



**LEESBURG BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT**

**PUBLIC HEARING AND REGULAR MEETING: 17 SEPTEMBER 2012
AGENDA ITEM 9a**

BAR Case No. THLP-2012-0081: Exterior Alterations for TGI Fridays Restaurant

Reviewer: Kim K. Del Rance, LEED AP
Address: 235 Fort Evans Rd
Zoning: B-2, H-2 Overlay District
Applicant/Owner: Donna Brown, Interplan, LLC.

Site Description:

This building from 1999 built as a TGI Friday's Restaurant has not changed uses nor appearance since it's construction. The main entrance is on the opposite side of the building facing Fort Evans Rd and instead faces the parking lot with a side elevation set back from Route 15.

Context: Fort Evans Rd. in the H-2 Corridor is primarily commercial architecture showing the outward development from the original historic downtown. This restaurant has an entrance off of Fort Evans Rd at the corner of Route 15, primarily a highway. There are several large stores and shopping centers in this highly commercial area between Route 15 and Battlefield Blvd.

Description of Proposal:

Owner requests to make renovations to exterior elevations.

Site Development/Zoning Issues: None.

APPLICABLE GUIDELINES

H-2 Corridor Design Guidelines:

P. 21 Artificial veneer materials such as Styrofoam-based stucco, cast or fiberglass stone or brick and plastic appear insubstantial and unauthentic and should be avoided on new buildings.

P. 22 The history and nature of Leesburg indicate that wood, red brick and native stone are prevalent building materials; these materials likewise are appropriate for newer construction throughout town. Nichiha panels are fiber cement which is preferred in a smooth finish, applicant will bring samples of the "bark" siding so the board can determine if the material looks authentic or appears unsubstantial.

P.23 "Building color schemes should be kept simple." And "A building's paint colors—both those selected for the body and for accents—should not be overly intense, or used as a "sign" to draw unnecessary attention to the building."

The dark charcoal "Iron Ore" from Sherwin Williams is a good contrast to show the natural brick on the building, which is appropriate.

P. 21 “The design of awnings and the selection of fabric should complement the character of the building.”

“When awnings are used on the exterior of a building, they should be roughly the same width of the window or door openings that they are shading...”

The proposed awnings will be exactly the same as the current awnings except the striping pattern is turned 45 degrees. The lighting will be from above and the awnings will be fabric.

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:

- Material samples brought to the August 20, 2012 BAR meeting will determine if the Nichiha “bark” siding appears authentic and not insubstantial
- The paint colors and color scheme is appropriate
- The replacement awnings are appropriate

Staff recommends approval of TLHP-2012-0056 subject to the plans, elevations and materials submitted as part of this application material set August 23, 2012 and subject to the following condition:

- The Nichiha “bark” siding must be found to be authentic and not insubstantial or it will be replace with a smooth finish cement fiber board system.

DRAFT MOTION

I move that TLHP-2012-0056 be approved subject to the application submitted by Donna Brown on August 23, 2012 and subject to the findings and conditions of approval as stated in the September 17, 2012 Staff Report (or as amended by the BAR on September 17, 2012).