

Historic District Review Committee

Staff Report
June 14, 2010

Action Item

CAPP 2010-0015 Swezey: Remove and Replace Sunroom in the Goose Creek Historic District: PIN 388-35-3823.

Background

The applicant proposes to remove a late 20th century sunroom and replace it on the same foundation on the subject property, 38882 Mt. Gilead Road, a 7.2-acre parcel in the Goose Creek Historic and Cultural Conservation District (Figure 1). The primary building on the property is a two-story, side gable dwelling set back constructed in three episodes. The first section built in 1840 is frame with a stone-faced facade. In the late 1970s, a rear addition was added (Photo 1). The log section was constructed in 1984.¹ The sunroom is attached to the front elevation of the log section; therefore, constructed during or after 1984. The subject property slopes away from Mt. Gilead Road and lined with trees. The house is approximately 50 feet downhill from the road and barely visible from the public way (Photo 2).



Figure 1: Subject property, 38882 Mt. Gilead Road, in the Goose Creek Historic District.

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

¹ The log addition did not require a CAPP because the subject property is located in the part of the Goose Creek Historic District expansion that occurred in 2005.



Photo 1: The rear 1970s addition on 38882 Mt. Gilead Road.



Photo 2: Approaching 38882 Mt. Gilead Road from the north. The house is barely visible.

Analysis

The Guidelines for Demolition (Chapter 10), Guidelines for Additions (Chapter 5), and the Guidelines for New Construction (Chapter 4) in the Loudoun County Historic District Guidelines: Goose Creek (Goose Creek Guidelines) will be used to evaluate this application.

Sunroom Demolition

The applicant proposes to remove a late twentieth century sunroom, stating in the SOJ that it is leaking and the intent is to replace it with a more historically compatible addition. The appropriateness of demolition in a historic district is evaluated against the Goose Creek Guideline's Demolition Criteria. Primarily, the significance of the building and its contribution to the district should be considered when determining the appropriateness of demolition. The sunroom was added to the building during or after 1984, when the reused log addition was constructed. Therefore, the sunroom is not a significant addition that contributes to the subject property or the Goose Creek Historic District. Removal of the sunroom will not adversely affect the significance of the property or the district as a whole. Furthermore, the applicant is proposing to replace a sunroom with a very modern appearance with a new sunroom with more historically appropriate details. Therefore, the existing garden shed meets the criteria for demolition (Goose Creek Guidelines: Guidelines for Demolition and Removal – Demolition Criteria a., b., e., i., and j., pg. 146).

Sunroom

Additions should not extensively alter the form and massing of a historic building and it should be subordinate in size, scale, massing, and siting. In general, additions should be appended to the side or rear of the building, following historic precedent, while maintaining the original orientation of the building. The Guidelines note that additions on the facade of historic buildings are inappropriate treatments. The addition should be

compatible in architectural style and the ratio of solids to voids with the historic building, while differentiating it from the original building. The roof should match the existing building in pitch and shape. New additions should be attached in a manner that allows removal without damaging the form or integrity of the historic building. At the same time, addition design and construction should minimize the removal of historic materials. (*Goose Creek Guidelines, Guidelines for Additions: Introduction, Guideline 1, p.83; Location, Orientation, and Attachment, Inappropriate Treatment 1 and Guidelines 1 - 3, p. 84; Design, Guidelines 1 - 4, p. 85; Roof, Guidelines 1 - 3, p. 86*).

The applicant proposes to construct a frame shed-roofed sunroom on the front elevation of the log portion of the building. It will be the same size of the sunroom proposed for demolition and constructed on the existing stone-faced foundation. The dimensions of the existing foundation are approximately 14' by 8'. A string of 4 double hung windows will be installed across the front and a single window on each side.

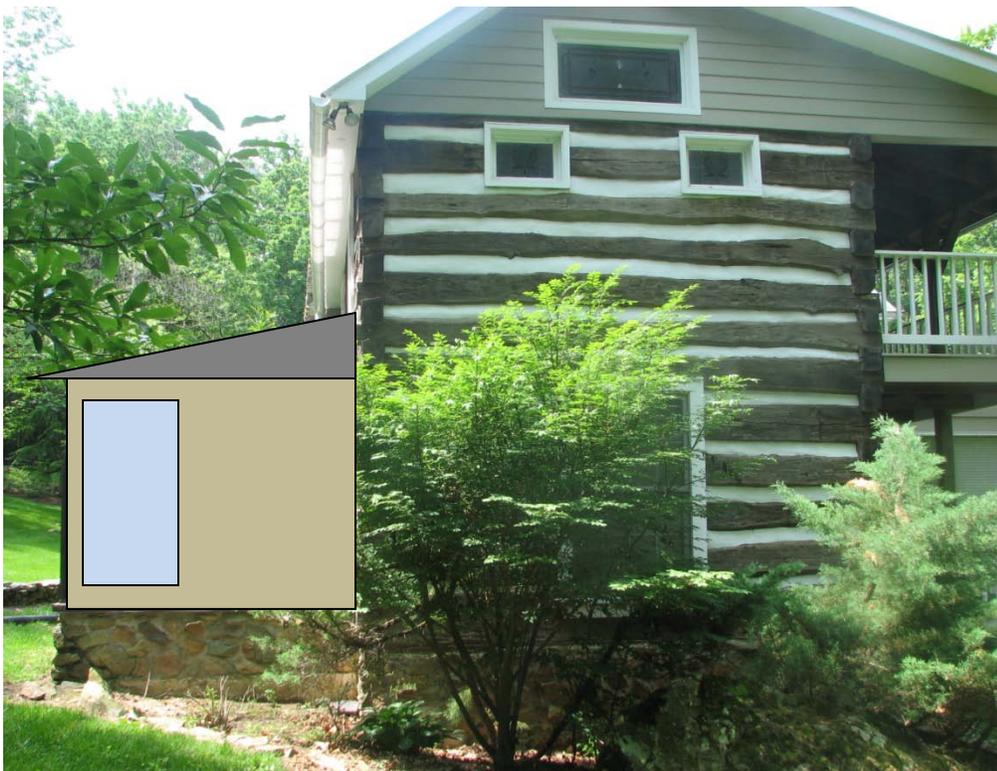
The proposed sunroom is on the front of the building; however, it will replace a very modern sunroom with an addition that is more sympathetic to the historic house and design. Furthermore, the house is barely visible from the road. The proposed sunroom is also subordinate to the main block in other ways, as the shed roof is shorter, the depth is just over 8', and the walls are recessed from the sides of the log portion.

The ratio of solids to voids for the proposed sunroom is appropriate since the proposed addition is a sunroom. The string of windows across the front, in particular, conveys the purpose of the addition.

The shed roof will have an 8/12 pitch and a 1' 5" overhang. It will be standing seam metal pre-painted dark bronze. Both the pitch and roof type and color match the main roof on the residence, meeting the *Goose Creek Guidelines*. However, since the proposed addition roof pitch will match the existing building, it will cover a window in the second story. **Although the applicant intends to maintain the window inside the sunroom, covering the second story window does not meeting the Guidelines for Existing Buildings. Blocking existing windows, particularly on the primary elevation, is identified as an Inappropriate Treatment (*Goose Creek Guidelines, Guidelines for Existing Structures: Windows, Inappropriate Treatments 4 and 7, p. 107*).**

Since the sunroom could also be considered an enclosed porch, designing the addition with a low-angled hipped or shed roof more typical of a porch would be appropriate. This option would allow the second story window to remain unblocked. Furthermore, the lower roof would be less visible from Mt. Gilead Road. Staff recommends that the applicant consider redesigning the sunroom with a lower-angled roof. Staff notes that covering or obscuring the window sill and exterior frame should also be avoided.





Materials and Design

The materials, building elements, architectural details, and colors of the addition should be compatible with the historic building. Alternative materials will be considered by the HDRC if the materials replicate the original materials in dimension, proportion, and appearance (Goose Creek Guidelines, Guidelines for Additions: Materials and Details, Guidelines 1 - 3, p. 86).

Siding

The applicant proposes smooth cementitious siding with a 6" reveal for the sunroom. Cementitious siding that is smooth, applied in traditional patterns, and has a 5" to 7" reveal, such as the siding proposed, meets the Guidelines for Substitute Materials and may be approved for additions (Goose Creek Guidelines, Guidelines for Materials: Substitute Materials, Cementitious Siding, p. 132 and Guidelines for New Construction, Guidelines 1 - 3, p. 86). The siding will be painted Shenandoah Taupe, the color of existing siding on the residence, which is also recommended.

Windows

The proposed sunroom will have 6/6 double-hung, simulated divided light (SDL) windows with interior and exterior muntins with an integral spacing bar (Marvin Clad Ultimate). The windows will be aluminum clad. This window meets the Guidelines (Goose Creek Guidelines, Guidelines for New Construction: Windows and Doors, Guidelines 9 and 10, p. 73).

Trim

The proposed window trim and corner boards will be made of Azek PVC trim and painted white. Azek can be worked and painted, as well as has the appearance of wood; therefore it meets the Guidelines for Substitute Materials. The trim will be 3/4" thick. Widths were not provided. **Based on the plans, it appears that the dimensions and design of the simple trim meets the Guidelines; however, staff requests that the applicant provide widths at or before the HDRC meeting for Staff to evaluate (Goose Creek Guidelines, Guidelines for New Construction: Windows and Doors, Guideline 11, p. 73; Guidelines for Materials: Composite Trim Materials: Guidelines 1 - 3, p.133).**

Findings

1. The existing sunroom is not a historically significant part of the building; therefore its removal meets the Criteria for Demolition.
2. Locating an addition on the front of a historic building does not meet the Guidelines. However, since this addition will barely be visible from the road and the design of the addition is an improvement over the modern sunroom, the proposed addition is acceptable. The addition is also subordinate in size and height.
3. Blocking a window with an addition does not meet the Guidelines.

4. Since a sunroom is similar to an enclosed porch, the design and roof pitch could appropriately resemble a porch, allowing for the second story window to remain unblocked. The lower porch roof will also decrease the visual impact of an addition on the front of the house.
5. The siding, window, roof, and trim materials proposed for the addition meet the Guidelines.
6. Staff could not evaluate the appropriateness of the trim dimensions as widths were not provided by the applicant.

Recommendation

Staff recommends deferral of the application in order to give the applicant an opportunity to redesign the proposed sunroom with a lower pitched roof that will allow for the second story window to remain unblocked.

Suggested Motions

1. *I move that the Historic District Review Committee defer Certificate of Appropriateness 2010-0015 for the removal and replacement of a sunroom at 38882 Mt. Gilead Road in accordance with the Loudoun County Historic District Guidelines for the Goose Creek Historic and Cultural Conservation District based on the findings included on page x of the staff report dated June 14, 2010...with the following conditions...*
2. *I move that the Historic District Review Committee approve Certificate of Appropriateness 2010-00xx for the removal and replacement of a sunroom at 38882 Mt. Gilead Road in accordance with the Loudoun County Historic District Guidelines for the Goose Creek Historic and Cultural Conservation District based on the findings included on page x of the staff report dated June 14, 2010...*
3. *I move alternate motion...*