LEESBURG BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT

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

BAR Case No. THLP-2012-0054: Expand and enclose deck

Reviewer:	Kim K. Del Rance, LEED AP
Address:	**201 (203) Harrison Street SE**
Zoning:	B-1, H-1 Overlay District
Applicant/Architect	Gene Weissman, Architecture Inc.
Owner:	Gil Blankespoor

Site Description:
The former W&OD Freight Depot building currently sits in a commercial development made up of relocated historic structures in the Market Station complex. The Freight Depot building was relocated here in 1986 and is now restaurants on two levels. The main building remains mostly intact; however, it has been recorded that the German siding may not be original. The stick built details of the depot are commonly associated with the Craftsman style from the same time period of the turn of the 20th century.

Context: The freight depot building is a contributing structure in the Old and Historic District and contributes to the streetscape which historically was filled with industrial buildings and mills.

Description of Proposal:
Owner requests to expand the deck on the north elevation cover the deck with a roof and enclose the deck with a combination of walls and vertically opening glass garage doors. Details such as gutters, siding and roof material will match the existing structure.

Site Development/Zoning Issues: Applicant must confirm that they meet minimum landscaping requirements for interior parking lots. Due to the property line vacated between the building and the parking lot there are no zoning issues.

APPLICABLE GUIDELINES
Since the roof, siding and gutters will match the existing structure they are appropriate. The glass garage doors, the footprint expansion and roof as shown will be discussed below.

Roof form and deck expansion: Massing, Scale and Reversibility
The added roof is subordinate to the existing historic roofline and although the roof will hinder the view of the distinguishing eyebrow dormers the roof will not obscure them completely. However, the large roof brackets are a character defining feature of the freight depot and they should not be removed or altered. Should the roof over the deck expansion be removed at a later date, there would be no significant changes that could not be reversed.

The deck itself is a modern addition and is not historic so its expansion is not an issue since the expansion will not significantly alter the view of the original building. However, the way its expansion is treated is important to understanding the original structure in context. Building walls on the east and west elevations while using roll up doors on the north elevation give the appearance that an automobile garage is being added to a train depot. If this was the case, it may or may not be appropriate, but this is a deck enclosure. Adding solid walls may be appropriate by themselves, but the combination of garage doors brings a different connotation and scale issue.

Doors and Windows
The doors and windows should look to the original fabric of the structure, in this case, a train depot. The doors with a scale similar to the original doors to the platform have a very different scale than garage doors with horizontal glass whose proportions are not in keeping with the Leesburg Guidelines. The windows that have been placed in the depot that are not historic are simple one-over-ones, so the addition of one more of the same is appropriate on its own, but within this context, the overall enclosure proportions and material choices should be reconsidered.

Materials, Texture and Color, appropriateness and proportions

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

While rolling garage doors may or may not be appropriate in certain instances of deck enclosures, the proportions of the horizontal glass and their small height leads to the metal part of the door obscuring the transparency desired with the glass. If the entire deck were enclosed with a collapsible glass wall that could stack against the building when not being used, the transparency of the addition would allow visibility to the character defining features of the roof brackets.

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:

- **Adding a roof above the existing deck and the proposed enlarged deck is appropriate**
- **The solid walls and glass garage doors are inappropriate as shown and should be not be built**

Staff recommends approval of TLHP-2012-0054 subject to the Architecture Incorporated plans dated May 25, 2012 submitted as part of this application material set and subject to the following conditions:

- **The deck expansion, ramp and roof are appropriate, but the envelope for the enclosure is inappropriate as proposed and should not be built.**

DRAFT MOTION
I move that TLHP-2012-0054 be approved subject to the plans submitted by Gene Weissman of Architecture Incorporated on May 25, 2012 and subject to the findings and conditions of approval as stated in the June 18, 2012 Staff Report (or as amended by the BAR on June 18, 2012).