



*Note: Staff reports can be accessed at [www.mncppc.org/pgco/planning/plan.htm](http://www.mncppc.org/pgco/planning/plan.htm)*

## SPECIFIC DESIGN PLAN (ARCHITECTURE) SDP-0202

Application	General Data
Project Name  The Preserve (Greens At Piscataway)	Date Accepted 08/07/2002
	Planning Board Action Limit 11/09/02
Location  Adjacent to and South of Floral Park and Danville Roads	Plan Acreage 861.8
	Zone R-L & L-A-C
Applicant/Address  Bailey's Associates L.P. c/o Greenvest L.C. 8614 Westwood Center Drive, Suite 900 Vienna, Va. 22182	Dwelling Units N/A
	Square Footage N/A
	Planning Area 84
	Council District 09
	Municipality NA
	200-Scale Base Map 217 SE 03

Purpose of Application	Notice Dates
Single-Family Detached Architectural Elevations	Adjoining Property Owners 7/26/02 (CB-15-1998)
	Previous Parties of Record 9/17/02 (CB-13-1997)
	Sign(s) Posted on Site 11/19/02
	Variance(s): Adjoining Property Owners N/A

Staff Recommendation			Staff Reviewer: LAREUSE, SUSAN
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

November 25, 2002

## MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Susan Lareuse, Planner Coordinator

SUBJECT: Specific Design Plan SDP-0202  
The Preserve (previously known as the Greens of Piscataway)  
Architectural Elevations Only

The Urban Design staff has reviewed proposed architectural elevations included in the Specific Design Plan application and presents the following evaluation and findings leading to a recommendation of approval with conditions.

## EVALUATION

The Specific Design Plan was reviewed and evaluated for conformance with the following criteria:

- a. Conformance to Basic Plans A-9869 and A-9870.
- b. Conformance to Comprehensive Design Plan CDP-9306.
- c. Conformance to the Woodland Conservation and Tree Preservation Ordinance.
- d. Conformance to the *Landscape Manual*.

## FINDINGS

Based upon the analysis of the subject application, the Urban Design staff recommends the following findings:

1. This Specific Design Plan includes architectural elevations only for single-family detached units for the overall development known as The Preserve (formerly known as the Greens at Piscataway). This case is being processed concurrently with Specific Design Plan SDP-9801/04 for Glassford Village, North and South, which includes the site plan, tree conservation plan, and landscape plan.
2. The applicant, Bailey's Associates L.P. c/o Greenvest L.C., is proposing the following architectural models from three different builders for this application:

The following house models are proposed by The Cambridge Company, L.C.:

<b>House Type</b>	<b>Minimum Finished Living Area</b>
Devereaux A	2,912
Devereaux B	2,975
Devereaux C	3,830
Devereaux B	3,812
C	2,311
F	2,698
G	2,590
H	2,798
J	2,748
L	2,790

The following house models are proposed by Caruso Homes, Inc.

<b>House Type</b>	<b>Minimum Finished Living Area</b>
Williamsburg	2,458
Emory I	2,372
Emory II	2,720
Oxford I	2,410
Oxford II	2,706
Exeter	2,720
Radcliff	2,900
Harvard	2,928
Rembrandt	3,102
Hampton	3,176
Westminster	3,380
Kingsport	3,442

The following house models are proposed by Haverford Homes:

<b>House Type</b>	<b>Minimum Finished Living Area</b>
Bennington	2,562
Morrison III	2,600
Lancaster	3,082
Windsor	3,350
Ashley	3,600
Sareen	5,000

### **Conformance with Basic Plan**

3. The proposed Specific Design Plan is in general conformance with the Basic Plan. The Basic Plan was approved with plans and exhibits that represent a concept for the development as a neo-traditional village. In addition, the following conditions were included in the approval of the Basic Plan:

6. **The architectural design guidelines to be submitted as part of the CDP application shall be subject to review and approval by the Planning Board or its designee prior to the CDP approval.**
9. **The site shall be developed using the neo-traditional concepts as presented by the Basic Plan application.**

Comment: In keeping with the intent of the neo-traditional concepts as presented by the Basic Plan, the recommendation section of this report includes conditions relating to the design of the architectural elevations consistent with neo-traditional concepts.

#### **Conformance with Comprehensive Design Plan**

4. As required by the Basic Plan conditions above, the Comprehensive Design Plan was approved with conditions that regulate the design of architecture. This Specific Design Plan was reviewed for conformance with the approved Comprehensive Design Plan, CDP-9306. Specific conditions that warrant discussion regarding conformance (besides those conditions previously discussed relative to the Basic Plan conditions) are considered below:
  - a. **The architectural and design standards for Glassford Village (northern section) shall be as specified in the *Piscataway Village Rural Conservation Study* (M-NCPPC, July 1991), primarily as shown on pp. 39-44, and shall also include the following:**
    - (1) **All new housing shall have facades constructed of natural materials such as brick, stone, wood clapboard or board and batten, or stucco. No vinyl or aluminum siding shall be permitted.**
    - (2) **All units shall have detached garages**
    - (3) **No decks or fences constructed of pressure treated or other wood left to weather naturally shall be permitted. All units shall have their front yards fenced with a decorative fence.**
    - (4) **The lots in Glassford Village (northern section) shall not be of uniform size and shape, and shall have street frontages that are similar to those in the historic village (except for flag lots, which shall be allowed if determined to be appropriate at the time of the detailed Preliminary Plat for Glassford Village).**

Comment: All of the conditions above apply to the architectural submission for the development of the 14 lots located within Glassford Village North, directly adjacent to the historic village on Floral Park Road. This submission of architectural elevations does not include architecture for the development of lots within Glassford Village North. This architecture only applies to the section of the development known as Glassford Village South and future sections other than Glassford Village North.

- b. **The following architectural standards for civic and institutional buildings, for structures in Bailey Village, and for all *residential and commercial structures surrounding village greens* shall be added to the text (italics added for emphasis):**
  - (1) **All commercial structures in Bailey Village and all structures on lots adjoining Piscataway Road and Floral Park Road or on lots facing**

**Piscataway Road and Floral Park Road with no intervening structures shall have facades constructed of natural materials (wood, brick, stone, stucco, split-face block, etc.). No vinyl or aluminum siding shall be permitted.**

Comment: None of the lots under consideration is adjoining or facing Piscataway or Floral Park Roads.

- (2) ***All civic and institutional buildings and all structures facing a village green in any village and those structures in Bailey Village not covered by (1) above shall have facades constructed of the natural materials mentioned in (1) above, or may have facades constructed of Restoration Series vinyl siding, or equal, provided that at the time of Specific Design Plan the applicant submits for approval a special package of architectural details for use on all vinyl-sided buildings. The architectural details in this package shall exceed in number, detail and visual interest the details used on other houses in the Villages and shall include items such as brick foundation walls, bracketed cornices, decorative window caps, brick porch foundations and/or lead walks, and cupolas or belfries.***

Comment: The proposed architecture for this development proposes the use of vinyl siding and brick, generally limiting brick to the front façade. According to the condition above, all structures facing a village green in any village shall have facades constructed of wood, brick, stone, or stucco, or Restoration Series vinyl siding or equal. This condition is reiterated in the recommendation section of this report. As of the writing of this report, the staff has not received the special package of architectural details used on all vinyl-sided buildings. Prior to signature approval of the plans, the staff recommends that each of the builders provide examples of the vinyl siding to be used for this project for review and approval.

- (3) ***All buildings shall be designed with special attention to architectural details which evoke the image of a traditional town. At least half of the structures located facing a village green in any village which are also located at the intersection of two streets shall include special architectural details or special treatment of the corners which will distinguish them visually from adjacent houses, such as round turrets, bay windows or wrap-around porches.***

Comment: The site plan and coversheet should be modified prior to signature approval to indicate the appropriate lots within the development to which the condition above applies. Each of the various builders in this application has included special architectural features that will fulfill this requirement that will be enforced at the time building permit. The staff recommends that prior to the issuance of a building permit for lots that are shown as village green specialty lots (as depicted on the cover sheet and the Specific Design Plan), the architectural elevations shall be modified to provide one of the following features:

- a. Wraparound porches
- b. Side porch
- c. Two story side porch

- (4) **All buildings within Bailey Village shall be designed so as to be compatible with Historic Piscataway Village.**

Comment: This condition does not apply to the subject application for single-family detached homes, but will be addressed at a later date.

- (5) Screening of off-street parking areas within Bailey Village from public and private streets (except alleys) and from the play areas of the golf course shall be accomplished through the use of masonry or stone walls, or, where appropriate, existing vegetation, landscaping or painted fences.**

Comment: Again, this condition does not apply to the subject application.

- (6) Significant architectural elements such as cupolas, towers, bays etc., shall be provided on the facades of buildings which act as focal points to terminate vistas in conformance with sheet 19, Illustrative Bailey Village Plan, and Sheet 16, Potential Public Space and View Corridors.**

Comment: The Potential Public Space and View Corridor plan indicates that certain buildings within the overall development should act as focal points. None of the proposed architecture within this application will be built in a location indicated on the View Corridor Plan as a focal point.

- c. The following standard shall be added to the text:**

**No typical residential-style decks constructed of pressure-treated pine or other wood left to weather naturally shall be attached to a house, if the deck would be visible from the street, the golf course or any other public space. (This restriction does not apply to Danville Estates.)**

**Open decks shall only be permitted on rears of units.**

**Any deck visible from the street, the golf course, or any other public space shall be stained or painted to complement the color of the house.**

**Any deck visible from these areas shall incorporate design features and details which are evocative of traditional town architecture.**

**Any deck built above ground level shall have the undercroft screened from view by decorative lattice or other screening of similar durability and visual interest, if the undercroft is four feet or less in height.**

Comment: The staff recognizes that these conditions are best met through the enforcement of homeowners association (HOA) documents, since decks are often constructed at a later date, after the homeowner has purchased the residence and wants to build a more custom deck. The overall developer of The Preserve, Bailey's Associates L.P., c/o Greenvest L.C., has agreed that the all decks will be required to be stained or painted, design review shall be instituted by the developer, and that a deck built more than two feet above grade, but less than four feet above grade, must have its undercroft screened. These requirements should be incorporated into the HOA documents prior to release of the first building permit, except model home permits.

- d. No fences constructed of pressure-treated or other wood left to weather naturally shall be permitted in North Glassford Village, Bailey Village or where visible from public streets, parkland or the golf course. Chain-link fences generally used to**

**enclose recreation facilities shall be black vinyl-coated. All fences shall be painted or stained.**

Comment: The staff recommends a similar condition that all fences shall be constructed of wood and shall be painted or stained. Further, future fencing constructed by homeowners should be regulated through the HOA documents.

- e. The following standard shall be added to the text: All detached residential lots 50 feet wide or less at the street line shall be provided with one of the following: (1) an alley (if allowed by the Subtitle 24, Subdivisions, and other applicable provisions of the County Code) providing access to a garage (one- or two-car, detached or attached) to prevent garage doors from becoming an overly dominant element of the streetscape; or (2) a one-car garage accessed from the front street, with the front edge of the garage set back a minimum of 10 feet from the most recessed front facade plane of the house.**

Comment: All the architecture submitted proposes two-car garages. Access is proposed from the street; no alleys are proposed on the site plan. The staff recommends that the area defined as the village, shown on SDP-9804/01 (as lots having a width of 65 feet or narrower), provide for garages that are not set forward of the front porch or the front façade of the house. Further, in order to meet the intent of the condition above, the staff recommends that all village green specialty lots should have garages accessed from the secondary street. The two recommended conditions will minimize the impact of garages on the street, which is a neo-traditional design concept.

- f. The provision of alleys with access to detached garages shall be encouraged (if allowed by Subtitle 24, Subdivisions, and other applicable provisions of the County Code) for single-family attached units. If alleys are allowed, the use of front-loaded garage townhouse units shall be prohibited on the main spine roads, the village greens, and in Bailey Village. If alleys are not allowed, the use of front-loaded garages shall be prohibited on the village greens and within Bailey Village.**

Comment: This application does not include architecture for townhouses; therefore, this condition does not apply.

- g. The following revisions shall be incorporated into the Architectural Guidelines Section of the CDP text:**

- (1) Residential Architectural Guidelines for the Villages and Danville Estates**

**Architectural Elements**

**Facade Modulation/Articulation: Facade Modulation/Articulation shall reference the historic scale, facades and details in the historic architecture of the region. Architectural details or elements such as reverse gables, offsets, front, rear and side porches, both screened and unscreened, sunrooms, bay windows, and multiple wall planes should be combined and utilized to provide architectural character within the community.**

Comment: If the conditions of approval are adopted, this condition of the CDP will be fulfilled.

**Front and side facades of any one building on a corner lot shall be made of the same materials, similarly detailed. Corner lots are those at the intersection of streets with alleys, the golf course and parkland.**

Comment: This condition has been reiterated in the recommendation section of the report. The site plan and coversheet should be modified prior to signature approval to indicate the appropriate lots within the development in which the condition applies.

**Gables atop brick facade walls shall be finished in brick, wood, stucco or a dryvit type material.**

Comment: Prior to signature approval, the plans should be revised to indicate that gables atop brick facades should be finished in brick, wood, stucco, or a dryvit-type material.

### **Architectural Materials**

**Building walls may be built of:**

- 1. Smooth cut cedar shingles (4"-6" exposed to the weather)**
- 2. Wood Clapboard (4"-6" inches exposed to the weather)**
- 3. Wood beaded siding (7" exposed to the weather)**
- 4. Wood board and batten siding**
- 5. Masonite Superside hardboard siding, or equal, with smooth or textured pine finish, (not more than 7" exposed to the weather)**
- 6. Brick in a horizontal running band pattern with no more than \_\_\_" raked joints**
- 7. Fieldstone set in an uncoursed ledgerstone pattern.**
- 8. Dryvit or equal**
- 9. Restoration Series vinyl siding, or equal (4"-6" exposed to the weather)**
- 10. Alcoa Aluminum siding, or equal (4"-6" exposed to the weather)**

Comment: The exterior finish material, as shown on the architectural elevations, indicates either siding or brick, with brick generally limited to the front façade. The staff recommends that prior to signature approval of the plans, the area of brick on the front façade be clearly limited to areas where the brick acts as a sheathing material and wraps around front façade projections, as if to indicate an extension of the building. All corners must wrap in brick and terminate at the face of the plane behind it. None of the brick fronts should appear as flat planes laid upon the face of the building.

**Rooflines: Roofs shall be simple and symmetrically pitched (except in the case of a true salt box). The roof pitch on the main structure shall be**



**between 8:12 and 14:12. Intermixing of gable and hipped roofs is required to promote a visually exciting and animated streetscape. Roofs shall overhang a gable end a minimum of 8"; however, larger overhangs shall be provided on larger houses in the development. Skylights, solar panels, vent stacks, and other roof protrusions shall not be placed on a roof facing a street nor shall they be visually obtrusive from nearby streets.**

**Roofs may be built of cedar shakes, standing seam, slate, copper, artificial slate or asphalt composition shingle in black, dark brown, dark grey or grey/green colors.**

Comment: The staff recommends that prior to signature approval the architectural elevations be revised to indicate a minimum of 8:12 roof pitch on the main gable, no less than a 12:12 pitch on front reverse gables, and all roofs should overhang a gable end a minimum of eight inches. Roofing materials and colors should be submitted for review prior to signature approval. These recommendations are included as conditions of approval.

#### **Architectural Material Detail**

- (5) Chimney enclosures which protrude from a facade shall be brick, stone or stucco.**

Comment: The staff recommends that a condition be placed on the plans that chimney flues clad in vinyl siding be prohibited.

- (6) A consistent vocabulary of window types shall be used for each house or building. For the most part, windows will be square or vertical in proportion. No more than one semi-circular, circular, octagonal, or hexagonal shall be used in any one facade. Bay windows on facades which face a street shall not be permitted on the second floor.**

Comment: If the conditions of approval are adopted, this condition will be fulfilled.

- (7) House foundation walls may be built of brick, fieldstone, parged block, or painted brick-form poured concrete. House foundation walls built of parged block, or painted brick-form poured concrete that are within public view from a street, or within view of the golf clubhouse, may be exposed up to 2 feet above the ground.**

Comment: This condition has been generally met, in that the house foundations are indicated as either parged block or painted brick-form poured concrete. The location of the golf clubhouse is yet to be determined.

#### **Porches**

**Location: Porches may be located on the front, side and rear of units.**

**Scale and Style: Porches should be of a scale and style that is compatible with the house. All sitting porches shall be functional and be a minimum of six feet deep. The undercroft of porches shall be skirted with wood or vinyl lattice.**

**Material:** Porches shall be made of wood, concrete faced on three sides with stone or brick or be a combination of brick or stone piers and wood.

**Color:** Porches should utilize simple color schemes which are compatible with the colors of the house.

Comment: The staff recommends that the plans be revised prior to signature approval to indicate a minimum six-foot-deep porch, the undercroft of wood porches shall be skirted with wood lattice, and concrete porches shall be faced on three sides with brick or stone.

#### **Garages and Outbuildings**

**All single-family detached lots shall have garages. Garage doors shall not exceed 9 feet in width if accessed from a street or 18 feet if accessed from an alley. Garage openings onto an alley shall be provided with a light fixture and a photocell.**

Comment: No alleys are proposed on the site plan, therefore, all of the two-car garages have two single garage doors. Prior to signature approval, the plans should be revised to indicate the width of the garage door.

#### **Patios, Fences, Walls and Walks**

**Fences may be built of wood pickets, wood lattice, wood board, steel or wrought iron. The use of chain-link fencing on any lots other than those with community recreational facilities shall be prohibited. Fences shall be constructed so that the right side faces outward. All terminal posts in fences (corners, openings, ends, etc.) shall be more substantial in height and width than typical posts.**

**All fences shall be painted or stained when facing streets, the golf course, parks or other public open spaces. Fences built of steel or wrought iron shall be painted black. No board on board or stockade type fences, or unpainted fences built of pressure treated or other wood left to weather naturally shall be permitted.**

**Fences along streets on neighboring lots are encouraged to be of different designs.**

Comment: The staff recommends that the conditions above are best met through the enforcement of homeowners association (HOA) documents, since fences are often constructed at a later date, after the homeowner has purchased the residence and wants to enclose their property. The overall developer of the development, Greenvest, has agreed that all fences will be required to be stained or painted and design review shall be instituted by the developer and subsequently the HOA. The staff recommends that all privacy fencing on residential lots constructed of wood shall be stained or painted.

5. The architectural elevations included in the application, combined with the Specific Design Plans for the development of this property, constitute the entire Specific Design Plan for the property. This Specific Design Plan for Architectural Elevations allows the construction of the architecture on any lot within the overall development.

6. If the recommended conditions of approval are adopted, this Specific Design Plan for architecture and the companion Specific Design Plan for site improvements, including but not limited to SDP-9804/01, conforms to the approved Comprehensive Design Plan and the applicable standards of the *Landscape Manual*.
7. This Specific Design Plan for architecture and the companion Specific Design Plan for site improvements, including but not limited to SDP-9804/01, will be adequately served within a reasonable period of time with existing or programmed public facilities either shown in the appropriate Capital Improvement Program or provided as part of the private development.
8. This Specific Design Plan for architecture and the companion Specific Design Plan for site improvements, including but not limited to SDP-9804/01, has made adequate provision for draining surface water so that there are no adverse effects on either the subject property or adjacent properties.
9. This Specific Design Plan for architecture and the companion Specific Design Plan for site improvements, including but not limited to SDP-9804/01, is in conformance with an approved Tree Conservation Plan.

## RECOMMENDATION

The Urban Design Review staff recommends that the Planning Board adopt the findings of this report and APPROVE Specific Design Plan SDP-0202 for architectural elevations only, with the following conditions:

1. All structures facing a village green in any village shall have facades (all four sides of the building) constructed of wood, brick, stone or stucco, or Restoration Series vinyl siding or equal.
2. Prior to certification of the Specific Design Plan:
  - a. Each of the builders shall provide examples of the Restoration Series vinyl siding or equal to be used for this project for review and approval.
  - b. The appropriate builder(s) shall revise the architectural elevations in order to provide for wrap around porches, side porches or two-story side porches to be required on village green specialty lots.
  - c. Each of the builders shall revise the architectural elevations in order to indicate the same material for the front and side elevations when located on a highly visible specialty lot.
  - d. Each of the builders shall revise the architectural elevations to indicate that gables atop brick facades shall be brick, wood stucco or dryvit material.
  - e. Each of the builders shall indicate on the architectural elevations that the areas shown as brick on the front façade shall include all of the wall planes that intersect to create the front façade; where there is change in exterior sheathing materials, this change shall occur at locations on the building that appear to be structurally logical rather than as nonstructural decoration.
  - f. Each of the builders shall indicate on the architectural elevations a minimum roof pitch of 8:12 on the main gable and 12:12 pitch on the front reverse gables, and all rooflines shall

overhang the structure a minimum of eight inches.

- g. Each builder shall submit samples of the proposed roofing materials and colors for review and approval by the Urban Design Section.
  - h. Each builder shall remove from the plans any indication of chimney flues clad in vinyl siding. All chimney flues must be indicated as either brick or stone.
  - i. Each of the builders shall revise the architectural elevations in order to eliminate any bay windows shown on the second floor.
  - j. Each of the builders shall revise the architectural elevations in order to indicate that all porches are a minimum of six feet deep, the undercroft of wood porches shall be skirted with wood lattice, and concrete porches shall be faced on three sides with brick or stone.
  - k. Each of the builders shall revise the architectural elevations in order to indicate that all garage doors shall be no more than nine feet wide.
3. Prior to the issuance of the first building permit (except the model homes), the applicant shall submit evidence that the Homeowners Association documents include language that follows:
- a. All decks will be required to be stained or painted. Open decks shall only be allowed on the rear of units. Any deck visible from the street, golf course, or other public space shall be stained or painted to complement to the color of the house. Design details shall be consistent throughout the development and incorporate design features and details evocative of traditional town architecture.
  - b. All fences will be required to be stained or painted. Privacy fencing shall only be allowed on the rear of units. No stockade-type fences or chain-link fences shall be allowed. All terminal posts in fences (corners, openings, ends, etc.) shall be more substantial in height and width than typical posts. Design details shall be consistent throughout the development and incorporate design features and details evocative of traditional town architecture.
4. Prior to the issuance of a building permit for a highly visible specialty lot (as depicted on the coversheet and the Specific Design Plan), the front and sides facades (both side facades) shall be made of the same materials.
5. Prior to the issuance of a building permit for lots that are shown as village green specialty lots (as depicted on the cover sheet and the Specific Design Plan):
- a. The architectural elevations shall provide one of the following features on the side elevation adjacent to the street:
    - i. wraparound porch
    - ii. side porch
    - iii. two-story side porch

- b. The architectural elevations shall provide for garages accessed from the secondary street and not from the street fronting the village green.
- 6. No two units directly adjacent to or across the street may have identical elevations.