

**Historic District Review Committee  
Staff Report  
Date of Meeting: July 11, 2011  
CAPP2011-0013  
Historic District: Goose Creek  
Project Planner: Lauren Murphy**

**Action Item**

**CAPP 2011-0013 Joe & Tanya Matthews (Trillium Farm): Recreational Accessory Buildings. PIN #491-19-4157.**

**Background**



Figure 1: Subject Property, 18915 Lincoln Road

The subject property is located at 18915 Lincoln Road in the Goose Creek Historic District. The subject property is approximately 50 acres. The HDRC approved a CAPP application in 2009 for an addition to the existing dwelling. There are also 4 existing accessory buildings (barns) on the property.

With this application, two pavilions, a fishing gazebo, a bridge, and an outdoor kitchen building are proposed.

Staff notes that due to the number of buildings proposed with this application, the submitted elevations are drawn to a smaller scale than is typically provided

for new construction. A full scale set has been provided by the applicant and is available to the HDRC for review. Staff will also provide this full scale set at the July 11<sup>th</sup> meeting.

Staff will provide the HDRC with any zoning comments or issues at the meeting on July 11<sup>th</sup>.

**Analysis**

This application is evaluated under the Historic District Guidelines: Goose Creek (“Goose Creek Guidelines” or “Guidelines”), Chapter 4, *Guidelines for New Construction*, and Chapter 3, *Guidelines for Site Elements*, with references to Chapter 7, *Guidelines for Materials*, where appropriate.

Staff notes that in general, the Guidelines do not anticipate modern outdoor recreational buildings such as those proposed with this application. The Guidelines for accessory

structures anticipate common outbuildings, such as sheds and garages, and the Guidelines for new construction are largely oriented to new home construction.

The Guidelines for accessory structures state that accessory buildings should be subordinate in scale, mass and siting to the primary structure (Goose Creek Guidelines, Guidelines for Site Elements, Accessory Structures and Breezeways, page 46, Guideline 2). The proposed buildings are sited a significant distance from the principle structure, in the lowest lying area on the property and will not be visible from the public road. The proposed buildings are significantly smaller in scale and mass than the existing house. The location of the buildings around the pond helps to identify these buildings as accessory and as well as recreational.



Photo 1: Existing House

The Guidelines also state that accessory buildings should be “compatible with the style and character of the primary building” (Goose Creek Guidelines, Guidelines for Site Elements, Accessory Structures and Breezeways, page 47, Guideline 5). The proposed buildings will use the same stone as the house, and will coordinate with other existing stone and timber buildings on the property (see photos 1 and 2).

The Guidelines support the protection of views of natural features and state that new construction should be sited according to historic precedents (Goose Creek Guidelines, Guidelines for Site Elements, Siting, page 39, Guidelines 1 and 2). The existing pond sits at a low area on the property and is not visible from any public roads. The views of the rolling hills that surround the pond will be preserved and the construction of the five proposed buildings will require little alteration to the existing topography (Goose Creek Guidelines, Guidelines for Site Elements, Landforms and Features, page 38, Guidelines 1 and 2). While the Guidelines do not anticipate the types of modern recreational buildings proposed by this application, the location of these buildings near the pond relates them to the natural landscape and takes advantage of the existing natural features on the site. **As the buildings are directly related to the property owners’ recreational use of the pond, their siting around the pond is consistent with the Guidelines.**

#### A. Kitchen (with bar and restrooms):

The proposed kitchen building is the only enclosed building proposed with this application and is a contemporary design. The Guidelines allow for the introduction of contemporary architecture, especially in the rural areas where new structures should relate “to the natural landscape rather than other buildings” (Goose Creek Guidelines, Guidelines for New Construction, Introduction, page 57, Guideline 2). The proposed kitchen building is angled around a courtyard area and deviates from the traditional form and massing of more common outbuildings found throughout the Goose Creek District

(such as barns, corncribs, and sheds). However, the existing house is also contemporary in style and deviates from the neo-traditional farm house typical of new construction in this district. The proposed kitchen will not be visible from the public road and is compatible with the style of the existing house and other accessory buildings on the property (Goose Creek Guidelines, Guidelines for Site Elements, Accessory Structures and Breezeways, page 47, Guideline 5).



Photo 2: Existing Accessory Buildings, note rooflines and materials

The bar and kitchen area appear to be located in the center portion of the proposed building which has a flat roof. Flat roofs are not recognized by the Guidelines as a common roof design, however, the proposed building is of a contemporary design, consistent with the house. The center portion of the building is flanked by angled bathrooms with pitched roofs. As with the gazebo and pavilions, the proposed roof pitch is consistent with the Guidelines (twelve-in-twelve). The standing seam metal roof will match the house, accessory buildings and the other proposed structures. **The roof pitch over the bathrooms and the roof material is consistent with the Guidelines and tie the design of the proposed structures to the existing structures on the site. The proposed building is consistent with the contemporary style of the house and will not be visible from the road.**

The cornice on the proposed kitchen will also be constructed of cedar to match the other buildings (existing and proposed) on the site. The use of wood for the construction of the cornice is consistent with the Guidelines. A trellis or pergola has also been incorporated into the cornice of the building. **While this is not a traditional treatment of the cornice, it may be appropriate in this case given the accessory nature of the building and the lack of visibility from the road.**

The only proposed “window” in the kitchen building is the roll-up bar window, visible in elevation 2 on sheet A3.1. The specifications indicate that the roll up window will be wood, which is consistent with the Guidelines for window materials (Goose Creek Guidelines, Guidelines for New Construction, Doors Windows and Shutters, page 73, Guideline 10). While the Guidelines do not recognize roll-up windows as a common style in the District, the proposed building is not visible from the road and the use of the roll up window in this area will help to establish the recreational intent of the building. The only proposed doors appear to access the bathrooms on either side of the kitchen/bar area, these doors are partially concealed by stone walls extending from the building. The submitted elevations do not indicate the proposed material for the door. The Guidelines indicate a preference for wood; however, an alternative material is acceptable (Goose Creek Guidelines, Guidelines for New Construction, Doors Windows and Shutters, page 72, Guideline 7). **The proposed roll-up wood window will not be visible from a public road and are consistent with the contemporary design of the**

**outdoor kitchen building. The HDRC may wish to clarify the proposed material of the bathroom doors at the meeting.**

The proposed building is clad in a stone veneer (to match the existing buildings) and the foundation is not discernable. Staff does note that the volume of stone proposed on this building increases the perceived mass. The use of a stone foundation with alternative siding (similar to photo 3) may help to reduce the perceived mass while still maintaining the connection with existing buildings. **However, given the contemporary design of this building (and others on the property) and the lack of visibility from the road, the HDRC may find the treatment of the walls appropriate.**



Photo 3: Existing Accessory Buildings, note mix of siding and stone materials

The proposed kitchen building is a deviation from the traditional massing and form of buildings in the Goose Creek District. Some elements of construction are consistent with the Guidelines (such as roof pitch and the use of natural materials) while others are not (such as cornice and massing). The Guidelines largely anticipate more traditional construction. Given the unique proposal associated with the recreational buildings and the lack of visibility from any public right-of-way, the HDRC may find the deviations from the Guidelines on the kitchen building acceptable.

#### B. Pavilions, Gazebo and Bridge:

In general, the pavilions, gazebo and bridge are consistent with the Guidelines for massing, complexity of form, and scale. **The open construction style reduces the perceived mass and scale of these buildings and further establishes them as subordinate to the primary structure, consistent with the Guidelines.**

These buildings feature traditional seven-in-twelve (pavilions) and twelve-in-twelve (gazebo) roof pitches, consistent with the Guidelines (Goose Creek Guidelines, Guidelines for New Construction, Roof Forms and Materials, page 66, Guideline 2). The roof forms are consistent with the existing accessory buildings on the property. All of the proposed buildings will be roofed with standing seam metal. The proposed panels are 20 inches wide with a 1 ½ seam height to match the house which is consistent with the Guidelines for materials (Goose Creek Guidelines, Guidelines for New Construction, Materials and Textures, page 80, Guideline 8). **The roof pitch and material is consistent with the Guidelines and tie the design of the proposed structures to the existing structures on the site.**

The pavilions and gazebo also have traditional cornices, consistent with the Guidelines. These details will be constructed of cedar, to coordinate with the existing buildings on the property. The Guidelines state that wood is the preferred material for cornice construction (Goose Creek Guidelines, Guidelines for New Construction, Cornices Overhangs and Parapets, page 69, Guideline 3). The applicants' have not yet

determined if the cedar cornices will be painted or remain natural. The Guidelines for maintenance of wood state that wood surfaces should be primed and painted (Goose Creek Guidelines, Guidelines for Materials, Wood, Page 118, Maintenance, Guideline 5). The existing buildings have a dark finish on the cornice and frieze. **The proposed cornices on the gazebo and pavilions meet the Guidelines for new construction however staff recommends a condition of approval regarding the painting, or staining, of the wood.**

The foundation of the gazebo and pavilions will be stone, which will match the existing house and accessory buildings, consistent with the Guidelines (Goose Creek Guidelines, Guidelines for New Construction, Foundation, page 76, Guideline 3). The proposed bridge will have stone piers which helps connect the design of the bridge to the existing buildings and other bridges in the Goose Creek District. While the Goose Creek Guidelines do not address bridge construction, stone and wood are supported materials for bridges in the Beaverdam Creek Historic Roadways District which has a similar rural character to Goose Creek. **The use of stone for the foundation and piers is consistent with the Guidelines.**

In general, the bridge, gazebo and pavilions are consistent with the Guidelines for accessory buildings and new construction. These buildings are not visible from any public road, are subordinate to the primary structure and will have a united design which links the proposed buildings to the existing house and barns on the property. The use of traditional details and materials also helps to relate these buildings to the rural character of the Goose Creek district.

#### C. Materials and Textures:

The proposed materials for all of the recreation buildings are generally consistent with the Guidelines and help to relate the contemporary structures to the natural landscape and existing buildings which are also of a contemporary design.

The use of hardwood (cedar) for the structural elements of the buildings is consistent with the existing buildings on the property. The Guidelines recommend that wood is primed and painted. In this case, stain or paint should be consistent with the existing house and barns on the property. The applicant has indicated that non-structural elements, such as lattice, will be white pine or cedar (dependant on cost). In addition, the proposed stone foundations and veneers will match the existing veneer on the house and other accessory buildings.

The submitted elevations show a stone terrace located near the kitchen building. This terrace will match the existing terrace for the house. The applicants have indicated that flagstone will be used as the flooring for all buildings. The key notes on several elevation sheets reference pressure treated decking but the proposed location of the decking is not indicated on the elevations. The applicant has indicated that any decking will be white pine tongue and groove instead of pressure treated lumber. If the “decking” is proposed for the bridge, tongue and groove may not be appropriate. The HDRC may wish to clarify the location and material of any decking with the applicant at the meeting.

The mix of traditional wood and stone will tie the contemporary structures into the rural landscape of the farm as well as relate the buildings to the existing house and barns, consistent with the Guidelines. Although the rear elevation of the kitchen building shows several downspouts and gutters, the applicant has indicated that gutters will not be utilized.

### Findings

1. The Guidelines do not anticipate the types of recreational buildings proposed with this application. However, the Guidelines do anticipate contemporary structures, especially in the rural areas where new construction should relate to the natural landscape rather than adjacent buildings.
2. The Guidelines support accessory structures that are designed to be subordinate to and compatible with the existing structures they relate to. The use of consistent stone and wood materials relates the proposed buildings to the existing contemporary structures and the natural landscape of the property.
3. The proposed siting of the buildings near the existing pond is directly related to the recreational nature of the buildings. The proposed location of the buildings will not be visible from the public road and will not require significant alterations to the natural landform which is consistent with the Goose Creek Guidelines for new construction.
4. The massing, scale, complexity of form, cornices, and foundations of the bridge, gazebo, and pavilions are consistent with the Guidelines for new construction and accessory structures.
5. The proposed kitchen is the only enclosed building proposed with the application. The form and massing of this building deviate from traditional outbuildings in the Goose Creek District, however, the contemporary style of the building and the proposed materials help to relate the building to the existing house.
6. The stone veneer on the kitchen building increases the perceived mass of the building. However, the kitchen will not be visible from the public road and the contemporary design and natural materials help to relate the structure to the existing buildings on the site.
7. With the exception of the flat roof on the kitchen building, the roof pitches and the use of standing seam metal are consistent with the Guidelines for roof forms and materials.

### Recommendation

The Guidelines do not anticipate the construction of recreational outbuildings. The proposed accessory structures relate to the existing structures and will not be visible from the public road. Staff recommends approval of the proposed buildings with the following condition:

1. That exposed wood be painted or stained a color consistent with the existing buildings.

The HDRC may wish to ask for further clarification on the bathroom doors and the white pine tongue and groove.

### **Suggested Motions**

1. *I move that the Historic District Review Committee approve Certificate of Appropriateness 2011-0013 for the construction of a bridge, gazebo, outdoor kitchen building with restrooms, and two pavilions at 18915 Lincoln Road in accordance with the Loudoun County Historic District Guidelines for the Waterford Historic and Cultural Conservation District based on the findings included on page 6 of the staff report dated July 11, 2011 as submitted in the application.*
2. *I move that the Historic District Review Committee approve Certificate of Appropriateness 2011-0013 for the construction of a bridge, gazebo, outdoor kitchen building with restrooms, and two pavilions at 18915 Lincoln Road in accordance with the Loudoun County Historic District Guidelines for the Waterford Historic and Cultural Conservation District based on the findings included on page 6 of the staff report dated July 11, 2011 with the following conditions ...*
3. An alternative motion