



*LEESBURG BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT*

PUBLIC HEARING: MAY 21, 2012
AGENDA ITEM 6e

BAR Case No. THLP-2012-0041 Replace concrete front steps with new concrete steps and landing covered in natural stone veneer leading up to the single-family detached dwelling at 225 West Market Street SW

Reviewer: Christopher Murphy, Zoning Administrator

Address: 225 West Market Street

Zoning: B-1 with H-1 Overlay

Applicant/Owner: Katherine Baumgartner

Site Description: The subject dwelling sits on a level, treed lot measuring 0.13 acre (5,662.8 sq ft) situated at the end of the private cul-de-sac off of West Market Street commonly known as Honicon Court.

Context: Honicon Court serves the seven dwelling Honicon Bungalow Court, (221 – 233 W. Market Street) the stone, one and one-half story single-family bungalows constructed by Claude Honicon in 1950 during Leesburg's fourth phase of growth (1914 – c. 1960). The subject dwelling, and the six other Honicon Bungalows are contributing resources in the H-1 Old and Historic District

Description of Proposal: The Applicant proposes the replacement of the existing three step concrete with stone veneer lead-up to the front door with two concrete steps 12" depth by 5'- width leading up to a concrete landing 3' deep by 8' 8" width. The landing will extend 2' beyond the width of the main entry on either side, as well as just slightly less than 2' on either side of the steps. In its entirety the steps and landing will extend from the face of the dwelling by 5'. Other dwellings in the Honicon Bungalow Court also have steps and landing leading up to the front door. The proposed steps and landing will be mirroring the same design found on its neighbors.

The steps and landing will be wrapped in a natural stone veneer (Luckstone's, Eagle Ridge) matching the dwelling. The concrete treads and landing will be colored in the Butterfield Color "Millstone" color – a greenish-grey that is similar in shade to colors found in the stone veneer of the dwelling walls. A wrought iron railing (Reliable Rails, Exterior Stair Rail 05) matching the existing railing will be installed along both sides of the stairs and landing extending from the wall to the bottom step.

STAFF ASSESSMENT

Chapter VI Guidelines for the Preservation and Modification of Existing Structures: Materials, Section B. Masonry states, "color, texture, mortar types and patterns of masonry help to define the overall character of a building." Clearly, the subject dwelling and the rest of the Honicon Bungalows are defined by their natural stone veneers.

The proposed new steps and landing will continue the character-defining natural stone used throughout the bungalow development. However, no information appears to have been provided indicating what type or color of mortar and joint profile type is proposed to be used on steps and landing veneer. The Applicant needs to verify for the BAR that the mortar will match the type, color and joint profile of the dwelling.

It is staff's position that the proposed steps and landing is consistent with the stylistic context and architectural composition of the subject building as well as the other Honicon Bungalows. In fact, the subject dwelling is the only dwelling in the Honicon Bungalow Court that does not currently have steps and landing leading to the front entrance. Staff's favorable position towards the application is based on the consistent use of materials and the appropriate proportions of the entry feature as compared to similar entry features on neighboring dwellings.

Site Development/Zoning Issues: There are no site development or zoning issues related to the proposed improvement.

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 dwelling at 225 West Market Street is the only dwelling within the Honicon Bungalow Court that currently does not have steps and a landing leading to the main entrance.
- The proposed design of two 5' wide x 12 inches deep steps leading to an 8.67' (104") wide x 3' deep landing is consistent with the design of the other steps/landings within the Honicon Bungalow Court development.
- A character-defining element of the buildings within the Honicon Bungalow Court is the use of natural stone as the primary wall material.
- The proposed steps/landing will be covered in a natural stone veneer to match the existing stone used throughout the development. The wrought iron railing will match the railing on the existing steps to the main entrance of the subject dwelling, and also matches railings used throughout the development.
- No information appears to have been submitted with the application indicating what type or color of mortar and joint profile type to be used on the steps/landing stone veneer.
- Chapter VI Guidelines for the Preservation and Modification of Existing Structures: Materials, Section B. Masonry states, "color, texture, mortar types and patterns of masonry help to define the overall character of a building".

Staff recommends approval of TLHP-2012-0041 225 West Market Street subject to the documents submitted as part of the application package date stamped April 23, 2012 including:

- Photograph of the existing steps with notations illustrating dimensions and describing the proposed improvements and materials to be used.
- Profile view of the proposed steps and landing showing dimensions
- Plan view of the proposed steps and landing showing dimensions and railing location
- Photograph of Luck Stone's Eagle Ridge natural veneer stone

- Photographs of Reliable Rails, Exterior Stair Rail 05
- Color palette from Butterfield Color Uni Mix Integral Concrete Color, showing Millstone U13

and, subject to the following condition:

- 1.) The Applicant shall provide information to the Preservation Planner verifying that the type, color and joint profile of the mortar to be used in the stone veneer applied to the new steps and landing does match that of the subject dwelling.

Draft Motion: I move that TLHP-2012-0041 be approved subject to the findings and condition of approval stated in the May 21, 2012 Staff Report and the documents submitted as part of the application and date stamped April 23, 2012,(or as amended by the BAR on May 21, 2012).