



**LEESBURG BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT**

**PUBLIC HEARING AND WORK SESSION: 2 JULY 2012  
AGENDA ITEM 5e**

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**BAR Case No. THLP-2012-0043: Demolition and reconstruction of 209 Church St SE**  
– This review of roofline alterations is in addition to June 18, 2012 Staff Report

**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. Revised drawings dated June 27, 2012 show a break in the roofline to form a hip at the rear instead of having one continuous roof.
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**

**PLEASE SEE STAFF REPORT FOR JUNE 18, 2012 MEETING**

Applicant's revised roof shows a hip roof at the break in the rear, which will better balance the roof than a lower hip and will reduce the massing in accordance with the guidelines.

The revised June 27, 2012 drawing also shows a standing seam metal roof, which is appropriate.

**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 the June 27, 2012 revised drawing shows a roof break appropriate to the scale as stated in guidelines and the following:

- **Cement fiberboard siding should be smooth and not grained**
- **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:

- **Cement fiberboard siding will be smooth**
- **Wood windows will not be clad in aluminum and may be one-over-ones**

**DRAFT MOTION**

I move that TLHP-2012-0043 be approved subject to the plans submitted by Kevin Ash, Ellisdale Construction on May 22 and revision June 27, 2012 and subject to the findings and conditions of approval as stated in the July 2, 2012 Staff Report (or as amended by the BAR on July 2, 2012).