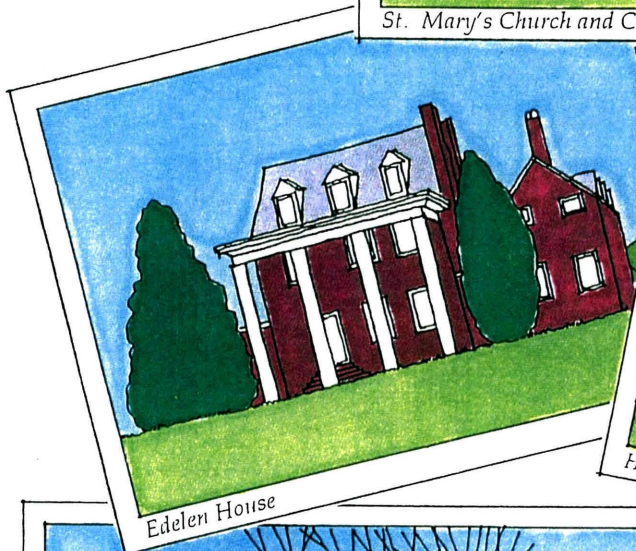


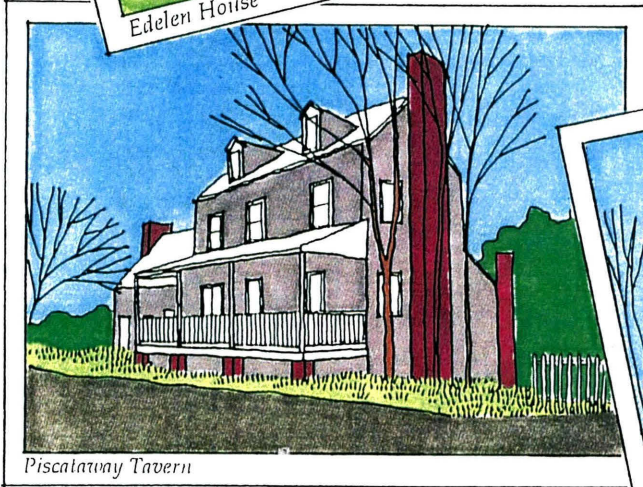
St. Mary's Church and Cemetery



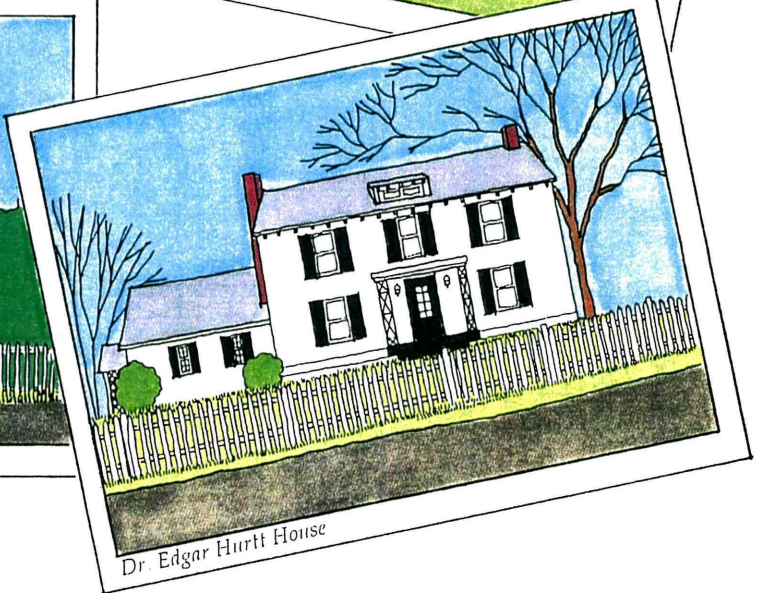
Edelen House



Hardy's Tavern

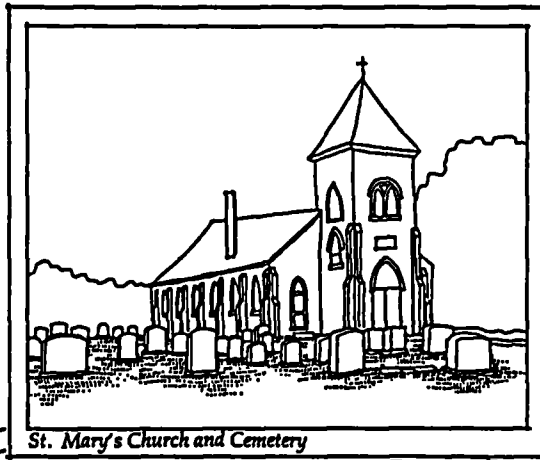


Piscataway Tavern



Dr. Edgar Hurtt House

Piscataway Village Community Vision Process



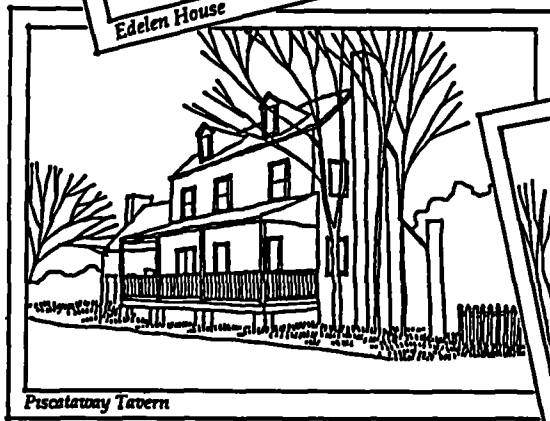
St. Mary's Church and Cemetery



Edelen House



Harry's Tavern



Piscataway Tavern



Dr. Edgar Hurtt House

Piscataway Village Community Vision Process

*The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772*



June 1995

Prepared under the Community Preservation and Design Workshops Program

The Maryland-National Capital Park and Planning Commission

William H Hussmann, Chairman

Roy I. Dabney, Vice Chairman

Officers

Trudye Morgan Johnson, Executive Director

A. Edward Navarre, Secretary-Treasurer

Ronald D Schiff, General Counsel

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

The Commission has three major functions:

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

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

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

- Performs technical analyses and offers advice and recommendations regarding most matters related to existing and future...

.use of land including the enhancement of the physical environment, and

.provision of public facilities and services.

- Works on a set of specific projects and tasks annually set forth in a work program and budget adopted by the Prince George's County Council and performs such other tasks in response to emerging issues as resources permit.
- Works under the direction of the Prince George's County Planning Board.
- Is an organization of people that is here to serve people...our elected and appointed officials, our fellow public staffs, and our citizens...individually and/or collectively. The staff will maintain a partnership with people. It will assist and advise you, and will expect your assistance and advice.
- Maintains competent and professionally able staff to perform our duties and responsibilities.

Prince George's County Planning Board

Roy I Dabney, Jr , Acting Chairman

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William H Hussman, Chairman

Patricia S Baptiste, Vice Chairman

Ruthann Aron

Arthur Holmes, Jr

Davis M Richardson

FOREWORD

This document is the third part of a multiyear study of the rural village of Piscataway, located in southwestern Prince George's County on Floral Park Road between Livingston Road and Piscataway Road. The first report, published in July 1991, documented the history of the village, defined its unique character, and proposed design concepts and methods to protect its rural and historic qualities. The second report, published in February 1995, provided detailed architectural design guidelines to assist the residents of the community in protecting the character of the village. The third part of the study continued the previous efforts in a series of community visioning workshops with local residents. Through a collaborative approach with participants, the workshops used drawings, photographs, images and charts to develop a consensus about the community's visual and physical qualities. This report documents the community visioning process undertaken from February to June 1995.

This report is divided into seven sections, with each section documenting one of the community visioning workshops. A process chart illustrating the chronology of the seven workshops is included in this document. The structure of the workshops was organized around the following broad categories: History and Inventory, Analysis, Alternatives, Implementation and Next Steps. Each section begins with the meeting minutes for that workshop, followed by charts, sketches, maps and diagrams relating to the topics discussed by the workshop participants. Several workshops focused on identifying and analyzing the physical design features within the village. Topics included village integrity/character, infill development, open space, a "community" village center, gateways, landscape setting, streetscape elements and circulation patterns. Other workshop discussions concentrated on methods for protection of historic resources, implementation strategies and funding options. Products of the visioning workshops included design guidelines, landscape master plan recommendations and an implementation strategy chart.

The letter requesting this work effort from the Piscataway Historic Preservation Group is included in this document. The project was carried out under the Planning Department's FY 1995 Community Preservation and Design Workshops Work Program.

September 25, 1994

Roy I. Dabney, Jr., Acting Chairman
Prince George's County Planning Board, M-NCPPC
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

Re: Budget Request for Historic Piscataway Village Preservation

Dear Mr. Dabney:

In order to preserve the historic significance of Piscataway village in Southern Prince George's County, the Piscataway Historic Preservation Group requests that the M-NCPPC Planning Department assist with the identification of projects to protect, preserve and enhance the historic village.

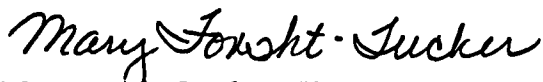
Piscataway is rich in history. According to Prince George's County historic preservation files:

"Piscataway, established in 1707 on the south side of Piscataway Creek, is significant as the site of one of Maryland's earliest port towns. Prominently noted on early maps of Maryland, Piscataway was situated on the main road from Port Tobacco to Upper Marlboro. The present Village is clustered along Floral Park Road (which is the approximate route of the old road) and still retains a sense of its cumulative historic setting..."

The "Piscataway Village Rural Conservation Study [Part 1]," dated June 1991, prepared by the Historic Preservation Section of the M-NCPPC Planning Department, called for efforts to be made to preserve and protect the historic village. Part 2 of this study, soon to be completed and presented to the Piscataway Historic Preservation Group, addresses the design implementation of Part 1 of the study. We urge that these worthwhile efforts be continued by ensuring that adequate provisions are made in the forthcoming work program for the Historic Preservation Section staff to work with the residents of the village and immediate area to determine the projects to be undertaken for the protection, preservation and enhancement of the historic village.

Long-term planning is necessary to ensure that the historic character of Piscataway is retained. Since FY '96 includes the first six months of the County's Tricentennial celebration, we hope that the beginning efforts to achieve the objective of preserving historic Piscataway village (and its environs) can be underway and recognized during the Tricentennial year.

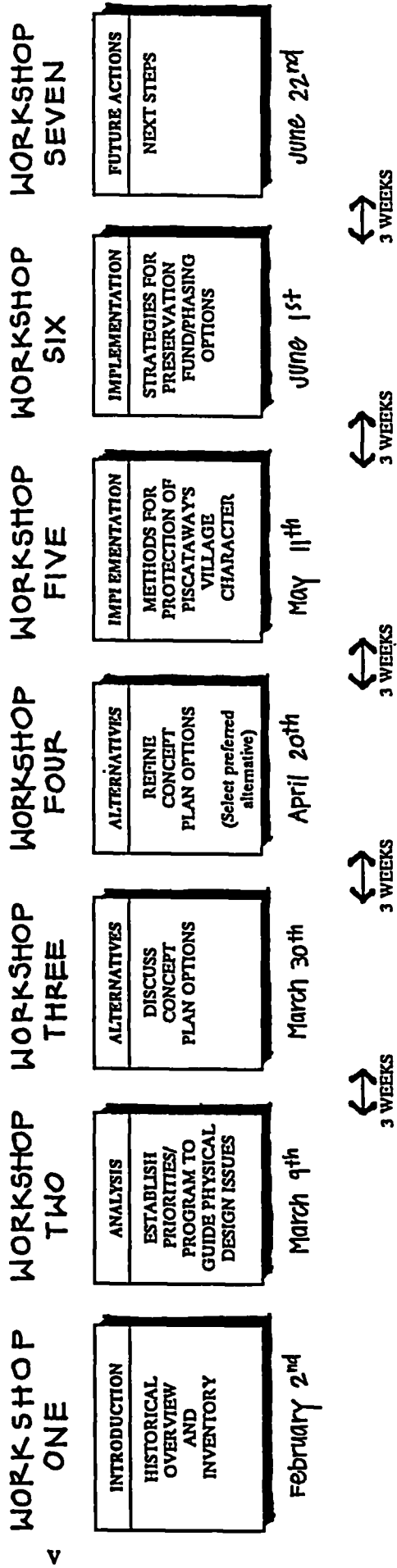
Sincerely,



Mary Forsht-Tucker, Chairperson
Piscataway Historic Preservation Group
11804 Mary Catherine Drive
Clinton, MD 20735-1044

cc: Gail Rothrock, M-NCPPC Historic Preservation Section

PISCATAWAY VILLAGE COMMUNITY VISION PROCESS



February 2, 1995

June 30, 1995

Meetings are on Thursdays at 7:00pm
Meeting locations will be announced prior to each date above

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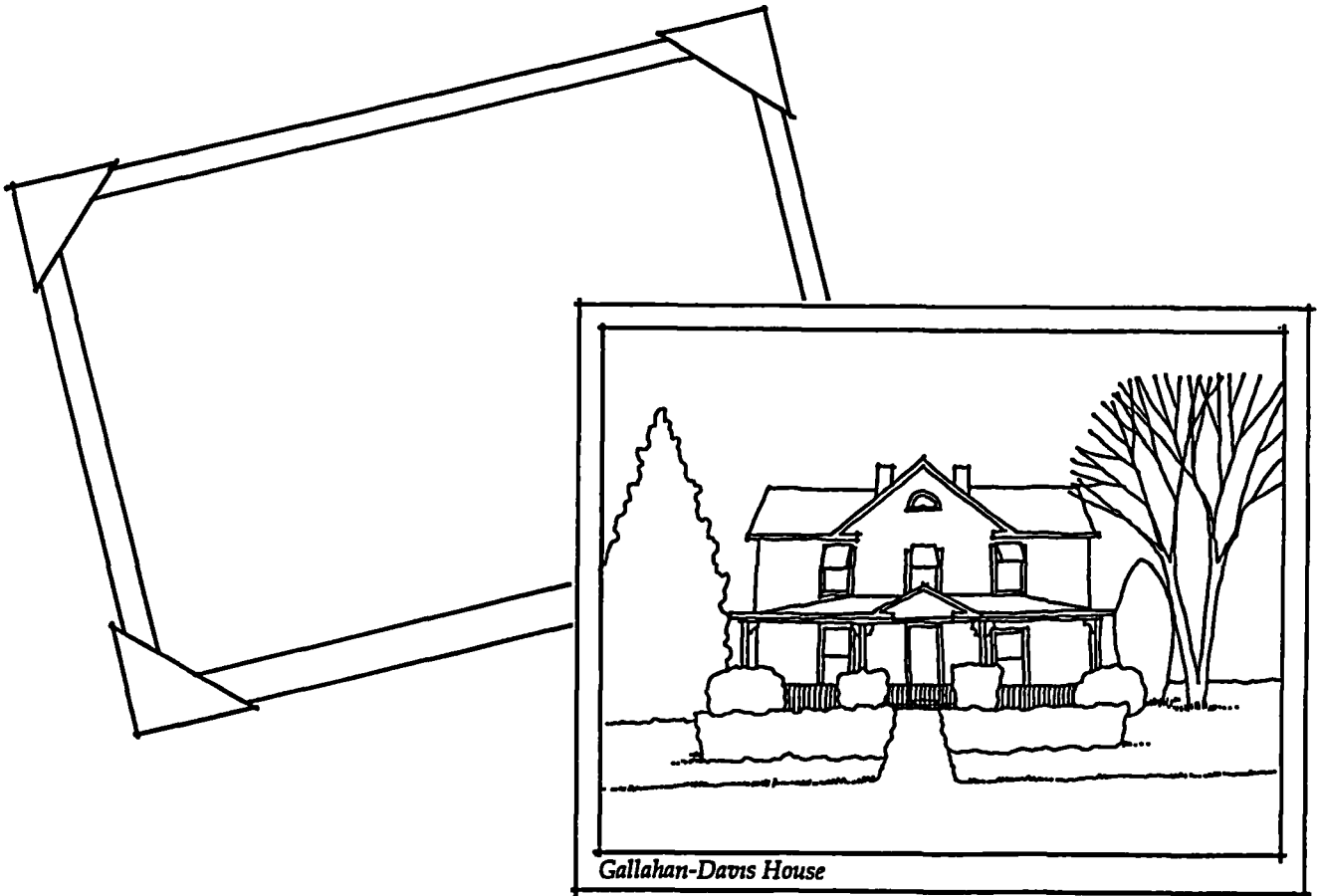
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Note: Sketches on the cover and dividers illustrate some of the historic resources in the village of Piscataway.



WORKSHOP ONE
INTRODUCTION

Historical Overview
and
Inventory



WORKSHOP ONE
INTRODUCTION

**Historical Overview
and
Inventory**

CONTENTS:

- **Meeting Minutes**
- **Strengths, Weaknesses, Opportunities and Threats Chart (SWOT)**
- **Vicinity Map**

SUMMARY

- **The participants of the first workshop discussed pertinent issues affecting the historic village of Piscataway. The issues were arranged into categories of strengths, weaknesses, opportunities and threats (SWOT). A chart was developed which organized the issues expressed by the workshop participants and served as a guide which initiated the community vision process.**

Piscataway Historic Preservation Group

Minutes of February 2, 1995, Meeting

The Piscataway Historic Preservation Group (PHPG) met on February 2, 1995, at St. Mary's Church School in Piscataway. The meeting was very successful as the first meeting in a visioning process for the historic village of Piscataway. There was recognition that changes in the immediate area would impact the village and that preparation was needed to ensure that changes would enhance rather than detract from Piscataway and its quality of life.

Attendees:

Residents of the historic village or nearby area: Dr. Nancy Slicner, Melanie Danner, Carole and Bill Briesmaster, Symphony Chapman, Robert Wallace, Chris Buckingham, Beth and Rod Parker, Erich Schmidt

Interested parties: Mary Forsht-Tucker (Piscataway Citizens Association and Prince George's Heritage), W. C. (Bud) Dutton, Jr. (Past Chair of the Prince George's County Planning Board), Ted Grier (on board of the Piscataway Citizens Association)

Accokeek Foundation: Susan Van Buren (Director of the Potomac River Heritage Program)

M-NCPPC: Craig Rovelstad (Project Planner for Subregion V), Gail Rothrock and Bob Rivers (Historic Preservation Section) and Jill Yutan (Urban Design Planning Division)

Informative Presentations:

- Historical importance of Piscataway - W.C. (Bud) Dutton, Jr..
 - No other colonial settlement or early County port town of the 1700's has retained as much physical evidence about the life and activities of its residents
 - Piscataway played an important role in much of our Country's and State's history
- Summary of development proposal for the Villages At Piscataway and its relationship to the Subregion V Master Plan for the surrounding area - Craig Rovelstad:
 - Relationship of the development to the Subregion V Master Plan for that area
 - Layout of the development and the different elements
 - Some of the changes since the original proposal
 - Houses will be built on southwest side of Piscataway as part of the development
 - County decided not to accept land for a Rescue Unit
 - Estate-type houses along Danville Road will be on smaller lots
 - School parcel is now on Danville Road (but it will probably be a long time before a school is built)
 - The developer still has to go through the Subdivision and Specific Site Plan approvals by the Planning Board, which will have public hearings in which citizens can participate.
- Piscataway Village Rural Conservation Study and the follow-up study of the implementation options for the recommendations in the original study - Gail Rothrock

- Potential impacts on the historic village by the Villages At Piscataway development and some of the options the residents of Piscataway have in dealing with these impacts - Bob Rivers
 - Piscataway Preservation Fund for “restoration and preservation of historic Piscataway”
 - Funds are to be used for projects associated with the historic village on Floral Park Rd.
 - To be funded from \$400 per house (1140 houses) when building permit is obtained
 - Piscataway Preservation Corporation will administer the fund; it will be comprised of residents of the historic village of Piscataway, residents of the new Villages At Piscataway development, members of established historic preservation groups in the County, and representatives of the developer.
 - Developer will have the majority position in the corporation until 60% of the residential dwelling units have been sold.
 - Some options to ensure protection of the historic elements and/or the entire village:
 - Elevate the status of houses designated “Historic Resources” to “Historic Sites”
 - Obtain a “Historic District” designation for the village
 - Place the village on the National Register (although this does not provide protection)
 - Request and work with the County to have regulations drawn up for a “Historic Overlay Zone” to provide protection for the area without the restrictions of the “Historic District” designation

Facilitated Discussion: Piscataway’s Good and Not-so-good Points:

In a discussion focusing on *Strengths, Weaknesses, Opportunities and Threats* (SWOT, for short) led by Susan Van Buren, it became apparent that Piscataway is a unique place which is esthetically pleasing, with a sense of community and heritage that the residents want to preserve and protect, with any enhancements being carefully thought-out. However, increased development in surrounding area is bringing with it problems (such as increased traffic and crime).

This discussion will continue and evolve at subsequent meetings. The notes taken during the SWOT session will be available at the next meeting.

Importance of Vision for Piscataway:

There is an immediate need to prepare to deal with the changes to be brought about by nearby development, especially the Villages At Piscataway. As approved, the developer will have a lot of discretion in how the \$400 per house fund will be spent in the historic village. The goal for the resident-developed Piscataway vision is to influence how this fund is used in the historic village.



Next Meeting
Thursday, March 9 at 7:00 pm
National Colonial Farm in Accokeek

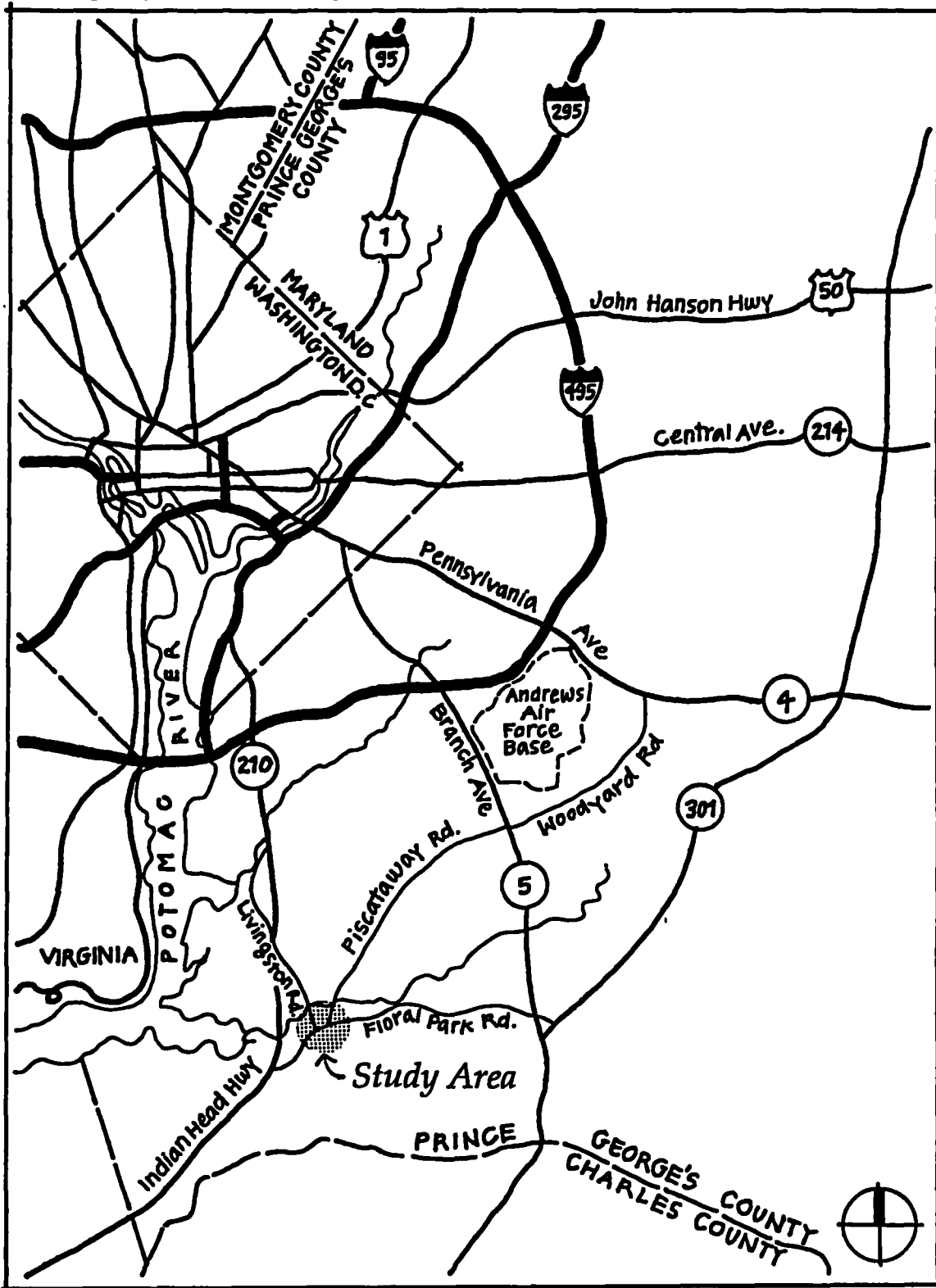
For more info, call Mary Forsht-Tucker at 292-1993



Piscataway Village Community Vision Process

STRENGTHS	WEAKNESSES	OPPORTUNITIES	THREATS
Proximity to Washington, D C	Proximity to Washington, D C	-	-
Aesthetically pleasing	Too much appeal	-	-
Genuine historic past	-	-	-
Quality of life	Poor schools	Increased property values	Overcrowding
Moderate traffic	Increased speeds/traffic	Bypass road	Bypass road not utilized
Low crime	-	-	Increase in crime
Mobilized civic association/ community	Planning process favors developers	Preservation fund	Long term development instability
Integrity	Real estate pressures/ land use conflicts/no economic incentives for preservation	Economic revitalization	Loss of physical integrity/poor quality housing in new development
Defined boundaries	Political confusion between local jurisdictions/identity problems	-	-
Continuity/generations	-	-	-
Living history	-	-	-
Community pride	No community center	New development with community center	-
Privacy	Intrusions from outside area	Attention on area	Loss of personal closeness
Beauty in physical setting	Anti-pedestrian environment (no sidewalks, curbs, shoulders)	Streetscape improvements	-
Village is unique	-	-	-

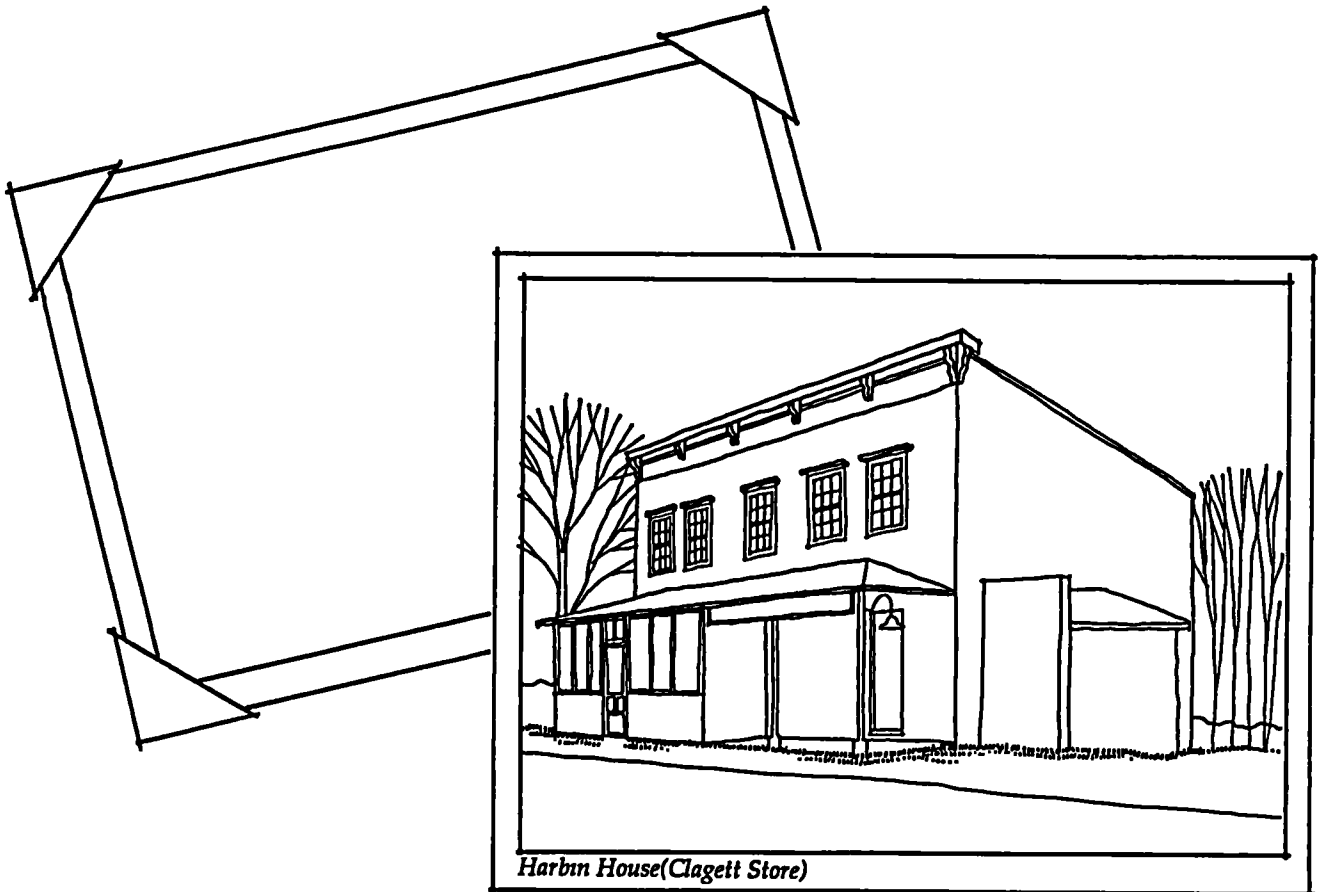
Village of Piscataway



Vicinity Map
Scale: 1" = 4 miles

WORKSHOP TWO
ANALYSIS

Establish Priorities/
Program to Guide Physical
Design Issues





WORKSHOP TWO

ANALYSIS

Establish Priorities/ Program to Guide Physical Design Issues

CONTENTS:

- Meeting Minutes
- Design Issues List

SUMMARY

- The participants of the second workshop discussed the issues established in the SWOT chart developed during the prior workshop session. The discussion led to the identification of physical design issues relevant in defining a vision for the historic village of Piscataway. The issues identified were historic character, a "community" village center, gateways, village identity/integrity, infill development, landscape setting, circulation patterns, natural systems and streetscape elements. The physical design and SWOT issues created the program for future actions during the community vision process.

Piscataway Historic Preservation Group

Minutes of March 9, 1995, Meeting

The Piscataway Historic Preservation Group (PHPG) met on March 9, 1995, at the National Colonial Farm in Accokeek. There will be an accelerated visioning process since we have the support of Jill Yutan of the M-NCPPC Urban Design Planning Section until the end of June. Therefore, we will meet every three weeks:

Thursdays at 7:00 pm	
March 30, 1995	June 1, 1995
April 20, 1995	June 22, 1995
May 11, 1995	

The March 30 meeting will be held at Chris Buckingham's, 3102 Floral Park Road.

Directions: From the intersection of Piscataway Road and Floral Park Road, Chris lives 7 mile East on Floral Park Road—past Danville Road and then third house on left. Her telephone number is 292-8051.

Attendees:

Residents of the historic village or nearby area: Melanie Danner, Carole and Bill Briesmaster, Chris Buckingham

Interested parties: Mary Forsht-Tucker (Piscataway Citizens Association and Prince George's Heritage), W C. (Bud) Dutton, Jr. (Past Chair of the Prince George's County Planning Board)

Accokeek Foundation: Susan Van Buren (Director of the Potomac River Heritage Program)

M-NCPPC: Gail Rothrock (Historic Preservation Section) and Jill Yutan (Urban Design Planning Division)

Goals of Visioning (Mary Forsht-Tucker):

Growth around Piscataway will impact the historic village of Piscataway. If the residents of Piscataway have a vision of what they want their village to be in the future, they will have a better chance of guiding those changes. If there are streetscape or other improvements to be made, funding may be obtained from sources other than the Villages At Piscataway fund of \$400 per house even if that development does not materialize.

The PHPG will be the focal point for developing a vision of Piscataway and will work to bring about the vision—which may involve looking for funding and/or working to obtain approval for desired changes.

Recap of Conclusions of "Piscataway Village Rural Conservation Study" (Mary Forsht-Tucker):

Several years ago the Piscataway Citizens Association asked M-NCPPC to look at ways of protecting and preserving the historic village of Piscataway. The resulting "Piscataway Village Rural Conservation Study" has all sorts of interesting information in it. The conclusions (beginning on page 45) are very relevant to our discussions and should be kept in mind as we continue our visioning process:

Strategies for Protection of Open Space

- Protection of "Entryways" - Entrances to the village via Piscataway Road and Floral Park Road
 - Conservation Easements - Donation of conservation easements to non-profit or governmental body which results in tax benefits and lowered assessment
 - Creative Site Planning - Voluntarily adhering to design guidelines
 - Cluster Development - N/A since layout of new development already approved
 - Notification, Recognition and Nonbinding Agreement Program - Voluntary agreements

Everyone: Bring sketches/photographs of how you envision the village of Piscataway to March 30 meeting.

- Piscataway Road Bypass
 - "The ... bypass is essential to protect village character..."
 - "The treatment of Floral Park Road through the village, after the construction of the [bypass], should be the subject of a study, to ensure that the character of the village is preserved and enhanced through renewed pedestrian access to the village's main street."
- Protection of Village Character - "The character ... is produced and reinforced by ... architectural details of the older buildings, their placement on their lots, the associated outbuildings, and features such as fencing and mature plantings."
 - Design Guidelines - Voluntary adherence to guidelines for building form, architectural detail, siting on lots, and landscape features
 - Historic Preservation Overlay Zone - To allow site plan review to ensure that new construction meets minimum design criteria; zone would have to be created through legislation
 - Prince George's County Historic District - A local advisory committee of citizens would review and comment on external alterations, demolition or new construction within boundaries.

Results of Facilitated Discussion (SWOT) (Jill Yutan):

The lists from the Strengths, Weaknesses, Opportunities, Threats (SWOT) discussion at the February 2 meeting were put into chart form in the attached "Piscataway Village Community Vision Process 2.2.95" by Jill Yutan, making it much easier to see the correlation between what is good and not-so-good about Piscataway

Based on the physical design issues, Jill mapped out a process for examination, prioritization and decision-making to result in a concrete physical design vision by the end of June. See the attached "Piscataway Village Community Vision Process 3.9.95." This will involve meeting every three weeks as indicated.

Elements To Be Considered (Susan Van Buren):

Susan led a discussion of the different elements to be considered in developing a vision of Piscataway

- | | |
|--|---|
| <ul style="list-style-type: none"> ● Historic Character <ul style="list-style-type: none"> - Aesthetics - Architecture ● Entrances/Gateways/Edges * ● Community Center ● Identity/Integrity ● Infill - in between existing houses ● Streetscape * <ul style="list-style-type: none"> - Trees - Sidewalks - Lights - Curbs - Furniture/Benches | <ul style="list-style-type: none"> - Fences, Walls and other Demarcation (Hedges, etc.) - Road Surface - Road Width - Setbacks/Building Distances - Signs and Markers ● Traffic Circulation/Roads * ● Design Guidelines ** <ul style="list-style-type: none"> - Concepts - Protective Measures ● Landscape ● Open Space <ul style="list-style-type: none"> - Parks, Stream Valley |
|--|---|

●	Sooner
●●	Later

If you would like to add to this list, please come to the next meeting or call Susan Van Buren at 283-2115.

Gaming Insight (Bud Dutton):

David Fogle, Professor of Architecture at the University of Maryland, has air time available for fly-over of Piscataway; he would do infrared photography to gain an insight into the age of various structures, but an infrared camera is needed. Also, if the PHPG requests it, David has said he would have his students research the probate records relating to Piscataway to help identify structures in Piscataway and their owners over time.

Things To Do:

- Find source for infrared photographs
- Take a field trip to Port Tobacco to see model of that village
- Find contact in Dept. of Public Works to keep tabs on progress of extension of Piscataway Road
- Involve more Piscataway residents

P H P G	Telephone Numbers:	
	Mary Forsht-Tucker	292-1993
	Susan Van Buren	283-2115
	Jill Yutan	952-3171
	W C. (Bud) Dutton, Jr.	627-6722

**DESIGN ISSUES:
PISCATAWAY VILLAGE COMMUNITY VISION PROCESS**

Historic Character

- **Architecture**

Historic character is defined as the physical appearance of a property as it has evolved over time. The original configuration together with losses and later changes. Defined by its materials, features, spaces and finishes.*

Community "Heart" or "Center"

Gateways

- **Entrances**
- **Open Space**
- **Edges**
- **Vistas**

Village Identity

- **Focal Point/Elements**

Village Integrity

- **Rural Character**
- **Architecture**

Integrity is defined as the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic period. The seven qualities of integrity are location, setting, feeling, association, design, workmanship and materials.*

Infill

- **Residential development in vacant parcels**
- **Subdivision of residential parcels**
- **Compatible land uses in vacant parcels**

Streetscape

- **Trees**
- **Sidewalks**
- **Lighting**
- **Curbs**
- **Furnishings/Benches**
- **Signs/markers**
- **Fences/walls**
- **Hedgerows**
- **Guard rails**
- **Road**
- **Building setbacks from street edge**

Vehicular Circulation

- Design speed
- Road width/materials
- Speed bumps

Natural Systems

- Streams
- Wetlands
- Flood plain
- Topography

Landscape Setting

- Agricultural fields/open space
- Woodlands
- Building patterns/spacial organization

Treatment Strategies of the Rural Landscape Setting*

- **Preservation** calls for retaining and maintaining the materials, features, and spaces which characterize the property. Replacement of historic materials is as limited as possible. This "retain and repair" approach acknowledges a property's history in the broadest sense, within its past history of growth, loss, and change. This treatment includes ongoing and cyclical maintenance activities, such as pruning or mowing, masonry cleaning and re-pointing, resurfacing paths or roads with appropriate materials, and removing volunteer or invasive plant material. The purpose of this treatment is the retention of the property's existing form and materials. In addition to ongoing maintenance projects, preservation may include the repair of the existing historic materials and features but does not allow for substantial replacement of vanished features.
- The goal of **rehabilitation** is also to retain the historic character of a property, but this treatment allows for alterations and additions that are necessary for contemporary use. Rehabilitation allows for improvements to a historic property, that makes possible an efficient contemporary use while preserving those portions of features of the property which are significant to its historical or cultural values. Thus, all of the basic principles that apply to preservation also apply to rehabilitation.

In landscapes, rehabilitation is a common treatment, since it allows for change necessary to satisfy the present-day demands. For example, when a formerly private property is adapted for public use, it may require the addition of new features such as parking, visitor centers, and other public facilities. These new additions must be carefully designed and located so that the historic character of the property is retained, and the new design is compatible with and distinguishable from the historic features.

* Note: Definitions of Historic Character, Integrity, Preservation and Rehabilitation are from the *Draft Guidelines for the Treatment of Historic Landscapes* prepared by the Department of the Interior, National Park Service, Preservation Assistance Division, Technical Preservation Services Branch, Washington, D.C., May 1992. These definitions are an addition to the Piscataway Village Community meeting on March 9, 1995.

WORKSHOP THREE
ALTERNATIVES

Discuss Concept
Plan Options



WORKSHOP THREE
ALTERNATIVES

**Discuss Concept
Plan Options**

CONTENTS.

- **Meeting Minutes**
- **Land Ownership Maps of the Piscataway Area**
- **Existing Conditions Photographs**
- **Streetscape Recommendations Sketches**

SUMMARY

- **The participants of the third workshop focused on further study of the visual and physical design issues in the historic village of Piscataway. The existing conditions of the streetscape and gateways were documented through a series of photographs. The features which comprise the rural landscape setting of the village were identified through aerial photographs and drawings. Images of fences, gates, garden paths, roadways, lighting and benches demonstrated that careful selection of site elements contribute to the character of a particular place. Sketches of streetscape recommendations expressed a vision for potential improvements to the historic village. Discussions also addressed vehicular circulation concerns through the village and the desire for existing and future open space adjacent to the historic village to serve as a buffer to surrounding proposed development.**

Piscataway Historic Preservation Group

Minutes of March 30, 1995 Meeting

The Piscataway Historic Preservation Group met on March 30th at Chris Buckingham's home on Floral Park Road in Piscataway.

ATTENDEES:

- Residents of the historic village or nearby area: Chris and Peter Buckingham, Edith Roberts, Jeff Jelenfy, Melanie Danner and Beth Parker
- Interested Parties: W. C. (Bud) Dutton, Jr. (Past Chair of the Prince George's County Planning Board), Maurice (Moe) Thomas, Jr. (Chapel Hill Historian)
- Accokeek Foundation: Susan Van Buren (Director of the Potomac River Heritage Program)
- M-NCPPC: Gail Rothrock (Historic Preservation Section), Jill Yutan (Urban Design Planning Division)

INTRODUCTION:

- Susan Van Buren summarized the process for the community vision meetings and where we are as a group in that process. The dates for the remainder of the meetings are as follows: April 20th, May 11th, June 1st, and June 22nd.

LANDSCAPE DESIGN ISSUES:

- Jill Yutan prepared a list of the Design Issues discussed at the March 9th meeting. The issues identified were: Historic Character, Community "Heart" or "Center," Gateways, Village Identity, Village Integrity, Infill, Streetscape, Vehicular Circulation, Natural Systems and Landscape Setting. See attached chart.
- Jill also presented several boards (drawings, photographs, images) which focused on landscape design issues. The Landscape Setting drawing discussed the physical design features which contribute to the streetscape in the village. The issues illustrated were: Buildings, Woodlands, Agricultural Land, Open Space, Specimen Trees, Fences and Streams.
- Two boards expressed the character of the village in photographs. Gateway panoramas and a sequence of photographs along Floral Park Road illustrated the existing conditions of the streetscape.
- Two boards with color and black and white images/photographs expressed a vision for the historic village of Piscataway. The images on the boards included: Fences, gates, garden paths, roadways, lighting, and benches.
- Presently, opportunities exist to introduce appropriate fence types, lighting, native wildflowers and perennials/bulbs along the street. Potential also exists to reduce the width of Floral Park Road and introduce a narrow path, (not a sidewalk) adjacent to the road edge. The path would link the residents of the village together.

The existing guardrails also could be improved by installing heavy wood timber bollards similar to the National Park Service standard used within its parks.

Additionally, Floral Park Road could be downgraded once the by-pass road is constructed. Removal of the double yellow stripe in the center of the road would improve the visual quality and create a residential feeling in the layout and design of the road.

- Streetscape improvements to the village include options for both public and private funding.
- Community open space potential exists within the village.
- In addition to the buildings, trees are an important landscape feature within the right-of-way that contribute to the landscape setting.

HISTORY OF CHAPEL HILL.

- Maurice (Moe) Thomas, Jr. presented a brief historical overview of the development in Chapel Hill, Maryland. A copy of Mr. Thomas' report will be available at the next meeting.

ADDITIONAL ISSUES:

- Look at Lower Marlboro as a resource.
- Plan for any proposed utility alignments (including sewer) along Floral Park Road.
- Traffic patterns in the area influence Floral Park Road.
- South Carolina resort development has effective techniques for slowing down traffic.
- Historic marker of Piscataway. Replace and install the missing sign.
- Bring stream valley park system map to next meeting.
- Identify Floral Park Road right-of-way width.
- Melanie Danner brought a newspaper article about Piscataway from 1984 to share with the group.

NEXT MEETING

THURSDAY, APRIL 20TH AT 7:00 P.M.

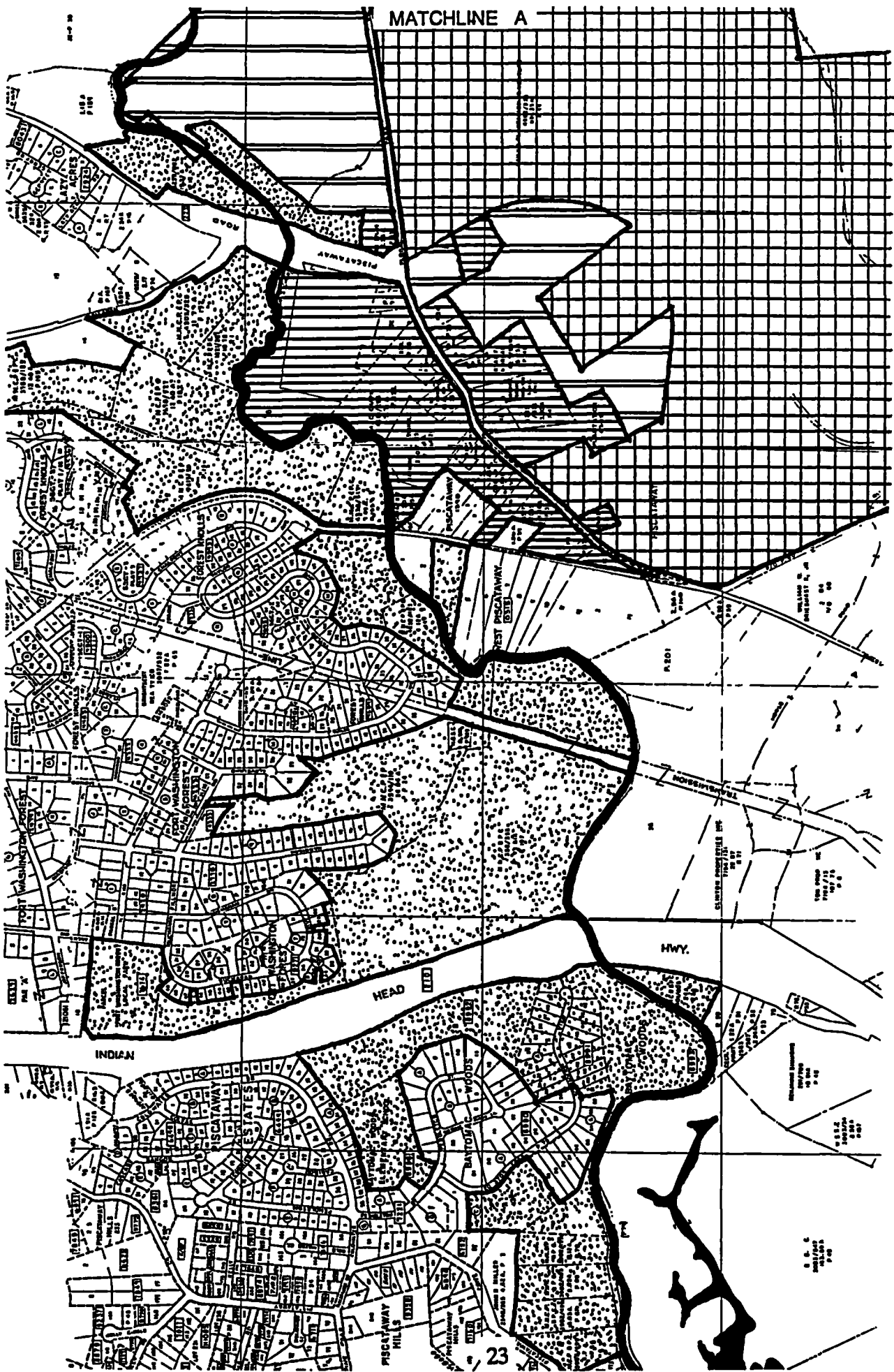
**CHRIS BUCKINGHAM'S HOME
3102 FLORAL PARK ROAD
301-292-8051**

**The Piscataway Historic Preservation Group
needs your support!!! Bring a neighbor
with you to the next meeting.**

DIRECTIONS:

From the intersection of Piscataway Road and Floral Park Road, Chris lives 7 of a mile east on Floral Park Road - past Danville Road and then the 3rd house on the left.

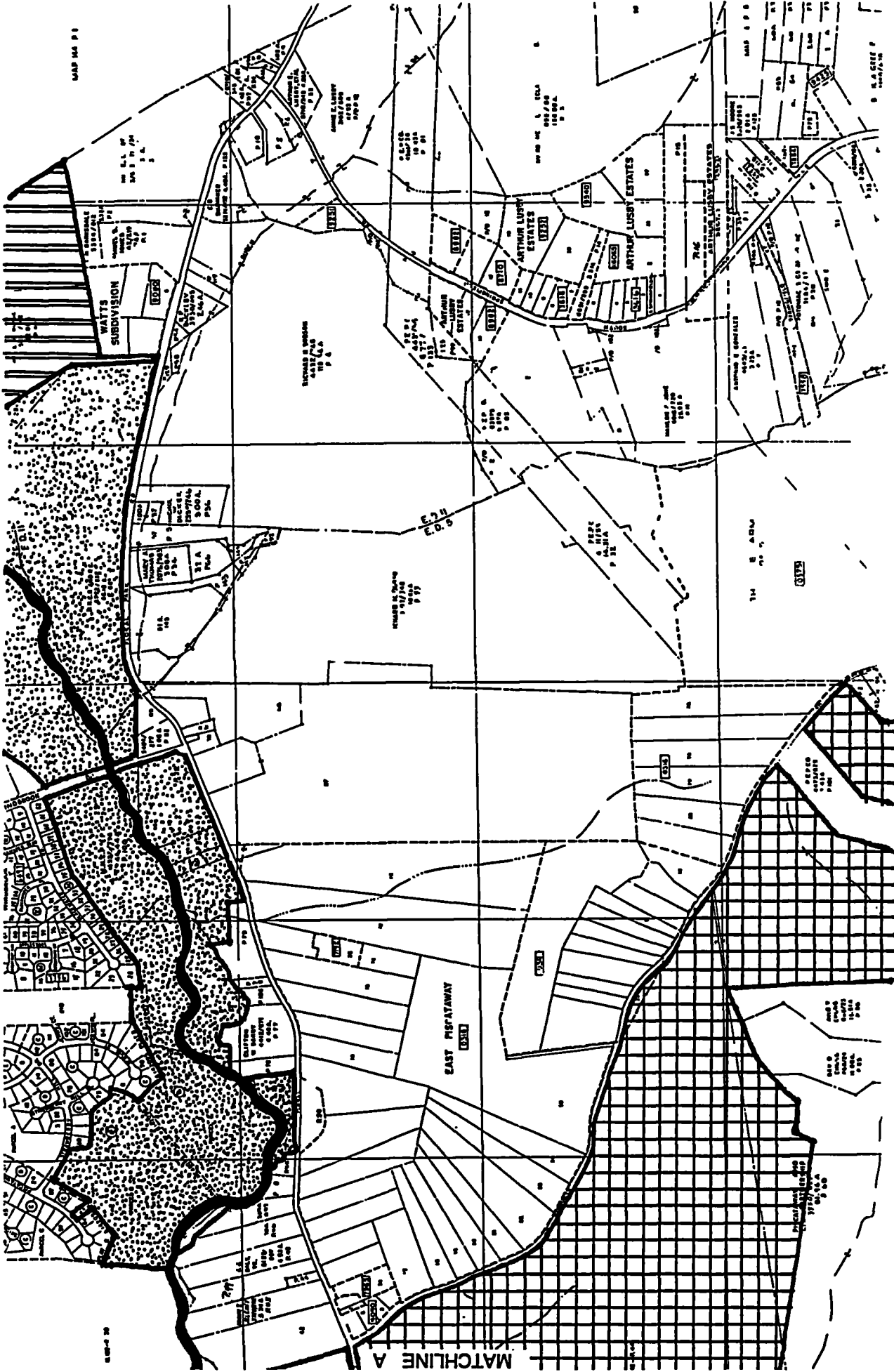




LEGEND

-  M-NGPPC Parkland
-  Land Acquisition/ M-NGPPC Parkland
-  Piscataway Historic Village
-  Proposed Villages at Piscataway development
-  Piscataway Creek

Land Ownership



LEGEND

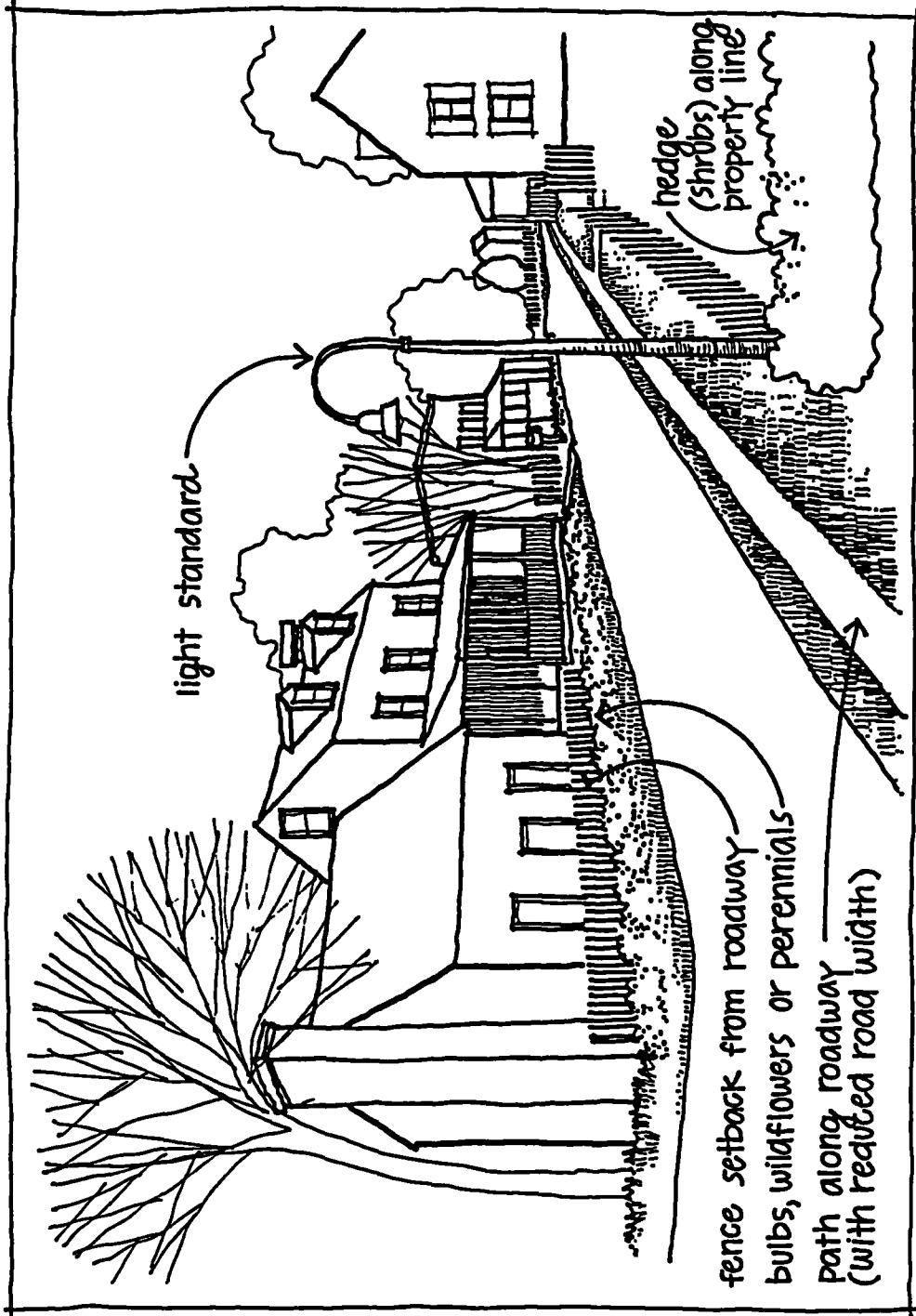
- M-NCPPC Parkland
- Land Acquisition
- Historic Village
- Proposed Villages at Piscataway development
- Piscataway Creek

Land Ownership



**Piscataway Tavern
(with the Harbin House/Clagett Store and Stanton-Blandford House in the background)**

*Piscataway Village Community Vision Process
Existing Conditions*



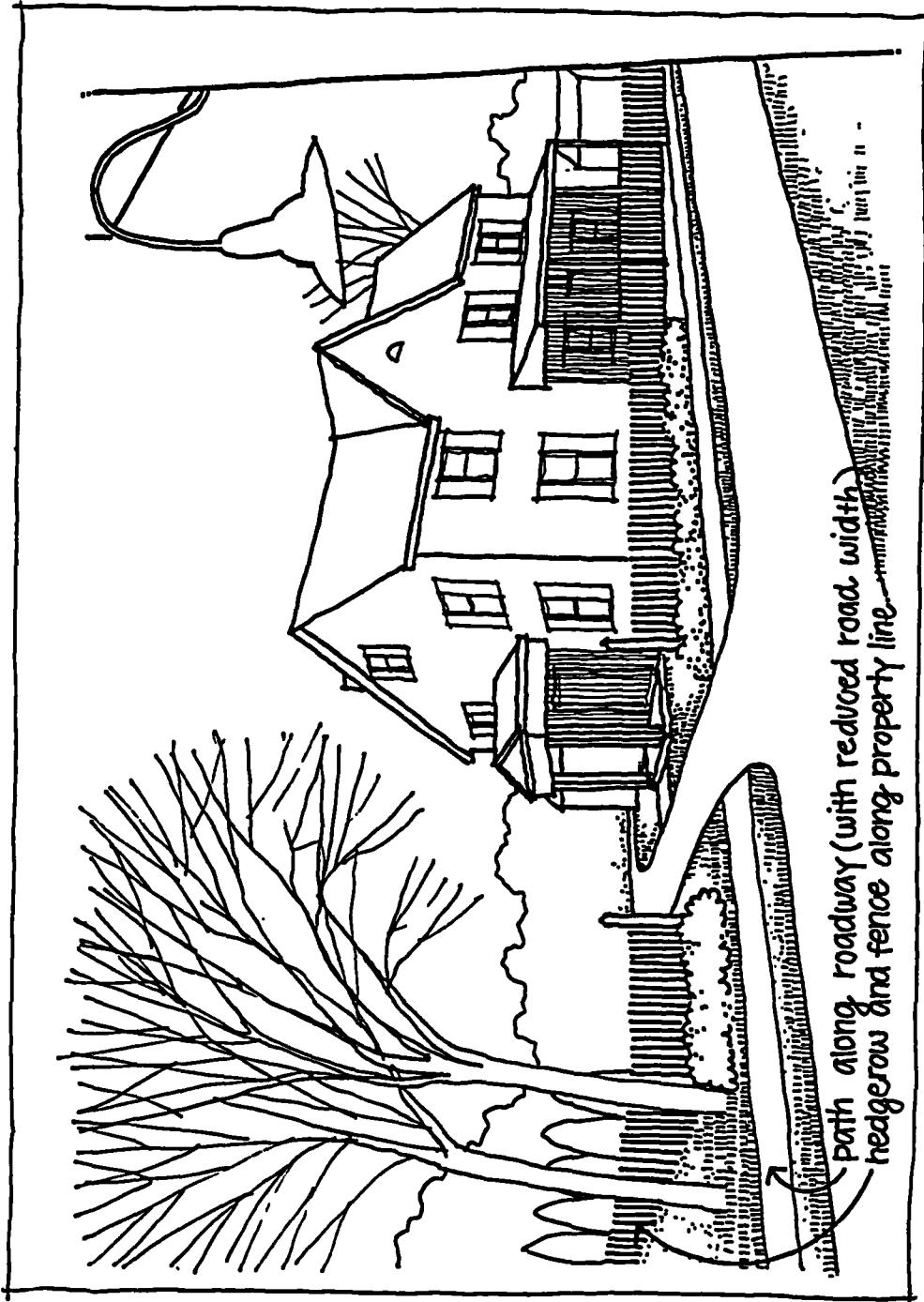
Piscataway Tavern
 (with the Harbin House/Clagett Store and Stanton-Blandford House in the background)

Piscataway Village Community Vision Process
 Streetscape Recommendations



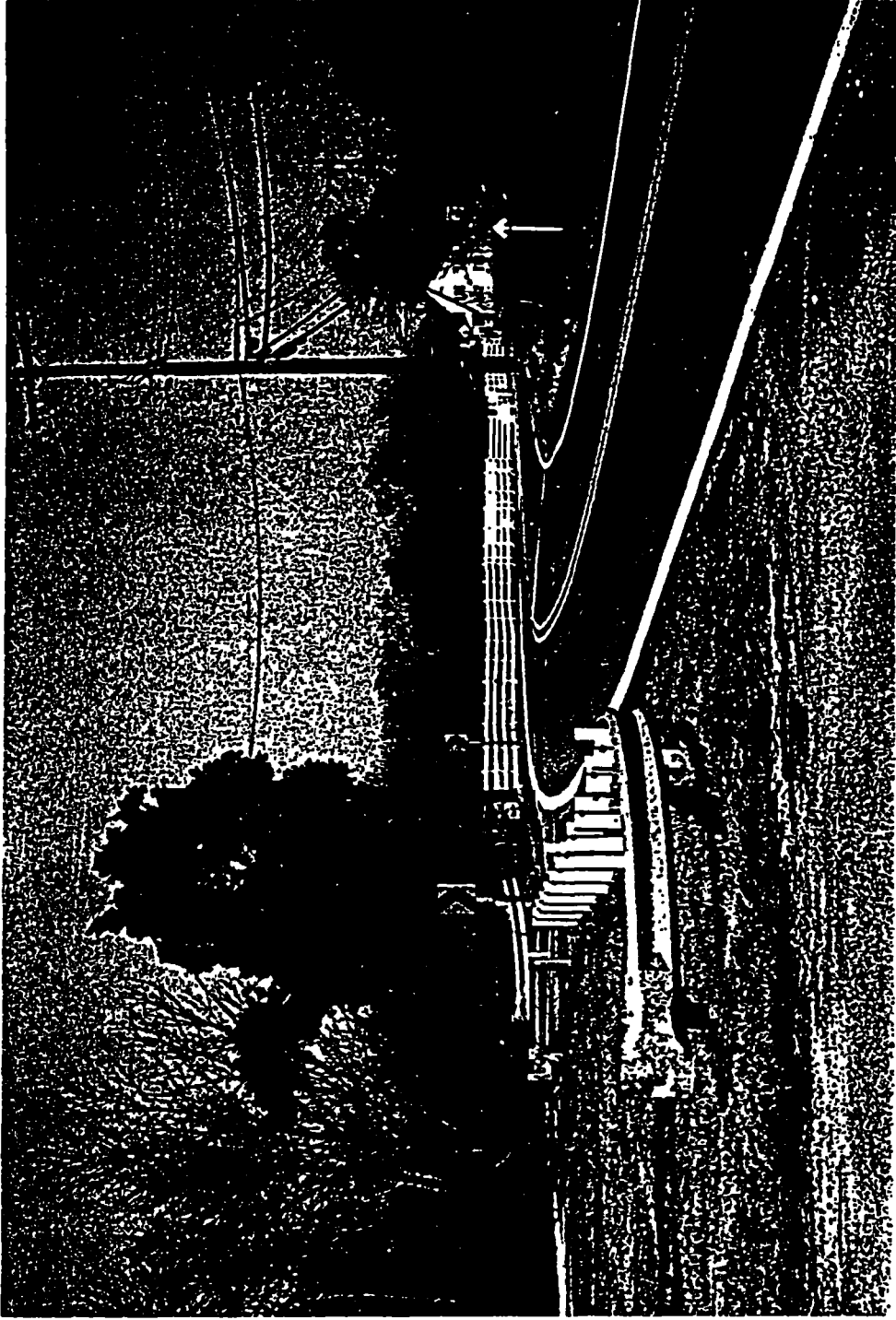
Stanton-Blandford House

Piscataway Village Community Vision Process
Existing Conditions



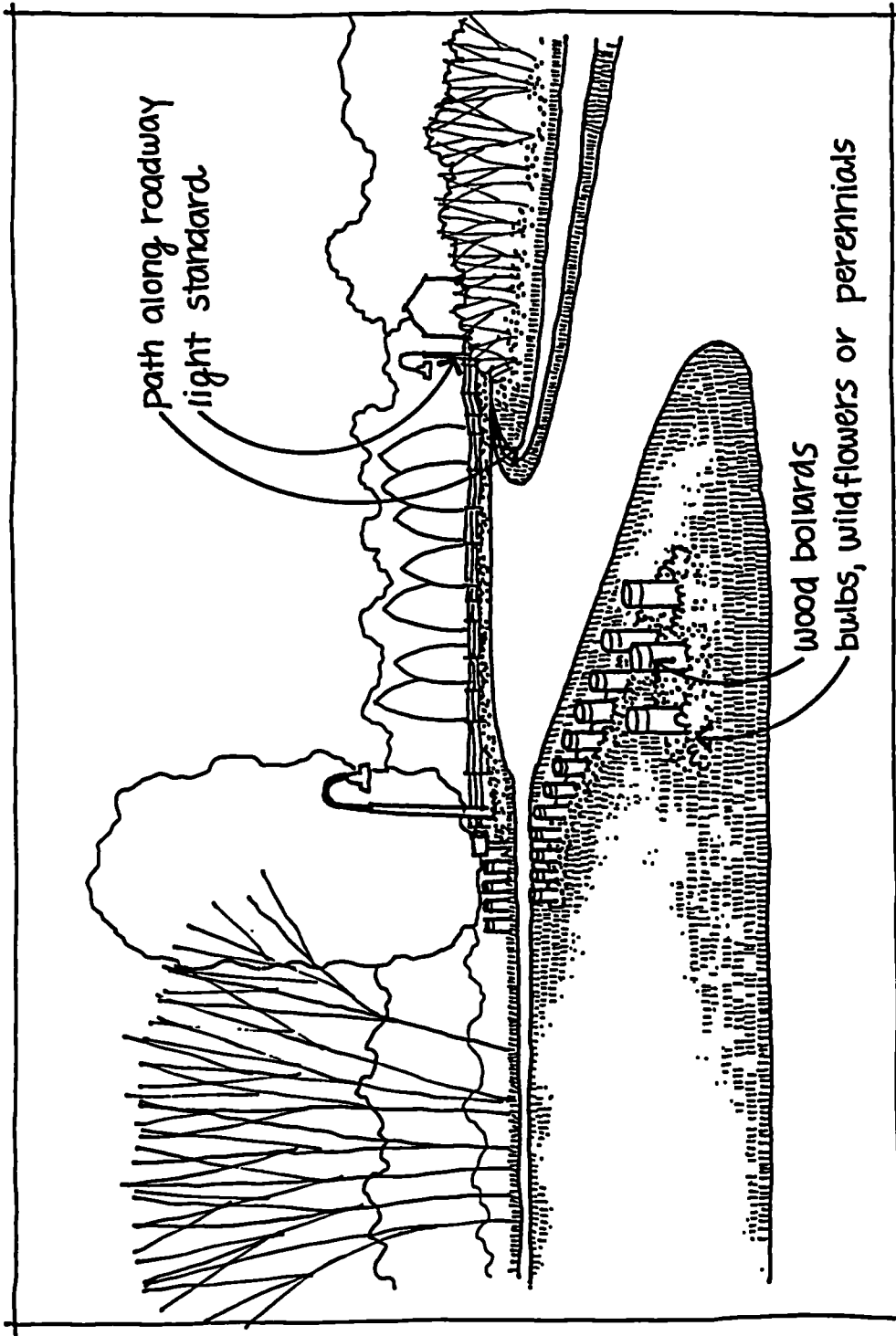
Stanton-Blandford House

Piscataway Village Community Vision Process
Streetscape Recommendations



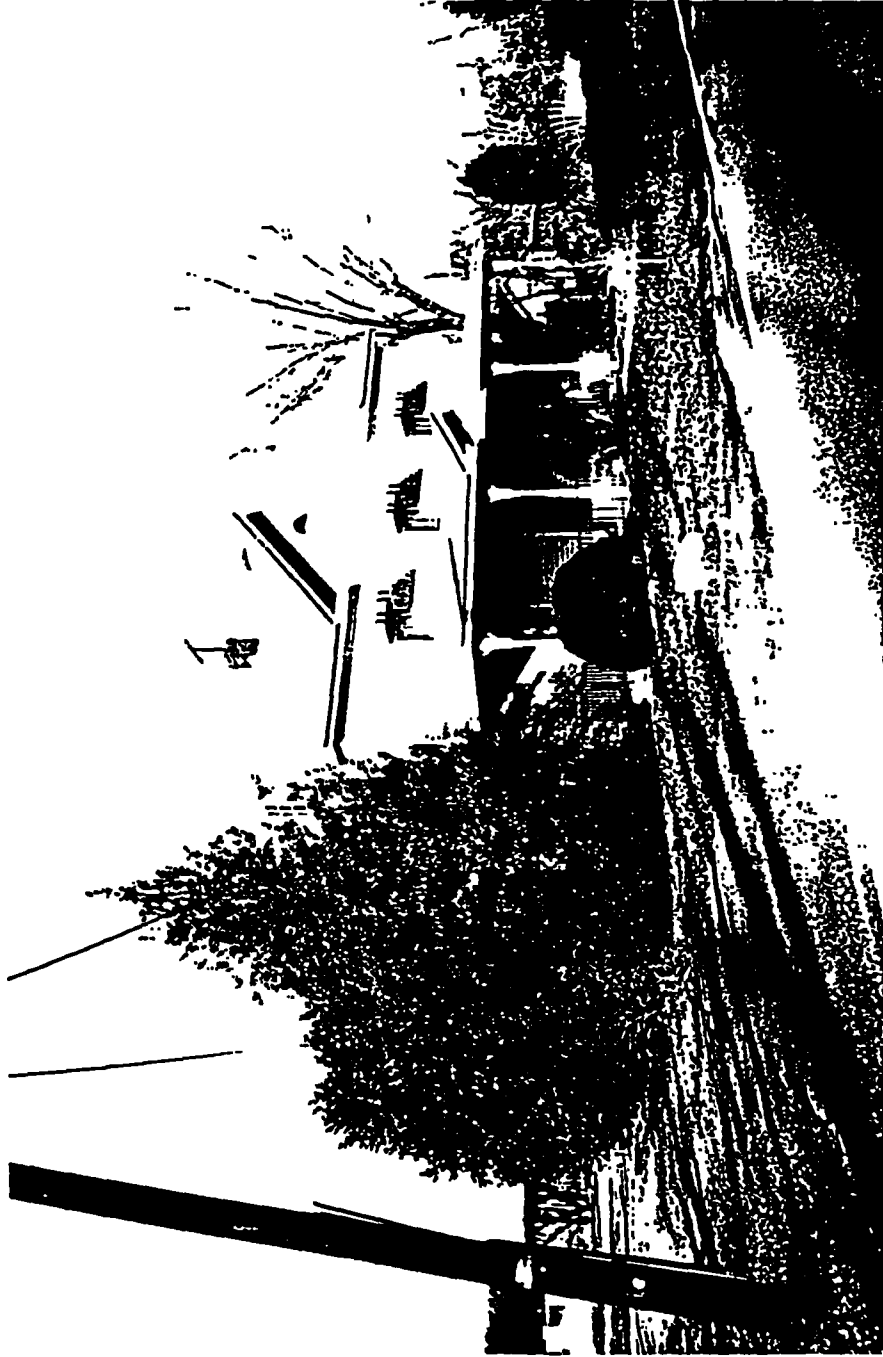
2102 and 2104 Floral Park Road

Piscataway Village Community Vision Process
Existing Conditions

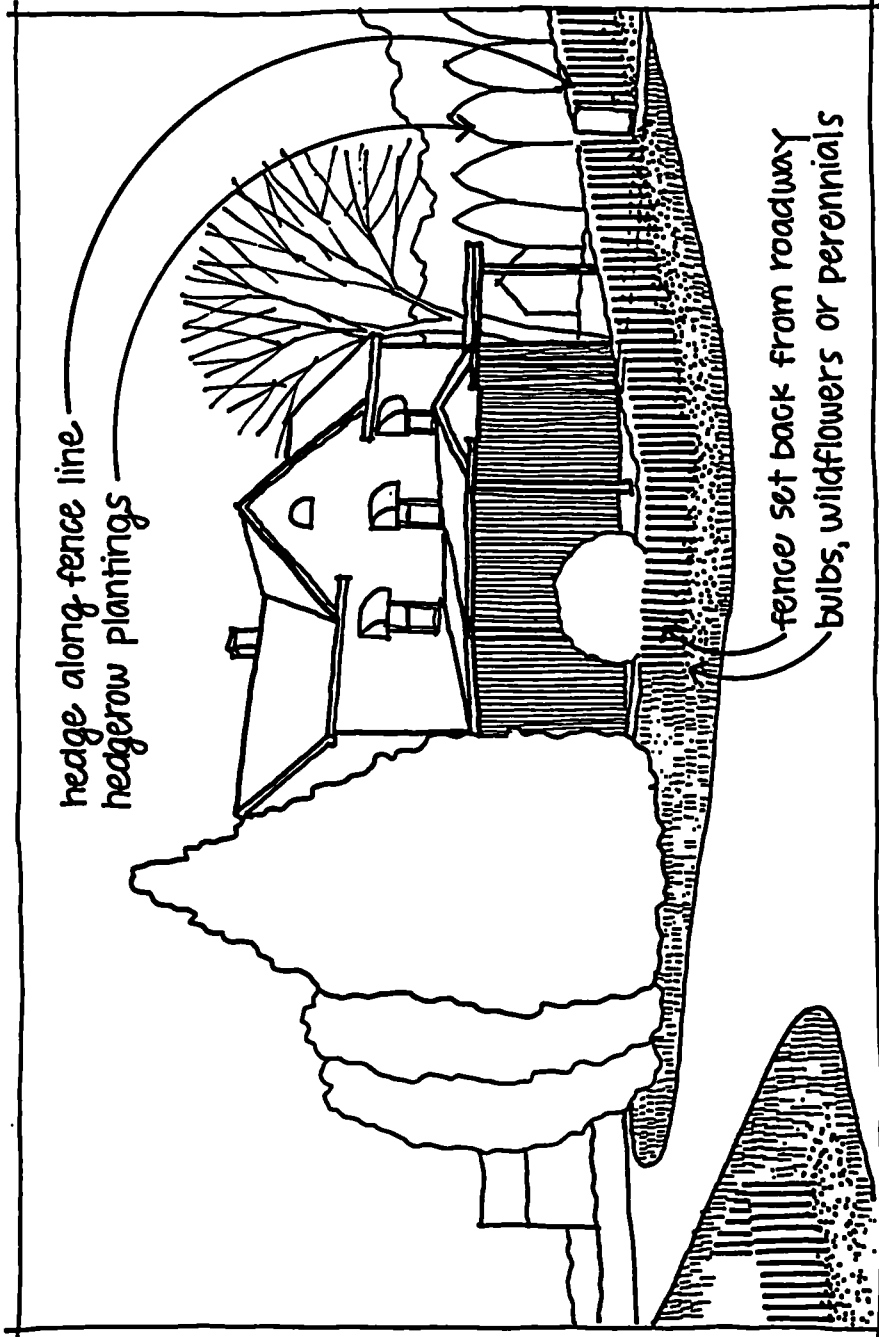


2102 and 2104 Floral Park Road

Piscataway Village Community Vision Process
Streetscape Recommendations

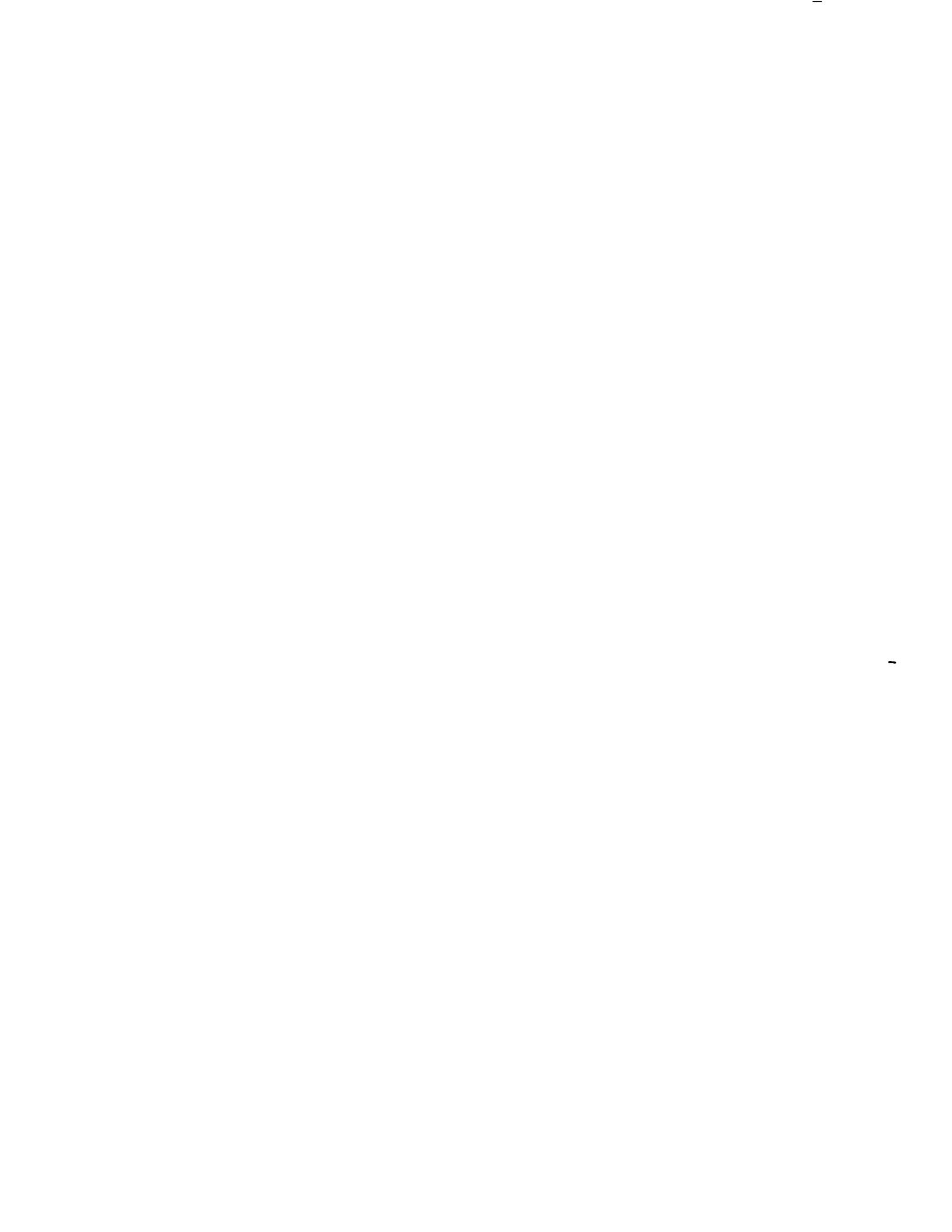


Gallahan-Davis House



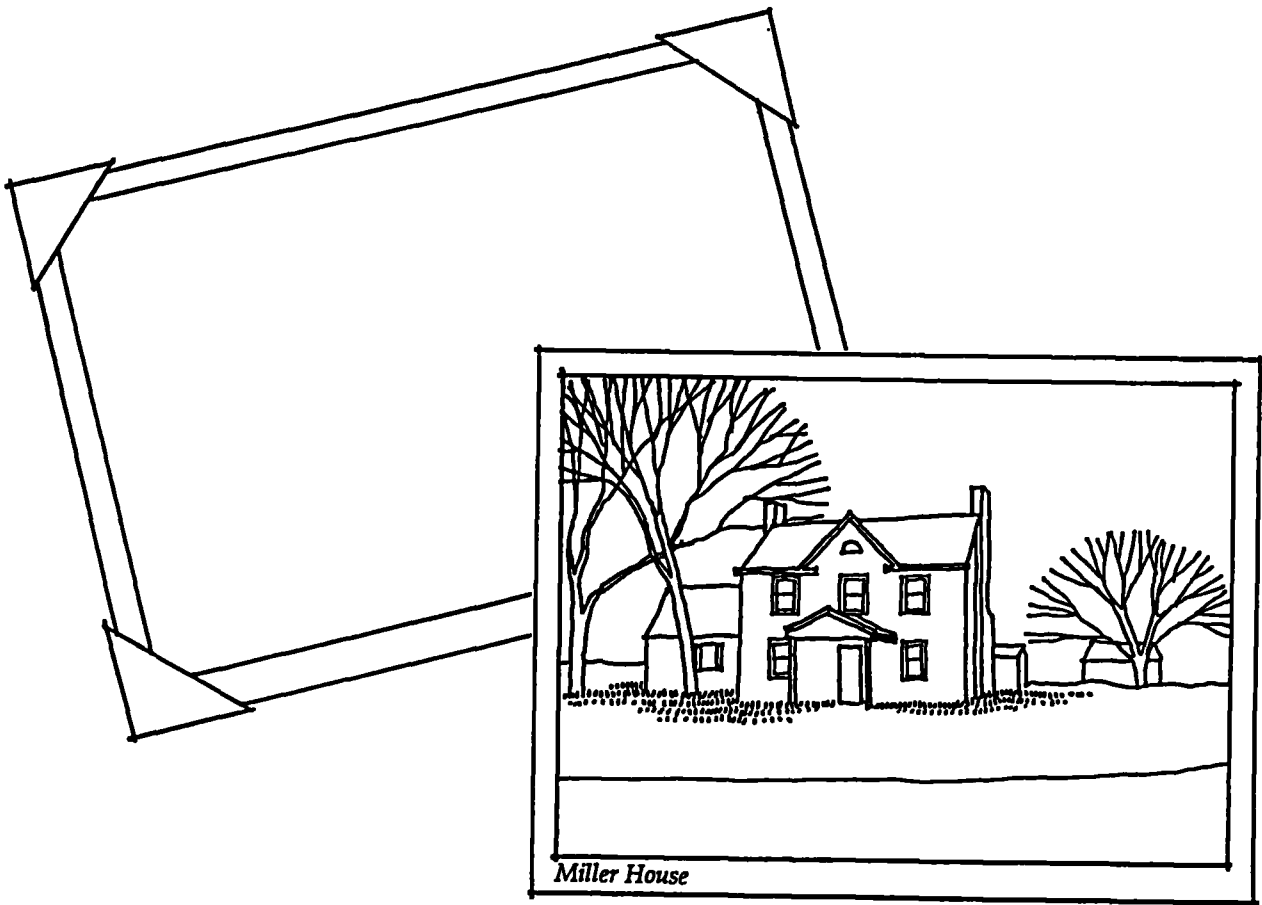
Gallahan-Davis House

Piscataway Village Community Vision Process
Streetscape Recommendations



WORKSHOP FOUR
ALTERNATIVES

Refine Concept Plan
Options



WORKSHOP FOUR
ALTERNATIVES

**Refine Concept Plan
Options**

CONTENTS:

- Meeting Minutes
- Vehicular Circulation Option Diagrams
- Road Width Option Diagrams

SUMMARY

- The participants of the fourth workshop discussed transportation issues relating to vehicular and pedestrian circulation within the historic village of Piscataway. Discussions also addressed the impacts of the future bypass road associated with the proposed Villages at Piscataway development. Options for modifying the width of Floral Park Road and locating a path along the edge of the road were discussed, as well as the options available to improve vehicular circulation conditions through the village.

Piscataway Historic Preservation Group

Minutes of April 20, 1995, Meeting

The Piscataway Historic Preservation Group (PHPG) met on April 20, 1995. Chris and Peter Buckingham again very graciously opened their lovely home to the PHPG, providing delicious refreshments (including some homemade cookies from Edith Roberts).

There are three more meetings scheduled in this first phase of the Piscataway Visioning: May 11, June 1, and June 22, 1995

ATTENDEES:

Residents of the historic Village or nearby area: Chris and Peter Buckingham, Edith Roberts, Beth and Adrienne Parker, Nancy Slicner, Lila Rogan

Interested parties: Mary Forsht-Tucker (Piscataway Citizens Association and Prince George's Heritage), W C. (Bud) Dutton, Jr. (Past Chair of the Prince George's County Planning Board)

Accokeek Foundation: Susan Van Buren (Director of the Potomac River Heritage Program)

M-NCPPC: Gail Rothrock (Historic Preservation Section) and Jill Yutan (Urban Design Planning Division)

BACKGROUND:

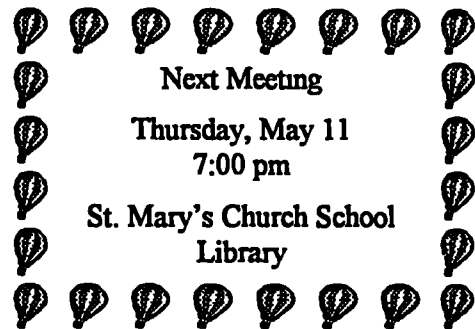
As determined at the first PHPG meeting (February 2, 1995), Piscataway is a unique place with a sense of community and heritage that the residents want to preserve and protect. Changes in the area will impact the Village. The goal of the PHPG is to ensure that changes will enhance rather than detract from Piscataway and its quality of life.

Through the efforts of Gail Rothrock of the M-NCPPC Historic Preservation Section, the PHPG has the support of Jill Yutan of the M-NCPPC Urban Design Planning Division until the end of the fiscal year (June 30) as the first phase of the Piscataway Visioning process. Jill, a landscape architect, is studying the Village and researching and presenting alternatives for the various design aspects the PHPG has recommended preserving and/or enhancing. Her efforts have been very valuable to the visioning process.

INTRODUCTION:

The meeting started with Susan Van Buren summarizing what the PHPG has accomplished thus far and what we hope to achieve by the end of June.

In accordance with the "Piscataway Village Community Vision Process" plan from the March 9 PHPG meeting, the April 20 meeting refined the "Concept Plan Options" from the March 30 meeting. The focus of future meetings:



May 11
IMPLEMENTATION
Methods for Protection of
Piscataway's Village
Character

June 1
IMPLEMENTATION
Strategies for Preservation
Fund/Phasing Options

June 22
FUTURE ACTIONS
Next Steps

LANDSCAPE DESIGN ISSUES:

Jill Yutan gave a brief overview of the displays presented at previous meetings. These displays expressed the following:

- Existing landscape setting
- Village streetscape photographs
- Images of site elements such as fences, gates, garden paths, roadways, lighting and benches.

The presentation at this April 20 meeting focused on issues relating to transportation/vehicle circulation and road width/materials after the bypass is built:

- Circulation on Floral Park Road
 - Width of Floral Park Road
 - Possible path along Floral Park Road
- One display illustrated three options for circulation on Floral Park Road within the historic Village once the bypass road is constructed. All options assume the by-pass road would be completed before any modifications/improvements to Floral Park Road would be implemented.
 - Option 1 - Floral Park Road remains a two-way through road to Piscataway and Livingston Roads.
 - Option 2 - Closes Floral Park Road at the approximate mid-point between Piscataway and Livingston Roads.
 - Option 3 - Closes Floral Park Road at Livingston Road. In options 2 and 3, Floral Park Road remains a two-way road with the road becoming a residential driveway

Fire truck access along Floral Park Road would remain open in all three options even though public traffic could not travel the entire length of the road in Options 2 and 3. A supported lawn system could be implemented to allow for fire truck access. This System utilizes a sub-surface structural system to support the weight of a fire truck while maintaining the visual appearance of a grass area.

Recommendation: The group selected Option 1 since Options 2 and 3 would inconvenience the residents who live within the Village.

Future Discussion:

- Installing "Residents Only" signs, constructing rumble strips/speed bumps, and reducing the speed limit to 20 to 25 mph.
 - Using gravel, cobble stone and brick paving materials for the road surface. These materials have higher costs than asphalt and there are maintenance issues associated with their use.
- One display illustrated three options for reducing the existing road pavement width. The issues focused on the three structures located closest to the pavement. Reducing the pavement width will allow a path to be located along the south side of Floral Park Road. The County minimum standard for a rural secondary road is 18 feet. This dimension would allow for the needed space to construct a path and would also provide additional lawn area as a buffer adjacent to the Stanton-Blandford House, the Clagett Store and the Piscataway Tavern. The path would serve to link the residents of the Village together and connect to the Edelen House and the proposed Villages of Piscataway retail center.
 - Existing conditions - 21' 10" pavement section (public road)
 - Option A - 20' pavement section (public road)
 - Option B - 18' pavement section (public road)
 - Option C - 16' pavement section (private road)

Recommendation: In order to reduce the width of Floral Park Road and still have continued public maintenance, the group selected the 18' width option.

Action: Jill Yutan to contact Craig Rovelstad to find out what the proposed pavement width of Floral Park Road east of Piscataway Road will be in the Comprehensive Design Plan (CDP) for the Villages At Piscataway

- One display delineated the streetscape elements discussed at the March 30 meeting. Four sketches showed how proposed improvements would enhance the rural character of the Village and unify the Village along the street edge. The sketches illustrated the addition of a path along Floral Park Road, street lighting, fences, wood timber bollards, narrow pavement widths and plantings.

Future Discussion: The group liked the path configuration possible with the 18' road width option; however, the specifics of the path as well as more definition of the streetscape elements to be recommended must be addressed.

SEWER LINES IN RELATION TO HISTORIC VILLAGE.

The Villages At Piscataway development received approval for sanitary sewer connections to the WSSC Piscataway Sewage Treatment Plant from the County Council in April 1994.

Two gravity flow lines are indicated in the initial plan. One will serve the northern area of the development and will pass to the east of the Edelen House, toward Floral Park Road, then follow the road right-of-way eastward to an existing creek, turning north to connect with the existing sewer main in Piscataway Creek.

A second line will serve the southern and western area of the development. It will be adjacent to Piscataway Road near the southern end of the Historic Village and then cross presently undeveloped property to connect to the existing main near the bridge on Livingston Road crossing Piscataway Creek.

Neither of the lines as proposed will serve the section of Floral Park Road in the Historic Village. Further service area changes and proposals for smaller lateral connections will be necessary if additional properties are to be served.

Action: Gail Rothrock/Bud Dutton will contact Beth Forbes concerning the possible issue of wetlands in the proposed path of the sewer lines to serve the Villages At Piscataway development.

"PISCATAWAY VILLAGE RURAL CONSERVATION STUDY, PART II: DESIGN GUIDELINES"

Gail Rothrock reported that Part II of the study may be available at the next meeting; approval to transmit to the Piscataway Citizens Group is on the Prince George's County Planning Board agenda for May 4.

OLD SCHOOLHOUSE PROPERTY

Mary Forsht-Tucker reported that David L'Heureux who owns the property where the old school used to be, with entry between the Piscataway Tavern and the Clagett Store, had contacted her. He is very supportive of our efforts, but has been unable to participate due to ill health. He would like to find the footings of the old schoolhouse and to rebuild it. He is looking for someone experienced in archeology or related field to look for the footings in order that it be done carefully and correctly

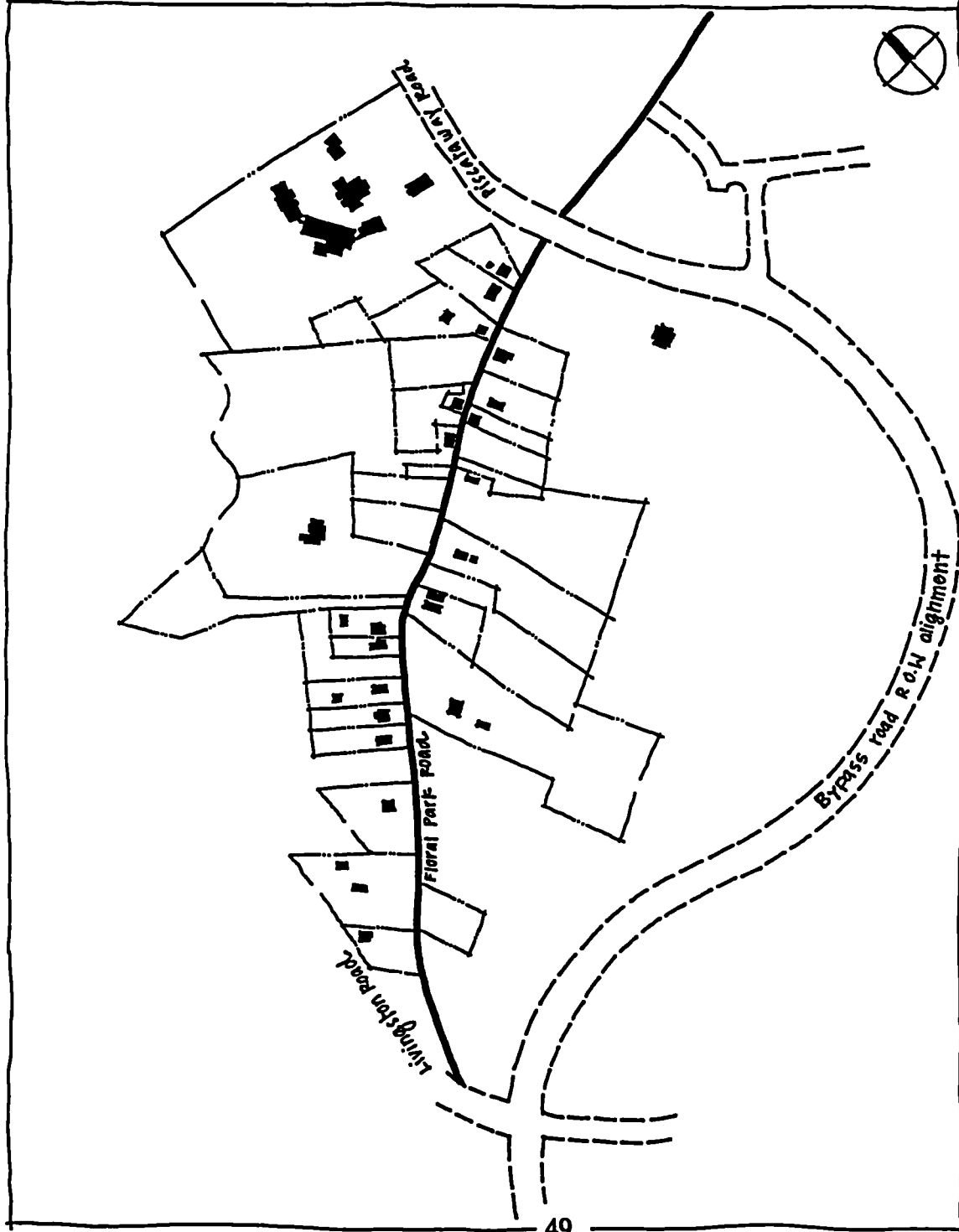
ADMINISTRATIVE ACTIONS: Mary Forsht-Tucker to 1) update the mailing list for the PHPG and make copies available and 2) provide minutes and mailing labels to Historic Preservation Section for distribution to those on the mailing list.

Telephone Numbers:

Mary Forsht-Tucker	292-1993
Susan Van Buren	283-2115
Jill Yutan	952-3171

Additional concepts

- Residents only signs - No thru traffic
 - Install rumble strips / speed bumps
 - Reduce speed limit to 20 or 25 mph
 - Reduce pavement width
 - Remove centerline roadway stripes (solid yellow double lines) for a residential roadway appearance
- Paving material options
- Asphalt (Low maintenance)
 - Gravel (High maintenance)

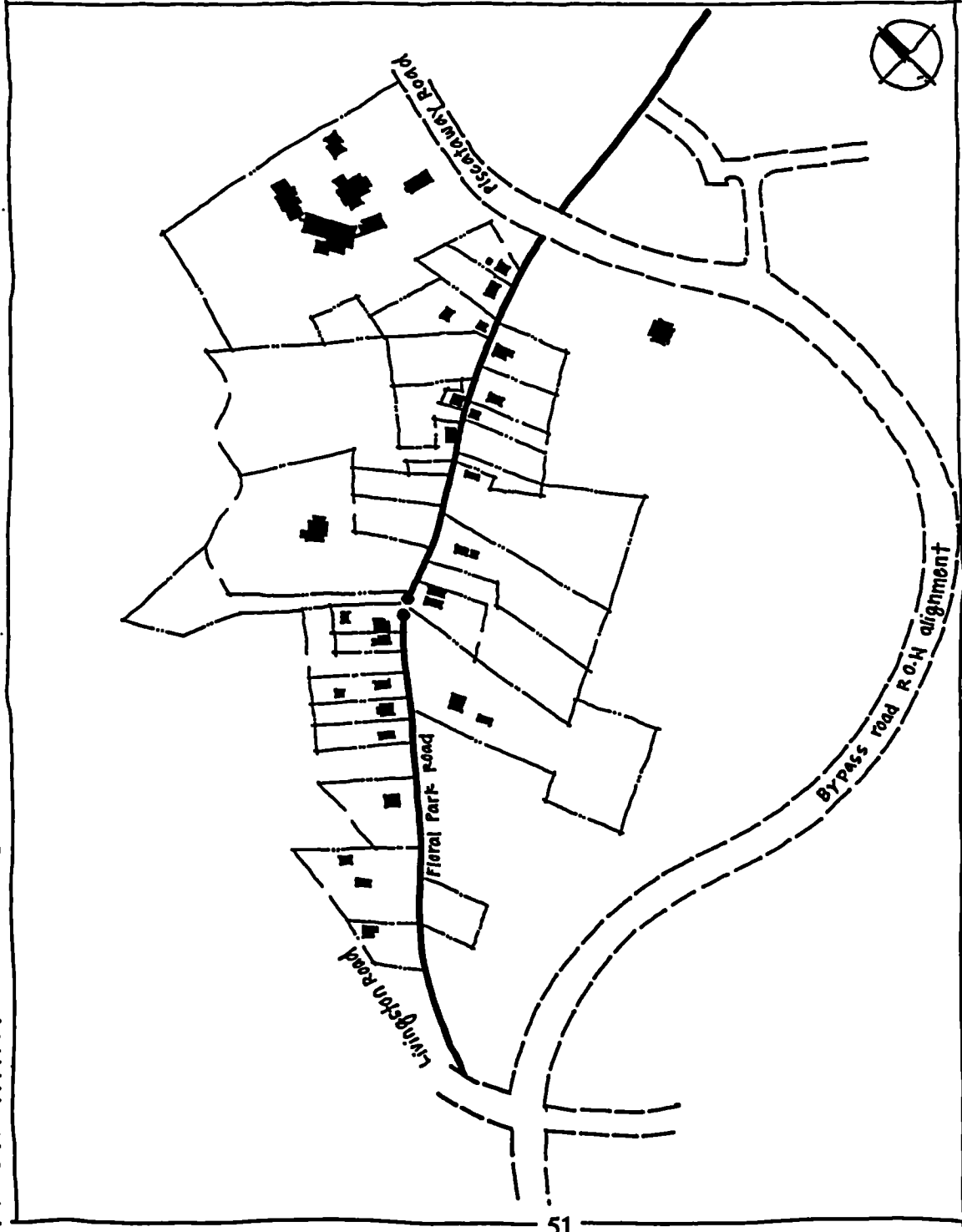


Option 1 - Road Circulation (2-way)
 Floral Park Road remains a through road to Livingston and Piscataway Roads

PISCATAWAY VILLAGE COMMUNITY VISION PROCESS

Additional Concepts

- Residents only signs - No thru traffic
- Install rumble strips / speed bumps
- Reduce speed limit to 20 or 25 mph
- Reduce pavement width
- Remove centerline roadway stripes (solid yellow double lines) for a residential road appearance
- Paving material options
 - Asphalt (Low maintenance)
 - Gravel (High maintenance)



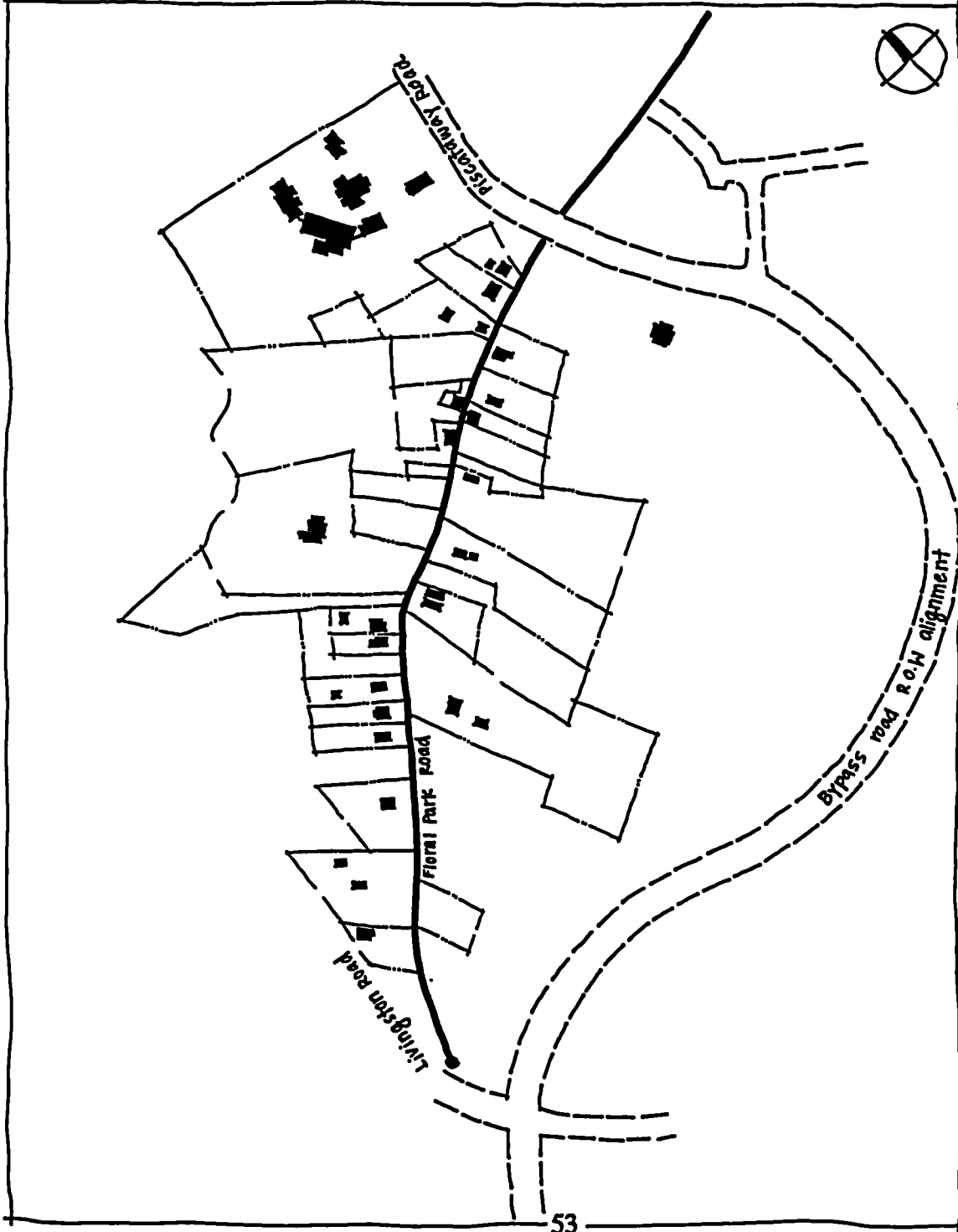
Option 2 - Road Circulation (2-way)
 Close Floral Park Road at the approximate mid point between Piscataway and Livingston Roads

Vehicular Circulation Options

PISCATAWAY VILLAGE COMMUNITY VISION PROCESS

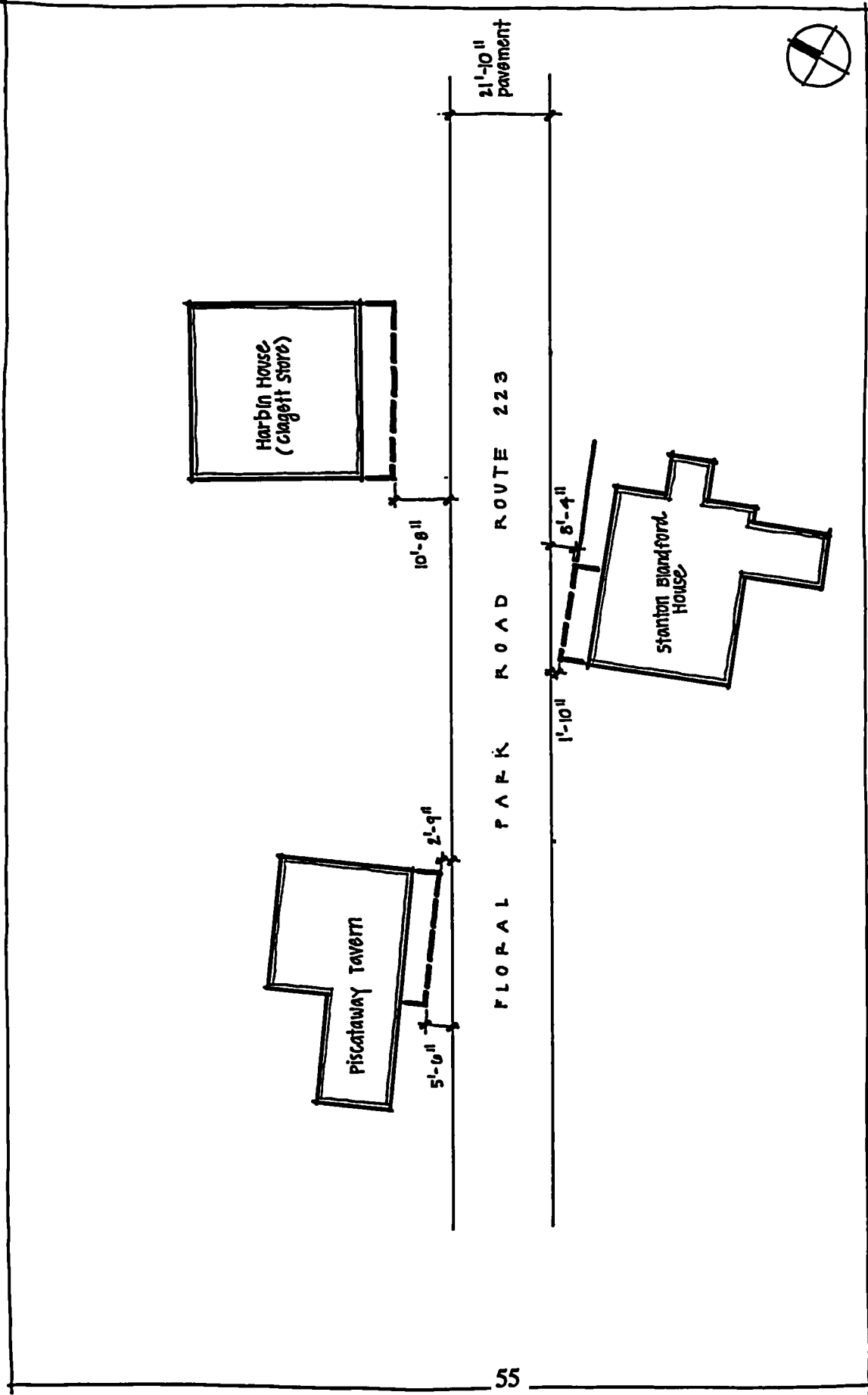
Additional Concepts

- Residents only signs - No thru traffic
- Install rumble strips / speed bumps
- Reduce speed limit to 20 or 25 mph
- Reduce pavement width
- Remove centerline roadway stripes (solid yellow doublelines) for a residential road appearance
- Paving material options
 - Asphalt (Low maintenance)
 - Gravel (High maintenance)



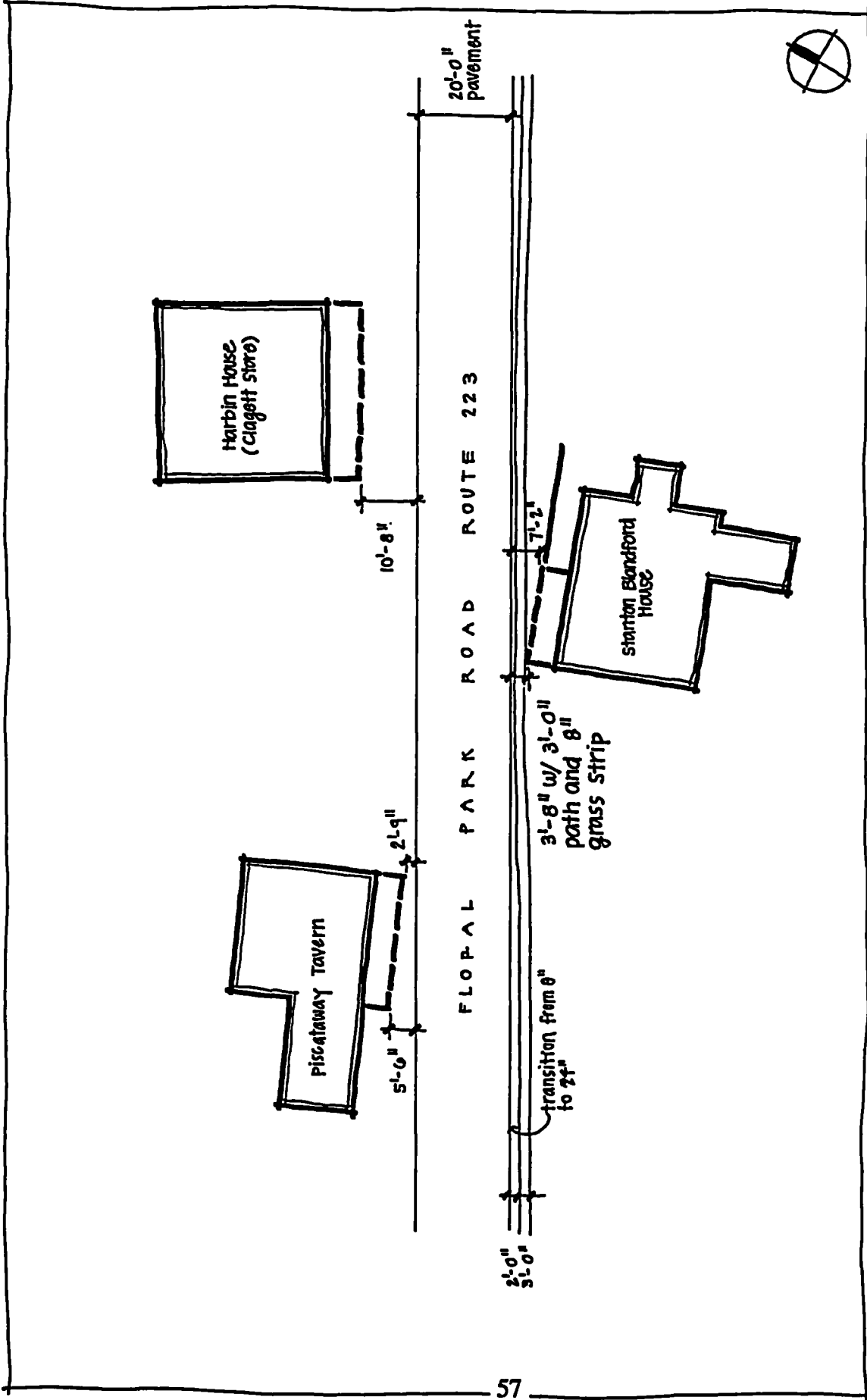
Option 3 - Road Circulation (2-way)
Close Floral Park Road at Livingston Road

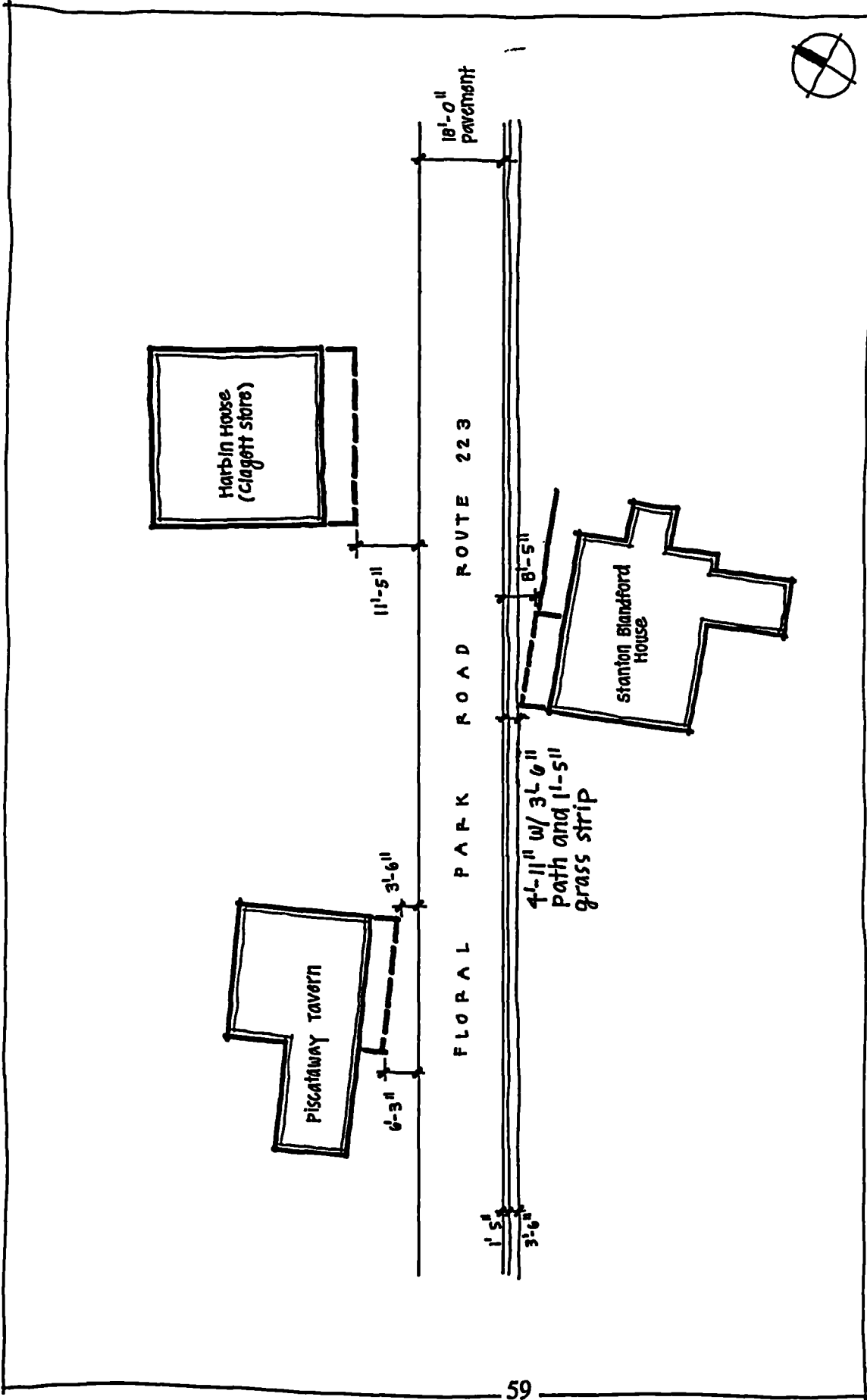
Vehicular Circulation Options



Existing Conditions

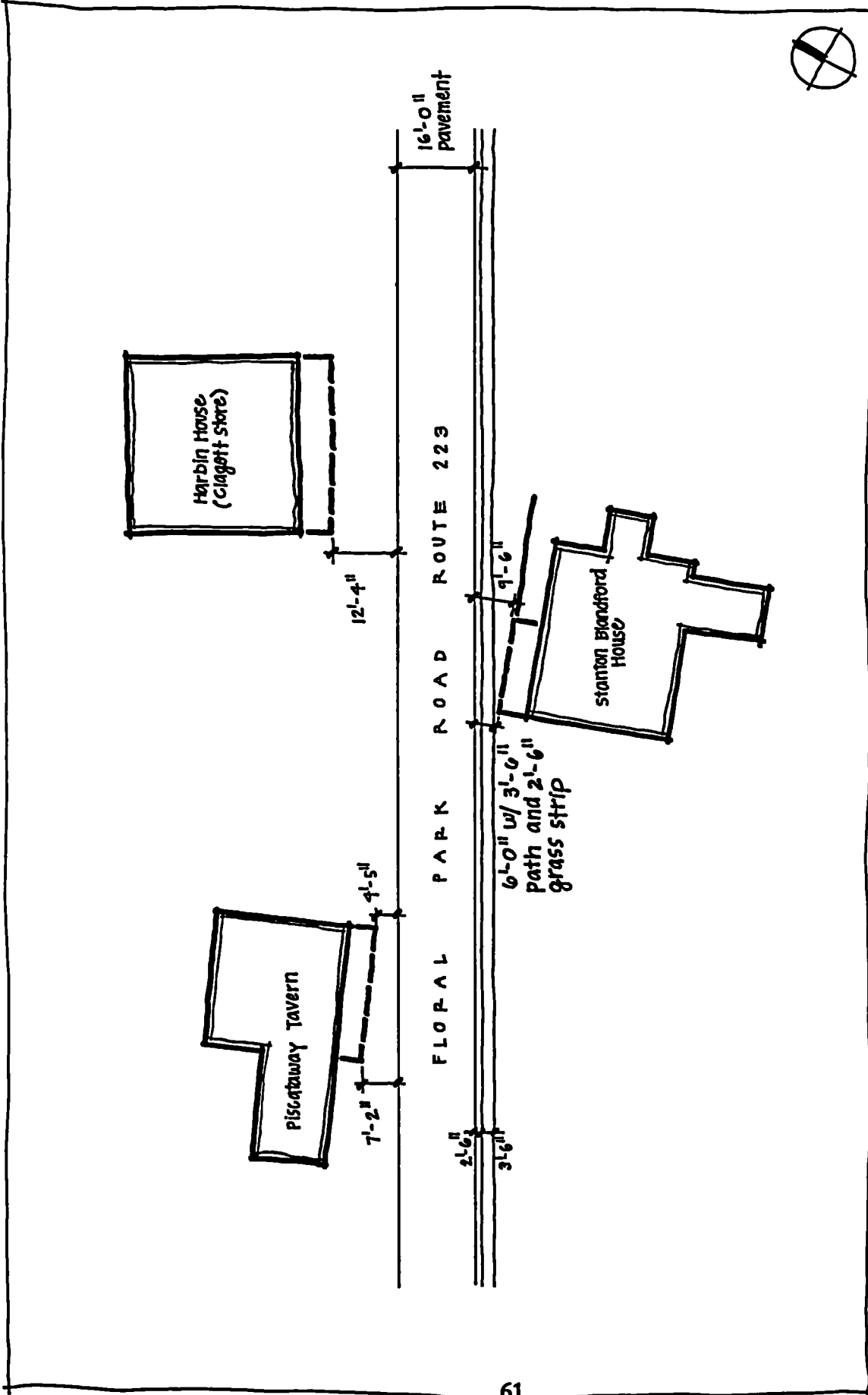
PISCATAWAY VILLAGE COMMUNITY VISION PROCESS



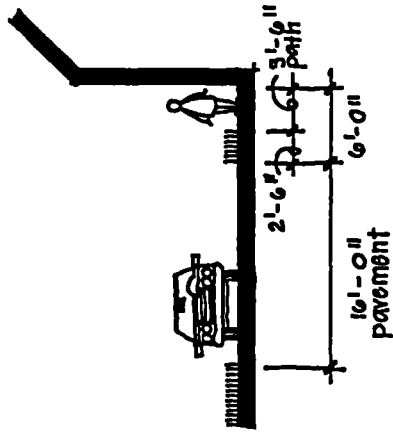


Option B - Road and Path Width
Public Road / Secondary Rural

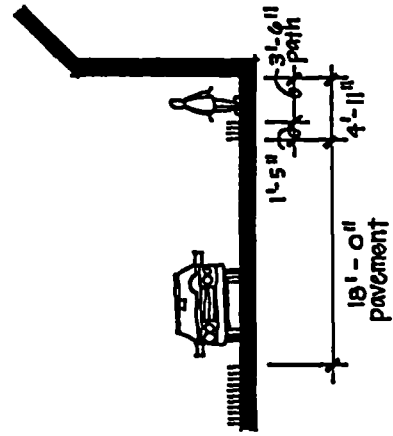
PISCATAWAY VILLAGE COMMUNITY VISION PROCESS



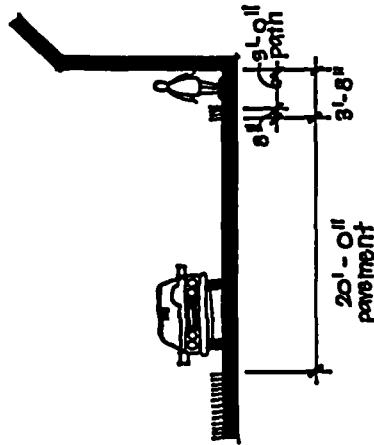
Option C - Road and Path Width
Private Road



Option C



Option B



Option A

Road Section Options / Stanton-Blandford House
Scale: 1"=10'-0"

WORKSHOP FIVE
IMPLEMENTATION

Methods for Protection
of Piscataway's
Village Character



Underwood House

WORKSHOP FIVE

IMPLEMENTATION

Methods for Protection of Piscataway's Village Character

CONTENTS:

- Meeting Minutes
- Historic Resources Map
- Methods for Preservation of Piscataway's Village Character Chart
- Design Guidelines

SUMMARY

- The participants of the fifth workshop discussed the advantages and disadvantages of the various protection methods available to preserve the rural character and the existing structures within the historic village of Piscataway. Design guidelines addressing pertinent issues discussed in prior workshops were developed to maintain and enhance the rural landscape setting and historic character of the village. Design guideline topics included appropriate infill development and setback distances, as well as recommendations for paving materials, signs, fencing, lighting, site furnishings and plant materials.

A local Historic District designation or an Historic Overlay zone is necessary to ensure that new construction does not alter or destroy Piscataway's rural historic character. Design guidelines would be adopted with either method.

Being designated a Historic District requires that exterior alterations for all houses, with or without a Historic Site designation, must be approved by the Historic Preservation Commission. A Local Advisory Committee would review all proposals. There are tax benefits.

A Historic Overlay zone does not exist in Prince George's County and the legislation would have to be written and approved by the District Council. This legislation would ensure that all future infill development would maintain the rural historic character of the village.

Discussion will continue on which of these methods of preserving Piscataway's historic character is most appropriate.

PISCATAWAY VILLAGE RURAL CONSERVATION STUDY. PART II: DESIGN GUIDELINES

Gail Rothrock presented the "Piscataway Village Rural Conservation Study, Part II: Design Guidelines" to the group. The report is the second part of a multi-year study of the village of Piscataway undertaken at the request of the Piscataway Citizens Association, according to the transmittal letter dated May 11, 1995.

The letter goes on to say "The first part of the study, conducted in FY 90 and published in 1991, documented the history of the village, analyzed its historic character, and proposed design concepts and planning methods to protect the village's historic character. This second part was budgeted in the FY 92 work program, but because of staffing changes, was not completed until early 1995.

"The purpose of *Part II Design Guidelines* is to provide detailed design guidelines to assist the residents of the community in protecting the historic character of the village. Design guidelines are provided for general maintenance, rehabilitation, additions, site improvements, new construction and streetscape improvements. The report includes an analysis of Piscataway's existing character and a building-by-building review of the village's historic resources. The study concludes with a discussion of the methods to protect village character, ranging from local historic district designation, an historic preservation overlay zone, listing in the National Register of Historic Places, evaluation and designation as individual Historic Sites to preservation and conservation easements." Call 292-1993 for a copy

DESIGN GUIDELINES: PISCATAWAY VILLAGE COMMUNITY VISION PROCESS

Jill Yutan presented "Streetscape Design Guidelines: Piscataway Village Community Vision Process" which includes: a layout of Piscataway indicating the development potential of the infill properties; a diagram showing that new residences in the village should generally be located midway between adjacent dwellings and should maintain front setbacks consistent with the rest of the village; diagram showing public open space; options for residential driveways, public walkways, residential walkways, signs, wood picket fences, light fixtures, wood bollard guardrails, stone walls, benches, tree plantings, hedgerows, hedges and plants for period landscape settings. Call 292-1993 for a copy

SIGNS FOR PISCATAWAY

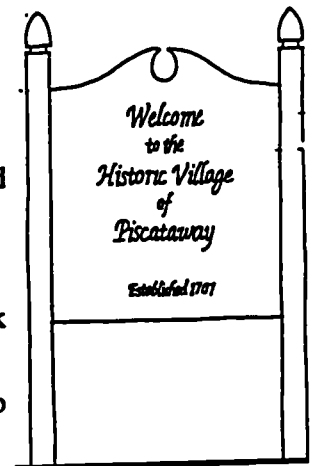
The Piscataway HPG will look into the cost and feasibility of:

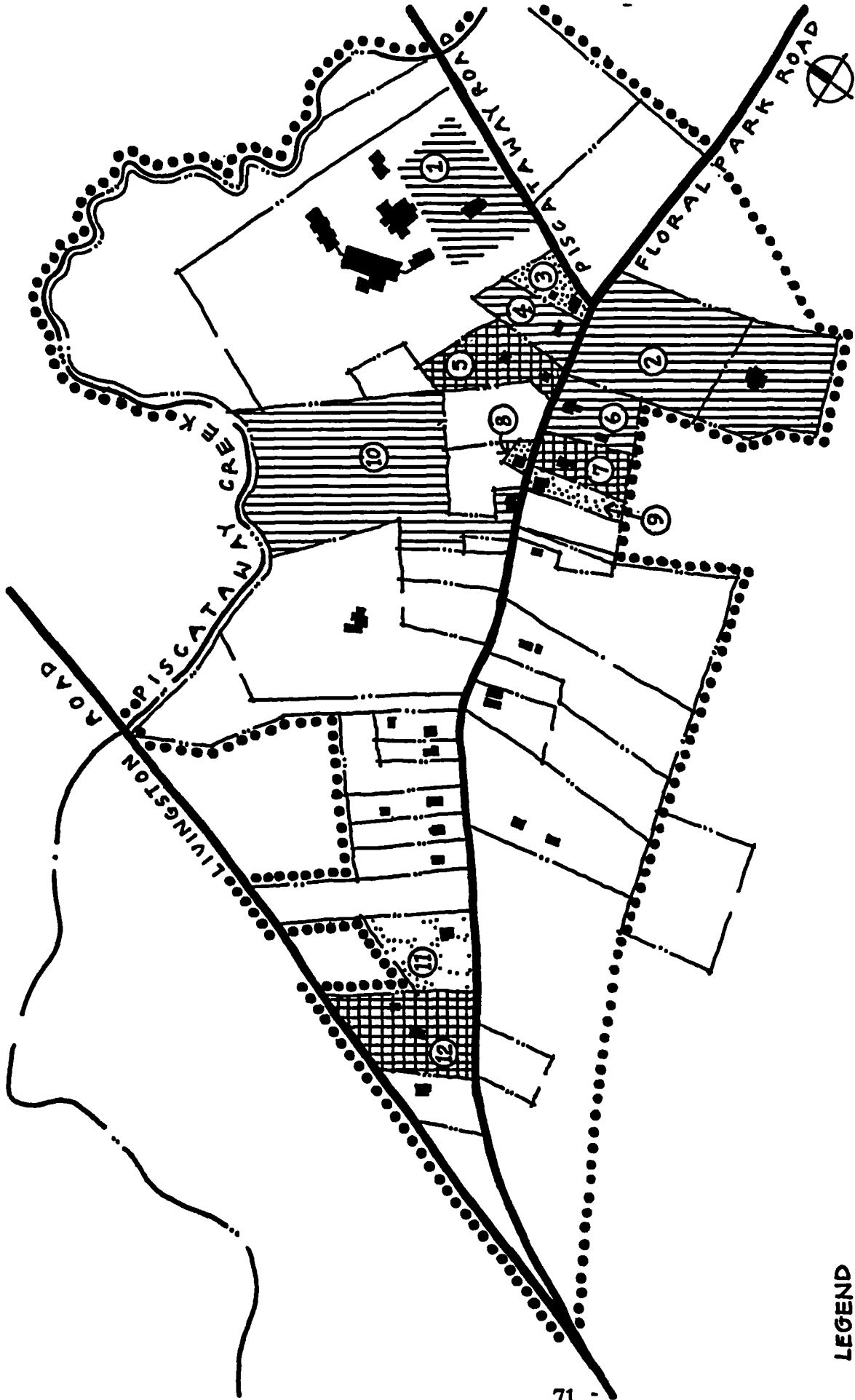
- Replacing the historic marker that used to be on Floral Park Road before it was damaged too severely to repair.

Action: Peter Buckingham to look into replacing the historic marker





- Procuring and erecting two signs, one for each entrance to the village, on Floral Park Road.

Action: Chris Buckingham to look into cost of signs in accordance with Jill's sketch (to the right).





LEGEND

-  Historic Site
-  Historic Resource
-  Survey Property
-  Survey Area

- 1 St Mary's Church and Cemetery
- 2 Edelen House
- 3 Miller House
- 4 Dr Edgar Hurtt House
- 5 Gallahan-Davis House
- 6 Hardy's Tavern

- 7 Bond Bungalow
- 8 Harbin House (Clagett store)
- 9 Stanton-Blandford House
- 10 Piscataway Tavern
- 11 Underwood House
- 12 Thomas & Underwood Bungalow

Historic Resources in Piscataway

Piscataway Village Community Vision Process
METHODS FOR PRESERVATION OF PISCATAWAY'S VILLAGE CHARACTER

PROTECTION METHODS	DESCRIPTION	BOUNDARIES	LEGISLATION	COMPLIANCE	FINANCIAL BENEFITS
Local Historic Site Designation	5 properties: found to meet architectural/historical criteria	Entire parcel or Environmental Setting	In place	Review by HPC of alterations, additions through HAWP	•County Preservation Tax Credit •State Tax Deduction
Further Designation of Individual Historic Properties and Survey Properties	4 properties listed in <i>Inventory of Historic Resources</i> 3 survey properties	Parcel or Environmental Setting	In place Elevation to Historic Site through evaluation & Master Plan Amendment	See Historic Site Designation None	See Historic Site Designation None
Local Historic District Designation	•Must meet architectural/historical criteria •Documentation of significance: relationships representing a theme/period	To be determined	In place Public hearings and decision by HPC required	•HAWPs/for all properties within boundaries •Design Guidelines	•County Preservation Tax Credit •State income tax deduction
Design Guidelines	Recommendations for appropriate alterations/new construction	N/A	Resolution to adopt by HPC/CC	Voluntary versus mandatory	Grant Programs: MHT/PGH/other
Historic Overlay Zone	Controls for: density/setback/height/building massing/landscaping/street improvements	To be determined	Would be needed	Mandatory	Unknown
National Register of Historic Places	Official list of nation's culturally significant resources	To be determined	N/A •Public review process: Local HPC State,NPS	*Section 106 Review if Fed/State \$/ Licenses	Fed/State grant eligibility •State income tax deduction for rehab •Tax benefits if income producing
Preservation and Conservation Easements	Legal restriction of property rights through donation (or sale)/maintain ownership/ give certain rights	Usually entire parcel	In place	Review: inspection by easement holding organization, usually 1 X per year	•Tax deduction for charitable gift •Estate tax benefits •Reduction of property tax
Education: Community Preservation and Design Workshops	Workshops/lectures/meetings/Piscataway Day/House Doctor clinics/brochures	N/A	N/A	N/A	? Education grants?

Acronyms:

HPC
NPS

Historic Preservation Commission
National Park Service

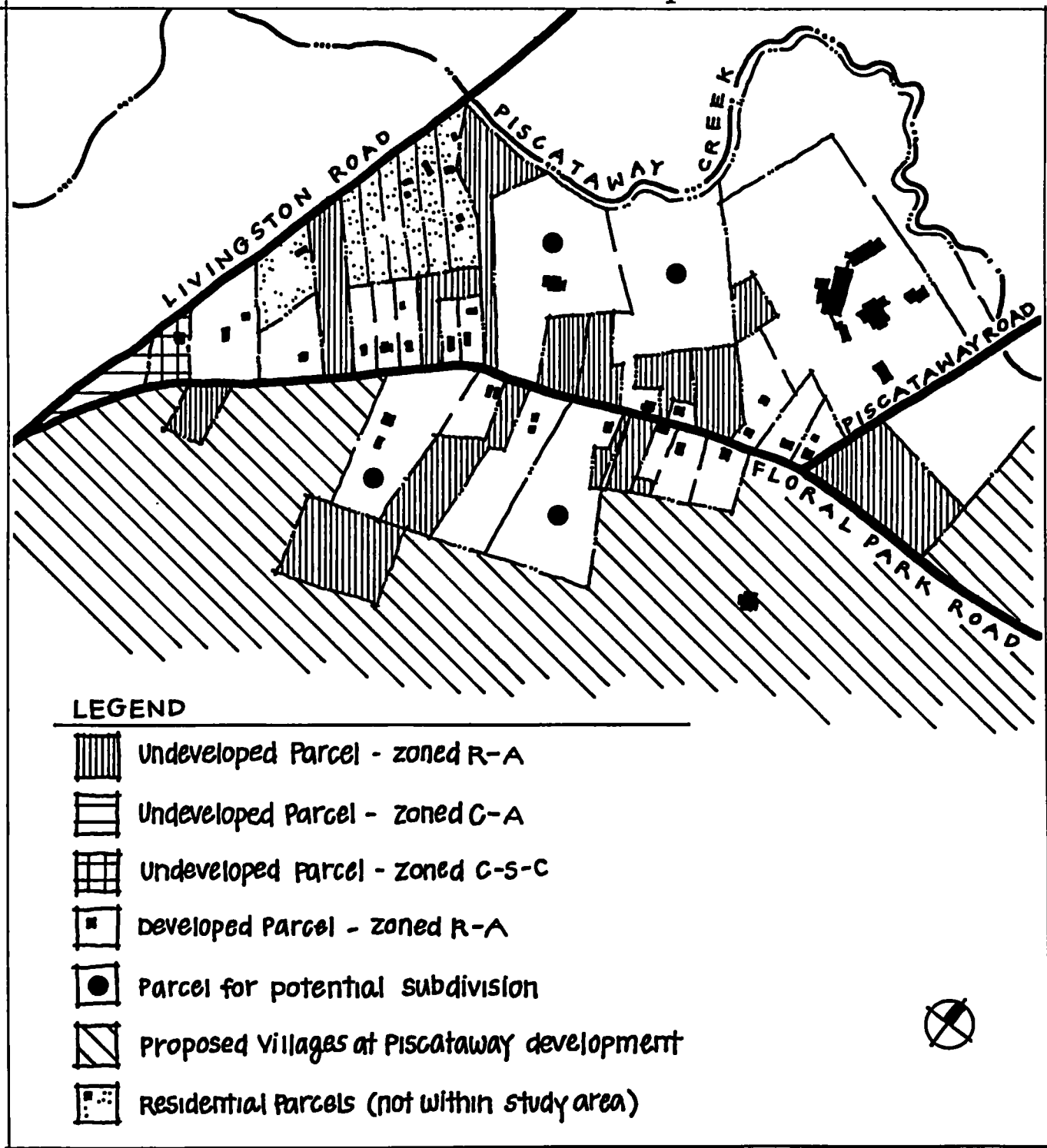
HAWP
CC

Historic Area Work Permit
County Council

MHT
PGH

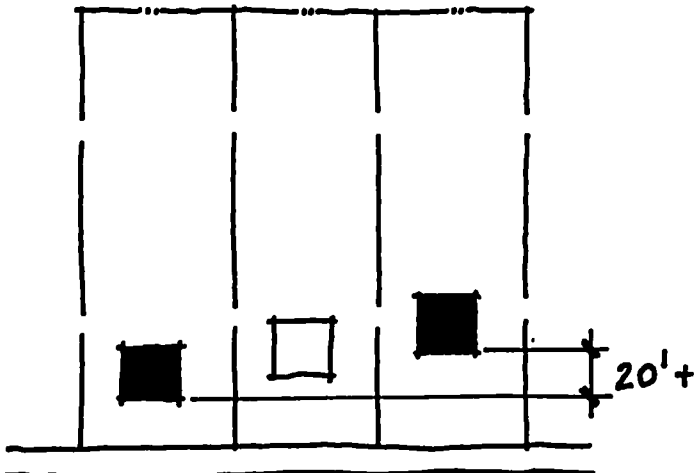
Maryland Historical Trust
Prince George's Heritage

Infill Potential for Development

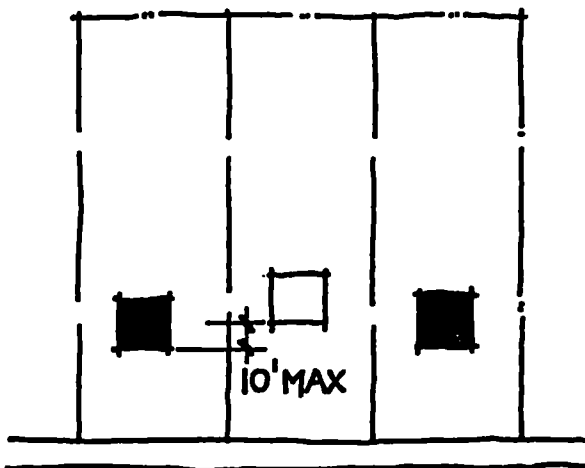


DESIGN GUIDELINES *Piscataway Village Community Vision Process*

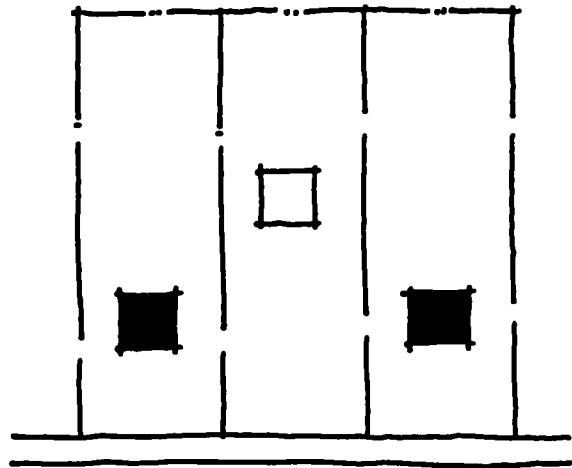
Residential Infill Development



DO locate new residence mid-way between adjacent dwellings if front setback distance varies more than 20' between existing dwellings



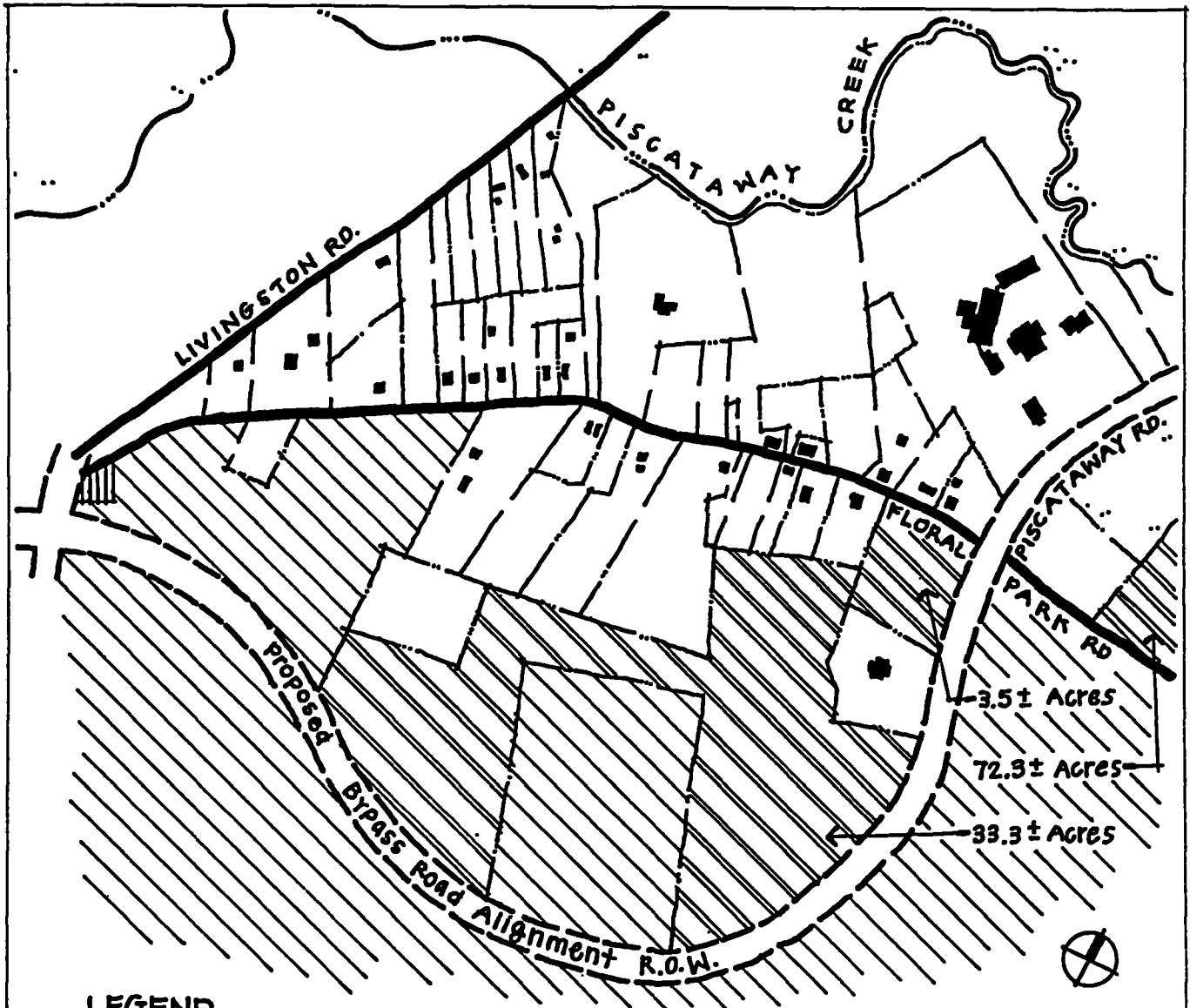
DO respect front setbacks from adjacent dwellings when locating a new residence



DON'T disrupt the existing development patterns when locating a new residence

DESIGN GUIDELINES Piscataway Village Community Vision Process

Public Open Space



LEGEND

 Existing M-NCPPC Parkland

 Proposed M-NCPPC Parkland (Dedicated for Villages at Piscataway)

 Gateway Feature Location (Dedicated for Villages at Piscataway - 10,000 S.F. min.)

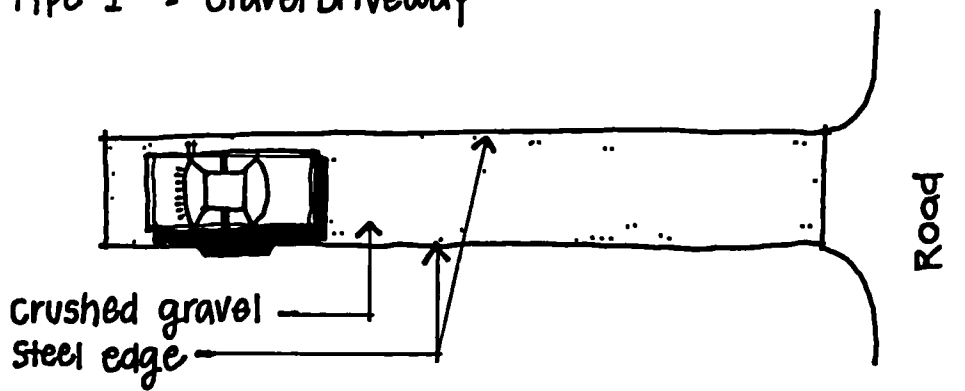
 Proposed Villages at Piscataway development

*The preservation of open space is critical in maintaining the rural landscape setting surrounding the historic village.

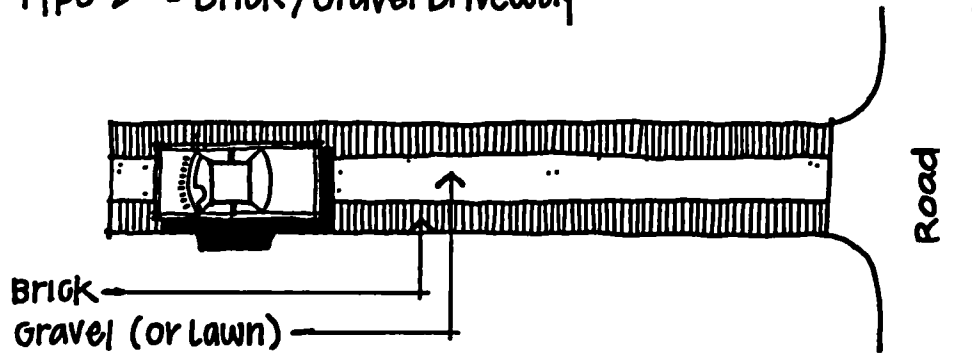
DESIGN GUIDELINES *Piscataway Village Community Vision Process*

Residential Driveways

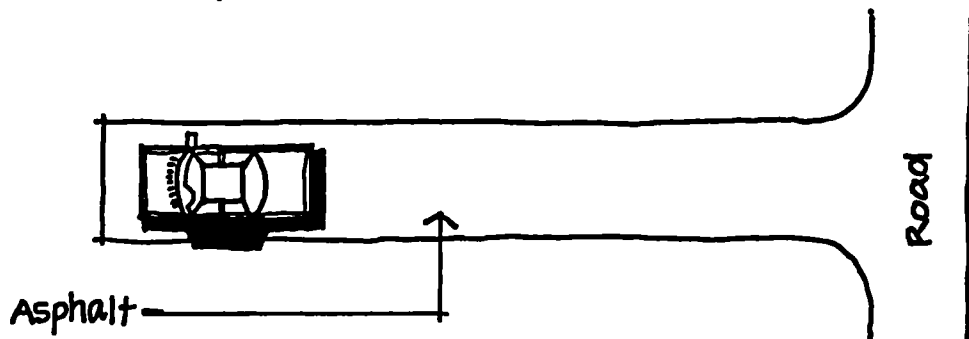
TYPE 1 - Gravel Driveway



TYPE 2 - Brick / Gravel Driveway



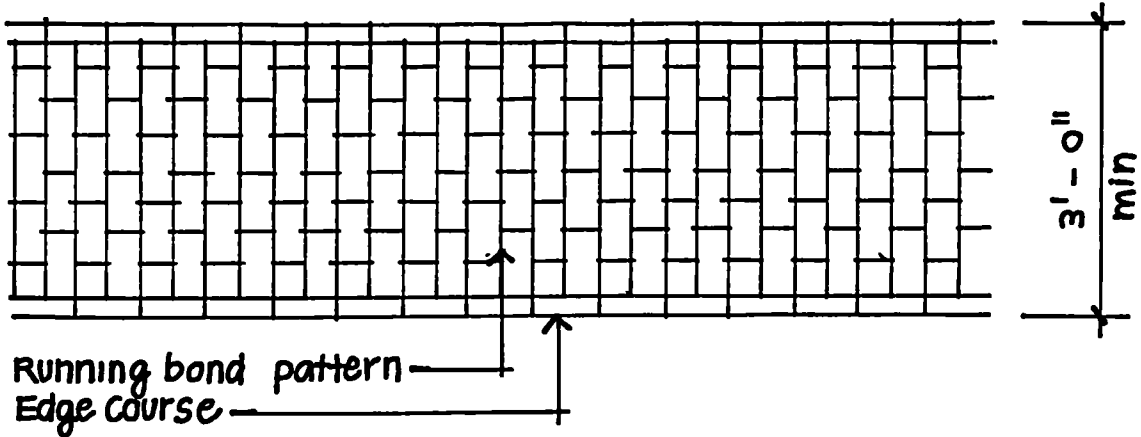
TYPE 3 - Asphalt Driveway



Driveway materials should contribute to the rural character of the village

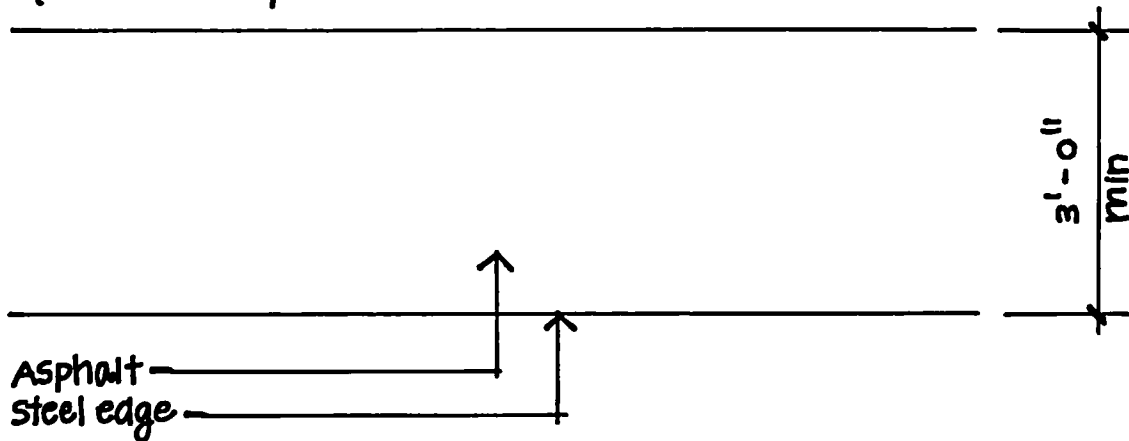
Public Walkways

Option A - Brick Path



Moulded bricks are an historically appropriate material. Use rectangular bricks laid in a running bond pattern and set in a compacted sand base. Precast concrete pavers in brick shapes are not recommended in the rural setting of the village.

Option B - Asphalt Path

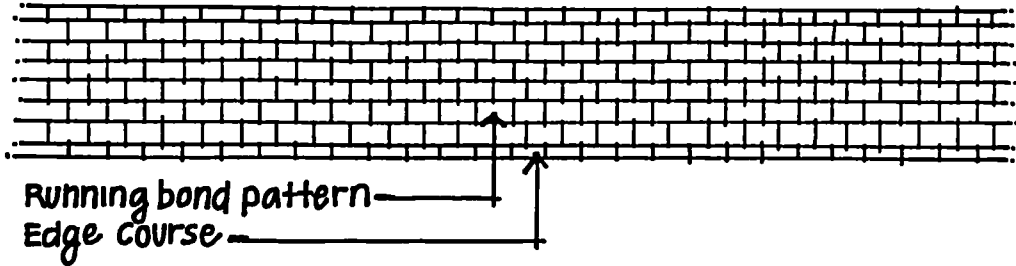


Public walkways must comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG) paving surfaces must be stable, firm and slip-resistant. Loose gravel is not an appropriate material for a public walkway. Walkway width shall be a minimum of 36" wide. Note one walkway material should be selected from options A or B.

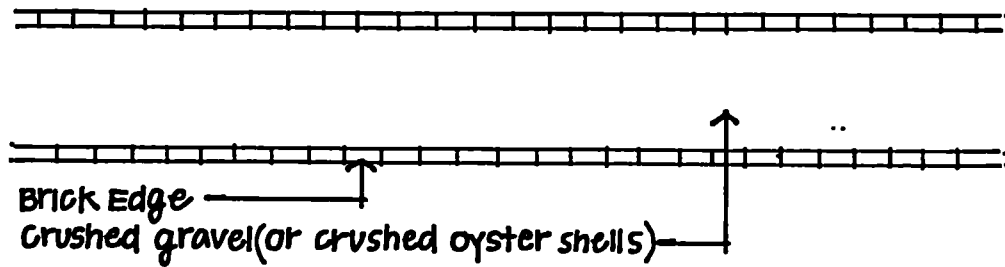
DESIGN GUIDELINES
Piscataway Village Community Vision Process

Residential Walkways

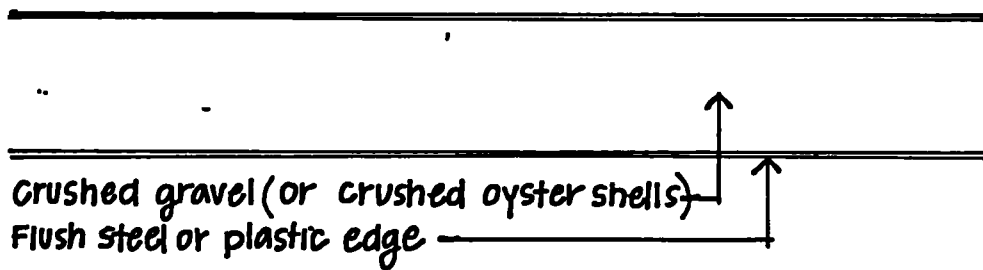
Type 1 - Brick Path



Type 2 - Brick Edge with Crushed Gravel Path



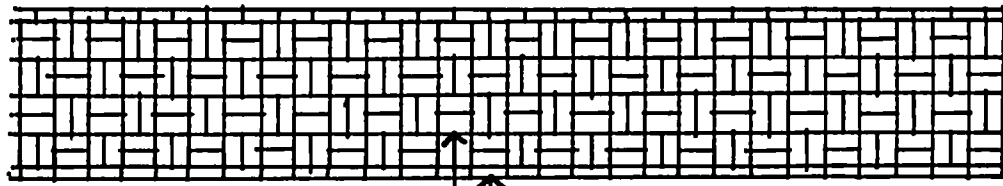
Type 3 - Crushed Gravel Path



DESIGN GUIDELINES
Piscataway Village Community Vision Process

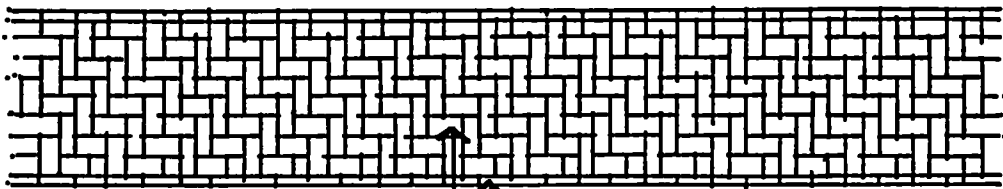
Residential Walkways

Type 4 - Basketweave Brick Path



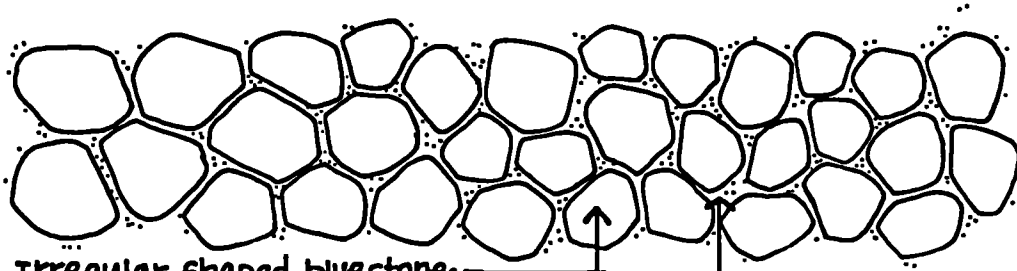
Basketweave pattern
Edge course

Type 5 - Herringbone Brick Path



Herringbone pattern
Edge course

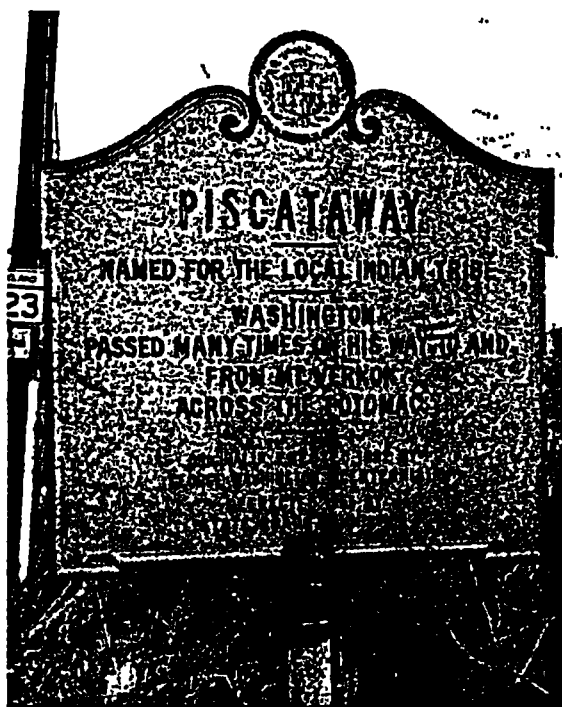
Type 6 - Stone Path



Irregular shaped bluestone
Lawn

Note. Precast concrete pavers in contemporary octagon, hexagon, or brick shapes are not recommended within the rural setting of the village

Historic Marker

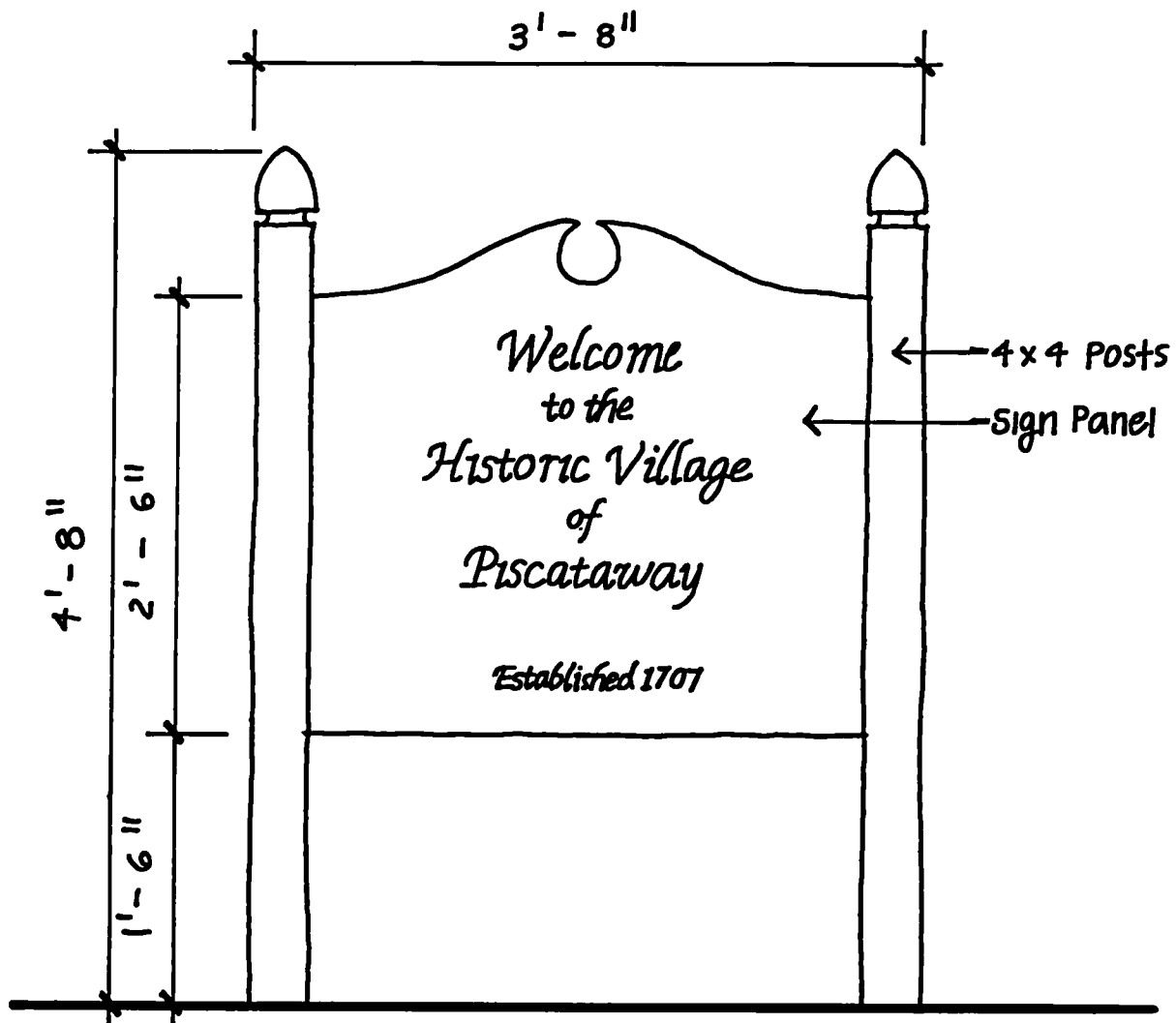


Former Piscataway sign marker
located along Floral Park Road
The sign marker should be
replaced



DESIGN GUIDELINES
Piscataway Village Community Vision Process

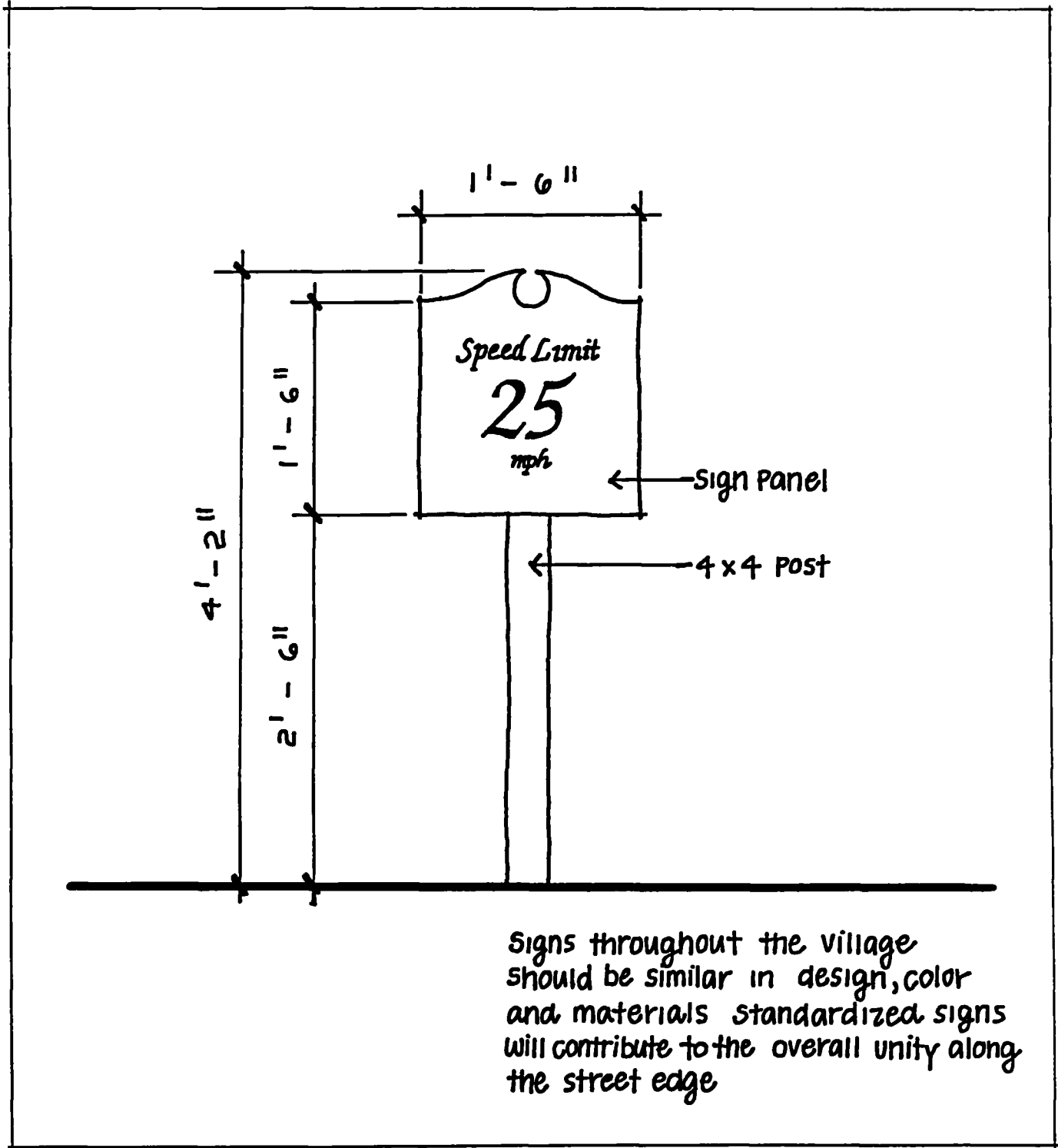
Entrance Sign



Sign should be painted or stained white
Lettering color should be dark green, dark blue
or black. Lettering style should reflect the
historic character of the village. A simple
script style such as Zapf Chancery is
recommended.

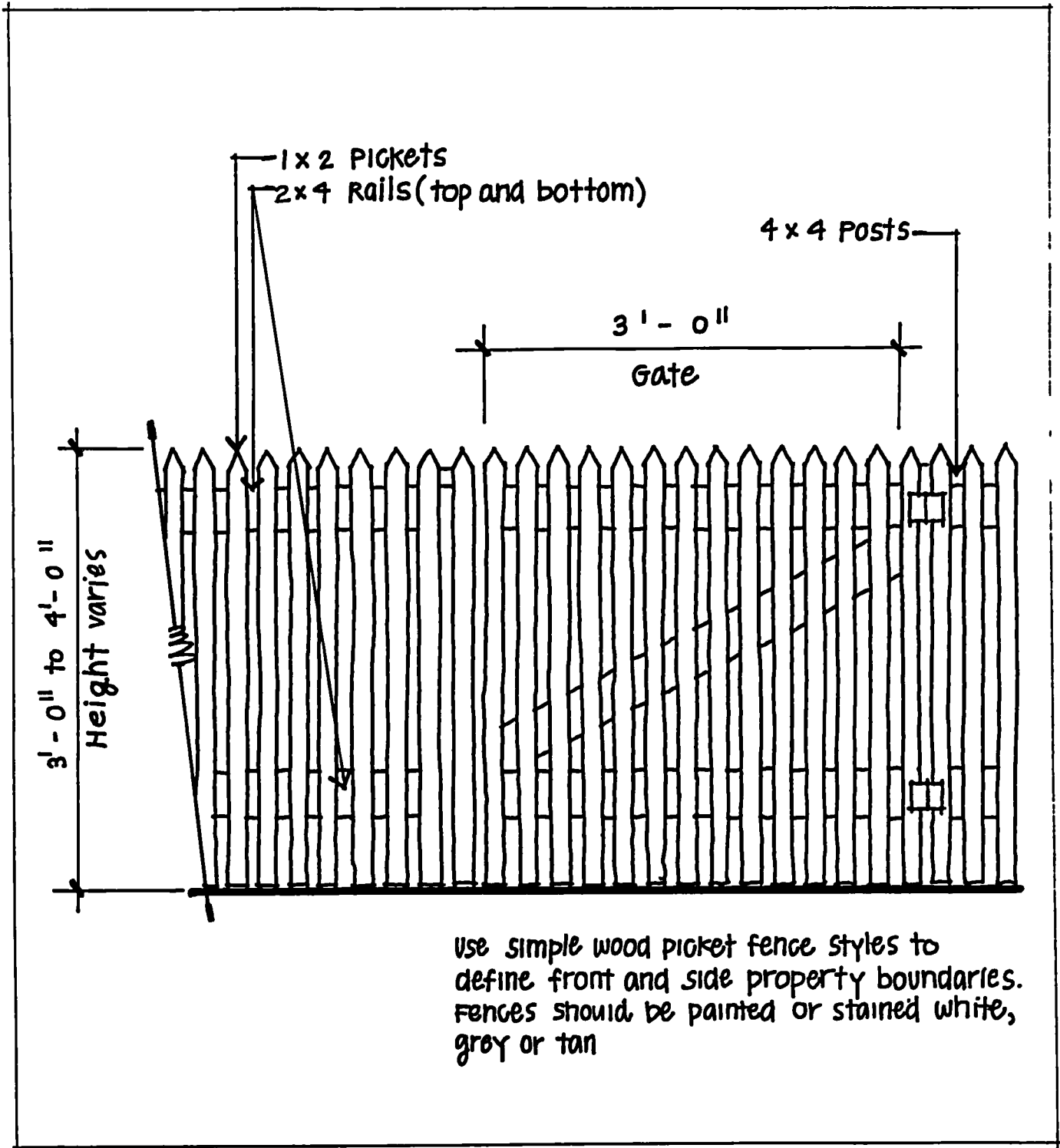
DESIGN GUIDELINES
Piscataway Village Community Vision Process

Sign



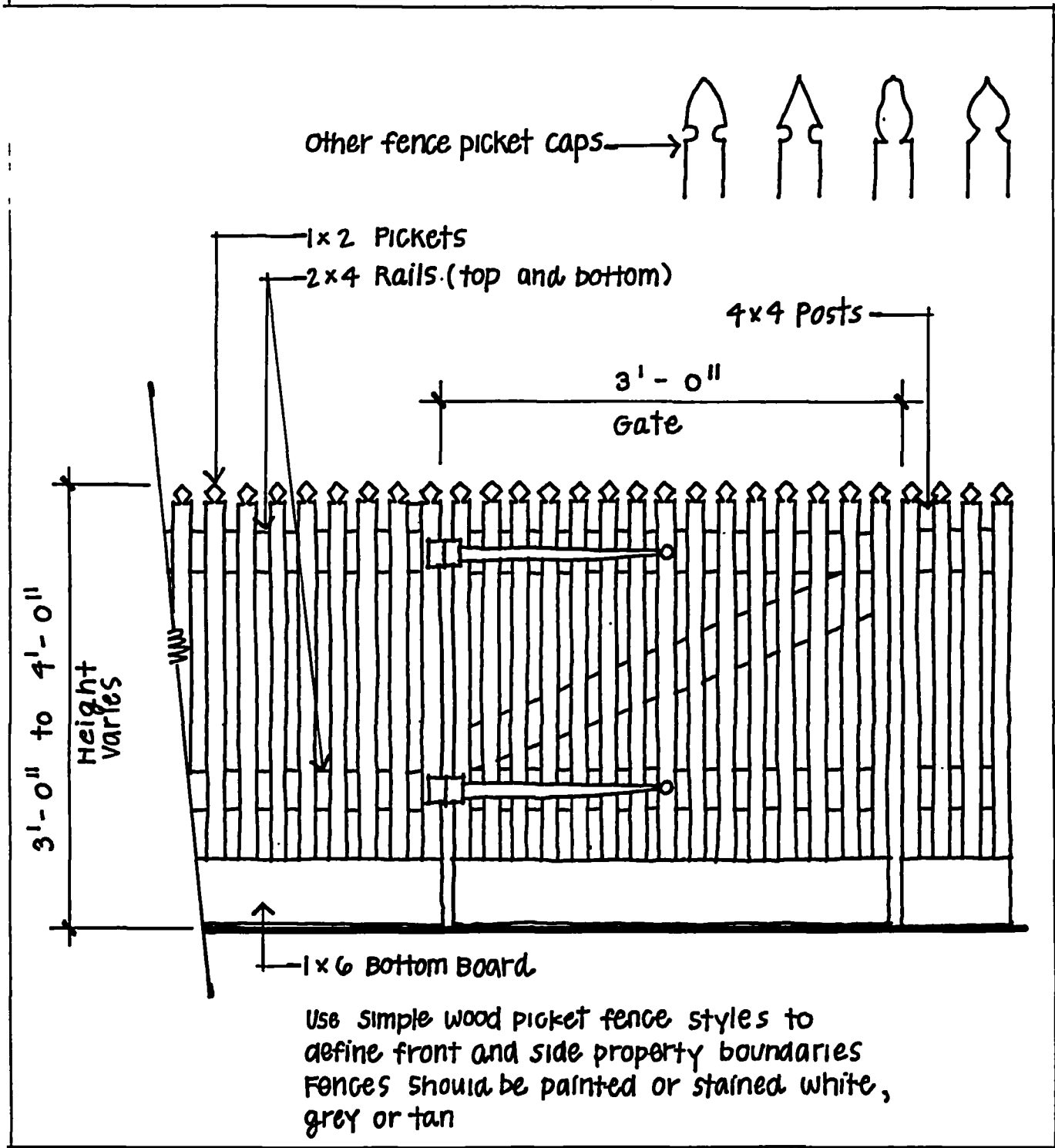
DESIGN GUIDELINES *Piscataway Village Community Vision Process*

Wood Picket Fence - Type One

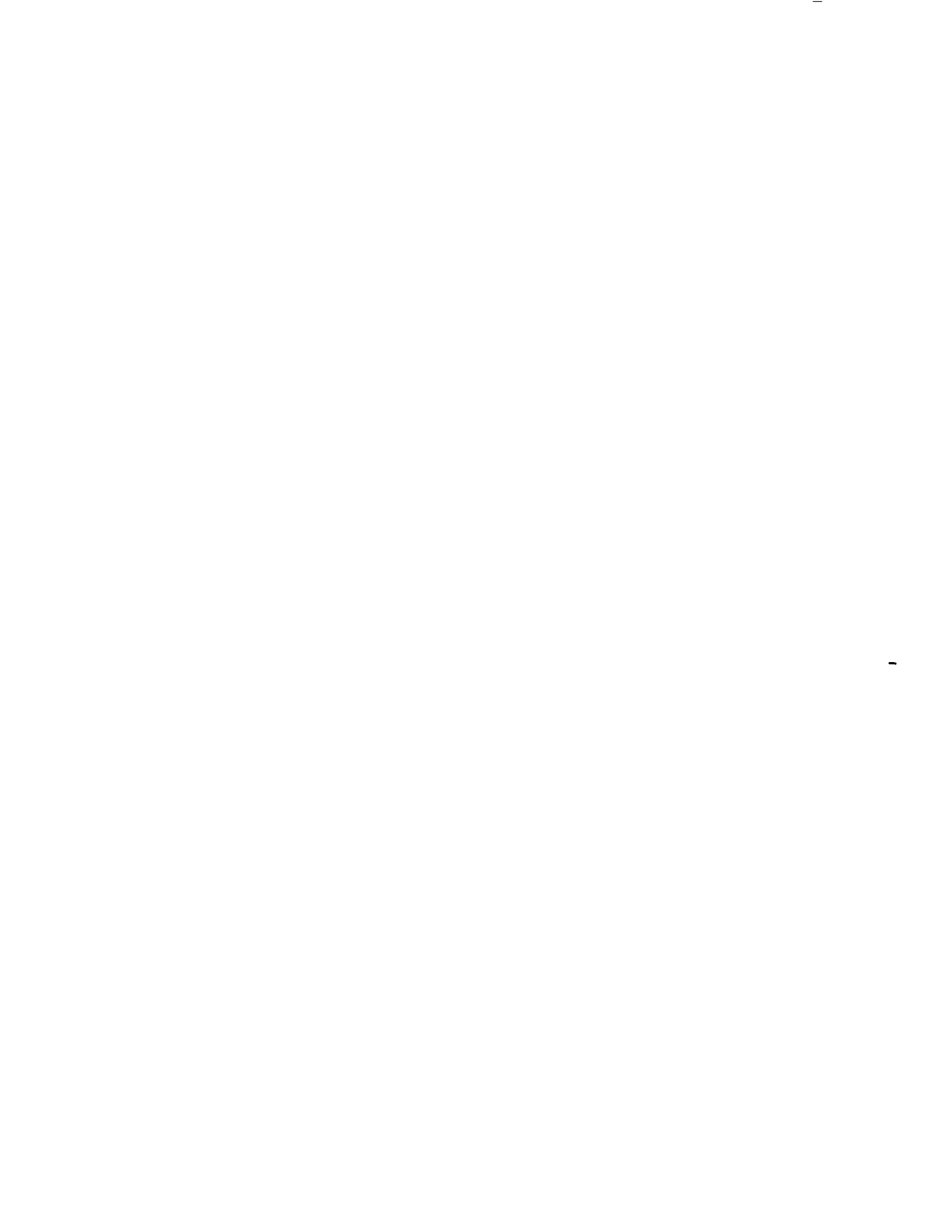


DESIGN GUIDELINES
Piscataway Village Community Vision Process

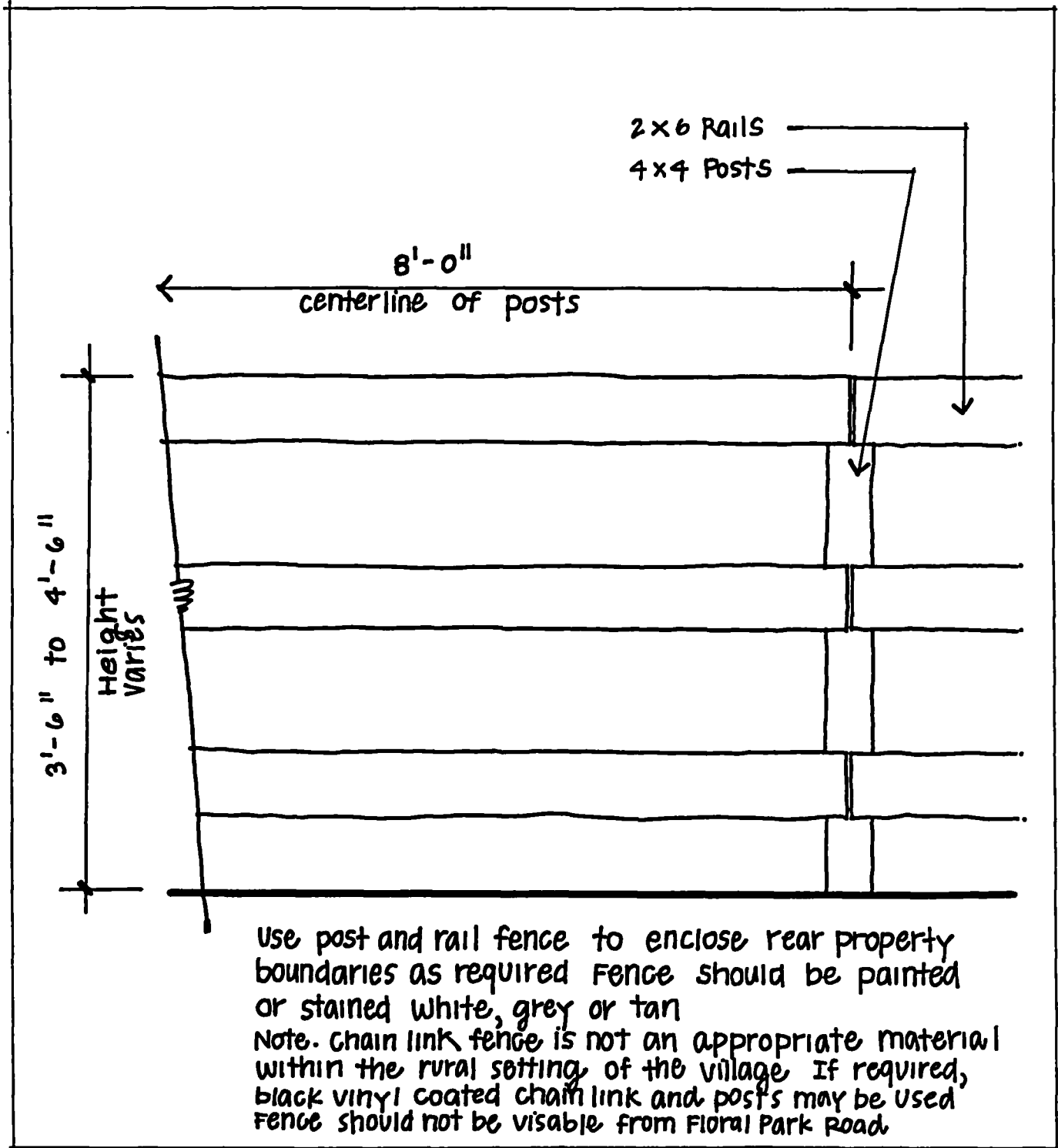
Wood Picket Fence - Type Two



DESIGN GUIDELINES
Piscataway Village Community Vision Process

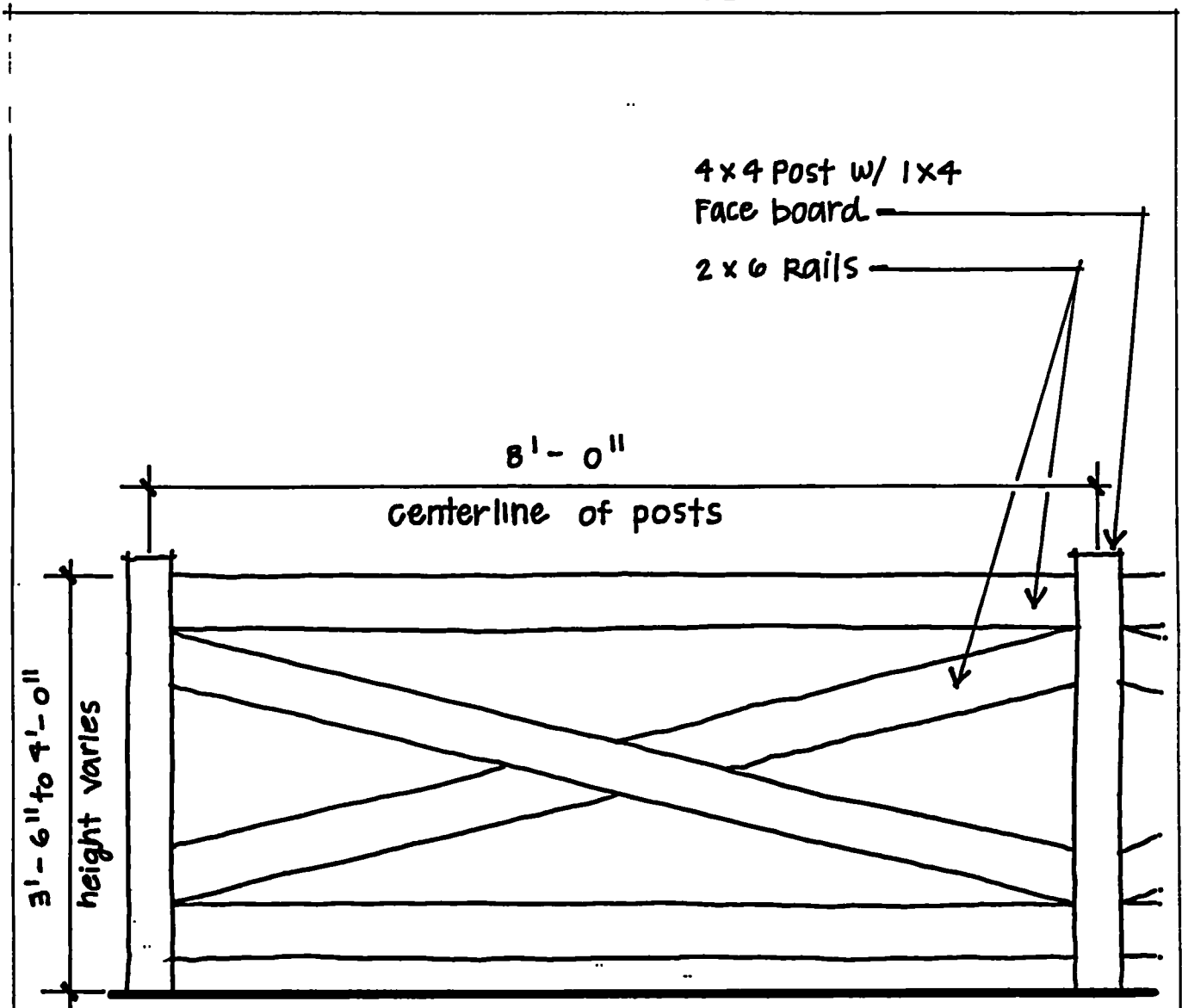


Post and Rail Fence - Type One



DESIGN GUIDELINES *Piscataway Village Community Vision Process*

Post and Rail Fence - Type Two

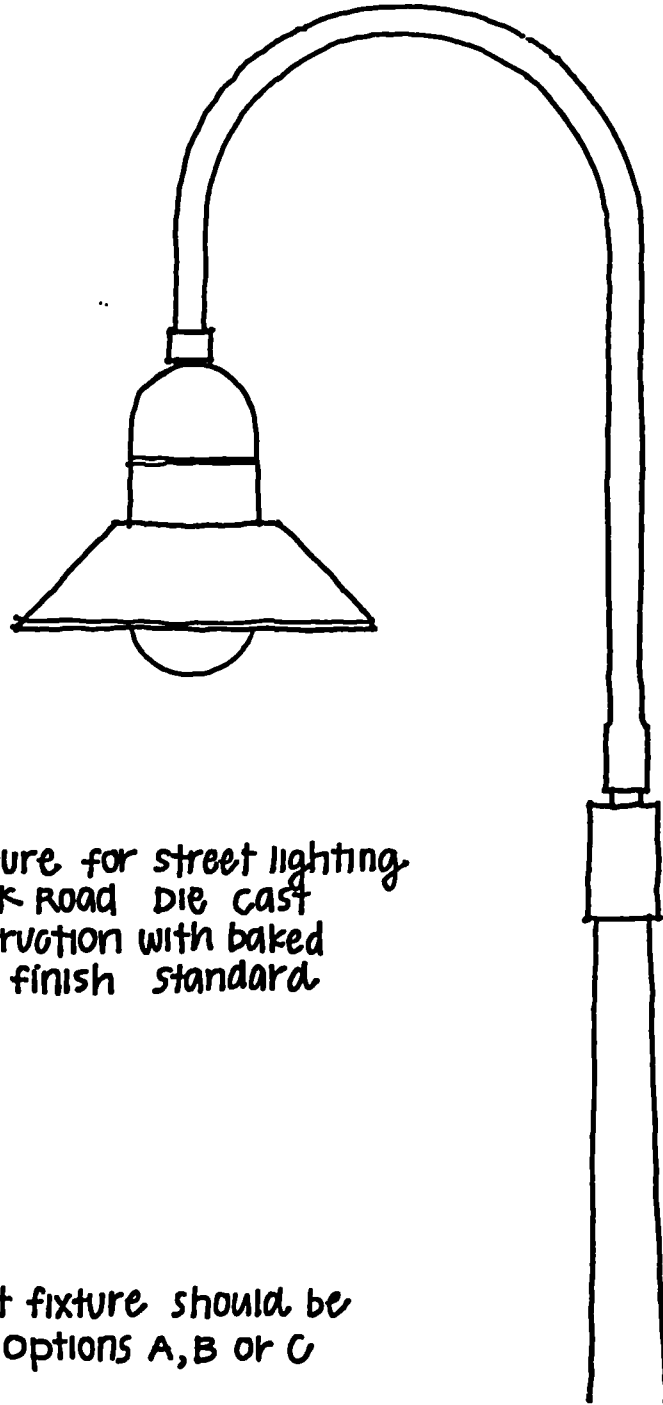


use post and rail fence to enclose rear property boundaries as required Fence should be painted or stained white, grey or tan

Note An option for this fence is to use one additional 2x6 horizontal bottom rail

DESIGN GUIDELINES
Piscataway Village Community Vision Process

Light Fixture



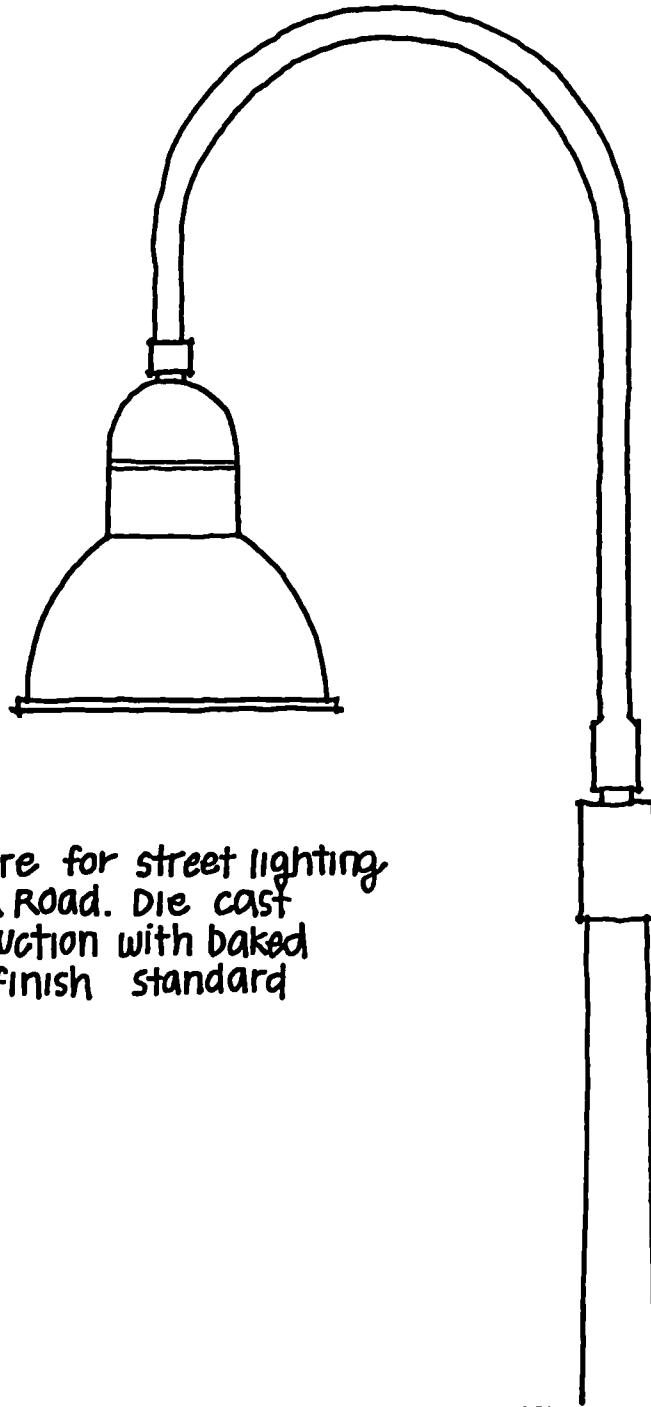
Option A - Fixture for street lighting along Floral Park Road Die cast aluminum construction with baked acrylic enamel finish standard color is black

Note
One street light fixture should be selected from options A, B or C

DESIGN GUIDELINES
Piscataway Village Community Vision Process



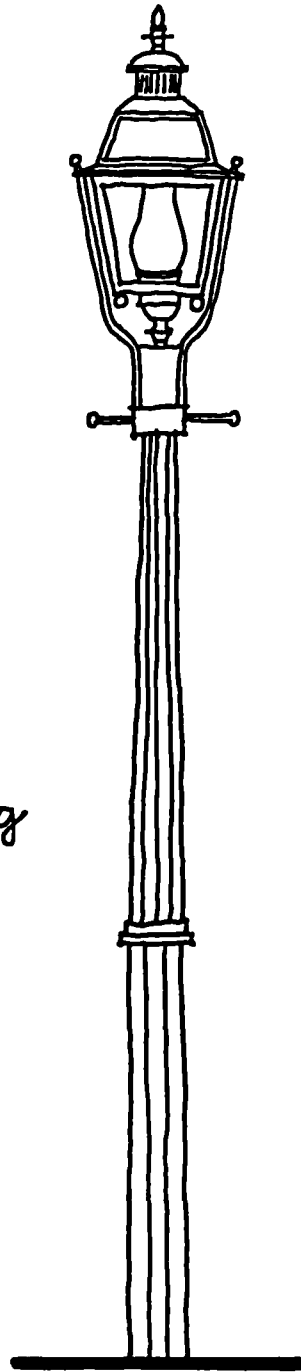
Light Fixture



option B - Fixture for street lighting
along Floral Park Road. Die cast
aluminum construction with baked
acrylic enamel finish standard
color is black

DESIGN GUIDELINES
Piscataway Village Community Vision Process

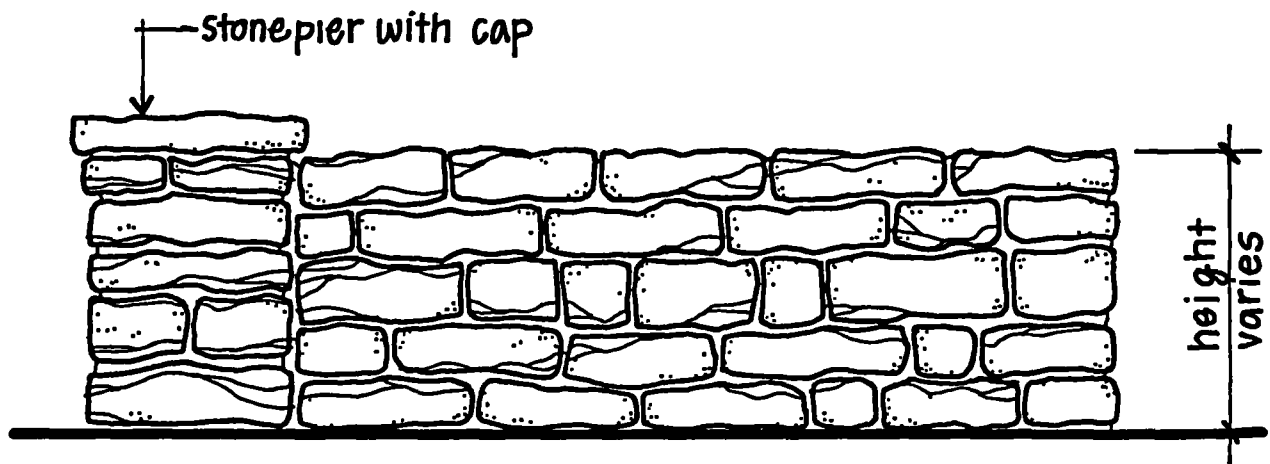
Light Fixture



Option C - Fixture for street lighting
along Floral Park Road. Reproduction
of a gas lamp post used in c 1750s
cast iron post primed and painted
black

DESIGN GUIDELINES
Piscataway Village Community Vision Process

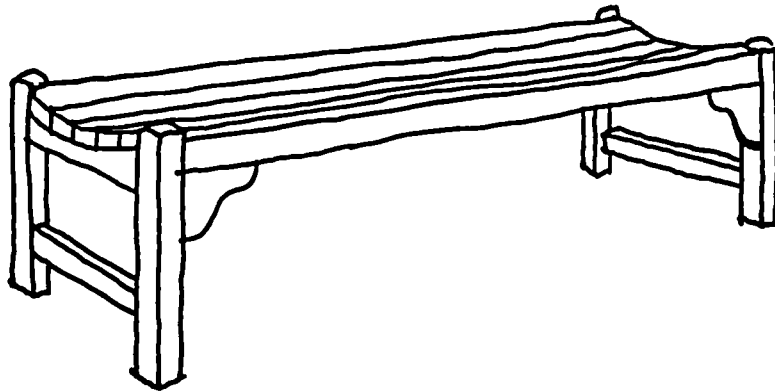
Stone Wall



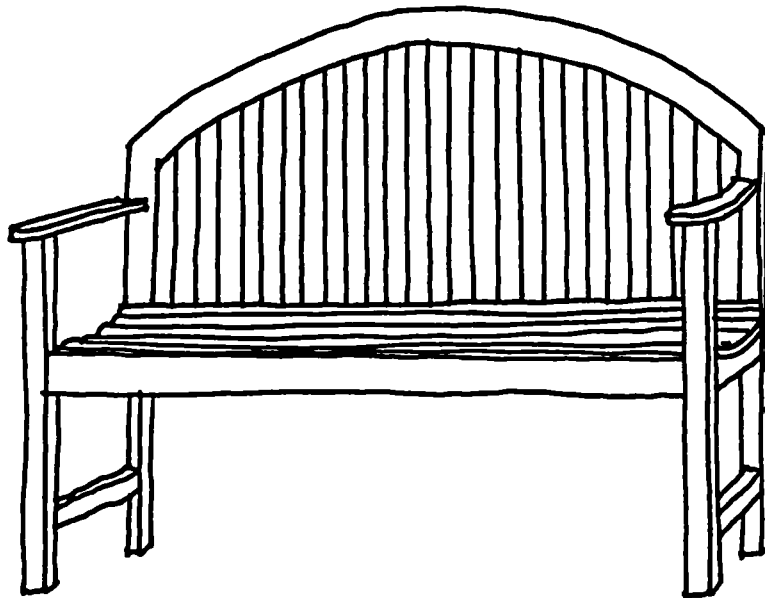
A dry-laid field stone wall is an appropriate material where the use of a freestanding or retaining wall is required

DESIGN GUIDELINES
Piscataway Village Community Vision Process

Bench



Plantation Teak Bench - 5' long, 20" deep, 16" high

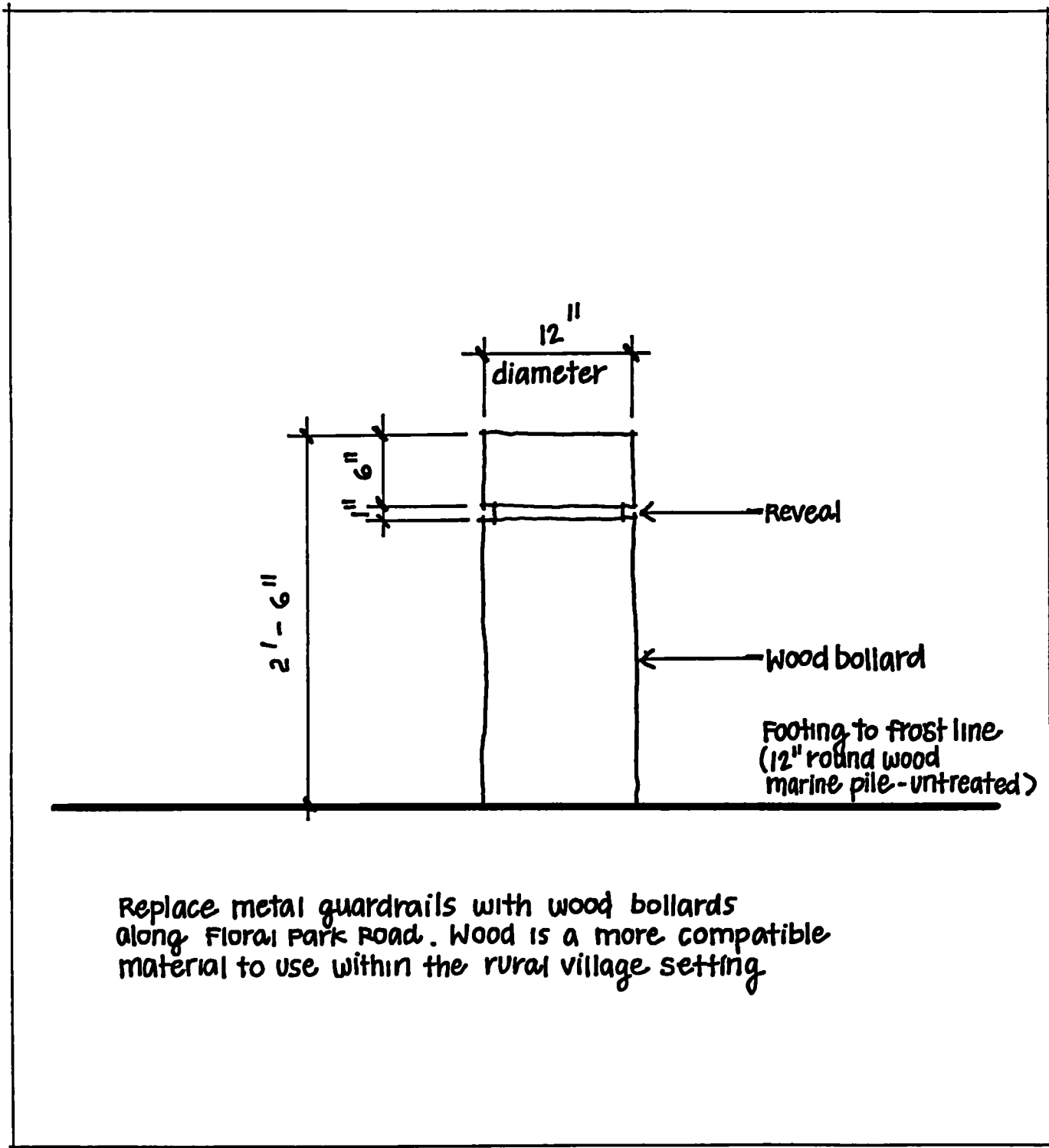


Plantation Teak Bench - 5' long, 18½" deep, 37½" high

Locate benches in public open space areas and/or along the street edge.

DESIGN GUIDELINES
Piscataway Village Community Vision Process

Wood Bollard



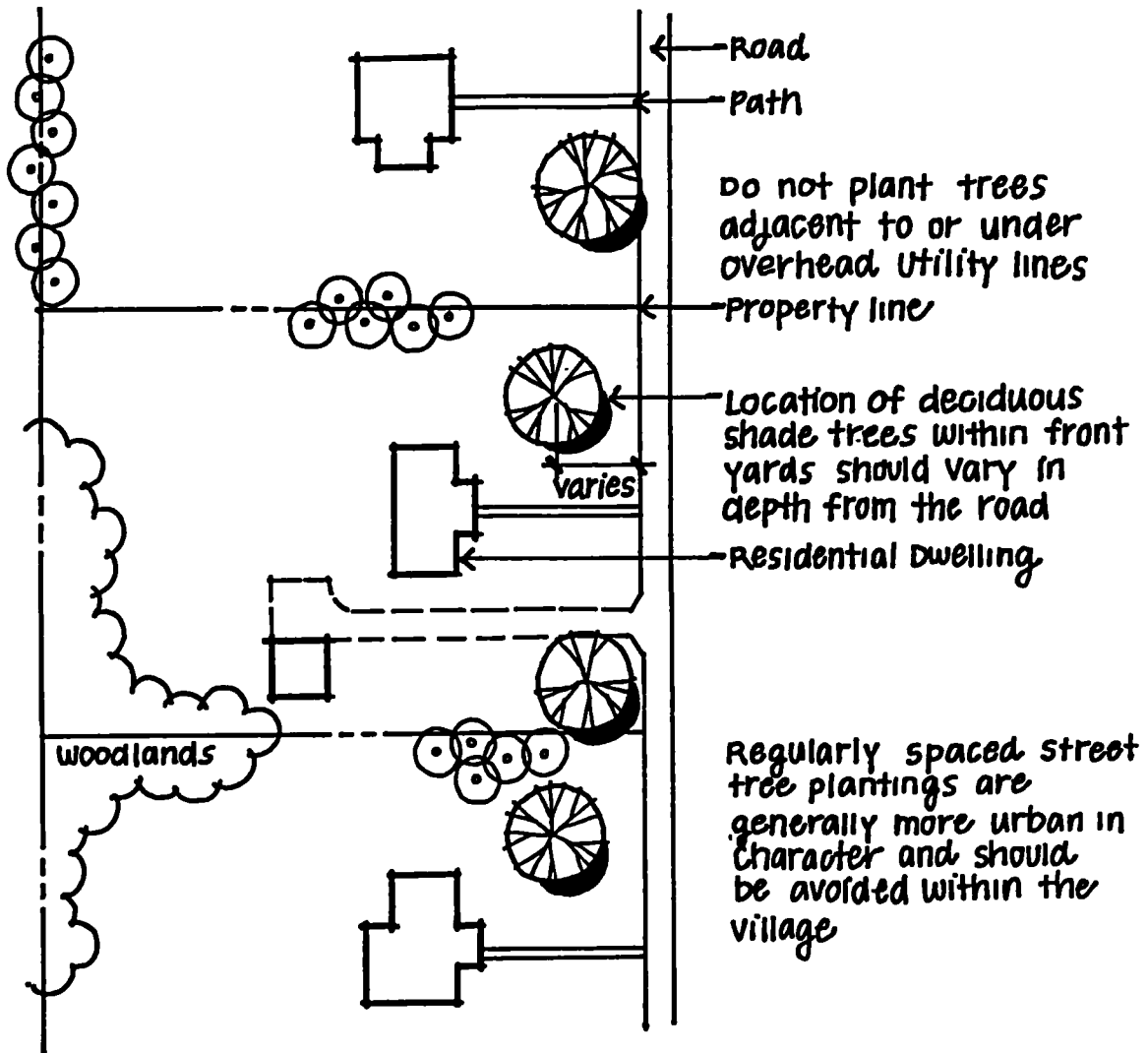
DESIGN GUIDELINES

Piscataway Village Community Vision Process

Tree Plantings

To enhance the rural character along the street edge, deciduous shade trees should be planted in front yards where space permits

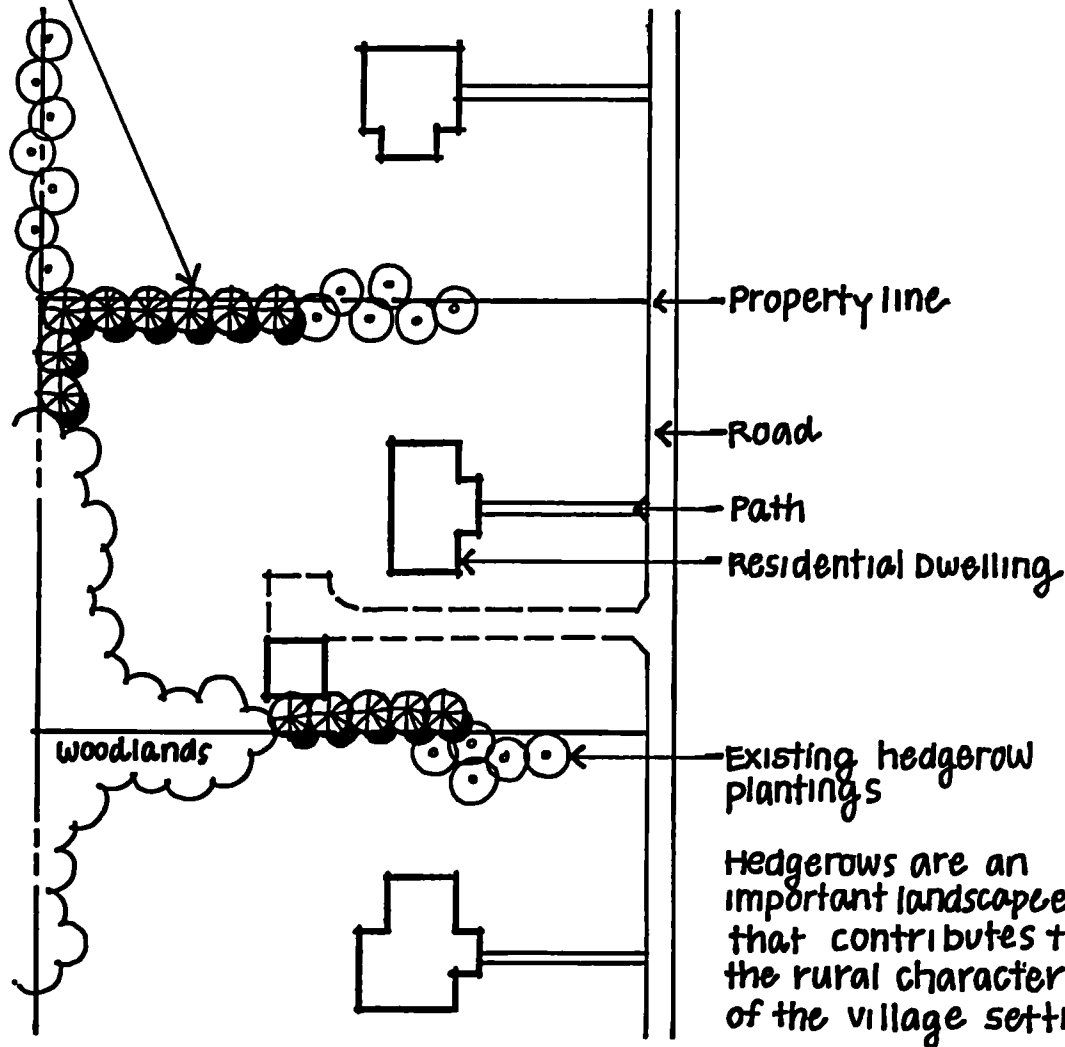
selected Trees Sugar Maple, Norway Maple, Red Maple, Green Ash and Japanese Zelkova



DESIGN GUIDELINES
Piscataway Village Community Vision Process

Hedgerows

Install hedgerow plantings along property boundaries
 Infill plantings / trees to existing hedgerows
 with compatible, indigenous species
 selected Hedgerows White Pine, Eastern Red Cedar, Arborvitae,
 Sourgum/Blackgum.



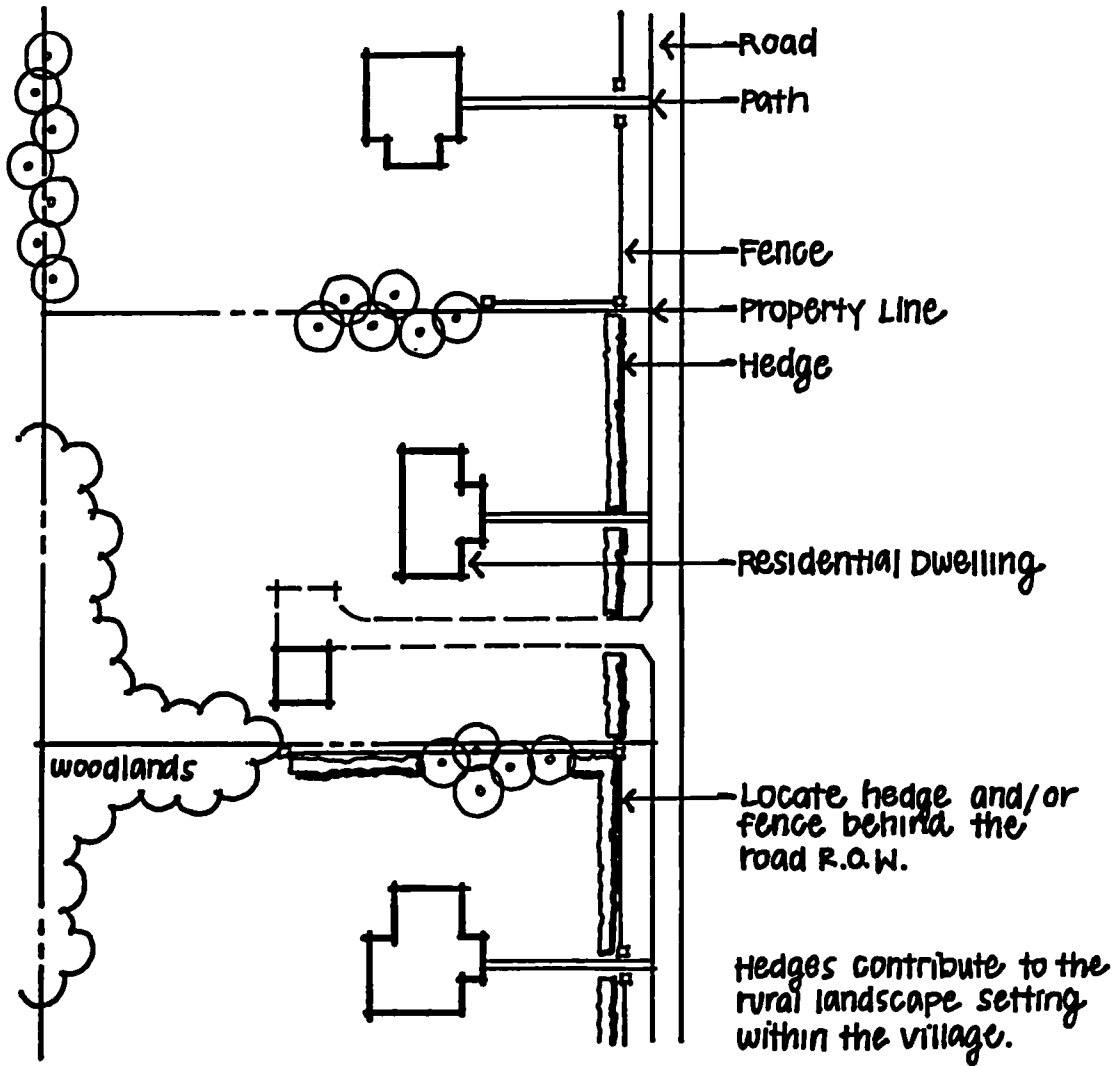
Hedgerows are an important landscape element that contributes to the rural character of the village setting

DESIGN GUIDELINES Piscataway Village Community Vision Process

Hedges

Plant low hedges to define front/side property boundaries. (Hedges can be used in combination with fences) The height of the hedge should range between 30" and 42".

selected Hedges Common American Boxwood, Burning Bush, yew and Japanese Privet



DESIGN GUIDELINES
Piscataway Village Community Vision Process

Plants for Period Landscape Settings

*Trees, Shrubs and Vines / 1700-1776 Selected List **

Sugar Maple	- <i>Acer saccharum</i> 'Bonfire' or 'Green Mountain'
Norway Maple	- <i>Acer platanoides</i> 'Crimson King' or 'Emerald Queen'
Serviceberry	- <i>Amelanchier canadensis</i>
Common American Boxwood	- <i>Buxus sempervirens</i>
English Boxwood	- <i>Buxus sempervirens</i> 'Suffruticosa'
American Hornbeam	- <i>Carpinus caroliniana</i>
Burning Bush	- <i>Euonymus atropurpureus</i>
English Ivy	- <i>Hedera helix</i>
Hydrangea	- <i>Hydrangea aborescens</i> 'Annabelle'
Inkberry	- <i>Ilex glabra</i>
American Holly	- <i>Ilex opaca</i>
Juniper	- <i>Juniperus communis</i>
Mountain Laurel	- <i>Kalmia latifolia</i>
Leucothoe	- <i>Leucothoe axillaris</i>
Southern Magnolia	- <i>Magnolia grandiflora</i>
Sourgum/Blackgum	- <i>Nyssa sylvatica</i>
White Pine	- <i>Pinus strobus</i>
Potentilla	- <i>Potentilla fruticosa</i>
English Yew	- <i>Taxus baccata</i> 'Repandens'
Arrowwood Viburnum	- <i>Viburnum dentatum</i>
Nannyberry Viburnum	- <i>Viburnum lentago</i>

*Flowers / 1700-1776 Selected List **

Coreopsis/Tickseed	- <i>Coreopsis verticillata</i>
Snowdrop	- <i>Galanthus nivalis</i>
Larkspur	- <i>Delphinium</i> spp.
Pinks	- <i>Dianthus plumarius</i>
Iris	- <i>Iris palladi</i>
Jonquil	- <i>Narcissus jonquilla</i>
Black-Eyed Susan	- <i>Rudbeckia hirta</i>
Stokes Aster	- <i>Stokesia laevis</i>
Periwinkle	- <i>Vinca minor</i>

*Plant varieties have been updated for current nursery availability

Source for Plant List is adapted from *Landscapes and Gardens for Historic Buildings* by Rudy J. Favretti and Joy Putman Favretti, 1978.

DESIGN GUIDELINES

Piscataway Village Community Vision Process

Plants for Period Landscape Settings

*Trees, Shrubs and Vines / 1776-1850 Selected List **

Five-Leaf Akebia	- Akebia quinata
Clematis	- Clematis spp.
Summersweet	- Clethra alnifolia
Forsythia	- Forsythia x intermedia
Dwarf Fothergilla	- Fothergilla gardenii
Lambkill Kalmia	- Kalmia angustifolia
Japanese Privet	- Ligustrum japonicum
Saucer Magnolia	- Magnolia soulangeana
Mountain Pieris	- Pieris floribunda
Rhododendron	- Rhododendron spp.
Smooth Sumac	- Rhus glabra
Double Reeve's Spiraea	- Spiraea cantoniensis 'Lanceata'
Japanese Snowball Viburnum	- Viburnum plicatum
Doublefile Viburnum	- Viburnum plicatum var. tomentosum 'Shasta' or 'Mariesii'
Chinese Wisteria	- Wisteria sinensis

*Flowers / 1776-1850 Selected List **

Bellflower	- Campanula spp.
Chrysanthemum	- Chrysanthemum spp.
Crocus	- Crocus spp.
Purple Coneflower	- Echinacea purpurea
Geranium	- Geranium sanguineum
Candytuft	- Iberis sempervirens
Morning Glory	- Ipomoea purpurea
Liatris	- Liatris spicata
Sweet Alyssum	- Lobularia maritima
Grape Hyacinth	- Muscari armeniacum
Daffodil	- Narcissus spp.
Peony	- Paeonia spp.
Phlox	- Phlox spp.
Primrose	- Primula spp.
Zinnia	- Zinnia spp.

*Plant varieties have been updated for current nursery availability.

Source for Plant List is adapted from *Landscapes and Gardens for Historic Buildings* by Rudy J. Favretti and Joy Putman Favretti, 1978.

DESIGN GUIDELINES

Piscataway Village Community Vision Process

Additional Plant Selections

Trees

Red Maple	- <i>Acer rubrum</i> 'Red Sunset'
Eastern Red Bud	- <i>Cercis canadensis</i>
Green Ash	- <i>Fraxinus pennsylvanica</i> 'Marshall's Seedless'
Foster's Holly	- <i>Ilex x attenuata</i> 'Fosteri'
Eastern Red Cedar	- <i>Juniperus virginiana</i>
Arborvitae	- <i>Thuja occidentalis</i>
Leyland Cypress	- <i>x Cupressocyparis leylandii</i>
Blackhaw Viburnum	- <i>Viburnum prunifolium</i>
Japanese Zelkova	- <i>Zelkova serrata</i>

Shrubs

Glossy Abelia	- <i>Abelia grandiflora</i>
Nikko Blue Hydrangea	- <i>Hydrangea macrophylla</i> 'Nikko Blue'
Compact Inkberry	- <i>Ilex glabra</i> 'Compacta'
Shore Juniper	- <i>Juniperus conferta</i>
Rose	- <i>Rosa</i> spp.
Japanese Pieris	- <i>Pieris japonica</i>
Otto Luyken Laurel	- <i>Prunus laurocerasus</i> 'Otto Luyken'
Anthony Waterer Spiraea	- <i>Spiraea x bumalda</i> 'Anthony Waterer'
Japanese Spiraea	- <i>Spiraea japonica</i> 'Little Princess'
Snowmound Spiraea	- <i>Spiraea nipponica</i> 'Snowmound'
Persian Lilac	- <i>Syringa x persica</i>
Common Lilac	- <i>Syringa vulgaris</i>
Yew	- <i>Taxus x media</i> 'Densiflora'

Additional Plant Selections

Vines

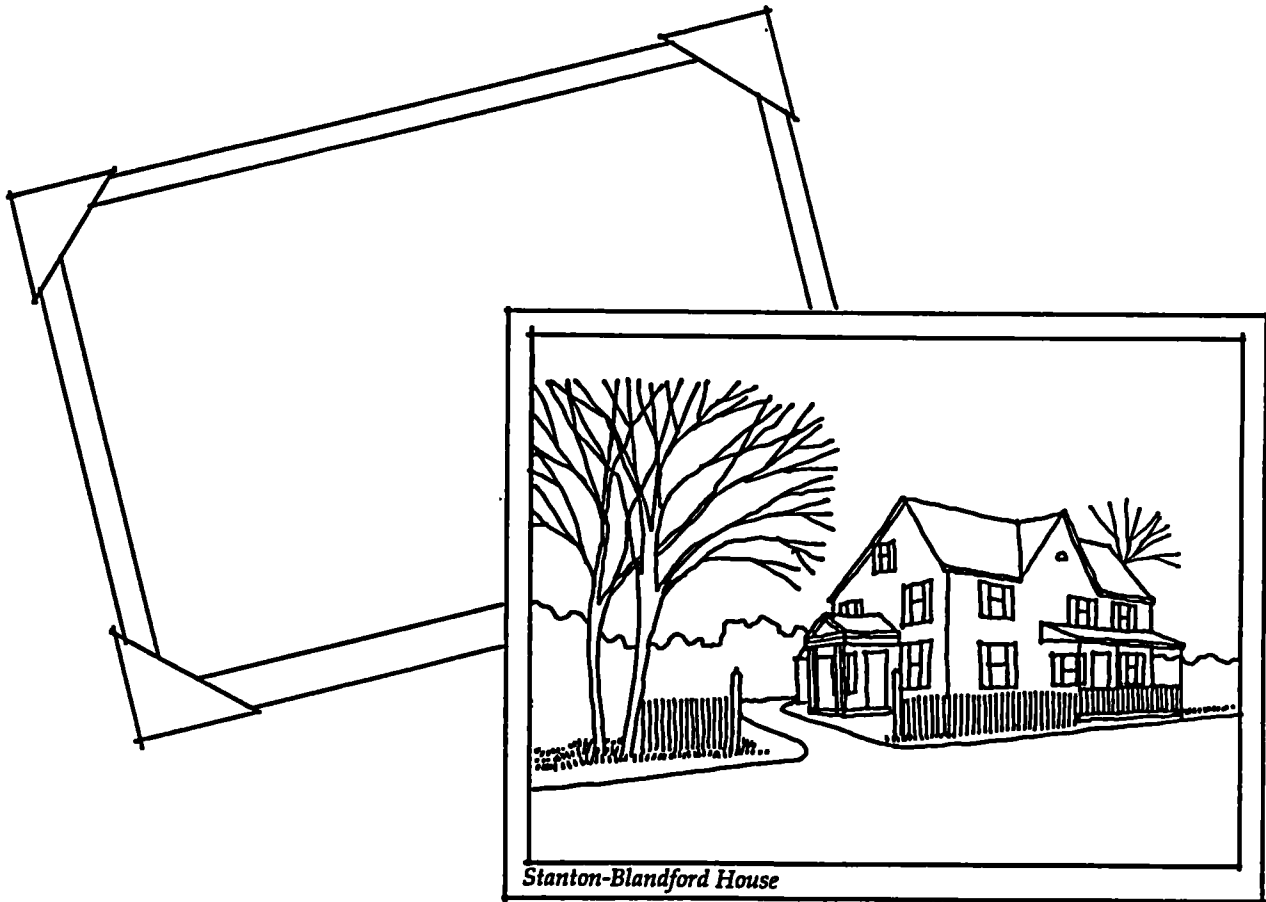
Trumpet Honeysuckle	- <i>Lonicera sempervirens</i>
Virginia Creeper	- <i>Parthenocissus quinquefolia</i>
Boston Ivy	- <i>Parthenocissus tricuspidata</i>
Rose	- <i>Rosa</i> spp.

Ground Cover, Herbs and Perennials

Chives	- <i>Allium schoenoprasum</i>
New England Aster	- <i>Aster novae-angliae</i>
Astilbe	- <i>Astilbe</i> spp.
Bleeding Heart	- <i>Dicentra spectabilis</i>
Blanket Flower	- <i>Gaillardia aristata</i>
Sweet Woodruff	- <i>Galium odoratum</i>
Baby's Breath	- <i>Gypsophila paniculata</i>
Day Lilies	- <i>Hemerocallis</i> spp.
Coralbells	- <i>Heuchera</i> spp.
English Lavender	- <i>Lavandula angustifolia</i>
Liriope	- <i>Liriope muscari</i>
Oregano	- <i>Origanum x majoricum</i>
Rosemary	- <i>Rosmarinus officinalis</i>
Sage	- <i>Salvia officinalis</i>
Salvia	- <i>Salvia nemerosa</i>
Lemon Thyme	- <i>Thymus x citriodorus</i>
French Thyme	- <i>Thymus vulgaris</i>

WORKSHOP SIX
IMPLEMENTATION

Strategies for
Preservation Fund/
Phasing Options





WORKSHOP SIX

IMPLEMENTATION

Strategies for Preservation Fund/ Phasing Options

CONTENTS:

- Meeting Minutes
- Landscape Master Plan Recommendations: Rural Option
- Landscape Master Plan Recommendations: Village Infill Option
- Implementation Strategy Chart
- Grant Source Information
- Historic Piscataway Preservation Fund Information

SUMMARY

- The participants of the sixth workshop discussed implementation strategies and phasing priorities for future actions. A chart was developed which organized the issues expressed by the workshop participants. Also discussed were the various funding sources available to the residents of historic properties in the village of Piscataway. The Landscape Master Plan Recommendations: Rural Option and Village Infill Option were developed from the ideas of the residents who participated in the community vision process from the previous five workshop sessions.

For the streetscape along Floral Park Road to resemble that depicted on the plan, several major events must occur, starting with the by-pass, the extension of Piscataway Road through to Livingston Road, by the developer of the Villages At Piscataway to replace the use of Floral Park Road in Piscataway as a thoroughfare. Floral Park Road is currently a State road; it is hoped with the State's assumption of responsibility for the Piscataway Road extension, that the County will be willing to assume responsibility for Floral Park Road through Piscataway. Then possibly Floral Park Road could be reduced in width so that a path could parallel the road through the village. It is also hoped that speed reduction measures can be taken. Much coordination with the State and County will be required for this scenario to unfold.

ACTION PROCESS

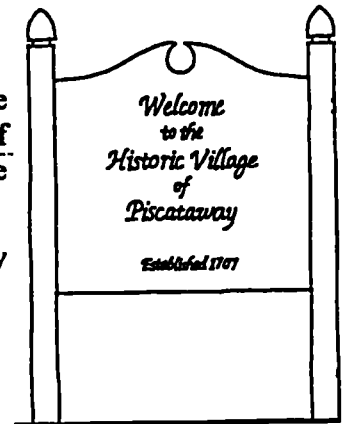
Using Jill's plan as the basis, Susan Van Buren facilitated a discussion of the actions that need to be taken to implement the various Piscataway Visioning process recommendations as reflected in the attached table. Discussion of future actions will continue at the June 22 meeting.

SIGNS FOR PISCATAWAY

Signs at Entrances to Piscataway

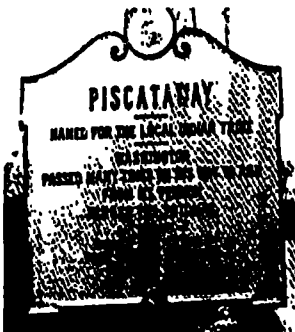
Chris Buckingham reported that the cost of procuring and installing the large "Welcome to the Historic Village of Piscataway" signs at the two entrances to the historic village of Piscataway would be \$225.00 each. Speed limit signs would cost \$75.00 each to procure and install.

The Piscataway HPG plans to undertake the effort to raise funds for the two entrance-way signs—"stay tuned" to find out how you can help.



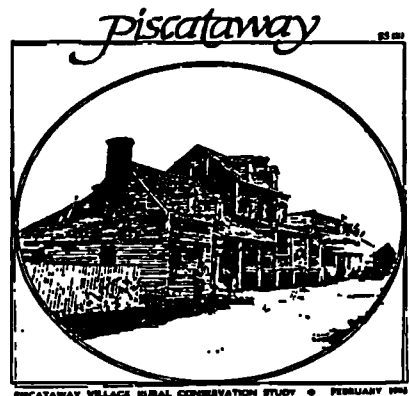
Historic Marker

Gail Rothrock provided the name of the contact point at the Maryland Historical Trust for replacing the historic marker that used to be on Floral Park Road before it was damaged. Peter Buckingham has volunteered to look into replacing the historic marker.



Since 1932, the State of Maryland has provided a system of historical markers at roadside locations. Throughout Prince George's County, and the rest of Maryland, on narrow rural roads as well as on divided highways, these markers inform travelers that they are approaching an historic site of local or national significance. These markers are approximately 45 inches square, of cast aluminum in the shape of a shield, with the State seal at the top. The text, which must be carefully documented, is usually about 60 words in length and appears in raised black letters on a silver background. Historical markers may commemorate individuals, places or events.

Source, Historic Sites and Districts Plan, 1992



PISCATAWAY VILLAGE RURAL CONSERVATION STUDY © FEBRUARY 1994

AVAILABLE. DESIGN GUIDELINES AND PART II OF PISCATAWAY STUDY

"Design Guidelines: Piscataway Village Community Process" from the June 1, 1995, meeting and "Piscataway Village Rural Conservation Study, Part II: Village Design Guidelines" produced under Gail Rothrock's direction for the Prince George's County Planning Department at the request of the Piscataway Citizens Association are available while supplies last by calling 292-1993.

Piscataway Village Community Vision Process

LANDSCAPE MASTER PLAN RECOMMENDATIONS. RURAL OPTION

Introduction

- The Visioning Process/Landscape Master Plan illustrates streetscape elements and residential infill building potential within the historic village. Within the loop of the proposed bypass extension of Piscataway Road, open space is to be dedicated to M-NCPPC with the proposed Villages at Piscataway development. This open space will serve as a significant "green space" buffer between the proposed development and the historic village. It is important to retain as much of the open space and current agricultural land uses as possible. Woodlands, agricultural fields, hedgerows, meadows and Piscataway Creek all contribute to the rural landscape setting of the village.

Residential Infill Buildings/Undeveloped Parcels

- The setbacks of residential dwellings from the road and from each other contribute to the rural character of the village. These setback distances should be respected when locating a new dwelling on currently undeveloped R-A parcels. At present, 10 parcels are undeveloped and have potential for a single-family, detached dwelling. The Landscape Master Plan depicts a conceptual site plan for each of the 10 parcels. Property owners should seek a variance from the front yard setback requirements when siting a new dwelling closer to Floral Park Road than 50 feet. New development should blend into the surrounding environmental context and existing building patterns.

Other Undeveloped Parcels

- At the intersection of Floral Park Road and Livingston Road, the corner parcel is currently zoned C-A. This undeveloped parcel is recommended to be an open space "gateway" to the historic village from the west. A wildflower meadow is proposed as an entrance treatment. The adjacent parcel is zoned C-S-C, and it is suggested a single-family, residential property would be a more appropriate land use. Typical commercial uses would not contribute to the rural character envisioned for the historic village. If the current zoning of C-S-C is developed, the proposed site plan and architecture should be compatible with the rural character of the historic village. In the northeast corner of Floral Park Road and Piscataway Road, at the eastern edge of the village, is an undeveloped parcel currently zoned R-A. This parcel is recommended to remain as open space. The immediate surrounding land uses are meadows and woodlands. M-NCPPC parkland property is located directly to the north of this parcel. Additionally, a large tract of open space adjacent to the parcel on the east will be dedicated to M-NCPPC from the proposed Villages at Piscataway development. The retention of the parcel as open space would complete the visual connection of the rural landscape at the eastern entrance to the village.

Streetscape Elements

- Several streetscape improvements are recommended throughout the village. A path is suggested to be installed on the south side of Floral Park Road, following a decision on the future ownership and maintenance of the road through the historic village [by the Department of Public Works and Transportation (DPW&T) and State Highway Administration (SHA)]. The width of Floral Park Road should be reduced to allow for the addition of the path. This path would serve to link the residents of the village together, as well as to connect to the Edelen House and the proposed Bailey Village/Villages at Piscataway development. Presently, the minimal road shoulder is not adequate for pedestrian travel.

- **Street lighting is also recommended to improve driving visibility and safety during evening hours. Light fixture locations are proposed at critical areas along Floral Park Road and would be sited to avoid being too close to residential properties. The light levels are not intended to be intrusive or to change the overall rural quality of the village setting.**
- **A bench and sign are proposed at the two entrances to the village from the east and west. The signs would welcome visitors and residents to the historic village of Piscataway. Each bench would be located near a light fixture for safety and visibility. A small up-light could be installed to illuminate the sign face at night.**
- **Plant material additions are recommended to enhance the visual quality within the historic village. Deciduous shade trees should be planted along the road edge in a staggered pattern to frame individual houses and define the views from the roadway. Regularly spaced "street tree" plantings should be avoided due to the urban quality of the tree arrangement.**
- **Evergreen/conifer trees are suggested for screening of residential parking areas and to further define property line plantings. Additionally, hedgerow plantings should be installed to continue the existing planting patterns and provide a buffer if required. Hedgerows contribute to the rural landscape setting of the village.**
- **Fences are an important feature which define individual properties and the road edge. Residents of the village are encouraged to install appropriate fence styles along front and side property boundaries. Fences also contribute to the rural landscape setting of the village. Residents should consider, as well, planting perennials, bulbs or wildflowers along the side of the fence facing the road.**

LANDSCAPE MASTER PLAN RECOMMENDATIONS: VILLAGE INFILL OPTION

- **This Visioning Process/Landscape Master Plan option explores the subdivision of four, developed R-A parcels within the historic village. Each of the parcels is currently developed with one dwelling and is large enough to subdivide under the current Zoning Ordinance. The Landscape Master Plan depicts a conceptual site plan for each of the four parcels. The rural option and the village infill option plan recommendations are the same except for the conceptual site plan of the four R-A parcels. New residential development should fit in sympathetically to the existing rural land use patterns. New dwellings should adopt architectural styles and building massing which are compatible with the existing historic structures in the village. Landscape features such as deciduous shade trees, evergreen/conifer trees, hedgerows and fences have been included in the site design of the four parcels within this option.**

Scale: 1" = 100'-0"
 0 50 100 200 300
 North

- Historic Resources**
- 1: Underwood House - Historic Resource #84-212
 - 2: Underwood House - Historic Resource #84-212
 - 3: Miller House - Historic Resource #84-216
 - 4: Dr. Edgar Hurt House - Historic Site #84-238
 - 5: Callahan-Davis House - Survey Property #84-23-24
 - 6: Hard's Tavern - Historic Site #84-218
 - 7: Bond Bungalow - Survey Property #84-23-26
 - 8: Harm House (Claret Store) - Historic Resource #84-217
 - 9: Station-Bandford House - Historic Resource #84-214
 - 10: Piscataway Tavern - Historic Site #84-213
 - 11: Underwood House - Historic Resource #84-212
 - 12: Thomas C. Underwood Bungalow - Survey Property #84-3-26



- LEGEND**
- | | |
|--|------------------------|
| | Utility Pole |
| | Fire Hydrant |
| | Fence |
| | Hedge |
| | Open Space/Lawn/Meadow |
| | Agricultural Land |
| | Specimen Trees |
| | Hedgerows |
| | Woodlands |
| | Buildings |
| | Parcel Boundary |
-
- Proposed Site Features**
- | | |
|--|--|
| | Snow Area Boundary |
| | Proposed Bypass Road R.O.W. Alignment |
| | Infill Buildings/Undeveloped Parcels Zoned R-A |
| | Deciduous Shade Trees |
| | Evergreen/Conifer Trees |
| | Hedgerow |
| | Wildflower Plantings |
| | Light Fixture |
| | Sign with Light |
| | Bench |

REVISIONS:

NO.	DATE	BY	DESCRIPTION
1	05/13/95	JAV	PRELIMINARY
2	05/13/95	JAV	REVISED

SCALE: As noted
DATE: Spring 1995
PROJECT NO.: P-13
DESIGNER: JAV
RELEASED:

SHEET NO.:



SCALE: As Shown
 DATE: Spring 1995
 PROJ. NO.: 95-11
 DRAWN BY: JRY
 RELEASED:

REVISIONS:

LANDSCAPE MASTER PLAN RECOMMENDATIONS: VILLAGE INFILL OPTION
Piscataway Village Community Vision Process
 PRINCE GEORGE'S COUNTY, MARYLAND

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

LEGEND	
Existing Site Features	Proposed Site Features
Parcel Boundary	Study Area Boundary
Buildings	Proposed Bypass Road R.O.W. Alignment
Woodlands	Infill Buildings/Undeveloped Parcels Zoned R-A
Hedgerows	Infill Buildings/Developed Parcels Zoned R-A
Specimen Trees	Deciduous Shade Trees
Agricultural Land	Evergreen/Conifer Trees
Open Space/Lawn/Meadow	Hedgerow
Hedge	Wildflower Plantings
Fence	Light Fixture
Fire Hydrant	Sign with Up-Light
Utility Pole	Fence
	Path
	Bench

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

Note: All existing site features and utility locations are approximate. This drawing is a concept plan and should not be used for construction.
 Scale: 1" = 100'-0"
 0 50 100 200 300 North

Proposed Villages at Piscataway Development: Proposed New Piscataway Road R.O.W. Alignment

Piscataway Village Community Vision Process

IMPLEMENTATION STRATEGY

Recommendation	Action	Who	When
Replace historic markers along Floral Park Road	<ul style="list-style-type: none"> • Contact Lake Shore Markers for estimate • Pursue Prince George's Heritage grants 	Piscataway Historic Preservation Group	Short term
Install "Welcome to the Historic Village of Piscataway" signs at the entrance to the village on Floral Park Road	<ul style="list-style-type: none"> • Organize a community fundraiser event for the construction and installation of two signs • Gain permission from property owners for sign locations 	Piscataway Historic Preservation Group	Short-term
Establish broad-based support from local residents for physical improvements to the village	Conduct a door-to door resident survey within the Village of Piscataway	Piscataway Historic Preservation Group	Short term
Establish Piscataway Day	<ul style="list-style-type: none"> • Organize residents to participate in activities • Seek assistance from established preservation groups (educational programs) <ul style="list-style-type: none"> Accokeek Foundation Maryland Historical Trust Prince George's Heritage • Request permission from M-NCPPC for use of park property • Determine theme for event (and associated activities) 	Piscataway Historic Preservation Group	Short term

Recommendation	Action	Who	When
<p>Establish active local community group</p> <ul style="list-style-type: none"> • St Mary's Church • Residents of Piscataway • Piscataway Citizens Association • Piscataway Preservation Corporation • Elected officials • Accokeek Foundation 	<p>Recruit residents of the village and other interested individuals and groups to participate in preservation activities</p>	<p>Piscataway Historic Preservation Group</p>	<p>Short-term</p>
<p>Pursue National Register of Historic Places Nomination for Piscataway</p>	<p>Complete National Register Nomination Options to pursue include:</p> <ul style="list-style-type: none"> • Seek funding to hire a consultant • Request PAMC/M-NCPPC assistance <p>Options for potential grant sources:</p> <ul style="list-style-type: none"> • Preservation Maryland • Maryland Historical Trust • Prince George's Heritage • Accokeek Foundation 	<p>Piscataway Historic Preservation Group</p>	<p>Short term</p>
<p>Install speed limit signs along Floral Park Road</p>	<ul style="list-style-type: none"> • Obtain accident reports from Police Department and meet with SHA to discuss speeding problems along Floral Park Road (request assistance from State legislator) • Organize a community fund raiser event for the construction and installation of three signs • Gain approval from district engineer, SHA for sign locations 	<p>Piscataway Historic Preservation Group</p>	<p>Short term</p>

Recommendation	Action	Who	When
<p>Preserve/rehabilitate historic structures in Piscataway</p>	<ul style="list-style-type: none"> • Conduct educational workshops • Promote the benefits of restoring historic homes/properties to residents • Request assistance from PAMC/M NCPPC • Seek assistance/grant funding from established preservation groups: Maryland Historical Trust Maryland Association of Historic District Commissions Prince George's Heritage 	<ul style="list-style-type: none"> • Residents • Piscataway Historic Preservation Group • Piscataway Preservation Corporation 	Short-term
<p>Pursue land acquisition/C-A parcel for open space at Livingston and Floral Park Roads</p>	<p>Develop funding strategies for land purchase or conservation easement</p>	<ul style="list-style-type: none"> • Piscataway Preservation Corporation • Piscataway Historic Preservation Group 	Short term
<p>Develop C-S-C parcel as a single family residential property (If C-S C parcel is developed as currently zoned, the site plan and architecture should be compatible with the rural character of the historic village)</p>	<p>Options to pursue include:</p> <ul style="list-style-type: none"> • Downzoning to R-A from C-S C at 1906 Floral Park Road • Discuss with property owner/realtor <p>----- (Collaborate with Urban Design Review Section/ M-NCPPC and land owner for a site plan which maintains the architectural integrity of the historic village)</p>	<ul style="list-style-type: none"> • Piscataway Historic Preservation Group • Piscataway Preservation Corporation 	Short term
<p>Pursue land acquisition/R-A parcel for open space at Piscataway and Floral Park Roads</p>	<p>Develop funding strategies for land purchase or conservation easement</p>	<ul style="list-style-type: none"> • Piscataway Preservation Corporation • Piscataway Historic Preservation Group 	Short term
<p>Establish a "community" village center in Piscataway for residents</p>	<p>Establish consensus on the function and location for a village center</p>	<ul style="list-style-type: none"> • Residents • Piscataway Historic Preservation Group 	Long term

Recommendation	Action	Who	When
Pursue preservation/conservation easements to preserve open space within the village	Develop partnerships between residents and appropriate organizations	<ul style="list-style-type: none"> • Piscataway Historic Preservation Group • Accokeek Foundation • Maryland Historical Trust 	Long term
Develop long term preservation/protection strategies for historic village	Establish consensus on a preferred preservation method <ul style="list-style-type: none"> • Local Historic Site designation • Local Historic District designation • Historic Overlay Zone • Design Guidelines Develop legislation to adopt a Small Area Plan for the historic village	<ul style="list-style-type: none"> • Residents • Piscataway Historic Preservation Group • Piscataway Preservation Corporation • Prince George's County Planning Department 	Long term
Improve conditions of Floral Park Road through Piscataway	Establish a consensus on a preferred design alternative <ul style="list-style-type: none"> • Identify future road ownership and maintenance for Floral Park Road (County or State) 	<ul style="list-style-type: none"> • Residents • Piscataway Historic Preservation Group • DPW&T or SHA • Piscataway Preservation Corporation 	Long term
Improve streetscape environment along Floral Park Road through Piscataway	Implement Design Guidelines for street lighting, fencing, benches, plantings, pathway and bollards	<ul style="list-style-type: none"> • Residents • Piscataway Preservation Corporation • Piscataway Historic Preservation Group 	Long term
Guide positive infill development in the vacant RA parcels within the village	<ul style="list-style-type: none"> • Implement Design Guidelines for setbacks, height, roof forms, building massing and materials • Educate potential residents to historic preservation advantages 	<ul style="list-style-type: none"> • Residents • Piscataway Historic Preservation Group 	Long term

Recommendation	Action	Who	When
Determine locations for schoolhouse building, wharf/warehouse sites and parcel boundaries through archeological investigations	<ul style="list-style-type: none"> ● Seek funding source for an archeological study ● Seek assistance from the Maryland Historical Trust and/or University of Maryland's Historic Preservation Program 	Piscataway Historic Preservation Group	Long-term
Determine future locations for trails in adjacent parkland/open space properties	<ul style="list-style-type: none"> ● Coordinate future trail locations with other interested organizations ● Plan for a connected trail system throughout the local area 	<ul style="list-style-type: none"> ● Piscataway Historic Preservation Group ● Piscataway Preservation Corporation 	Long-term

Acronyms:

- SHA = State Highway Administration
- DPW&T = Department of Public Works and Transportation
- PAMC/M-NCPPC = Planning Assistance to Municipalities and Communities/
The Maryland-National Capital Park and Planning Commission

Piscataway Village Community Vision Process: Grant Source Information

Land Acquisition

- **ISTEA**
c/o Mary Keller
State Highway Administration
707 N. Calvert Street
Baltimore, MD 21203
410-333-1145
- **County Capital Improvement Program process**
- **M-NCPPC Capital Improvement Program**
Letter of request through the September budget forum process
- **Program Open Space**
State Department of Natural Resources
Virginia Walsh
410-974-3581
- **Piscataway Preservation Fund**

Preservation

- **Maryland Historical Trust**

Historic Preservation Grants

- **Property must be listed in or determined eligible for listing in the National Register of Historic Places (NRHP)**
- **Preservation easement is required in exchange for grant funds**
- **If privately owned, a property must be of outstanding architectural or historical significance**
- **Average grant amount is \$30,000**
- **Application deadline: December 31, award announcement: July 1**

Preservation Matching Grants

- **For up to 50 percent of cost of acquisition, preservation, stabilization**
- **Available to both public and private property owners**
- **Property must be listed in NRHP individually or within NRHD**
- **Preservation easement is required**

Piscataway Village Community Vision Process: Grant Source Information

Historic Preservation Loans

- Available to individuals, nonprofit organizations, foundations, businesses or local jurisdictions for acquisition and/or rehab of historic properties:
 - Property must be listed in or determined eligible for NRHP
 - Preservation easement must be conveyed before release of loan funds
 - Interest rate is tied to State bond rates
 - Loans have a maximum repayment term of 20 years
 - Applicant must provide evidence of disapproval from two traditional lending institutions
 - Applications are processed throughout the year

Contact: Maryland Historical Trust, Department of Housing and Community Development, 100 Community Place, Crownsville, MD 21032-2023 (410-514-7600)

- **National Trust for Historic Preservation**

Critical Issues Fund

- Provides matching grants to state, local and national organizations seeking support for research or model projects that pursue broadly applicable solutions to pressing local preservation and community development problems.
- Grants range from \$5,000 to \$25,000

National Preservation Loan Fund

- Provides below-market-rate loans to organizations and government agencies for historic preservation projects
- Typical loan awards range from \$20,00 to \$150,000 - interest rate 2 percent below prime
- Loans generally repaid after five years

Contact: National Trust for Historic Preservation, 1785 Massachusetts Avenue, N.W., Washington, D.C. 20036 (202-673-4000)

Piscataway Village Community Vision Process: Grant Source Information

- **Preservation Maryland**

- Revolving Fund**

- Available for use for purchase of vacant or endangered historic properties
 - Can be used for short-term, low-interest loans to preservation and community organizations

- Contact: Preservation Maryland, c/o David Chase, 24 West Saratoga Street, Baltimore, MD 21201 (410-685-2886)**

- **Prince George's Heritage**

- Prince George's Heritage Grants**

- Available to assist individuals, groups, organizations or associations
 - For restoration, repair or maintenance of historic resources
 - For research, for promotion
 - Grants of up to \$1,000
 - Available throughout the year

- Contact: Prince George's Heritage, c/o Patricia Williams, Magruder House, 4703 Annapolis Road, Bladensburg, MD 20710 (301-927-7150)**

Streetscape Improvements

- **Piscataway Preservation Fund**

- **Small donations from nearby businesses**

- **Tree-Mendous Maryland**
Tawes State Office Building, E-1
580 Taylor Avenue
Annapolis, MD 21401
410-974-3776

- Note: Community or neighborhood associations can order Tree-mendous container or balled and burlapped trees for planting on community public open space.**

Piscataway Village Community Vision Process: Grant Source Information

Replacing Historic Markers

- **Contact Lake Shore Markers in Erie PA. Lake Shore Markers has the state seal and specifications for the highway markers:**

**Lake Shore Markers (Attn: Rose Nardo)
Division of Lake Shore Industries, Inc.
1817 Poplar Street
Box 59
Erie, PA 16512-0059
1-800-458-0463 (or 814-456-4277 in PA)**

[Note: the 1992 price list: marker \$1,968.75; post \$93.70; plus freight]

Other Potential Sources for Information

- **The Foundation Center (a research repository of information on foundations)
1001 Connecticut Avenue, N.W
Washington, D.C. 20036
202-331-1400**
- ***A Guide for Maryland Citizens & Communities* (copies are free)
Historic Preservation Services/Programs
Department of Housing and Community Development
100 Community Place
Crownsville, MD 21032
410-514-7616**

***Copied from Villages at Piscataway, Comprehensive Design Plan, December 1993**

6. HISTORIC PISCATAWAY PRESERVATION FUND

The applicant has offered to establish a preservation fund for historic Piscataway for the purposes of establishing a funding mechanism to begin the restoration and preservation of historic Piscataway and the Edelen house and to provide a suitable environment for the preserved village. At the time of the first Specific Design Plan approval for residential units, the applicant will establish a non-profit corporation (the Piscataway Preservation Corporation) to administer the historic Piscataway Preservation Fund.

The Piscataway Preservation Corporation will be a non-stock member corporation whose members will consist of the following until sixty (60) percent of the residential dwelling units have been sold to homeowners:

- 2 Owners of property within historic Piscataway**
- 2 Owners of property within the Villages at Piscataway**
- 1 Representative from St. Mary's Church**
- 1 Representative from the Historic Preservation Commission**
- 1 Representative from the Prince George's County Executive's Office**
- 8 Representatives of the owner and/or developer of the Villages at Piscataway**

As soon as sixty (60) percent of the residential dwelling units have been sold to homeowners, the representative members of the owner and/or developer of the Villages at Piscataway shall be reduced from eight (8) to two (2). At the time the owner/developer has sold its last property, it will no longer be entitled to any member representatives in the Piscataway Preservation Corporation.

The primary purposes of the Piscataway Preservation Corporation will be to receive the funds the applicant has proposed to contribute in the amount of \$400.00 per residential unit, paid at the time of each individual residential building permit issuance, and to administer the use of these and any other funds received for the purposes of beginning the restoration and preservation of historic Piscataway and of providing a suitable environment for the preserved village. It is expected that the monies from this fund will be utilized to preserve and enhance historic Piscataway in a variety of ways, such as: to construct sidewalks along Floral Park Road and throughout historic Piscataway, to install distinctive street lights, to install street furniture (which may include benches and tables), to provide low-cost loans and small grants for the preservation of the historic buildings and other similar activities.

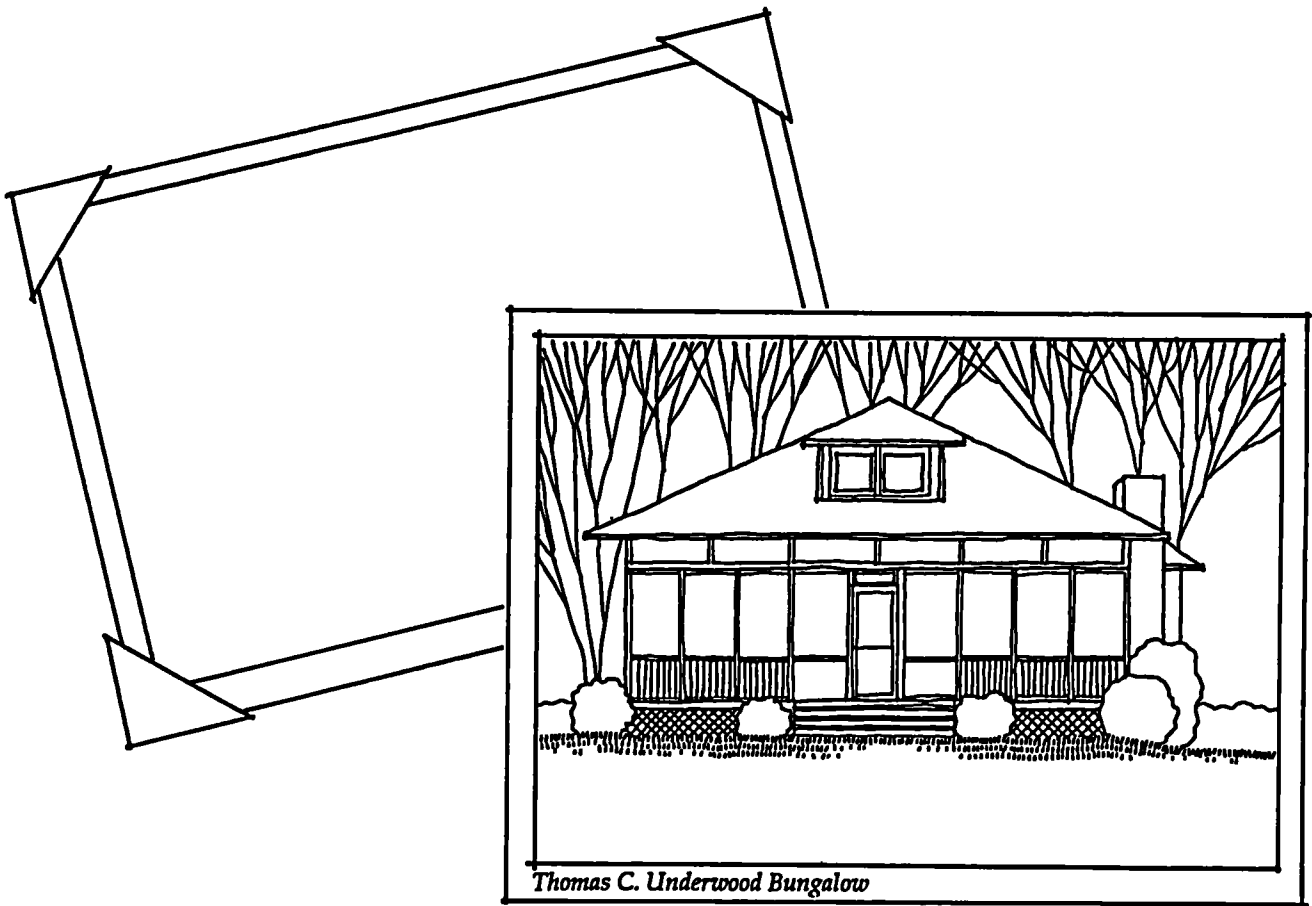
All actions of the Piscataway Preservation Corporation will require the favorable vote of a simple majority of all members who have been so designated and have agreed to serve. A quorum will be required at all meetings of the Corporation at which action is taken. A quorum shall consist of sixty (60) percent of all members. The Corporation shall cease to exist and shall be dissolved at the time all monies have been distributed and no additional money is being contributed.

*copied from Certificate of Approval - Villages at Piscataway
GDP - 9306

- 5 The Historic Piscataway Preservation Fund shall be administered according to the following
 - a. Funds shall only be given for projects associated with the historic village, which shall be defined as those parcels located on Floral Park Road, between Livingston Road and Piscataway Road, and not included in this application. Significant consideration shall be given in the administration of the fund to preserving historic structures
 - b. Projects requiring a Historic Area Work Permit in accordance with the County Historic Preservation Ordinance (Subtitle 29) shall receive approval by the Historic Preservation Commission prior to disbursement of any funds, and shall comply with the Secretary of the Interior's Standards for Rehabilitation and the County's Historic Preservation Ordinance
 - c. All meetings of the Piscataway Preservation Corporation shall be open to the public; input from interested parties shall be encouraged
 - d. The membership of the Piscataway Preservation Corporation shall be changed to delete a representative of the Prince George's County Executive and to add a representative of Prince George's Heritage, Inc.
 - e. The Articles of Incorporation, Bylaws, or any other documents which formally establish the rules of procedure for the Piscataway Preservation Corporation shall be reviewed by the Planning Board, or its designee, prior to the disbursement of any funds

WORKSHOP SEVEN
FUTURE ACTIONS

Next Steps



Thomas C. Underwood Bungalow

WORKSHOP SEVEN

FUTURE ACTIONS

Next Steps

CONTENTS:

- Meeting Minutes
- Village of Piscataway Survey

SUMMARY

- The participants of the seventh workshop continued to refine the implementation strategies and phasing priorities begun from the prior workshop session. A survey was developed to obtain feedback on selected topics from the residents of the historic village who were unable to participate in the workshops of the community vision process.

Piscataway Historic Preservation Group

Minutes of June 22, 1995, Meeting

The Piscataway Historic Preservation Group (PHPG) had the final meeting of Phase 1 of the Piscataway Visioning process on June 22 at St. Mary's Church School in Piscataway. Since it was such a nice evening, the meeting was held on the steps of the library.

ATTENDEES

Residents of the historic Village or nearby area: Chris Buckingham, Symphony Chapman, Melanie Danner

Interested Parties: Mary Forsht-Tucker (Piscataway Citizens Association and Prince George's Heritage), W. C. (Bud) Dutton, Jr. (Past Chair of the Prince George's County Planning Board)

Accokeek Foundation: Susan Van Buren (Director of the Potomac River Heritage Program)

M-NCPPC: Gail Rothrock (Historic Preservation Section) and Jill Yutan (Urban Design Planning Division)

MINUTES

The meeting started with Jill asking for comments on the Implementation Strategy (revised copy attached) which was based on a discussion facilitated by Susan at the June 1st meeting.

Bud had the following comments:

Speed Limit - Action would be through District Engineer, State Highway Administration; the support of Senator Miller and Delegate Proctor to initiate process would be desirable.

Piscataway Day - Action would be to request the Southern Area Dept. of Parks and Recreation (M-NCPPC) for a permit to use park property and to have the staff clear the ground and help with signs and publicity.

Historic Marker - Will Prince George's Heritage be able to provide grant?

Preserve/Rehab Structures - Can Prince George's Heritage help? David Fogle, with the University of Maryland Historic Preservation Program, could provide guidance.

Piscataway Day

A discussion ensued about the feasibility of having a Piscataway Day in September or October of this year. The northern half of the field across from St. Mary's Church where Piscataway Day was held in 1992 and 1993 is now owned by M-NCPPC. However, the southern half of the field, which is still privately owned, would be

needed for parking; therefore, event insurance, which runs about \$750-\$800, would be required. The prickly pear cactus on both halves of the field would have to be cleared.

A lot of planning and hard work goes into bringing off Piscataway Day. However, with several dedicated individuals, and help from a number of others, a scaled-down Piscataway Day could become a reality this year. A number of ideas for the event were discussed. However, having no acceptable location for the event is an obstacle which has to be overcome before plans and preparation can proceed.

National Register of Historic Places Nomination

It was mentioned that funding to develop the documentation for the National Register Nomination could possibly be obtained in the form of a grant from Preservation Maryland, Prince George's Heritage, or Maryland Historical Trust.

Also, there is still a possibility that aid for preparing the nomination could be obtained under the M-NCPPC Planning Assistance to Municipalities and Communities program. This requires submitting a request to the Prince George's County Planning Board. It is recommended that members of the PHPG speak at the budget hearing in favor of the request due to the tightness of funds.

Survey

The form to be used to survey the residents of the village of Piscataway was discussed and refined. [The survey

was initiated Saturday, July 8, and will continue on subsequent Saturdays between the hours of 10 am to 1 pm. Chris, Symphony, Mary and Bud, who are participating in the survey, were very pleased with the first day's survey].

The tabulated results will be used to determine the best time to present the findings of the visioning process, the colors for the "Welcome to the Historic Village of Piscataway" signs, the interest in participation for Piscataway Day, historic home workshops, and sharing any Piscataway history or photographs.

APPRECIATION

Jill was thanked for making Phase 1 of our visioning process a real success--she added substance to our visioning, coming up with design guidelines and tangible recommendations. These recommendations were based on research and study of historic Piscataway. We appreciate all the hard work she put into the preparation for every meeting--the numerous "boards"--including Landscape Master Plan recommendations, vehicular circulation concepts, images and streetscape design guidelines. Mary especially appreciated the mailing of the minutes and her contributions to the minutes--it made her job a lot easier.

Our appreciation was also expressed to Gail for being responsible in large part for the progress that has been made in Piscataway toward its preservation. The first Rural Village Conservation Study was her idea, and she provided guidance in the wonderful material that it contains, as well as what's in the very well done Part II of the study (see below for copy).

Susan was thanked for signing on to our effort, making sure that we kept our focus and that our approach was conducive to obtaining results. Susan used her expertise as a facilitator to get the ball rolling and to keep it rolling in the right direction.

Gail, in coordination with Susan, provided the overall framework and focus of the visioning process.

Mary noted that although Jill and Gail live in Virginia, neither missed a single meeting! And Susan only missed one--a trip to Italy was a good reason to be absent!

Our appreciation to those who were our hosts--Father Hart at St. Mary's Church School, Susan at the National Colonial Farm and Chris and Peter Buckingham at their home on Floral Park Road.

Thanks to Gail, Jill and Susan for sharing our vision of what the Piscataway of the future can be--linked to the Piscataway of the past!

VISIONING PROCESS REPORT AVAILABLE SOON

A report documenting the Piscataway Village Community visioning process will be produced in the near future. To reserve a copy, call 292-1993.

AVAILABLE: PART II OF PISCATAWAY STUDY

The "Piscataway Village Rural Conservation Study, Part II: Village Design Guidelines," produced at the request of the Piscataway Citizens Association, is available while supplies last by calling 292-1993.



WHERE DO WE GO FROM HERE?

The PHPG will prioritize the options that have resulted from the visioning process and decide how to proceed.

One of the first things that will be done will be to put "Welcome to Piscataway" signs at the entrances to the village.

There will also be a meeting in the near future to present the results of the visioning process to the residents of the Piscataway area and other interested parties.

Besides the options listed in the Implementation Strategy, Bud identified the following additional items to consider:

- Potential land acquisition on south side of Piscataway Creek by M-NCPPC as part of stream valley park system.
- Potential for trail development with property already acquired by M-NCPPC on the north side of Piscataway Creek.
- If trail (hiker, biker, equestrian, etc.) is to be built, historic markers/sites could be located along the creek to signify the site of official tobacco inspection port; possible locations of wharves, warehouses, etc.
- Strategize with park planners on how to take advantage of the partial "greenbelt"/open space owned by or acquired by dedication to M-NCPPC.
- Potential meeting with the Urban Design Review Section/Development Review Division to discuss concepts and interests relating to the Villages At Piscataway plans.
- Pursue funding for an archeological project to find old wharf/warehouse sites, other artifacts.

Piscataway Historic Preservation Group

*Survey
Village of Piscataway*

July 1995

Purpose of Survey

The Piscataway Historic Preservation Group (PHPG) has been meeting since February on ways of ensuring that changes impacting Piscataway will enhance rather than detract from the quality of life in the village.

A number of options have been discussed in the Piscataway Visioning process which will require reaction from more of the residents of the village. The PHPG is planning a meeting at St. Mary's Church in the near future to present the findings and options. We'd like to determine the best time to have that meeting.

The survey also asks for comments on one of the first activities of the PHPG which will be to erect "Welcome to the Historic Village of Piscataway" signs (see sketch on back of survey) on Floral Park Road at the entrances to the village.

The PHPG is also trying to determine residents' interest in holding a "Piscataway Day" or other community celebration day

Survey

1. What day/time is best for attending community meetings?

Weekday evenings:	Yes	No
	<input type="checkbox"/>	<input type="checkbox"/>
If Yes:	Mon	Tues
	<input type="checkbox"/>	<input type="checkbox"/>
	Weds	Thurs
	<input type="checkbox"/>	<input type="checkbox"/>
Weekends:	Yes	No
	<input type="checkbox"/>	<input type="checkbox"/>
If Yes:	Sat AM	Sun PM
	<input type="checkbox"/>	<input type="checkbox"/>

2. What color scheme do you prefer for the
 "Welcome to the Historic Village of
 Piscataway" signs

Background color: Cream White

Lettering color: Dk Green Dk Blue Black

3 Are you interested in attending educational
 workshops on projects for historic homes? Yes No

If yes, Topics: Yes No
 - upkeep projects
 - exterior: wood & paint
 - exterior: brick & stone
 - other _____

4. Are you interested in participating in a
 "Piscataway Day" or other celebration such as
 a community picnic? Yes No

If yes, when: Sep Oct

5. Are you interested in sharing any old pictures
 or stories that you have of Piscataway ? Yes No

Address of residence: _____

For more information, contact Symphony Chapman at 203-8579.

ACKNOWLEDGEMENTS

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT

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LaMonte Kolste, AICP	<i>Chief, Urban Design Planning Division</i>
Robert D. Cline, AICP	<i>Supervisor, Urban Design Planning Division</i>
Craig Rovelstad, AICP	<i>Planner IV, Community Planning Division</i>
Robert Rivers	<i>Planner II, Historic Preservation Section*</i>
Gail C. Rothrock, AICP	<i>Supervisor, Historic Preservation Section</i>
	<i>Project Facilitator</i>
Jill E. Yutan	<i>Planner II, Urban Design Planning Division</i>
	<i>Project Planner, Author</i>

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Don Magruder	<i>Clerk II</i>
Tern Plumb	<i>Publications Specialist</i>
Timothy Thomas	<i>Clerk II</i>

Community Participants

Mary Forsht-Tucker	<i>Chairperson, Piscataway Historic Preservation Group</i>
Susan Van Buren	<i>Director, Potomac River Heritage Program The Accokeek Foundation</i>
W C. (Bud) Dutton, Jr.	<i>Past Chair, Prince George's County Planning Board</i>

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* Denotes former employee

