LOUDOUN COUNTY

Historic District Guidelines

Goose Creek

LOUDOUN COUNTY

Historic District Guidelines

Goose Creek

2008

http://www.loudoun.gov/historic

Acknowledgements

Loudoun County Board of Supervisors

Scott K. York, At Large, Chairman
Susan Klimek Buckley, Sugarland Run District, Vice-Chairman
Jim Burton, Blue Ridge District
Lori Waters, Broad Run District
Sally R. Kurtz, Catoctin District
Stevens Miller, Dulles District
Kelly Burk, Leesburg District
Andrea McGimsey, Potomac District
Eugene Delgaudio, Sterling District

Loudoun County Planning Commission

Christeen Tolle, At-Large, Chairman
Peggy Maio, Blue Ridge District, Vice-Chairman
Robert J. Klancher, Broad Run District
Erin Austin, Catoctin District
Sandra Chaloux, Dulles District
Gigi Robinson, Leesburg District
Chris Brodrick, Potomac District
Helena Syska, Sterling District
Michael Keeney, Sugarland Run District

Historic District Review Committee

Leah Thayer Ferguson, Chairman
Matthew Custer, Vice Chairman
Mary Dudley
Matt Tolley
Rebecca McDermott
Jean Brown
J. Kevin Ruedisueli
Michael Was, former member
Tom Bullock, former member

Loudoun County Project Staff

Julie Pastor, Director, Planning Department
Heidi Siebentritt, Historic Preservation Planner
Susan Berry Hill, Program Manager
Meghan Boyce
Jennifer Grimmell

Kirby Bowers, County Administrator
Candy deButts, Deputy County Administrator
Linda A. Neri, Deputy County Administrator

Project Consultants

Frazier Associates
ARCHITECTURE & PLANNING
213 NORTH AUGUSTA STREET, STAUNTON, VA 24401
PHONE 540.886.6230 FAX 540.886.8629
www.frazierassociates.com

Copyright © 2008 Frazier Associates and Loudoun County. All rights reserved. No part of this book, including text, photographs, illustrations, cover design, and icons, may be reproduced or transmitted in any form, by any means (electronic, photocopying, recording, or otherwise) without the prior written permission of the publishers. This document may be reproduced in whole or part for use in matters related to the Loudoun County without prior written permission.

This publication has been financed in part with Federal funds from the National Park Service, U.S. Department of the Interior. However, the contents and opinions do not necessarily reflect the view or policies of the U.S. Department of the Interior. This program receives Federal financial assistance for identification and protection of historic properties. Under Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, and the Age Discrimination Act of 1975, as amended, the U.S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, disability or age in its federally assisted programs. If you believe you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write to: Office of Equal Opportunity, National Park Service, 1849 C Street, Washington, D.C. 20240.

Table of Contents

I. HISTORIC DISTRICTS AND THE PRESERVATION PROCESS

A. INTRODUCTION 1
1. Map of Aldie Historic District 2
2. Map of Bluemont Historic District 3
3. Map of Goose Creek Historic District 4
4. Map of Oatlands Historic District 5
5. Map of Taylorstown Historic District 6
6. Map of Waterford Historic District 7

B. EVALUATING YOUR PROPERTY AND YOUR PROJECT 8
1. Organization of Guidelines Chapters 8
2. Significance 9
3. Integrity and Alterations 10
4. Project Approach 11
5. Basis for Guidelines 12
6. Rehabilitation Tax Credits 12

C. DESIGN REVIEW IN THE HISTORIC DISTRICTS 13
1. Historic Overlay Zoning 13
a. Section 6-300: Historic District Review Committee 13
b. Section 6-1900: Permits in Historic Districts 13
c. Section 6-1800: Designation of Historic Districts 14
d. Section 6-1906: Required Maintenance 14
e. Section 4: Division B: Historic Districts 14
f. Underlying Requirements 14
2. HDRC Review Flow Chart 15
3. VDHR Easement Review 15

D. WHAT DOES IT MEAN TO BE GREEN? 16
1. Sustainable Development 16
2. Green Guidelines for Sites 18
3. Green Guidelines for Existing Structures 18
4. Green Guidelines for New Construction in Historic Districts 21

II. HISTORY AND ARCHITECTURE

A. OVERVIEW 23
1. General Loudoun County History and Development 23
B. CHARACTER OF THE GOOSE CREEK HISTORIC AND CULTURAL CONSERVATION DISTRICT 25
1. History and Development 25
2. Setting 26
3. Architecture 27
C. ARCHITECTURAL STYLES/FORMS/TYPES 29
1. Early Vernacular Dwellings: 1700-1780 29
2. Georgian/Federal: 1770-1830 30
3. Queen Anne: 1880-1910 31
4. Vernacular Victorian: 1860-1910 32
a. I-House (5-bay) 32
b. L-Gable 32
c. I-House (3-bay) 33
d. Front Gable 34
5. Colonial Revival: 1910-1940 35
6. Commercial and Institutional Buildings 35

III. GUIDELINES FOR SITE ELEMENTS

A. INTRODUCTION 37
B. LANDFORMS AND FEATURES 38
C. SITING 39
D. STREET PATTERNS AND STREETSCAPES 40
E. ARCHAEOLOGICAL SITES 41
F. BUILDING PLACEMENT 42
G. ACCESSORY STRUCTURES AND BREEZEWAYS 46
H. OUTDOOR LIVING SPACES 48

I FENCES AND WALLS 49
J. MECHANICAL AND UTILITIES' SCREENING 51
K. ACCESSIBILITY 52
L. LIGHTING 53
M. DRIVEWAYS AND PARKING AREAS 54
N. WALKWAYS AND PATHS 55
O. PLANTINGS AND TREES 56

IV. GUIDELINES FOR NEW CONSTRUCTION

A. INTRODUCTION 57
B. BUILDING PLACEMENT AND SETBACK 58
C. ORIENTATION 60
D. SPACING 61
E. MASSING 61
F. COMPLEXITY OF FORM 63
G. HEIGHT, WIDTH AND SCALE 64
H. DIRECTIONAL EXPRESSION 65
I. ROOF FORM AND MATERIALS 66
J. ROOF FEATURES 67
K. CHIMNEYS 68
L. CORNICES, OVERHANGS AND PARAPETS 69
M. DOORS, WINDOWS AND SHUTTERS 70
N. FRONT AND REAR PORCHES 74
O. DECKS 75
P. FOUNDATION 76
Q. ARCHITECTURAL DETAILS AND DECORATION 77
R. MATERIALS AND TEXTURES 79
S. STOREFRONTS 81
T. COLOR 82

V. GUIDELINES FOR ADDITIONS

A. INTRODUCTION 83
B. LOCATION, ORIENTATION AND ATTACHMENT 84
C. DESIGN 85
D. ROOF 86
E. MATERIALS AND DETAILS 86

VI. GUIDELINES FOR EXISTING STRUCTURES: ELEMENTS

A. INTRODUCTION 87
B. ROOF FORM AND MATERIALS 88
C. ROOF FEATURES 92
D. CHIMNEYS 94
E. GUTTERS AND DOWNSPOUTS 96
F. CORNICES, OVERHANGS AND PARAPETS 98
G. DOORS 100
H. WINDOWS 103
1. History and Benefits of Historic Wooden Windows 104
2. Replacement Windows 106
I. SHUTTERS 110
J. PORTICOS, FRONT AND REAR PORCHES 112
K. FOUNDATIONS 114
L. STOREFRONTS 115

VII. GUIDELINES FOR MATERIALS

A. INTRODUCTION 117
B. WOOD 118
C. STONE AND BRICK 121
D. STUCCO 128
E. METAL 130
F. SUBSTITUTE MATERIALS 131
G. PAINT AND COLOR 134

VIII. GUIDELINES FOR SIGNS

A. INTRODUCTION 135
B. DESIGN, COMPATIBILITY AND EXECUTION 136
C. SIZE AND NUMBER 136
D. SHAPE, COLOR, MATERIALS AND LIGHTING 137
E. LETTERING STYLES 137
F. WALL-MOUNTED SIGNS 138
G. PROJECTING SIGNS 139
H. WINDOW/DOOR SIGNS 140
I. AWNING AND CANOPY SIGNS 140
J. FREE-STANDING SIGNS 141

IX. GUIDELINES FOR AWNINGS AND CANOPIES

A. INTRODUCTION 143
B. TYPES 143
C. DESIGN AND PLACEMENT 144
D. MATERIALS AND COLOR 144

X. GUIDELINES FOR DEMOLITION AND MOVING

A. INTRODUCTION 145
B. DEMOLITION 145
C. MOVING 147

APPENDICES

A. MAINTENANCE CHECKLIST 149
B. NEW CONSTRUCTION CHECKLIST 151
C. GLOSSARY 155
D. RESOURCES DIRECTORY 161