer/ Aluminum Siding	Gable, Front	Domestic	NC	
178.	4807	Norwich Road	Ranch House	1971	1	Brick Veneer	Gable, Side	Domestic	NC	
179.	4808	Norwich Road	Ranch House	1962	1	Vinyl Siding	Gable, Side	Domestic	NC	
180.	4811	Norwich Road	Ranch House	1971	1	Brick Veneer/ Aluminum Siding	Gable, Side	Domestic	NC	
181.	7201	Princeton Avenue	Moderne	1948	3	Brick Veneer	Flat	Apartments	C	
182.	7304	Princeton Avenue	Colonial Revival Cape Cod	1933	1.5	Brick	Gable, Side	Domestic	C	
	7304	Princeton Avenue	Vernacular	ca. 1933	1	Brick Veneer	Gable, Front	Garage	C	
183.	7305	Princeton Avenue	Craftsman Foursquare	1915	2.5	Weatherboard/ Stucco	Pyramidal	Domestic	C	

	Address	Street	Style/Form	Date[i]	Stories	Exterior Material	Roof Shape	Current Use	District Status[ii]	Integrity[iii]
184.	7306	Princeton Avenue	Tudor Revival (altered)	1933	1.5	Brick/ Vinyl Siding	Multi-Gable	Domestic	NC	D, M, W
	7306	Princeton Avenue	Vernacular	ca. 2003	1	Brick Veneer	Gable, Front	Garage	NC	
	7306	Princeton Avenue	Vernacular	ca. 2005	2	Aluminum Siding	Gable, Front	Garage	NC	
185.	7307	Princeton Avenue	Craftsman Foursquare	1915	2.5	Stucco/Wood Shingle	Gable, Side	Domestic	C	
	7307	Princeton Avenue	Vernacular	ca. 1920	1	German Siding	Gable, Front	Garage	C	
186.	7309	Princeton Avenue	Craftsman Foursquare	1915	2.5	Aluminum Siding/Stucco	Pyramidal	Domestic	C	
	7309	Princeton Avenue	Vernacular	ca. 1980	1	Aluminum Siding	Gable, Front	Garage	NC	
187.	7401	Princeton Avenue	Colonial Revival	ca. 1935	2.5	Brick	Gable, Side	University-related Housing	C	
188.	7402	Princeton Avenue	Colonial Revival	1963	2.5	Brick Veneer	Gable, Side	University-related Housing	C	
189.	7407	Princeton Avenue	Colonial Revival	ca. 1935	2.5	Brick	Gable, Side	University-related Housing	C	
190.	7503	Princeton Avenue	Colonial Revival/ Craftsman	ca. 1935	2.5	Brick	Gable, Side	Domestic	C	
	7503	Princeton Avenue	Vernacular	ca. 1935	1	Brick Veneer	Gable, Front	Garage	C	
191.	7504	Princeton Avenue	Vernacular	ca. 1920	1	Asbestos Shingles	Gable, Side	Shed	C	
192.	7507	Princeton Avenue	Vernacular	2006	2.5	Brick Veneer/ Vinyl Siding	Gable, Side	Domestic	NC	
193.	7508	Princeton Avenue	Craftsman Bungalow	1920	1.5	Weatherboard	Gable, Side	Domestic	C	
	7508	Princeton Avenue	Vernacular	ca. 1970	1	Aluminum Siding	Gable, Front	Garage	NC	
194.	7509	Princeton Avenue	Colonial Revival/Craftsman	1927	2	Brick Veneer	Gable, Side	Domestic	C	
	7509	Princeton Avenue	Vernacular	ca. 1940	1	Weatherboard	Gable, Front	Garage	C	
195.	7510	Princeton Avenue	Craftsman Bungalow	1922	1.5	Aluminum Siding	Gable, Side	Domestic	C	
196.	7511	Princeton Avenue	Colonial Revival	ca. 1935	2.5	Brick	Gable, Cross	University-related Housing	C	

	Address	Street	Style/Form	Date[i]	Stories	Exterior Material	Roof Shape	Current Use	District Status[ii]	Integrity[iii]
197.	7512	Princeton Avenue	Colonial Revival	ca. 1925	2	Vinyl Siding	Gable, Side	Domestic	C	M
198.	NA	Randolph Macon Avenue	Vernacular	ca. 1990	1	Metal	Gable, Side	Garage	NC	
199.	7302	Rhode Island Avenue	Craftsman Bungalow	1926	1.5	Wood Shingle	Gable, Side	Domestic	C	
200.	7304	Rhode Island Avenue	Craftsman Bungalow	1922	1.5	Asbestos Shingles	Gable, Side	Domestic	C	
	7304	Rhode Island Avenue	Vernacular	ca. 1922	1	German Siding	Gable, Front	Garage	C	
201.	7306	Rhode Island Avenue	Craftsman Bungalow	1926	1.5	Fiber-Cement Siding/ Aluminum Siding	Gable, Side	Domestic	C	M
202.	7308	Rhode Island Avenue	Colonial Revival	1928	2.5	Asbestos Shingle	Hipped	Domestic	C	
203.	7400	Rhode Island Avenue	Queen Anne	1900	2.5	Weatherboard	Gable, Cross	Apartment	C	
204.	7404	Rhode Island Avenue	Colonial Revival	1938	1.5	Brick	Gable, Front	Domestic	C	
	7404	Rhode Island Avenue	Vernacular	ca. 1938	1	German Siding	Shed	Shed	C	
205.	7501	Rhode Island Avenue	Vernacular	1950	1.5	Aluminum Siding	Gable, Side	Commercial (formerly Domestic)	C	
206.	7505	Rhode Island Avenue	Ranch House	1974	1	Brick Veneer/ Aluminum Siding	Gable, Side	Domestic	NC	
	7505	Rhode Island Avenue	Vernacular	ca. 1974	1	Aluminum Siding	Gable, Front	Garage	NC	
207.	7506	Rhode Island Avenue	Colonial Revival	1927	2	Vinyl Siding	Gable, Side	Domestic	C	
208.	7508	Rhode Island Avenue	Modern Colonial Revival	ca. 2000	2	Brick Veneer/ Vinyl Siding	Gable, Side	Domestic	NC	
209.	7509	Rhode Island Avenue	Ranch House	1978	1	Brick Veneer/ Aluminum Siding	Gable, Side	Domestic	NC	
	7509	Rhode Island Avenue	Vernacular	ca. 1978	1	Aluminum Siding	Gable, Front	Garage	NC	

	Address	Street	Style/Form	Date[i]	Stories	Exterior Material	Roof Shape	Current Use	District Status[ii]	Integrity[iii]
210.	7510	Rhode Island Avenue	Modern Colonial Revival	ca. 2000	2	Brick Veneer/ Vinyl Siding	Gable, Side	Domestic	NC	
211.	7512	Rhode Island Avenue	Craftsman	1917	2	Stucco	Hipped	Domestic	C	
212.	7301	Yale Avenue	Craftsman	1925	2.5	Vinyl Siding	Gable, Side	Domestic	C	D
	7301	Yale Avenue	Craftsman	ca. 1925	1	Asphalt Shingle	Hipped	Garage	C	
213.	7303	Yale Avenue	Craftsman	1927	2.5	Aluminum Siding	Hipped	Domestic	C	
214.	7305	Yale Avenue	Craftsman	1933	2.5	Brick	Hipped	Domestic	C	
215.	7505	Yale Avenue	Modern	ca. 1960	1	Brick Veneer	Gable, Cross	University-Related Police Station	C	

[i] The dates provided within this inventory reflect a review of primary and secondary source materials. These include Sanborn Fire Insurance and Franklin Maps, tax assessments records, real property records, MHT Inventory Forms for individual properties and a survey district, stylistic presentations, oral histories, and published town histories.

[ii] Contributing resources are recognized for their association with the context of Old Town College Park. These resources date from the periods between 1889-1950 and 1935-1965. They retain sufficient integrity of location, design, setting, materials, workmanship, feeling, and association to convey significance to the context. Non-contributing resources are not directly associated with the established periods of development in Old Town College Park. These properties were generally constructed after the 1950 date of significance assigned for Old Town College Park and the 1965 date assigned to the university/education-related resources. **PGHS** denotes that a property has been designated individually as a Prince George's County Historic Site. **PGHR**, Prince George's County Historic Resource, denotes that a property has been partially documented and included within the Inventory of the Prince George's County *1992 Historic Sites and Districts Plan.* As such, the filing of a building permit or a development proposal affecting a PGHR will require that the property be evaluated for potential designation as an Historic Site.

[iii] The Integrity column only includes information on properties that date within the district's Periods of Significance (1889-1950/1935-1965) **and** have been found to lack sufficient integrity, which is defined as the ability of a property to convey its significance to the established context. The integrity of each of these properties was evaluated using the National Park Service's seven aspects—design, workmanship, feelings, association, materials, location, and setting. The first letter of each aspect indicates the aspects of integrity determined to be lacking in these individual properties. *Please note that in all cases, changes to a property, including restoration, renovation, and/or alteration, may alter the level of integrity and necessitate a reassessment.*

Tax Incentives

Prince George's County Preservation Tax Credit Application forms are available from the HPC office

Historic Preservation Commission
c/o M-NCPPC
County Administration Building
14741 Gov. Oden Bowie Drive
Upper Marlboro, Maryland 20772
(301) 952-3520

or can be downloaded from the HPC web page.

www.mncppc.org

County Tax Incentives

Owners of property located within a locally designated historic district may be eligible for a preservation tax credit on their County property taxes. The **Prince George's County Historic Preservation Tax Credit** allows for 10% of the cost of approved restoration work or 5% of the cost of compatible new construction. You may be able to take advantage of the tax credit even if you completed the work before your property or the district is designated. A property not listed as an Historic Site or resource within an historic district at the time restoration work is undertaken may become eligible for the preservation tax credit if the district is subsequently designated and if the claim is filed within five years of completion of work. To take advantage of the County property tax credit, your plans must be approved by the HPC. Take before and after photographs of your property--you will need to submit them to the HPC with the application form and your expense receipts for review. The HPC will forward the approved application to the County Office of Finance for processing.

State Tax Incentives

The Heritage Preservation Tax Credit Program, administered by the Maryland Historical Trust, provides Maryland income tax credits equal to 20% of the qualified capital costs expended in the rehabilitation of a "certified heritage structure."

A certified heritage structure can include structures:

- individually listed in the National Register of Historic Places;
- designated as a historic property under local law and determined by the Director to be eligible for listing on the National Register of Historic Places;
- located in a historic district listed in the National Register of Historic Places or in a local historic district that the Director determines is eligible for listing on the National Register of Historic Places and certified by the Director as contributing to the significance of the district; or
- located in a certified heritage area and certified by the Maryland Heritage Areas Authority as contributing to the significance of the certified heritage area.

The credit is available for owner-occupied residential property as well as income-producing property. The rehabilitation expenditure in a 24-month period must be substantial, exceeding $5,000 for owner-occupied residential property, and the greater of the adjusted basis of the structure (generally the purchase price, minus the value of the land, minus any depreciation taken) or $5,000 for all other property. The rehabilitation must conform to the Secretary of the Interior's Standards for Rehabilitation and must be certified by the Maryland Historical Trust. If the credit exceeds the taxpayer's tax liability, a refund may be claimed in the amount of the excess. Additionally, organizations exempt from taxation under Section 501(c)(3) of the Internal Revenue Code are also eligible for a refund.

Frequently Asked Questions

How long will it take for MHT to process my Part 1 and 2 once it is received?

Ordinarily the processing time is approximately 30 days. It may be longer or shorter depending on the volume of tax credit applications received at that time. MHT staff will contact you if they have questions about your application or if you need to provide additional information. If you wish to confirm your application has been received, MHT recommends you send it by a courier that tracks its packages or by USPS Certified Mail Return Receipt.

Qualifying for tax credits/refunds:

How do I find out if my property is eligible for the credit?

Your property is eligible for the credit if it is locally designated as a landmark, contributes to the significance of a locally designated historic district, or if it is listed on the National Register either individually or as contributing to a district. The Maryland Historical Trust (MHT) maintains a list of National Register properties; both individually listed and district properties.

Contact Jan Gowing at jgowing@mdp.state.md.us or visit the MHT website at www.marylandhistoricaltrust.net and look under "Sites and Inventories/National Register" to see if your property is on the list. Local planning offices maintain lists of locally designated historic properties. Call your local planning office for details. If you don't know how to get in touch with your local planning office, contact Scott Whipple at swhipple@mdp.state.md.us, for that information.

How do I find out if my property contributes to the significance of a National Register or local historic district?

Nomination forms for both National Register and local historic districts may list contributing properties within the district boundaries. All nomination forms should contain information about the historic significance of the district and how the structures within that district contribute to its significance.

Contact Jan Gowing or your local planning office (see contact information above) to request historic district documentation. Whether or not a structure contributes to the significance of a historic district is ultimately determined by the MHT based on all available documentation.

Qualifying rehabilitation work:

Are architectural fees eligible?

Yes. Architectural, engineering, and similar consultant fees, including tax credit consulting fees, are eligible.

What about acquisition costs, financing charges and building permit fees?

These costs are not eligible.

Are plumbing, HVAC and electrical system upgrade costs eligible?

Yes, as long as the work does not negatively impact historic elements of the interior or exterior.

Are kitchen and bathroom rehabilitation costs eligible?

Yes. The cost for new appliances is also eligible when part of an overall rehabilitation scheme that is not determined by MHT to be remodeling only.

Are landscaping costs eligible?

The costs associated with the restoration of significant historic landscape features, such as parterre gardens, walls, or garden walks, are eligible when there is adequate documentation as to the feature's historic significance. All other landscaping costs are not eligible.

Are patios, back decks, roof decks, or similar new construction eligible?

No. New construction does not qualify.

Are rehabilitation costs for barns, garages, and other outbuildings eligible?

If these structures are historically associated with the primary structure and contribute to the significance of the site, then the rehabilitation costs are eligible. Non-historic structures are not eligible.

Can I install skylights to light interior rooms?

Skylights are usually discouraged; however, they are reviewed on a case-by-case basis.

Are interior finishes eligible?

Capital expenditures are eligible for the credit. For the interior, this usually means finishes that become part of the structure. Eligible costs may include repair or restoration of wainscoting, mantles, interior shutters, molding and plaster. Finishes that are not eligible include, but are not limited to, carpet, drapery, or mirrors. Consult MHT staff for a final determination of eligibility.

I am rehabilitating my 1885 Queen Anne structure that has a 1960s addition. Is work done on the non-historic addition eligible?

Yes. MHT recognizes that buildings change over time. Reviewers will judge all proposed changes to the building against the appearance of the building before the rehabilitation project began. Work done within the existing walls of the structure, both historic and non-historic, is eligible.

My historic house had vinyl siding installed in the 1970s. If I am not planning to remove it as part of my rehabilitation project, will I still be eligible for tax credits on other work that meets the Secretary's Standards?

Yes. MHT will not require owners to replace vinyl or aluminum siding with a more appropriate historic treatment if there is no work planned for this feature as part of the overall project.

For Further Information:

Historic Preservation Commission
c/o M-NCPPC
County Administration Building
14741 Gov. Oden Bowie Drive
Upper Marlboro, Maryland 20772
(301) 952-3520
www.mncppc.org/county/hpc.htm

Maryland Historical Trust
Office of Preservation Services
100 Community Place
Crownsville, MD 21032
mdshpo@ari.net
(410) 514-7600
www.marylandhistoricaltrust.net

The National Park Service
Heritage Preservation Services
1849 C Street, NW
Washington, DC 20240-MS2255
(202) 513-7270
www.nps.gov

Can I use historic materials obtained from an architectural salvage shop?

Yes, if the architectural feature used replaces a missing original feature of the same architectural style and period.

If the house is damaged and I am reimbursed by my insurance company to pay for the repairs/restoration, can I include those expenses in my Total Allowable Project Costs on Part 3 and claim a credit on them?

No. Expenses for which you are reimbursed by an insurance company cannot be claimed.

Historic District Tax Incentives:

A locally designated Historic District achieves local recognition of its historical/cultural/architectural significance; changes to buildings and features within it are subject to review by the County Historic Preservation Commission regarding construction and demolition permits. Property owners may be eligible for County property tax credits or State income tax refunds. In addition, limited Federal income tax credits are available for income-producing buildings constructed prior to 1936.

Federal Tax Incentives

Since 1976, the National Park Service has administered the Federal Historic Preservation Tax Incentives program in partnership with the Internal Revenue Service and with State Historic Preservation Officers. The Federal Historic Preservation Tax Incentive program is one of the Federal government's most successful and cost effective revitalization programs. The tax incentives have spurred the rehabilitation of historic structures of every period, size, style and type. The tax incentives for preservation attract new private investment to the historic cores of cities and towns. Current tax incentives for preservation were established by the Tax Reform Act of 1986 (PL 99-514; Internal Revenue Code Section 47 [formerly Section 48 (g)]. The aspect of the federal program that potentially applies to Old Town College Park is:A 10% tax credit for the rehabilitation of buildings (other than owner-occupied residences) built before 1936, if that building:

1. Was placed in service before 1936;
2. Is used for rental purposes;
3. Has not been physically moved after 1936;
4. Meets the following internal and external wall retention:
   (a) 50% or more of the existing external walls are retained in place as external walls,
   (b) 75% or more of the existing external walls are retained in place as internal or external walls,
   (c) 75% or more of the existing internal structural framework is retained in place.

For Additional Information, see:

www.cr.nps.gov/nps/tps/tax

Contact Information for Preservation Organizations

Local :

Prince George's County
Historic Preservation Commission
c/o Historic Preservation & Public Facilities Planning Section
CAB 4th Floor
14741 Gov. Oden Bowie Drive
Upper Marlboro, MD 20772
(301) 952-3520
web site: www.mncppc.org

City of College Park
Planning Department
4500 Knox Road
College Park, MD 20740-3390
(301) 277-3445
web site: www.ci.college-park.md.us/plan_and_zone.htm

State:

Maryland Association of Historic District Commissions
PO Box 783
Frederick, MD 21705
(410) 465-3121
web site: www. mahdc.org/history.html

Maryland Historical Trust
100 Community Place
Crownsville, Maryland 21032-2023
(410) 514-7644
web site: www.marylandhistoricaltrust.net/

Preservation Maryland
24 West Saratoga Street
Baltimore, Maryland 21201
(410) 685-2886
Fax: (410) 539-2182
web site: www.preserveme.org
email: PM@PreserveMd.org

Maryland State Archives
350 Rowe Boulevard
Annapolis, MD 21401
MD toll free (800) 235-4045 or (410) 260-6400
Fax: (410) 974-3895
web site: www.mdarchives.state.md.us

Maryland Historical Society
201 West Monument Street
Baltimore, Maryland 21201-4674
(410) 685-3750
Fax 410-385-2105
web site: www.mdhs.org

National:

The Association for Preservation Technology
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