



**LEESBURG BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT**

**PUBLIC HEARING AND WORK SESSION: 6 AUGUST 2012
AGENDA ITEM 6b**

BAR Case No. THLP-2012-0061: New construction of 209 North St NE

Reviewer: Kim K. Del Rance, LEED AP
Address: **209 North St NE**
Zoning: R-HD, H-1 Overlay District
Applicant/Owner: Paul Reimers, PR Construction & Development

Site Description:

This is the second of two new houses being built on adjacent lots, the first completed was 207 North St NE. The lot is steeply sloping away from the street and from the left to the right when facing the new construction from the street.

Context:

North Street slopes uphill when driving east. There is a one story house downhill to the right of the completed house at 207 North St NE and there is a historic house uphill to the left of where the new house at 209 North St NE will be located. There are houses downhill behind the house and houses are uphill across the street for varying degrees of privacy in all houses and yards nearby.

Description of Proposal:

Owner requests to build new construction similar to the completed new construction next door at 207 North St NE.

Site Development/Zoning Issues: The site plan for this house will need to be submitted officially for review with plan review for site issue. The grading does not match what is shown on the elevations, the ground falls farther away from the front porch and is higher up on the elevation on the walkout than is shown currently. There may need to be a retaining wall, not shown, and the number of steps to the front porch shown will not be enough to reach the height of the porch. The average height of the building taken at the corners and midpoints is necessary to understand the impact of the height of this house and the correct elevation heights on the site plan are necessary on the elevations to be able to correspond between elevation and plan.

There are no zoning issues.

APPLICABLE GUIDELINES

OLD AND HISTORIC DISTRICT – NEW CONSTRUCTION

As of the writing of this report changes were submitted today as the drawings had been somewhat corrected but were withdrawn for more changes. There was no time for review of these changes, but it appears building heights have been provided and the deck stairs are now shown on the plans as well as both elevations.

As an object, the massing and scale of the house, roof and window openings as well as the materials for parged foundation, smooth finer cement board siding and wood windows, doors and trim are all appropriate.

There is still no actual ground line shown on the front elevation, only a drawing convention of a building ground plane which is not corresponding to actual site grading.

STAFF RECOMMENDATION

(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 August 1, 2012 drawings were received too late for staff review

Staff cannot make a recommendation on TLHP-2012-0061 subject to the Sutton Yantis Associates Architects, Inc. drawings received August 1, 2012 submitted as part of this application material set.

DRAFT MOTION

I move that TLHP-2012-0061 be deferred until the applicant provides the requested information subject to the plans submitted by Paul Reimers, PR Construction on June 18 and subject to the findings as stated in the August 6, 2012 Staff Report (or as amended by the BAR on August 6, 2012).