



**LEESBURG BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT**

**PUBLIC HEARING AND WORK SESSION: 16 JULY 2012
AGENDA ITEM 7d**

BAR Case No. THLP-2012-0054: Expand and enclose deck – continued from June 18 and July 2, 2012

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: None.

APPLICABLE GUIDELINES

**Roof form and deck expansion: Massing, Scale and Reversibility
Doors and Windows**

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. 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.

The new proposed folding glass doors which become a glass wall when closed provide a transparency to see the brackets and character defining features that the rollup glass garage doors did not. However, the trim around the panels create the appearance of additional columns, adding a bulk that does not exist

currently. This does not significantly interfere with the view of the defining features. When the panels are closed this trim forms a frame around each panel so they read as a series of patio doors. Since this is a modern addition this reference is not an issue, but they do interfere with the reading of the architectural character of the depot building inside the new enclosed deck. This will occur during the seasons and days of weather that will demand the panels be closed, meaning it could be considered not to be permanent.

However, when the panels are closed there is now a significant amount of glazing where none existed before.

Ideally, this enclosure works best when the panels are open and if the edges did not appear to create additional columns, such as if the panels had glass edges or the trim was a neutral color slightly different from the structural columns that will support the deck roof, to differentiate them from both the new and historic support system so they read as temporary and not more structure..

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 a collapsible glass wall is not traditional to Leesburg in any sense, it provides a transparency and a temporary and reversible feel to the modern addition of the deck. If my concerns about the appearance of bulky additional structure can be mitigated as stated above, the addition of the glass wall may be appropriate as it will not be permanent in the sense that it will always be closed. When it is open, the addition of support structure for the new deck roof are in keeping with the original architecture without copying it and they repeat the rhythm that is evident on the depot building. The appearance of even more structure when the panels are closed may be mitigated, but the materials and colors used for the structure and trim are appropriate.

The color of the glass has not been addressed and should be discussed as a glass with too much color could distract and reduce the transparency needed.

Site Design Guidelines

New Fences and Walls

Although the railings on the deck addition may not be technically either, their function could be considered as such.

- **6. The scale and level of ornateness of the design of any new fences or walls should relate to the scale and ornateness of the historic building. Simpler and smaller designs are most appropriate on smaller size lots.**

Handrails are only addressed specifically when discussing accessibility and ramps on p. 45

- **A railing that blends in with the building color completes the design.**

Inappropriate Treatments

For Fences & Walls Do not use fence or wall materials that are inconsistent with the visual characteristics of traditional fence and wall materials in Leesburg.

The use of cable railing may be appropriate due to its low visibility and interference with the view of historic architectural features. The cable railing has no ornamentation and its simple details coordinate well with the clean craftsman lines of the depot building. The cable railing industrial look also works well with the industrial yet pedestrian nature of the former train depot functions.

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 may be appropriate.**
- **The solid walls and glass garage doors may be appropriate as shown on revised drawings submitted July 10, 2012 with mitigation of the appearance of additional structure that can interfere with the understanding of the architecturally defining features of the historic Depot building when the glass panels are opened.**

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 glass panel system for the deck enclosure may be appropriate with mitigating tactics to reduce their bulk when the panels are opened and it is decided that they do not interfere with the understanding of the historic depot building.**
- **The glass should not be a strong color which when closed would reduce the transparency and ability to see the defining features of the historic building.**

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 revised elevations submitted July 10, 2012 and subject to the findings and conditions of approval as stated in the July 16, 2012 Staff Report (or as amended by the BAR on July 16, 2012).