

**Historic District Review Committee
Staff Report
Date of Meeting: September 12, 2011
CAPP2011-0010
Historic District: Waterford
Project Planner: Lauren Murphy**

Action Item

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

Background

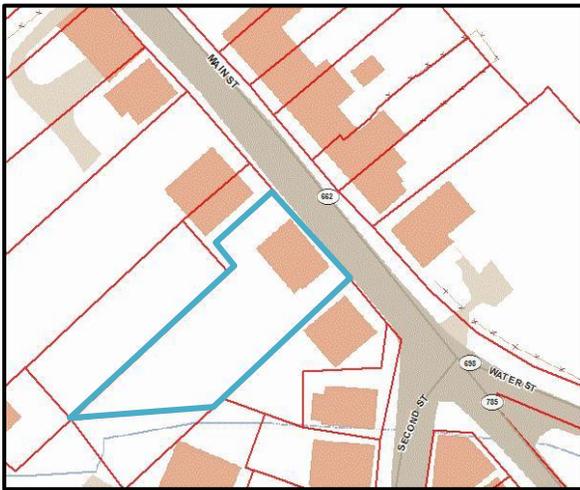


Figure 1: Subject Property, 40171 Main Street, Waterford

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 a wood railing across the second story door. The Department of Historic Resources (DHR) holds a façade easement on the subject property. The HDRC first reviewed this application at the June 2011 meeting but deferred action until DHR had reviewed and approved the proposal. The original proposal was to replace the remnants of the existing balcony with a metal door grille

across the second story entryway which was not approved by DHR. The applicants have since amended their application and now propose to construct a wood railing matching the railing on an existing balcony on the South elevation. DHR has approved this revised request (see included letter).

The applicants are also seeking retroactive approval for work that has been done to restore two gable-end chimneys.

According to the zoning referral dated August 30, 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.

Second Story Railing:

The application proposes a minor modification to the existing second story doorway with the addition of a wood 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 (no CAPP required). The new wood railing will be mounted outside the door jambs and will not significantly alter the form



Photo 1: Subject Property, 40171 Main Street, Waterford

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 railing will provide necessary security while allowing the historic door to remain operable. **The application meets the Guidelines for doors on existing structures and additions.**



Photo 2: Existing side balcony

The Guidelines for materials state that wood should be retained as "one of the dominant framing, cladding, and decorative materials for district residences" (Waterford Guidelines, Guidelines for Materials, Wood, page 116, Guideline 4). The use of a wood railing is consistent with other decorative details on the historic building and is more in keeping with the Guidelines than the originally proposed metal grille. 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.**

Chimneys (retroactive approval):

The applicant is seeking retroactive approval for work that has been done to restore the gable-end chimneys. As the project was originally intended to be repair in-kind, no CAPP application was needed. However, during the repair work, the applicants' mason rebuilt the chimneys with more detailing in the brickwork than was originally intended. The applicants have included an explanation of the alterations to the chimneys as well as before and after photos.



Photo 3: Revised Chimney Design

The Guidelines for existing chimneys state that repairs to existing chimneys should “match the original materials, colors, shape, and masonry as closely as possible” (Waterford Guidelines, Guidelines for Existing Structures: Elements, Chimneys, page 91, Guideline 2). The revised chimney design matches the color and materials of the chimney but has incorporated recessed panels of brick inlaid with solid courses, a detail that is not characteristic of the Waterford district. Prior to the repair work, the chimneys had been covered in stucco. The revised design is inconsistent with the Guidelines for repairs to existing chimneys because of the decorative detailing that was added.



Photo 4: Original Chimney Design

The Department of Historic Resources has requested that the applicants re-cover the chimneys in stucco and paint them in order for the completed work to be consistent with the Secretary of the Interior’s *Standards for Rehabilitation* (see included letter from DHR). As the Guidelines support the repair/replacement in-kind of existing brickwork and chimneys, this treatment of the chimneys is consistent with the Guidelines. **Staff recommends a condition of approval that the chimneys be re-covered in stucco and painted, to match their previous design.**

Findings for Second Story Railing:

1. The proposed railing will allow the historic door to remain operable while providing security against falls from the second story. The railing matches an existing railing on the south elevation of the historic building.
2. The proposed railing will not significantly detract from 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 in the Waterford Historic District.
4. The Department of Historic Resources holds a façade easement on the property and has approved the design of the wooden railing as submitted in the revised application.

Findings for Chimneys:

1. The previous chimneys were covered in stucco and painted similar to the siding on the house.
2. The design details of the restored chimneys are not consistent with the Guidelines for existing buildings which support repair and replacement in kind.
3. DHR has approved the chimney restoration with the condition that the chimneys are re-covered in stucco and painted.

Recommendation

Staff recommends approval of the revised wooden railing as submitted in the application and approval of the revised chimneys with the condition that they are re-covered in stucco and painted. Please note that two separate motions have been provided below.

Suggested Motions

Second Story Railing:

- 1. I move that the Historic District Review Committee approve Certificate of Appropriateness 2011-0010 for the installation of a wooden 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 3 of the staff report dated September 12, 2011 as submitted in the application.*

Or

- 2. I move that the Historic District Review Committee approve Certificate of Appropriateness 2011-0010 for the installation of a wooden 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 3 of the staff report dated September 12, 2011 with the following conditions ...*

Chimney:

- 1. I move that the Historic District Review Committee approve Certificate of Appropriateness 2011-0010 for the re-design of two existing chimneys in accordance with the Loudoun County Historic District Guidelines for the Waterford Historic and Cultural Conservation District based on the findings included on page 3 of the staff report dated September 12, 2011 with the following condition:*
 - a. That the chimneys are re-covered in stucco and painted.*