

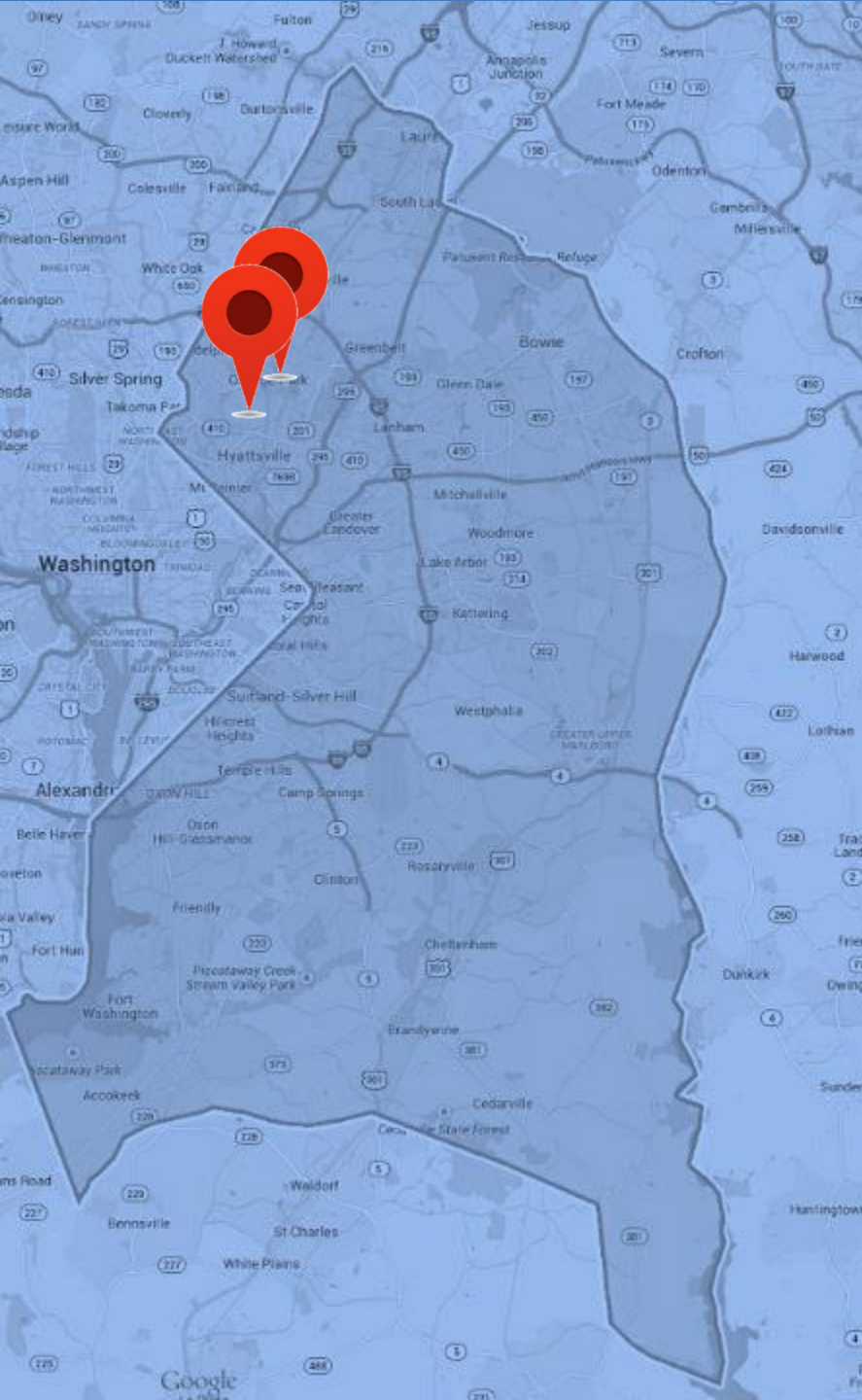
PRINCE GEORGE'S COUNTY COUNCIL COMMITTEE OF THE WHOLE

TRANSCRIPT ANALYSIS PROPOSED HISTORIC SITE DESIGNATIONS



September 9, 2025

Proposed Historic Site Designations



Maerlender-Hughes House
4615 Clemson Road, College Park
(66-037-51)



Clarence and Edith Pearce House
6605 44th Avenue, University Park
(66-029-10)



Maerlender-Hughes House
4615 Clemson Road, College Park
(66-037-51)



Maerlender-Hughes House
Oblique aerial view, March 2025

Staff Conclusions

Staff concluded that the Maerlender-Hughes House could be found to meet three of the nine designation criteria of Section 29-104(a):

- 1(A)(iv) exemplifies the cultural, economic, industrial, social, political or historical heritage of the County and its urban and rural communities
- 2(A)(i) embodies the distinctive characteristics of a type, period or method of construction
- 2(A)(v) represents an established and familiar visual feature of the neighborhood, community or County due to its singular physical characteristics or landscape

HPC Recommendation

April 15, 2025

The Historic Preservation Commission recommended to the Planning Board and District Council that the Maerlender-Hughes House, Documented Property 66-037-51, and its 0.148-acre Environmental Setting (The east 30 feet of Lot 76, and the west 50 feet of Lots 77 and 78 in Block E, Section A, College Park), be designated a Prince George's County Historic Site as meeting the following criteria in Section 29-104(a): (1)(A)(iv); (2)(A)(i); and (2)(A)(v).



Clarence and Edith Pearce House
6605 44th Avenue, University Park
(66-029-10)



Clarence and Edith Pearce House
Oblique aerial view, March 2025

Staff Conclusions

Staff concluded that the Clarence and Edith Pearce House could be found to meet three of the nine designation criteria of Section 29-104(a):

- 1(A)(iv) exemplifies the cultural, economic, industrial, social, political or historical heritage of the County and its urban and rural communities
- 2(A)(i) embodies the distinctive characteristics of a type, period or method of construction
- 2(A)(v) represents an established and familiar visual feature of the neighborhood, community or County due to its singular physical characteristics or landscape

HPC Recommendation

April 15, 2025

The Historic Preservation Commission recommended to the Planning Board and District Council that the Clarence and Edith Pearce House, Documented Property 66-029-10, and its 0.206-acre Environmental Setting (Lot 7 and the north 15 feet of Lot 8 in Block 13 of “Section Three, University Park,”), be designated a Prince George’s County Historic Site as meeting the following criteria in Subtitle 29-104(a): (1)(A)(iv); (2)(A)(i); and (2)(A)(v).

Joint Public Hearing

June 16, 2025

- Staff presented the subject properties and HPC's recommendations
- No additional testimony was received before the close of record on July 1, 2025.

Planning Board Recommendation

July 24, 2025

The Planning Board voted 3-0 to recommend to the District Council that the Maerlender-Hughes House (Documented Property 66-037-51) and the Clarence and Edith Pearce House (Documented Property 66-029-10) be designated as Prince George's County Historic Sites.