

**Historic District Review Committee
Staff Report
Date of Meeting: April 11, 2011
CAPP2011-0004
Historic District: Goose Creek
Project Planners: Lauren Murphy, Heidi Siebentritt**

Action Item

CAPP 2011-0004 Leigh: New Addition to Non-historic Residence in the Goose Creek Historic District. PIN # 424-40-2692

Background

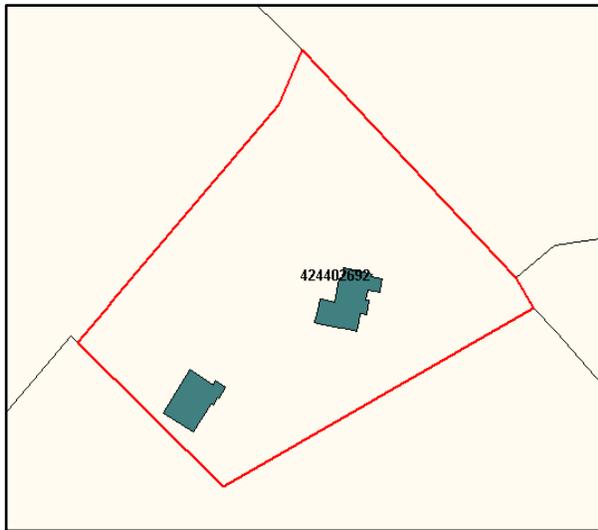


Figure 1: Subject Property, 38755 Leighfield Lane

The subject property is located at 38755 Leighfield Lane in the Goose Creek Historic District.

The property is approximately 3 acres and is located on a private road accessible off of Mt. Gilead Road. The existing structure was built in 1998 and is not visible from any public right-of-way.

With this CAPP, the applicants propose to add a garage with a pair suite above. The garage will be connected to the residence by a breezeway. The garage and breezeway will connect to a small addition with new entryway to the south side of the current garage which is being converted

into living space. A porch is also proposed across the front elevation of the entire addition and the existing garage.

According to the zoning referral dated March 31, 2011, there are no zoning issues with this application provided that the applicant can meet the requirements of the Moderately Steep Slope standards as described in Section 5-1508(F) of the Revised 1993 Zoning Ordinance.

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 3, *Guidelines for Site Elements*; Chapter 4, *Guidelines for New Construction*; and Chapter 7, *Guidelines for Materials* will also be referenced where applicable.

The Goose Creek Guidelines state 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). However, the Guidelines for additions largely anticipate additions to historic structures or additions to structures following the Guidelines for new construction.



Photo 1: Existing front elevation

The existing structure is not historic and was constructed in 1998 without a CAPP. The house rests on a brick-patterned concrete foundation which is exposed on the side and rear elevations. The house is clad in vinyl siding and features a variety of non-traditional window styles. Because the form, proportions and design of the existing structure are not consistent with the current Guidelines for new construction in the Goose Creek Historic District, it is difficult to effectively apply the Guidelines to the design details of this application. The broad, underlying principle behind many of the Guidelines for additions to existing structures is to relate the new addition to the existing structure. **Using this principle, the addition (garage, breezeway and addition to main block) is in keeping with the style and character of the existing house and will replicate the materials and architectural details on the existing structure.**

Although the Guidelines for accessory structures state that “the most desired design is for a detached garage,” the proposed garage will be connected via an enclosed breezeway which does establish the garage as an accessory building (Goose Creek Guidelines, Guidelines for Site Elements, Accessory Structures and Breezeways, page 46, Guideline 3a). **As this residence is not visible from the public right of way, is not an historic structure and as the breezeway helps to establish the garage as an accessory building; the garage meets the intent of the Guidelines for accessory structures.**

A. General Design:

The current side-entry garage will be converted to living space and a separate block is proposed to be appended to the south wall of the converted garage. The garage and breezeway will then connect to the main block addition. The roofline for the addition to the existing structure will be slightly higher than the roofline of the existing structure. This is a departure from the Guidelines which call for additions that are more diminutive in size and stature to the main block in order to establish the dominance of the existing structure: “design additions to be subordinate in size, scale, massing, and siting”

(Goose Creek Guidelines, Guidelines for Additions, Design, page 85, Guideline 2). The Statement of Justification (“SOJ”) indicates that the addition will match the existing roof pitch which, given the width of the addition to the existing house, accounts for the slightly higher roofline on this portion of the overall proposal. In this case, the varying rooflines help to add some visual interest and breaks up an otherwise very linear wall plane. The height of the new garage roof will match that of the existing building but will be separated from the main block by the breezeway.

The new entry way located on the addition features columns, a pedimented roof and stone veneer. These added architectural details will draw the eye to this entrance identifying it as the new “main” entrance into the house diminishing the existing house as the dominant main block. While reorienting the entryway would not typically be supported by the Guidelines, the new porch, entryway door with simulated divided lites and the use of varying materials and roofline helps to articulate the façade of the addition. While the existing house rests on an exposed concrete with brick pattern foundation, the side and rear elevations of the addition do not indicate any exposed foundation areas. This should be confirmed with the applicant at the meeting.

B. Roof:

The SOJ specifies that the pitch on the addition and new garage will match the existing roof pitch which is in keeping with the Guidelines for additions (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 appropriate for the existing structure. The applicant will match the shingles, fascia and other trim to the existing structure. The application proposes to clad the existing chimney



Photo 2: Existing chimney to be clad in fieldstone

in fieldstone which is a more in keeping with the Guidelines than the current cladding (vinyl siding): “Construct exterior chimneys of locally available fieldstone or brick in a historically accurate color-range” (Goose Creek Guidelines, Guidelines for New Construction, Chimneys, page 68, Guideline 1). The chosen stone should be appropriate to the Goose Creek District and applied in a traditional pattern. The proposed dormers on the garage help to break up the large mass of the garage roof and will bring natural light into the au pair suite (Goose Creek Guidelines, Guidelines for New Construction, Roof Features, page 67, Guideline 1 and text). While the proportions of the dormers do not follow historic precedents, they will match the existing dormers and will not be visible from any public ways. **This application meets the general intent of the Guidelines for roofs.**

C. Doors and Windows:

The double hung six-over-six windows on the front elevation of the existing house are reminiscent of a Palladian style which is not a traditional window style in the Goose Creek District. Rather, this window style is typical of late 20th century suburban style homes. The applicant proposes to use the same window design on the front and side

elevations of the garage addition. The proposed windows will not be visible from the public way and, in order to relate the addition to the existing structure, the repetition of the atypical window type is appropriate in this case. The Guidelines state that additions should incorporate “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 windows on the rear of the garage will be a more traditional double hung six-over-six with simulated divided lites (SDL) which



Photo 3: Existing entryway

are in keeping with the Guidelines (Goose Creek Guidelines, Guidelines for New Construction, Doors Windows and Shutters, page 70, graphics & page 73, Guideline 9). The proposed single pane casement windows in the breezeway help bring natural light into the addition as well as establish the area as a utilitarian connection between the house and accessory garage rather than formal living space. While the window style is not a traditional window style found in the District, it is compatible with the style of the existing structure. The application also proposes a large picture window with 30 simulated divide lites on the rear of the addition. Again, while picture windows are not supported in the Guidelines, the window design is consistent with the suburban style of the existing house. The single “French” door on the front elevation of the addition will also use SDL and will mimic the arched transom and side lites seen on the existing front door (see photo 3). French doors are also proposed for the side elevation (from the “courtyard”). The SOJ indicates that the two other doors proposed - one on the rear of the addition and one to the left of the garage doors – will match the existing front door (4 raised panels). The divided lite glass door in the front elevation of the addition is not common in the District but is already in use on the rear elevation on the existing structure. The use of the glass door, rather than a more traditional solid door with raised panels, may help to differentiate this door from the main entryway. The two garage doors, although vinyl, will give the appearance of strap hinges which are appropriate to the District. While the styles of the windows and doors in the proposed addition are atypical to the Goose Creek District and not in conformance with the Historic District Guidelines, these design elements are consistent with the existing structure and will not be visible from any public right-of-way. **Staff finds that the window and door design (on the garage, breezeway and addition to the main block) meets the underlying principle for new additions to existing structures that the addition relates to and is compatible with the existing structure.**

D. Front Porch:

The application proposes a porch, supported by eight columns, which will span across the entire addition and the existing garage. The Guidelines state that “a porch may also be used to unify separate masses of a structure” (Goose Creek Guidelines, Guidelines for New Construction, Front and Rear Porches, page 74, text). While the proposed front porch spans several individual building components, or blocks, (existing garage,

addition, breezeway, garage) of the house, it also adds visual interest to the façade and breaks up an otherwise very linear wall plane. The porch will also shield the existing garage, which will be converted into living space, from direct sun. The SOJ indicates that the columns will match those on the existing porch (see photo 3 above). The porch roof will also be clad in shingles, to match the existing roof. **This application meets the intent of the Guidelines for porches.**

E. Details and Materials:

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 applicant intends to match the materials and details of the existing suburban style home. The addition and new garage will use a traditional cornice and boxed eave, in keeping with the Guidelines. Since the existing structure was built in 1998 without a CAPP, the materials on the structure do not comply with the Guidelines for new construction, specifically, the house is clad in vinyl siding which is not a siding material supported by the Guidelines (Goose Creek Guidelines, Guidelines for New Construction, Materials and Textures, page 79, inappropriate treatment 8). In this case however, in order for the entire addition to remain compatible with the existing building, the use of vinyl siding is appropriate. Further, because the majority of the addition is an accessory structure, the use of more traditional materials, such as wood siding, stone veneer or even a cementitious product particularly on the garage, would establish the addition and garage as the dominant masses, detracting from the existing main house, which is not consistent with the Guidelines for additions and new construction. **Therefore, staff finds that the materials and details proposed with this application are appropriate in this case to establish consistency and compatibility with the existing structure.**

Findings

1. The existing structure is not historic and was built in 1998 without an approved Certificate of Appropriateness and the form, proportions, materials and design details of the existing structure are not in conformance with the Historic District Guidelines for the Goose Creek District.
2. The property is located on a private lane and is not visible from the public right of way.
3. The Guidelines support additions that are designed to be consistent and compatible with the existing structures they relate to.
4. The proposed addition is consistent with the form, massing, and design details of the existing structure.
5. Under the Guidelines, vinyl siding is not an approvable material in the Goose Creek District. However, the existing house is clad with vinyl siding and to meet the overall intent that additions should be consistent and compatible with the existing structure, vinyl is an acceptable cladding material in this case.
6. The angled orientation of the garage and the use of a breezeway help to define the garage portion of the addition as subordinate to the dwelling.

7. The cladding of the chimney in fieldstone is more in keeping with the Guidelines than the current chimney which is clad in vinyl siding. The fieldstone should be locally available and applied in a traditional pattern.
8. The proposed six-over-six double hung windows are consistent with the Guidelines for windows in additions and are compatible with the majority of the existing windows. While the other window styles proposed for the addition are not typical of the Goose Creek Historic District, they are compatible with and/or match the window styles on the existing structure.
9. The proposed porch adds visual interest to the addition and ties the addition to the existing structure. The columns on the addition should match those on the existing porch.
10. In general, the details and materials of the proposed addition, including the use of stone on the foundation and chimney and windows with simulated divided lites, meet the Guidelines for materials and details on additions and new construction.

Recommendation

Staff recommends approval of the application with the following condition:

1. That the fieldstone proposed for the chimney and on either side of the new entry door be of a locally available color pallet and applied in a traditional pattern.

Suggested Motions

1. *I move that the Historic District Review Committee approve Certificate of Appropriateness 2011-0004 for an addition to the structure at 38755 Leighfield Lane, further identified as PIN # 424-40-2692 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 5 and 6 of the staff report dated April 11, 2011 as submitted.*
2. *I move that the Historic District Review Committee approve Certificate of Appropriateness 2011-0004 for an addition to the structure at 38755 Leighfield Lane, further identified as PIN # 424-40-2692 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 5 and 6 of the staff report dated April 11, 2011 with the following conditions ...*
3. *I move alternate motion...*