

HISTORIC DISTRICT REVIEW COMMITTEE

ACTION SUMMARY April 12, 2010

The Historic District Review Committee held its regular meeting on Monday, April 12, 2010. Committee members present were Chairman Leah Ferguson, Vice-Chairman Matt Custer, Mary Dudley, Matt Tolley, Jean Brown, Rebecca McDermott, and Karl Riedel. No one was absent. Kate McConnell and Heidi Siebentritt from the Department of Planning staffed the meeting. Ms. Ferguson called the meeting to order at 5:10 p.m.

At 5:11 p.m., Ms. Ferguson moved to convene a closed session with the following motion:

Pursuant to Section 2.2-3711 of the Code of Virginia, I move that the Loudoun County Historic District Review Committee recess this public meeting and enter into closed session. The authority for this closed session is Section 2.2-3711(A), Subsection (7), and the purpose of the closed session is consultation with legal counsel and briefings regarding specific legal matters requiring the provision of legal advice by such counsel.

The subjects of the closed session are as follows:

- (1) Considerations and standards regarding the granting and denying of Certificates of Appropriateness (including for razing or demolition);
- (2) Pending Litigation: Civil Case No. 46181 Milari Madison versus Parties Unknown, County of Loudoun, Shaw, et al.;
- (3) Probable Litigation: Chancery No. 23532 Madison versus Board of Zoning Appeals
- (4) Probable Litigation: Chancery No. 24238 Artman versus Madison
- (5) Probable Litigation: Law No. 32817 Madison versus Board of Supervisors
- (6) Probable Litigation: Law No. 40105 Madison versus Board of Zoning Appeals
- (7) Probable Litigation: Law No. 40025 Madison versus Board of Supervisors
- (8) Virginia Freedom of Information Act

Mr. Custer seconded the motion. The motion carried 7-0.

At 6:09 p.m., Ms. Ferguson moved to adjourn the closed session. Ms. McDermott seconded the motion. The motion carried 7-0.

At 6:10 p.m., Ms. Ferguson moved to adopt the Resolution Certifying the Closed Session and reflect in the minutes of the public meeting. Mr. Custer seconded the motion. The motion carried 7-0.

Resolution Certifying Closed Session

Whereas, the Historic District Review Committee this 12th day of April, 2010, convened in closed session by an affirmative recorded vote and in accordance with the provisions of the Virginia Freedom of Information Act:

Now, therefore, be it resolved that the Historic District Review Committee does hereby certify that to the best of each member's knowledge, (1) only public business matters lawfully exempted from open meeting requirements under the Freedom of Information Act were discussed in the closed session to which this certification applies; and (2) only such public business matters as were identified in the motion by which the said closed session was convened were heard, discussed or considered by the Historic District Review Committee.

At 6:11 p.m., Ms. Ferguson reconvened the regular meeting and the following applications were considered:

Action Items

CAPP 2010-0005 Rogers: Retroactive Approval Fence Repair and Relocation in the Waterford Historic District: MCPI 303-16-3845.

Public Comment – 2 members of the public spoke in support of the application. One member of the public noted potential VDOT and zoning permit issues with the application.

Mrs. Brown moved that the HDRC retroactively approve Certificate of Appropriateness 2010-0005 for the repair and relocation of a fence at 15555 Second Street in accordance with the Loudoun County Historic District Guidelines for the Waterford Historic and Cultural Conservation District based on the findings included on page 3 of the staff report dated April 12, 2010.

- 1.) The fence posts along Second Street should be finished in a manner that diminishes their exposure along the public way using between 4" by 4" and 6" by 6" wood posts with a simple cap similar to the fence at the Richardson-Edmunds house.

Ms. McDermott made a second to the motion. The motion carried 7-0.

CAPP 2010-0007 Gleason: New Barn Construction in the Goose Creek Historic District: MCPI 386-48-8930.

Public Comment - 0

Mr. Riedel moved that the HDRC approve Certificate of Appropriateness 2010-0007 for the construction of a small barn [equipment shed] at 39161 Logan's Creek Lane in

accordance with the Loudoun County Historic District Guidelines for the Goose Creek Historic and Cultural Conservation District based on the findings included on pages 5 and 6 of the staff report dated April 12, 2010, with the following condition:

- 1.) The small barn be rotated to align with the primary residence and proposed outbuildings with the gable end fronting Logan's Creek Lane.

Ms. Ferguson made a friendly amendment to the conditions that the cupola be sided with pine. Mr. Riedel accepted the amendment. The amendment failed.

Mr. Custer made a second to the original motion. The motion carried 6-1 with Ms. Ferguson opposed.

CAPP 2010-0006 Pearce: Existing Shed Demolition, New Shed Construction, and Fence Removal in the Taylorstown Historic District: MCPI 258-20-7920.

Public Comment - 0

Mr. Tolley moved that the HDRC approve Certificate of Appropriateness 2010-0006 for the demolition of an existing shed, construction of a new shed, and removal of a fence. at 13093 Loyalty Road in accordance with the Loudoun County Historic District Guidelines for the Taylorstown Historic and Cultural Conservation District based on the findings included on page 8 of the staff report dated April 12, 2010, with the following conditions:

- 1.) The shed must be placed within the recommended building envelope in the southwest corner of the property while meeting the zoning setback requirements.
- 2.) The prefabricated shed must have a gable roof.
- 3.) The mass and scale of the shed must be decreased by decreasing the dimensions to 10' by 16'.

Mr. Riedel made a second to the motion. The motion carried 7-0.

CAPP 2010-0002 Madison: New Residential Construction in the Waterford Historic District: MCPI 304-46-4671 (deferred from February 16, 2010 and March 8, 2010 meetings).

Public Comment – 1 member of the public spoke in opposition to the application.

Mr. Custer moved that the HDRC defer Certificate of Appropriateness 2010-0002 for construction of a new residence at 40153 Janney Street in accordance with the Loudoun County Historic District Guidelines for the Waterford Historic and Cultural Conservation District based on the findings included on pages 13-14 of the staff report dated April 12, 2010. Mr. Custer included the following statement in his motion specific to the requirements for a revised submission:

“In order to meet the Zoning Ordinance and the Waterford Historic District Guidelines, the revised plans must continue to include:

- 1.) A signed and sealed survey plat with the revised proposed location based on VCOD and CR-2 setbacks and dimensions that meet the Zoning Ordinance lot coverage requirements,

And must include revised elevations showing:

- 2.) The correct change in grade and exposed foundation heights on all elevations, with a clear depiction (illustration or written) of how the applicant proposes to address this change, including any necessary retaining walls,
- 3.) A main block that is similar in massing, width, and scale to historic residences in the district of the same style and design (symmetrical, 5-bay, main block with a central entrance) and directional expression and on a similar lot size with similar setbacks,
- 4.) Redesigned fenestration with a compatible rhythm of openings in the front (north) and side (west) elevations of the west wing, attic windows in the gable peaks of the east elevation of the main block and the west elevation of the west wing, a door providing access to the rear two-story porch, and a compatible window type in the first story of the rear (south) elevation,
- 5.) Complete detailed drawings for the proposed rear one-story and two-story porch details, dormers, front door surround, stone front entry feature, rear entry steps (if necessary), roof-wall junction (cornice and rake), and any additional architectural features taking into account all recommendations made in the Staff Report. All details should relate to the formal, yet simple, design of the proposed house and follow traditional and historic precedents found in the Waterford Historic District,
- 6.) A complete materials list providing the dimensions, materials, type (relating to windows and doors), and treatment (e.g. painted) for all materials and details proposed for the residence, including but not limited to siding, roof, dormers, chimney, cornice, frieze, fascia, rake, doors, windows, porch elements, foundation, trim, corner boards, entry steps/stoops, and any additional architectural features or details.

Mr. Tolley made a friendly amendment to the conditions that the application be denied if it is not complete upon resubmission. Mr. Custer rejected the amendment.

Ms. Brown made a second to the motion. The motion carried 7-0.

New Business

Discussion with the Loudoun County Preservation and Conservation Coalition on the potential Heritage Commission

To seek input from the HDRC on the potential structure and role of a County Heritage Commission and how such a Commission may interface with the HDRC, Mr. Robert

Shuey and Ms. Karen Quanbeck, members of the Loudoun County Environmental and Historic Resources Coalition, presented preliminary information the proposed Commission. A dialogue with the HDRC about the proposal ensued. Members of the coalition will return to the HDRC seeking support for a proposal for County Heritage Commission establishment and structure.

Bluemont Community Center – Potential Wall Demolition

Loudoun County is applying for two Special Exceptions for the Bluemont Community Center (SPEX 2009-0023: Bluemont Community Center and SPEX 2009-0025: Bluemont Community Center Child Care). Staff presented a recommendation made by the Loudoun County Office of Transportation Services (OTS) to the applicant to create a second driveway entrance in the stone wall in front of the Bluemont Community Center to facilitate ingress/egress. This second entrance is not required by VDOT. The applicant stated that no transportation or access issues occur at the existing entrance. The number of facility users will not increase because of the SPEX.

Ms. Brown made a motion in support of maintaining the entry and stone wall as it exists. Ms. Dudley seconded the motion. The motion carried 7-0.

Approval of the March 8, 2010 Action Summary

Mr. Tolley made a motion to approve the March 8, 2010 Action Summary. Ms. Dudley seconded the motion. The Committee approved the Action Summary 7-0.

Old Business

JARB Awards – Update

The Joint Architectural Review Board (JARB) will consider award recipients at the next meeting on Thursday, April 15, 2010. The HDRC added a project completed on the Thompson House on Second Street in the Waterford Historic District to their list of nominees.

The Loudoun Preservation Society will hold the joint awards event on Thursday, May 20, 2010 at the Thomas Birkby House. Invitations will be given to the HDRC at the May meeting.

Broad Run Toll House and Bridge Historic Site District Update

The applicant has removed the alignment for Pacific Boulevard that would adversely affect the Broad Run Toll House from the rezoning application. The remaining alignments may still require a portion of the Toll House property for right-of-way. The applicant currently does not own the property. Staff has recommended as part of the proffer agreement that the applicant purchase the property and donate it to the County.

Mr. Custer made a motion to adjourn the meeting. Ms. Brown seconded the motion. With all in favor, the meeting adjourned at 9:08 p.m.