LOUDOUN COUNTY

Historic District Guidelines

Waterford

LOUDOUN COUNTY

Historic District Guidelines

Waterford

2008

http://www.loudoun.gov/historic

Acknowledgements

Loudoun County Board of Supervisors

Scott K. York, At Large, Chairman
Susan Klimek Buckley, Sugarland Run District
Jim Burton, Blue Ridge District, Vice-Chairman
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
Mathew Custer, Vice Chairman
Tom Bullock
Mary Dudley
Matt Tolley
Rebecca McDermott
Jean Brown
Michael Was, past 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 HISTORIC DISTRICTS - WATERFORD 25
1. Waterford 25
a. History and Development 25
b. Setting and Architecture 26
C. ARCHITECTURAL STYLES/FORMS/TYPES 28
1. Early Vernacular Dwellings: 1700-1780 28
2. Georgian/Federal: 1770-1830 29
3. Federal/Greek Revival Rowhouse: 1780-1840 30
4. Queen Anne: 1880-1910 31
5. Vernacular Victorian: 1860-1910 32
6. American Foursquare: 1900-1920 33
7. Commercial and Institutional Buildings 34
a. Italianate Commercial: 1870-1900 34
b. Other Commercial and Institutional Building Forms 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. ACCESSORY STRUCTURES AND BREEZEWAYS 42
G. OUTDOOR LIVING SPACES 44
H. FENCES AND WALLS 45
I. MECHANICAL AND UTILITIES' SCREENING 47
J. ACCESSIBILITY 48
K. LIGHTING 49
L. WALKWAYS AND PATHS 50

M. DRIVEWAYS AND PARKING AREAS....51
N. PLANTINGS AND TREES....52

IV. GUIDELINES FOR NEW CONSTRUCTION

A. INTRODUCTION....53
B. SETBACK/SITING/TOPOGRAPHY....55
C. ORIENTATION....54
D. SPACING....57
E. MASSING....58
F. COMPLEXITY OF FORM....59
G. HEIGHT, WIDTH AND SCALE....60
H. DIRECTIONAL EXPRESSION....61
I. ROOF FORM AND MATERIALS....62
J. ROOF FEATURES....63
K. CHIMNEYS....64
L. CORNICES, OVERHANGS AND PARAPETS....65
M. DOORS, WINDOWS AND SHUTTERS....66
N. FRONT AND REAR PORCHES....70
O. DECKS....71
P. FOUNDATION....72
Q. ARCHITECTURAL DETAILS AND DECORATION....73
R. MATERIALS AND TEXTURES....74
S. STOREFRONTS....76
T. COLOR....78

V. GUIDELINES FOR ADDITIONS

A. INTRODUCTION 79
B. LOCATION, ORIENTATION AND ATTACHMENT 80
C. DESIGN 80
D. ROOF 82
E. MATERIALS AND DETAILS 82

VI. GUIDELINES FOR EXISTING STRUCTURES: ELEMENTS

A. INTRODUCTION 83
B. ROOF FORM AND MATERIALS 84
C. ROOF FEATURES 88
D. CHIMNEYS 90
E. GUTTERS AND DOWNSPOUTS 92
F. CORNICES, OVERHANGS AND PARAPETS 94
G. DOORS 96
H. WINDOWS 99
1. History and Benefits of Historic Wooden Windows 100
2. Replacement Windows 102
I. SHUTTERS 106
J. PORTICOS, FRONT AND REAR PORCHES 108
K. FOUNDATIONS 110
L. STOREFRONTS 111

VII. GUIDELINES FOR MATERIALS

A. INTRODUCTION 113
B. WOOD 114
C. STONE AND BRICK 117
D. STUCCO 124
E. METAL 126
F. SUBSTITUTE MATERIALS 127
G. PAINT AND COLOR 130

VIII. GUIDELINES FOR SIGNS

A. INTRODUCTION 133
B. DESIGN, COMPATIBILITY AND EXECUTION 134
C. SIZE AND NUMBER 134
D. SHAPE, COLOR, MATERIALS AND LIGHTING 135
E. LETTERING STYLES 135
F. WALL-MOUNTED SIGNS 136
G. PROJECTING SIGNS 137
H. WINDOW/DOOR SIGNS 138
I. AWNING AND CANOPY SIGNS 138
J. FREE-STANDING SIGNS 139

IX. GUIDELINES FOR AWNINGS AND CANOPIES

A. INTRODUCTION 141
B. TYPES 141
C. DESIGN AND PLACEMENT 142
D. MATERIALS AND COLOR 142

X. GUIDELINES FOR DEMOLITION AND MOVING

A. INTRODUCTION 143
B. DEMOLITION 143
C. MOVING 145

APPENDICES

A. MAINTENANCE CHECKLIST 147
B. NEW CONSTRUCTION CHECKLIST 149
C. GLOSSARY 153
D. RESOURCES DIRECTORY 159