THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
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PGCPB No. 13-124

File No. DSP-06088/01

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 October 24, 2013, regarding Detailed Site Plan DSP-06088/01 for Stratford Estates, Section 2, the Planning Board finds:

1. **Request:** To revise the architectural elevations. The approved DSP was required by Condition 2 of the approval of Preliminary Plan of Subdivision 4-04050, as reflected in PGCPB Resolution No. 04-182, to mitigate impacts on the adjacent historic properties and the primary management area.

2. **Development Data Summary:**

	Approved	**Approved**
Zone	O-S	O-S
Uses	Single-family detached	Single-family detached
Acreage (in the subject DSP)	11.82	11.82
Single-family detached units	4	4

3. **Location:** The subject project is located on the eastern side of Old Crain Highway, approximately 1,000 feet north of its intersection of Marlboro Pike, in Planning Area 79, Council District 6, and the Rural Tier.

4. **Surroundings and Use:** The subject site is surrounded to the north by Historic Site 79-063-50, Wyvill House/Linden Hill, and the Bowling-Buck House (Ruins) and Outbuildings (Historic Site 79-063-07); to the west by Old Crain Highway, with a third historic property, Bleak Hill (Historic Site 79-063-06) beyond; to the south by a single-family attached dwelling; and to the east by other portions of the Stratford Estates II subdivision.

5. **Previous Approvals:** The project herein approved is subject to the requirements of Preliminary Plan of Subdivision 4-04050, which was approved by the Planning Board on July 29, 2004. The resolution of approval, PGCPB No. 04-182, was adopted by the Planning Board on September 23, 2004. The project herein approved is also subject to the requirements of the plat recorded in Plat Book REP 215-24, approved on September 25, 2006. The project herein approved is also subject to the requirements of Detailed Site Plan DSP-06088, except as modified herein. The site also has an approved Stormwater Management Concept Plan, 9773-2004-03-03, approved by the Department of Permitting, Inspections and Enforcement (DPIE), which was approved on September 10, 2013 and is valid for three years.

6. **Design Features:** The four lots that are the subject of this approval are located at the front of the subdivision. Two lots flank the entrance into the subdivision and the other two lots are just to the east. The units on the two lots flanking the entrance at the intersection of Old Crain Highway and Stratford Estates Drive are set at a slightly skewed angle to present the front façade of the units toward the entrance into the subdivision. The two lots just to the east accommodate two additional units, one on the northern side of Stratford Estates Drive directly fronting on the street and the other one on the southern side of Stratford Estates Drive sitting at an angle. The last unit fronts on an intersection formed by a cul-de-sac that extends to the south. Extensive buffering is provided along Old Crain Highway and a portion of the adjacent northern boundary (pursuant to Section 4.7 of the 2010 *Prince George's County Landscape Manual)* where the subject site abuts historic properties.

   The subject approval includes the following five models to be utilized on any of the four lots, subject to the conditions of this approval. Each model is listed below, together with its minimum square footage of the finished area on the main and second stories, and excluding the basement:

Model Name	Total Base
Belmont II	3,404
Long Branch	3,321
Rosecliff II	3,169
Vanderbilt II	3,878
Belmont II	3,022

   The following issues have been decided in this approval:

   a. The Hallcrest and Harrison models previously approved (Winchester Homes) shall be removed from the plan set and the templates removed.

   b. The square footage of the homes shall be revised to indicate no less than 3,404 square feet of finished living area above-grade, or the units shall be eliminated from the architectural package. The templates of the unit footprints shall also be revised accordingly. A condition of this approval requires that the plans be adjusted accordingly prior to certificate approval.

7. **Zoning Ordinance:** The proposed project is designed in accordance with the requirements of Section 27-425, O-S Zone (Open Space); and Section 27-441, Uses permitted in Residential Zones; and Section 27-442, Regulations for Residential Zones of the Zoning Ordinance. The subject project also conforms to the requirements of Section 27-285(b)(1) and (4).

8. **Preliminary Plan of Subdivision 4-04050:** Preliminary Plan of Subdivision 4-04050 was approved by the Planning Board on July 29, 2004 subject to 17 conditions. Subsequently, the

Planning Board adopted PGCPB Resolution No. 04-182 on September 23, 2004. The conditions that are applicable to this approval are included below in **boldface** type.

2. **Prior to the issuance of permits, the applicant, his heirs, successors, and/or assignees shall obtain approval from the Planning Board or its designee for a limited detailed site plan to address the following:**

   a. **To provide a D Bufferyard along the extent of any shared property boundary with the adjacent Historic Site (Wyvill House 79-63-50) as required by the Prince George's County *Landscape Manual,* or obtain approval of another buffering scheme through the Alternative Compliance process. Where necessary, any existing vegetation shall be augmented with additional plantings (a naturalized mix of evergreen and deciduous trees) to provide additional screening of the views from the adjacent historic sites.**

   The required Type D bufferyard has been superseded by the 2010 *Prince George's County Landscape Manual* (Landscape Manual) with a requirement for a Type E bufferyard, which has been provided along the shared property boundary with the Wyvill House as demonstrated on the proposed landscape plan.

   b. **To conduct a balloon test or other viewshed analysis to determine the extent that the developing lots that will be visible from the adjacent or nearby historic sites. This review shall focus on the architectural character of the proposed houses including, but not limited to, the height, slope and character of roofs, the proposed materials and colors of roofs, proposed materials for visible building elevations, the organization, architectural character and decorative treatment of visible building elevations, the organization, architectural character and decorative treatment of visible building elevations including the character and location of windows, doors, decks, chimneys and other architectural features, and the character of landscaping and other architectural features, and the character of landscaping and site improvements.**

   In compliance with this requirement, the applicant has provided a viewshed analysis drawing and a photographic panorama that depict the relative elevations and views to and from the developing property and the adjacent Wyvill House.

   c. **To further minimize impacts on the PMA.**

   The Planning Board hereby finds that its concerns were addressed during the Type II tree conservation plan (TCPII) review; therefore, there was no need to further minimize impacts to the primary management area (PMA) through the subject approval to revise the architecture.

12. **Roadway improvements on Old Crain Highway shall be carried out in accordance with *Design Guidelines and Standards for Scenic and Historic Roads* prepared by the Department of Public Works and Transportation. The applicant shall coordinate a conceptual pre-application meeting between the Department of Public Works and Transportation and M-NCPPC to determine what improvements are necessary prior to detailed site plan and/or paving and stormdrain plan submittal, whichever comes first. Roadway design criteria will be determined for the roadway by the DPW&T with consideration for the scenic and historic features of the site. Decisions will represent a compromise agreement based on the design guidelines and standards for scenic and historic roads, minimum DPW&T safety standards, and minimum AASHTO design standards.**

The required roadway improvements along the frontage of the subject application were determined by DPW&T based on the *Design Guidelines and Standards for Scenic and Historic Roads.* The required roadway improvements have been installed along the frontage of the site that is the subject of this approval.

15. **The TCPII shall include all appropriate implementation details for planting in the scenic easement equivalent in size and quantity to a D bufferyard as defined in the Prince George's County *Landscape Manual*, use native plant species and shall include permanent tree protection devices, such as split rail fence, to protect the required plantings.**

This condition was addressed with the approval of the TCPII. The Landscape Manual requires conformance to Section 4.6, Buffering Development from Special Roadways and the approved plans demonstrate conformance as required.

9. **Final Plat recorded in Plat Book REP 215-24:** Lots 1, 2, 19, and 20 were recorded in Plat Book REP 215-24 and approved on September 25, 2006. The bearings, distances, and public utilities shown on the site plan are consistent with those indicated on the record plat. The record plat contains ten notes. The plat notes relevant to the subject approval are included in **boldface** type below:

2. **Development of this subdivision must be in conformance with the approved stormwater management concept plan (DER No. 9773-204-00) as approved on June 20, 2004 or subsequently amended.**

General Note 12 on the DSP accurately states that the property has a Stormwater Management Concept Plan, 9773-2004-00. However, the Planning Board has received evidence of a revision of that stormwater management concept approval Case No. 35758-2003-03 approved by the Department of Permitting, Inspections and Enforcement, dated September 10, 2013, and valid until September 10, 2016. The note shall be updated to include this information by condition of this approval.

3. **Conservation easements described on this plat are areas where the installation of structures and roads and the removal of vegetation is prohibited without the prior written consent from the M-NCPPC Planning Director or Designee. The removal of hazardous trees, limbs, branches or trunks is permitted.**

A condition of this approval requires that, prior to certificate approval of this DSP, the plan be revised to clearly indicate and label the conservation easements as reflected on the record plat.

5. **This plat is prepared using varying lot size in accordance with Section 27-442(b), Table 1, Footnote 5.**

A condition of this approval requires that Plat Note 5 be added as a general note on the DSP. The DSP correctly shows the lot size of each of the lots as reflected on the record plat. Additional information regarding the varying lot sizes is found in Finding 16, Varying Lots Sizes, of PGCPB Resolution No. 04-182 (copy attached).

6. **All lots to be served by deep-drilled wells. Grouting requirements will be based on the actual well location relative to potential sources of contamination. Information on well construction requirements applicable to these lots may be obtained from Prince George's County Health Department, Division of Environmental Health. Any specific requirements for an individual well applicable to this subdivision will be provided as part of the well permitting process.**

General Notes 10 and 11 on the DSP indicate that the site is in sewer and water Category 6 (Individual System), and the DSP shows a drywell and a septic field on each of the lots. By condition of this approval, the Planning Board requires that Plat Note 6 be added as a general note on the DSP.

7. **Prior to the issuance of any building permits within the subject property, a pro-rata share of $497.84 per unit must be paid for fee-in-lieu of improvements to U.S. Route 301 as described in PGCPB Resolution No. 04-182, file no. 4-04050.**

By condition of this approval, the Planning Board requires that Plat Note 7 be added as a general note on the DSP. For additional information on the pro-rata share contribution for the road improvement, see Finding 8, Transportation, of PGCPB Resolution No. 04-182.

DSP-06088-01 is in substantial conformance with the requirements of the approval of Preliminary Plan 4-04050 and the record plat (Plat Book REP 215-24) as the above comments have been addressed.

10. **Detailed Site Plan DSP-06088:** Detailed Site Plan DSP-06088 was approved by the Planning Board on September 6, 2007 and its approval was subsequently formalized in PGCPGB Resolution No. 07-166, which contained conditions that were fulfilled at the time of plan

certification relating to the architectural design of the previously approved units. Those conditions no longer apply as they are hereby superseded by the conditions of this approval.

11. **2010 Prince George's County Landscape Manual (Landscape Manual):** The herein approved DSP is subject to the requirements of Section 4.1, Residential Requirements for One-Family Detached Lots; Section 4.6(c)(2), Buffering Developments from Special Roadways; Section 4.7, Buffering Incompatible Use Requirements; and Section 4.9, Sustainable Landscape Requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual) and is in conformance with all Landscape Manual requirements.

12. **Prince George's County Woodland Conservation Ordinance:** The Planning Board has reviewed the subject property as part of previous Preliminary Plan 4-04050 and Type I Tree Conservation Plan TCPI-025-04; a separate TCPII application, TCPII-017-06; and previous limited DSP application, DSP-06088, and revised TCPII-017-06-01.

This approval is not subject to the environmental regulations of Subtitles 24 and 27 that came into effect on September 1, 2010 because the site has a previously approved preliminary plan and DSP.

This property is however, subject to the provisions of the Woodland Conservation and Tree Preservation Ordinance because the property is greater than 40,000 square feet gross tract area, there are more than 10,000 square feet of existing woodland, and more than 5,000 square feet of woodland clearing is proposed. A Type I Tree Conservation Plan (TCPI-25-04) was submitted and approved with the preliminary plan application.

Type II Tree Conservation Plan TCPII-017-06 was submitted and approved by the Planning Board or its designee prior to issuance of grading permits for the site, in accordance with conditions of approval established with the preliminary plan approval. No revision to TCPII-017-06 was submitted with limited DSP-06088-01, which only affects Lots 1, 2, 19, and 20.

Type II Tree Conservation Plan TCPII-017-06-01 was approved on March 20, 2007 which assessed natural regeneration, which had successfully occurred on lots 11, 12, and 13.

A revised TCPII was submitted on August 21, 2013 which is fully in conformance with the proposed site design and grading on Lots 1, 2, 19, and 20. There have been no revisions to the previously approved woodland conservation areas. Only building location and site grading has been revised.

13. **Prince George's County Tree Canopy Coverage Ordinance:** The subject project is exempt from the Prince George's County Tree Canopy Coverage Ordinance pursuant to Section 25-127(b)(1)(D) of the Prince George's County Code because the project is located in the Open Space (O-S) Zone.

14. **Further Planning Board Findings and Comments from Other Entities:**

a. **Historic Preservation**—The Historic Preservation Commission reviewed the subject application at its September 17, 2013 meeting and forwarded the following Findings, Conclusions and Recommendations to the Planning Board.

Background

The Historic Preservation Commission reviewed the Preliminary Plan (4-04050) at its June 15, 2004 meeting and made recommendations to the Planning Board that are reflected in the conditions cited below. A detailed site plan application for the property (DSP-06088) was reviewed by the HPC on July 17, 2007 and recommendations were forwarded to the Planning Board for its review of the application on September 7, 2007. The Historic Preservation Commission's recommendations reflected both the staff report provided by the Historic Preservation Section and testimony received from the owners of several adjacent properties.

The subject application is a limited detailed site plan for four buildings lots within the Stratford Estates Subdivision, Lots, 1, 2, 19 and 20. These lots are south of and adjacent to two Prince George's County Historic Sites, the Wyvill House/Linden Hill (Historic Site #79-063-50), 4102 Old Crain Highway, and the Bowling-Buck House (Ruins) and Outbuildings (Historic Site 79-063-07), 4106 Old Crain Highway. A third property, across Old Crain Highway to the west and within view of the subject property, is Bleak Hill (Historic Site 79-063-06). A fourth Historic Site, Gregor Hall (79-063-12) is located north of the Wyvill House on the east side of Old Crain Highway, partially within sight of the developing property. All four historic sites and the subject property were once part of the antebellum Bleak Hill plantation operated by members of the Hill family.

The Wyvill House/Linden Hill is a two-and-one-story frame gable-roofed dwelling from the late-nineteenth-century built in the Victorian vernacular style. The house stands on a knoll facing Old Crain Highway and is surrounded by a 16.8541-acre property that contains a number of agricultural outbuildings, including an old pump house/storage building, a meathouse; and several twentieth-century barns and garages. The Wyvill House, also known as Linden Hill, is one of several houses in the Upper Marlboro vicinity built by members of the Wyvill family, once locally prominent carpenters and builders. The house was built in 1889 by John C. Wyvill for Catherine S. Hill on her allotment from her father's Bleak Hill Estate. The Wyvill House stands just east of Bleak Hill and is a substantial example of Victorian vernacular architecture. As originally configured, the Wyvill House incorporated the nearly symmetrical floor plan typical of early nineteenth-century local houses with the decorative treatments of the popular late nineteenth-century style known as Queen Anne. In the late 1920s, Catherine Hill sold her house and a portion of her allotment to Samuel Wyvill, the grandson of the man who built her house. Ensuing generations of Wyvills made alterations to the house and in the 1940s planted a line of linden trees along the entrance drive of the property they called "Linden Hill". The house remains in the hands of members of the Wyvill family.

Adjacent to the Wyvill House to the east is the site of the Bowling-Buck House, a two-story frame house built between 1896 and 1906 by John Dominick Bowling on another portion of the Bleak Hill Estate. The house, situated on a high hill, enjoyed a commanding view of its 58.71-acre parcel that also includes two large twentieth-century gambrel-roof barns and a number of domestic outbuildings near the main house. In June 2004, the Environmental Setting of the Bowling-Buck House was reduced to 3.2 acres by the Historic Preservation Commission. In January 2006, the main house was destroyed by fire, although the outbuildings remain.

The subject property is within the viewshed of a third historic property, Bleak Hill (Historic Site 79-063-06). Bleak Hill, built in 1852, is a large, two-story, side-gabled frame plantation house with a bracketed cornice and a small kitchen wing. The house is significant both for its size and its prominent siting on a hill looking toward the Patuxent River. Bleak Hill was built for Richard Smith Hill on his portion of the Hill family's Woodland acreage. The house was built as the centerpiece of a 715-acre plantation and is one of four historic Hill family properties in the area. From the early eighteenth through the late nineteenth century, the Hill family's landholdings included virtually all of the land between the Patuxent River to the east and the county seat of Upper Marlboro to the west. Bleak Hill, with its irregular Georgian interior plan and fine decorative detail, is significant as an outstanding example of ante-bellum Greek Revival-style architecture.

All three historic resources and the subject property are within the Woodland Survey Area, a National Register-eligible area of approximately 1,325 acres between U.S. Route 301 and the Patuxent River along a two-and-one-half mile portion of Old Crain Highway and Marlboro Pike east of Upper Marlboro. The area consists of rolling farmland, both wooded and cultivated, that is watered by several minor tributaries of the Patuxent. The building stock includes approximately 130 structures that range in date from 1780 to the present. The buildings and landforms of the Woodland Survey Area are closely associated with the nearby Patuxent River to the east and with one of the earliest roadways in Prince George's County.

Findings

(1) The approved Preliminary Plan of Subdivision (4-04050, PGCPB Resolution No. 04-182) includes several conditions designed to address the impacts of the developing property on the adjacent historic sites. Only those conditions directly related to the adjacent historic sites are included here for reference:

2. Prior to the issuance of permits, the applicant, his heirs, successors, and/or assignees shall obtain approval from the Planning Board or its designee for a limited detailed site plan to address the following:

a. To provide a D Bufferyard along the extent of any shared property boundary with the adjacent Historic Site (Wyvill House 79-63-50 as required by the Prince George's County Landscape Manual, or obtain approval of another buffering scheme through the Alternative Compliance process. Where necessary, any existing vegetation shall be augmented with additional plantings (a naturalized mix of evergreen and deciduous trees) to provide additional screening of the views from the adjacent Historic Sites

b. To conduct balloon test or other viewshed analysis to determine the extent that the developing lots that will be visible from the adjacent or nearby Historic Sites. This review shall focus on the architectural character of the proposed houses including, but not limited to, the height, slope and character of roofs, the proposed materials and colors of roofs, proposed materials for visible building elevations, the organization, architectural character and decorative treatment of visible building elevations including the character and location of windows, doors, decks, chimneys and other architectural features, and the character of landscaping and site improvements.

(2) The approved Detailed Site Plan (DSP-06088, PGCPB Resolution No. 07-166) includes several conditions designed to address the impacts of the developing property on the adjacent historic sites:

1. Prior to signature approval of the plans, the following revisions shall be made to the plans or additional materials submitted:

(a) All houses on Lots 1, 2, 19, and 20, shall be sheathed with exterior materials of traditional character or the appearance of it. Acceptable exterior materials include Hardiplank Lap Siding (smooth finish) and/or domestically-scaled common brick in a traditional "red" palette. Neither random-ashlar, nor finished stone shall be used for any elevations or foundations. No elevation shall include more than two of the acceptable materials listed above. Product specific materials and color selections are detailed in Condition 7 (below).

(b) Whenever possible, windows on all elevations shall be framed with decorative shutters of traditional design and appropriate scale. For any house on Lots 1, 2, 19 and 20, shutter colors shall be limited to black, dark green, or dark red, and only one shutter color shall be used per house.

(c) Foundations for all elevations for houses on Lots, 1, 2, 19 and 20 shall be sheathed with domestically-scaled common brick in a traditional "red" palette.

(d) All optional fireplaces, regardless of the elevation on which they are located, shall be finished with masonry-faced chimneys constructed of domestically-scaled common brick in a traditional "red" palette. The chimneys shall be constructed of the same brick used elsewhere on the house and only one brick type and color of brick shall be used per house.

(e) No hip-roof elevation options shall be used for houses built on Lots 1, 2, 19, and 20. All main block and secondary block roofs shall be side-gabled or front-and side-gabled. Hip roof forms shall be limited to optional one-story additions or projecting window bay options only. Roofs shall be covered only with asphalt architectural-grade shingles in a traditional dark color. If any metal roofing is used for secondary roofs or minor features, it should be detailed and finished in a traditional manner and employ a color to match the remainder of the roof or one from an approved list of materials

(f) For all building elevations for Lots 1, 2, 19 and 20, the scale and design of windows shall be compatible with the architectural character of the house. Traditional Colonial or Georgian Revival-inspired models shall employ multi-light windows such as 6-over-6, double hung-sashes. One-over-one, double-hung sashes shall not be used. Large expanses of inoperable windows, such as picture windows or glass-block walls shall not be used.

(g) The houses on Lots 1, 2, 19 and 20 shall employ the exterior materials listed below. Although these materials may be used on other lots within Stratford, Section 2, only these materials may be used on Lots 1, 2, 19 and 20.

Note: No more than one material from each category below can be selected for each dwelling.

Masonry (brick only)
Boral Abingdon Modular
Boral Craggy Mountain Modular
Hanson Century Plus Carolina Collection Old Brittany
Hanson Century Plus Carolina Collection Rock Creek

Roofing
Main Roofs
CertainTeed New Horizon Shingle Shadow Black

Secondary Roofs (optional)
Petersen Aluminum Pac-Clad Pre-finished galvanized steel and aluminum; Hartford Green, Burgundy, Colonial Red, Weathered Zinc

Siding (Non-masonry)
Hardiplank Lap Siding-Smooth (8.25 inches with 7-inch exposure) Artic White or Light Mist
Harditrim Boards (1 inch Trim Boards-Smooth) Artic White or Light Mist

Color Palettes (keyed to Siding Color)
Artic White (Hardiplank Smooth Lap Siding)

Shutters
Georgetown Green
Aspiration
Cobblestone Grey
Front Doors
Georgetown Green
Aspiration
Old Colonial Red

Trim Color (paint)
One Coat White

Light Mist (Hardiplank Smooth Lap Siding)

Shutters
Black
Carolina Slate

Front Doors
Old Colonial red
Black
Carolina Slate

Trim Color (paint)
One Coat White

Shutters
Two-panel Traditional Louvered

Garage Doors
Clopay Pro Series

Panel Style
Short Traditional Panel (Model 1000)

Panel Color
White

Window Styles (windows required for all garage doors-top panel only)
Colonial 509
Charleston 508

(3) Through the subject application, the current applicant seeks to revise the approved architecture and materials specifications to reflect current market conditions as well as its product line. The applicant has submitted architectural elevation drawings and materials specifications for lots 1, 2, 19, and 20 only. Five house models have been submitted for these four lots: the Biltmore II, the Vanderbilt II, the Belmont II (Right), the Rosecliff-Right, and the Long Branch.

(4) The applicant has submitted revised material selections for masonry and a garage door design, to acknowledge that since the approval of DSP-06088 in October 2007, some materials are no longer available.

Conclusions

(1) In compliance with the Planning Board's Condition 2.a. (PGCPB Resolution No. 04-182, above), the applicant has submitted a landscape plan delineating the required D bufferyard for lots 1 and 2. The applicant's landscape plan provides for a mixture of native evergreen and shade trees and ornamental plants. Staff has reviewed the applicant's landscape plan and finds that the proposed landscape buffer, building restriction line and plant list meet the current requirements of the Prince George's County Landscape Manual.

(2) In compliance with Planning Board Condition 2.b. (PGCPB Resolution No. 04-182, above), the applicant has provided a viewshed analysis/section drawing and a photographic panorama that depicts the relative elevations and views to and from the developing property and the adjacent historic site.

The applicant's viewshed analysis demonstrates that portions of developing lots 1, 2, 19, and 20, and the houses within them, will be at least at least seasonally visible from the Wyvill House and Bleak Hill historic sites. Based on the relative elevations of the historic sites and the developing property and the character of both existing vegetation and proposed landscape buffering, the upper stories and roofs of the houses on lots 1, 2, 19, and 20 will be most visible.

(3) Staff has reviewed the drawings for the applicant's proposed architecture for lots 1, 2, 19, and 20 and finds that the proposed designs are generally compatible with adjacent historic sites. However, the applicant's submitted elevations include several models that do not employ shutters on the primary elevation and others that do not include shutters on the side and rear elevations, the latter as required by Condition 1.b. of the Planning Board's approval of DSP-06088 (PGCPB Resolution No. 07-166). Although the models depicted without shutters on the façade are reasonably detailed, the secondary elevations of these models are insufficiently detailed. Therefore, the applicant should revise the submitted elevation drawings to include shutters for all secondary elevation windows capable of being framed by shutters, regardless of whether or not the façade includes this detail.

Staff suggests that the applicant's material samples should be revised to eliminate several of the less than compatible proposed masonry selections. Selections to be eliminated include Seneca Blend, Virginia Highlands and Mesa Verde. As a result, approved masonry selections would be limited to: Boral Modular Abington, Boral Modular Craggy Mountain, General Shale Annapolis, General Shale Edenton and General Shale Mill Brook [Millbrook]. Staff also suggests that the applicant revise the proposed garage door selection in favor of a simpler design.

(4) Staff concludes that all of Condition 1, as approved by the Planning Board through PGCPB Resolution No. 07-166, should attach to any approval of the subject application, although the materials specifications should be revised to exclude masonry selections no longer available and revise the design of garage doors in order to simplify this design element.

(5) The houses on lots 1 and 20 with be highly visible from the adjacent historic sites and when viewed from Old Crain Highway. Therefore, the design and detailing of these houses should seek to reflect the rural and agricultural character of the area and employ traditional materials and details to the greatest extent possible. To enhance the rural character of this portion of Old Crain Highway, the houses on lots 1 and 20 should be limited to frame construction only with masonry features limited to foundations and chimneys (if selected as an option). In addition, whenever possible, windows on all elevations including the side and rear

elevations for lots 1 and 20 should be framed by shutters to enhance provide additional detailing.

Recommendations

The Historic Preservation Commission recommends that the Planning Board approve the architectural drawings submitted for lots 1, 2, 19, and 20, Stratford, Section 2 with conditions. To ensure that the ultimate design and construction on lots 1, 2, 19, and 20 reflect the submitted elevations and that approved materials are employed, the Historic Preservation Commission recommends that the Planning Board should continue to attach Condition 1(a-g) as approved by the Planning Board through PGCPB Resolution No. 07-166 and add the following new conditions to any approval of the subject limited detailed site plan:

(1) The applicant shall revise the list of approved exterior materials for Lots 1, 2, 19, and 20 to eliminate materials no longer available and add additional selections as substitutes; and to revise the list of approved exterior materials for Lots 1,2,19, and 20 to substitute garage doors designs of one manufacturer for another to enhance the compatibility of this feature. Specifically, the applicant shall:

(a) eliminate Hanson (Century Plus) Carolina Collection (Old Brittany); eliminate Hanson (Century Plus) Carolina Collection (Rock Creek);

(b) add General Shale Brick Annapolis; General Shale Brick Edenton; and General Shale Brick Millbrook to the list of approved masonry options; Approved masonry selections shall be limited to: Boral Modular Abington, Boral Modular Craggy Mountain, General Shale Annapolis, General Shale Edenton and General Shale Millbrook.

(c) eliminate Amar Garage Door-Chatham Series-Bead Board Panel & Prairie Window Style (White);

(d) add Amar Garage Door-Chatham Series-Short Panel Closed with either a Clear Window (without grid) or Stockton (four-pane window) in White (only), with no external decorative hardware.

(2) Exterior sheathing material for the houses on lots 1 and 20 shall be limited to cementitious board only [Hardiplank Siding smooth finish], with brick features limited to foundations and chimneys (if selected as an option). In addition, whenever possible, windows on all elevations including the side and rear elevations should be framed by shutters to enhance these elevations and provide additional detailing.

b. **Community Planning**—The subject proposal is not inconsistent with the 2002 *Prince George's County Approved General Plan* policies for the Rural Tier. Further, the

residential development herein approved generally conforms to the applicable master plan, the 2013 *Approved Subregion 6 Master Plan and Sectional Map Amendment,* in terms of land use. Additionally, the subject property is located within the Joint Base Andrews Interim Land Use Control (ILUC) impact area. The property is within Imaginary Surface F, establishing a height limit of 500 hundred feet above the runway surface. The subject property is outside the 65 dBA Ldn noise contour line, so noise attenuation is not required. As the property is not in an accident potential zone, no controls on use or density are required. Although these categories should not impact the proposed development, they should be noted on the DSP.

A condition of this approval requires that a note be added to the general notes prior to certificate approval of the plan indicating the approved project's location in the ILU (impact) area and within the Imaginary Surface F area.

c. **Subdivision Review**—The property the subject of this approval is known as Lots 1, 2, 19, and 20, is located on Tax Map 93 and in Grid D-3 within the O-S Zone, and measures 11.82 acres. Failure of the site plan to match the record plat will result in grading and building permits being placed on hold until the plans are corrected. Conditions of this approval address all Subdivision Review concerns.

d. **Prince George's County Fire/EMS Department**—In a memorandum dated July 20, 2013, the Fire/EMS Department offered comment on required access for fire apparatuses, fire lane requirements, private road design, and the location and needed performance for fire hydrants. These comments do not lead to any conditions of approval.

e. **Prince George's County Police Department**—In a memorandum dated July 18, 2013, the Police Department stated that there are no crime prevention through environmental design (CPTED) issues with the project at this time after reviewing the plans and visiting the site.

f. **Prince George's Health Department**—In a memorandum received October 9, 2013, the Prince George's County Health Department stated that they completed a desktop health impact assessment review of DSP-06088-02, Stratford Estates, Section 2, and have no comments or recommendations.

15. Based on the foregoing and as required by Section 27-285(b)(1) of the Zoning Ordinance, the detailed site plan revision to the proposed architectural elevations for this project 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.

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-06088/01, subject to the following conditions:

1. Prior to certificate approval of the plans, the following revisions shall be made to the plans or additional materials submitted:

   a. The units on Lots 1, 2, 19, and 20 shall be sheathed with exterior materials of traditional character or the appearance thereof. Acceptable exterior materials include Hardiplank Lap Siding (smooth finish) and/or domestically-scaled common brick in a traditional red palette. Neither random-ashlar, nor finished stone shall be used for any elevations or foundations. No elevation shall include more than one of the acceptable materials listed above.

   b. Whenever possible, the windows on all elevations shall be framed with decorative shutters of traditional design and appropriate scale. For any house on Lots 1, 2, 19, and 20, shutter colors shall be limited to black, dark green, or dark red, and only one shutter color shall be used per house.

   c. The foundations for all elevations for houses on Lots, 1, 2, 19, and 20 shall be sheathed with domestically-scaled common brick in a traditional red palette.

   d. All optional fireplaces, regardless of the elevation on which they are located, shall be finished with masonry-faced chimneys constructed of domestically-scaled common brick in a traditional red palette. The chimneys shall be constructed of the same brick used elsewhere on the house and only one brick type and color shall be used per house.

   e. No hip-roof elevation options shall be used for houses built on Lots 1, 2, 19, and 20. All main block and secondary block roofs shall be side-gabled or front- and side-gabled. Hip-roof forms shall be limited to optional one-story additions or projecting window bay options only. Roofs shall be covered only with asphalt architectural-grade shingles in a traditional dark color. If any metal roofing is used for secondary roofs or minor features, it should be detailed and finished in a traditional manner and employ a color to match the remainder of the roof or one from an approved list of materials.

   f. For all building elevations for Lots 1, 2, 19, and 20, the scale and design of windows shall be compatible with the architectural character of the house. Traditional Colonial or Georgian revival-inspired models shall employ multi-light windows such as six-over-six, double-hung, sash windows. One-over-one, double-hung, sash windows shall not be used. Large expanses of inoperable windows, such as picture windows or glass-block walls, shall not be used.

   g. The houses on Lots 1, 2, 19, and 20 shall be limited to the exterior materials listed below. No more than one material from each category below can be selected for each dwelling.

Masonry (brick only)
Boral *Abingdon Modular*
Boral *Craggy Mountain Modular*
General Shale Brick Annapolis
General Shale Brick Edenton
General Shale Brick Mill Brook

Roofing
Main Roofs
CertainTeed New Horizon Shingle Shadow Black

Secondary Roofs (optional)
Petersen Aluminum Pac-Clad Pre-finished galvanized steel and aluminum;
Hartford Green, Burgundy, Colonial Red, Weathered Zinc

Siding (Non-masonry)
Hardiplank Lap Siding-Smooth (8.25 inches with 7-inch exposure) *Artic White* or *Light Mist*
Harditrim Boards (1 inch Trim Boards-Smooth) *Artic White* or *Light Mist*

Color Palettes (keyed to Siding Color)
Artic White (Hardiplank Smooth Lap Siding)

Shutters
Georgetown Green
Aspiration
Cobblestone Grey

Front Doors
Georgetown Green
Aspiration
Old Colonial Red

Trim Color (paint)
One Coat White

Light Mist (Hardiplank Smooth Lap Siding)

Shutters
Black
Carolina Slate

Front Doors
Old Colonial red
Black
Carolina Slate

Trim Color (paint)
One Coat White

Shutter Type
Two-panel Traditional Louvered

Garage Doors
Clopay Pro Series
Amar Garage Door—Chatham Series-Short Panel Closed with either a clear window (without grid) or Stockton (four-pane window) in White (only), with no external decorative hardware.

Panel Style
Short Traditional Panel (Model 1000)

Panel Color
White

Window Styles (windows required for all garage doors-top panel only)
Colonial 509
Charleston 508

h. Exterior sheathing material for the houses on Lots 1 and 20 shall be limited to cementitious board only (Hardiplank siding smooth finish), with brick features limited to foundations and chimneys (if selected as an option). In addition, whenever possible, windows on all elevations including the side and rear elevations should be framed by shutters to enhance these elevations and provide additional detailing.

i. The following note shall be added to the general notes prior to signature approval of the plan:

> "The subject property is located within the Joint Base Andrews Interim Land Use Control (ILUC) impact area. The property is within Imaginary Surface F. establishing a height limit of 500 feet about the runway surface. As the subject property is outside the 65 dBA noise contour, noise attenuation is not required. The property is not in an Accident Potential Zone, no controls on use or density are required."

j. The plans for the project shall be revised to clearly indicate and label the conservation easements as reflected on the record plat, and add Plat Notes 5, 6, and 7 to the general notes of the site plan.

k. The plans shall be revised to indicate that the units built on Lots 1, 2, 19, and 20 shall have a total above-ground finished area of no less than 3,404 square feet, and excluding the basement.

l. The Hallcrest and Harrison models by Winchester Homes shall be removed from the proposed templates on the coversheet.

m. The square footage of the homes shall be revised to indicate no less than 3,404 square feet of finished living area above-grade, or the units shall be eliminated from the architectural package. The templates of the unit footprints shall also be revised accordingly.

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 Geraldo, with Commissioners Washington, Geraldo, Shoaff and Bailey voting in favor of the motion, and with Commissioner Hewlett opposing the motion at its regular meeting held on Thursday, October 24, 2013, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 14th day of November 2013.

Patricia Colihan Barney
Executive Director

By Jessica Jones
Planning Board Administrator

PCB:JJ:RG:arj

APPROVED AS TO LEGAL SUFFICIENCY

M-NCPPC Legal Department

Date 11/5/13