

## Historic District Review Committee

Staff Report  
June 14, 2010

### Action Item

**CAPP 2010-0014 Edmonds-Richardson: Entry Portico for “Parker-Bennett House” in Waterford Historic District: PIN 303-16-4456.**

### Background

The applicant proposes to construct an entry portico on the main entrance of the house, 15547 Second Street, in the Waterford Historic and Cultural Conservation District (Figure 1). Known as the Parker-Bennett House (or the Ephraim Schooley House<sup>1</sup>), this residence was formerly two dwellings that shared a common wall. The southern, shorter portion is a three-bay center hall plan building constructed in the mid 1830s. The northern, taller section was constructed by 1850. In 1959, a century later, the two dwellings were combined. At this time, the middle bay of the earlier section was converted to a window. Later additions include a two-story west wing, constructed in 1976, and a one-story rear addition, constructed in 1988.

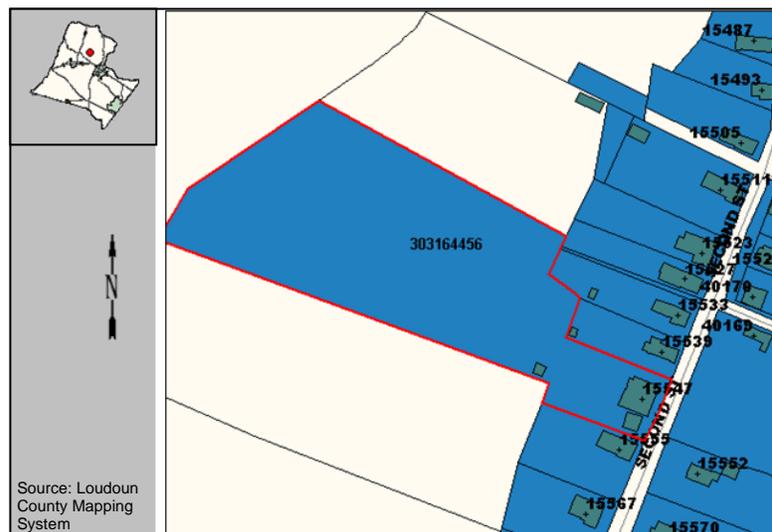


Figure 1: Subject property, Parker-Bennett House (15547 Second Street), in the Waterford Historic District.

A letter from the Virginia Department of Historic Resources (VHDR) dated May 4, 2010, approves the proposed portico with two recommendations: a 9/12 roof pitch and a simplified cornice to be in keeping with the main roofline. Both recommendations are

<sup>1</sup> The Waterford Foundation, Waterford Virtual Walking Tour, <http://www.waterfordfoundation.org/tour/index.html>

incorporated into this application. According to the Zoning Referral letter dated June 3, 2010, there are no zoning issues associated with this application.

### **Analysis**

The Guidelines for Existing Structures (Chapter 6) and the Guidelines for Materials (Chapter 7) in the Loudoun County Historic District Guidelines: Waterford (Waterford Guidelines) will be used to evaluate this application.

The Guidelines for Existing Structures recommend that the reconstruction of front porches be based on physical evidence or documentary photographs. If no documentary evidence exists, then a new porch should be placed in a location that follows historic precedent and shows a clear relationship to the architecture of the historic building. The word, “reconstruction” in this guideline conveys that, in general, new porches should not be added to historic buildings. This is supported by Inappropriate Treatment 5 that states, “Do not add a new porch on a primary elevation.” Therefore, it is critical that new porches follow traditional methods of construction, use traditional materials, and have a traditional design, to be appropriate and in keeping with the historic residence (Waterford Guidelines, Guidelines for Existing Structures: Porticos, Front and Rear Porches, Guidelines 2 and 4, p. 109; Inappropriate Treatments 5, p. 108).

The applicant proposes to add a portico to the front entrance to provide shelter while entering or leaving the residence (Photo 1). Small entry porches, or porticos, are found on the front of historic homes in the Waterford Historic District (Waterford Guidelines, Guidelines for Existing Structures: Porticos, Front and Rear Porches, Text, p. 108). Furthermore, the applicant notes in the Statement of Justification that 12 of the 96 residences in the village, or 8%, have porticos. Therefore, the location for this type of porch meets the Waterford Guidelines.

The proposed portico will have a pyramidal hipped roof with a 9/12 pitch clad with standing seam metal. Both the pitch and materials match the residence, meeting the Guidelines. Moreover, standing seam metal is the most common roofing material in the village and Loudoun County in general (Waterford Guidelines, Guidelines for Existing Structures: Roof Form and Materials, Text, p. 84).

The porch will be supported by four chamfered square columns beneath a simple, yet formal wood entablature. The 8” by 8” columns will be made up of 6” by 6” pressure treated pine wrapped with 1” cypress boards. The capitals and bases have a simple, yet formal design in keeping with the cornice. The entablature will be 12” in height and has a simple cornice made of attached crown moulding. The porch ceiling will be 1” by 4” beaded tongue and groove boards. All wood porch details will be painted white. Painted wood is the preferred material for details. The simple, yet formal, design for the entablature and columns are in keeping with the details of the historic residence, as well as the typical classical porch details in the village. Beaded board porch ceilings also follow historic precedent (Waterford Guidelines, Guidelines for Materials: Wood,

*Maintenance 5, p. 114; Guidelines for New Construction: Front and Rear Porches, Photo Caption, p. 70).*



Photo 1: North portion of the Parker-Bennett House (15547 Second Street) roughly showing the appearance of the proposed portico on the front elevation.

## Findings

1. Locating new porches on the front of a historic building does not meet the Guidelines. However, front porticos are an architectural element present in the Waterford Historic District. Furthermore, the use of traditional and historically appropriate materials and details allow the proposed portico to blend with the building and Waterford in general.
2. The location, style, materials, and design for the proposed portico are in keeping with architectural details of historic porches, the historic building, and historic precedents in the Waterford Historic District, and meet the Guidelines.

## Recommendation

Staff recommends approval of the application.

## Suggested Motions

- 1. I move that the Historic District Review Committee approve Certificate of Appropriateness 2010-0014 for a portico at 15547 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 June 14, 2010.*
- 2. I move that the Historic District Review Committee approve Certificate of Appropriateness 2010-0014 for a portico at 15547 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 June 14, 2010...with the following conditions...*
- 3. I move alternate motion...*