



**LEESBURG BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT**

**PUBLIC HEARING AND WORK SESSION: 18 JUNE 2012
AGENDA ITEM 6a**

BAR Case No. THLP-2012-0043: Demolition and reconstruction of 209 Church St SE

Reviewer: Kim K. Del Rance, LEED AP
Address: 209 Church Street SE
Zoning: B-1, H-1 Overlay District
Applicant/Owner: Kevin Ash, Ellisdale Construction, LLC (contract purchaser)

Site Description:

This two story frame vernacular house now covered in aluminum siding sits on what had been a very narrow lot and has since become part of the lot with 211 Church St to be new construction.

Context: This frame vernacular house is a contributing structure in the Old and Historic District and contributes to the pedestrian streetscape in what was a historically black neighborhood and dates to 1941.

Description of Proposal:

Owner requests to rebuild on same footprint, instead of acting on approved demolition, with materials similar to those approved on certificate for new construction at 211 Church St with a few exceptions.

1. Continue the roofline to the rear instead of having an addition to the rear as it exists.
2. Use 3 tab asphalt shingles instead of the metal roof existing on the current house.
3. Use James Hardie fiber cement board lap siding with wood grained 8" board with a 7" lap, all trim, fascia and cornices to be Hardie fiber cement trim board.
4. Aluminum clad wood windows
5. Wood composite shutters
6. 5" galvanized half round gutters and downspouts

Site Development/Zoning Issues: The subject structure has a pre-existing non-conforming side setback. As a result, zoning code Section 16.3.6 allows the reconstruction of the structure so long as there is no increase in the non-conformity. If the building is demolished, it must be reconstructed within two years or the new structure must be constructed to current standards. In order to maintain the current non-conforming setback when the building is demolished a cellar wall must be preserved.

APPLICABLE GUIDELINES

Since the new building is no different in size, height, orientation or plan except for the extended roofline to the rear from the existing contributing structure these issues with the new construction are appropriate and only materials and the roof change will be addressed below.

Foundations

The design of new buildings should incorporate a traditional foundation design for aesthetic as well as functional reasons.

- Do not use foundation materials that are inconsistent with the visual characteristics of traditional foundation materials in Leesburg.

Roof form

- For residential masses larger than historic precedents, do not try to contain the entire structure under a single roof. (Chapter VII, F.2.c. and I. 3.)

The new construction is on the same footprint as the original building, but extending the roof will increase the massing and negatively affect the scale of the building in its street context. The guidelines prefer a roof height change to prevent the appearance of large scale massing.

Shutters

Shutters must be or appear to be operable and not mounted directly onto the wall surface.

Materials, Texture and Color

Applicant intends to use the same type of materials approved for the building at 211 Church Street under TLHP-2006-0151 except for those noted.

- Cement fiberboard should be smooth, or ungrained, because grained siding typically does not convey a truly appropriate character. (Chapter VII, P.2.g.)
- Traditional roof materials such as standing-seam, stamped or pressed metal or slate are preferred over asphalt shingles. (Chapter VII, P.3.a., b. and c., P. 5. a., b., c., d. and inappropriate treatment statement)
- Wood is recommended for use on new construction and additions for elements such as storefronts, cornices, trim, porches, and all other decorative features. (Chapter VII, P.4.a. and b.)
- Do not use window and door materials that are inconsistent with the visual characteristics of traditional window and door materials in Leesburg. (Chapter VII, J. 5.a., b. and c.)

The paint colors and scheme submitted of Peace Yellow for the siding, Classical White for the trim, Toile Red for the doors and black shutters are compatible with the guidelines. Using a trim color for the gable would be compatible as well. See attached samples for true colors.



Rhythm, Balance and Proportion

The existing building has been altered and wrapped in aluminum siding, which often requires the removal of details that had been original to the building. Since this is now considered new construction, there is an opportunity to add appropriate architectural details to improve the balance and proportion of the front façade. Some things to be considered are treatments such as varying the siding treatment on the gable, adding a wood louvered vent, adding trim separation from the wall below and increasing the contrast between the gable and wall below and between the siding and trim. Cues can be taken from the already approved new construction next door as well as the existing neighboring buildings.

STAFF RECOMMENDATION/DRAFT MOTION

(Based on the BAR's discussion at the meeting, any changes to the language of either part of the motion should be incorporated as necessary.)

Based on the findings that:

- **Extending the roof line creating a single roof is not appropriate**
- **Cement fiberboard siding should be smooth and not grained**
- **Standing seam metal roofs are preferred over asphalt shingles**
- **Wood is the appropriate material for trim**
- **Aluminum is not appropriate to clad a wood window**
- **One-over-one windows are allowable**

Staff recommends approval of TLHP-2012-0043 subject to the Ellisdale Construction plans dated May 22, 2012 submitted as part of this application material set and subject to the following conditions:

- **The roof line shall have a break at the same point it had previously ended on the original structure and the roof on the rear section should be differentiated by being lowered by at least one foot.**
- **Cement fiberboard siding will be smooth**
- **Wood windows will not be clad in aluminum and may be one-over-ones**
- **Trim will be wood**
- **Roof will be a standing seam metal roof**

DRAFT MOTION

I move that TLHP-2012-0043 be approved subject to the plans submitted by Kevin Ash, Ellisdale Construction on May 22, 2012 and subject to the findings and conditions of approval as stated in the June 4, 2012 Staff Report (or as amended by the BAR on June 4, 2012).