

## Historic District Review Committee

Staff Report  
February 14, 2011

### Action Item

**CAAM 2011-0001, Carol and Brian Young: Amendment to Approved CAPP 2010-0018 for New Residential Construction in the Goose Creek Historic District: PIN 491-20-1601.**

### Background

The subject property is identified as 18671 Trinity Church Road (Figure 1). The vacant 3.32-acre lot is located on the west side of Trinity Church Road in the Goose Creek Historic District. Trinity Church Road is a narrow gravel dead end road running north/south and intersecting with the more highly traveled gravel Hughesville Road to the north. The lot is the second parcel to be developed in the subdivision of a late-19<sup>th</sup> century farmstead.

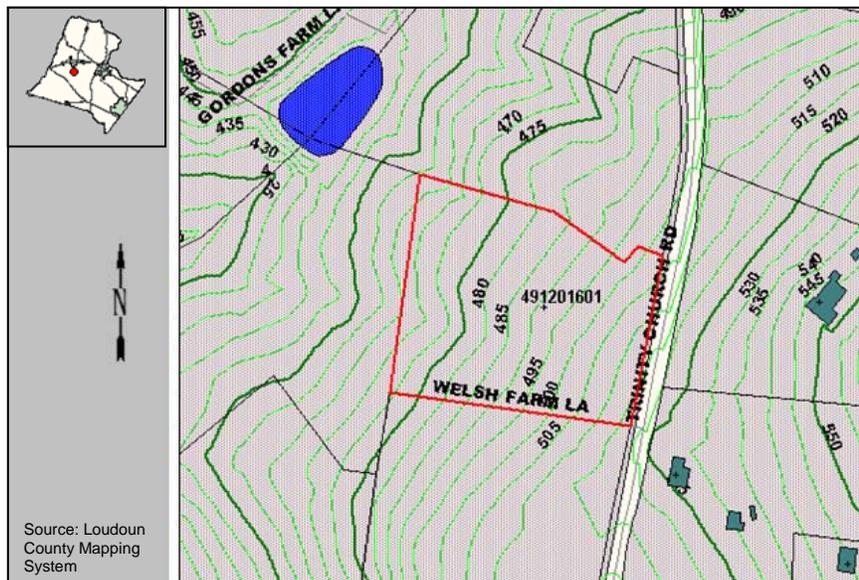


Figure 1: Subject property, 18671 Trinity Church Road, Goose Creek Historic District.

The subject property gently slopes away from Trinity Church Road with a consistent grade change of approximately 60 feet over approximately 430 feet. A small swale cuts northwest/southeast through the lot. The only trees on the lot and the neighboring subdivided lots are in a fencerow along the road.

On September 13, 2010, the HDRC approved CAPP 2010-0018 for the construction of a two-story residence on the lot. Taking inspiration from the Goose Creek Historic

District's rural history, the house design is based on historic stone bank barns of the area. The HDRC's approval contained the following conditions:

1. The window sills in the stone elevations must be constructed of wood or long, horizontal rectangular stone sills.
2. The north timber porch column must be constructed on a stone pier the height of the foundation.
3. The rear fixed pane windows must be 6'x6', not 5'x6' as depicted on the elevations.
4. The stair railing on the north elevation must be on both sides of the stairs.
5. The first floor fireplace vent will be placed on the south elevation.

The applicant proposes several amendments to the approved CAPP which would alter or remove the conditions of approval. The proposed changes are reflected in the new plans submitted with the application. Further, with the proposed amendment, the applicant seeks approval for the construction of a garage which is discussed in a separate section below.

According to the Zoning Administration Referral letter dated February 4, 2011, there are no zoning issues associated with this application.

### **Analysis**

As delineated in the applicant's Statement of Justification (SOJ), the applicants propose the following changes to CAPP 2010-0018 in relation to the approved residence:

### **Siting**

The applicant's have acquired approval from the Health Department to re-locate the drainfield to the north west of the parcel. The previous location, at the south east corner, necessitated siting the new house closer to the neighboring parcel to the north and farther from Trinity Church Road. With the new drainfield location, the applicants propose to move the house site approximately 110 feet from Trinity Church Road (rather than 175 feet as approved) and 152 feet from the neighboring property to the north (rather than the 109 feet as approved). Relocation of the house site will require less alteration to the natural topography of the parcel to create the "banked" effect necessary for the house design to relate to the agricultural history of the District.

The Guidelines support minimizing alteration to the natural landform when placing a new building on a property in the Goose Creek Historic District. (*Goose Creek Guidelines, Guidelines for Site Elements: Landforms and Features, Inappropriate Treatment 1; Guidelines 1 and 2, p. 38; Siting, Inappropriate Treatment 1, Guidelines 1 and 2, p. 39*). While contouring the landform to some extent will be required to for the construction of the house, the new house location will lessen the movement of earth which is consistent with the Guidelines.

### ***Dimensions***

The applicants propose to reduce the width of the house from 61.2 feet to approximately 55 feet and to reduce the depth of the main block of the house from 37.2 feet to approximately 35 feet. This reduction in mass and scale would also alter the fenestration of all elevations.

### **Front Elevation**

The width of the front entrance feature, including the sliding barn doors, are reduced approximately 6 feet. The stone veneer above the entrance would be interrupted by 10 feet of board and batten. The use of board and batten is consistent with historic barns and this detail serves to reduce the perceived mass of the stone building ( photo ).



### **Side Elevations**

The applicant proposes to remove 3 windows and the basement door from the right elevation. The basement door will be relocated to the left side elevation (south), away from the public view from Hughesville Road. The 6 windows on the left elevation have been slightly relocated to accommodate the doors. The gable vents on both gable ends are rectangular rather than square.

### **Rear Elevation**

The window dimensions on the rear elevation have been reduced from 6' x 6' to 5' x 6' to accommodate the reduction in width of the house.

### ***Rear Porch***

The gable ends of the rear, double hung porch are enclosed with board and batten. The porch will have a traditional wainscot ceiling and tongue and groove floor. The flooring material will be Azek rather than the pine decking as approved. Further, the base of all porch columns will be wrapped in stone veneer. These changes will give the porch a more traditional, finished appearance.

### ***Materials***

The amendment specifies that the stone used for the siding of the house will be local fieldstone with an 8 inch veneer. All board and batten elements will be cedar rather than the "envirosafe pine" previously approved.

### ***Windows***

As proposed, the front and side elevation windows will be nearly flush with the exterior wall with 5/4 inch wood casings. The windows will have 6 x 6 inch wood lintels. The applicant's SOJ suggests that the revised window treatment will negate the use of sills;

however, narrow stone or wood sills are depicted on the plans (see window detail on sheet 9 of submitted plans). Clarification of this issue is needed from the applicant.

Following historic precedent, wood is the preferred material for elements such as trim, porch elements and other decorative features. However, substitute materials may also be used as long as it can be worked and shaped in a traditional manner to replicate the appearance of wood. (*Goose Creek Guidelines Chapter 4, Guidelines for New Construction, Materials and Textures, Guideline 6, p. 80*). The applicant's proposed amendment regarding the board and batten elements on the house, and the porch and window details meet this Guideline.

The proposed amendments to CAPP 2010-0018 regarding the main dwelling are appropriate and consistent with the Guidelines. The new house site will reduce the amount of alteration to the landform required to bank the house into the slope. Further, the specified exterior materials are consistent with the Guidelines, specifically the cedar boards and battens on the main block and gable ends of the rear porch and the porch details. Relocation of the walk-out basement door to the left elevation shifts the most dramatic grade change to the south and away from the view from Hughesville Road. Lastly, the reduction in the overall scale and mass of the house results in structural dimensions that are in keeping with historic stone bank barns found in the District.

### **Detached Garage**

The application to amend CAPP 2010-0018 includes the proposed construction of a detached garage. Chapter 3, Guidelines for Site Elements, specifically deals with accessory structures such as garages, in the Goose Creek District. The Guidelines state that detached garages are preferred over attached garages. The Guidelines further state that new accessory structures should be compatible with the style and character of the primary building on the site, in this case the new stone residence, and that historic precedent should be considered in the design. The Guidelines specifically state that frame outbuildings are appropriate for masonry primary buildings (*Goose Creek Guidelines, Guidelines for Site Elements: Accessory Structures, Guidelines 2, 3 and 5, p. 46*).

The applicant proposes the construction of a 36.6' x 21' cedar board and batten garage with a central open bay and a 9 in 12 standing seam metal roof. The two garage doors are cedar plank set on tracks to simulate barn doors. This feature replicates the track barn doors featured on the front elevation of the house. The garage is accessed on both gable ends by a cedar plank "man door." No windows are proposed. The design is that of a frame barn rather than a suburban style garage which reinforces the agricultural character of the property defined by the house design and relates to the rural landscape of the District.

The garage is sited to the north of the residence and is oriented so that the gable end of the garage faces Trinity Church Road. The garage doors face south and away from both Trinity Church Road and Hughesville Road to the north. Garages and other

accessory structures are traditionally sited in a subordinate location, typically behind the primary structure on a property. While the proposed garage is sited in the foreground, the building's orientation, size and materials establish that the garage is a "dependency" to the stone residence.

The proposed materials, cedar board and batten siding and standing seam metal roof meet the Goose Creek Guidelines for New Construction which state that stone, brick, stucco and wood siding are traditional and appropriate cladding materials in the District (*Materials and Textures, Guideline 2, p. 80*) and promote standing seam metal for new roofs in the District (*Roof Form and Materials, Guideline 3.a., p. 66*).

### Findings

The proposed reduction in the width and depth of the house results in a building with an overall mass and scale that is consistent with both historic residences and bank barns in the District.

The re-location of the house will reduce the amount of grading that will be necessary to bank the house into the slope of the landform.

The proposed changes in fenestration on all elevations, particularly the placement, design and dimensions of windows, are consistent with the Guidelines.

The proposed changes in materials, specifically the use of cedar for the board and batten siding and the window casings and lintels, and local fieldstone for the veneer of the main block is consistent with the Guidelines.

The proposed detached garage meets the Guidelines for Accessory Structures and reinforces the rural, agricultural character of the property established by the "bank barn" design of the stone residence.

### Recommendation

Staff recommends approval of the proposed amendments to CAPP 2010-0018 as submitted with clarification on the use of window sills. Staff notes that, if approved, the new drawings submitted for CAAM 2011-0001 would address all of the Conditions of Approval included in the approval of CAPP 2010-0018 as shown below and would represent the final approved plans.

1. The window sills in the stone elevations must be constructed of wood or long, horizontal rectangular stone sills. ***Amended plans depict revised window treatment.***
2. The north timber porch column must be constructed on a stone pier the height of the foundation. ***Amended plans depict treatment of south porch column***

3. The rear fixed pane windows must be 6'x6', not 5'x6' as depicted on the elevations. **Amended plans depict 5'x6' windows scaled to the reduced mass of main block.**
4. The stair railing on the north elevation must be on both sides of the stairs. **Amended plans depict the stair railing detail on north elevation.**
5. The first floor fireplace vent will be placed on the south elevation. **Amended plans show fireplace vent on south elevation.**

Staff further recommends approval of the proposed detached garage as part of the application.

### Suggested Motions

1. *I move that the Historic District Review Committee approve CAAM 2011-0001, and amend approved Certificate of Appropriateness 2010-0018 for new residential construction at 18671 Trinity Church Road, including the construction of a detached garage, in accordance with the Loudoun County Historic District Guidelines for the Goose Creek Historic and Cultural Conservation District based on the findings included on page 5 of the February 14, 2011 staff report.*
2. *I move that the Historic District Review Committee approve CAAM 2011-0001, and amend approved Certificate of Appropriateness 2010-0018 for new residential construction at 18671 Trinity Church Road, including the construction of a detached garage, in accordance with the Loudoun County Historic District Guidelines for the Goose Creek Historic and Cultural Conservation District based on the findings included on page 5 of the February 14, 2011 staff report with the following conditions...*
3. *I move alternate motion...*