



**LEESBURG BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT**

**WORK SESSION: 3 DECEMBER 2012  
AGENDA ITEM 6C**

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**BAR Case No. THLP-2012-0118, TLHP-2012-0119 and TLHP-2012-0120: Installation of two signs and exterior painting for Old Town Grill**

**Reviewer:** Kim K. Del Rance, LEED AP  
**Address:** 15 S. King St.  
**Zoning:** B-1, H-1 Overlay District  
**Applicant/Owner:** Fabian Saeidi, Old Town Grill

**Additional Information since the November 19, 2012**

**Regular Meeting:**

The applicant has submitted a paint sample of the “barn red” used on the rear of 19 S King Street as the paint color used on the front façade of the Old Town Grill at 15 S. King St as well. Staff has visited the site and recommendations based on that visit are below.

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

**TLHP-2012-0118** and **TLHP-2012-0119** two of the three signs: Window sign “Old Town Grill Steak & Seafood”, Wall sign “Steak Old Town Grill Seafood”, Bracket sign “Old Town Grill Steak & Seafood”

**TLHP-2012-0120:** Paint only front façade red while façade along alley to parking remains green, trim and shutters painted white.

**Site Development/Zoning Issues:** These applications are the result of zoning violations for actions taken without approval, including construction, painting and signage. According to the Land Management Information System there are no County permits for this property other than a fire assembly permit for the Green Tree Restaurant in 2007.

There are no zoning, sign or Certificate of Appropriateness (COA) applications on file for this property dating back to 1982.

**FOR TLHP-2012-0118 AND TLHP-2012-0119: OH&D SIGN GUIDELINES P. 3**

**FOR TLHP-2012-0120**

**CH. VI GUIDELINES FOR THE PRESERVATION AND MODIFICATION OF EXISTING STRUCTURE: STYLE AND DESIGN**

**E. SHUTTERS P.57**

*The correct installation of shutters adds depth to the appearance of the window, creating shadows on the facade as light moves across the building. Shutters mounted outside the window frame not only appear inoperable but also produce a very flat image, since the shutters are on the same plane as the window trim.*



These shutters are not the proper size for the windows and are not installed correctly, so their removal would be most appropriate.

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

***F. PAINT AND PAINT COLOR***

There is no record of any paint approvals on this building since the ownership changed in 1982. The new red may be appropriate; however, the current paint scheme with two body colors in a highly visible location with pedestrian access along these two facades is not appropriate.

Painting the raised moulding white to match the white trim is appropriate.

Painting the shutters white may be appropriate; however, a contrasting color may be more suitable, such as black shutters.

Should the wall along the alley be repainted, care must be taken when repainting the side of this building to avoid dropping paint on the new bare brick installed by the Town of Leesburg at taxpayer 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:**

- Two signs are allowed in the historic district unless the board finds it appropriate to increase that number based on the architecture and the setting
- The wall sign above the door is appropriate on this building due to its architecture creating a natural space for advertising
- The projecting sign and the window sign are both appropriate, however the presence of both is beyond the number of signs allowed unless the board finds them appropriate in this setting
- The current paint scheme is not appropriate
- The shutters are sized and installed incorrectly

Staff recommends approval of **TLHP-2012-0118, TLHP-2012-0119 and TLHP-2012-0120** subject to the plans, photographs and materials submitted as part of this application dated October 31, 2012, staff photos dated November 15, 2012 and site visit November 28, 2012 subject to the following conditions:

1. Either the window sign or the projecting sign be removed
2. all applicable Town and County Zoning and Building Permits must be obtained prior to proceeding with work
3. The entire building must have one body color, the barn red may be appropriate
4. The shutters should be removed

**DRAFT MOTION(s)**

I move that **TLHP-2012-0118, TLHP-2012-0119 and TLHP-2012-0120** be approved subject to the application submitted by Fabian Saeidi on October 31, 2012, photos submitted by Carmen Babonneau on November 15, 2012 and the site visits of staff and subject to the findings and conditions of approval as stated in the December 3, 2012 Staff Report (or as amended by the BAR on December 3, 2012).