

**Historic District Review Committee  
Staff Report  
Date of Meeting: June 13, 2011  
CAPP2011-0010  
Historic District: Waterford  
Project Planner: Lauren Murphy**

**Action Item**

**CAPP 2011-0010 McGuire: Installation of iron porch railing and removal of existing second story balcony. PIN # 303-26-6235.**

**Background**

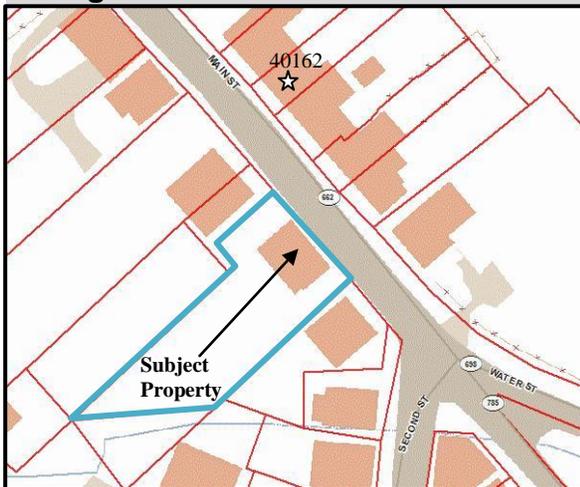


Figure 1: Subject Property, 40171 Main Street, Waterford

The subject property is located at 40171 Main Street in the Waterford Historic District. The applicants are proposing to remove the remnants of an existing second story balcony which has collapsed and, in its place, install an iron railing across the second story door. The applicants have indicated that the railing will be taken from a section of iron railing removed from the 40162 Main Street (see figure 1).

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

**Analysis**

This application is evaluated under the Historic District Guidelines: Waterford (“Waterford Guidelines” or “Guidelines”), Chapter 6, *Guidelines for Existing Structures: Elements*, with references to Chapter 5, *Guidelines for Additions*, and Chapter 7, *Guidelines for Materials*, where appropriate.

The application proposes a minor modification to the existing second story doorway with the addition of an iron railing. The existing balcony has deteriorated and fallen off the building. The applicants’ statement of justification (SOJ) indicates that all remaining fragments of the balcony will be removed and the siding will be repaired or replaced in kind. The new iron railing will be located between the door jambs.



Photo 1: Subject Property, 40171 Main Street, Waterford

The proposed railing will be attached inside the door frame and will not significantly alter the form or integrity of the original building, meeting the Guidelines for attachment of additions (Waterford Guidelines, Guidelines for Additions, Location Orientation and Attachment, page 80, Guideline 3). The Waterford Design Guidelines state that original doors should be retained (Waterford Guidelines, Guidelines for Existing Structures, Doors, page 96, Guideline 1). The installation of the iron railing will provide necessary security while allowing the door to remain operable. No other changes are proposed to the historic door. **The application meets the Guidelines for doors on existing structures and additions.**

The Guidelines for materials indicate that “new historic metalwork such as balconies, railings, porch columns or decorative metal cornices” should not be added when there is no historic precedence for them (Waterford Guidelines, Guidelines for Materials, Metal, page 126, Inappropriate Treatment 2). Only one other example of a second story railing is found across Main Street from the subject property. However, iron is used throughout the Waterford District for decorative elements such as fences and stair railings. Further, the proposed railing is of a simple design, consistent with the style of the building. **Therefore, staff finds the proposed railing is consistent with the Guidelines for materials.**

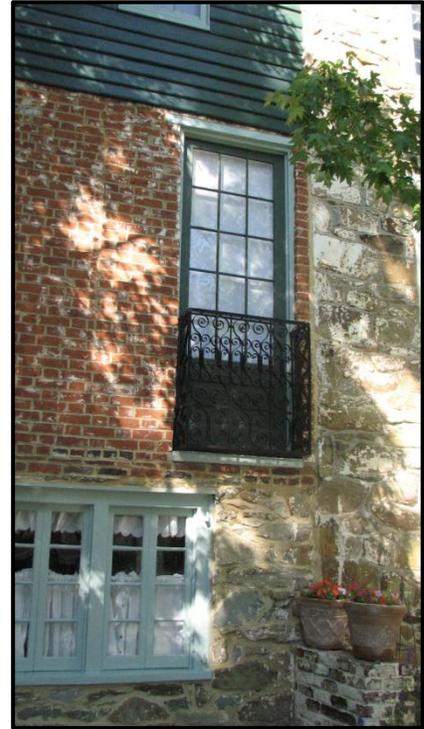


Photo 2: Other railing example in Waterford

### Findings

1. The proposed railing will allow the historic door to remain operable while providing security against falls from the second story.
2. The proposed railing will not significantly impair the historic building and could be removed at a later time without significant effect on the historic integrity of the structure.
3. The proposed railing across the second story door is consistent with the Guidelines for materials and other ironwork in the Waterford Historic District, specifically in the Village on Main Street.

### Recommendation

Staff recommends approval of the application as submitted.

### Suggested Motions

1. *I move that the Historic District Review Committee approve Certificate of Appropriateness 2011-0010 for the installation of an iron railing across the second story door in accordance with the Loudoun County Historic District Guidelines for the Waterford Historic and Cultural Conservation District based on*

*the findings included on page 2 of the staff report dated June 13, 2011 as submitted in the application.*

2. *I move that the Historic District Review Committee approve Certificate of Appropriateness 2011-0010 for the installation of an iron railing across the second story door in accordance with the Loudoun County Historic District Guidelines for the Waterford Historic and Cultural Conservation District based on the findings included on page 2 of the staff report dated June 13, 2011 with the following conditions ...*