



**LEESBURG BOARD OF ARCHITECTURAL REVIEW  
BUSINESS MEETING MINUTES**

**Monday, 18 June 2012  
Town Hall, 25 West Market Street  
Council Chamber**

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**MEMBERS PRESENT:** Richard Koochagian, Chair; Jim Sisley, Vice-Chair; Dieter Meyer, Parliamentarian; Teresa Minchew; Paul Reimers; Mary Harper, Planning Commission Representative; Marty Martinez, Town Council Representative

**MEMBERS ABSENT:** Tracy Coffing; Edward Kiley

**STAFF:** Kim Del Rance, Preservation Planner; Barbara Notar, Deputy Town Attorney; Wade Burkholder, Deputy Zoning Administrator

**Call to Order and Roll Call**

Mr. Koochagian called the meeting to order at 7 pm, noted attendance and determined that a quorum was present.

**Approval of Minutes**

Mr. Sisley moved to approve the May 7, 2012 and May 21, 2012 meeting minutes with the correction that Ms. Coffing and not Mr. Koochagian questioned the concrete slab landing on TLHP-2012-0041 on May 21, 2012; Ms. Minchew seconded the motion, and it passed unanimously 5 (yay) -0 (nay) -2 (absent).

**BAR Member Disclosure**

Mr. Sisley represents the applicant for TLHP-2012-0054

**Consent Agenda**

There were no consent agenda items.

**Public Hearing Agenda**

**a. THLP-2012-0043, B1 (H1 Overlay District), Applicant: Kevin Ash, Ellisdale Construction  
Project: 209 Church St SE**

The applicant was not present; Mr. Koochagian moved the item to the end of the Agenda to allow time for the applicant to arrive.

**b. THLP-2012-0058, B1 (H1 Overlay District), Applicant: Tom Hoffman, Project: 212 N King St**

Questions regarding the historicism of the garage and its structural integrity as well as the fact it has already been relocated from its original site were asked of staff and the applicant. The public hearing for this case as well as TLHP-2012-0050 was opened and closed with no comments. Discussion continued on the historic value and amount of historic fabric left to preserve.

Barbara Notar read the section of law 15.2-2306 concerning the requirements for demolition permission of historic properties. Questions of how this garage was relocated from its original site would make selling it possible, but the law states the land with it must be offered for sale with it, which would mean the entire property lot.

Based on the facts that: a site visit needs to be done to establish the historic and structural integrity of the garage, Mr. Sisley moved to recess BAR case TLHP-2012-0058 and TLHP-2012-0050 until a site visit can take place on or about the next work session on July 2, 2012; Ms. Minchew seconded the motion, and it passed unanimously 5-0-2.

**c. THLP-2012-0050, B1 (H1 Overlay District), Applicant: Tom Hoffman, Project: 212 N King St**

Questions on height, roof pitch, eaves, window and door sizes and placement, garage door details and trim details were asked of applicant. Discussion ensued on matching the roof pitch to the modern rear addition, ensuring the height is less than the house and the details ensure the garage remains subordinate to the house. The application was seen as possibly approvable, but improvements to the size and placement of windows and pedestrian door were discussed.

Based on the facts that: a site visit is necessary to determine if the existing garage can be demolished or moved to make way for this new construction and the desire to see more details, This case was recessed in the same motion with the demolition case TLHP-2012-0058 above.

**d. THLP-2012-0051, B1 (H1 Overlay District), Applicant: Robert Montgomery, Project: 7 N King St**

There were no questions, the public hearing was opened and closed with no comments and a brief discussion on the guidelines and the appropriateness of rounded awnings took place. All members agreed the awnings were appropriate in this instance due to the nature of the altered façade and the construction of the arches.

Based on the facts that: the arched, burgundy fabric awnings are in accordance with the guidelines, Mr. Sisley moved to approve BAR case TLHP-2012-0051 (as submitted); Mr. Meyer seconded the motion, and it passed unanimously 5-0-2.

**e. THLP-2012-0054, B1 (H1 Overlay District), Applicant: Gene Weissman, Architecture, Inc., Project: 201 Harrison St SE**

Mr. Sisley recused himself and left the meeting. Questions on the rollup garage doors looking like "Rehoboth Beach" and not Leesburg as well as the new deck enclosure completing a "cocoon" around the entire depot when considered with previous approvals not yet constructed and not shown on this application were addressed to the applicant. The applicant will discuss with the owner whether the previous approval for enclosure on the opposite side of the depot can be rescinded in order to allow this deck on the east side to be considered for approval.

An alternative to the roll up doors was presented by the applicant of flat folding glass storefronts similar to what has been approved on the lower level of this same building. The board agreed they need to see drawings of the this alternate door in place on the building in three dimensions. The applicant agreed to do so.

Based on the facts that: the board needs to see more drawings of the alternate enclosure and if this will replace a previous approval or be in addition to them, Ms. Minchew moved to recess BAR case TLHP-2012-0054 until later at the applicant's convenience; Mr. Meyer seconded the motion, and it passed unanimously 4-0-2 (1 recusal).

**THLP-2012-0043, B1 (H1 Overlay District), Applicant: Kevin Ash, Ellisdale Construction Project: 209 Church St SE**

The applicant had not arrived by the end of the meeting, Mr. Meyer moved to defer TLHP-2012-0043 until later at the applicant's convenience. Mr. Sisley seconded the motion, and it passed unanimously 4-0-3.

### **Administrative Agenda**

#### **Administrative Approvals**

**TLHP-2012-0052** (338 E Market St) sign refacing

**ADJOURNMENT:** The meeting adjourned at 8:46pm

#### **NEXT REGULAR BUSINESS MEETING:**

Monday, July 16, 2012 at 7pm

Council Chambers

25 West Market Street

Leesburg, Virginia

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Richard Koochagian, Chair

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Kim K. Del Rance, Preservation Planner