

Wes Moore, Governor
Aruna Miller, Lt. Governor



Rebecca L. Flora, AICP, LEED ND / BD+C, Secretary
Elizabeth Hughes, MHT Director and
State Historic Preservation Officer

Maryland
DEPARTMENT OF PLANNING
MARYLAND HISTORICAL TRUST

April 3, 2024

Michelle Bailey-Hedgepeth
Town of Bladensburg
4229 Edmonston Road
Bladensburg, Maryland 20710

Re: Bostwick House, Prince George's County - Change/Alteration
Maryland Historical Trust Preservation Easement
Loan of 2022, Chapter 344

Dear Ms. Bailey-Hedgepeth:

The Maryland Historical Trust (MHT) is in receipt of your application, received on March 12, 2024, regarding the use of Bond Bill funds authorized under Chapter 344 of the 2022 Laws of Maryland, requesting approval to undertake stabilization work including: repair and repainting of exterior doors; repair and repainting of select windows; repointing, repair, and stabilization of buttress, kitchen chimney, north elevation masonry wall, front porch stair masonry walls, front (west) elevation masonry walls; installation of new terracotta flue, mortar crown, and metal rain cap for kitchen chimney; repair and repainting of dormers; prep and repaint exterior of house, including repair of trim and replacement of missing trim; replacement of damaged or missing gutters and downspouts; removal of interior concrete stairs to basement and installation of new reinforced concrete stairs to match in-kind with an associated new metal handrail; repair/rewire electrical fixtures/lights and wiring, and install new light fixtures at locations where they are missing/broken, at the Bostwick House. Pursuant to the Maryland Historical Trust Act of 1985, as amended (*see* Md. Code Ann., State Fin. & Proc. § 5A-325), MHT's Easement Committee (Committee) reviewed the abovementioned projects on March 26, 2024 to assess its effects on historic properties.

Based on the review and recommendation of the Committee, I grant conditional approval of the stabilization work including: repair and repainting of exterior doors; repair and repainting of select windows; repointing, repair, and stabilization of buttress, kitchen chimney, north elevation masonry wall, front porch stair masonry walls, front (west) elevation masonry walls; installation of new terracotta flue, mortar crown, and metal rain cap for kitchen chimney; repair and repainting of dormers; prep and repaint exterior of house, including repair of trim and replacement of missing trim; replacement of damaged or missing gutters and downspouts; removal of interior concrete stairs to basement and installation of new reinforced concrete stairs to match in-kind with an associated new metal handrail; repair/rewire electrical fixtures/lights and wiring, and install new light fixtures at locations where they are missing/broken, provided the following conditions are met:

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- The existing bricks must be salvaged to the greatest extent possible. Any new replacement bricks must match the historic bricks in-kind, matching the size, texture, finish, color, and scale. Photographs of the proposed new brick against the existing masonry must be submitted for comparison for review and approval prior to any replacement.
- Repointing mortar must match the existing historic mortar in size, design, color, texture, composition, strength, joint width, joint profile, and other visual qualities, per Standard #6.
- It is understood that a 4' x 4' test patch will be prepared in order to evaluate the proposed repointing method and ensure that any work matches the existing masonry in appearance. Photographs of the completed test panel should be submitted for MHT's review and approval prior to completing any repointing.
- The cleaning of masonry and wood must be accomplished using the gentlest means possible without damaging the historic materials. MHT generally suggests a cleaner/paint remover with a pH level of 7 or 8. Please clarify the locations where the specific paint removers will be used, the materials on which they will be used, and the extent to which they will be used. A test panel of the proposed cleaning/removal method may be required to confirm that the proposed product can be used without damaging historic materials.

This work is consistent with the Secretary of the Interior's *Standards for the Treatment of Historic Properties*, specifically *General Rehabilitation Standards 5, 6, 7, and 8*. This approval is valid for a period of six months from the date of this letter.

As required by the Bond Bill, MHT has examined the proposed projects to determine whether, prior to the issuance of the bonds, the grantee or owner of the property must convey a perpetual preservation easement to MHT. After review of the documentation provided, MHT has determined that the property is already subject to a perpetual historic preservation easement acceptable to MHT. Therefore, MHT does **not** require the conveyance of a perpetual preservation easement on this property.

By copy of this letter, we are notifying the Board of Public Works (BPW) that the project's historic preservation review and consultation **is in progress** and no funds may be released at this time. If you have questions or require further information, please contact Beth Cole at (410) 697-9541 / mht.section106@maryland.gov.

Should you have any questions regarding this letter, please contact MHT Easement Staff via email at mht.easements@maryland.gov.

Sincerely,



Elizabeth Hughes
Director
Maryland Historical Trust

EH/CN

cc: BPW / email.bpw@maryland.gov
Comptroller / [CAPITAL GRANTS@comp.state.md.us](mailto:CAPITAL_GRANTS@comp.state.md.us)
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Beth Cole, MHT