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LOUDOUN COUNTY

DEPARTMENT OF PLANNING

CAPP Submission for Revisions

1-13-2012

Taylorstown Store & Frame Shop Addition & Alterations

In accordance with the Applicants Guide to Certificate of Appropriateness, we are submitting a CAPP application to include revisions as outlined in Section II below. These proposed items, if approved under the HDRC review board, shall be implemented as revisions or clarifications for the Taylorstown Store and Frame Shop.

Section I - The Original CAPP Application was submitted on 11-03-2009. Thus the State of Justification outline was submitted and provided the following information;

- 1) History of Existing Dwelling
- 2) Proposed Exterior Changes
- 3) Reasons for Proposed Addition and
- 4) Appropriateness of Proposed Alterations

Section II - Items included under this CAPP Application. Below we have outlined the revised proposed exterior changes and/or substitutions that were approved in the original CAPP.

Frame Shop

- 1) Proposal to infill the voids in the foundation with veneer stone and mortar to match existing.

Sheet A202, at the Frame Shop foundation wall in the void area that is to receive in-fill, Tedd and Dana are requesting to substitute "real" stone which would be consistent with the Guidelines and meet the prior recommendation by Kate per the Staff Report. A sample* of the stone has been provided with this CAPP. The mortar shall be same thickness and match as close as possible. (*see attached drawing SK-1*)

*The stone that is proposed to be installed in the rear would match the stone that is in the small previous infill. The sample that has been submitted is as close as we could find at this time. So, the stone to be installed in the rear void area will match the previously side infill. Or, we can just proceed with installation of block that is parged as per the original approval. It is up to the HDRC, please advise.

- 2) Proposed change to the front fenestration of the frame shop-due to existing rotten.

The Frame Shop's existing front porch was determined to be leaking and rotted and had to be removed entirely. The submitted revised elevation detail shows a simple reconstructed front porch with a gable roof to match the existing roof pitch. This will protect the entry from the elements and avoid future deterioration where it attaches to the Shop with a properly flashed metal roof. We feel the simple gable will be more consistent with the uncomplicated aesthetic of the structure, and better suited to its intended use. To accomplish this, the single door above the porch roof shall become a small window to match, as close as possible, the existing windows that were replaced previously. Please refer to the specifications and submittals for the window sections of the CAPP. (*see attached 1/4" scale drawing SK-3*)

3) Window Clarification - Frame Shop:

On the prior CAPP submission, reference Sheet A201, it was noted the windows on the Frame Shop could be repaired or replaced. Due to their existing conditions, they were not able to be repaired.

The windows that were purchased 2 years ago and installed were the Marvin Clad Ultimate Double Hung Windows. Please see the attached window submittal package.

The approval of the attached window submittal package would be re-tro active from the original CAPP since they were not submitted at that time. We would like to request approval for the window and doors that are already installed and the new window for the 2nd floor as well. It will be of the same product as the attached submittal.

Store

1) Window Clarification – Store:

There are two windows in the Store that need repaired due to the existing condition of the windows. In light of the fact that we cannot get replacement parts for the metal windows, we are requesting that they both receive a fixed-pane insulated glass panel window. The existing Gallery (store addition) window, labeled "B" on attached SK-5, is non-repairable. We are requesting to leave the existing bars in place and install a fixed-pane (non-operable) insulated glass on the interior. The other window is in the rear of the Store facing the addition and labeled number "5" on attached SK-5, also non-repairable. We are requesting to remove and replace with the same window as in the Gallery including a fixed-pane insulated glass (*cut sheet showing fixed-pane with 5/8" insulated glass is attached*)

Chimney

- 1) The chimney as noted in the Staff Report and the original CAPP requirement the relocation of the chimney would be situated in the NE Corner. After field verifying the integrity of the existing chimney, it will need to be reconstructed using masonry/real stone exterior with only a portion of the existing brick to be salvaged due to deterioration. Any retainable bricks will be used at the top portion of the chimney to keep in line with the original building aesthetics and guidelines. We are requesting the HDRC to acknowledge we will use as many of the original bricks as possible on the top portion and that stone on the bottom portion will be acceptable.
- 2) If the HDRC could allow us to remove the chimney entirely to allow more square footage in the floor plan, then the chimney being rebuilt would be removed from the CAPP. Please advise if we can remove it entirely. If this is not acceptable, please see Item #1.

Footbridge

- 1) In regards to the foot bridge leading from the additional rear parking to be provided in the rear of the store, we are attaching Sheet SK-6 for record. We were told the bridge will be considered an accessory structure (< 250SF) and therefore, is being submitted per Heidi's request to show dimension, design and materials for record.