



PGCPB No. 12-27

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File No. DSP-04040/04

RESOLUTION

WHEREAS, the Prince George's County Planning Board is charged with the approval of Detailed Site Plans pursuant to Part 3, Division 9 of the Zoning Ordinance of the Prince George's County Code; and

WHEREAS, in consideration of evidence presented at a public hearing on March 29, 2012, regarding Detailed Site Plan DSP-04040/04 for Waterford, the Planning Board finds:

1. **Request:** The subject application is for approval of architecture and building siting on Lot 17 in accordance with Condition 15 of the District Council Order for Detailed Site Plan DSP-04040.
2. **Location:** The site is in Planning Area 74A, Council District 6. Waterford is located on the south side of John Hanson Highway (US 50) and on the north side of Woodmore Road, approximately 2,000 feet east of its intersection with Pleasant Prospect Road. The subject lot (Lot 17) is located within Waterford across from the Pleasant Prospect Historic Site 74A-6, at the northeast quadrant of the intersection of Waterford Mill Road and Winding Creek Lane.
3. **Surroundings and Use:** A Potomac Electric Power Company (PEPCO) right-of-way, undeveloped farmland, and large single-family lots within the Woodmore Subdivision surround the Waterford development.
4. **Previous Approvals:** Waterford has a number of previous site plan approvals. Waterford was previously the subject of Pre-Preliminary Plan of Subdivision P-03011; Preliminary Plan of Subdivision 4-03111 and Type I Tree Conservation Plan TCPI/72/03; and Detailed Site Plan DSP-04040 and Type II Tree Conservation Plan TCPII/152-04. The Planning Board's action of approval for Preliminary Plan 4-03111 is found in PGCPB Resolution No. 04-24, adopted on March 24, 2004; and for Detailed Site Plan DSP-04040 in PGCPB Resolution No. 05-61, adopted on March 3, 2005. The District Council took action on DSP-04040 on September 12, 2005 and affirmed the Planning Board's decision with additional conditions.

An -01 revision to DSP-04040 was reviewed at staff level for architecture on Lot 100, although that application remains dormant. Detailed Site Plan DSP-04040-02 and TCPII/152-04-05 were approved for the addition of vegetative berms within the larger property. An entrance monument and security cameras were added under an -03 revision to the previously approved detailed site plan. Various revisions to the Type II tree conservation plan (TCPII) were also reviewed at staff level.

5. **Design Features:** Lot 17 is an 87,564-square-foot (2.01 acre) lot located across from Pleasant Prospect Historic Site 74A-6, at the northeast quadrant of the intersection of Waterford Mill Road and Winding Creek Lane. Driveway access to the proposed single-family home on Lot 17 is from Waterford Mill Road. For additional discussion regarding the architecture proposed for Lot 17, see Finding 7.

COMPLIANCE WITH EVALUATION CRITERIA

6. **Zoning Ordinance:** The Planning Board finds that the subject application complies with the requirements of the R-A (Rural-Agricultural) Zone.
7. **Detailed Site Plan DSP-04040:** Detailed Site Plan DSP-04040 was approved by the District Council on September 12, 2005 with 24 conditions. Condition 15 requires a limited detailed site plan for the subject site.
 15. **Prior to the issuance of building permit, a limited detailed site plan to be approved by the Planning Board or its designee, for architecture for the proposed houses on Lots 4, 17, 18 and 19 shall be required. Particular attention shall be given to the siting of the houses on Lots 4 and 17 for compatibility to the Historic Site. The architectural elevations shall indicate brick on front and side façades, and some Federal-style architectural elements (such as pedimented entrances, fanlights, flat-arch brick lintels and shutters) shall be incorporated into the design of these houses.**

The subject lot identified as Lot 17, Block A, Waterford Subdivision, is adjacent to Pleasant Prospect (74A-006) a National Register historic site. The Planning Board adopts the following findings:

Pleasant Prospect

Pleasant Prospect was built in 1798 for Dr. Isaac Duckett. It is a two and one-half-story brick plantation house with side passage and a kitchen wing. The walls are laid in Flemish bond, which is a decorative style of bricklaying that alternately lays headers and stretchers in a single course. The home is an important example of a Federal plantation house. Pleasant Prospect was listed in the National Register of Historic Places in 1976 and is protected by a preservation easement held by the Maryland Historical Trust (MHT).

The historic home lies within a five-acre environmental setting on Parcel 10. The main structure is set back approximately 390 feet from Waterford Mill Road.

Federal-style architectural elements

Condition 15 specifies that Federal-style architectural elements shall be incorporated into the design of the houses on Lots 4, 17, 18, and 19. Traditional building materials, such as brick, pedimented entrances, fanlights, flat-arch brick lintels, and shutters are frequently used in Federal-style buildings. While the proposed residence on Lot 17 is not a Federal-style building, as Federal-style buildings are most often symmetrical on either side of the building entrance, the Planning Board finds that it includes architectural elements that make it compatible with Pleasant Prospect.

The applicant proposes the Colton 750 architectural model on Lot 17. As required by condition, the building will have full brick on the front and sides with limited exceptions. The elevations indicate one large central gable at the front facing elevation, dormers with gables above the garage, and square pediment above the front door. The façade also incorporates decorative brick work. A combination of flat and arched brick lintels is proposed above many of the windows on the front elevation. These lintels incorporate keystone features. Black shutters are also proposed on the front elevations.

Currently, the building elevations indicate that the Federal-style architectural elements are included on the front building elevation only. Appropriate Federal-style architectural elements shall be included on the side elevations as well. The submitted black and white building elevations for other Colton models indicate that details above the garage doors, similar to the flat brick lintels with keystones above the front windows, are standard features above garage entrances. This detail above all three garage doors shall be required. The Planning Board additionally finds that shutters shall be provided for windows on the side elevations.

The rear elevation of the sunroom located on the south side of the building shall be revised to indicate full brick. That elevation currently indicates brick at the watertable only, which is inconsistent with the treatment of all other architectural elevations.

The proposed single-family home will be set back approximately 87 feet from Winding Creek Lane. The house will therefore not block views of Pleasant Prospect from those traveling west on Winding Creek Lane to its intersection with Waterford Mill Road.

8. **Preliminary Plan of Subdivision 4-03111:** The Planning Board finds that the detailed site plan is in conformance with approved Preliminary Plan 4-03111. The following condition is relevant to the subject review:

- 18. Prior to the issuance of building permits for Lots 16 and 89 through 91, a limited detailed site plan shall be approved by the Planning Board or its designee to address the materials, elevations and architecture of proposed houses on these lots.**

Lot 17 was previously known as Lot 91. At the time of preliminary plan of subdivision, it was determined that the houses on Lots 89 through 91 would be visible from the historic site. A limited detailed site plan is required to show the siting, size, materials, elevations, and architectural elements of the proposed houses, prior to issuance of building permits. The subject application was submitted in fulfillment of the above requirement.

9. **The requirements of the 2010 Prince George's County Landscape Manual; the Woodland and Wildlife Habitat Conservation Ordinance; and the Tree Canopy Coverage Ordinance:** The subject application is for the review of architectural materials, building siting, and general compatibility with the historic site. The review does not include evaluation of landscaping or a tree conservation plan. Conformance with the requirements of the 2010 *Prince George's County*

Landscape Manual, the Woodland and Wildlife Habitat Conservation Ordinance, and the Tree Canopy Coverage Ordinance shall be verified at the time of building and grading permits, as applicable.

10. **Further Planning Board Findings and Comments from Other Entities:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:
 - a. **Historic Preservation**—The revised building elevations and computer generated façade drawings of the proposed dwelling indicate full brick walls on the front and sides of the building. This change to proposed DSP-04040-04, Waterford, is adequate in meeting the requirements of the District Council resolution for DSP-04040, Condition 15.
11. As required by Section 27-285(b) of the Zoning Ordinance, the detailed site plan represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the Prince George's County Code without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.

Since the subject site (Lot 17) contains no regulated environmental features, the finding required by Section 27-285(b)(4) need not be made in this case.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED the Detailed Site Plan DSP-04040/04, Waterford subject to the following conditions:

1. Prior to signature approval of the detailed site plan (DSP), the following information shall be provided or revisions made:
 - a. A brick jack arch with precast keystone shall be provided above each garage door.
 - b. Shutters shall be provided for windows on the side elevations.
 - c. The rear elevation of the sunroom located on the south side of the building shall be revised to indicate full brick.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with the District Council of Prince George's County within thirty (30) days following the final notice of the Planning Board's decision.

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This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Washington, seconded by Commissioner Squire, with Commissioners Washington, Squire and Bailey voting in favor of the motion, with Commissioner Shoaff absent, and with Commissioner Hewlett recused at its regular meeting held on Thursday, March 29, 2012, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 12th day of April 2012.

Patricia Colihan Barney
Executive Director



By Jessica Jones
Planning Board Administrator

PCB:JJ:MF:arj

APPROVED AS TO LEGAL SUFFICIENCY


M-NCPPC Legal Department

Date 4/4/12