

**Historic District Review Committee
Staff Report
Date of Meeting: April 11, 2011
CAPP2011-0003
Historic District: Goose Creek
Project Planners: Lauren Murphy, Heidi Siebentritt**

Action Item

CAPP 2011-0003 Parker: New Addition to Historic Residence in the Goose Creek Historic District. PIN # 388-35-6782.

Background

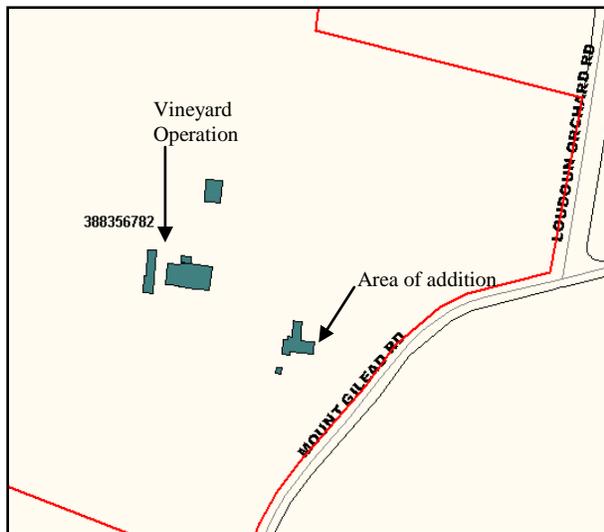


Figure 1: Subject Property, 38906 Mt. Gilead Road

The subject property is located at 38906 Mt. Gilead Road in the Goose Creek Historic District.

The property is approximately 27 acres and is the location of the Willowcroft Vineyard. The residential structure on this property began as a log cabin (c. 1789 according to the applicant's statement of justification).

With this application, a two story addition (approximately 18 feet by 17.5 feet) is proposed to the east side of the house adding approximately 630 square feet.

According to the zoning referral dated March 31, 2011, there are no zoning issues with this application.

Analysis

This application is evaluated under the Historic District Guidelines: Goose Creek, ("Guidelines" or "Goose Creek Guidelines") Chapter 5 is the primary chapter related to additions in the District. Chapter 4, *Guidelines for New Construction*; and Chapter 7, *Guidelines for Materials* will also be referenced where applicable.

The Goose Creek Design Guidelines suggest that additions, like new construction, should "respect the classical proportions, building details, and indigenous materials used in the construction of the historic district in ways that complement rather than detract from" the District (Goose Creek Guidelines, Guidelines for Additions, Introduction, page 83, text). As with the other previous additions to this house, the

applicant is proposing to match existing window designs, trim details, siding, and other elements to help tie the addition to the historic structure and the historic additions.

A. Location, Orientation, and Attachment:

The proposed addition is a symmetrical side addition to the main block of the structure (which was an early addition to the original log structure but has since become the main living area). The Goose Creek Design Guidelines specifically call for additions to be located to the side or rear elevation while maintaining the orientation of the original structure (Goose Creek Guidelines, Guidelines for Additions, Location Orientation and Attachment, page 84, Guidelines 1 & 2). The side wing addition will maintain the existing orientation of the house towards Mt. Gilead road and will not impair the integrity of the addition to which it will be attached. **This application meets the Guidelines for location, orientation and attachment.**



Photo 1: West Elevation, showing numerous additions made over time

B. General Design:

The design of new additions should follow the guidelines for new construction. The Design Guidelines for additions also state that new construction be discernible from historic construction (Goose Creek Guidelines, Guidelines for Additions, Design, page 85, text & Inappropriate Treatment 1). While the architect for the project has indicated that existing details of the proposed addition will be matched, existing features specific to the main block, such as the stone chimney and exterior corner boards, will be retained which will help to establish the addition as new construction. The roofline on the addition will be slightly below the roofline of the main block. Because the same roof pitch will be used, the cornice on the addition will also be slightly below the cornice on the main block. The siding on the addition will match the existing in color/detail. Hardieplank siding is proposed to help establish the addition as new construction. The addition will nearly match the width of the main block which may add to the perceived mass of the structure as viewed from Mt. Gilead Road. As evidenced by Photo 1, this approach has been used in earlier additions to the structure. The Guidelines for new construction suggest reducing the perceived mass by “dividing the structure into simple intersecting masses with varying rooflines” (Goose Creek Guidelines, Guidelines for New Construction, Massing, page 62, Guideline 1). However, telescoping additions are common in the Goose Creek District and the lowered roofline establishes the subordinate relationship between this addition and the historic main block. The proposed addition is also “compatible with the architectural style and ratio of solids to voids of the existing building” (Goose Creek Guidelines, Guidelines for Additions, Design, page 85, Guideline 3). **The application generally meets the intent of the Guidelines for design of additions.**

C. Roof:

The proposed gable roof will “maintain the existing roof pitch” of the main block (Goose Creek Guidelines, Guidelines for Additions, Roof, page 86, Guideline 1). The gable roof is a common roof form throughout the Goose Creek District and is already featured on other additions to the structure (see photo 1). The applicant will repeat the black standing seam metal roof on the addition, the details of which will match the roofing material on the rest of the structure. The Guidelines indicate that standing seam metal is an appropriate roofing material in the District (Goose Creek Guidelines, Guidelines for New Construction, Roof Form and Materials, page 66, Guideline 3a). The submitted elevations show a small pediment on the front elevation over the second story window. Staff would recommend maintaining the roofline of the front façade without the pediment, as the pediment detail is not a feature of the existing historic structure. **This application meets the Guidelines for roof form and materials.**

D. Chimney:

With this application, the applicant is proposing to add a stone chimney, to match the existing two chimneys in material and pattern, to the east end of the addition. The location of the chimney centered on the gable end and the use of fieldstone in the construction of the chimney is appropriate to the District and the existing structure (Goose Creek Guidelines, Guidelines for New Construction, Chimneys, page 68, Guidelines 1 and 2). The chimney on the addition will be notably shorter than the chimney on the main block (which will remain) and will help to further distinguish this as an addition and new construction. **This application meets the Guidelines for chimneys.**



Photo 2: Existing exterior chimney on east elevation

E. Cornices, Overhangs and Parapets:

The proposed addition will match the existing cornice design found on the main block of the structure. The applicant’s statement of justification (“SOJ”) indicates that all exterior trim details will be wood. The Guidelines indicate a preference for wood construction for these details: “Wood is the most appropriate material to use” (Goose Creek Guidelines, Guidelines for New Construction, Cornices Overhangs and Parapets, page 69, Guideline 3). The traditional design of the cornice and frieze is consistent with the architectural style of the main block and the addition. The front elevation shows a gable roof over the second story window of the addition which departs from the cornice line on the main block but helps to distinguish the addition and provides interest to the elevation. **This application meets the Guidelines for cornices.**

F. Doors and Windows:



Photo 3: Existing Round Window

The proposed windows are six-over-six double hung wood windows with simulated divided lites with the exception of a small round window which will match two existing round windows on the rear ell. The six-over-six style is common to the Goose Creek District and will match the existing windows on the rest of the structure (Goose Creek Guidelines, Guidelines for New Construction, Doors Windows and Shutters, page 70, graphics). The applicant is proposing

shutters for the windows on the front elevation, consistent with the existing structure. However, based on the scale of the drawings it appears that the shutters would not properly cover the entire window which is encouraged by the Guidelines (Goose Creek Guidelines, Guidelines for New Construction, Doors Windows and Shutters, page 73, graphics). **Staff would recommend as a condition of approval that the shutters are mounted so to appear operable and sized so that they cover the entire window, matching the existing shutter proportions.**



Photo 4: Front Elevation showing operable shutters

The proposed round window, while atypical, is also found on the rear ell which is the original portion of the structure (the round window may or may not be original but has become part of the building's historic identity). The window will match the two existing windows in material and design. While the Guidelines do not support new additions which attempt to copy historic buildings in their entirety, the replication of this unique detail helps to link the addition to the historic structure. The use of the round window on the second story of the addition does interrupt the rhythm of openings on the façade but will not be visible from a public right-of-way.

This application proposes a modification to an existing historic addition by converting a pair of windows on the rear of the main block into French doors. While it is unlikely that these windows are original to the historic addition, the proposed modification should respect the historic evolution of the property including this addition which has become the main block: "ensure that these later changes that help to tell the historical story of a property are preserved along with the original house. Their form and massing should not be altered



Photo 5: Rear Elevation of subject property

extensively when adding an addition” (Goose Creek Guidelines, Guidelines for Additions, Introduction, page 83, Guideline 1). French doors are not a traditional residential door style for the period of this prominent block of the house (19th Century) and would not comply with the Guidelines which seek to preserve the integrity of existing historic structures (Goose Creek Guidelines, Guidelines for Existing Structures, Introduction, page 87, text). If an additional entry door is desired on the rear of the main block (one exists to the right of the windows in question, see Photo 5 above), a more traditional door style would be appropriate for the historic main block. Staff notes that the doors would not be visible from the public road. **Staff would suggest further discussion of the door issue with the applicant at the HDRC meeting.**

G. Foundation:

The applicants are proposing to reuse the greenstone found on site as the cladding for the foundation. This cladding is appropriate and complies with the Design Guidelines: “Use stone as the foundation material or cladding for new construction” (Goose Creek Guidelines, Guidelines for New Construction, Foundations, page 76, Guideline 3). The stone will be harvested from the site and already has a weathered and aged appearance (Goose Creek Guidelines, Guidelines for New Construction, Foundations, page 76, Guidelines 4 and 6). The addition will tie into an existing retaining wall on the site which will be wrapped in the same stone as the foundation. **The application meets the Guidelines for foundations.**



Photo 6: Existing Stone Foundation

H. Details:

The Guidelines for additions encourage the use of “materials, building elements, architectural details, and colors that are compatible with the existing building” (Goose Creek Guidelines, Guidelines for Additions, Materials and Details, page 86, Guideline 1). The SOJ and the proposed elevations indicates that many of the architectural elements of the existing structure will be repeated on the addition including siding, cornice detailing, window and door trim, and stone work. The replication of the round window also provides a link to the existing structure and pays homage to a unique detail. **The application meets the Guidelines for architectural details.**

I. Materials:

The Goose Creek Guidelines make ample references to compatible material selection as a means of incorporating new construction into the Goose Creek District, which is especially pertinent for additions to historic structures. The applicant is proposing to match many of the materials on the historic structure.

As indicated above, the foundation and chimneys will be fieldstone and the roof will be standing seam metal, all of which will match the existing materials and is in keeping with the Guidelines. While the historic structure is clad in wood siding, the addition will be

clad in Hardieplank. The cementitious siding will emulate wood and is appropriate to the addition. The Guidelines indicate that cementitious products, like Hardieplank, “may be appropriate for new construction if applied in traditional patterns” (Goose Creek Guidelines, Guidelines for New Construction, Materials and Textures, page 80, Guideline 7) and “may be approved for additions to historic structures or for new construction” (Goose Creek Guidelines, Guidelines for Materials, Substitute Materials, page 132, text). The siding should replicate the same reveal of the main block; the applicant’s SOJ indicates their intent to match the existing siding. **The application meets the Guidelines for materials on additions and new construction.**

Findings

1. The Guidelines support additions to historic structures that are respectful of the historic evolution of the property, subordinate in scale to the existing structure, and constructed with compatible materials and details.
2. The location of the addition to the side of the main block will retain the existing orientation towards Mt. Gilead Road and attachment of the addition will not erode the integrity of the historic structure. The proposed addition meets the Guidelines for location, orientation, and attachment.
3. The addition is slightly smaller than the existing main block which will aid in establishing the addition as subordinate to the historic main block. The smaller chimney on the addition will also help to retain the dominance of the main block. The proposed addition is compatible with the scale and details of the existing structure and meets the Guidelines for the general design of additions.
4. The roof on the proposed addition will match the pitch of the existing roof on the main block and will feature the same materials as the roof on the historic structure meeting the Guidelines for roof form and materials.
5. The submitted elevations show a small pediment on the front elevation over the second story window which is not a feature of the existing historic structure.
6. The proposed six-over-six double hung windows are in keeping with the Guidelines for windows in additions and are compatible with the majority of the existing windows. Shutters for the new windows should be scaled appropriately to cover the entire window and appear operable.
7. The proposed round window will mimic a unique historic detail on the original structure of the house (now functioning as the rear ell) and will provide a link between the addition and the existing structure.
8. The conversion of two existing windows on the rear elevation of the main block into French doors is not in keeping with the Guidelines for new construction and additions. The introduction of the French doors is not in keeping with other doors on the structure or the period of the building. The French doors would not be visible from the public right-of-way.
9. In general, the details and materials of the proposed addition, including the use of stone on the foundation and chimney, wood windows with simulated divide lites, Hardieplank siding and the traditional cornice, will match those found on the historic structure and meet the Guidelines for materials and details on additions and new construction.

Recommendation

Staff finds the application in overall conformance with the Goose Creek Guidelines. However, further discussion with the applicant regarding the French doors on the rear façade is recommended. Staff also recommends the following conditions:

1. That the reveal on the siding for the addition match the reveal on the main block.
2. That the shutters on the front elevation of the addition appear operable and are sized so that the shutters cover the entire window, matching the existing shutter proportions.
3. That the pediment above the second story window on the addition be eliminated in order to maintain the simple roofline of the front façade.

Suggested Motions

1. *I move that the Historic District Review Committee approve Certificate of Appropriateness 2011-0003 for an addition to the structure at 38906 Mt. Gilead Road, further identified as PIN # 388-35-6782 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 6 of the staff report dated April 11, 2011 as submitted.*
2. *I move that the Historic District Review Committee approve Certificate of Appropriateness 2011-0003 for an addition to the structure at 38906 Mt. Gilead Road, further identified as PIN # 388-35-6782 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 6 of the staff report dated April 11, 2011 with the following conditions ...*
3. *I move alternate motion...*