

Historic District Review Committee
Memorandum
Date of Meeting: April 9, 2012
Re: CAPP2012-0002
Historic District: Taylorstown
Project Planner: Lauren Murphy

Action Item

CAPP 2012-0002 Tedd & Dana Durden: Reconsideration of request for retroactive window and door replacement in Taylorstown Frame Shop. PIN # 341-103-295.

Background

The HDRC considered CAPP 2012-0002 at their March 2012 meeting. At that meeting, the HDRC denied the retroactive request for replacement windows in the Taylorstown Frame Shop. However, this motion did not include the retroactive request for replacement doors.

In order to address the doors, staff is placing this item on the agenda for reconsideration. A revised draft motion has been provided that addresses the retroactive request for both the doors and the windows in the Frame Shop.

Findings

- 1. The windows in the frame shop were originally wood. The doors were also wood prior to their replacement. The Guidelines support the repair and replacement in-kind of wood windows and doors. The replacement of wood windows or doors with vinyl or aluminum clad windows or doors do not meet the Guidelines. Further, the muntins of the proposed replacement windows and doors do not meet the Guidelines for a three part simulated divided light window with an integral spacer bar.*

Recommendation

As indicated in the February 13, 2012 staff report, the proposed replacement windows and doors are not consistent with the Guidelines which clearly support the repair or replacement in-kind of wood windows on historic structures. **Therefore, staff is unable to recommend retroactive approval of the vinyl (or aluminum) clad windows or doors.** At the last meeting, the motion adopted by the HDRC allowed for the reuse of the replacement windows in the addition to the store to be constructed under CAPP 2009-0016.

Suggested Motions

In order to reconsider the previous motion:

“I move that the HDRC reconsider the denial of the retroactive replacement of windows in the Taylorstown Frame Shop”

The following draft motions are provided for action on the retroactive request:

1. *“I move that the Historic District Review Committee deny the retroactive request for replacement windows and doors in the historic Taylorstown Frame Shop located at 13068 Taylorstown Road in the Taylorstown Historic District based on the finding that the replacement of existing wood windows or doors with vinyl or aluminum clad products is not consistent with the Loudoun County Historic District Guidelines for the Taylorstown Historic and Cultural Conservation District. The replacement windows and doors currently in the Frame Shop may be used in the construction of the new store addition approved under CAPP 2009-0016.”*

OR

2. *“I move that the Historic District Review Committee approve the retroactive request for replacement windows and doors in the historic Taylorstown Frame Shop located at 13068 Taylorstown Road in the Taylorstown Historic District based on following findings:”*

OR

3. Any alternative motion.