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DETAILED SITE PLAN

DSP-06088

Application	General Data
Project Name: Stratford, Section 2, Lots 1,2, 19, and 20 Location: On the eastern side of Old Crain Highway, approximately 1,000 feet north of its intersection of Marlboro Pike Applicant/Address: KB Stratford 2139 Blue Knob Terrace Silver Spring, Maryland 20906	Date Accepted: 06/14/2007
	Planning Board Action Limit: 09/24/2007
	Plan Acreage: 11.84
	Zone: O-S
	Dwelling Units: 4
	Square Footage: NA
	Planning Area: 79
	Tier: Rural
	Council District: 6
	Municipality: NA
	200-Scale Base Map: 206SE14

Purpose of Application	Notice Dates
To ensure appropriate buffering is installed along the shared property line with the historic Wyvil House, provide a viewshed analysis and to minimize impacts to the PMA.	Adjoining Property Owners Previous Parties of Record Registered Associations: 05/14/2007 (CB-12-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed: 08/07/2007

Staff Recommendation		Staff Reviewer: Ruth E. Grover, AICP	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Specific Design Plan, DSP-06088, Stratford, Section 2

The Urban Design staff has completed its review of the subject application and appropriate referrals. The following evaluation and findings lead to a recommendation of APPROVAL with conditions, as described in the recommendation section of this report.

EVALUATION

This specific design plan was reviewed and evaluated for compliance with the following criteria:

- a. Preliminary Plan of Subdivision 4-04050.
- b. The requirements of the Zoning Ordinance, specifically, Sec. 27-425 which specifies the purposes, uses and regulations of the O-S Zone.
- c. The requirements of the *Landscape Manual*
- d. The requirements of the Woodland Conservation and Tree Preservation Ordinance.
- e. Referral comments.

FINDINGS

Based upon the evaluation and analysis of the subject specific design plan, the Urban Design staff recommends the following findings:

1. **Request:** The request in this case is for approval of a limited detailed site plan pursuant to the requirements of Condition 2 of the approval of Preliminary Plan of Subdivision 4-04050 as reflected in Planning Board Resolution PGCPB 04-182.

2. **Development Data Summary:**

	Existing	Proposed
Zone	O-S	O-S
Uses	Vacant	Single-family detached
Acreage (in the subject SDP)	11.8432	11.8432
Single-family detached units	0	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, 4102 Old Crain Highway, and the Bowling-Buck House (Ruins) and Outbuildings (Historic Site 79-063-07), 4106 Old Crain Highway; 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 proposed project is subject to the requirements of Preliminary Plan of Subdivision 4-04050, approved by the Planning Board on July 29, 2004, and formalized in Planning Board Resolution PGCPB 04-182, adopted by the Planning Board on September 23, 2004.
6. **Design Features:** The four lots that are the subject of this limited detailed site plan are located at the front of the subdivision, two lots flanking the entrance into the subdivision and two lots just to their east. The units on the two lots flanking the entrance into the subdivision 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, the one on the northern side of Stratford Estates Drive directly fronting on the street and one on the southern side of Stratford Estates Drive sitting at an angle. This last unit fronts 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 *Landscape Manual*) where the subject site abuts historic properties. There is sparse landscaping on the remainder of the lots covered by the subject detailed site plan.

Please see Finding 12B for a detailed description of the architectural design choices for the four houses to be constructed on the lots that are the subject of this detailed site plan.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Ordinance:** The proposed project is in accordance with the requirements of Sec. 27-425, O-S Zone (Open Space) and Sec. 27-441, Uses permitted in Residential Zones and Sec. 27-442 Regulations for Residential Zones.
8. **Landscape Manual:** The proposed detailed site plan is subject to the requirements of Section 4.1 and Section 4.7 of the *Landscape Manual*. Staff has reviewed the submitted site plan against the requirements of those Sections and found them basically in conformance.
9. **Woodland Conservation Ordinance:** Referral comments from the Environmental Planning Section dated February 23, 2007, stated that their concerns were addressed during the review of TCPII/17/06 which was approved for the site at a prior date. No new changes to that approved TCPII are proposed in the subject applicant. Therefore, it may be said that the project is in conformance with the requirements of the Woodland Conservation Ordinance.
10. **Preliminary Plan of Subdivision 4-04050:** Preliminary Plan of Subdivision 4-04050 was approved by the Planning Board on July 29, 2004. Subsequently, the Planning Board, on September 23, 2004, adopted PGCPB 04-182, formalizing the approval. Condition 2 of that approval states:
 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.

Urban Design Staff Comment: The required D bufferyard has been provided along the shared property boundary with the Wyvill House. Historic Preservation staff and the Historic Preservation Commission have determined that the preferred screening is adequate. Please see Finding 12b for a more detailed discussion.

- 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.

Urban Design Staff Comment: In compliance with this requirement, 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 Wyvill House. Please see Finding 12b for a more detailed discussion of the results of that analysis.

- c. To further minimize impacts on the PMA.

Urban Design Staff Comment: Environmental Planning staff stated that their concerns were addressed during the TCPII process; therefore, there was no need to further minimize impacts to the PMA through the subject detailed site plan process.

11. **Referral Comments:**

- a. Environmental—In comments dated February 23, 2007, the Environmental Planning Section stated that the concerns of the Environmental Planning Section were addressed during the review of TCPII/17/06. Further, they stated that the plans should be evaluated for plant materials in the landscape buffer on lots one and two, which are located within a bioretention area. Applicant has been made aware of this issue and has been advised to confirm his final choice of plantings with DPW&T.
- b. Historic Preservation—In a memorandum dated July 26, 2007, the Historic Preservation Planning Section, noting that the Historic Preservation Commission reviewed the subject

application at its July 17, 2007 meeting and that its recommendations were based on the Historic Preservation Section's staff report and public testimony, offered the following:

Background

The subject application is a limited detailed site plan on a 104.28-acre parcel of land on the east side of Old Crain Highway, Upper Marlboro. The subject property is south of and adjacent to two Prince George's County historic sites, the Wyvill House/Linden Hill (Historic Site 9-063-50), 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). All three 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 hands of members of the Wyvill family.

Adjacent to the Wyvill House to the east of 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 (HPC). 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 a 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 antebellum 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 US 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.

Staff 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 Wyvill House Historic Site 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 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.*
- (2) In compliance with Planning Board Condition 2.a. (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.

- (3) In compliance with Planning Board Condition 2.b. (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 Wyvill House Historic Site.

Historic Preservation Commission Findings

- (1) In compliance with Planning Board Condition 2.b. (above), the applicant has also submitted architectural elevation drawings for the four lots that are subject to the limited detailed site plan review for architecture, Lots 1, 2, 18 20. The submitted house models, to be sold by Winchester Homes within Stratford, Section 2, are identified as the Fieldbrooke (Lot 1), the Glenwood (Lot 2), the Westbrooke (Lot 19) and the Hallcrest (Lot 20). The applicant has indicated an intention to construct the development's model home from the Hallcrest plan.

At the July 17, 2007, Historic Preservation Commission meeting, the HPC and the applicant discussed the design of the house on Lot 1 in detail based on its proximity to the adjacent historic sites. The applicant agreed to delete the masonry option (other than the foundation and chimney) for this lot in order to enhance its compatibility with the nearby frame historic sites.

- (2) Material samples for masonry, roofing, siding, trim colors, shutter and garage door designs and colors, were reviewed by the Historic Preservation Commission at its July 17, 2007 meeting. The Historic Preservation Commission requested that the applicant investigate further the use of nonmasonry siding materials, other than the proposed vinyl siding. The applicant agreed to investigate the use of traditional wood and/or Hardiplank composition siding and to work with staff on final selections.

Conclusions

- (1) 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 seasonally visible from the Wyvill House Historic Site. Based on the relative elevations of the historic site and the developing property and the character of existing and proposed intervening vegetation, the upper stories and roofs of the houses on Lots 1, 2, 19 and 20 will be most visible.
- (2) The Historic Preservation Commission has reviewed the drawings for the applicant's proposed architecture for Lots 1, 2, 19 and 20 and found that the proposed designs are generally compatible with adjacent historic sites. The deletion of the masonry option (other than the foundation and chimney) for the house on Lot 1 will substantially enhance the compatibility of this highly visible structure.
- (3) The Historic Preservation reviewed condition language addressing specific design features for the houses on Lots 1, 2, 19 and 20 and for exterior materials including masonry, roofing, siding, trim colors, shutter and garage door designs and colors. After completing additional research, the applicant proposed the use of Hardiplank Lap Siding (smooth finish) 8.25-inch boards with a 7-inch exposure and Harditrim (smooth finish) 1-inch trim boards in lieu of vinyl siding and trim (as originally proposed).

Recommendations

The Historic Preservation Commission recommends that the Planning Board approve the applicant's architectural drawings for Lots 1, 2, 19 and 20, Stratford, Section 2. These drawings generally reflect the traditional architectural character of the adjacent historic sites. To ensure that the ultimate design and construction on Lots 1, 2, 19 and 20 reflect the submitted elevations and that appropriate materials are employed, the Historic Preservation Commission recommends that the Planning Board attach the following conditions of approval to the subject limited detailed site plan, as shown in proposed Condition 1 in the Recommendation section below.

12. As required by Section 27-285(b), 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.

RECOMMENDATION

Based upon the foregoing evaluation, analysis and findings, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-06088, Stratford, Section 2, subject to the following conditions:

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