



**Old Town
College Park
Historic District**

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

REVISED April 2006

**DESIGN GUIDELINES
HANDBOOK**



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

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

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PREFACE

Preface

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

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



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

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

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

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

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

Building Site

Setback

Spacing

Size

Form

Scale/Massing

Orientation

Outbuildings

Off Street-Parking

Fences and Landscaping

Site Features and Improvements

Architectural Features

Roof

Porches

Windows

Doors

Decorative Details

Materials

Wood

Masonry

Synthetic Siding

Finishing: Paint

Relocation

Demolition

New Construction

Additions and Alterations

Decks

