

**Certificate of Appropriateness Justification for 18915 Lincoln Rd., Purcellville, VA  
2011 Improvements to Pond as per Michael Oxman Drawings entitled "Lakeside Picnic Area"**

I. History of the Property

Trillium Farm is a 50 acres parcel of land that is located at the foothills of the Shenandoah mountain range, approximately one mile south of Lincoln, VA. The land was originally part of the Eastern Temperate Forest Biome, which existed primarily as a deciduous forest consisting of species of trees and wildlife that are native to the region. At a time estimated to be late in the 1800s or early in the 1900s man choose to clear approximately 40 acres of the forested land to create open farm fields. Approximately five acres of the land located in the North West corner of the property remains as a native forest and the perimeter of three sides of the property continues to be bound by native trees.

In 1996, Joe and Tanya Matthews acquired the property and during the initial years continued to farm the property growing traditional agricultural crops. In the early years of 2000, it was discovered that poor farming practices of previous generations had reduced the average topsoil depth across the property to approximately 8" from estimated original depth of 24". As such, Joe and Tanya engaged in a systematic process of stopping the damage that was caused by previous generations and have since engaged in a process of restoring the land to serve the ecological interests of mankind by eliminating topsoil erosion, by restoring native habitat, by creating carbon syncs and by engaging in other practical environmental initiatives.

As part of the restoration process a two acre pond was created to provide an internal source of water for irrigation, wildlife and recreation. The pond was created by constructing a 200' wide by 20' tall dam that crosses a natural drainage relief located near the middle of the property. In the process of creating the dam five vertical feet of top soil was recovered from the bottom of the low point (soil that was being washed offsite into Goose Creek) and the property was graded and vegetated to stop future erosion. As of 2011, the pond is complete and the loss of topsoil has been stopped. Additionally, approximately 100 deciduous tree and 385 fruit trees have been planted in an organized manner that finds a balance between man's sensible use of the land and the composition of the Eastern Temperate Forest Biome, which represents the true history of the property.

In recent years, that started in 1996 and continues to this date, Joe and Tanya have constructed a series of civil improvements and structures on the land that consist of internal roads, the pond, a residence and three barns that are designed to carry a consistent unified theme that is respectful of the Goose Creek Historic District standard that are predicated on structures built in the 1800s and are guided by principles that respect ecology. Unfortunately, properties in-and-around Trillium Farm are not being held to the same standard and many examples can be provided. The real challenge for Trillium Farm and for the Historical Review Committee is to be guided by principles and values that when judged one thousand years (or greater) from now, will be viewed as having a positive long-lasting effect. Our efforts need to support natural succession that allows the ecological damage caused by previous generations to be reversed in a manner that allow for a balance between man's existence and the natural composition of the Eastern Temperate Forest Biome. This project is contemplated with these guiding principles in mind.

II. Proposed Exterior Changes

All of the improvements that are being contemplated by this initiative are new improvements within the interior of the property and there is no exterior change per-say. The scope of this initiative is to construct a series of five ancillary structures that are associated with the pond that provide recreation and agricultural support uses. The scope is illustrated in the drawings prepared by Michael Oxman entitled "Trillium Farm Lakeside – Picnic Area". The five structures act as a family of related building in which three will be built in 2012 (the kitchenette building / terrace, the

fishing gazebo and the bridge) and the other two buildings may be built within the next five years (the two pavilions).

III. Reason for Proposed Improvements

This initiative has multiple reasons that include enjoyment, safety, the support of future agriculturally based activities (that are "permitted uses" as defined by the Loudoun County Zoning regulations for AR-1 properties) and the continued reengineering of the land into an ecologically sustainable property.

Currently the pond as constructed is indifferent to providing a ready means of recreation for the residence of Trillium Farm and our friends, neighbors, extended family and guests. As such, this initiative brings a touch of humanity and civilization to the pond. Specifically, the improvements include a kitchenette, storage, bathrooms, a fishing gazebo/dock, a fire pit and open terracing that provides amenities that are readily available and allow for recreational activities to take place.

The initiative also sets out to create basic human necessities that improve the safety and health for the adults and children that spend time at the lake. This is accomplished by providing shelter, phone, first aid and support facilities that are proximate to pond in lieu of distant and remove.

The initiative also provides a foundation for agricultural support uses that are considered "permitted uses" as provided in the Loudoun County Zoning regulations for Ar-1 property that include: Argi-education, farm based tourism, private stable, rural recreation and entertainment, etc..

The scope of the initial phase of this initiative is to construct the improvements for private use as ancillary structures to the residence primarily because the costs and time associated with permitting the property for public uses is expensive and time consuming. However, as the orchard and other aspects of the property mature over the next decade, the improvements contemplate in this effort will have value to society and they are being organized and constructed in a manner that will support public uses as noted above.

IV. Appropriateness of the Improvements

The improvements are consistent with the architectural style that has been used throughout the property which is based on Goose Creek Historical District standards that have been previously approved. The improvements utilize the same design pallet of materials that includes: stone veneer, cedar shingle and wood siding, standing seem roofing, flagstone paving and extensive landscaping to connect the structures to land. The design uses the same materials that are used on the residence and the barns. Moreover the location of the improvements is located in a low area within the property and they are not visible from public roads.