

## Historic District Review Committee

Staff Report  
November 15, 2010

### Action Item

**CAPP 2010-0022 Jespersen Residence: Window Sash Replacement in the Goose Creek Historic District. PIN 458-30-2108.**

### Background

The subject property is a residence constructed in 1993 and located at 38134 Hunts End Place in the Hunts End subdivision and the Goose Creek Historic District. Hunts End is a traditional subdivision of approximately 20 lots with contemporary suburban style homes largely constructed in the 1990's. The house in this application stands on a 6.3-acre parcel at the end of a cul-de-sac and setback approximately 200' from the road. Originally approved under CAPP 1992-0007, a rear porch, a shed-roof garage dormer, and detached three-bay garage were added to the property in 2009 under CAPP 2009-0012.

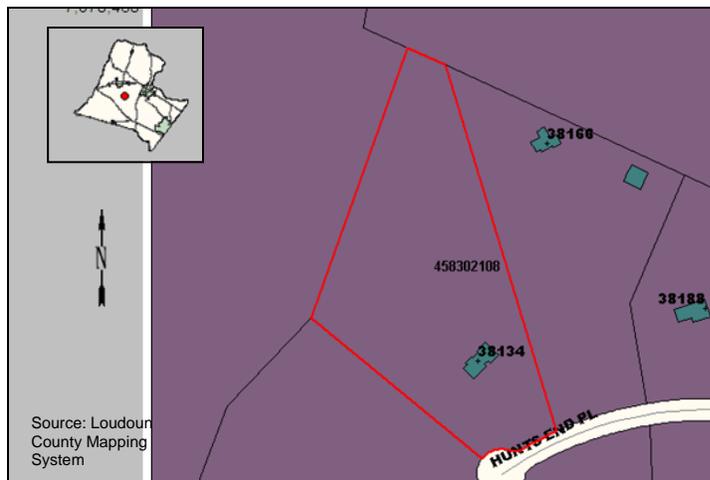


Figure 1: Subject property, 38134 Hunts End Place  
. New garage and porch not depicted.

Under CAPP 2010-0019, the applicant applied to the HDRC to remove the existing wood windows original to the 1993 construction of the house. The applicant proposed to replace all of the window sashes in the residence (34) (except those sashes in the shed roof dormer above the garage) with 4/1 double hung, vinyl windows with integral spacing bars and low-e-glass. The proposed windows were sized to match the sizes of the existing windows.

At the August 9, 2010 meeting, the HDRC voted to deny CAPP 2010-0019 upon finding that:

1. *The size, double-hung sash, color, and low-e glass of the proposed replacement window sashes meet the Guidelines.*
2. *Vinyl replacement windows do not meet the Guidelines.*
3. *Wrapping the wood window frames with vinyl-clad aluminum does not meet the Guidelines.*
4. *Simulated divided light windows with no exterior or interior muntins do not meet the Guidelines.*

5. *Since the house is not historic (not constructed in the last 50 years), vinyl-clad wood replacement windows may be acceptable. This window material would match the windows in the newly constructed garage dormer and meet the Guidelines for New Construction.*

Under Section 6-1904 (D) of the 1993 Revised Loudoun County Zoning Ordinance ("Ordinance"), "no reapplication for essentially the same purpose shall be reviewed by the HDRC within one (1) year of the denial of any applications hereunder except in cases where the applicant purports to have brought himself into compliance with the conditions for approval set forth by the HDRC..."

CAPP 2010-0022 has been brought forward to the HDRC as a new application after staff review of the August 9, 2010 record where it is clearly stated that the use of vinyl windows with removable internal grills is not consistent with the Guidelines. The HDRC noted at the meeting that, given the location and the era of construction of the house, the use of vinyl windows (rather than vinyl clad which would meet the Guidelines) would



Photo 1: Existing windows proposed for replacement.

not have a visual impact on the Historic District. However, the HDRC stressed that the use of windows with no internal and external muntins would be visually incompatible with the District. The applicant has submitted a new application which purports to address the HDRC's greatest stated concern; the lack of internal and external muntins.

The subject house is a two story, side gable, brick-faced building with an asphalt shingle roof. A front gable, side loading, two-car garage is attached to the east end of the symmetrical main block by a one-and-one-half story hyphen with one gable dormer. The house is built on ground that slopes away from the building to create a partially exposed basement in the rear.

### **Analysis**

Guidelines for window sash replacement are included in Chapter 6, Guidelines for Existing Structures, of the Loudoun County Historic District Guidelines for the Goose Creek Historic District (Goose Creek Guidelines). Section H specifically addresses windows. Chapter 4, Guidelines for New Construction also addresses windows.

The applicant proposes to replace all of the window sashes in the residence (34) except

those sashes in the shed roof dormer above the garage. Photo 1 shows a representative window sash proposed for replacement. The existing window sashes are wood and have external muntins. The muntin width is approximately 1 inch. They are double hung with a 4/1 configuration. The frames are also wood. The windows in the garage dormer, part of construction approved under CAPP 2009-0012, match this configuration but are vinyl clad windows with exterior muntins as approved

As stated in the August 9, 2010 staff report, the Goose Creek Guidelines for existing structures state that window units should be replaced in kind. The replacement window should match the design and dimension of the original sash by maintaining the original size and shape, height and width, double-hung appearance, and glass surface area of the windows. The replacement window should match the original pane configuration by maintaining the original number and arrangement of panes and by using true divided lights or three-part (integral spacer bar with interior and exterior muntins) simulated divided lights (SDL) to give depth and profile to the windows.

The Goose Creek Guidelines specifically note that clip in or false muntins or removable internal grills should be avoided. In addition, materials or finishes that radically change the sash, depth of reveal, muntins configuration, reflective quality or color of glazing, or the appearance of the frame should not be used (Goose Creek Guidelines, Guidelines for Existing Structures: Windows, Inappropriate Treatments 2 and 3, p.107, Guidelines 7 and 8, p. 108-9).

The Goose Creek Guidelines for New Construction state that windows may be constructed of vinyl- or metal-clad wood or a wood composite that visually approximates the appearance of wood. They should be true divided light or three-part SDL windows (Goose Creek Guidelines, Guidelines for New Construction: Doors, Windows, and Shutters, Guidelines 9 and 10, p. 73).

The proposed replacement windows are the same 4/1 double hung, vinyl windows denied by the HDRC on August 9, 2010. However, the window manufacturer, "Champion Window" has provided the applicant the opportunity to use the vinyl window with applied 1 inch, contoured internal and external muntins to replicate a simulated divided light (SDL) window consistent with the Guidelines. The representative from Champion Windows will bring a sample of the window with the proposed muntins to the November 15, 2010 HDRC meeting for the Committee's consideration.

The proposed vinyl window replacements still do not meet the Goose Creek Guidelines. However, since the house was constructed in 1993 and is situated in a late 20<sup>th</sup> century suburban development where vinyl has been approved as a building material previously, the HDRC may find that the use of vinyl windows in this instance will not have a negative visual impact on the streetscape or on the District. Further, from the public right of way, the proposed windows will not be visually distinguishable from vinyl clad windows which are acceptable per the Guidelines.

The Historic District Guidelines for Goose Creek state that the overall goal of the District is to preserve the physical character of Goose Creek, not to challenge or compete with it. Thus, new construction should be designed to respect its historic setting (Goose Creek Guidelines, Chapter 4, New Construction, p. 57 text). The development of the Hunts End subdivision, a traditional, suburban subdivision, is itself a physical and visual anomaly on the rural landscape of the District. When houses began to be constructed within the subdivision in 1990, the HDRC approved individual houses with vinyl siding and/or windows. As a result, the houses constructed relate to each other architecturally within a modern, suburban setting and do not necessarily relate to the historic setting or architecture of the District as a whole. Given this context, the HDRC may choose to evaluate the applicant's proposal against the overall preservation goals of the Historic District.

## Findings

- 1. The subject property is located within the Hunts End subdivision, a suburban style subdivision dating to the 1990's and the house was constructed in 1993. Therefore, the subject property relates to the suburban design of the community and does not reflect the historic architecture or relate to the historic setting of the District.*
- 2. Vinyl windows will not be visually distinguishable from vinyl clad windows from the public right of way within the subdivision.*
- 3. The size, double-hung sash, color, and low-e glass of the proposed replacement window sashes meet the Guidelines.*
- 4. Simulated divided light windows with exterior and interior muntins meet the Guidelines.*
- 5. Vinyl replacement windows do not meet the Guidelines, however, in the context of the Hunts End subdivision, the windows will be visually compatible with the surrounding architecture of the community and will not have a negative visual impact on the Goose Creek Historic District.*

## Recommendation and Conditions

Staff recommends approval of the application with the following conditions:

1. All replacement windows will have exterior and interior 1 inch dimensional muntins.

## Suggested Motions

- 1. I move that the Historic District Review Committee approve Certificate of Appropriateness 2010-0022 for the replacement of 34 original window sashes at 38134 Hunts End Place 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 4 of the staff report dated November 15, 2010 with the following conditions....*

2. *I move that the Historic District Review Committee deny Certificate of Appropriateness 2010-0022 for the replacement of 34 original window sashes at 38134 Hunts End Place in accordance with the Loudoun County Historic District Guidelines for the Goose Creek Historic and Cultural Conservation District based on the following findings ...*
3. *I move alternate motion...*