

LEESBURG BOARD OF ARCHITECTURAL REVIEW
BUSINESS MEETING MINUTES

Monday, 20 August 2012
Town Hall, 25 West Market Street
Council Chamber

MEMBERS PRESENT: Richard Koochagian, Chair; Jim Sisley, Vice-Chair; Dieter Meyer, Parliamentarian; Paul Reimers; Teresa Minchew; Edward Kiley

MEMBERS ABSENT: Tracy Coffing; Mary Harper, Planning Commission Representative; Marty Martinez, Town Council Representative

STAFF: Kim K. 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 7:05pm, noted attendance and determined that a quorum was present.

Adoption of Agenda

Mr. Sisley moved to adopt the amended agenda which changed items in Section 8 so that 707 E Market, TLHP 2012-0064 is now the "A" item and TLHP 2012-0053 is "B" and TLHP 2012-0056 is "C" but will be recessed at the applicant's request. Mr. Kiley seconded the motion and it carried 6-0-1 (Coffing absent).

Adoption of Minutes

Mr. Koochagian called for approval of the meeting minutes for the June 4, 18, July 2 and 16, and July 25. Mr. Meyer moved to approve the minutes of June 4, 18, and July 2, 16 and 25. The motion was seconded by Mr. Sisley and carried 6-0-1 (Coffing absent). Ms. Minchew pointed out that she was not present for the July 16 and 25 meetings and amended her vote to an abstention which carries the motion 6-0-2 (Coffing absent, Minchew abstain).

Disclosures

Mr. Kiley disclosed that on TLHP 2012-0075, 208 Cornwall Street, NW he was the previous owner but does not feel it affects his decision process. Paul Reimers recused himself from TLHP 2011-0080 since he is the applicant and Mr. Meyer also recused himself from the same case since he has an open contract with the applicant.

Petitioners

Sheryl Crawford, 19735 Lovella Country Ct., Purcellville, VA 20132, came forward to comment on Courthouse Square. She feels that the size and scale are not in keeping with the historic district. It is the duty of the BAR to decide on the acceptance of this application based on its architectural merit, or lack thereof, and urged them to vote against it.

Consent Agenda

Mr. Koochagian said that 2011-0080, 207 North Street, NE, Paul Reimers construction and TLHP-2012-0070, 25 S. King Street. He asked if any members of the public needed to remove either of these for further discussion. Mr. Koochagian asked for a vote on TLHP 2011-0080, Mr. Kiley moved and Mr. Sisley seconded. The motion carried 4-0-2-1 (Reimers and Meyer recused, Coffing absent).

Mr. Sisley moved to place TLHP 2012-0070, 25 S. King Street on the consent agenda. The motion as seconded by Mr. Kiley and carried 6-0-1 (Coffing absent)

Mr. Meyer moved to recess TLHP 2012-0062 until the next business meeting. The motion was seconded by Mr. Sisley and carried 6-0-1 (Coffing absent)

Public Hearings

TLHP 2012-0072, 109 Liberty Street, NW to replace 17 windows and two doors to match existing. The guidelines recommend replacement only if the windows or doors are beyond repair. Staff recommends going on a site visit to view the condition of the windows prior to making a decision.

Drew Lauten, applicant, came forward and added that he would like to replace the windows with insulated glass thereby making the dwelling more energy efficient.

Ms. Minchew asked if the applicant had any information on whether the windows could be repaired.

Mr. Kiley asked if there were storm windows and when the siding was installed.

Since there were no members of the public to address this application, the public hearing was closed at this time.

Discussion

Ms. Minchew said they should recess this to another meeting so that they can determine if the windows could be repaired.

Mr. Kiley mentioned that efficiency was not part of the Guidelines.

Mr. Reimers agreed that the Board should take a look at the windows, as did Mr. Sisley and Mr. Meyer

Mr. Sisley pointed out that on p. 54 of the Guidelines, there is a window survey required which entails detailing the number of windows, whether they are original or replaced, configuration, material, type, hardware and finish, condition of frame, sash, sill, putty and panes. Photographs must also be submitted.

The Board will do a site visit prior to their next business meeting on September 17.

Roberta Connelly of 105 Liberty, listing agent on the residence, came forward and stated that half of the windows in the house are not operable. Some let in a tremendous amount of air.

Mr. Sisley moved to recess TLHP 2012-0072 to Monday, September 17 provided that the applicant can get materials to staff by September 10. Carried 6-0-1 (Coffing absent)

TLHP-2012-0075 208 Cornwall St. NW (B-1/H-1) David L. Stern and Bronwyn Duffy
Project Description: Replace porch floor with stone and replace front door.

Kim Del Rance gave the staff report, explaining that the door was already replaced since the old one could no longer be secured. She went on to describe the condition of the home.

Greg Blake, neighbor representing applicant, came forward in support of the project.

Mr. Sisley asked staff the qualifications the neighbor had regarding the lack of drainage. Kim Del Rance said there was support, but not guidance on the repair. It was suggested that the door repair be approved, but the porch denied until more information became available.

Ms. Minchew expressed concern over accepting and discussing a neighbor's judgment since it was not read into the record.

Mr. Meyer asked Mr. Kiley whether he could shed some light on the condition of the porch when he owned the property. Mr. Kiley responded that in 2000 the porch was in bad shape. He replaced wood then and again in around 2005. He went on to describe estimates that he received.

Mr. Koochagian asked if the structure was rotted enough so that the posts are sinking. Mr. Kiley responded that yes, they were. Since there were no comments from the public, the public hearing was closed at this time.

Mr. Meyer asked if they could rechannel the water, and then salvage what wood they can and rebuild the porch.

Mr. Reimers said he had evaluated it. The space is unvented and cannot be vented because it is too low to the ground. This wood would need to be replaced over and over again. There was some further discussion on the drainage problem and alternate solutions.

Mr. Kiley noted that the history element was not mentioned and he gave a brief history background, and noted that it was a historical contributing factor to that neighborhood.

Ms. Minchew said she agrees that there are other issues that need to be addressed prior to deciding to abandon traditional materials. She suggested approving the door, but recessing the porch.

Mr. Koochagian agreed stating that maintaining the wood look was very important to the character of this property and an alternative should be researched.

Mr. Sisley moved to approve the applicant's request for a door replacement in TLHP 2012-0075, and further moved to recess further consideration of the porch replacement to the next scheduled to the next work session. Ms. Minchew seconded the motion and it carried 6-0-1 (Coffing absent)

Continued discussion on TLHP-2012-0064 707 E. Market Street (B-2/H-2), Carolyn Thaemert, AutoZone **Project Description:** Exterior alterations to storefront. This application has been reduced to requesting the green wood trim be removed from the store front and the existing front doors be changed to anodized aluminum, and the rest of the storefront will match the rest of the center. The window will be frosted opaque glass. Signage has been treated separately under the comprehensive sign agreement.

The applicant's representative, Carolyn Thaemert, had no additional comment.

Mr. Meyer expressed concern over the clear anodized aluminum door and frame when the rest is bronze.

Based on the findings that removing the previously added green wood trim is appropriate and encouraged, the proposed clear anodized aluminum door and transom framing is at least allowed for consideration in the H-2 Guidelines. The use of frosted glazing on a portion of the side elevation only is not considered to be extensive and therefore appropriate. Mr. Sisley moved to approve TLHP 2012-0064 subject to the plans, elevations and materials submitted as part of this application August 13, 2012. Mr. Reimers seconded the motion.

Mr. Meyer said he was opposed to the clear anodized aluminum and therefore would not support the motion.

The motion carried 4-2-1 (Meyer and Minchew nay, Coffing absent).

TLHP 2012-0053, 3 Greenway Dr. SW (PRN/H-2), Charles W. Leopold, Greenway Childcare RE, LLC. **Project Description:** Exterior alterations to existing daycare building. Kim Del Rance said the application has changed since the last submission. The stone cladding has been reduced, along with the front portico. Staff recommends approval.

Mr. Sisley asked about the portico extending into the parking lot. Ms. Del Rance said that it did not affect the footprint since they are not putting up walls.

Tom Gannoway, architect for the project had nothing to add.

Mr. Meyer asked about how they were going to run the siding on the building. Mr. Gannoway explained.

Mr. Reimers asked if they were mixing simulated divided light? Mr. Gannoway said they were consistent, using the grill between two panes of glass.

Mr. Sisley asked if there was a light requirement with this application. Kim Del Rance said there was and it has been addressed and approved.

Mr. Reimers moved that TLHP 2012-0053 be approved subject to the application submitted by Charles W. Leopold on June 1, 2012 and to the stipulation that all windows and doors will have simulated divided light, and subject to the findings and conditions of approval as stated in the July 16, 2012 staff report, or as submitted by the BAR on July 16, 2012.

Mr. Meyer proposed an amendment as follows: that simulated divided light is defined as permanent exterior and permanent interior grills with spacer. Mr. Reimers agreed, the motion was seconded by Mr. Sisley and carried 6-0-1 (Coffing absent).

Mr. Meyer moved to recess TLHP 2012-0056 until the next business meeting. Mr. Kiley seconded and the motion carried 6-0-1 (Coffing absent)

Mr. Kiley asked about the meeting on September 5, 2012 stating that he would need to leave right after the Courthouse Square hearing.

Administrative Agenda

Mr. Meyer had a question related to TLHP 2012-0066 – Sunoco digital sign. Originally the canopy was all white, which was approved. Now each canopy includes color and additional signage. Ms. Minchew commented that the upgraded Jock's in the center of town also seems to have excessive signage, along with the Shell Station at the corner of

King and Catocin Circle. She questioned whether these were approved. Another spot is a property on Cornwall Street that has installed a 6' high fence. Mr. Meyer questioned the title max sign that was now a bright blue. Kim Del Rance said that she would look into that but she thought it was administratively approved.

Kim Del Rance summarized the interactions with the Courthouse Square people and stated that the exhaust fans needed some more work since they are visible from Market Street, the horizontal siding needs more visual explanation, and the windows are recessed and they should be raised. She will have the additional to the Board by August 31.

Adjournment

The motion was made to adjourn at 8:46pm

Kim Del Rance, Preservation Planner

Richard Koochagian, Chairman