



**LEESBURG BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT**

**PUBLIC HEARING AND REGULAR MEETING: 19 NOVEMBER 2012
AGENDA ITEM 6f**

BAR Case No. THLP-2012-0114, TLHP-2012-0115, TLHP-2012-0116 and TLHP-2012-0117: Construction of porch roof and gazebo, installation of two signs and exterior painting for King's Tavern & Wine Bar

Reviewer: Kim K. Del Rance, LEED AP
Address: **19 S. King St.**
Zoning: B-1, H-1 Overlay District
Applicant/Owner: Fabian Saeidi, King's Tavern & Wine Bar

Site Description: From the 1975 historic survey: Extremely handsome commercial duplex of brick dressed with rusticated stone on the first floor (mostly obliterated by modern storefronts). Note interesting massing of the two units with the taller narrower southern half balanced against the longer, lower northern section. Extremely handsome tall circular headed windows light southern atelier. Arch repeated in the first floor staircase entrance door. Note beautiful patina of materials – exceptionally rich and warm. Both units have a corbeled brick course leading to a wooden denticulated cornice with the southern half much bolder in scale with its massive original doorway leading to the second floor.

Context: From the 1998 survey: This commercial duplex building faces east on S King Street in tax block 16. This is the heart of the historic district. This is the only commercial duplex of its kind in the historic district. The brick and rusticated stone provide texture and movement in the front façade. The large signage on the building could be improved and designed not to detract so much from the architectural elements of the building.

Description of Proposals: This report is reviewing actions already taken on the building as well as signage added without prior approval:

TLHP-2012-0114: Porch roof on rear of building with new light fixtures and new gazebo added in back lot with plastic fence

July 2008 photo (Bella Luna)



October 2012 photo (now King's Court)





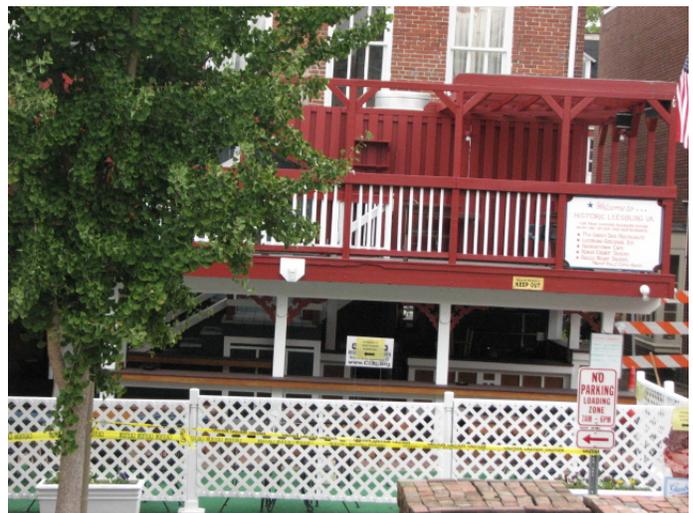
Wall sign above back door under new porch roof



Projecting sign at back next to new porch roof



Back porch roof with wall sign underneath



New plastic lattice fence

TLHP-2012-0115 and TLHP-2012-0116: 2 of the 3 existing signs: Window sign in front "King's Court", Wall sign above door in rear: King's Court Tavern" and projecting sign "King's Court Tavern" in rear of building

TLHP-2012-0117: Multiple paint colors and scheme

Site Development/Zoning Issues: No zoning permits, building permits or sign permits were issued for the property changes, including adding a porch roof and gazebo in the rear of the building and a plastic fence.



OHD Design Guidelines:

For TLHP-2012-0114: CH. VII GUIDELINES FOR ADDITIONS TO EXISTING BUILDINGS AND NEW CONSTRUCTION

K. PORCHES AND PORTICOS P. 102

2. Design new porches and porticos to be appropriate as to the size, height, proportion and placement of similar existing features in the area, with preference given to the historic buildings found along the street.

The new open porch consists of two simple square columns and a small shed roof to protect the doorway and small slab patio from the elements. The shed roof is simple, but it is unclear what the material is as staff has not been able to visit the site closely and that information has not been provided to staff. It appears not to be a standing seam metal roof that matches the existing roof, which would be most appropriate to match the existing roof material.

CH. IV SITE DESIGN GUIDELINES

C. LIGHTING P. 42

4. Use fixtures that are compatible with the character of the surrounding area and the new or historic building and provide subdued illumination.

The new wall sconces are of the proper scale and placement relative to the doorway, but the light source is visible and the fixture is utilitarian such as one would find at a back door of a residence, not an entry to a downtown restaurant.

E. OUTBUILDINGS, GARAGES, POOLS AND OTHER SITE FEATURES P. 44

2. Design new outbuildings and other site features to be compatible with, but subordinate to, the style of the primary building on the site, especially in materials and roof slope.

3. Place new outbuildings to the rear of lots.

5. Relate the design and location of any new site feature to the existing character of the property.

The freestanding gazebo placed on the asphalt lot behind the primary structure is in the correct location, but it is not subordinate to the simple brick building with panel doors and standing seam metal roof. The gazebo would be appropriate as back yard feature on a residential lot, in a public space or a garden, not as supplemental covered seating for a restaurant on this site with this architecture.

B. FENCES AND WALLS P. 38 AND 39

Fence and wall materials in each of the neighborhoods may relate to materials used on the structures and on the site and may include wrought iron, wood, cast concrete, stone, brick, and concrete coping.

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.

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.

Plastic lattice is not a traditional fence material both as a material and as a pattern for fences.

An appropriate fence or railing should be simple and of wood based on this lot size and the simplicity of the architecture at the rear of the building where this is located.

FOR TLHP-2012-0115 AND TLHP-2012-0116 SIGNS:

OLD & HISTORIC DISTRICT SIGN GUIDELINES P. 3

NUMBER OF SIGNS PERMITTED: Each business in the Old and Historic District is allotted a maximum of two (2) signs. The BAR has the authority to decrease or increase the number of signs permitted under the Zoning Ordinance based on its determination of what is appropriate for the architectural characteristics of a building and its setting. (Zoning Ordinance Section 15.11.1)

Based on the fact that this business has three facades along a public right of way, with one a main street, the second pedestrian only and the third both pedestrian and alley vehicular traffic, it may qualify for more than two signs if all signs are appropriate and within the size restrictions since this is a small lot with the building sitting on three lot lines.

OLD & HISTORIC DISTRICT SIGN GUIDELINES P. 5

WINDOW SIGNS: any sign attached to or applied directly onto the surface of the window, or that is highly visible from the public right-of-way through the window. Window signs are generally painted, silk-screened, or in some other manner applied directly to the glass area of a storefront.

The existing window sign is a sign placed inside the window and not applied directly to the glass, which does not meet the definition of a window sign in the Old & Historic District Guidelines even though it meets the zoning code definition.

OLD & HISTORIC DISTRICT SIGN GUIDELINES P. 3

Wall Sign Placement

- *A wall sign must be located on the same façade as the main entrance to the business being advertised.*
- *Wall signs must be aligned with other elements of the building, including windows and doors, and may not be placed higher than the top of the door, excluding the trim. The BAR may determine that the architectural characteristics of the building warrant placement of a wall sign higher than the top of the door.*

The rear door, if a direct entry to the restaurant, may qualify for a wall sign and since there is a space located above the door suitable for a small wall sign the BAR may find the location acceptable. However, the size and shape of the sign does not relate to the space above the door. A wall sign designed to fit the space may be appropriate to be above the door, otherwise the existing wall sign should be placed below the top of the door and to one side if the Board finds that the sign is appropriate.

OLD & HISTORIC DISTRICT SIGN GUIDELINES P. 4

CRITERIA FOR PROJECTING SIGNS

- *Individual projecting signs may not exceed 2' x 3'*
- *Projecting signs must be located on the same facade as the primary business entrance and in direct relation to that entrance.*

The projecting sign is located at the rear of the building when the main entrance is on King Street where the projecting sign should be located.

The illegal lighted neon sign has been addressed and the owner has been asked to remove it.

CH. VI GUIDELINES FOR THE PRESERVATION AND MODIFICATION OF EXISTING STRUCTURE: MATERIALS P.77

F. PAINT AND PAINT COLOR

A properly painted building accentuates its character-defining details. Painting is one of the least expensive ways to maintain historic fabric and make a building an attractive addition to the historic

district. All changes in exterior paint color must be approved but may be approved administratively by the Preservation Planner.

In many instances, buildings are painted inappropriate colors or colors are placed on the building incorrectly. Some paint schemes use too many colors, while others paint all building elements the same color – neither one of these is a preferred treatment.

The new red appears to be a more vibrant and brighter version of red than the appropriate red on the rear of the building. To not appear disjointed, the same red should be used on the front as is used on the rear if red is the desired color. If another color is desired, samples should be presented to staff for approval before painting has begun to avoid costly repainting at the owner's expense.

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 roof material on the new rear porch is unknown and would be appropriate to match the existing standing seam metal roof on the primary structure
- The new wall sconce light fixtures at the rear entry door to the restaurant are utilitarian with a visible light source which are not appropriate for a business entry
- The freestanding gazebo is not subordinate to the primary structure, is not compatible with the architecture and is not sited in a garden or back yard as is appropriate for gazebos
- Plastic lattice is not a traditional fence material both as a material and as a pattern for fences
- The existing window sign does meet the definition of a window sign in the historic district
- The existing wall sign placement is above a door which is not appropriate unless the Board finds it can be designed to fit into the architectural space
- The existing projecting sign placement is not at the main entry door as is appropriate

There are two alternatives for these applications:

Staff recommends denial of **TLHP-2012-0114, TLHP-2012-0115, TLHP-2012-0116 and TLHP-2012-0117** subject to the plans, photographs and materials submitted as part of this application dated October 31, 2012.

-OR-

Staff recommends approval of **TLHP-2012-0114** with the following conditions:

- The porch roof will be reroofed with a standing seam metal roof to match the existing roof on the primary structure
- the gazebo will be removed and the plastic lattice will be replaced with a simple wood fence
- the lighting fixtures will be replaced with suitable fixtures to be approved by staff under the normal administrative review process.
- all applicable Town and County Zoning and Building Permits must be obtained prior to proceeding with work

Staff recommends removal of the window sign and approval of **TLHP-2012-0115** for the wall sign to be lowered to the side of the rear entry door or redesigned to fit into the space above the door.

- all applicable Town and County Zoning and Building Permits must be obtained prior to proceeding with work

Staff recommends approval of **TLHP-2012-0116** for the projecting sign to be moved to the front entry door.

- all applicable Town and County Zoning and Building Permits must be obtained prior to proceeding with work

Staff recommends of the approval of **TLHP-2012-0117** for red paint that matches the existing red paint on the rear of the building.

- all applicable Town and County Zoning and Building Permits must be obtained prior to proceeding with work

DRAFT MOTION

I move that **TLHP-2012-0114, TLHP-2012-0115, TLHP-2012-0116 and TLHP-2012-0117** be denied and resubmitted with appropriate proposals due to the majority of actions not being appropriate.

-OR-

I move that TLHP-2012-0114, TLHP-2012-0115, TLHP-2012-0116 and TLHP-2012-0117 be approved subject to the application submitted by Fabian Saeidi and the site visits of staff and photos submitted by Carmen Babonneau on October 31, 2012 and subject to the findings and conditions of approval as stated in the November 19, 2012 Staff Report (or as amended by the BAR on November 19, 2012).