

HISTORIC DISTRICT REVIEW COMMITTEE

ACTION SUMMARY May 10, 2010

The Historic District Review Committee held its regular meeting on Monday, May 10, 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 6:00 p.m.

Action Items

CAPP 2010-0002 Madison: New Residential Construction in the Waterford Historic District: MCPI 304-46-4671 (*Deferred from February 16, 2010, March 8, 2010, and April 12, 2010*).

Public Comment – 7 members of the public spoke against the application

Mr. Tolley moved to 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 32-34 of staff report dated May 10, 2010 and including a finding that the application is approvable with conditions revised during the meeting and that the purpose of the deferral is to allow the applicant to revise the application to reflect the revised conditions. The conditions of approval are as follows:

1. The exposed foundation heights match those depicted on the plans dated April 23, 2010.
2. The main block on all sides is constructed of brick in either Flemish or common (American) bond. 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 should not be used. The mortar should match the texture and color of the proposed mortar. 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. The chimney brick and mortar should match the main block.
4. The roof is standing seam metal roof 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 have louvered shutters. The shutters must be made of wood or wood composite that has the appearance of wood, mounted on hinges, and be sized to the related window openings to meet the Guidelines.
6. The height of the main block at the northeast corner is 31 feet 7 inches from the top of the foundation and 32 feet 3 inches when including the proposed 6 inches of exposed foundation.
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.
8. The cornice on the brick main block replicates the dimensions and materials of one of the options provided in the Staff Report on page 20.
9. There will be no louvered vents in the gable peaks.
10. 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.
11. All windows in the main block first story should be the same size as Andersen 400 Series window unit number WDH21052. 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 proposed in the elevations.
12. An attic window that matches and is the same size of the proposed attic windows will be added to the gable peak of the west wing.
13. 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 $\frac{3}{4}$ inches.
14. All windows and the front door of the main brick block will have flat jack arches across the top. The front door surround will be constructed in accordance with drawings submitted by the applicant dated March 19, 2010.
15. 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.
16. All rear doors be the same size and with the same number of lights as Anderson 400 Series French Door unit number FWO3168, but will be painted wood.
17. Window and door frames for the brick main block follow installation instructions for brick veneer buildings on page 2-14 of the Andersen 400 Series Architectural Detail File. The sills should be wood and 1 $\frac{1}{2}$ to 2 inches thick. The thresholds should be 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) have the nominal dimensions of 4 inches by 1 inch. All sills be 1 $\frac{1}{2}$ to 2 inches thick.
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 a 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. Approval of the application does not include approval of the rear and side porches, front door surround and front entry steps. A separate application containing detailed, measured drawings of these elements will be required for approval.
22. The west wing, rear ell, rear bump, and dormers be clad with wood clapboard or cementitious siding with a smooth finish and a six inch reveal.
23. That the 15' 9" west wing be deleted and that the west elevation of the main block match the east elevation.

Mr. Riedel made a second to the motion. The motion carried 5-2 with Ms. Ferguson and Ms. McDermott opposing.

CAPP 2010-0008 Riedel: Projecting Sign in the Waterford Historic District: MCPI 303-26-4578.

Public Comment – 1 member of the public spoke about the number of CAPP applications made in 2010.

Ms. McDermott moved that the HDRC approve Certificate of Appropriateness 2010-0008 for the installation of a projecting sign at 40142 Main 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 May 10, 2010.

Mr. Custer made a second to the original motion. The motion carried 6-0-1 with Mr. Riedel recusing himself.

Information Item

Robert Gordon/Blue Ridge Remodeling representing Judith Swezey, MCPI 388-35-3823: Remove existing modern sunroom and replace with frame sunroom in the Goose Creek Historic District

Mr. Gordon left the meeting early; therefore, this information item was not discussed by the HDRC.

Louise R. Lynn: Installation of solar panels on the rear roof in the Goose Creek Historic District

The HDRC agreed to discuss the proposed installation of solar panels with Ms. Lynn, who was not on the agenda. Since Mrs. Lynn is attempting to meet a May 23, 2010

deadline for tax credits related to the installation of solar panels, Chairman Ferguson moved to hold a special meeting on May 17, 2010 at 5 p.m. to review Mrs. Lynn's CAPP application in order to allow solar panel installation to move forward if the CAPP is approved. Mr. Tolley made a second to the motion. The motion carried 7-0.

Staff noted that no formal staff report or analysis would accompany the Lynn application to be heard on May 17 due to time constraints.

New Business

National Register of Historic Places Nomination – Hibbs Bridge

The HDRC voted unanimously in favor of supporting listing Hibbs Bridge on the National Register of Historic Places. Staff will forward a letter to the Virginia Department of Historic Resources stating this support.

Approval of April 12, 2010 Action Summary

Mr. Tolley made a motion to approve the April 12, 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) awards will be presented at the Loudoun Preservation Society membership and awards event on Thursday, May 20, 2010 at the Thomas Birkby House. Staff distributed invitations to HDRC members.

Mr. Custer made a motion to adjourn the meeting. Mr. Tolley seconded the motion. With all in favor, the meeting adjourned at 9:43 p.m.