

Historic District Review Committee

Staff Report March 8, 2010

Action Items

CAPP 2010-0002 Madison: New Residential Construction in the Waterford Historic District: MCPI 304-46-4671.

Background

On Tuesday, February 16, 2010, the Loudoun County Historic District Review Committee (HDRC) deferred a decision on Certificate of Appropriateness 2010-0002 as submitted in the application dated December 11, 2010 and revised February 16, 2010. The applicant submitted revised proposed changes to the application on Thursday, February 25, 2010.

Staff evaluated the following changes contained in the revised plans submitted February 16, 2010, finding that they meet the Waterford Guidelines. Staff presented these findings to the HDRC during the February 16, 2010 public meeting.¹

- The decrease in the number of symmetrical bays from seven to five bays in the façade (north elevation) of the main block is in keeping with main block fenestration in the Waterford Historic District (Waterford Guidelines, Guidelines for New Construction: Height, Width, and Scale, Text, Guideline 2, p. 60).
- The location of the chimney in the gable end of the rear ell is consistent with historic precedents for interior chimneys. The proposed running bond pattern also follows traditional chimney bricklaying techniques (Waterford Guidelines, Guidelines for New Construction: Chimneys, Guidelines 1 and 2, p. 64).
 - The brick should follow historic precedents for color and mortar profiles, color, and composition, as well as bonding pattern (Waterford Guidelines, Guidelines for New Construction: Materials, Guideline 6, p. 75)
- The extension of the 5/4 inch by 4 inch corner boards to the foundation follows traditional trim and siding application methods and dimensions (Waterford Guidelines, Guidelines for New Construction: Materials and Textures, Guideline 8, p. 75).

During the February 16, 2010 meeting, the HDRC directed the applicant to submit a revised application with the changes listed below to bring the application into compliance with the Revised 1993 Zoning Ordinance (Zoning Ordinance) and the Loudoun County Historic District Guidelines: Waterford (Waterford Guidelines).

¹ The applicant made several other changes to the revised application that met the Guidelines; however, since the applicant made subsequent revisions after the February 16, 2010 HDRC meeting, these findings became invalid.

1.) A signed and sealed survey plat with the revised proposed location based on Village Conservation Overlay District (VCOD) (8-foot front yard) and Countryside Residential-2 (CR-2) (9-foot side yard) setbacks, consistent footprint dimensions, and a footprint that meets lot coverage requirements per the Zoning Ordinance,

And revised elevations showing:

2.) The 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 (symmetrical, 5-bay main block), 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 Waterford Guidelines,

4.) Redesigned fenestration with a 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.

Staff listed these required changes and provided a deadline of 9:00 a.m. Wednesday, February 24, 2010, in a letter notifying the applicant of deferral dated February 17, 2010. Staff emailed and mailed this letter to the applicant the same day. Staff also met with the applicant to discuss the required revisions related to design, but not zoning regulations, on February 18, 2010, and hand delivered a copy of the deferral letter during this meeting.

In the deferral letter, staff also requested that the applicant include “detailed dimensions for the elevations (width, length, height, etc.) and architectural details (trim, windows, doors, etc.) on the revised plans.”

In response, the applicant requested an extension of the deadline until the afternoon of Wednesday, February 24, 2010. Staff extended the deadline until 2:00 p.m. The applicant submitted revised proposed changes to the application on Thursday, February 25, 2010 at 10:30 a.m. Staff notes that this quick turn-around and flexibility with the deadline is related to the delayed date of the previous HDRC meeting due to inclement weather in February and that such flexibility will not be possible again if the HDRC moves to defer this application a second time.

Analysis

In this analysis, Staff will address in order each item included in the deferral letter.

1.) The plans must depict a revised proposed location showing setbacks and a footprint that meets lot coverage requirements of the Zoning Ordinance

Zoning staff review of the application is in progress. Additional information will be available at the March 8, 2010, HDRC meeting.

Planning Staff maintains the following findings for the proposed front and side yard setbacks consistent with the original Staff Report dated February 8, 2010, with minor revisions based on the new submission:

Front Yard Setback

Staff finds that since the lot is considered raw land, the front setback of 8' as identified by Zoning Staff using the VCOD requirements is an appropriate front yard setback. The average setback of the two houses on the same side of Janney Street is in keeping with the existing streetscape and reinforces the character of the adjacent dwellings.

Furthermore, the 8-foot setback would place the proposed building further back on the lot, which would decrease the imposing feel of the proposed 61-foot 1-inch long front elevation. This would also meet the general guideline that new buildings in the Waterford Historic District become a background design that does not draw attention to itself at the expense of its historic neighbors.

Side Yard Setback

Based on the side yard setbacks of historic and non-historic houses along Janney Street and that the subject property is considered vacant, staff finds that it would be appropriate to locate the proposed house along the east side of the lot, leaving a larger yard on the west side. Therefore, Staff finds that the CR-2 requirement of a 9-foot side yard setback from the east lot line is appropriate and will maintain the spacing along the historic streetscape.

2.) The plans must depict the correct change in grade on all elevations.

The revised plans do not show the correct change in grade on all elevations. The applicant notes on the plans for the front elevation, "Keep existing grade to left and as much as possible," and on the left (east) elevation, "Grade to be kept as close to original." While these statements are generally unclear, minimizing grade changes and preserving existing landforms and features in their natural state are recommended in the Guidelines. 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.*) Therefore, the proposal to maintain existing grades as much as possible would meet the Guidelines. However, the applicant does not sufficiently address how the change in grade on the west end of the proposed residence will be dealt with and the revised plans still do not accurately depict the grade change.

The change in grade from the northeast corner to the northwest corner of the proposed residence is approximately 5 feet, but could be as much as 6 feet (Figure 1). The revised plans depict the first floor level of the west wing stepped-down 2 feet from the first floor level of the main block in an attempt to accommodate the grade change. Since the applicant states that the grade will be as close to the original as possible, staff questions how the remaining grade change of approximately 3 to 4 feet will be addressed.

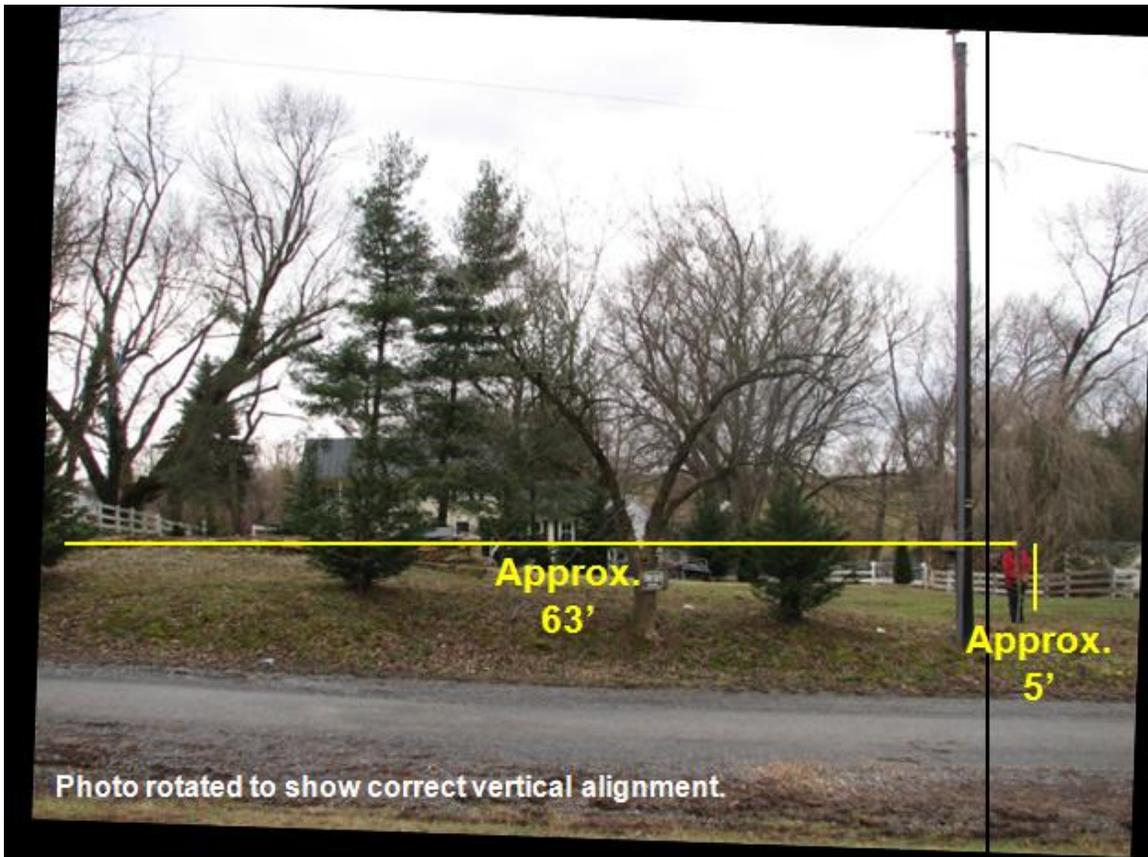


Figure 1: Included in the HDRC presentation for CAPP 2020-0002 on Tuesday, February 16, 2010, this photo shows the approximate change in grade from the northeast corner of the proposed house (at left) to the northwest corner (at right). Taking into consideration the 2-foot decrease in width and shift of the entire building east approximately 2.5 feet, or a total 4.5-foot shift to the east, as proposed by the applicant, the change in elevation is still greater than what is depicted on the plans.

The depiction of how the change in grade will be treated on the west elevation of the west wing and in the west side of the rear ell is also unclear. In the revised submission, cellar windows along the west side of the west wing are shown to be partially beneath the ground surface.

In the west side of the rear ell, an area that appears to be below grade and providing access to French doors in the basement is depicted. This area, which appears to be a rectangular pit measuring 19 feet by 15 feet 9 inches, is noted on the submitted floor plan as having a 5-foot wide stairwell for basement egress. On the revised elevations, a balustrade is depicted on the north and west sides of the proposed pit, but not the south. This balustrade also extends approximately 5 feet from the side of the west wing and will be visible from the front of the building.

To evaluate fully this proposal for basement access and grade accommodation, further clarification is necessary. Nonetheless, Staff notes that basement access via steps leading to a below-grade pit is not characteristic of historic buildings in general or Waterford specifically. It does not respect the height (or treatment) of foundations of surrounding historic residences. Additionally, neither a balustrade surrounding a pit in the ground, nor the pit itself, are architectural details and design features that are compatible with existing historic buildings in the District (*Waterford Guidelines, Guidelines for New Construction: Foundation, Guideline 1, p. 72, Architectural Details and Decoration, Inappropriate Treatment 1, p. 73*).²

The grade as depicted on the plans is also increased on the rear elevation in the east side of the rear ell. This change may result in the need for steps leading from two sets of proposed French doors to the ground surface. **Staff notes that any entry features, including steps leading from rear doors, must be shown on any revised plans and will require HDRC review and a CAPP** (*Waterford Guidelines, Guidelines for New Construction: Architectural Details and Decoration, Guideline 1, p. 73*).

Any revised plans must accurately depict the existing topography, the proposed changes in grade, and how the exposed foundation and any other exterior features or details constructed to accommodate the grade will be treated.

Staff notes that if retaining walls are necessary to support grade changes made by the applicant, then they must be shown on any revised plans and reviewed by the HDRC and receive an approved CAPP (*Waterford Guidelines, Guidelines for Site Elements: Fences and Walls, p. 45*).

3.) The plans must depict a main block that is similar in massing, width, and scale to historic residences in the district of the same style and design.

Massing should relate to existing adjacent historic buildings. When a building footprint is larger than these precedents, then the Guidelines recommend that examples of historic buildings that grew over time should be considered for guidance on how to reduce the perceived mass. The construction of additions over time is often represented by a series of differing masses and varying and intersecting rooflines. At the same time, the

² Staff also notes that creating a large pit in the ground next to the foundation could create drainage problems.

precedent of one primary mass with one or more secondary masses should be followed (Waterford Guidelines, Guidelines for New Construction: Massing, Guidelines 1-4, p. 58).

The applicant decreased the massing and scale of the main block and the overall width of the proposed residence. The proposed depth of the main block decreased from 36 feet to 30 feet. However, the width of the main block has slightly increased from 45 feet (or 44.5 feet depending on which dimensions from the initial submission are used) to 45 feet 3 inches. The west wing has been reduced in width from 18 feet 6 inches to 15 feet 9 inches resulting in an overall front elevation width of 61 feet, although the plans note that the width is 61 feet 1 inch. This results in an approximate 2-foot reduction in the overall width from the initial submission.

As a result of decreasing the depth of the main block, the proposed height of the main block is also decreased 2 feet from approximately 34 feet 5 ³/₄ inches (33.5 feet from the top of the foundation to the roof peak) to approximately 32 feet 2 ³/₄ inches (31.5 feet from the top of the foundation to the roof peak). Decreasing the height of the main block by approximately 2 feet helps to reduce the mass and scale of the proposed residence as recommended by Staff and the HDRC to meet the Guidelines.

However, the width and depth of the proposed main block are 5 feet wider and approximately 10 feet deeper than historic houses of similar design on much larger lots with deeper setbacks, such as “The Dormers” at 15635 Second Street, or with more imposing locations, such as “Mill End” at 40090 First Street. The revised proposed dimensions are comparable to, though still larger than, the main block of the neighboring new residence constructed circa 1990, 40171 Janney Street, which is 43.5 feet wide and 30 feet deep. **The revised plans still propose dimensions for the main block and an overall width that are larger than neighboring historic and non-historic residences.**

The applicant refers to the Guideline, “Flexibility in the width may occur due to different construction eras and styles, as well as placement on the lot” when making justification for the proposed width (Waterford Guidelines, Guidelines for New Construction: Height, Width, and Scale, Guideline 2, p. 60). Staff notes that since the applicant elected to design the proposed residence in a style typically found in Waterford, a symmetrical five-bay, side gable, main block with a central entrance, then the width and depth of the main block should be in keeping with historic houses of the same style, which is approximately 40 feet wide by 20 feet deep. Staff also notes that this Guideline allows taking placement on the lot into consideration when evaluating width. Since the applicant is proposing (and would be required to have) a shallow setback, a wide house such as the one proposed (61 feet 1 inch wide) is not the most appropriate solution for the lot. This is especially true, when compared with the historic locations of similarly styled houses with wings and deeper setbacks, such as The Dormers, which is set back 138 feet from the street, and Mill End setback and located atop a hill. Alternatively, historic houses with a similarly styled main blocks set close to the street, such as the

“Bank House” or the “William James House” both on Main Street, have a horizontal expression with no side wings.

Staff also notes that the rear elevation of the west wing is incorrectly depicted on the revised plans. From the side elevation, the gable peak of the west wing is behind the gable peak of the main block. Yet, both blocks are 30 feet deep. Therefore, the rear roof of the west wing should be depicted on the rear elevation drawing as behind the roof of the main block, not shorter or in front of it. **Nonetheless, breaking up the solid roof plane originally proposed for the rear roof slope is an additional treatment that effectively breaks up the mass of the proposed residence and is more appropriate than the original proposal. Staff recommends that the error on the drawings be corrected to reflect the two different roof planes on the rear of the house.**

To further break up the mass of the main block, the applicant proposes a 9-foot deep bump out from the rear of the main block. The bump out is nearly the width of the main block, recessed approximately 6 inches from the side. The first story will be enclosed and the second story will be a covered porch. Porches on new residential construction are appropriate if they are a prevailing condition of adjacent structures. Porches also reinforce the human scale of a building. The porch, however, should reflect the size, materials, proportion, and placement of historic porches in Waterford. Porches on secondary elevations are appropriate where they will shield the house from sun during the summer (*Waterford Guidelines, Guidelines for New Construction: Height, Width, and Scale, Guideline 3, p. 60; Front and Rear Porches, Guidelines 1- 3, p. 70*). Double-hung or two-tiered porches in rear ells and enclosed porches are both features that are common on historic buildings in the Waterford Historic District (*Waterford Guidelines, Guidelines for New Construction: Front and Rear Porches, Text, p. 70*). However, double hung porches, also referred to as work porches, were traditionally attached to the rear ell, not the main block, as these porches served as exterior work areas while the rear ell served as interior domestic areas.

This proposal to break up the mass of the main block with the bump out is an improvement. Yet, because there is no differentiation in materials between the main block and the bump out, the perceived depth of the east wall is minimally diminished. Staff recommends two options to reduce the perceived depth of the east elevation. The preferred option would be for the applicant to use brick for the main block of the proposed residence. In general, differentiating the material of the main block from the west wing, rear ell, and bump out would be a more appropriate treatment for the style of the proposed house and lessen the perception of such a deep side elevation (*Waterford Guidelines, Guidelines for New Construction: Materials and Textures, Guidelines 1, 3, and 5, p. 75*). The second option is for the applicant to recess the bump out block another 6 inches for a total recess of 1 foot from the east wall of the main block.

In addition to meeting the size, proportion, and placement called for in the Guidelines for Porches, the roof form and pitch should relate to neighboring historic examples and follow historic precedents to meet the Guidelines (*Waterford Guidelines, Guidelines for*

New Construction: Roof Form and Materials, Guidelines 1 and 2, p. 22). Staff notes that the attachment for the proposed porch roof on the bump out is not typical of double-hung porches. The beginning of the secondary roof should be closer to the end of the main block roof so that no siding is necessary between the two roofs. Photo 1 provides an example of how the porch roof should be attached. This will create a lower ceiling in the second story porch; however, the proposal has a 9-foot high roof, leaving some flexibility for height reduction.



Photo 1: Example in Waterford of how a double-hung porch is typically attached to the roof of a rear ell. Notice that the main roof is built up a small amount near the end to accommodate the attachment and change in roof slope on the porch.

No details for the second story porch balustrade, posts, ceiling, or flooring have been provided by the applicant. The porch materials and details should be in keeping with the simple, yet formal style of the house, its secondary location on the rear of the house, and historic porches in Waterford to meet the Guidelines. **The second story porch details, dimensions, and materials must be depicted on any revised plans.**

4.) The fenestration shall be redesigned so that it is compatible with the rhythm of openings, including dormers, of historic buildings.

Dormers

The applicant revised the dormers as recommended, moving the outer dormers in from the outer edges of the main block. This pattern is more in keeping with the location of dormers on historic buildings in Waterford. The Guidelines recommend the use of dormers for new construction since they reduce the perceived mass of the roof by breaking up the large sloping surface. The dormers, however, should be scaled proportionately to the scale of the building and roof mass and should follow the rhythm and window size of historic precedents (*Waterford Guidelines, Guidelines for New Construction: Roof Form and Materials, Guidelines 1 and 2, p. 63*).

The proposed increase in dormer size does not meet the Guidelines because they are not scaled proportionately to the scale of the building and the roof mass. The issue is not with the increased size of the window, but with the space between the top of the window and the gable pediment and the space between the bottom of

the window and the roof. Both spaces do not follow historic precedent. Traditionally, this space is as wide as or narrower than the window frame (Photos 2-5). This added height also creates massive dormer profiles on the side elevations that are out of scale with the roof.



Photo 2: Dormer example, note top of pediment concurrent with top of window and bottom of window at base of dormer.



Photo 3: Dormer example, note dormer is wider than the window, but not taller or shorter except for the pediment.



Photo 4: Dormer example where the window is nearly as big as the dormer. These dormers also have trim finishing the base of the pediment.



Photo 5: Dormer example where the window is the same width as the windows in the walls below.

Staff also notes that the revised dormers window size is approximately 2.5 feet wide and 4.5 high. This size is not correctly noted on the plans, which identify the dormer windows as 2.5 feet by 3 feet.

Additional details and dimensions are also necessary to evaluate the appropriateness of the dormer design. No treatment or materials are proposed for the gable pediments and it is unclear how the window frame will be differentiated

from the pediment above. It also appears that the corner boards and the window frames will abut each other, which does to follow traditional trim application methods. **Details, dimensions, and materials for the proposed dormers, windows, trim, and pediment treatment must be depicted on any revised plans.**

Fenestration

The ratio of solids to voids, rhythm of the openings, and proportion of the openings in new buildings should be compatible with adjacent historic buildings in each elevation (*Waterford Guidelines, Guidelines for New Construction: Doors, Windows, and Shutters, Guidelines 1-3, p. 68*).

East Elevation of Main Block

The applicant revised the east elevation of the main block, which is now 30 feet deep, to three evenly spaced bays. The central bay in the second story is a smaller window accommodating a bathroom. **This three bay arrangement follows a rhythm of openings that is not typical of adjacent historic buildings, however, the even spacing and ratio of solids to voids are appropriate and the fenestration is acceptable.**

Staff notes that in the original submission, a square attic window was proposed for the gable peak. This window is no longer proposed in this elevation, but a similar window remains in the west elevation of the west wing. **Staff recommends putting this attic window back into the peak to break up the perceived mass of the wall surface in the gable end and to follow the historic precedent of attic windows in gable peaks.**

The applicant must include dimensions for the central, second story window, the window in the rear bump out, and the attic window on any revised plans.

Rear Elevation of Main Block

The revised fenestration on the rear elevation of the main block follows a rhythm and proportion of openings and a ratio of solids to voids that are compatible with historic neighbors. **This revision depicts a triple window with four pane, square sashes; however, the dimensions or type of window were not provided. This information is necessary to complete the review of the proposed window and must be included on any revised plans.**

Front Elevation of West Wing

As recommended in the Staff Report dated February 8, 2010, the applicant centered the proposed windows and door toward the center of the mass, creating a compatible rhythm of openings.

West Elevation of West Wing

Revised fenestration in the side elevation of the west wing includes four bays in the first and second stories. This ratio of solids to voids is not compatible with adjacent historic (and non-historic) buildings, or historic residences in the Waterford Historic District. Historically, the side elevation of a residence had fewer windows, usually a total of four or less (not including the attic window) windows. Staff recommends decreasing the number of bays to two, removing the inner two bays and moving the outer two bays in slightly toward the center. Referencing the outer bays (but leaving out the middle bay) of the east elevation would also be appropriate.

East Elevation of Rear Ell

The revised fenestration in the east elevation of rear ell follows a historically compatible rhythm and proportion of openings and a ratio of solids to voids.

Details and dimensions for the small window included beneath the second story porch should be included on any revised plans for evaluation.

Staff also notes that the use of shutters would be a detail that adds visual interest and a human scale and will reduce the perceived width, depth, and mass of the proposed house. Shutters should be wood or wood composite, scaled to fit the related window opening, and mounted on hinges, not screwed to the wall, to meet the Guidelines (*Waterford Guidelines, Guidelines for New Construction: Height, Width, and Scale, Guideline 3, p. 60; Doors, Windows, and Shutters, Inappropriate Treatment 8, p. 67, Guidelines 14 and 15, p. 69; and Architectural Details and Decoration, Guidelines 1 and 2, p. 73*).

5.) Note on the plans the correct dimensions and details for all window and door trim and note that all windows, doors, and trim will be painted.

Window Trim

Window trim should be simple with the same dimensional qualities of historic buildings in the Waterford Historic District. Windows and their frames should not be stained or left unpainted (*Waterford Guidelines, Guidelines for New Construction: Doors, Windows, and Shutters, Inappropriate Treatment 1, p. 67; Guideline 11, p. 69*).

As recommended by Staff and the HDRC, the applicant revised the plans to show that windowsills are proposed for all windows. The plans state that the sills will be “nominal 2 inch” and refer to a photo of a windowsill on the addition of 15620 Second Street previously provided by the applicant (Photo 6). This photo shows a windowsill without trim below, but the plans show windowsills finished with a bottom trim piece. **Staff recommends that the applicant use the traditional treatment of a sill only and no bottom trim. Staff also recommends that the applicant use a sill that has an actual, not nominal, depth of 2 inches to be in keeping with the dimensional qualities of trim on historic buildings in Waterford. The revised plans must consistently depict the windowsills and provided dimensions (width and depth) and materials.**



Photo 6: Windowsill example provided by applicant. This example is on the new addition of the neighboring house at 15620 Second Street. Note that there is no trim beneath the sill.

The window trim around the first and second story windows will be comprised of a 5 inch x 1 inch smooth composite board. Trim around the dormer windows and attic windows will be 3 inch x 1 inch smooth composite board. Trim will be painted Versatex. **The simple painted window trim is in keeping with trim details in Waterford; however, the trim should have an actual depth of 1 inch (5/4 inch nominal) to meet the Guidelines. All window trim dimensions (width and depth) must be depicted on any revised plans.**

Door Trim

Doors and their frames should not be stained or left unpainted. Door trim should be simple with traditional profiles and dimensional qualities that are similar to original trim in Waterford (*Waterford Guidelines, Guidelines for New Construction: Doors, Windows, and Shutters, Inappropriate Treatment 1, p. 67; Guideline 6, p. 68*).

No notations are made on the plans identifying the dimensions and materials of the proposed doors and door trim. The original submittal noted that the doors would be wood and the following dimensions:

- Front – 3.5 feet by 7 feet
- Panel (secondary doors) – 3 feet by 7 feet
- French, double – 6 feet by 7 feet

The applicant confirmed that all single doors would be wood, six-panel doors. Staff found in the original staff report that the proposed door dimensions and materials meet the Guidelines. **However, the doors should be painted and the details, dimensions, and materials for the proposed doors should be included in a list of materials on any revised plans.**

The applicant agreed during the February 16, 2010 HDRC meeting that the door trim on secondary and French doors would be 5 inches by 1 inch and painted. Staff found in the original staff report that the door trim materials for the secondary and French doors

meet the Guidelines. **The simple painted door trim is in keeping with trim details in Waterford; however, the trim should have an actual depth of 1 inch (5/4 inch nominal) to meet the Guidelines. Door trim dimensions (width and depth) and the notation that trim will be painted must be depicted on any revised plans.**

As noted in the original staff report, the proposed front door surround is related to styles found in the Waterford Historic District. However, to meet the Guidelines, the proposed front door and surround must be painted and the surround trim should match the dimensional qualities of the proposed example (front door surround at The Dormers).

6.) The porch floor, supports, and steps (and balustrade if necessary) shall reflect the design, materials, and proportions of historic porches in Waterford (Waterford Guidelines, Guidelines for New Construction: Front and Rear Porches, Guidelines 1- 3, p. 70).

The porch in the west wing recess and at the second front entrance adds visual interest and a human scale to the main elevation and helps break up the perceived mass of the façade (Waterford Guidelines, Guidelines for New Construction: Height, Width, and Scale, Guideline 3, p. 60).

The revised proposal for the west wing porch does not include enough detail for staff to evaluate. No dimensions, details, or materials were provided for the front porch posts, balustrade, steps, cornice, or finish board beneath the floor. Any revised plans must include this information. To be in keeping with the simple, yet formal style of the proposed residence, the details should be more classical rather than Victorian. This porch style will also be in keeping with historic porches in Waterford (Waterford Guidelines, Guidelines for New Construction: Front and Rear Porches, Photo Caption, p. 70). Staff also recommends that the applicant consider a hipped, rather than shed, roof for the porch. Hipped roofs are more typical of historic porches and have a more refined design that would be appropriate for the style of the proposed residence (Waterford Guidelines, Guidelines for New Construction: Front and Rear Porches, Guidelines 1- 3, p. 70; Architectural Details and Decoration, Guideline 1, p. 73).

The applicant noted on the floor plan and depicted on the revised drawings that the porch floor will be supported by 18-inch square stone piers and that the floorboards will be 1 inch by 6 inches.

Stone piers are typical of porches in the district. However, the stone, mortar, and mortar joint should in keeping with the size, color, shape, and texture, as well as mortar width and tooling, of stone foundations in the Waterford Historic District and the proposed house foundation to meet the Guidelines (Waterford Guidelines, Guidelines for Materials: Stone and Brick, Guidelines 2 and 7, p. 123). In addition, the space between the piers should be filled with square, painted, wood lattice to be in keeping with porch design and materials in the District.

The proposed 1-inch by 6-inch porch floorboards do not meet the Guidelines. Traditionally, porches had painted, wood, tongue-and-groove flooring with the approximate dimensions of 3 ¼ inch by ¾ inch.

7.) The entry feature shall relate to the formal design of the house.

The applicant proposes a semi-circular entry porch made of stone. No additional details or drawing were provided. It seems that this concept would be an improvement over the initial stone slab proposal and more compatible with the formality of the house and its front entrance as recommended in the Guidelines (*Waterford Guidelines, Guidelines for New Construction: Architectural Details and Decoration, Guideline 1, p. 73*). **However, staff cannot evaluate the proposal without a detailed drawing and specific identification of materials. This information must be included on any revised plans.**

The stone, mortar, and mortar joint for the proposed entry stoop should be in keeping with the size, color, shape, and texture, as well as mortar width and tooling, of formal stone steps in the Waterford Historic District to meet the Guidelines (*Waterford Guidelines, Guidelines for Materials: Stone and Brick, Guidelines 2 and 7, p. 123*).

Dimensions and Details

In addition to the details, materials, and dimensions noted in this Staff Report that must be noted on any revised plans, **the applicant must also depict the proposed frieze, fascia, and/or roof-wall junction treatment including any proposed cornice molding on the entirety of each elevation of any revised plans. Dimensions and materials for these details must be noted in the list of materials on any revised plans.** On the original submission, only a small section of the proposal was provided on a drawing. On the most recent submission, there is nothing showing how the proposal will look.

In addition, the applicant must provide detailed drawings of the rake trim and any proposed rake molding on the gable ends in the elevations. The dimensions and materials must also be listed on any revised plans.

Findings

1. In general, the revised plans are incomplete due to errors, inconsistencies, omissions, and a lack of detail.
2. The front and side yard setbacks of the proposed residence do not meet the Guidelines for New Construction. The setbacks should follow those prescribed in the VCOD and CR-2 regulations, including an 8-foot front yard and 9-foot side

yards. These setbacks are in keeping with the historic character of Janney Street, while meeting the Zoning Ordinance,

3. The revised (February 25, 2010) plans show a decrease in the overall width, depth, and height of the proposed residence from the original submission. The massing of the main block has been broken up by the addition of a rear two-story bump out. The traditional, symmetrical, five-bay residence proposed emulates the style of several historic residences in Waterford. However, the overall mass, width, and scale of the proposed residence remain out of scale with these historic precedents.
4. The horizontal directional expression of the proposed residence is in keeping with other historic residences of similar style in the Waterford Historic District. However, the main block of these historic houses is smaller in scale than the proposed residence and sited on larger lots with deeper setbacks or on hilltops. The main block of the proposed residence is at least 5 feet wider and 10 feet deeper than these historic precedents and it will be sited on a quarter-acre lot with a shallow front yard setback. Historic houses in the District of similar style and with similarly sized lots and setbacks tend to have a vertical directional expression resulting in a narrow width along the street and an overall perceived mass of the building. The Guidelines state that new construction should follow these historic precedents.
5. The proposed rear bump out from the main block could help break up the depth and reduce the perceived mass of the side elevation of the main block if the main block were a different material (brick) or the proposed rear attachment were recessed from the side elevation by 1 or more feet. This would make the bump out appear as a separate block.
6. The attachment to the roof of the proposed rear porch in the bump out does not follow traditional building methods and does not meet the Guidelines.
7. The grade as depicted on the plans does not resemble the actual grade and topography of the subject property. The applicant did not clearly depict how the approximate 5 or 6-foot decrease in elevation from the northeast corner to the northwest corner of the proposed residence will be addressed on the proposed elevations. Therefore, the exterior treatment of the façade or foundation is not accurately depicted on the plans and cannot be evaluated against the Guidelines.
8. Staff could not evaluate the basement access and grade accommodation on the west elevation because the proposal is unclear. However, a below-grade rectangular pit surrounded by a balustrade and providing access to the basement does not follow precedent for historic houses in Waterford or in general, and does not meet the Guidelines.
9. Based on the February 8, 2010 Staff Report, the orientation, complexity of form, and height of the proposed new construction meet the Guidelines.

10. The location of the chimney in the gable end and the proposed running bond brick pattern meet the Guidelines. However, the brick and mortar should follow historic precedents in Waterford for color, texture, composition, and mortar profile.
11. The revised location of the dormers meets the Guidelines. However, the proposed height, trim, and pediment detail do not follow historic precedent and do not meet the Guidelines. The plans lack sufficient detail to complete the evaluation.
12. The fenestration on the façade, east elevation, and south elevation of the main block; the front and rear of the west wing; and each elevation of the rear ell meet the Guidelines. The fenestration on the west elevation of the west wing should be revised to be compatible with side elevations of adjacent historic buildings.
13. To meet the Guidelines, proposed window trim should be compatible with historic trim details in the Waterford Historic District. There is an inconsistency between the windowsills depicted on the plans and the photograph submitted by the applicant. Nonetheless, sills should have an actual, not nominal, depth of 2 inches and should not have a trim board beneath the sill. Staff could not evaluate the sill material because it was not provided. All other trim should be painted and have an actual depth of 1 inch (nominal 5/4 inches) to meet this Guideline.
14. The proposed front porch on the west wing adds visual interest and a human scale to the front elevation of the proposed residence.
15. The appropriateness of the details, materials, or design proposed for the west wing front porch could not be evaluated because the applicant did not provide detailed drawings or a materials list. The proposed floor for the front porch does not meet the Guidelines. The proposed stone piers are in keeping with historic porches in the District; however, the stone and mortar should match the proposed foundation and other historic stonework in the District.
16. The appropriateness of the stone entry steps to the front door; the second story rear porch, or the frieze, fascia, and rake; could not be evaluated because no detailed drawings or materials list were provided in the revised submission.
17. Based on the February 8, 2010 Staff Report, the proposed roof form, material, and overhang design; door and window materials; corner board dimensions, foundation and mortar, and siding meet the Guidelines for New Construction.

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 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 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,
- 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.

Suggested Motions

1. *I move that the Historic District Review Committee defer Certificate of Appropriateness 2010-0002 for new residential construction 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 14-16 of the staff report dated March 8, 2010*

OR

2. *I move that the Historic District Review Committee approve Certificate of Appropriateness 2010-0002 for new residential construction 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 14-16 of the staff report dated March 8, 2010 and with the following conditions...

OR

- 3. I move that the Historic District Review Committee approve Certificate of Appropriateness 2010-0002 for new residential construction 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 14-16 of the staff report dated March 8, 2010.*

OR

- 4. I move alternate motion...*