

July 30, 2009

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Susan Lareuse, Urban Design Coordinator

SUBJECT: Detailed Site Plan, SP-95085/02  
Perrywood Manor Cluster

The Urban Design Section has reviewed the proposed Detailed Site Plan for 28 single-family detached dwellings for Perrywood Manor Cluster and provides the following report. The staff recommends APPROVAL with conditions as stated in the Recommendation Section of this report.

EVALUATION

This Detailed Site Plan was reviewed and evaluated for compliance with the following criteria:

- a. Conformance to the Preliminary Plat (4-93083) and the Final Plat of Subdivision.
- b. Conformance to the Woodland Conservation and Tree Preservation Ordinance.
- c. Conformance to the *Landscape Manual*.
- d. Conformance to the Site Design Guidelines.
- e. Referral responses from other agencies and divisions.

FINDINGS

1. This Detailed Site Plan is for the purpose of reviewing the proposal to build 28 single-family detached units on 28 of the total 32 lots within the cluster development. The four lots excluded from this application include the Historic Site and three lots that back-up to the Historic Site. Two of the three lots are owned by the owner of the Historic Site. The third lot continues to be owned by the overall developer, W. F. Chesley. Detailed Site Plan approval

is required because this project is being developed as a Cluster Subdivision as permitted in the R-R Zone. The Detailed Site Plan includes the site plan, the landscape plan and the proposed architectural elevations.

2. On March 14, 1996 the Prince Georges County Planning Board approved a Detailed Site Plan for the subject property which included all 32 lots. Final Plats of Subdivision were subsequently recorded based on the approved Detailed Site Plan. No permits were issued on the site for either grading or building. The original Detailed Site Plan subsequently expired on March 14, 1999.
3. The Preliminary Plat (4-93083) was approved by the Planning Board on March 17, 1994. The following conditions merit discussion in regard to the Detailed Site Plan's conformance.

- \* **Prior to signature approval, the applicant, his heirs, successors and/or assigns, shall designate on the Conceptual Site Plan an area on both sides of the main site entrance from Oak Grove Road for an entrance feature. The specifications and details of the entrance feature shall be provided at the time of Detailed Site Plan but shall be a low wall or fence to be compatible with and similar to the Perrywood Subdivision entrance feature.**

The entrance feature proposed along Oak Grove Road for the proposed 28 lots is a combination of a brick entrance feature and estate fencing. However, this proposal does not appear to reflect the existing entrance features along MD 202 or Oak Grove Road for the Perrywood Subdivision. These entrance features include brick columns and curved brick walls. The staff recommends that the details be amended to minimally reflect a similar style of the entrance feature as currently exists at the intersection of Rosy Bill Court and Oak Grove Road.

- ✱ Prior to signature approval, the applicant, his heirs, successors and/or assigns, shall show on the Conceptual Site Plan fences for the rears of lots that abut the open space behind the Perrywood manor house (Lots 19-21 and 23-27). This fence shall be between 4-6 feet high and not necessarily sight-tight (i.e., white board/rail or estate fence) to clearly define the difference between public space and private lots. The fence detail shall be appropriate to and compatible with the historic house; details and specification shall be determined at the time of Detailed Site Plan.
  
- ✱ Prior to signature approval, the applicant, his heirs, successors and/or assigns, shall show on the Conceptual Site Plan a fence along the rears of Lots 1-8 (but not behind open space between Lots 5 and 6) backing onto the proposed soccer field on Perrywood. The fence detail shall be appropriate to and compatible with the historic site. The details and specification of this fence shall be determined at the time of Detailed Site Plan.

The site plan proposes a three rail, white painted, pressure treated estate fencing similar to the fencing for the adjacent Comprehensive Design Zone development of Perrywood. The placement of the fencing within an easement on individual lots, and as recorded on the final plats of subdivision, will allow for the Homeowners Association to maintain the fence uniformly.

Each of the lots that back up to the Historic Site and the lots that back up to the adjacent Perrywood Development will be prohibited from adding another fence, such as a screening or privacy fence, in order to maintain views and to integrate the Historic Site and this development into the overall Perrywood Development. This is a critical aspect of the concept of this cluster development in that the Historic Site and the adjacent open space are to be integral to the development. The original Detailed Site Plan required easements to be recorded on the final plats of subdivision and restrictions to be recorded in the Homeowners Association covenants to place future homeowners on notice that additional fencing on these lots is prohibited. Staff recommends that the Detailed Site Plan be approved with a condition restricting

privacy fencing on the Lots 1-8, Lots 19-21 and Lots 22-27, mainly for purposes of notification of future homeowners of the restrictions on those lots.

- \* **Prior to Final Plat, at the time of Detailed Site Plan, the proposed architecture submitted for review shall be architecturally compatible with the Perrywood Historic Site. Also, the rear facades of proposed units that abut the Perrywood Subdivision (Lots 1-8) and the Environmental Setting for the Perrywood Historic Site (Lots 19-21 and 23-27) shall have special architectural treatment to improve their appearance (e.g. shutters, reverse gables or dormers, etc.) as viewed from the historic house. The architecture shall be reviewed by the HPC for recommendations.**

The original Detailed Site Plan approval did not include architecture. This application for Detailed Site Plan includes proposed architectural elevations for four models to be built by the applicant, A.T. Masterpiece Homes, L.L.C. The application was sent to the Planning and Preservation Section and a recommendation was forwarded to the Historic Preservation Commission (HPC). The following is the analysis by the Planning and Preservation Section that was forwarded to the HPC.

#### Background

The subject development surrounds the Perrywood Historic Site (#79-58) located at 13401 Oak Grove Road, Upper Marlboro. The Historic Site consists of a two-story frame house constructed circa 1840 and extensively renovated in 1941 when flanking hyphens and wings were added to create the present five-part country house characterized by its overriding symmetry and neo-classically inspired architectural details. The main house is sited within a 4.59-acre Environmental Setting that contains mature landscaping and a small cottage and garage building from the mid-twentieth century.

Perrywood Historic Site is both architecturally and historically significant. The imposing dwelling has a five-bay main facade with a centered entrance with a six-panel door flanked by three-light sidelights and surmounted by a three-light transom. The entrance surround is composed of

wide flat pilasters supporting a plain entablature above the doorway. Across the main facade and around the entire house are symmetrical arrangements of 6/6 double-hung sash windows with plain board surrounds and louvered shutters. The main block sits on a high brick foundation and the entire house is sheathed with narrow, flush-board wood siding. Below the shallow slate-covered hipped roof is an overhanging cornice with modillions and a wide frieze.

The property is historically significant not only because it retains features from the 1840s, with a full Georgian plan typical of the period, but also because the dimensions of the main block may date from an earlier house on the site listed in the 1798 Federal Direct Tax. The house is also significant for its long association with the Brooke family, which owned and resided at the property from 1793 through 1941 and for its association with William H. Tuck who purchased the house in 1941. William H. Tuck, who renovated the house in 1941, was involved in international business and banking concerns, and in public service, particularly in overseas relief efforts during World War I and World War II.

Tuck served as Director-General of the International Refugee Organization, an agency of the United Nations from 1947-1949. Mr. Tuck was a personal friend of President Herbert Hoover and served under him in various capacities throughout his career. President Hoover was entertained at Perrywood on several occasions.

#### Planning and Preservation Section Findings

- a. Condition 5 of the Preliminary Plat and Conceptual Site Plan approved by the Planning Board requires a detailed review of the architecture proposed by the Perrywood Manor Cluster application. The review includes not only the design and materials of all proposed elevations, but also that specific attention be paid to the rear elevations of selected lots (Lots 1-8; 19-21; 23-27). In addition, the Detailed Site Plan review extends to signage, entrance features, the siting and orientation of buildings, and associated landscaping and lighting. Lots 19-21 and Lot 22, where the Historic Site is located, are not included in the subject application; should they be the subject of proposed development at some time in the future, they would be subject to the terms of Condition 5 of the approved Preliminary Plat and Conceptual Site Plan (4-93083).

- b. The applicant's submittals include elevation drawings for four model houses proposed for the subdivision. The models, all by A. T. Masterpiece Homes, are identified as L. DaVinci; B. Banneker; Langston H; and C. Monet and each model is available with three facade alternatives. The front facades of each model incorporate selected details that are generally compatible with the Historic Site and the variety of facade arrangements should lend visual variety to the development. However, when examined from all directions, all models do not exhibit the traditional and symmetrical massing, detailing, and window-wall relationships that are compatible with the adjacent Historic Site. With several models, the clearly contemporary architectural detailing and roof pitches, the blankness of certain side and rear elevations, and minimally defined wall planes and wall openings, will be particularly incompatible with the distinctive neo-classical architectural character of the Perrywood Historic Site.
  
- c. Design elements of the proposed front facades include vinyl siding in four colors with a choice of shutter and main door color, traditionally detailed fypon window and door trim, single-door entries, shutters and a generally balanced window arrangement common to local buildings of the late-eighteenth or early-nineteenth century. Available exterior upgrades include, among other things, optional brick and stone veneers with either brick veneer or fypon trim (flat or arched lintel treatments); projecting bay windows; a large dormer over the garage; two-story door & window entry features; round-arch transom windows; and large multi-light, inoperable windows. A number of these options, including but not limited to random ashlar stone veneers; round-arch transoms; arched non-masonry window lintels; inoperable windows composed of large, non-rectangular expanses of glass; non-masonry chimneys; and two-story entry features, are incompatible with the traditional character of the adjacent Historic Site and should be eliminated. Of the four colors of vinyl siding proposed by the applicant, three options including Antique Parchment, Cape Cod Gray and Monterey Sand (with coordinated shutters and doors) are compatible with the character of the new construction and the adjacent Historic Site. The Adobe Creme color option should be eliminated and white vinyl siding should not be offered to distinguish the new

construction from the Historic Site which has been traditionally painted white (with black shutters).

- d. In many instances, the side and rear facades proposed for these buildings lack the level of detail necessary to create architecturally compatible new construction. The arrangements of these side and rear elevations appear to be driven solely by the requirements of the interior plan rather than the desire to create an historically compatible elevation. Many side facades are largely windowless, and where windows are used, the relationship of solid wall to window appears awkward, unbalanced and clearly non-traditional. While the typical rear elevation contains more openings than a side elevation, several of the rear elevation optional upgrades are clearly non-traditional in their design, size, and placement. While the visual character of side and rear facades might be enhanced with the selection of a number of purchasable upgrades, the standard designs lack the overall architectural quality necessary to ensure compatibility with the Historic Site and its environs and therefore should be revised or eliminated.

#### Planning and Preservation Section Conclusions

- a. The elevations of buildings should be redesigned in a manner more compatible with the traditional, balanced character of the Perrywood Historic Site. Sheathing materials should be limited to vinyl siding in an approved color palette and brick veneers that reflect the color, design, size and arrangement of brick as traditionally found in Prince George's County. The use of non-traditional bricks in light colors and the combination of brick colors and sizes within a single structure should be prohibited. Round-arched window and door lintels and surrounds should be executed in masonry veneer only. The Adobe Creme option should be eliminated from the vinyl siding color palette; to highlight the architectural character of the Historic Site, no new construction should be sheathed with white vinyl siding.
- b. Revised building elevations should increase the number of window and door openings and enhance the detailing and arrangement of these features for all elevations (including foundations and exposed basements). The use

of round-arched window and door lintels and surrounds is limited to masonry elevations. Windows should be rectilinear; the use of non-traditional shapes such as square, round and oval windows should be prohibited.

- c. Special attention should be paid to the material and pitch of roofs visible from the Historic Site. Non-traditional roof slopes should be eliminated and large expanses of roof should be mitigated with the introduction of cross-gables or dormers.
- e. The design and materials of chimneys, decks and railings visible from the Historic Site should be carefully considered. All chimneys should be of masonry construction. Deck and balcony railings, flush railings and other vertical elements of porches, decks and balconies visible from the Historic Site should be compatible with its traditional architectural character and constructed of finished lumber that is painted to match the trim colors used on the associated dwelling. Pressure treated dimensional lumber may only be used for horizontal elements of porches, balconies and decks.

#### Planning and Preservation Section Recommendations

To ensure architectural compatibility with the adjacent Historic Site, the following design elements should be revised on the submitted architectural elevations:

A) Siding, Trim:

- 1) eliminate random ashlar stone veneer
- 2) prohibit the use of non-traditional bricks in light colors and the combination of brick colors and sizes within a single structure
- 3) provide 4" detailed fypon surrounds or lintels and sills for all window openings, including optional round-arched windows, for all rear and side elevations for houses on lots 23-27 and the rear facades on lots 1-8
- 4) provide a detailed fypon watertable detail to distinguish the foundation from the first story on all vinyl-sided facades; provide 4" cornerboard details



throughout to articulate building corners for houses on lots 23-27 and for the fronts of houses on lots 1-8

5) eliminate the Adobe Cream option as a vinyl siding color

B) Roofs:

1) revise large uninterrupted roof expanses with the incorporation of gables and dormers

2) eliminate non-traditional and varied roof slopes within a single structure

C) Windows:

1) eliminate two-story engaged window elements as part of a main entry feature

2) revise non-traditional window shapes and sizes such as square-plan, fixed-sash windows and window openings to traditional rectilinear shapes and sizes

3) eliminate windows that appear to be randomly located on any front or rear facade on lots 23-27 by maintaining consistent window sill and/or window lintel lines.

D) Chimneys:

1) revise optional non-masonry chimneys to an optional masonry chimney (other than for first story bump-out gas fireplaces) for lots 23-27 and lots 1-8

E) Porches, Balconies and Decks:

1) eliminate the use of pressure-treated dimensional lumber for vertical elements of porches, decks and balconies including supports, balustrades and railings for lots 23-27. These vertical elements should be made of matte-finished materials of a design and color compatible with the dwelling.

The Historic Preservation Commission reviewed the recommendations of the staff on January 16, 2001 at their regular monthly meeting. Their recommendation is attached to this staff report and the final recommended conditions will be presented at the Planning Board hearing.

- ✧ The "B" buffer required by Section 4.7 of the *Landscape Manual*, adjacent to Lots 1-8, shall be provided on the adjacent Perrywood Subdivision. The Specific Design Plan for Perrywood shall be revised prior to signature approval of the Preliminary Plat and Conceptual Site Plan.
- ✧ A "D" bufferyard is required by Section 4.7(d) of the *Landscape Manual* adjacent to the Environmental Setting of the Historic Site. This bufferyard must be on the lots to be in conformance with the requirements of Section 4.7(d) of the *Landscape Manual*. Therefore, a request for Alternative Compliance will be required at the time of Detailed Site Plan submittal. The overall landscaping proposed specifically on Lot 23 shall screen the side of the lot adjacent to Street A and the rear of the lot adjacent to the historic house. The design shall provide extensive landscaping that continues onto Lot 22 (the Historic Site) to present a unified appearance from Street A that will open up to the view of the Historic Site.

The applicant submitted an application for Alternative Compliance (AC-95105) with the original Detailed Site Plan application. The Planning Board reviewed the application and approved the application with conditions. The following is a summary of the proposal, the justification for alternative compliance and the recommendation taken from the Alternative Compliance Committee decision. Alternative Compliance is requested for Section 4.7, Buffering Incompatible Uses.

"REQUIRED

- "1) A 'B' type bufferyard (30-foot building setback with a 20-foot-wide buffer with 504 plant units) behind Lots 1-7 adjacent to the existing athletic fields within Section 1 of Perrywood.
- "2) A 'D' type bufferyard (50-foot building setback with a 40-foot-wide landscape buffer with 1,248 plant units) behind Lots 19-21 and Lots 23-27 adjacent to the Perrywood historic site.

"PROVIDED

- "1) A 30-foot building setback and a 20-foot-wide bufferyard with 315 plant units are proposed in this bufferyard on the Perrywood Manor site.
- "2) Behind Lots 26 and 27, a 22-foot building setback with a 20-foot-wide bufferyard, behind Lots 19-21 and Lots 23-25 a 35-foot-wide building setback with a minimum 30-foot-wide bufferyard is proposed. A total of 1,003 plant units has been provided.

"JUSTIFICATION OF RECOMMENDATION

- "1) The alternative compliance requested is to utilize 189 plant units which are existing on the athletic field side of the property line toward the plant unit requirement for this site to equate to the total required 504 units. In this case, the utilization of plant materials on both sides of the property line equates to the total number required.
- "2) The development of this subdivision around the Perrywood Historic Manor was intended to integrate the Historic Site into the development, rather than to segregate the Historic Site from the future development (which is the relationship the Landscape Manual envisions for the treatment of historic sites). In this case, the Historic Mansion will be a highly visible component of the subdivision. The Preliminary Plat of Subdivision promoted the integration of the Historic Site and there is evidence in the record as such. The bufferyard includes a three rail fence that defines the future residential lots from the HOA land and the lot on which the Historic Site is located. The landscaping proposed is a mix of evergreen and deciduous plant materials, some of which are considered typically historic types of planting materials. The plant material will provide seasonal interest, implied screening, and expansive as well as focalized views. The staff agrees with the design approach to the bufferyard because privacy fencing in this area will be prohibited, and the use of interspersed evergreen materials will provide some screening while retaining views into and around the historic site.

"RECOMMENDATION

"APPROVAL subject to the following conditions:

- "1. The applicant shall demonstrate that the rear yards of Lots 1-5, adjacent to the open athletic fields will not be visible from Oak Grove Road. In the event that the yards will be visible, then compliance with Section 4.6 of the Landscape Manual shall be provided; however, the existing plant units on the athletic fields site may be used to meet this requirement.
- "2. The plant palette proposed behind Lots 19-21 and Lots 23-27 shall be revised to substitute the use of Southern Magnolia for the major shade trees proposed. In addition, masses of broad leaf evergreen shrubs shall be substituted for the White pine trees. All plants shall meet the minimum sizes specified in Section 6.2 of the *Landscape Manual*."

The staff recommends that the Planning Board re-approve the Alternative Compliance request and include these conditions in the approval of this Detailed Site Plan.

Also, a condition is necessary requiring the planting of landscaping behind lots 23 through 27, on Lot 22 which includes the Historic Site. Even though this landscaping is located outside the limits of this Detailed Site Plan, this landscaping was to be planted in conjunction with the development of lots 23 through 27 in order to protect the Historic Site from the negative impacts of the subdivision. A note on the Landscape Plan should be sufficient to assure the installation of the plant material in the future. However, if the owner of the Historic Site does not give permission to the builder to plant the landscaping on Lot 22 as indicated on the plan, the landscape plan shall be revised prior to signature approval to relocate the plant materials onto Lots 23-26.

- \* **The applicant, his heirs, successors and/or assigns, shall revise the Preliminary Plat to show the locations of the proposed recreational facilities in the open space, such as trails, gazebo and sitting areas. The proposed recreational facilities shall conform to minimum requirements of Mandatory Dedication. The design of these facilities and of the equipment shall be appropriate to the historic site (not necessarily conform to the design standards in the Recreational Facilities Manual, which is park-oriented), to be reviewed at the time of Detailed Site Plan.**

The application proposes a trail and sitting area located along the stormwater management pond.

- \* **The rears of Lots 1 and 30-34 are visible from Oak Grove Road. A 60-foot wide strip of open space (Parcel B) is located between the lots and the existing right-of-way. At the time of Detailed Site Plan, the applicant, his heirs, successors and/or assigns, shall provide landscaping and berming within this open space, comparable to what is provided in Perrywood along Oak Grove Road and MD 202. This buffer treatment shall meet or exceed the requirements of Section 4.6 of the *Landscape Manual*.**

The plan proposes landscaping within the 60-foot homeowner's open space bufferyard which is in conformance with the *Landscape Manual*. In addition, shutters or four-inch trim should be provided on the rear elevations on second floor windows.

- \* **At time of Detailed Site Plan review, the front yard setbacks for houses on lots 19-21 and 23-27 shall be reviewed to keep them as far as possible from the Environmental Setting.**

Lots 19-21 are not part of this application for Detailed Site Plan approval. At the time of building permit, lots 23-27 should be reviewed for conformance to this condition.

- \* **Prior to the issuance of building permit, the applicant, his heirs, successors and/or assigns, shall contribute \$48,000.00 x [(Engineering News Record Highway Construction Cost Index at the time of the building permit application) / (Engineering News Record Highway Construction Cost Index for 1988)] towards improvement along MD 202.**

While the improvements along MD 202 have subsequently been completed, the applicant's monetary contribution is still required.

- \* **Prior to Detailed Site Plan approval, the applicant, his heirs, successors and/or assigns, if possible shall obtain permission from the Department of Public Works and Transportation to tighten the radius at the street line for Lots 7, 8, 9 and 10.**

The applicant has obtained permission from the Department of Public Works and Transportation to tighten the radius at the street line of Lots 7, 8, 9 and 10 and it is reflected on the Detailed Site Plan.

- ✧ **The public street on which the Perrywood mansion house and environmental setting front, shall if possible be designed as a rural section, so as to maintain the existing character of the historic site. The design of the road shall be coordinated between the applicant, the Department of Public Works and Transportation, the Transportation and Public Facilities Planning Division, and the Historic Preservation and Urban Design Review Sections.**

The Detailed Site Plan indicates a rural section in front of the Perrywood Mansion.

- ✧ **The applicant, his heirs, successors and/or assigns, shall provide the Urban Design Section with the approved storm drain and paving plans prior to the release of any building or grading permits to ensure coordination with the approved Detailed Site Plan, particularly if the public street on which Perrywood fronts is designed as a rural section.**

This condition is carried forward to the approval of this Plan to assure that the condition is fulfilled at the time of permits.

- ✧ **The applicant, his heirs, successors and/or assigns, shall provide a six-foot asphalt trail (approximately 1,500 linear feet) and gazebo/sitting area(s) on the open space parcels. The exact design, details and locations of the proposed facilities shall be determined at the time of Detailed Site Plan.**

The plans propose 605 linear feet of six-foot-wide asphalt trail, 65 linear feet of eight-foot-wide asphalt trail, and 405 linear feet of ten-foot-wide asphalt trail. One gazebo with four built-in benches is proposed as a sitting area located near the stormwater management pond. In addition, a recreational facilities agreement has been recorded in Liber 11373, folio 14.

4. The following chart lists the development data for the subject site:

Perrywood Manor Cluster, SP-95085/02  
Cluster Development Data

Zone	R-R
Gross Tract Area	28.60 acres
Area with Slopes Greater than 25%	.42 acres
Area within Existing 100-year Floodplain	5.80 acres
Area within Proposed 100-year Floodplain	5.80 acres
Area of Master Plan Road Dedication	0 acres
Cluster Net Tract Area	22.38 acres
Number of Lots Permitted at 2 du/acre	44 lots
Number of Lots Proposed (overall)	32 lots

Number of Flag Lots Proposed	4 lots
Minimum Lot Size Permitted	10,000 sq. ft.
Minimum Lot Size Proposed	10,028 sq. ft.
Cluster Open Space Required	4.83 acres
2/3 of Required Open Space to be Located Outside of the 100-Year Floodplain and Stormwater Management Facilities	3.24 acres
Cluster Open Space Proposed Outside of the 100-Year Floodplain and Stormwater Management Facilities	8.9 acres
Cluster Open Space Provided	14.7 acres
Mandatory Dedication Required	0 acres
Mandatory Dedication Proposed	0 acres
Total Open Space Required	4.83 acres
Total Open Space Provided	14.70 acres
Open Space to be Conveyed to Homeowners' Association	14.70 acres
Open Space to be Conveyed to M-NCPPC	0 acres
Slopes Exceeding 25% in grade	0.42 acres
25% of Steep Slopes	0.11 acres
Area of Steep Slopes to be Disturbed	0.00 acres
Area of Nontidal Wetlands	1.21 acres

5. The Environmental Planning Section reviewed the Detailed Site Plan for conformance to the Woodland Conservation Ordinance. In memorandum dated December 21, 2000, Stasz to Lareuse, the Environmental Planning Section found that the Detailed Site Plan is in conformance with the previously approved Tree Conservation Plans. The Environmental Planning Section first reviewed this property as application number 4-93083 as a 33 lot cluster subdivision and Tree Conservation Plan, TCP I/600/93. During the review of 4-03-83 the Environmental Planning Section examined the proposal in detail with regard to noise, soils, Scenic/Historic roads, wildlife, streams, wetlands, floodplain, steep slopes and woodland conservation and recommended conditions that would result in no significant impacts. The conditions included minimal disturbance to the 100 year floodplain, wetlands and wetlands buffers. The Environmental Planning Section later reviewed this property as application number DSP-95085 and Tree Conservation Plan, TCP II/120/95 and found them to be in conformance with the approved conditions for 4-93083. DSP-95085 and TCP II/120/905 were approved with conditions as an 33 lot cluster subdivision by the Planning Board on March 14, 1996 (PGCPB No. 96-79). The property was recorded on June 1, 1999

(VJ 186-93, VJ 186-94). DSP-95085/02 is a resubmittal of DSP-95085 which has expired. No environmental regulations have changed since the last review.

6. The subject property is surrounded on three sides by the Perrywood development. This property was originally the homestead of the Tuck Farm and includes the Perrywood Historic Site. The original Comprehensive Design Zone application included the subject property, but it was later carved out of the application and left to remain in the R-R zone. Even though this project is not under the same zoning requirements as the surrounding property, it should architecturally be compatible to the adjacent development. All of the homes within each section of the Perrywood development are subject to similar criteria in regard to the architectural requirements within the development. The following conditions are similar to conditions that apply to architecture in the Perrywood development and are recommended as conditions of approval for this application:

1. No two units located next to or across the street from each other may have identical front elevations.
2. A minimum of 50 percent of the units shall have a brick front facade.
3. Chimneys located on the perimeter of any unit shall be brick finish with trim detailing at the top of the chimney when a brick front facade is provided, except that gas fire places may be designed as a bump-out feature when located on the first floor. A second floor gas fire place designed as a bump-out feature shall be prohibited on highly visible end walls on Lots 1, 2, 5, 6, 23 and 32.
4. At least two architectural features shall be provided as standard features on the end walls to create a balanced composition.
5. The stoop returns on all front elevations with four steps or more will be brick.
6. The roof pitches on all units shall be a minimum of 7:12 in pitch.



7. The rear elevations of units visible from Oak Grove Road shall have shutters or four-inch-wide decorative trim on second floor windows.
8. On corner lots, the front facade where appropriate shall be oriented toward the street most traveled or to the intersection.
7. This Detailed Site Plan represents the most reasonable alternative for satisfying the site design guidelines without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.

#### RECOMMENDATION

Based upon the foregoing evaluation of this report, the Urban Design Section recommends that the Planning Board adopt the findings of this report and APPROVE SP-95085/02 and RE- APPROVE AC-95105 and TCPII/120/95, subject to the following conditions:

1. Prior to the issuance of building permits, the front yard setbacks for houses on lots 23-27 shall be reviewed to keep them as far as possible from the Environmental Setting.
2. Privacy fencing shall be prohibited on the Lots 1-8, Lots 19-21 and Lots 22-27 as shown on the Detailed Site Plan.
1. No two units located next to or across the street from each other may have identical front elevations.
2. A minimum of 50 percent of the units shall have a brick front facade.
3. Chimneys located on the perimeter of any unit shall be brick finish with trim detailing at the top of the chimney when a brick front facade is provided, except that gas fire places may be designed as a bump-out feature when located on the first floor. A second floor gas fire place designed as a bump-out feature shall be prohibited on highly visible endwalls on Lots 1, 2, 5, 6, 23 and 32.
6. On corner lots, the front facade where appropriate shall be oriented toward the street most traveled or to the intersection.

7. The stoop returns on all front elevations with four steps or more will be brick.
8. Prior to signature approval, the following modifications shall be made to the plans:
  - a. At least two architectural features shall be provided as standard features on the end walls to create a balanced composition.
  - b. The roof pitches on all units shall be a minimum of 7:12 in pitch.
  - c. The rear elevations of units visible from Oak Grove Road shall have shutters or four-inch-wide decorative trim on second floor windows.
  - d. The details and specifications of the proposed entrance feature shall reflect the existing entrance feature located at the intersection of Rosy Bill Court and Oak Grove Road.
  - e. The applicant shall demonstrate that the rear yards of Lots 1-5, adjacent to the open athletic fields will not be visible from Oak Grove Road. In the event that the yards will be visible, then compliance with Section 4.6 of the Landscape Manual shall be provided; however, the existing plant units on the athletic fields site may be used to meet this requirement.
  - f. The plant palette proposed behind Lots 19-21 and Lots 23-27 shall be revised to substitute the use of Southern Magnolia for the major shade trees proposed. In addition, masses of broad leaf evergreen shrubs shall be substituted for the White pine trees. All plants shall meet the minimum sizes specified in Section 6.2 of the *Landscape Manual*."
  - g. The Landscape plan shall be revised to include a note on the plan that indicates that the landscaping behind lots 23 through 27 located on the Historic Site shall be implemented with the development of those lots. However, if the owner of the Historic Site does not give permission to the builder to plant the landscaping on Lot 22 as indicated on the plan, the landscape plan shall be revised to relocate the plant materials onto Lots 23-26.
9. The applicant, his heirs, successors and/or assigns, shall provide the Urban Design Section with the approved storm drain and paving plans prior to the release of any building or grading permits to ensure coordination with the approved Detailed Site Plan.
10. Prior to the issuance of any permits which impact wetlands, wetland buffers, streams or Waters of the United States, the applicant shall provide the Natural Resources Division with evidence that all Federal and State approvals have been obtained.
11. In order to insure that prospective purchasers in this subdivision are made aware of all exterior elevations of all models approved by the Planning Board, and of the existence of an approved Detailed Site Plan, Landscape Plan, and architectural elevations, these plans must be displayed in the builder's sales office.

