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DETAILED SITE PLAN

DSP-95085/03

Application	General Data
Project Name: Perrywood Manor, Lot 19 Location: East end of Manor House Drive, south of Oak Grove Road, and east of Enterprise Road Applicant/Address: J & A Builders, Inc Mr. Joseph C. Conte 130 Lubrano Drive #200 Annapolis, Md 21401	Date Accepted: 2/7/2005
	Planning Board Action Limit: 4/18/2005
	Plan Acreage: .2617
	Zone: R-R
	Dwelling Units: 1
	Square Footage: NA
	Planning Area: 79
	Tier: Developing
	Council District: 06
	Municipality: NA
	200-Scale Base Map: 202SE12

Purpose of Application	Notice Dates
Construction of a single-family house	Adjoining Property Owners Previous Parties of Record Registered Associations: 1/6/2005 (CB-12-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed: 2/17/04

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

March 10, 2005

MEMORANDUM

TO: Prince George's County Planning Board
VIA: Steve Adams, Urban Design Supervisor
FROM: Susan Lareuse, Urban Design Coordinator
SUBJECT: Detailed Site Plan, DSP-95085/03
Perrywood Manor Cluster

The Urban Design Section has reviewed the proposed Detailed Site Plan for one single-family detached dwelling to be built on Lot 19 of 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 Plan (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. Conformance to the previously approved Detailed Site Plans.

FINDINGS

1. **Request:** This Detailed Site Plan is for the purpose of reviewing one single-family detached unit of the total 32 lots within the cluster development. When this development was most recently reviewed under DSP-95085/02, four lots were excluded from the application, including 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, Lot 19, was held by the overall developer, W. F. Chesley. Detailed Site Plan approval is required because this lot is part of a Cluster Subdivision, as permitted in the R-R Zone. This Detailed Site Plan includes the site plan, the landscape plan and the proposed architectural elevations for Lot 19, only.

2. **Development Data Summary**

	EXISTING	PROPOSED
Zone(s)	R-R	R-R
Use(s)	Vacant	Single-family detached
Acreage	0.2617	0.2617
Lots	1	1
Parcels	0	0
Square Footage	none	2,165
Dwelling Units:		
Attached	0	0
Detached	0	1
Multifamily	0	0

3. **Location:** The subject property is located at 904 Manor House Drive, within the Perrywood Manor Subdivision.

4. **Surroundings and use:** Lot 19 backs up to the historic Perrywood Manor House. To the west is an existing structure, currently used as an accessory dwelling for the historic property, to the east is an existing pond and to the south, across Manor House Drive are existing dwellings.

5. **Previous Approvals:** The Preliminary Plan (4-93083) was approved by the Planning Board on March 17, 1994. On March 14, 1996, the Prince George’s County Planning Board approved a Detailed Site Plan for the subject property that 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 expired on March 14, 1999. On February 1, 2001 the Prince George’s County Planning Board approved a Detailed Site Plan with architecture for the subject property that included only 28 of the 32 lots.

6. **History:** Perrywood Manor surrounds the Perrywood Historic Site (79-58) located at 13401 Oak Grove Road, Upper Marlboro, and Lot 19, the subject of DSP-95085/03, abuts the historic site. 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 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.

7. The following Preliminary Plan conditions warrant discussion:

- **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.**

The previously approved 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 this Detailed Site Plan be approved with a condition restricting privacy fencing on Lot 19, mainly for purposes of notification of future homeowners of the restrictions on that lot.

- **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.**

Detailed Site Plan DSP-95085/02 included proposed architectural elevations for four models to be built by the applicant for that case, A.T. Masterpiece Homes, L.L.C. The subject application includes the Banecker model, which is one of the models previously approved by the Planning Board. Therefore, the staff recommends approval of the architectural elevations.

- **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, which comprehensively included the subject lot. The Planning Board reviewed the application and approved the application with conditions. Staff recommends that the subject Detailed Site Plan be revised prior to signature approval to reflect the previously approved landscaping as shown on DSP-09085.

- **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.**

Comment:The front yard setback is shown at 27 feet from the streetline due to steep slopes. The house cannot be placed any closer to the streetline than shown.

8. The Environmental Planning Section reviewed Detailed Site Plan DSP-95085/02 for conformance to the Woodland Conservation Ordinance and recommended approval of the plans. This revision to the DSP will not impact the original finding of conformance to the Woodland Conservation Ordinance. 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. 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/120/95 were approved with conditions as a 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 was also reviewed and approved. No environmental regulations have changed since the last review.
9. The following conditions were applied to the remaining development and are similar to conditions that apply to architecture in the Perrywood development. The following are recommended as conditions of approval for this application:
 - a. No two units located next to or across the street from each other may have identical front elevations.

Comment: This condition will carry over to this site plan.
 - b. A minimum of 50 percent of the units shall have a brick front facade.

Comment: The applicant has agreed to build Elevation #3 with a brick front.

- c. 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.

Comment: This condition has been fulfilled.

- d. At least two architectural features shall be provided as standard features on the end walls to create a balanced composition.

Comment: This condition has been fulfilled.

- e. The stoop returns on all front elevations with four steps or more will be brick.

Comment: This condition will carry over to this site plan.

- f. The roof pitches on all units shall be a minimum of 7:12 in pitch.

Comment: This condition has been fulfilled.

- g. As required by Section 27-285(b) of the Zoning Ordinance, 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 DSP-95085/03 and REAPPROVE AC-95105 , subject to the following conditions:

1. Privacy fencing shall be prohibited on Lot 19 as shown on the Detailed Site Plan.
2. No two units located next to or across the street from each other may have identical front elevations.
3. Lot 19 shall have a brick front facade.
4. The stoop return on the front elevation, if it has four steps or more, shall be brick.
5. The landscape plan shall be revised to include the landscaping as shown on AC-95105 for Lot 19.