

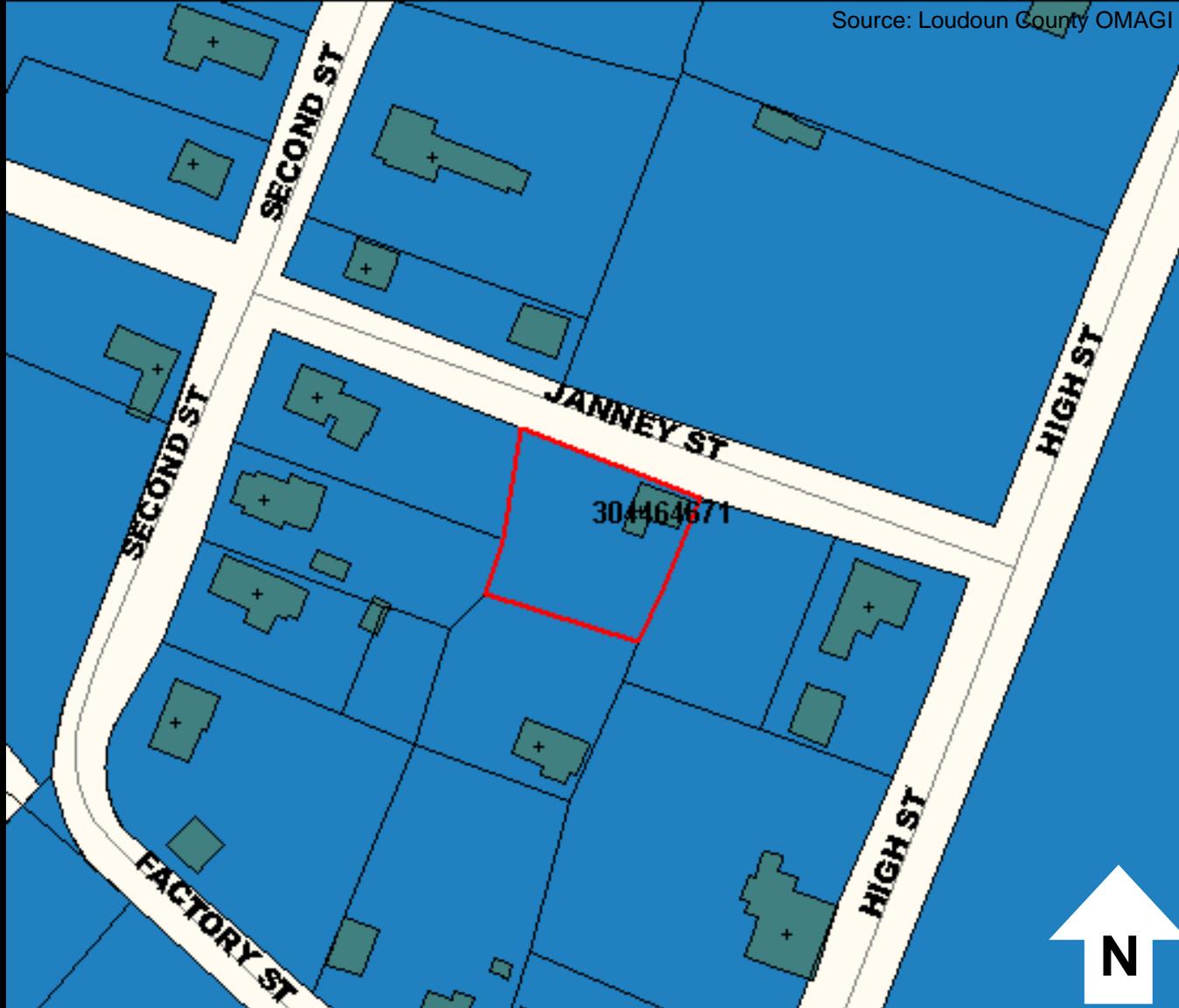
CAPP 2010-0002

Madison

New Residential Construction  
(deferred from February 16, 2010)

*Waterford Historic District*

# CAPP 2010-0002 | Madison Residence





# CAPP 2010-0002 | Madison Residence

## Timeline

- 2/16/10 – HDRC deferred application
  - Directed applicant to submit revised plans with specific changes
- 2/17/10 – Deferral letter to applicant with directed changes and 2/24/10 deadline
- 2/18/10 – Staff met with applicant to discuss directed changes
- 2/25/10 – Staff received revised plans

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## Directed Changes

1.) Submit a survey plat with proposed location based on VCOD and CR-2 setbacks, consistent footprint dimensions, and footprint meeting lot coverage requirements,

And revised elevations showing:

2.) Correct change in grade on all elevations,

3.) A main block that is similar in massing, width, and scale to historic residences in the district of the same style and design, such that the new building should be a “background” design, that is, one that does not draw attention to itself at the expense of its historic neighbors per the Guidelines,

4.) Redesigned fenestration with compatible rhythm of openings, including dormers,

5.) All window and door trim with correct dimensions and details, and notation that all windows, doors, and trim will be painted,

6.) A porch floor and supports and steps and balustrade (if necessary) that reflect the design, materials, and proportions of historic porches in Waterford, and

7.) An entry feature that relates to the formal design of the house.

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## Lot Coverage Requirements

- Zoned Countryside Residential-2 (CR-2)
- Served by onsite well and public sewer
- 25% maximum lot coverage allowed

Section 2-609 (A) of the Revised 1993 Loudoun County Zoning Ordinance

## Proposed

- Floor Plan (feet and inches): 2671.99 sq. ft.
- Proposed structure exceeds lot coverage requirement by 66.99 sq. ft.

OR

- Survey Plat Footprint (tenths of feet): 2686.7 sq. ft.
- Proposed structure exceeds lot coverage requirement by 81.7 sq. ft.

## Maximum Lot Coverage

- Property Square Footage: 10,422 sq. ft.
- Permitted Lot Coverage: 2,605 sq. ft.

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## Proposal Improvements

- Decreased the width and height of the main block,
- Broke up main block with rear bump out,
- Broke up perceived mass of rear roof slope by differentiating wing from main block,
- Relocated dormers,
- Revised fenestration, and
- Added front porch floor and details.

However, there are **outstanding issues** with most proposed changes.

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## Correct change in grade on all elevations

*The Waterford Guidelines for New Construction recommend:*

- *Minimizing grade changes and preserving existing landforms and features in their natural state , and*
- *Artificially contouring the landscape should be avoided.*

*(Waterford Guidelines, Guidelines for Site Elements: Landforms and Features, Inappropriate Treatment 1, Guidelines 1 and 2, p. 38.)*

## General Issues

- Revised plans **do not show the correct change in grade** on all elevations
  - Notes on elevations seem to indicate grade to remain as close to existing as possible
- **Unclear** design and grade change **proposals**

**Approx.  
63'**

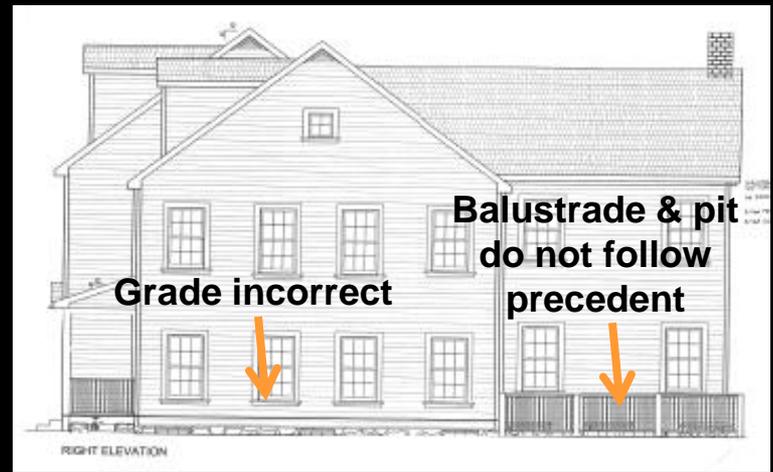
**Approx.  
5'**

**Photo rotated to show correct vertical alignment.**

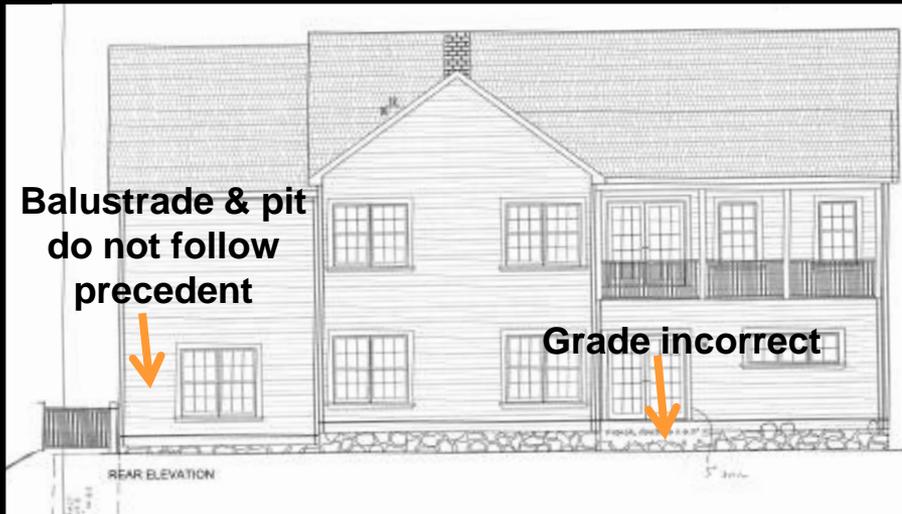
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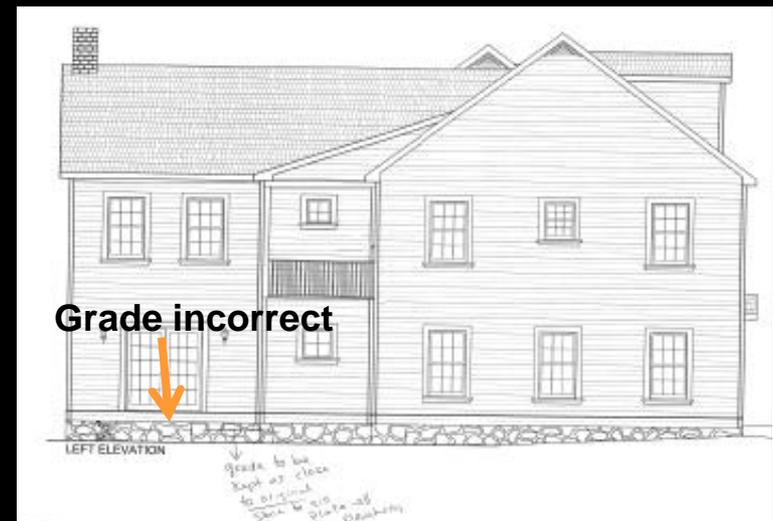
Front Elevation



West Elevation



Rear Elevation



East Elevation

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## Front Yard Setbacks

*The Waterford Guidelines for New Construction recommend:*

- *The (front yard) setback of any new construction should be related to the character of adjacent existing historic buildings, and*
- *The siting should reinforce the character of adjacent dwellings and should follow historic placement precedents of similar building types*

*(Waterford Guidelines, Guidelines for New Construction: Setback, Siting, and Topography, Text, p. 55, Guidelines 1 and 2, p. 55).*

## Proposed

- 5.4 feet NW corner to 5.7 feet NE corner
- The same front yard setback as the house that formerly stood on the lot.

## VCOD Requirements

- The average setback of all primary buildings within 150 feet of the subject property on the same side of the street (8 feet )



Looking west on Janney Street from subject property.



Looking east on Janney Street from subject property.

18.1'

31.8'

8.6'

**SALE**  
Waterford Real Estate  
940-882-3559



43.5'

23.6'

46.5'

Setback = 21'

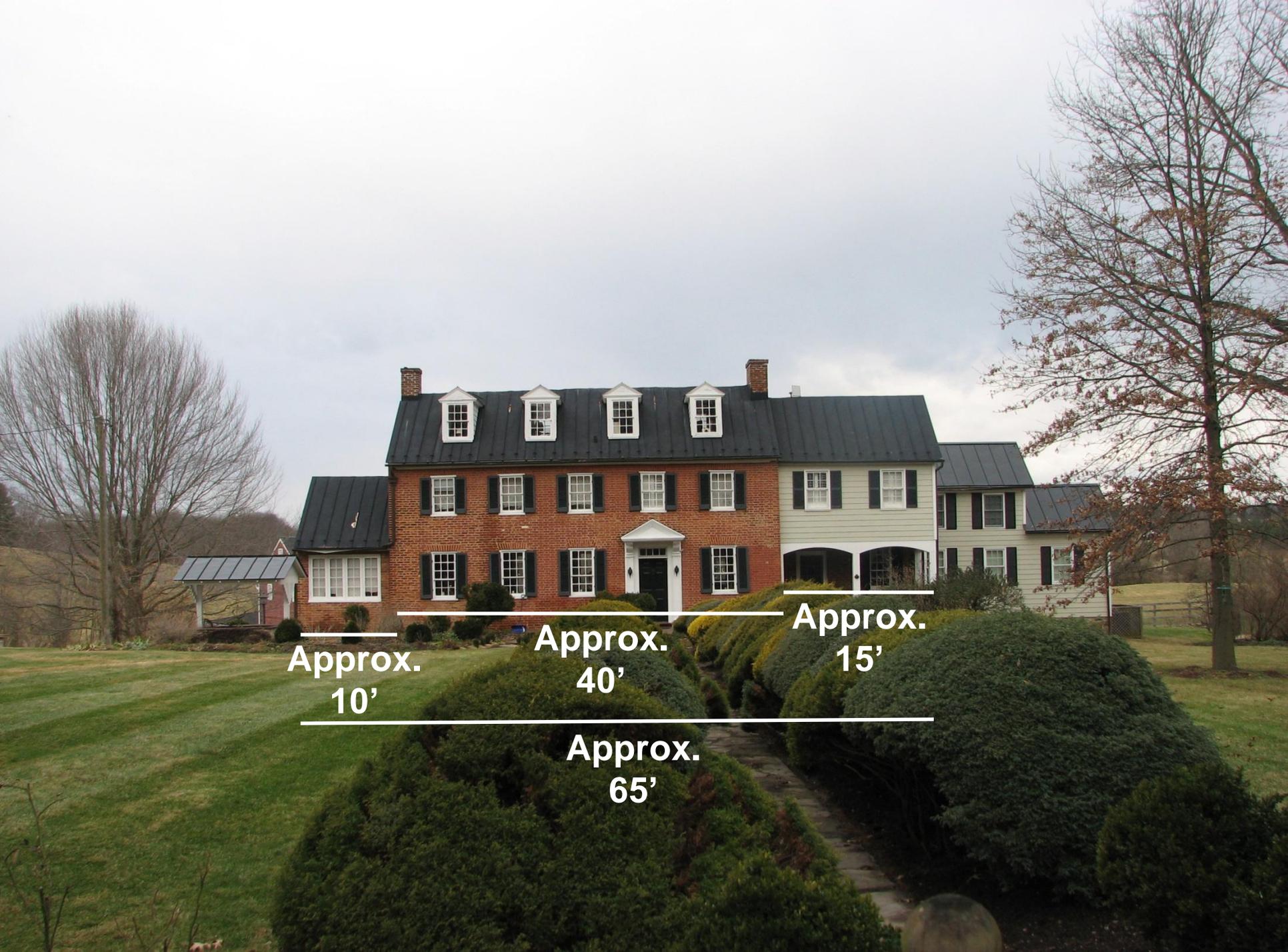
Main Block  
depth = 27.2'



20.5'

40.3'

16.1'



Approx.  
10'

Approx.  
40'

Approx.  
15'

Approx.  
65'



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## Side Yard Setbacks

*The Waterford Guidelines for New Construction recommend:*

- *The side yards of new construction should be spaced within 10% of the historic precedent on the block, and*
- *Adhere to applicable **zoning regulations (9 feet)**.*

*(Waterford Guidelines, Guidelines for New Construction: Spacing, Text, p. 57; Guideline 1, p. 57).*

## Proposed

- **2 feet** (decreased from 4.6 feet to 4.9 feet)
- The same side yard setback as the house that formerly stood on the property.

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## Massing, Width, and Scale

*The Waterford Guidelines for New Construction recommend:*

- *Massing should relate to existing adjacent historic buildings,*  
*AND*
- *Flexibility in the width may occur due to different construction eras and styles, as well as placement on the lot*

*(Waterford Guidelines, Guidelines for New Construction: Massing, Guidelines 1-4, p. 58) and Height, Width, and Scale, Guideline 2, p. 60)*

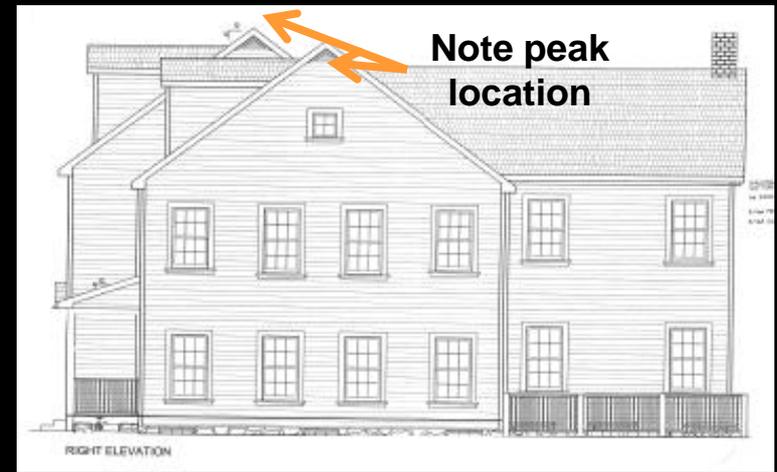
## General Issues

- Proposed main block (45' 3" x 30') and overall width (~61') are larger than neighboring historic and non-historic residences,
- Main block and overall width are larger than 5-bay historic houses with wings (vertical expression) on large lots and deep setbacks (main block approx. 40' wide x 20' deep) ,
- Main block and overall width are larger than 5-bay historic houses (horizontal expression) with shallow set backs on town lots

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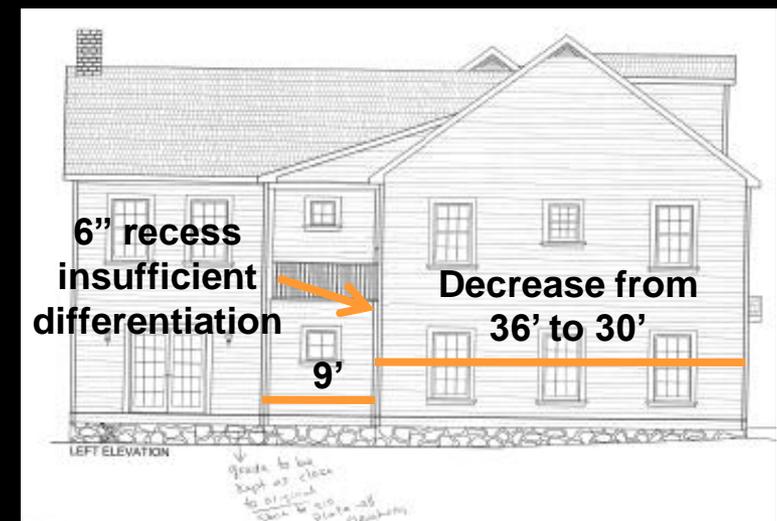
Front Elevation



West Elevation



Rear Elevation



East Elevation



Approx.  
10'

Approx.  
40'

Approx.  
15'

Approx.  
65'



24'

37'

15'



21.1'

36.5'

10.5'





43.5'





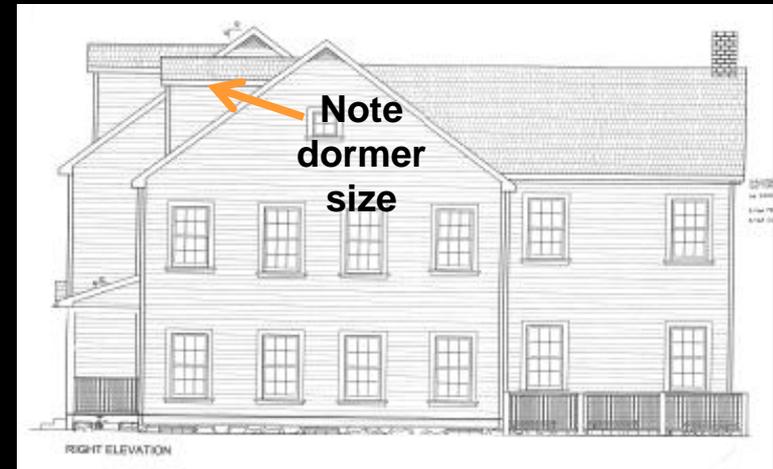
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## Dormer Redesign

The **relocation** of the dormers is **successful** and meets the Guidelines

## Issues

- Increased **dormer size** does not meet the Guidelines
- The dormers are not scaled proportionately to building
- Height does not follow historic precedent
- Creates massive dormer profiles on side elevations
- Lacking design details



West Elevation



Front Elevation

# Madison Residence | Front (N) Elevation



NORTH - FRONT

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## Additional Issues

- In general, the revised plans are incomplete due to errors, inconsistencies, omissions, and a lack of detail.
- The fenestration on the west elevation of the west wing should be revised to be compatible with side elevations of adjacent historic buildings.
- There is an inconsistency between the proposed windowsills depicted on the plans and the photograph submitted by the applicant.
- Detailed drawings with design, materials, and dimensions were not provided for the following elements:
  - Front porch,
  - Second-story rear porch,
  - Stone entry steps at front door,
  - Frieze, fascia, and rake, and
  - Newly proposed windows,
  - All proposed trim

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## Recommendation

Staff recommends deferral of the application so that applicant may submit new plans that meet the Zoning Ordinance and the Waterford Guidelines for the HDRC's evaluation.

In order to meet the requirements of the Zoning Ordinance, including the Waterford Guidelines, the new plans should include:

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

And revised elevations showing:

- 1.) The correct change in grade on all elevations, a clear depiction of how the applicant proposes to address this change, including any exposed foundation and any necessary retaining walls, and removal of the proposed pit and surrounding balustrade,
- 2.) A building, including the 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,

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## Recommendation cont.

- 3.) The correct rooflines at the intersection of the main block, west wing, and rear ell in the drawing of the rear elevation,
- 4.) Redesigned fenestration with a compatible rhythm of openings in the west elevation of the west wing and an attic window in the gable peak of the east elevation of the main block,
- 5.) Complete detailed drawings for the proposed dormers, windowsills, front and rear porch details, stone front entry feature, rear entry steps, roof-wall junction (cornice and rake), and front door surround 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, including the attachment of the rear enclosed porch to the rear roof.
- 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 porch details; all windows, doors, and trim; foundation; cornice and rake; and corner boards.