

**Historic District Review Committee
Staff Report
Date of Meeting: April 11, 2011
CAPP2011-0005
Historic District: Goose Creek
Project Planners: Lauren Murphy, Heidi Siebentritt**

Action Item

CAPP 2011-0005 Everline: New Residential Construction in the Goose Creek Historic District. PIN # 386-46-9501.

Background

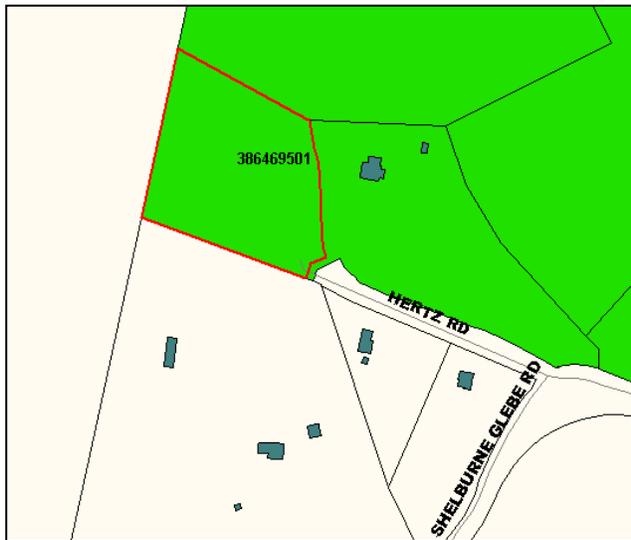


Figure 1: Subject property, 39009 Hertz Road

The subject property is located at 39009 Hertz Road in the Goose Creek Historic District.

The property is approximately 3 acres and is located at the end of Hertz Road where the road then turns into a private lane on a forested lot. In 2006 the HDRC reviewed and approved a CAPP for a new residence on the adjacent parcel at 39050 Hertz Road, also owned by the applicant (CAPP 2006-0007). This previously approved home is more contemporary in design and is also sited on a wooded lot.

With this application, a one-story, two bedroom house with a full, exposed basement is proposed.

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 4 is the main chapter related to new construction in the District. Chapter 3, *Guidelines for Site Elements*; and Chapter 7, *Guidelines for Materials* will also be referenced where applicable.

I. General (Chapter 3 Site Elements):

A. Land Forms and Features:

The proposed application seeks to locate a new residential structure on a vacant, wooded lot. The Guidelines recommends minimizing any grade changes and retaining existing trees and other site vegetation to preserve the natural features that define the District (Goose Creek Guidelines, Guidelines for Site Elements, Landforms and Features, page 38, Guidelines 1, 2 & 3). Some of the mature trees on the site have been removed due to storm damage and the location of the drainfield for the house (see statement of justification). However, the trees that were removed from the site have been sawed and prepared as lumber for the new dwelling. The applicants are not proposing any major changes in grade to construct the proposed structure and will maintain the majority of the existing trees. **The application meets the Guidelines for land forms and features.**

B. Siting and Building Placement:

The Guidelines state that the siting of a structure should “protect views, especially of natural features” (Goose Creek Guidelines, Guidelines for Site Elements, Siting, page 39, Guideline 1). The proposed structure would be located within a clearing in the existing wooded area on the property. The property is located on a private lane beginning at the dead end of Hertz Road and would not be especially visible from more public thoroughfares such as Shelburne Glebe Road. The Guidelines also state that new construction be sited “according to historic precedents and to take best advantage of weather and views without obstructing historic views” (Goose Creek Guidelines, Guidelines for Site Elements, Siting, page 39, Guideline 2). The applicant’s statement of justification indicates that they have selected the site and the placement of windows on the house to take advantage of natural (and seasonal) sources of heat and light. The front entrance is oriented towards the East which will provide morning sun and afternoon shade on the front porch/deck and vice versa on the rear deck. The Southern exposure of the left side elevation will bring natural light into the residence especially during the winter months. Placing the building in a small clearing within the woods reduces impacts on the existing wooded areas (see map to right) on the property and preserves views from adjacent parcels (Goose Creek Guidelines, Guidelines for New Construction, Building Placement and Setback, page 58, Inappropriate Treatment 1; page 59, Guidelines 1 and 2). **The application meets the Guidelines for siting and building placement as found on page 39 and 59.**



Figure 2: Subject property, wooded areas and topography

II. Design (Chapter 4 New Construction):

The proposed design is modest in size and scale and is a departure from the 2-story variations of colonial and farm house designs typically proposed for new residences in the Goose Creek District. However, the Design Guidelines provide for the introduction of more contemporary architecture, especially in the rural areas where the design should relate to “the natural landscape rather than to other buildings” (Goose Creek Guidelines, Guidelines for New Construction, Introduction, page 57, Guideline 2). The applicants seek to build a house which relates to and takes advantage of the heavily wooded lot. In addition, the primary building materials will be natural materials found on or around the property. The use of local greenstone and wood harvested from fallen trees on the property help to blend the structure into the forested backdrop of the site.

A. Massing:

The Design Guidelines for new construction indicate that massing of a new structure should be divided into a series of simple intersecting masses in order to reduce the perceived mass of a structure (Goose Creek Guidelines, Guidelines for New Construction, Massing, page 62, Guideline 1). However, the applicants are proposing a home which is contained in one rectangular mass. The orientation of the house with the main entry on the gable end helps reduce the perceived mass of the structure from Hertz Road. In addition, the proposed dwelling will not be visible from any major public rights of way and is surrounded by mature trees. The proposed cabin style also helps relate the structure to the forested area on the lot and the one story height of the proposed dwelling helps to reduce the visual appearance of the structure. **The application meets the intent of the Guidelines for massing, found on pages 61 and 62 of the Design Guidelines.**

B. Form:

The proposed structure has a simple rectangular form with gable ends, which is in keeping with other structures in the Goose Creek District: “most early structures in the Goose Creek District reflect a simple form” (Goose Creek Guidelines, Guidelines for New Construction, Complexity of Form, page 63, Guideline 1). **The application meets the Guidelines for form.**

C. Height, Width and Scale

The proposed structure is a one-story with full basement cabin which deviates from the traditional height of construction in this District (typically “two to two-and-one-half stories tall” (Goose Creek Guidelines, Guidelines for New Construction, Height Width and Scale, page 64, text)). However, the reduced height of the structure will help it to blend into the clearing of woods without competing against the mature trees or mountainside views. The reduced height also relates to the cabin-style of the structure. Lastly, the Guidelines advocate the use of porches and porticos to help relate the structure to a human scale (Goose Creek Guidelines, Guidelines for New Construction, Height Width and Scale page 64, Guideline 3). The applicant is proposing an eight foot porch (see below for evaluation) which not only reinforces the human scale of the project but helps to further relate the structure to the natural surroundings as a cabin in the woods with

usable outdoor living space. **The proposal complies with the intent of the Guidelines for height, width and scale.**

D. Roof Form and Materials:

The proposed structure will have a six-in-twelve roof pitch for the main structure and a four-in-twelve pitch on the porch roof. The pitch for the main block is slightly shallower than the typical roof pitches in the Goose Creek District which were historically “between seven-in-twelve and twelve-in-twelve” (Goose Creek Guidelines, Guidelines for New Construction, Roof Form and Materials, page 66, Guideline 2) due to the modest scale and height of the house. In addition, the property is heavily wooded and the proposed structure is intended to relate to the natural surroundings of the site rather than buildings on adjacent properties. Therefore, the slightly lower roof pitch does not conflict with or detract from other roof forms in the District as it might in a village setting or if the structure were more visible from a public way.

The left side elevation indicates that the roof will be clad in shingles; however the applicant has provided information to the contrary, indicating that the roof will be standing seam metal with 21 inch panels and a one inch seam. Standing seam metal is a common and appropriate roofing material in the Goose Creek District and helps to relate this contemporary structure to other properties in the District with a more traditional roof material (Goose Creek Guidelines, Guidelines for New Construction, Roof Form and Materials, page 66, Guideline 3 and text). Staff notes that the Guidelines for materials on new construction do suggest that a 1 ¼ to 1 ½ inch seam would be more in keeping with local precedents (Goose Creek Guidelines, Guidelines for New Construction, Materials and Textures, page 80, Guideline 8). **The application meets the intent of the Guidelines for roof form and material.**

E. Cornices, Overhangs and Parapets:

The Design Guidelines indicate that cornices should be constructed of “materials that complement those found in the area where the new building is being constructed” (Goose Creek Guidelines, Guidelines for New Construction, Cornices Overhangs and Parapets, page 69, Guideline 3). The applicant is proposing a simple boxed eave. The elevations indicate that all trim will be constructed of vinyl composite. The proposed material is not a material used in traditional cornice construction, which (as indicated in the Guidelines) is wood: “wood is the most appropriate material to use” (Goose Creek Guidelines, Guidelines for New Construction, Cornices Overhangs and Parapets, page 69, Guideline 3). However, the Guidelines do indicate that the HDRC may approve substitute products and the proposed composite trim material can be used to emulate traditional wood construction. The applicant, however, has indicated in their Statement of Justification that these details will be constructed of the same cementitious board as the siding (Hardieplank) rather than vinyl composite trim as indicated on the plans. **The application meets the Guidelines for cornices.**

F. Doors:

The Design Guidelines for new construction indicate that wood doors are preferred to other materials (Goose Creek Guidelines, Guidelines for New Construction, Doors

Windows and Shutters, page 72, Guideline 7). The applicant has indicated that the doors will be fiberglass with glass inserts in half of the panels (see handwritten comments on front elevation). While the fiberglass door is not a traditional building material in the Goose Creek Historic District, the Guidelines do allow for composite products in new construction, depending on their design and visual appearance (Goose Creek Guidelines, Guidelines for New Construction, Doors Windows and Shutters, page 72, Guideline 7). As previously stated, the applicant had indicated that the door would be half glass which is not common in historic residential construction and would not be supported by the Guidelines (although the elevations show a more traditional six panel door). However, the applicants have since decided to use the traditional six panel door, as shown on the elevations, without glass. Staff recommends the incorporation of the traditional six panel door into a condition of approval to avoid any confusion. If the applicant desires natural light in the front entry, it may be more appropriate and in keeping with local precedents, to have a solid door with traditional transom above. The solid door with traditional transom would help to create the illusion that the fiberglass door is a more traditional wood door and would also add interest and articulation to the facade. The right and left side elevations feature French doors with a single glass panel. While the single glass panel doors are not a typical door style in the District, they do distinguish the house as a contemporary structure and are not visible from a public way. These French doors also help establish the connection with the natural surroundings from inside the house. **With the return to the traditional six panel door, the doors proposed with the application meet the intent of the Guidelines.**

G. Windows:

The applicant is proposing a combination of double hung and awning style windows. The double hung windows will be vinyl clad with fixed exterior muntins. The Guidelines permit the use of vinyl clad wood products (Goose Creek Guidelines, Guidelines for New Construction, Doors Windows and Shutters, page 73, Guideline 10). The interior muntins will be removable, according to the applicants' notes on the elevations. The Design Guidelines indicate that both interior and exterior muntins should be fixed, if true divided lites are not used (Goose Creek Guidelines, Guidelines for New Construction, Doors Windows and Shutters, page 73, Guideline 9). The double hung windows will be six-over-six, which is a common fenestration pattern found throughout the Goose Creek District (Goose Creek Guidelines, Guidelines for New Construction, Doors Windows and Shutters, page 70, text and graphics). The ratio of solids to voids on the front, rear and left side elevations is proportionate to the width of these elevations. The right side elevation deviates from a traditional pattern of window placement, but given the siting of the structure and the wooded backdrop, this elevation will not be visible from any public way. The single pane awning style windows are not a traditional window type found in the District. However, these windows will be used only on the rear elevation, are proportionate to the façade on which they are located, and distinguish the residence as contemporary. Furthermore, the awning style windows contribute to the applicants' goals of designing a house that easily transitions between indoors and out by allowing fresh air and light into the rear of the house which will face a heavily wooded area. **With the exception of the interior removable grilles, the proposed windows meet the Guidelines for windows in new construction found on pages 71-73.**

H. Front Porches:

The Design Guidelines encourage the incorporation of porches into new construction: “new residential buildings can better blend with certain areas of the Historic District if a porch is incorporated into the design” (Goose Creek Guidelines, Guidelines for New Construction, Front and Rear Porches, page 74, text) provided that the porch reflects the architecture of the surrounding area. The applicant is proposing a covered porch, 8 feet in depth, with 2x2 pickets and 2x6 caps. The porch extends beyond the wall of the house into a deck, which is evaluated below. The proposed porch helps to articulate the front façade and provides useable outdoor living space which relates the structure to its natural landscape and surroundings (Goose Creek Guidelines, Guidelines for New Construction, Front and Rear Porches, page 57, Guideline 2). The applicant has indicated that the porch will be constructed of pressure treated lumber. The front elevations show three stairs which will also be pressure treated. The Guidelines do not support pressure treated lumber in areas where it will remain unpainted and an alternative wood or composite product would be more appropriate as this porch is a prominent feature of the front elevation (Goose Creek Guidelines, Guidelines for New Construction, Decks, page 75, Inappropriate Treatment 2). **The front porch design meets the criteria for new construction found in the Guidelines; however, Staff recommends a condition of approval requiring a different wood or composite product in lieu of the pressure treated lumber.**

I. Decks:

The Guidelines do not encourage decks in the Historic Districts (Goose Creek Guidelines, Guidelines for New Construction, Decks, page 75, Inappropriate Treatment 1). As this structure is a more contemporary design in the rural area, the Guidelines suggest that the structure should relate to that natural landscape rather than to other buildings (Goose Creek Guidelines, Guidelines for New Construction, Decks, page 57, Guideline 2). The applicants are seeking to build a home which provides outdoor living space, accomplished via the deck and front porch. The incorporation of the deck into the design helps to provide the outdoor space desired for this cabin-in-the-woods design. The majority of the deck will not be visible from the public road. The deck, which extends from the front porch and runs along the entire right side of the house, will replicate the construction used on the front porch.

The Guidelines indicate that “porch piers should be clad or wrapped with brick or stone” (Goose Creek Guidelines, Guidelines for New Construction, Decks, page 75, Guideline 3a) in order to avoid the appearance of a deck “supported by wooden stilts” (Goose Creek Guidelines, Guidelines for New Construction, Decks, page 75, Inappropriate Treatment 3). The foundation will be wrapped with local greenstone harvested from the property and will be highly visible beyond the piers of the deck (especially on the right side elevation). Wrapping the piers in the same stone may cause the deck supports to disappear into the foundation, which would give the appearance of a deck floating above the ground completely unsupported. It would also give a more formal appearance to a very modest and informal home. The applicant has indicated that the deck will be exposed pressure treated lumber, which is not supported by the Guidelines

(Goose Creek Guidelines, Guidelines for New Construction, Decks, page 75, Inappropriate Treatment 2). While the Guidelines call for decks to be painted “following the color scheme of the house” (Goose Creek Guidelines, Guidelines for New Construction, Decks, page 75, Guideline 5), this may draw attention to the deck rather than help it blend into the surroundings. As with the porch, the deck is a prominent feature of the house and an alternative product should be used. The use of a more natural wood (such as stained cedar or other wood) or an appropriate composite product for the porch and deck would also help to relate these features to the wooded landscape which is in keeping with the Guidelines for new construction. **While the Guidelines do not encourage decks, the design of the structure, the relationship between the structure and the natural surroundings, and the fact that the deck will not be visible from the public right of way, create a context for the deck and it may be appropriate in this case. However, Staff recommend as a condition of approval that an alternative wood or composite product be used on the deck as pressure treated lumber is not in keeping with the Guidelines.**

J. 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, Foundation, 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, Foundation, page 76, Guidelines 4 and 6). **The application meets the Guidelines for foundations on new construction.**



Photo 1: Stone foundation at 39050 Hertz Road (CAPP2006-007 Everline)

K. Details:

The Guidelines indicate that structures in the Goose Creek District are “vernacular structures with simple details” (Goose Creek Guidelines, Guidelines for New Construction, Architectural Details and Decoration, page 77, text). This application is in keeping with the traditional simple details in the surrounding Historic District. The applicants have indicated in their statement of justification that they have attempted to tie the construction and details of this house to their surroundings and the Quaker traditions of simplicity (found throughout the District). The applicant is proposing Hardieplank siding. While the majority of historic homes in the District use wood siding, the Hardieplank will emulate wood construction. The use of local stone and wood harvested from the site will help to relate the details of the structure back to the site and make up the most dramatic of the details on the proposed structure. The simple decoration on the structure is appropriate for the cabin and the attic vents found in each

gable end are found elsewhere in the District (see also photos from CAPP 2011-0003). **The application meets the Guidelines for architectural details and decoration.**

L. Materials:

As indicated in the Guidelines, “the choice of materials and textures are among the most important decisions in establishing the basic character of a building” (Goose Creek Guidelines, Guidelines for New Construction, Materials and Textures, page 79, text). Many sections of the Guidelines addressed above make reference to compatible material selection as a means of incorporating new construction into the Goose Creek District. The applicants are proposing a combination of traditional and composite materials for this project.

- a. *Siding* – While the Guidelines indicate a preference for wood (Goose Creek Guidelines, Guidelines for New Construction, Materials and Textures, page 80, Guidelines 2 and 6), alternative products may be applied “if the material replicates the visual qualities and workability of the original material” (Goose Creek Guidelines, Guidelines for New Construction, Materials and Textures, page 80, Guideline 9). The applicants are proposing Hardieplank siding which will clad the entire first floor of the structure. This will differentiate the living level from the foundation and basement which will be clad in greenstone. 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 New Construction, Materials and Textures, page 132, text). The siding should have a five inch to seven inch reveal to remain in keeping with local precedents – the applicant’s hand written notes indicate a seven inch reveal. Cementitious siding is a common substitute material for wood siding and has been used in the District on new construction projects. The product can give the visual appearance of wood from a distance but should be smooth and without a faux wood grain (Goose Creek Guidelines, Guidelines for New Construction, Materials and Textures, page 79, Inappropriate Treatment 6). In evaluating the use of a synthetic material, the Guidelines ask the HDRC to consider the following:

- Durability; visual compatibility of the proposed materials to existing materials
- Trim of material, especially for siding applications; joining of materials
- The availability and permanence of color.

In general, the use of Hardieplank siding, while not the preference of the Guidelines, does comply with the criteria for cementitious products.

- b. *Stone* – As indicated above, the applicants are collecting greenstone from the property to use as a cladding for the foundation, in keeping with the Guidelines for foundations. The Design Guidelines indicate that “stone is common in the rural area of Goose Creek” and specifically reference green stone as a predominant stone used in the County (Goose Creek Guidelines, Guidelines for New Construction, Materials and Textures, page 121, text). When applying the stone to the foundation, the applicants should follow a historic mortar profile and composition to adhere the stone. Because a large amount of the foundation will

be exposed on the right side elevation, the use of quoins at the corners would be appropriate on those corners that are exposed (Goose Creek Guidelines, Guidelines for New Construction, Materials and Textures, page 121, text). **The use of stone for the foundation is consistent with the Guidelines for materials and foundations.**

- c. *Standing Seam Metal* – the roof will be clad in standing seam metal with one inch seams. The Guidelines indicate that appropriate seam widths for residential roofs are “between one-and-one-quarter and one-and-one-half inches” (Goose Creek Guidelines, Guidelines for New Construction, Materials and Textures, page 80, Guideline 8). The seams as proposed are a quarter inch shy of this guideline. To clarify the discrepancy between the elevations, the SOJ and the handwritten notes on the plans, a condition could be added to specify standing seam metal rather than shingles. **Aside from the slightly shorter seams, the use of standing seam metal for the roof is consistent with the Guidelines.**
- d. *Vinyl Composite Trim* – the applicants’ plans indicate that all trim will be vinyl composite. The applicants have indicated to Staff that the details and trim will actually be constructed of the same cementitious product as the siding; this commitment should be incorporated as a condition of approval to account for the difference in materials mentioned on the plan elevations. As with siding, wood is the preferred trim material (Goose Creek Guidelines, Guidelines for New Construction, Materials and Textures, page 80, Guideline 6) but substitute products may be considered on new construction. The Guidelines indicate that “artificial materials may be used in the Historic Districts only if the material replicates the original material in dimensions, proportions, and appearance” (Goose Creek Guidelines, Guidelines for New Construction, Materials and Textures, page 133, Guideline 1). The Guidelines also specify that composite trim should replicate the appearance of wood trim (Goose Creek Guidelines, Guidelines for New Construction, Materials and Textures, page 133, Guideline 2). As with the siding, the cementitious product can be used to replicate the details of traditional wood trim. **Provided that the applicant can replicate traditional wood trim details, the use of composite trim meets the Guidelines.**
- e. *Fiberglass (Door and Attic Vent)* – the applicants have indicated that the front door will be fiberglass and the plans show a fiberglass attic vent is proposed at each gable end. The vents are functional and seen on other houses in the District. The Guidelines do not specifically address fiberglass as a construction material. However, as with other synthetic materials, this fiberglass detail should be “compatible with historic materials” and “replicate the visual qualities and workability of the original material” (Goose Creek Guidelines, Guidelines for New Construction, Materials and Textures, page 80, Guideline 9). **Provided that the proposed fiberglass details can replicate traditional wood details, the use of fiberglass as a material meets the Guidelines**

Findings

1. The Guidelines anticipate architectural designs that depart from historic precedents, especially in the rural areas where new construction should relate to the natural landscape rather than adjacent buildings.
2. Compatible form, scale, materials, siting and design details help integrate the proposed, modest home into the rural surroundings and relate the house to historic precedents found in the Goose Creek District.
3. The proposed structure is located at the dead-end of a public right of way and will be located on a heavily wooded lot. The siting, setback; massing; complexity of form; height, width, and scale; and directional expression of the proposed residence meet the Goose Creek Guidelines for New Construction.
4. The roof form and materials; cornices; windows; front porch; foundation; and details are generally in keeping with the Goose Creek Guidelines for New Construction.
5. The applicants have indicated that they intend to use a traditional six panel door rather than a half glass/half panel as originally indicated on the elevations. The solid six panel door is in keeping with the Guidelines.
6. The Guidelines do not encourage decks in the Historic Districts. However, the proposed deck helps create a relationship between the structure and the wooded lot and will use natural materials. The majority of the deck will not be visible from the public road. The deck also helps achieve the applicants' goal of flow between the interior, exterior and natural landscape surrounding the house. However, the use of exposed pressure treated lumber is not in keeping with the Guidelines and an alternative wood or wood composite should be used.
7. The applicant is proposing a mix of natural and synthetic materials. The use of local greenstone helps to relate the structure to the wooded surroundings as well as help blend the structure into the backdrop of the lot. The application of synthetic materials will emulate traditional construction materials and is generally in compliance with the Guidelines.

Recommendation

Staff recommends approval of the application with the following conditions:

1. The front door will be solid with raised panels as shown on the drawings.
2. The trim, corner boards, eaves, cornices and other details labeled on the plans as "pre-finished vinyl composite" will be constructed of the same cementitious product as the siding (but may contrast in color where appropriate).
3. The roof will be standing seam metal as indicated in the statement of justification not shingles as depicted on the elevations.
4. Stained cedar or other wood, a wood composite or other alternative decking material will be used for the porch and deck in lieu of pressure treated lumber.

Suggested Motions

1. *I move that the Historic District Review Committee approve Certificate of Appropriateness 2011-0005 for new residential construction on the lot identified as PIN # 386-46-9501 at 39009 Hertz 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 10 of the staff report dated April 1, 2011 as submitted.*
2. *I move that the Historic District Review Committee approve Certificate of Appropriateness 2011-0005 for new residential construction on the lot identified as PIN # 386-46-9501 at 39009 Hertz 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 10 of the staff report dated April 1, 2011 with the following conditions ...*
3. *I move alternate motion...*