



***LEESBURG BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT***

**PUBLIC HEARING: APRIL 16, 2012
AGENDA ITEM 6a**

**BAR Case No.: THLP-2012-0022
Reviewer: Wade Burkholder, AICP
Address: 218 Cornwall Street, NW
Zoning: RHD, H-1 Overlay District
Applicant/Owner: Mark & Wanda Salser, Applicant/Owner
Engineer: T.J. Gilbride Architects, Inc.**

ISSUE/FACTS: This application is for the removal of existing slate roofing that is failing and the installation of standing seam metal roofing to match the standing seam metal roofing on other areas of the home. The applicants in June of 2011, see TLHP-2011-0031 appeared before the BAR for approval of two projects.

Construction of a new one-story addition

Extending from the west elevation of the two-story Queen Anne-style dwelling is proposed a one-story frame addition. The addition will sit on a brick foundation and will be finished with dimensional cement fiberboard siding and trim and capped by a standing-seam metal roof, all of which will match the materials on the existing dwelling. The brick foundation was selected to differentiate the addition from the original construction. The Addition will sit back from the façade of the dwelling and features complex massing with a complex roof form.

New construction of a detached garage

The new three-car garage will be located to the northeast of the dwelling and will feature two bays that face south toward Cornwall Street below a side-gabled standing-seam metal roof. The third garage bay will be tucked behind the main portion of the garage with a side-facing entrance. The garage will be finished with the same materials as the addition.

Use of a pre-finished 17" wide x 1" high standing seam metal roof manufactured by Follansbee and finished black was utilized in both the new one-story addition and in the construction of a detached garage. The applicant is seeking to utilize this same material in matching black on areas of the house currently covered with slate roof material.

In reviewing this project, staff referred to, and the BAR should use, the guidelines for the preservation and modification of existing structures: style and design on page 50. In short, traditional roof materials in Leesburg's OHD include standing-seam metal, slate, wood, asphalt shingles, clay and concrete tiles. The guidelines state that original or historic roof materials should be retained and replacement of roof material with new material should match the original or historic roof covering in composition, size, shape, color and texture. Replacement with another traditional material may be appropriate when it is compatible with the age, style and character of the building.

STAFF ASSESSMENT: Staff has no concerns with the removal of the failing slate roof material at the main house and with the installation and replacement of the slate material with black matching standing seam roof material. Prior approval on other projects at this address was for use of a pre-finished 17" wide x 1" high standing seam metal roof; in black. The replacement of the slate material will create cohesive roofing material to all portions of the main house and outbuildings.

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 facts that:

- Standing seam metal is an appropriate replacement material for roofs in the Old and Historic District; and,
- Prior approved projects at this address utilized pre-finished 17" wide x 1" high standing seam metal roofing material manufactured by Follansbee; and,
- The standing seam metal replacement material shall be black to match the existing standing seam roof material on other portions of the main house and outbuildings.

Staff recommends approval of TLHP-2012-0022 as submitted.