



PRINCE GEORGE'S COUNTY HISTORIC PRESERVATION COMMISSION

County Administration Building • 14741 Governor Oden Bowie Drive, 4th Floor, Upper Marlboro, Maryland 20772
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APPROVED 10/19/21

Summary of Actions

Prince George's County Historic Preservation Commission
Tuesday, September 21, 2021, 6:30 p.m.
4th Floor Board Room, County Administration Building

THIS MEETING WAS HELD VIRTUALLY VIA GOTOMEETING

Commissioners Present:	Vice Chair Lisa Pfueller Davidson, Susan Pruden, Chairman John Peter Thompson, Nathania Branch-Miles, Donna Schneider, Royal Reff, Yolanda Muckle
Commissioners Absent:	N/A
HPC Counsel:	Bradley Farrar, Esq.
Staff Present:	Howard Berger, Jennifer Stabler, Tom Gross, Daniel Tana, Tyler Smith, Ashley Hall

Guest: Name/Organization	Agenda Item
Sarah Capote	F.2.
Shawn Lassiter	F.2.
Sachin Kandhari	C.1.
Elise Foster	C.1.
Bill Shipp	E.1.

A. Call to Order

Chairman Thompson called the meeting to order at 6:30 p.m. Vice Chair Davidson read introductory remarks about the meeting and procedures into the record. Vice Chair Davidson chaired the meeting.

B. Approval of Meeting Summary – July 20, 2021

MOTION: Commissioner Schneider moved to approve the July 20, 2021, meeting summary. The motion was seconded by Chairman Thompson. The motion was approved by roll call vote and without objection (7-0).

C. Historic Property Evaluation

1. Edward and Maggie Smith House (Documented Property 68-074-03)

Mr. Gross presented the staff report. The Edward and Maggie Smith House is a c.1917 three-bay wide American Foursquare with raised, wraparound porch. The house is clad in asbestos shingle siding. The above-ground portion of the basement is clad in brick, with the lower portion of the basement constructed of concrete block masonry. It appears that beneath the asbestos shingle siding is the original lapped wood siding. The wraparound porch is composed of a hipped roof that rests on nine Tuscan columns. The house has a low-pitched hipped roof clad in asphalt shingles and with wide, boxed overhang eaves. Two hip-roof dormers are located on the roof. Photovoltaic panels are installed atop the roof and are visible from the public right-of-way. The windows of the house are mostly one-over-one sash wood-frame, most of which are original and have exterior storm windows protecting them. The main door is original. The east elevation, facing 33rd Street, is fronted by the wrap-around porch. Attached to the rear of the house is a wood deck, raised several feet off the ground on pillars to be at the same height as the first floor. When the house was built, a small, enclosed porch occupied approximately the same location as this deck. It is unknown when the porch was removed. On the property are the remains of an old brick well or underground cistern. This dates to when the house was originally constructed, and Mount Rainier had yet to complete a town water system. The property is surrounded by a wood fence, except for a portion of the yard that is covered in gravel and connects to the rear alley and allows for parking. The property is sloped, with the back yard at a lower level than the front. The surrounding area is characterized by dense single-family residential development on similarly sized lots.

The Edward and Maggie Smith House is located in Mount Rainier, Maryland. Incorporated in 1910, Mount Rainier is in northwest Prince George's County adjacent to the northeast quadrant of the District of Columbia. Oral tradition maintains that the community was named by its early developers, former Army officers from Seattle, who named the area after the famed mountain in Washington State. Mount Rainier developed as an early-twentieth-century streetcar suburb for the middle class, and the community retains a large and diverse collection of vernacular residences and commercial buildings constructed between 1900 and 1939. Mount Rainier remained a rural, agricultural landscape until the early 1900s. Both the 1861 Martenet map and the 1878 Hopkins map show relatively little development in the area that would become Mount Rainier. Roads leading east to Bladensburg and west to Washington, D.C., appear on the historic maps. An early subdivision of the community in the 1890s failed, despite the arrival of a streetcar line in 1897 connecting Mount Rainier with the District of Columbia. Between 1900 and 1910, eight different subdivisions were platted by various companies. Construction proceeded slowly along the western edge of Prince George's County. Locally important real estate developers were involved in the development of Mount Rainier, including J. Harris Rogers and his brother James C. Rogers, who were also responsible for developing portions of Cottage City, Edmonston, Rogers Heights, Hyattsville, and Riverdale. The earliest houses built in Mount Rainier relied either on individual wells or the public springs for water. It was not until 1917, the same year that the Edward and Maggie Smith House was constructed, that work began on a water and sewer system. It was in 1919 that the system was completed. Subdivisions in the 1920s and 1930s expanded the community to the north and east. The commercial area of what is now "downtown" developed around the streetcar station and included grocery, hardware, and supply stores, as well as a bakery, pharmacy, and tailor shop. By the 1930s, new businesses appeared along the commercial corridor of 34th Street and included a movie theater, bowling alley, banks, and auto repair shops. The gently rolling landscape of Mount Rainier contains mostly modest, detached, single-family dwellings of wood frame construction. With the exception of six architect-designed buildings, most of the buildings in Mount Rainier are vernacular interpretations of popular architectural styles and forms. The street pattern of the community is an extension of Washington, D.C.'s rectilinear grid; however, Mount Rainier's grid is oriented to the northwest. From the beginning, development in Mount Rainier was targeted at white middle-class prospective homeowners. The earliest houses (those erected 1900-1920) have simple plans and massing and

are minimally ornamented. Many rear porches have since been subsumed/enclosed by later additions. In 1990, the Mount Rainier Historic District (68-074) was listed in the National Register of Historic Places under Criteria A. The historic district includes 1,213 properties (1,002 contributing resources and 211 noncontributing resources) that represent the early twentieth-century design characteristics of the City of Mount Rainier. It was recognized for its association with typical patterns of suburban development based on the various modes of transportation and communication that encouraged its development as part of the greater Washington, D.C. metropolitan area. The period of significance is 1900 to 1940. In 1907, James C. Rogers purchased a significant portion of the subdivision called "Edgemont" from Reginald S. Hindekoper. Rogers re-subdivided Block Five of Edgemont and named the subdivision "Rogers' Second Addition to Mount Rainier." The lot that the Edward and Maggie Smith House sits on is located at the northeast corner of this block. On May 9, 1908, William Mooney purchased lots thirty-three and thirty-four of block five of "Rogers' Second Addition to Mount Rainier," from Rogers and his wife, Blanche R. Rogers. These lots would become 3213 and 3215 Newton Street. Maryland Department of Assessments and Taxation records suggest that the Mooneys had the house on lot 34 constructed in 1917. On June 14, 1920, the Mooneys sold the 3215 Newton Street property to Edward and Maggie Smith. After the Smiths purchased their house in Mount Rainier in 1920, they started investing in local property. One of these investments was the purchase of the neighboring house (lot thirty-three of block five) from the heirs of William and Annie Mooney in 1924. Sometime before 1930, the street name and address of lot thirty-four of block five changed to 3231 Perry Street. In October 1937, the Smiths placed several advertisements in the Washington Evening Star to rent out their Mount Rainier house. The 1940 Census records them as having moved to Washington, D.C., and that the new inhabitants of their Mount Rainier house were James T. McCarrell, a carpenter from Pennsylvania, his wife and daughter, and two other renters. In September of 1941, the Smiths sold the house to Grace B. Bauserman. In 1940, a few years before Bauserman acquired the property, the house number was changed back to 3215. Bauserman's two daughters, Isabel Dexter Bauserman and Charlotte C. Bauserman, were living with her in the early 1940s. Bauserman rented out rooms of the Edward and Maggie Smith House during the years she owned it and oral history indicates that the structure was used as a boarding house. The Edward and Maggie Smith House was sold to Paul I. Mitchell and Ruth Mitchell in 1972. The Mitchells owned the house for four years before selling to Jo A. Israelson. Around the time Israelson moved into the Edward and Maggie Smith House, she began working for the General Accounting Office in Washington, D.C. While working for the General Accounting Office, she started to pursue a career as an artist. The Edward and Maggie Smith House was not an ideal location for Israelson's work as a stone carver, so she purchased an old firehouse in Union Bridge, Maryland in 1989. Israelson spent her weekends renovating and sculpting in her firehouse and then commuted to work from the Edward and Maggie Smith House. The Edward and Maggie Smith changed hands several times in the early twenty-first century, until the house was purchased in 2006 by Danielle Schopp and Brent Bolin. Schopp and Bolin lived there until 2020, when they sold the house to the current owner, Mr. Sachin Kandhari.

The Edward and Maggie Smith House is significant as a substantially intact example of early twentieth century residential architecture in the city of Mount Rainier. It reflects the rapid expansion Mount Rainer experienced as a streetcar suburb during the first decades of the twentieth century, when middle class Washington D.C. workers began to move to the surrounding areas. The property's significance is reflected in its status as a contributing resource in the Mount Rainier National Register Historic District. The Edward and Maggie Smith House has retained its character as an early twentieth century American Foursquare house. It maintains its original location and most of its original massing. The deck located on the rear of the property occupies the same footprint as the small, enclosed porch that existed when the house was first constructed. The property now has a small accessory structure in the rear, but it is not visible from the public right-of-way on Perry Street and is barely visible along 33rd street. There has been some change to its materiality, but many of those changes appear to be reversible. The front door of the house is original along with nearly all the windows. It is highly likely that the original wood siding exists behind the current siding, although the current asbestos siding was most likely installed early in the house's history and is also considered a historic building material. There is evidence of shutters on several windows, but they have

been removed. While there are not any solar PV panels on the main façade, the panels on eastern slope of the roof are visible from the public right-of-way, which is a detrimental (reversible) change, as per Policy #1-87. The well on the property is in poor condition, with several dislodged bricks, and is no longer functional due to it being filled. The Edward and Maggie Smith House retains a high level of integrity of location, feeling, and setting with a moderate degree of integrity of design and materials. The Edward and Maggie Smith House is not associated with any significant events or figures, so it lacks integrity of association. Historic Preservation Commission (HPC) Policy #1-87 states that a property's integrity should be considered in the context of the scarcity of the resource type it represents, with a less restrictive standard of integrity applied when few or no other similar properties exist in the Inventory of Historic Resources. Although there are a number of American Foursquare houses in the Inventory throughout the County and in particular in nearby communities in the US Route 1 corridor, the Edward and Maggie Smith House could be found to meet a relatively strict standard of integrity. Further, the presence of an early twentieth-century well/cistern is an unusual feature representative of these communities before the provision of public utilities.

Staff recommended that the HPC recommend to the Planning Board and District Council that the Edward and Maggie Smith House (Documented Property 68-074-03) and its 0.129-acre Environmental Setting (Lot 34 in Block 5, Subdivision of Rogers' Second Addition to Mount Rainier) be designated a Prince George's County Historic Site as meeting criteria (1)(A)(iv), (2)(a)(i), and (2)(a)(v) of Subtitle 29-104(a).

Mr. Sachin Kandhari and Ms. Elise Foster, the property owners, stated that they supported the proposed historic designation for their home.

Discussion followed regarding the historic name of the property. The property owners expressed interest in naming the property for former owner Jo Israelson rather than Edward and Maggie Smith. Chairman Thompson indicated that he would not have an issue naming the property the Smith-Israelson House. Further discussion followed regarding tabling the naming matter for a later time. The property owners discussed the matter with each other and indicated that they would feel comfortable moving forward with the name given to the property by staff.

MOTION: Commissioner Schneider moved that the HPC recommend to the Planning Board and District Council that the Edward and Maggie Smith House (Documented Property 68-074-03) and its 0.129-acre Environmental Setting (Lot 34 in Block 5, Subdivision of Rogers' Second Addition to Mount Rainier) be designated a Prince George's County Historic Site as meeting criteria (1)(A)(iv), (2)(a)(i), and (2)(a)(v) of Subtitle 29-104(a). Commissioner Pruden seconded the motion. The motion was approved by roll call vote and without objection (7-0).

D. Historic Area Work Permits

1. 2021-037, Fairmount Heights World War II Memorial (Historic Site 72-009-29)

Mr. Tana presented the staff report. The applicant requested a Historic Area Work Permit (HAWP) for alterations to the Fairmount Heights World War II Memorial (Historic Site 72-009-29). The application was filed on April 30, 2021 and accepted as complete on August 17, 2021. The application was reviewed and approved by the Maryland-National Capital Park and Planning Commission's Easement Committee on July 22, 2021. The application was scheduled to be heard by the HPC at its public meeting on September 21, 2021. The subject property is the Fairmount Heights World War II Memorial, 701 59th Avenue, Fairmount Heights, identified within the Inventory as Historic Site 72-009-29. The applicant has proposed to clean and repair the memorial. The scope of work for this item includes cleaning the memorial (using 3100 PSI power washing with no solvents); repointing the memorial with mortar to

match the existing; and replacing damaged slate in kind, retaining as much of the original slate as possible. The applicant also proposes to repair the paved plaza area around the memorial. The scope of work for this item includes temporary removal of flagstone paving; re-grading the existing flagstone paved area; installation of new concrete sub-base; reinstalling the flagstone paving in a new mortar base; power washing the existing concrete walkways around the memorial; and adding two discrete triangular areas of additional flagstone paving to slightly enlarge the total area of flagstone paving. This additional flagstone paving will change the plan view of the flagstone paved area from an asymmetrical hexagonal shape to a rectangular shape. The photographs, renderings, and material specifications provided by the applicant were sufficient to review the proposed work included in this memo. The design and materials of the proposed work were found to be compatible with the HAWP approval criteria of Subtitle 29-111(b) and the Secretary of the Interior's *Standards for Rehabilitation*. Staff recommended that the Historic Preservation Commission approve HAWP 2021-037 as meeting provisions 1, 2, and 3 of Subtitle 29-111(b) and Standards 1, 2, 5, and 6 of the Secretary of the Interior's *Standards for Rehabilitation*.

MOTION: Commissioner Schneider moved to approve HAWP 2021-037 as meeting provisions 1, 2, and 3 of Subtitle 29-111(b) and Standards 1, 2, 5, and 6 of the Secretary of the Interior's *Standards for Rehabilitation*. Commissioner Pruden seconded the motion. The motion was approved by roll call vote and without objection (7-0).

2. 2021-048, William Stanton Wormley House (Historic Site 69-023-17)

Mr. Tana presented the staff report. The applicant requested a Historic Area Work Permit (HAWP) for structural repairs to the William Stanton Wormley House (Historic Site 69-023-17). The property received a 2021 Historic Property Grant to fund the proposed work. The William Stanton Wormley House is a good example of a late nineteenth-century vernacular dwelling. The area, historically known as Ardwick, was settled between the 1890s and 1940s by a group of African Americans who were teachers and school administrators in the District of Columbia public schools. William Stanton Wormley, a prominent artist and teacher, was among one of the first to settle in the area. The two-story, three-bay vernacular William Stanton Wormley House was built c. 1898. Set on a parged concrete foundation, the wood-frame structure is clad in asbestos shingles. The house has multiple side and rear additions. At the time of the 1989 on-site survey, the dwelling was clad in a mixture of German siding and asbestos shingles. An exterior side chimney is constructed of uncoursed stone. A cross gable roof with overhanging eaves caps the dwelling. A one-story, one-bay enclosed portico is located on the westernmost portion of the facade (northeast elevation). The proposed work includes the repair of several damaged or failing first floor joists and beams above the crawl space and the stabilization of these joists and the foundation. The photographs, materials specifications, and engineer's descriptions of the work provided by the applicant were sufficient to review the proposed work included in this memo. The design and materials of the proposed work were found to be compatible with the HAWP approval criteria of Subtitle 29-111(b) and the Secretary of the Interior's *Standards for Rehabilitation*. Staff recommended that the HPC approve HAWP 2021-048 as meeting provisions 1, 2, 3, and 4 of Subtitle 29-111(b) and Standards 1 and 2 of the Secretary of the Interior's *Standards for Rehabilitation* with the following condition:

- Grant-funded work shall not commence until after the associated historic preservation easement has been executed by the applicant, per the Historic Property Grant Program guidelines.

MOTION: Commissioner Schneider moved to approve HAWP 2021-048 as meeting provisions 1, 2, 3, and 4 of Subtitle 29-111(b) and Standards 1 and 2 of the Secretary of the Interior's *Standards for Rehabilitation*, with the following condition:

- Grant-funded work shall not commence until after the associated historic preservation easement has been executed by the applicant, per the Historic Property Grant Program guidelines.

Commissioner Pruden seconded the motion. The motion was approved by roll call vote and without objection (7-0).

E. Change of Environmental Setting

1. Straining House (Historic Site 71B-002-01)

Mr. Gross presented the staff report. The applicant, William Shipp, representing property owner Sigalit Kaplan, has requested a Change of Environmental Setting for the Straining House (Historic Site 71B-002). The Straining House is located on property that comprises six lots with an address of 13005 7th Street in Bowie. The subject Environmental Setting is zoned R-55 and contains 15,000 square feet. The applicant has requested the Environmental Setting be reduced to an area of 7,500 square feet. The applicant has submitted a Statement of Justification that provides a basis for their request. Constructed circa 1870, the Straining House is a two-story, front-gabled brick town house with round arch windows. It is a rare surviving example in Prince George's County of a brick town dwelling in the Italianate style. One of the first houses constructed in the town of Huntington (now Bowie), it was used in the early years as the Methodist meeting house. Acquired in 1874 by John Straining, a German merchant who purchased a number of lots in the new town, it remained in the Straining family until 1943. The current Environmental Setting for the subject historic site comprises Lots 14-19 in Block 16 of the original 1870 plat of subdivision for Bowie. The house, driveway, front walkway, and shed occupy Lots 14-16; as noted in the applicant's Statement of Justification, there are no historic structures or features contained in Lots 17-19. The applicant requested that the currently undeveloped Lots 17-19 be removed from the Environmental Setting. The Statement of Justification states that the reduction of the Environmental Setting is being requested to allow for the development of Lots 17-19 with a detached single-family residence consistent with the property's R-55 zoning.

An Environmental Setting is the area of land to which a historic building or site relates visually and historically, and which is essential to protect its integrity. The visual and environmental character of an Environmental Setting results from the relationship between the natural and man-made features of the property. When it determines the extent of an Environmental Setting, the HPC ensures that buildings, structures, and sites of architectural, historical, archeological, or cultural value are protected through the determination of an appropriate Environmental Setting. The three lots proposed for removal from the Environmental Setting do not contain any historic structures or features associated with the Straining House Historic Site. The requested change of Environmental Setting will not impair the ability of the HPC to review any alterations, additions, or demolition affecting the Straining House. Per Section 29-106(a)(6) of the Prince George's County Code, in order to ensure general compatibility with the adjacent historic site, any County building permit applications for new construction on Lots 17-19 should be referred to the HPC for review. Staff recommended that the HPC approve the applicant's proposal to reduce the Environmental Setting for the Straining House (Historic Site 71B-002-01) by removing Lots 17, 18, and 19 of Block 16, Bowie. The revised Environmental Setting will comprise Lots 14, 15, and 16 of Block 16, Bowie, with a total area of 7,500 square feet.

Mr. Bill Shipp, the applicant's attorney, provided some additional information regarding the proposed change in the Environmental Setting. He indicated that he was available for questions.

Chairman Thompson asked about the building timeline for the single-family house proposed for Lots 17, 18, and 19 and asked why the request for a reduced Environmental Setting was occurring now. Mr. Shipp

stated that he felt it was appropriate to request the reduction first. Discussion followed regarding what to do in the event that the lots removed from the Environmental Setting are not developed.

Chairman Thompson made a motion to table the motion for Agenda Item E.1. until later in the meeting. Commissioner Pruden seconded the motion. The motion was approved by acclamation and without objection.

Agenda Item E.1. was revisited after Agenda Item F.2. was completed.

Commissioner Pruden made a motion to revisit Agenda Item E.1. Chairman Thompson seconded the motion. The motion was approved by acclamation and without objection. Mr. Gross presented additional motion language that had been developed by Mr. Farrar and Mr. Shipp to address the potential review of a new structure on Lots 17, 18, and 19, and the treatment of the Environmental Setting in the interim.

MOTION: Commissioner Schneider moved that the HPC approve the applicant's proposal to reduce the Environmental Setting for the Straining House (Historic Site 71B-002-01) by removing Lots 17, 18, and 19 of Block 16, Bowie, subject to:

- i. The review of a HAWP for a single-family home, which review may be administratively approved by staff; and
- ii. The issuance of a Prince George's County occupancy permit for a single-family home on Lots 17, 18, and 19 of Block 16, Bowie. Upon the issuance of the permit, the revised Environmental Setting will comprise Lots 14, 15, and 16 of Block 16, Bowie, with a total area of 7,500 square feet. In the event the occupancy permit is not issued, the Environmental Setting will remain unchanged.

Commissioner Pruden seconded the motion. The motion was approved by roll call vote and without objection (7-0).

F. Non-Capital Grant Program

1. 2021-001, Mount Nebo Church Oral History Project

Mr. Tana presented the staff report. The applicant has submitted an application for a non-capital grant in the amount of \$4,975.00 to produce a series of audio and video recordings of individuals who attended the historic Mt. Nebo Church (74B-010) and/or Mt. Nebo School (74B-017). The requested grant funds will support this project by funding the rental of recording equipment, on-site technical support (videography), production assistance (editing, video duplication, production of CD/DVD media), transcription services, and limited transportation costs. The transcription and transportation costs do not have contractor estimates provided as part of the application. The applicant has not identified a transcriber yet, but they estimate the cost of the transcription of the recording material to take about 80 hours, at \$15/hour. They are only seeking grant funding for a portion (\$700.00) of this estimated cost, with the difference being provided in-kind. Travel costs were calculated based on the likely need to travel to many of the participants, who will be unable to travel for their interviews due to their advanced age and limited mobility. Outside of the grant request, the applicant is also seeking pro-bono legal advice to ensure the protection of participants. The applicant plans to archive the resulting recordings and transcripts and to make them available for educational and research purposes. There are also plans to use these materials in the future for public educational programming. Based on the information provided by the applicant and the HPC's adopted Non-Capital Grant Guidelines, staff recommended the approval of a Non-Capital Grant in the amount of \$4,975.00 as meeting Criteria for Evaluation A, B, C, D, and F.

MOTION: Commissioner Schneider moved to approve Non-Capital Grant 2021-001 as meeting Criteria for Evaluation A, B, C, D, and F. Commissioner Pruden seconded the motion. The motion was approved by roll call vote and without objection (7-0).

2. 2021-003, Mount Hope Slave Quarter Ruin Archaeology

Mr. Tana presented the staff report. The applicant has submitted an application for a non-capital grant in the amount of \$5,627.50 to fund an archeological investigation of an approximately 3,000 square foot area in the vicinity of the Mount Hope Slave Quarter Ruin Historic Resource, to be conducted by the Ottery Group. The scope of work for the investigation includes the excavation of ten 50-centimeter by 50-centimeter test units; the processing, cataloguing, and analysis of any artifacts; limited archival and documentary research; and the production of a technical report on the archeological fieldwork and laboratory analysis, prepared in compliance with the Standards and Guidelines for Archeological Investigations in Maryland and the Prince George's County Planning Board's Guidelines for Archeological Review. The goals of the fieldwork are to characterize the archeological remains near the ruin, establish chronology for the ruin, and determine if archeological resources retain integrity. It is anticipated that the fieldwork will last approximately one week, with the reporting to be completed four to five weeks after the completion of fieldwork. Based on the information provided by the applicant and the HPC's adopted Non-Capital Grant Guidelines, staff recommended the approval of a Non-Capital Grant in the amount of \$5,627.50 as meeting Criteria for Evaluation A, B, C, E, and F.

MOTION: Commissioner Schneider moved to approve Non-Capital Grant 2021-003 as meeting Criteria for Evaluation A, B, C, E, and F. Commissioner Pruden seconded the motion. The motion was approved by roll call vote and without objection (6-0-1. Commissioner Reff voted "present").

G. Update from Department of Parks & Recreation

Mr. Gross presented the update from the Department of Parks & Recreation.

H. Commission Staff Items

1. HAWP Staff Sign Offs

There were no further questions.

2. Properties of Concern

Mr. Gross presented a brief description of the list of Properties of Concern.

3. Referrals Report

There were no further questions.

4. Correspondence Report – No Correspondence Report

5. New Business/Staff Updates

Commissioner Schneider mentioned that the Historical Society will hold a history chat on Monday, September 27.

Public comments followed and were off the record.

MOTION: Chairman Schneider moved to adjourn. The motion was seconded by Commissioner Pruden. The motion was approved by acclamation and without objection (7-0). The meeting adjourned at 8:58 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Ashley Sayward Hall". The signature is written in a cursive, flowing style.

Ashley Sayward Hall
Principal Planning Technician
Historic Preservation Section