Certificate of Appropriateness

The Loudoun County Historic District Review Committee hereby approves this Certificate of Appropriateness (2010-0002), issued to Mrs. Milari Madison for the property identified by Loudoun County as MCPI# 304-46-4671 and located within the Waterford Historic and Cultural Conservation District for the construction of a new residence. The approved application consists of revised elevations, detailed architectural feature drawings, and additional materials list dated and submitted May 17, 2010; materials list dated and submitted April 23, 2010; and plat dated and submitted March 19, 2010.

1.) The exposed foundation heights match those depicted on the plans dated May 17, 2010. The foundation will be constructed without a water table.

2.) The main block on all sides is constructed of brick in either Flemish or common (American) bond, not running bond as depicted in the elevations. To meet the Guidelines the brick must be roughly 7 ½ inches by 3 ½ inches by 2 inches, the bricks should replicate the size, texture, and color of locally fired bricks used in the construction of historic buildings in the Waterford Historic District. Wire cut brick and artificially or chemically treated brick will not be used. The mortar should match the texture and color of historic mortar used in Waterford. The joint size and tooling should have a narrow concave joint as depicted on page 122 of the Waterford Guidelines.

3.) The brick chimney must be constructed in running bond with a simple corbelled top to meet the Guidelines similar to Photo 3 on page 2 in the Staff Report Addendum dated May 17, 2010. The drawings do not currently reflect the described corbelling. The chimney brick and mortar should match the main block.

4.) The roof will be standing seam metal made from a 17 inch pan with 1 ½ inches high sides or prefabricated to match this description with sides ranging in height from 1 ¼ inches to 1 ½ inches to meet the Guidelines.

5.) The windows in the front and side elevations of the main block will have louvered shutters. The shutters must be made of painted wood, mounted on hinges, and be sized to the related window openings to meet the Guidelines.

6.) The height of the main block above the foundation will be 31 feet 7 inches from the top of the foundation and 32 feet 3 inches when including the proposed 6 inches of exposed foundation at the northeast corner.

7.) The dormers will be 7 feet in height, sheathed with a standing seam metal roof, and sided with horizontal cementitious siding matching the ell and bump out. The dormer siding currently depicts diagonal siding, which does not meet the Guidelines.

8.) The cornice on the brick main block replicates the dimensions and materials in Photo 6 on page 4 in the Staff Report Addendum dated May 17, 2010.

9.) The junction of the brick main block with the cementitious siding clad masses should be finished with a narrow trim board at the edge of the cementitious siding. This is currently not reflected in the drawings.

10.) All windows in the main block first story should be the same size, dimension, and style as depicted, approximately 3 feet by 5 feet 5 inches. All windows in the second story of the main block, the west wing, the rear bump out, and the dormers will be the same size, dimensions, and style as depicted in the proposed elevations.

11.) All windows and doors will be painted wood, fiberglass, or wood composite that replicate the visual appearance of wood (not vinyl clad) and the grill (muntin) widths will be ¾ inches.

12.) All windows and the front door of the main brick block will have flat trapezoidal jack arches across the top constructed following traditional building techniques similar to photos 1 and 2 on page 2 in the Staff Report Addendum dated May 17, 2010. Attic windows in the brick main block will have a flat arch constructed of vertical header bricks. Jack arches as depicted in the elevations do not meet the Guidelines.

13.) The front door surround will be constructed in accordance with front elevation drawing with a full pediment and all depicted details as submitted May 17, 2010, not a broken pediment as depicted on the detail of the surround submitted the same day.

14.) The front door is solid painted wood and has six raised panels with dimensions ranging from 3 feet by 6 feet 6 inches to 3.5 feet by 7 feet.

15.) All rear French doors will be the same size as depicted in the proposed elevations, approximately 3 feet by 6 feet 8 inches, with 15 lights and painted wood.

16.) Window and door frames for the brick main block will follow installation instructions for brick veneer buildings on page 2-14 of the Andersen 400 Series Architectural Detail File.

17.) The window sills in the brick main block will be painted wood or a synthetic material that has the appearance of wood and be 1 ½ to 2 inches thick. The thresholds will be painted wood or a synthetic material that has the appearance of wood and 2 to 3 inches thick.

18.) All window and door trim and corner boards for the cementitious siding clad blocks (west wing, rear ell, rear bump out) will have the nominal dimensions of 4 inches by 1 inch. All sills will be painted wood or a synthetic material that has the appearance of wood and 1 ½ to 2 inches thick. Window frames could have an interior bead matching clapboard-clad house window details in the Waterford Historic District.

19.) The foundation will be stone veneer over concrete for all elevations using stones from the existing foundation. If the applicant does not have enough stone from the existing foundation to complete the stone veneer, then the additional veneer will match the color, shape, and texture of the stone veneer created from the existing foundation. The mortar and mortar joint will match those found on the Pink House stone addition at 40174 Main Street to meet the Guidelines.

20.) All trim, windows, doors, siding, and wood or simulated wood elements will be painted.

21.) The west wing, rear ell, rear bump out, and dormers will be clad with wood clapboard or cementitious siding with a smooth finish and a 6-inch reveal.

22.) The porches will have chamfered posts and tongue and groove flooring. The rear one-story porch will have a 1" by 6" VERSATEX board cornice, matching the cornice depicted on the second story porch. The rear one-story porch will be

The porches will have chamfered posts and tongue and groove flooring. The rear one-story porch will have a 1" by 6" VERSATEX board cornice, matching the cornice depicted on the second story porch. The rear one-story porch will be recessed 1 foot from the west elevation of the west wing. Instead of a full foundation, it will be supported with piers, the southwest corner being a 12" x12" stone pier, and finished with a 1" by 6" fascia board on the west side. It will have a full wood step across the rear.

23.) The screening for the compressors will be constructed of square lattice, not diagonal as proposed, and similar to the mechanical screening on the Thompson house on Second Street.

24.) No rake board will be constructed on the side elevations of the brick main block.

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Chairman, Historic District Review Committee *Date*

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Zoning Administrator *Date*

I understand that, to avoid a possible violation of the Zoning Ordinance, I must return to the Historic District Review Committee if any changes are made to the approved plans.

Melanie Maheras 5-20-10

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Applicant *Date*