



**STAFF REPORT**

**TO:** Chairman and Members of the Board of Architectural Review  
**FROM:** Department of Community Development  
**RE:** CDA13-12 130 North 21<sup>st</sup> Street – Main Building Demolition  
**DATE:** November 15, 2013

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Name: 130 North 21<sup>st</sup> Street Main Building Location: Eastern edge of N 21<sup>st</sup> Street in Old Town  
Project: N/A Tax Map Number: /35A1/220///5/  
Address: 130 North 21<sup>st</sup> Street Loudoun County PIN: 488-37-7354  
Located in the Historic District? Yes Contributing Structure? Yes  
Zoning District: C-4/HC DHR ID: 286-5001-0037

Comments: Application to demolish the main building at 130 North 21st Street in anticipation of the construction of Vineyard Square (CDA13-11) a proposed 5-6 story, mixed-use building.

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The application is evaluated under the Demolition Permit Criteria of the Historic Corridor Overlay District (see Article 14A, Section 8.3 in the Zoning Ordinance) and the Purcellville Design Guidelines (Guidelines).

**BACKGROUND**

Martinsburg Plaza, LLC has submitted an application to demolish the main commercial building at 130 North 21<sup>st</sup> Street; this building has street frontage on North 21<sup>st</sup> Street. This demolition is sought as a precursor to the construction of Vineyard Square (CDA13-11), a proposed 5-6 story, mixed-use building containing residences and retail. The 1.23 acre parcel containing this building also contains 6 other buildings for which demolition approval is sought (CDA13-13 through CDA 13-17).



The main commercial building is listed as a structure contributing to the Purcellville Historic District which is listed on the National Register of Historic Places. The building is described within the original National Register nomination form thusly:

**0130 21st Street North**

*Primary Resource Information:*

**Commercial Building, Stories 1.50,  
Style: No Style Listed, ca 1920**

March 2006: This 1.5-story, shed-roofed commercial building has a stepped parapet that descends towards the rear of the building. The brick façade features a corbelled cornice and pilasters that divide the façade into three storefronts. There are four recessed brick panels above the first story; in the northernmost panel, two windows have been added. The north storefront has a sliding metal door and two low, 8-over-8 windows. The other two storefronts each have a door and a multi-light, fixed-pane display window. The front façade is covered with brick while the other elevations have concrete block walls. Extending from the northeast corner of the building, there is a 2-story, side-gable structure that runs east/west for approximately 100 feet and has a standing-seam metal roof. It has individual storage compartments on both stories with wood siding covering the openings. There is a narrow catwalk along the second story compartments.

*Individual Resource Status:* **Commercial Building - Contributing**



*Southern half of building from N 21<sup>st</sup> Street*



*Northern half of building from N 21<sup>st</sup> Street*

**ANALYSIS**

**ZONING ORDINANCE**

Per Article 14A, Section 2.3 of the Zoning Ordinance, no building within the Historic Corridor Overlay Zoning District “shall be... demolished, in whole or in part, unless and until a certificate of design approval authorizing such work shall have been approved in accordance with this article.” Section 8.3 of Article 14A provides the following criteria to be considered by the Board of Architectural Review (BAR) in reviewing demolition applications:

- (1) “The designation of the particular structure as historic or non-historic by a qualified historic preservation professional or by a government-recognized historic survey;”

*This building is listed as a contributing structure for the Purcellville Historic District which is listed on the National Register of Historic Places; however, the building is not individually listed as historic on any government historic survey.*

- (2) “The context of the structure in relation to surrounding buildings and landscape on the site and adjacent and nearby sites; and”

*This building is located in Old Town amidst other buildings constructed in the early to mid-1900s which line North 21<sup>st</sup> Street. These buildings are constructed from a range of materials and are generally 1-2.5 stories in height. The land to the east of 21<sup>st</sup> slopes away from the road.*

- (3) “The appropriateness, as determined through application of applicable design criteria and guidelines, of proposed structures, which will replace the demolished structure, if any.”

*See CDA13-11 Vineyard Square staff report.*

## **GUIDELINES**

The Guidelines provide the following guidance: “The Town Comprehensive Plan supports the preservation of the town’s historic resources to the greatest extent possible. Thus, the Board seeks to retain the existing historic fabric of the Town, while balancing the needs of property owners to make contemporary use of their property.” (pg. 31) The Guidelines authorize the Town Zoning Administrator to determine when a building has historic significance based upon certain criteria which automatically designate this building as historically significant.

The Guidelines state that “there must be a compelling reason to demolish or relocate a significant historic structure” with the Board considering the following criteria:

- a) “The extent to which the removal or relocation of the building or structure would be detrimental to the public interest due its architectural or historic significance.” (pg.32)

*This building has no particular architectural or historic significance.*

- b) “The extent to which the building or structure is of such old and unusual design, texture and material that it could not be reproduced or be reproduced only with great difficulty.” (pg.32)

*This building is constructed of brick, concrete block, wood siding, and metal panels. All of these materials could be reproduced easily, and the building’s design is not particularly unusual.*

- c) “The extent to which retention of the building or structure or group of structures would help preserve and protect an historic place or area of historic interest in the town.” (pg.32)

*This building’s date of construction is consistent with nearby buildings in Old Town; however, there is little else about this building that is distinctive.*

- d) “The extent to which the building or structure or group of structures represents a unique or rare example of an historic or architectural style or feature of Town or Loudoun County history.” (pg.32)

*This building does not represent a unique or rare example of an historic or architectural style or feature of Town or Loudoun County history.*

- e) “The extent to which retention of the building or structure would help maintain the scale and character of the neighborhood.” (pg.32)

*This building has a similar scale and character to other buildings along North 21<sup>st</sup> Street, but a newly constructed building could easily serve the same purposes.*

- f) “The extent to which retention or, in the converse, removal or relocation of the building or structure or group of structures supports goals, objectives or policies of the Town Comprehensive Plan.” (pg.32)

*As stated previously, the 2006 Town Comprehensive Plan strongly supports the preservation of the town's historic resources, yet the façade of the northern half of 130 N 21<sup>st</sup> Street was specifically noted as a substandard façade needing improvement in the 2005 Purcellville Downtown Master Plan.*

**FINDINGS**

- 1) The criteria of the Guidelines automatically designate this building as historically significant; the Zoning Administrator would otherwise determine that this building is not historically significant.
- 2) Excluding age, there are no distinctive or unusual features of this building that would make it architecturally or historically significant and warrant its preservation.

**ACTION:**

One of following sample motions should be used:

*I move that the BAR approve CDA13-12 130 North 21<sup>st</sup> Street Main Building Demolition as presented.*

*-Or-*

*I move that the BAR approve CDA13-12 130 North 21<sup>st</sup> Street Main Building Demolition with the following required conditions:*

- A.
- B.
- C.

*And/or the following recommendations:*

- A.
- B.

*-Or-*

*I move that the BAR not approve CDA13-12 130 North 21<sup>st</sup> Street Main Building Demolition for the following reasons:*

- A.
- B.
- C.



**STAFF REPORT**

**TO:** Chairman and Members of the Board of Architectural Review  
**FROM:** Department of Community Development  
**RE:** CDA13-13 130 North 21<sup>st</sup> Street – Sheds 14 & 15 Demolition  
**DATE:** November 15, 2013

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Name: 130 North 21<sup>st</sup> Street Sheds 14 & 15 Location: East of N 21<sup>st</sup> Street in Old Town  
Project: N/A Tax Map Number: /35A1/220///5/  
Address: 130 North 21<sup>st</sup> Street Loudoun County PIN: 488-37-7354  
Located in the Historic District? Yes Contributing Structure? Yes  
Zoning District: C-4/HC DHR ID: 286-5001-0037

Application to demolish sheds 14 & 15 at 130 North 21st Street in anticipation of the construction of  
Comments: Vineyard Square (CDA13-11) a proposed 5-6 story, mixed-use building.

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The application is evaluated under the Demolition Permit Criteria of the Historic Corridor Overlay District (see Article 14A, Section 8.3 in the Zoning Ordinance) and the Purcellville Design Guidelines (Guidelines).

**BACKGROUND**

Martinsburg Plaza, LLC has submitted an application to demolish sheds 14 & 15 at 130 North 21<sup>st</sup> Street; these sheds sit to the east of the main commercial building on North 21<sup>st</sup> Street. This demolition is sought as a precursor to the construction of Vineyard Square (CDA13-11), a proposed 5-6 story, mixed-use building containing residences and retail. The 1.23 acre parcel containing this building also contains 6 other buildings for which demolition approval is sought (CDA13-12 & CDA13-14 through CDA 13-17).



Only one of the sheds is listed as a structure contributing to the Purcellville Historic District which is listed on the National Register of Historic Places. The building is described within a Department of Historic Resources Reconnaissance Level Survey thusly:

**0130 21st Street North** (NOTE: see application materials for photographs)

*Resource Information:* **Shed, Stories 1.0, Style: No Style Listed, ca 1940**

March 2006: The front-gable, frame storage shed has a door on the west elevation, and a window on the north and south elevations. It is clad in wood German siding and sits on wood timbers.

*Individual Resource Status:* **Shed - Contributing**

## **ANALYSIS**

### **ZONING ORDINANCE**

Per Article 14A, Section 2.3 of the Zoning Ordinance, no building within the Historic Corridor Overlay Zoning District “shall be... demolished, in whole or in part, unless and until a certificate of design approval authorizing such work shall have been approved in accordance with this article.” Section 8.3 of Article 14A provides the following criteria to be considered by the Board of Architectural Review (BAR) in reviewing demolition applications:

- (1) “The designation of the particular structure as historic or non-historic by a qualified historic preservation professional or by a government-recognized historic survey;”

*Only one of the sheds is listed as a contributing structure for the Purcellville Historic District which is listed on the National Register of Historic Places; however, the shed is not individually listed as historic on any government historic survey.*

- (2) “The context of the structure in relation to surrounding buildings and landscape on the site and adjacent and nearby sites; and”

*These sheds are located in Old Town behind buildings constructed in the early to mid-1900s which line North 21<sup>st</sup> Street. These buildings are constructed from a range of materials and are generally 1-2.5 stories in height. The land to the east of 21<sup>st</sup> slopes away from the road.*

- (3) “The appropriateness, as determined through application of applicable design criteria and guidelines, of proposed structures, which will replace the demolished structure, if any.”

*See CDA13-11 Vineyard Square staff report.*

### **GUIDELINES**

The Guidelines provide the following guidance: “The Town Comprehensive Plan supports the preservation of the town’s historic resources to the greatest extent possible. Thus, the Board seeks to retain the existing historic fabric of the Town, while balancing the needs of property owners to make contemporary use of their property.” (pg. 31) The Guidelines authorize the Town Zoning Administrator to determine when a building has historic significance based upon certain criteria which automatically designate one of the sheds as historically significant.

The Guidelines state that “there must be a compelling reason to demolish or relocate a significant historic structure” with the Board considering the following criteria:

- a) “The extent to which the removal or relocation of the building or structure would be detrimental to the public interest due its architectural or historic significance.” (pg.32)

*These sheds have no particular architectural or historic significance.*

- b) “The extent to which the building or structure is of such old and unusual design, texture and material that it could not be reproduced or be reproduced only with great difficulty.” (pg.32)

*These sheds are constructed of wood which could be reproduced easily, and the sheds’ designs are not particularly unusual.*

- c) “The extent to which retention of the building or structure or group of structures would help preserve and protect an historic place or area of historic interest in the town.” (pg.32)

*The contributing shed’s date of construction is consistent with nearby buildings in Old Town; however, there is little else about this shed that is distinctive.*

- d) “The extent to which the building or structure or group of structures represents a unique or rare example of an historic or architectural style or feature of Town or Loudoun County history.” (pg.32)

*These sheds do not represent unique or rare examples of an historic or architectural style or feature of Town or Loudoun County history.*

- e) “The extent to which retention of the building or structure would help maintain the scale and character of the neighborhood.” (pg.32)

*The sheds are located behind the buildings along North 21<sup>st</sup> Street and do not contribute to the scale and character of the neighborhood.*

- f) “The extent to which retention or, in the converse, removal or relocation of the building or structure or group of structures supports goals, objectives or policies of the Town Comprehensive Plan.” (pg.32)

*As stated previously, the 2006 Town Comprehensive Plan strongly supports the preservation of the town’s historic resources; however, the 2005 Purcellville Downtown Master Plan considered the area east of 21<sup>st</sup> Street as a district that offered dramatic opportunity for infill development compatible with other downtown development.*

## **FINDINGS**

- 1) The criteria of the Guidelines automatically designate one of the sheds as historically significant; the Zoning Administrator would otherwise determine that this shed is not historically significant.
- 2) Excluding age, there are no distinctive or unusual features of the contributing shed that would make it architecturally or historically significant and warrant its preservation.

## **ACTION:**

One of following sample motions should be used:

*I move that the BAR approve CDA13-13 130 North 21<sup>st</sup> Street Sheds 14 & 15 Demolition as presented.*

*-Or-*

*I move that the BAR approve CDA13-13 130 North 21<sup>st</sup> Street Sheds 14 & 15 Demolition with the following required conditions:*

- A.
- B.
- C.

*And/or the following recommendations:*

- A.
- B.

-Or-

*I move that the BAR not approve CDA13-13 130 North 21<sup>st</sup> Street Sheds 14 & 15 Demolition for the following reasons:*

- A.
- B.
- C.



**STAFF REPORT**

**TO:** Chairman and Members of the Board of Architectural Review  
**FROM:** Department of Community Development  
**RE:** CDA13-14 130 East O Street – Building 10-13 Demolition  
**DATE:** November 15, 2013

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Name:	<u>130 East O Street Building 10-13</u>	Location:	<u>East of N 21<sup>st</sup> Street in Old Town</u>
Project:	<u>N/A</u>	Tax Map Number:	<u>/35A1/220///5/</u>
Address:	<u>130 East O Street</u>	Loudoun County PIN:	<u>488-37-7354</u>
Located in the Historic District?	<u>Yes</u>	Contributing Structure?	<u>Yes</u>
Zoning District:	<u>C-4/HC</u>	DHR ID:	<u>286-5001-0546</u>

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Comments: Application to demolish building 10-13 at 130 East O Street in anticipation of the construction of Vineyard Square (CDA13-11) a proposed 5-6 story, mixed-use building.

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The application is evaluated under the Demolition Permit Criteria of the Historic Corridor Overlay District (see Article 14A, Section 8.3 in the Zoning Ordinance) and the Purcellville Design Guidelines (Guidelines).

**BACKGROUND**

Martinsburg Plaza, LLC has submitted an application to demolish building 10-13 at 130 East O Street; this building sits to the east of the main commercial building on North 21<sup>st</sup> Street. This demolition is sought as a precursor to the construction of Vineyard Square (CDA13-11), a proposed 5-6 story, mixed-use building containing residences and retail. The 1.23 acre parcel containing this building also contains 6 other buildings for which demolition approval is sought (CDA13-12 through CDA13-13 & CDA13-15 through CDA 13-17).



This building is listed as a structure contributing to the Purcellville Historic District which is listed on the National Register of Historic Places. The building is described within the Department of Historic Resources Reconnaissance Level Survey thusly:

**0130 O Street East** (NOTE: see application materials for photographs)

*Resource Information:* **Workshop, Stories 1.0, Style: Other, ca 1920**

March 2006: This 1-story stone building features large quoin stones and a variegated, glazed brick façade. The front façade incorporates a pointed parapet with projecting, stepped, brick cornice which obscures the front-gable roof. The building has close eaves. The main façade features double rows of segmented arch, header bricks over the pedestrian door and window and a double row of flat header bricks above the wood lintel over the bay door. The original bay door on the north façade has been in-filled with a smaller, rolling bay door and concrete block. Windows on the north façade have projecting wood lintels and windows throughout have projecting wood sills. There is a square, brick, interior end chimney at the corner of the south and west walls and an exterior end, concrete block chimney has been installed on the north wall at the corner of the west façade. There is also a 1-story, 1-bay, concrete block addition with a shed-roof covered in rolled asphalt roofing that runs the full-length of the south façade and comes to a gable on the east side of the building where it appears on the east façade as well. The east façade also incorporates a brick gable end and the original vehicle bay on this façade has been in-filled with tongue and groove siding to create a smaller bay below the wide, wood lintel. It is likely that this building has undergone several renovations and that the stone walls predate the circa 1920 construction of the front façade, but further investigation would be necessary to make this determination.

*Individual Resource Status:* **Workshop - Contributing**

## ANALYSIS

### **ZONING ORDINANCE**

Per Article 14A, Section 2.3 of the Zoning Ordinance, no building within the Historic Corridor Overlay Zoning District “shall be... demolished, in whole or in part, unless and until a certificate of design approval authorizing such work shall have been approved in accordance with this article.” Section 8.3 of Article 14A provides the following criteria to be considered by the Board of Architectural Review (BAR) in reviewing demolition applications:

- (1) “The designation of the particular structure as historic or non-historic by a qualified historic preservation professional or by a government-recognized historic survey;”

*This building is listed as a contributing structure for the Purcellville Historic District which is listed on the National Register of Historic Places; however, the building is not individually listed as historic on any government historic survey.*

- (2) “The context of the structure in relation to surrounding buildings and landscape on the site and adjacent and nearby sites; and”

*This building is located in Old Town behind buildings constructed in the early to mid-1900s which line North 21<sup>st</sup> Street. These buildings are constructed from a range of materials and are generally 1-2.5 stories in height. The land to the east of 21<sup>st</sup> slopes away from the road.*

- (3) “The appropriateness, as determined through application of applicable design criteria and guidelines, of proposed structures, which will replace the demolished structure, if any.”

*See CDA13-11 Vineyard Square staff report.*

## **GUIDELINES**

The Guidelines provide the following guidance: “The Town Comprehensive Plan supports the preservation of the town’s historic resources to the greatest extent possible. Thus, the Board seeks to retain the existing historic fabric of the Town, while balancing the needs of property owners to make contemporary use of their property.” (pg. 31) The Guidelines authorize the Town Zoning Administrator to determine when a building has historic significance based upon certain criteria which automatically designate this building as historically significant.

The Guidelines state that “there must be a compelling reason to demolish or relocate a significant historic structure” with the Board considering the following criteria:

- a) “The extent to which the removal or relocation of the building or structure would be detrimental to the public interest due its architectural or historic significance.” (pg.32)

*This building has no particular architectural or historic significance although the DHR Survey notes that “its combination of brick and variegated stone is not repeated often in Purcellville.”*

- b) “The extent to which the building or structure is of such old and unusual design, texture and material that it could not be reproduced or be reproduced only with great difficulty.” (pg.32)

*This building is constructed of stone, brick, wood, and concrete block. All of these materials could be reproduced, and the building’s mix of materials is unusual only because it has likely been repeatedly renovated with the frequent introduction of materials that were modern at the time.*

- c) “The extent to which retention of the building or structure or group of structures would help preserve and protect an historic place or area of historic interest in the town.” (pg.32)

*This building’s date of construction is consistent with nearby buildings in Old Town; however, the building’s context is not of particular historic interest in the town.*

- d) “The extent to which the building or structure or group of structures represents a unique or rare example of an historic or architectural style or feature of Town or Loudoun County history.” (pg.32)

*This building does not represent unique or rare examples of an historic or architectural style or feature of Town or Loudoun County history.*

- e) “The extent to which retention of the building or structure would help maintain the scale and character of the neighborhood.” (pg.32)

*This building is located behind the buildings along North 21<sup>st</sup> Street and does not contribute to the scale and character of the neighborhood.*

- f) “The extent to which retention or, in the converse, removal or relocation of the building or structure or group of structures supports goals, objectives or policies of the Town Comprehensive Plan.” (pg.32)

*As stated previously, the 2006 Town Comprehensive Plan strongly supports the preservation of the town’s historic resources; however, the 2005 Purcellville Downtown Master Plan considered the area east of 21<sup>st</sup> Street as a district that offered dramatic opportunity for infill development compatible with other downtown development.*

## **FINDINGS**

- 1) The criteria of the Guidelines automatically designate the building as historically significant; the Zoning Administrator would otherwise determine that this building is not historically significant.

- 2) Excluding age, there is little that is distinctive or unusual about this building that would make it architecturally or historically significant and warrant its preservation.

**ACTION:**

One of following sample motions should be used:

*I move that the BAR approve CDA13-14 130 East O Street Building 10-13 Demolition as presented.*

*-Or-*

*I move that the BAR approve CDA13-14 130 East O Street Building 10-13 Demolition with the following required conditions:*

- A.
- B.
- C.

*And/or the following recommendations:*

- A.
- B.

*-Or-*

*I move that the BAR not approve CDA13-14 130 East O Street Building 10-13 Demolition for the following reasons:*

- A.
- B.
- C.



**STAFF REPORT**

**TO:** Chairman and Members of the Board of Architectural Review  
**FROM:** Department of Community Development  
**RE:** CDA13-15 130 East O Street – Building 17 Demolition  
**DATE:** November 15, 2013

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Name: 130 East O Street Building 17 Location: East of N 21<sup>st</sup> Street in Old Town  
Project: N/A Tax Map Number: /35A1/220///5/  
Address: 130 East O Street Loudoun County PIN: 488-37-7354  
Located in the Historic District? Yes Contributing Structure? Yes  
Zoning District: C-4/HC DHR ID: 286-5001-0544

Application to demolish building 17 at 130 East O Street in anticipation of the construction of  
Comments: Vineyard Square (CDA13-11) a proposed 5-6 story, mixed-use building.

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The application is evaluated under the Demolition Permit Criteria of the Historic Corridor Overlay District (see Article 14A, Section 8.3 in the Zoning Ordinance) and the Purcellville Design Guidelines (Guidelines).

**BACKGROUND**

Martinsburg Plaza, LLC has submitted an application to demolish building 17 at 130 East O Street; this building sits to the east of the main commercial building on North 21<sup>st</sup> Street. This demolition is sought as a precursor to the construction of Vineyard Square (CDA13-11), a proposed 5-6 story, mixed-use building containing residences and retail. The 1.23 acre parcel containing this building also contains 6 other buildings for which demolition approval is sought (CDA13-12 through CDA13-14 & CDA13-16 through CDA 13-17).



This building is listed as a structure contributing to the Purcellville Historic District which is listed on the National Register of Historic Places. The building is described within the original National Register nomination form thusly:

**0130 O Street East, Building #17** (NOTE: see application materials for photographs)

*Resource Information:* **Storage, Stories 2.0, Style: No Style Listed, 1950**

March 2006: This 2-story, side-gable, masonry storage building features an extended roofline with exposed rafters on the west (front) elevation and an exterior wooden staircase on the north elevation. The formerly open front elevation has been covered with vertical board or T-111 siding on the second story. There are three doors on the first story. A 1-story, shed-roofed addition is located at the southwest corner of the front façade.

*Individual Resource Status:* **Storage - Contributing**

## **ANALYSIS**

### **ZONING ORDINANCE**

Per Article 14A, Section 2.3 of the Zoning Ordinance, no building within the Historic Corridor Overlay Zoning District “shall be... demolished, in whole or in part, unless and until a certificate of design approval authorizing such work shall have been approved in accordance with this article.” Section 8.3 of Article 14A provides the following criteria to be considered by the Board of Architectural Review (BAR) in reviewing demolition applications:

- (1) “The designation of the particular structure as historic or non-historic by a qualified historic preservation professional or by a government-recognized historic survey;”

*This building is listed as a contributing structure for the Purcellville Historic District which is listed on the National Register of Historic Places; however, the building is not individually listed as historic on any government historic survey.*

- (2) “The context of the structure in relation to surrounding buildings and landscape on the site and adjacent and nearby sites; and”

*This building is located in Old Town behind buildings constructed in the early to mid-1900s which line North 21<sup>st</sup> Street. These buildings are constructed from a range of materials and are generally 1-2.5 stories in height. The land to the east of 21<sup>st</sup> slopes away from the road.*

- (3) “The appropriateness, as determined through application of applicable design criteria and guidelines, of proposed structures, which will replace the demolished structure, if any.”

*See CDA13-11 Vineyard Square staff report.*

### **GUIDELINES**

The Guidelines provide the following guidance: “The Town Comprehensive Plan supports the preservation of the town’s historic resources to the greatest extent possible. Thus, the Board seeks to retain the existing historic fabric of the Town, while balancing the needs of property owners to make contemporary use of their property.” (pg. 31) The Guidelines authorize the Town Zoning Administrator to determine when a building has historic significance based upon certain criteria which automatically designate this building as historically significant.

The Guidelines state that “there must be a compelling reason to demolish or relocate a significant historic structure” with the Board considering the following criteria:

- a) “The extent to which the removal or relocation of the building or structure would be detrimental to the public interest due its architectural or historic significance.” (pg.32)

*This building has no particular architectural or historic significance.*

- b) “The extent to which the building or structure is of such old and unusual design, texture and material that it could not be reproduced or be reproduced only with great difficulty.” (pg.32)

*This building is constructed of masonry and wood. These materials could be reproduced easily, and the building’s design is not particularly unusual.*

- c) “The extent to which retention of the building or structure or group of structures would help preserve and protect an historic place or area of historic interest in the town.” (pg.32)

*This building’s date of construction is consistent with nearby buildings in Old Town; however, there is little else about this building that is distinctive.*

- d) “The extent to which the building or structure or group of structures represents a unique or rare example of an historic or architectural style or feature of Town or Loudoun County history.” (pg.32)

*This building does not represent unique or rare examples of an historic or architectural style or feature of Town or Loudoun County history.*

- e) “The extent to which retention of the building or structure would help maintain the scale and character of the neighborhood.” (pg.32)

*This building is located behind the buildings along North 21<sup>st</sup> Street and does not contribute to the scale and character of the neighborhood.*

- f) “The extent to which retention or, in the converse, removal or relocation of the building or structure or group of structures supports goals, objectives or policies of the Town Comprehensive Plan.” (pg.32)

*As stated previously, the 2006 Town Comprehensive Plan strongly supports the preservation of the town’s historic resources; however, the 2005 Purcellville Downtown Master Plan considered the area east of 21<sup>st</sup> Street as a district that offered dramatic opportunity for infill development compatible with other downtown development.*

## **FINDINGS**

- 1) The criteria of the Guidelines automatically designate the building as historically significant; the Zoning Administrator would otherwise determine that this building is not historically significant.
- 2) Excluding age, there are no distinctive or unusual features of this building that would make it architecturally or historically significant and warrant its preservation.

## **ACTION:**

One of following sample motions should be used:

*I move that the BAR approve CDA13-15 130 East O Street Building 17 Demolition as presented.*

*-Or-*

*I move that the BAR approve CDA13-15 130 East O Street Building 17 Demolition with the following required conditions:*

- A.
- B.

C.

*And/or the following recommendations:*

A.

B.

*-Or-*

*I move that the BAR not approve CDA13-15 130 East O Street Building 17 Demolition for the following reasons:*

A.

B.

C.



**STAFF REPORT**

**TO:** Chairman and Members of the Board of Architectural Review  
**FROM:** Department of Community Development  
**RE:** CDA13-16 130 East O Street – Building 19 Demolition  
**DATE:** November 15, 2013

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Name: 130 East O Street Building 19 Location: East of N 21<sup>st</sup> Street in Old Town  
Project: N/A Tax Map Number: /35A1/220///5/  
Address: 130 East O Street Loudoun County PIN: 488-37-7354  
Located in the Historic District? Yes Contributing Structure? Yes  
Zoning District: C-4/HC DHR ID: 286-5001-0544

Comments: Application to demolish building 19 at 130 East O Street in anticipation of the construction of Vineyard Square (CDA13-11) a proposed 5-6 story, mixed-use building.

The application is evaluated under the Demolition Permit Criteria of the Historic Corridor Overlay District (see Article 14A, Section 8.3 in the Zoning Ordinance) and the Purcellville Design Guidelines (Guidelines).

**BACKGROUND**

Martinsburg Plaza, LLC has submitted an application to demolish building 19 at 130 East O Street; this building sits to the east of the main commercial building on North 21<sup>st</sup> Street. This demolition is sought as a precursor to the construction of Vineyard Square (CDA13-11), a proposed 5-6 story, mixed-use building containing residences and retail. The 1.23 acre parcel containing this building also contains 6 other buildings for which demolition approval is sought (CDA13-12 through CDA13-15 & CDA 13-17).



This building is listed as a structure contributing to the Purcellville Historic District which is listed on the National Register of Historic Places. The building is described within the original National Register nomination form thusly:

**0130 O Street East, Building #19** (NOTE: see application materials for photographs)

*Resource Information:* **Commercial Building, Stories 1.5, Style: Other, ca 1950**

March 2006: The front elevation of this 1.5-story, side-gable, concrete block commercial building features a large, centered bay that has been in-filled with vinyl siding and a 4-light garage door. Two-light hopper windows sit just below the roofline, with two on each side of the central bay. There are furnace flues on the north and south elevations; they do not reach the roofline and are capped. A small, frame lean-to storage shed is attached to the southeast corner of the building. A cylindrical, galvanized metal storage container sits to the north of the building and is attached to the building via a circular duct. A conical cap on the top tapers to a capped opening; a conical attachment on the bottom tapers to a chute. Metal rods embedded in concrete blocks raise the container above the ground. There is a metal ladder on the side of the container.

*Individual Resource Status:* **Commercial Building - Contributing**

## **ANALYSIS**

### **ZONING ORDINANCE**

Per Article 14A, Section 2.3 of the Zoning Ordinance, no building within the Historic Corridor Overlay Zoning District “shall be... demolished, in whole or in part, unless and until a certificate of design approval authorizing such work shall have been approved in accordance with this article.” Section 8.3 of Article 14A provides the following criteria to be considered by the Board of Architectural Review (BAR) in reviewing demolition applications:

- (1) “The designation of the particular structure as historic or non-historic by a qualified historic preservation professional or by a government-recognized historic survey;”

*This building is listed as a contributing structure for the Purcellville Historic District which is listed on the National Register of Historic Places; however, the building is not individually listed as historic on any government historic survey.*

- (2) “The context of the structure in relation to surrounding buildings and landscape on the site and adjacent and nearby sites; and”

*This building is located in Old Town behind buildings constructed in the early to mid-1900s which line North 21<sup>st</sup> Street. These buildings are constructed from a range of materials and are generally 1-2.5 stories in height. The land to the east of 21<sup>st</sup> slopes away from the road.*

- (3) “The appropriateness, as determined through application of applicable design criteria and guidelines, of proposed structures, which will replace the demolished structure, if any.”

*See CDA13-11 Vineyard Square staff report.*

## **GUIDELINES**

The Guidelines provide the following guidance: “The Town Comprehensive Plan supports the preservation of the town’s historic resources to the greatest extent possible. Thus, the Board seeks to retain the existing historic fabric of the Town, while balancing the needs of property owners to make contemporary use of their property.” (pg. 31) The Guidelines authorize the Town Zoning Administrator to determine when a building has historic significance based upon certain criteria which automatically designate this building as historically significant.

The Guidelines state that “there must be a compelling reason to demolish or relocate a significant historic structure” with the Board considering the following criteria:

- a) “The extent to which the removal or relocation of the building or structure would be detrimental to the public interest due its architectural or historic significance.” (pg.32)

*This building has no particular architectural or historic significance.*

- b) “The extent to which the building or structure is of such old and unusual design, texture and material that it could not be reproduced or be reproduced only with great difficulty.” (pg.32)

*This building is constructed of concrete block. This material could be reproduced easily, and the building’s design is not particularly unusual.*

- c) “The extent to which retention of the building or structure or group of structures would help preserve and protect an historic place or area of historic interest in the town.” (pg.32)

*This building’s date of construction is consistent with nearby buildings in Old Town; however, there is little else about this building that is distinctive.*

- d) “The extent to which the building or structure or group of structures represents a unique or rare example of an historic or architectural style or feature of Town or Loudoun County history.” (pg.32)

*This building does not represent unique or rare examples of an historic or architectural style or feature of Town or Loudoun County history.*

- e) “The extent to which retention of the building or structure would help maintain the scale and character of the neighborhood.” (pg.32)

*This building is located behind the buildings along North 21<sup>st</sup> Street and does not contribute to the scale and character of the neighborhood.*

- f) “The extent to which retention or, in the converse, removal or relocation of the building or structure or group of structures supports goals, objectives or policies of the Town Comprehensive Plan.” (pg.32)

*As stated previously, the 2006 Town Comprehensive Plan strongly supports the preservation of the town’s historic resources; however, the 2005 Purcellville Downtown Master Plan considered the area east of 21<sup>st</sup> Street as a district that offered dramatic opportunity for infill development compatible with other downtown development.*

## **FINDINGS**

- 1) The criteria of the Guidelines automatically designate the building as historically significant; the Zoning Administrator would otherwise determine that this building is not historically significant.
- 2) Excluding age, there are no distinctive or unusual features of this building that would make it architecturally or historically significant and warrant its preservation.

## **ACTION:**

One of following sample motions should be used:

*I move that the BAR approve CDA13-16 130 East O Street Building 19 Demolition as presented.*

-Or-

*I move that the BAR approve CDA13-16 130 East O Street Building 19 Demolition with the following required conditions:*

- A.
- B.
- C.

*And/or the following recommendations:*

- A.
- B.

*-Or-*

*I move that the BAR not approve CDA13-16 130 East O Street Building 19 Demolition for the following reasons:*

- A.
- B.
- C.



**STAFF REPORT**

**TO:** Chairman and Members of the Board of Architectural Review  
**FROM:** Department of Community Development  
**RE:** CDA13-17 130 East O Street – Building 20 Demolition  
**DATE:** November 15, 2013

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Name: 130 East O Street Building 20 Location: East of N 21<sup>st</sup> Street in Old Town  
Project: N/A Tax Map Number: /35A1/220///5/  
Address: 130 East O Street Loudoun County PIN: 488-37-7354  
Located in the Historic District? Yes Contributing Structure? Yes  
Zoning District: C-4/HC DHR ID: 286-5001-0544

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Comments: Application to demolish building 20 at 130 East O Street in anticipation of the construction of Vineyard Square (CDA13-11) a proposed 5-6 story, mixed-use building.

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The application is evaluated under the Demolition Permit Criteria of the Historic Corridor Overlay District (see Article 14A, Section 8.3 in the Zoning Ordinance) and the Purcellville Design Guidelines (Guidelines).

**BACKGROUND**

Martinsburg Plaza, LLC has submitted an application to demolish building 20 at 130 East O Street; this building sits to the east of the main commercial building on North 21<sup>st</sup> Street. This demolition is sought as a precursor to the construction of Vineyard Square (CDA13-11), a proposed 5-6 story, mixed-use building containing residences and retail. The 1.23 acre parcel containing this building also contains 6 other buildings for which demolition approval is sought (CDA13-12 through CDA13-16).



This building is *not* listed as a structure contributing to the Purcellville Historic District; however the building is still described within the original National Register nomination form thusly:

**0130 O Street East, Building #20**

(NOTE: see application materials for photographs)

*Resource Information: Storage, Stories 2.0, Style: No Style Listed, 1986*

March 2006: This 2-story, side-gable, commercial-grade storage shed features two large sliding doors and a pedestrian entrance on the south end of the front elevation. There are no windows, but there are vents in each gable end. The building is clad in corrugated metal siding and sits on a concrete slab.

*Individual Resource Status: Storage – Non-Contributing*

**ANALYSIS**

**ZONING ORDINANCE**

Per Article 14A, Section 2.3 of the Zoning Ordinance, no building within the Historic Corridor Overlay Zoning District “shall be... demolished, in whole or in part, unless and until a certificate of design approval authorizing such work shall have been approved in accordance with this article.” Section 8.3 of Article 14A provides the following criteria to be considered by the Board of Architectural Review (BAR) in reviewing demolition applications:

- (1) “The designation of the particular structure as historic or non-historic by a qualified historic preservation professional or by a government-recognized historic survey;”

*This building is not listed as a contributing structure for the Purcellville Historic District nor is it individually listed as historic on any government historic survey.*

- (2) “The context of the structure in relation to surrounding buildings and landscape on the site and adjacent and nearby sites; and”

*This building is located in Old Town behind buildings constructed in the early to mid-1900s which line North 21<sup>st</sup> Street. These buildings are constructed from a range of materials and are generally 1-2.5 stories in height. The land to the east of 21<sup>st</sup> slopes away from the road.*

- (3) “The appropriateness, as determined through application of applicable design criteria and guidelines, of proposed structures, which will replace the demolished structure, if any.”

*See CDA13-11 Vineyard Square staff report.*

**GUIDELINES**

The Guidelines authorize the Town Zoning Administrator to determine when a building has historic significance based upon certain criteria, and he has determined that this building is not historically significant.

**FINDINGS**

- 1) The Zoning Administrator has determined that this building is not historically significant.
- 2) There are no distinctive or unusual features of this building that would make it architecturally or historically significant and warrant its preservation.

**ACTION:**

One of following sample motions should be used:

*I move that the BAR approve CDA13-17 130 East O Street Building 20 Demolition as presented.*

-Or-

*I move that the BAR approve CDA13-17 130 East O Street Building 20 Demolition with the following required conditions:*

- A.
- B.
- C.

*And/or the following recommendations:*

- A.
- B.

-Or-

*I move that the BAR not approve CDA13-17 130 East O Street Building 20 Demolition for the following reasons:*

- A.
- B.
- C.



**STAFF REPORT**

**TO:** Chairman and Members of the Board of Architectural Review  
**FROM:** Department of Community Development  
**RE:** CDA13-18 138 North 21<sup>st</sup> Street Demolition  
**DATE:** November 15, 2013

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Name: 138 North 21<sup>st</sup> Street Location: Eastern edge of N 21<sup>st</sup> Street in Old Town  
Project: N/A Tax Map Number: /35A1/220///4/  
Address: 138 North 21<sup>st</sup> Street Loudoun County PIN: 488-37-5457  
Located in the Historic District? Yes Contributing Structure? Yes  
Zoning District: C-4/HC DHR ID: 286-5001-0041

---

Application to demolish 138 North 21<sup>st</sup> Street in anticipation of the construction of Vineyard Square  
Comments: (CDA13-11) a proposed 5-6 story, mixed-use building.

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The application is evaluated under the Demolition Permit Criteria of the Historic Corridor Overlay District (see Article 14A, Section 8.3 in the Zoning Ordinance) and the Purcellville Design Guidelines (Guidelines).

**BACKGROUND**

Chapman Group, LLC has submitted an application to demolish 138 North 21st Street; this building has street frontage on North 21st Street. This demolition is sought as a precursor to the construction of Vineyard Square (CDA13-11), a proposed 5-6 story, mixed-use building containing residences and retail. The 0.109 acre parcel containing this building does not contain another building for which demolition approval is sought.



This building is listed as a structure contributing to the Purcellville Historic District which is listed on the National Register of Historic Places. The building is described within the original National Register nomination form thusly:

## 0138 21st Street North

*Primary Resource Information:*

**Commercial Building, Stories 1.00,  
Style: No Style Listed, ca 1940**

November 2005: This 1-story commercial building features a rowlock brick course along the roofline, corbelled bricks below the roofline, and two rectangular inset panels above the storefront. The storefront windows, which consist of plate glass, angle back towards the center to accommodate a recessed entrance door.

*Individual Resource Status:* **Commercial Building - Contributing**



*Building from N 21<sup>st</sup> Street*

## ANALYSIS

### ZONING ORDINANCE

Per Article 14A, Section 2.3 of the Zoning Ordinance, no building within the Historic Corridor Overlay Zoning District “shall be... demolished, in whole or in part, unless and until a certificate of design approval authorizing such work shall have been approved in accordance with this article.” Section 8.3 of Article 14A provides the following criteria to be considered by the Board of Architectural Review (BAR) in reviewing demolition applications:

- (1) “The designation of the particular structure as historic or non-historic by a qualified historic preservation professional or by a government-recognized historic survey;”

*This building is listed as a contributing structure for the Purcellville Historic District which is listed on the National Register of Historic Places; however, the building is not individually listed as historic on any government historic survey.*

- (2) “The context of the structure in relation to surrounding buildings and landscape on the site and adjacent and nearby sites; and”

*This building is located in Old Town amidst other buildings constructed in the early to mid-1900s which line North 21st Street. These buildings are constructed from a range of materials and are generally 1-2.5 stories in height. The land to the east of 21<sup>st</sup> slopes away from the road.*

- (3) “The appropriateness, as determined through application of applicable design criteria and guidelines, of proposed structures, which will replace the demolished structure, if any.”

*See CDA13-11 Vineyard Square staff report.*

## **GUIDELINES**

The Guidelines provide the following guidance: “The Town Comprehensive Plan supports the preservation of the town’s historic resources to the greatest extent possible. Thus, the Board seeks to retain the existing historic fabric of the Town, while balancing the needs of property owners to make contemporary use of their property.” (pg. 31) The Guidelines authorize the Town Zoning Administrator to determine when a building has historic significance based upon certain criteria which automatically designate this building as historically significant.

The Guidelines state that “there must be a compelling reason to demolish or relocate a significant historic structure” with the Board considering the following criteria:

- a) “The extent to which the removal or relocation of the building or structure would be detrimental to the public interest due its architectural or historic significance.” (pg.32)

*This building has no particular architectural or historic significance.*

- b) “The extent to which the building or structure is of such old and unusual design, texture and material that it could not be reproduced or be reproduced only with great difficulty.” (pg.32)

*This building is constructed of brick and concrete block. These materials could be reproduced easily, and the building’s design is not particularly unusual.*

- c) “The extent to which retention of the building or structure or group of structures would help preserve and protect an historic place or area of historic interest in the town.” (pg.32)

*This building’s date of construction is consistent with nearby buildings in Old Town; however, there is little else about this building that is distinctive.*

- d) “The extent to which the building or structure or group of structures represents a unique or rare example of an historic or architectural style or feature of Town or Loudoun County history.” (pg.32)

*This building does not represent unique or rare examples of an historic or architectural style or feature of Town or Loudoun County history.*

- e) “The extent to which retention of the building or structure would help maintain the scale and character of the neighborhood.” (pg.32)

*This building has a similar scale and character to other buildings along North 21st Street, but a newly constructed building could easily serve the same purposes.*

- f) “The extent to which retention or, in the converse, removal or relocation of the building or structure or group of structures supports goals, objectives or policies of the Town Comprehensive Plan.” (pg.32)

*As stated previously, the 2006 Town Comprehensive Plan strongly supports the preservation of the town’s historic resources.*

## **FINDINGS**

- 1) The criteria of the Guidelines automatically designate the building as historically significant; the Zoning Administrator would otherwise determine that this building is not historically significant.
- 2) Excluding age, there are no distinctive or unusual features of this building that would make it architecturally or historically significant and warrant its preservation.

## **ACTION:**

One of following sample motions should be used:

*I move that the BAR approve CDA13-18 138 North 21<sup>st</sup> Street Demolition as presented.*

*-Or-*

*I move that the BAR approve CDA13-18 138 North 21<sup>st</sup> Street Demolition with the following required conditions:*

A.

B.

C.

*And/or the following recommendations:*

A.

B.

*-Or-*

*I move that the BAR not approve CDA13-18 138 North 21<sup>st</sup> Street Demolition for the following reasons:*

A.

B.

C.



**STAFF REPORT**

**TO:** Chairman and Members of the Board of Architectural Review  
**FROM:** Department of Community Development  
**RE:** CDA13-19 140-142 North 21<sup>st</sup> Street Demolition  
**DATE:** November 15, 2013

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Name: 140-142 North 21<sup>st</sup> Street Location: Eastern edge of N 21<sup>st</sup> Street in Old Town  
Project: N/A Tax Map Number: /35A1/220///3/  
Address: 140-142 North 21<sup>st</sup> Street Loudoun County PIN: 488-37-5267  
Located in the Historic District? Yes Contributing Structure? Yes  
Zoning District: C-4/HC DHR ID: 286-5001-0534

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Comments: Application to demolish 140-142 North 21<sup>st</sup> Street in anticipation of the construction of Vineyard Square (CDA13-11) a proposed 5-6 story, mixed-use building.

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The application is evaluated under the Demolition Permit Criteria of the Historic Corridor Overlay District (see Article 14A, Section 8.3 in the Zoning Ordinance) and the Purcellville Design Guidelines (Guidelines).

**BACKGROUND**

Chapman Group, LLC has submitted an application to demolish 140-142 North 21st Street; this building has street frontage on North 21st Street. This demolition is sought as a precursor to the construction of Vineyard Square (CDA13-11), a proposed 5-6 story, mixed-use building containing residences and retail. The 0.569 acre parcel containing this building also contains 3 other buildings for which demolition approval is sought (CDA13-20 through CDA 13-22).



This building is listed as a structure contributing to the Purcellville Historic District which is listed on the National Register of Historic Places. The building is described within the original National Register nomination form thusly:

**0140 -142 21st Street North**

*Primary Resource Information:*

**Commercial Building, Stories 1.00,  
Style: Commercial Style, ca 1940**

March 2006: This 1-story building features two distinct storefront sections and a wood-shingle mansard-roof. The mansard roof is the result of the 1978 renovation of the building and continues to the building on the north at 144-148 21st Street North (286-5001-0042). The front façade incorporates two distinct sections of three bays each, and a single pedestrian door on the north end of the building. The northernmost section features one 9-pane, fixed window with an adjacent pedestrian doors and one 12-pane, fixed window. The southernmost section of the building has two 12-pane, fixed windows with a single pedestrian door adjacent to the southernmost window. Windows on the front façade have sloping, projecting sills. Windows on the rear façade are 6-over-6, double hung, wood windows. The rear façade incorporates a centered, upper story loading bay and two lower story loading bays, all of which have been in-filled with fenestration and concrete block.

*Individual Resource Status:* **Commercial Building - Contributing**



*Building from N 21<sup>st</sup> Street*  
southern portion; northern portion is 144-148 N 21<sup>st</sup> Street



*Rear (east side) of building*

**ANALYSIS**

**ZONING ORDINANCE**

Per Article 14A, Section 2.3 of the Zoning Ordinance, no building within the Historic Corridor Overlay Zoning District “shall be... demolished, in whole or in part, unless and until a certificate of design approval authorizing such work shall have been approved in accordance with this article.” Section 8.3 of Article 14A provides the following criteria to be considered by the Board of Architectural Review (BAR) in reviewing demolition applications:

- (1) “The designation of the particular structure as historic or non-historic by a qualified historic preservation professional or by a government-recognized historic survey;”

*This building is listed as a contributing structure for the Purcellville Historic District which is listed on the National Register of Historic Places; however, the building is not individually listed as historic on any government historic survey.*

- (2) “The context of the structure in relation to surrounding buildings and landscape on the site and adjacent and nearby sites; and”

*This building is located in Old Town amidst other buildings constructed in the early to mid-1900s which line North 21st Street. These buildings are constructed from a range of materials and are generally 1-2.5 stories in height. The land to the east of 21<sup>st</sup> slopes away from the road.*

- (3) “The appropriateness, as determined through application of applicable design criteria and guidelines, of proposed structures, which will replace the demolished structure, if any.”

*See CDA13-11 Vineyard Square staff report.*

## **GUIDELINES**

The Guidelines provide the following guidance: “The Town Comprehensive Plan supports the preservation of the town’s historic resources to the greatest extent possible. Thus, the Board seeks to retain the existing historic fabric of the Town, while balancing the needs of property owners to make contemporary use of their property.” (pg. 31) The Guidelines authorize the Town Zoning Administrator to determine when a building has historic significance based upon certain criteria which automatically designate this building as historically significant.

The Guidelines state that “there must be a compelling reason to demolish or relocate a significant historic structure” with the Board considering the following criteria:

- a) “The extent to which the removal or relocation of the building or structure would be detrimental to the public interest due its architectural or historic significance.” (pg.32)

*This building has no particular architectural or historic significance.*

- b) “The extent to which the building or structure is of such old and unusual design, texture and material that it could not be reproduced or be reproduced only with great difficulty.” (pg.32)

*This building is constructed of concrete block. This material could be reproduced easily, and the building’s design is not particularly unusual.*

- c) “The extent to which retention of the building or structure or group of structures would help preserve and protect an historic place or area of historic interest in the town.” (pg.32)

*This building’s date of construction is consistent with nearby buildings in Old Town; however, there is little else about this building that is distinctive.*

- d) “The extent to which the building or structure or group of structures represents a unique or rare example of an historic or architectural style or feature of Town or Loudoun County history.” (pg.32)

*This building does not represent unique or rare examples of an historic or architectural style or feature of Town or Loudoun County history.*

- e) “The extent to which retention of the building or structure would help maintain the scale and character of the neighborhood.” (pg.32)

*This building has a similar scale and character to other buildings along North 21st Street, but a newly constructed building could easily serve the same purposes.*

- f) “The extent to which retention or, in the converse, removal or relocation of the building or structure or group of structures supports goals, objectives or policies of the Town Comprehensive Plan.” (pg.32)

*As stated previously, the 2006 Town Comprehensive Plan strongly supports the preservation of the town’s historic resources, yet the entire façade of 140-148 N 21st Street was specifically noted in the 2005*

*Purcellville Downtown Master Plan as one which could use a significant renovation. The proposed design went beyond rehabilitation and created features which were not historically present on the buildings.*

**FINDINGS**

- 1) The criteria of the Guidelines automatically designate the building as historically significant; the Zoning Administrator would otherwise determine that this building is not historically significant.
- 2) Excluding age, there are no distinctive or unusual features of this building that would make it architecturally or historically significant and warrant its preservation.

**ACTION:**

One of following sample motions should be used:

*I move that the BAR approve CDA13-19 140-142 North 21<sup>st</sup> Street Demolition as presented.*

*-Or-*

*I move that the BAR approve CDA13-19 140-142 North 21<sup>st</sup> Street Demolition with the following required conditions:*

- A.
- B.
- C.

*And/or the following recommendations:*

- A.
- B.

*-Or-*

*I move that the BAR not approve CDA13-19 140-142 North 21<sup>st</sup> Street Demolition for the following reasons:*

- A.
- B.
- C.



**STAFF REPORT**

**TO:** Chairman and Members of the Board of Architectural Review  
**FROM:** Department of Community Development  
**RE:** CDA13-20 144-148 North 21<sup>st</sup> Street Demolition  
**DATE:** November 15, 2013

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Name: 144-148 North 21<sup>st</sup> Street Location: Eastern edge of N 21<sup>st</sup> Street in Old Town  
Project: N/A Tax Map Number: /35A1/220///3/  
Address: 144-148 North 21<sup>st</sup> Street Loudoun County PIN: 488-37-5267  
Located in the Historic District? Yes Contributing Structure? Yes  
Zoning District: C-4/HC DHR ID: 286-5001-0042

Comments: Application to demolish 144-148 North 21<sup>st</sup> Street in anticipation of the construction of Vineyard Square (CDA13-11) a proposed 5-6 story, mixed-use building.

---

The application is evaluated under the Demolition Permit Criteria of the Historic Corridor Overlay District (see Article 14A, Section 8.3 in the Zoning Ordinance) and the Purcellville Design Guidelines (Guidelines).

**BACKGROUND**

Chapman Group, LLC has submitted an application to demolish 144-148 North 21st Street; this building has street frontage on North 21st Street. This demolition is sought as a precursor to the construction of Vineyard Square (CDA13-11), a proposed 5-6 story, mixed-use building containing residences and retail. The 0.569 acre parcel containing this building also contains 3 other buildings for which demolition approval is sought (CDA13-19 & CDA13-21 through CDA 13-22).



This building is listed as a structure contributing to the Purcellville Historic District which is listed on the National Register of Historic Places. The building is described within the original National Register nomination form thusly:

**0144 -148 21st Street North**

*Primary Resource Information:*  
**Commercial Building, Stories 1.00,  
Style: Commercial Style, 1930**

February 2006: This 1-story building features stuccoed pilasters on the front and north facades and a wood-shingle mansard-roof. The mansard roof is the result of the 1978 renovation of the building and continues to the building on the south. The front façade incorporates two distinct sections of three bays each, the northernmost of which features an inset door with dentils, flanked by a 9-pane, fixed window with sloping sills. The southernmost section of the building has a similar, recessed entrance with a pair of pedestrian doors that are flanked by 12-pane, fixed windows with sloping sills. The doors incorporate 9-lights over 3-lowered panels. The single loading bay at the rear of the building has been in-filled with concrete block, but retains the original wood lintel remains and is inscribed with “Kemp Building 1978.” There is a stuccoed, concrete block, exterior end chimney on the north façade and the majority of fenestration on that façade has been in-filled. Rear windows are a combination of 6-over-6, double hung and 1-over-1, double hung windows.

*Individual Resource Status:* **Commercial Building - Contributing**



*Building from N 21<sup>st</sup> Street*  
northern portion; southern portion is 140-142 N 21<sup>st</sup> Street



*Rear (east side) of building*

**ANALYSIS**

**ZONING ORDINANCE**

Per Article 14A, Section 2.3 of the Zoning Ordinance, no building within the Historic Corridor Overlay Zoning District “shall be... demolished, in whole or in part, unless and until a certificate of design approval authorizing such work shall have been approved in accordance with this article.” Section 8.3 of Article 14A provides the following criteria to be considered by the Board of Architectural Review (BAR) in reviewing demolition applications:

- (1) “The designation of the particular structure as historic or non-historic by a qualified historic preservation professional or by a government-recognized historic survey;”

*This building is listed as a contributing structure for the Purcellville Historic District which is listed on the National Register of Historic Places; however, the building is not individually listed as historic on any government historic survey.*

- (2) “The context of the structure in relation to surrounding buildings and landscape on the site and adjacent and nearby sites; and”

*This building is located in Old Town amidst other buildings constructed in the early to mid-1900s which line North 21st Street. These buildings are constructed from a range of materials and are generally 1-2.5 stories in height. The land to the east of 21<sup>st</sup> slopes away from the road.*

- (3) “The appropriateness, as determined through application of applicable design criteria and guidelines, of proposed structures, which will replace the demolished structure, if any.”

*See CDA13-11 Vineyard Square staff report.*

## **GUIDELINES**

The Guidelines provide the following guidance: “The Town Comprehensive Plan supports the preservation of the town’s historic resources to the greatest extent possible. Thus, the Board seeks to retain the existing historic fabric of the Town, while balancing the needs of property owners to make contemporary use of their property.” (pg. 31) The Guidelines authorize the Town Zoning Administrator to determine when a building has historic significance based upon certain criteria which automatically designate this building as historically significant.

The Guidelines state that “there must be a compelling reason to demolish or relocate a significant historic structure” with the Board considering the following criteria:

- a) “The extent to which the removal or relocation of the building or structure would be detrimental to the public interest due its architectural or historic significance.” (pg.32)

*This building has no particular architectural or historic significance.*

- b) “The extent to which the building or structure is of such old and unusual design, texture and material that it could not be reproduced or be reproduced only with great difficulty.” (pg.32)

*This building is constructed of concrete block. This material could be reproduced easily, and the building’s design is not particularly unusual.*

- c) “The extent to which retention of the building or structure or group of structures would help preserve and protect an historic place or area of historic interest in the town.” (pg.32)

*This building’s date of construction is consistent with nearby buildings in Old Town; however, there is little else about this building that is distinctive.*

- d) “The extent to which the building or structure or group of structures represents a unique or rare example of an historic or architectural style or feature of Town or Loudoun County history.” (pg.32)

*This building does not represent unique or rare examples of an historic or architectural style or feature of Town or Loudoun County history.*

- e) “The extent to which retention of the building or structure would help maintain the scale and character of the neighborhood.” (pg.32)

*This building has a similar scale and character to other buildings along North 21st Street, but a newly constructed building could easily serve the same purposes.*

- f) “The extent to which retention or, in the converse, removal or relocation of the building or structure or group of structures supports goals, objectives or policies of the Town Comprehensive Plan.” (pg.32)

*As stated previously, the 2006 Town Comprehensive Plan strongly supports the preservation of the town's historic resources, yet the entire façade of 140-148 N 21st Street was specifically noted in the 2005 Purcellville Downtown Master Plan as one which could use a significant renovation. The proposed design went beyond rehabilitation and created features which were not historically present on the buildings.*

**FINDINGS**

- 1) The criteria of the Guidelines automatically designate the building as historically significant; the Zoning Administrator would otherwise determine that this building is not historically significant.
- 2) Excluding age, there are no distinctive or unusual features of this building that would make it architecturally or historically significant and warrant its preservation.

**ACTION:**

One of following sample motions should be used:

*I move that the BAR approve CDA13-20 144-148 North 21<sup>st</sup> Street Demolition as presented.*

*-Or-*

*I move that the BAR approve CDA13-20 144-148 North 21<sup>st</sup> Street Demolition with the following required conditions:*

- A.
- B.
- C.

*And/or the following recommendations:*

- A.
- B.

*-Or-*

*I move that the BAR not approve CDA13-20 144-148 North 21<sup>st</sup> Street Demolition for the following reasons:*

- A.
- B.
- C.



**STAFF REPORT**

**TO:** Chairman and Members of the Board of Architectural Review  
**FROM:** Department of Community Development  
**RE:** CDA13-21 146 North 21<sup>st</sup> Street Demolition  
**DATE:** November 15, 2013

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Name:	<u>146 North 21<sup>st</sup> Street</u>	Location:	<u>Eastern edge of N 21<sup>st</sup> Street in Old Town</u>
Project:	<u>N/A</u>	Tax Map Number:	<u>/35A1/220///3/</u>
Address:	<u>146 North 21<sup>st</sup> Street</u>	Loudoun County PIN:	<u>488-37-5267</u>
Located in the Historic District?	<u>Yes</u>	Contributing Structure?	<u>Yes</u>
Zoning District:	<u>C-4/HC</u>	DHR ID:	<u>286-5001-0578</u>

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Application to demolish 146 North 21<sup>st</sup> Street in anticipation of the construction of Vineyard Square  
Comments: (CDA13-11) a proposed 5-6 story, mixed-use building.

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The application is evaluated under the Demolition Permit Criteria of the Historic Corridor Overlay District (see Article 14A, Section 8.3 in the Zoning Ordinance) and the Purcellville Design Guidelines (Guidelines).

**BACKGROUND**

Chapman Group, LLC has submitted an application to demolish 146 North 21st Street; this building sits to the east of the commercial buildings on North 21st Street. This demolition is sought as a precursor to the construction of Vineyard Square (CDA13-11), a proposed 5-6 story, mixed-use building containing residences and retail. The 0.569 acre parcel containing this building also contains 3 other buildings for which demolition approval is sought (CDA13-19 through CDA13-20 & CDA13-22).



This building is listed as a structure contributing to the Purcellville Historic District which is listed on the National Register of Historic Places. The building is described within the original National Register nomination form thusly:

**0146 21st Street North**

*Primary Resource Information:*

**Blacksmith Shop, Stories 1.50,  
Style: No Style Listed, ca 1920**

March 2006: This 1.5 story, gable-roof building is constructed of coarse, poured in place concrete. Plywood has been installed on the gable ends. The east and west facades have symmetrical fenestration which includes a single, centered, bay door flanked by two window openings and topped by a loft doorway. The east side window openings have been in-filled with concrete block, the bay has also been in-filled with a metal, crank, casement window surrounded by concrete block. The west facade window openings have also been in-filled with concrete block, while the bay has been in-filled with aluminum siding punctured by a single pedestrian door and a 1-over-1, double hung, aluminum window. The north façade features a single centered, bay door, flanked by two window openings on each side. The window openings farthest from the bay door have been in-filled with plywood. Windows throughout appear to have poured concrete sills. The concrete block in-fill appears to be circa 1950. A metal stovepipe projects from the west side of the south gable wing. There is also a 1-story, shed-roof addition that runs the full length of the south façade and features a rolling metal door on the west side. The circa 1935 addition is clad in a mix of plywood and seamed metal and sits on a poured concrete foundation, has exposed rafter tails, and is topped by a standing seam metal roof.



*Building from East O Street*

*Individual Resource Status:* **Blacksmith Shop - Contributing**

**ANALYSIS**

**ZONING ORDINANCE**

Per Article 14A, Section 2.3 of the Zoning Ordinance, no building within the Historic Corridor Overlay Zoning District “shall be... demolished, in whole or in part, unless and until a certificate of design approval authorizing such work shall have been approved in accordance with this article.” Section 8.3 of Article 14A provides the following criteria to be considered by the Board of Architectural Review (BAR) in reviewing demolition applications:

- (1) “The designation of the particular structure as historic or non-historic by a qualified historic preservation professional or by a government-recognized historic survey;”

*This building is listed as a contributing structure for the Purcellville Historic District which is listed on the National Register of Historic Places; however, the building is not individually listed as historic on any government historic survey.*

- (2) “The context of the structure in relation to surrounding buildings and landscape on the site and adjacent and nearby sites; and”

*This building is located in Old Town behind buildings constructed in the early to mid-1900s which line North 21st Street. These buildings are constructed from a range of materials and are generally 1-2.5 stories in height. The land to the east of 21<sup>st</sup> slopes away from the road.*

- (3) “The appropriateness, as determined through application of applicable design criteria and guidelines, of proposed structures, which will replace the demolished structure, if any.”

*See CDA13-11 Vineyard Square staff report.*

## **GUIDELINES**

The Guidelines provide the following guidance: “The Town Comprehensive Plan supports the preservation of the town’s historic resources to the greatest extent possible. Thus, the Board seeks to retain the existing historic fabric of the Town, while balancing the needs of property owners to make contemporary use of their property.” (pg. 31) The Guidelines authorize the Town Zoning Administrator to determine when a building has historic significance based upon certain criteria which automatically designate this building as historically significant.

The Guidelines state that “there must be a compelling reason to demolish or relocate a significant historic structure” with the Board considering the following criteria:

- a) “The extent to which the removal or relocation of the building or structure would be detrimental to the public interest due its architectural or historic significance.” (pg.32)

*This building has no particular architectural or historic significance.*

- b) “The extent to which the building or structure is of such old and unusual design, texture and material that it could not be reproduced or be reproduced only with great difficulty.” (pg.32)

*This building is constructed of poured in place concrete, concrete block, plywood, and seamed metal. All of these materials could be reproduced easily, and the building’s design is not particularly unusual.*

- c) “The extent to which retention of the building or structure or group of structures would help preserve and protect an historic place or area of historic interest in the town.” (pg.32)

*This building’s date of construction is consistent with nearby buildings in Old Town; however, there is little else about this building that is distinctive.*

- d) “The extent to which the building or structure or group of structures represents a unique or rare example of an historic or architectural style or feature of Town or Loudoun County history.” (pg.32)

*This building does not represent unique or rare examples of an historic or architectural style or feature of Town or Loudoun County history.*

- e) “The extent to which retention of the building or structure would help maintain the scale and character of the neighborhood.” (pg.32)

*This building is located behind the buildings along North 21st Street and does not contribute to the scale and character of the neighborhood.*

- f) “The extent to which retention or, in the converse, removal or relocation of the building or structure or group of structures supports goals, objectives or policies of the Town Comprehensive Plan.” (pg.32)

*As stated previously, the 2006 Town Comprehensive Plan strongly supports the preservation of the town’s historic resources; however, the 2005 Purcellville Downtown Master Plan considered the area east of 21st Street as a district that offered dramatic opportunity for infill development compatible with other downtown development.*

**FINDINGS**

- 1) The criteria of the Guidelines automatically designate the building as historically significant; the Zoning Administrator would otherwise determine that this building is not historically significant.
- 2) Excluding age, there are no distinctive or unusual features of this building that would make it architecturally or historically significant and warrant its preservation.

**ACTION:**

One of following sample motions should be used:

*I move that the BAR approve CDA13-21 146 North 21<sup>st</sup> Street Demolition as presented.*

*-Or-*

*I move that the BAR approve CDA13-21 146 North 21<sup>st</sup> Street Demolition with the following required conditions:*

- A.
- B.
- C.

*And/or the following recommendations:*

- A.
- B.

*-Or-*

*I move that the BAR not approve CDA13-21 146 North 21<sup>st</sup> Street Demolition for the following reasons:*

- A.
- B.
- C.



**STAFF REPORT**

**TO:** Chairman and Members of the Board of Architectural Review  
**FROM:** Department of Community Development  
**RE:** CDA13-22 151 East O Street Demolition  
**DATE:** November 15, 2013

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Name: 151 East O Street Location: Eastern edge of N 21<sup>st</sup> Street in Old Town  
Project: N/A Tax Map Number: /35A1/220///3/  
Address: 151 East O Street Loudoun County PIN: 488-37-5267  
Located in the Historic District? Yes Contributing Structure? Yes  
Zoning District: C-4/HC DHR ID: 286-5001-0547

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Comments: Application to demolish 151 East O Street in anticipation of the construction of Vineyard Square (CDA13-11) a proposed 5-6 story, mixed-use building.

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The application is evaluated under the Demolition Permit Criteria of the Historic Corridor Overlay District (see Article 14A, Section 8.3 in the Zoning Ordinance) and the Purcellville Design Guidelines (Guidelines).

**BACKGROUND**

Chapman Group, LLC has submitted an application to demolish 151 East O Street; this building sits to the east of the commercial buildings on North 21st Street. This demolition is sought as a precursor to the construction of Vineyard Square (CDA13-11), a proposed 5-6 story, mixed-use building containing residences and retail. The 0.569 acre parcel containing this building also contains 3 other buildings for which demolition approval is sought (CDA13-19 through CDA13-21).



This building is listed as a structure contributing to the Purcellville Historic District which is listed on the National Register of Historic Places. The building is described within the original National Register nomination form thusly:

**0151 O Street East**

*Primary Resource Information:*

**Commercial Building, Stories 1.00,  
Style: No Style Listed, ca 1950**

February 2006: This 1-story, side-gable garage and shop features a centered 1-car garage door with 4 lights, a pedestrian door to the east of the garage door, and one 2-over-2 window on the north and east elevations. There is a metal pipe furnace flue on the southeast corner of the building. The building is covered in corrugated metal siding and the roof is covered in overlapping, grooved metal siding.



*Building from East O Street*

*Individual Resource Status:* **Commercial Building - Contributing**

**ANALYSIS**

**ZONING ORDINANCE**

Per Article 14A, Section 2.3 of the Zoning Ordinance, no building within the Historic Corridor Overlay Zoning District “shall be... demolished, in whole or in part, unless and until a certificate of design approval authorizing such work shall have been approved in accordance with this article.” Section 8.3 of Article 14A provides the following criteria to be considered by the Board of Architectural Review (BAR) in reviewing demolition applications:

- (1) “The designation of the particular structure as historic or non-historic by a qualified historic preservation professional or by a government-recognized historic survey;”

*This building is listed as a contributing structure for the Purcellville Historic District which is listed on the National Register of Historic Places; however, the building is not individually listed as historic on any government historic survey.*

- (2) “The context of the structure in relation to surrounding buildings and landscape on the site and adjacent and nearby sites; and”

*This building is located in Old Town behind buildings constructed in the early to mid-1900s which line North 21st Street. These buildings are constructed from a range of materials and are generally 1-2.5 stories in height. The land to the east of 21<sup>st</sup> slopes away from the road.*

- (3) “The appropriateness, as determined through application of applicable design criteria and guidelines, of proposed structures, which will replace the demolished structure, if any.”

*See CDA13-11 Vineyard Square staff report.*

## **GUIDELINES**

The Guidelines provide the following guidance: “The Town Comprehensive Plan supports the preservation of the town’s historic resources to the greatest extent possible. Thus, the Board seeks to retain the existing historic fabric of the Town, while balancing the needs of property owners to make contemporary use of their property.” (pg. 31) The Guidelines authorize the Town Zoning Administrator to determine when a building has historic significance based upon certain criteria which automatically designate this building as historically significant.

The Guidelines state that “there must be a compelling reason to demolish or relocate a significant historic structure” with the Board considering the following criteria:

- a) “The extent to which the removal or relocation of the building or structure would be detrimental to the public interest due its architectural or historic significance.” (pg.32)

*This building has no particular architectural or historic significance.*

- b) “The extent to which the building or structure is of such old and unusual design, texture and material that it could not be reproduced or be reproduced only with great difficulty.” (pg.32)

*This building is constructed of wood and metal. These materials could be reproduced easily, and the building’s design is not particularly unusual.*

- c) “The extent to which retention of the building or structure or group of structures would help preserve and protect an historic place or area of historic interest in the town.” (pg.32)

*This building’s date of construction is consistent with nearby buildings in Old Town; however, there is little else about this building that is distinctive.*

- d) “The extent to which the building or structure or group of structures represents a unique or rare example of an historic or architectural style or feature of Town or Loudoun County history.” (pg.32)

*This building does not represent unique or rare examples of an historic or architectural style or feature of Town or Loudoun County history.*

- e) “The extent to which retention of the building or structure would help maintain the scale and character of the neighborhood.” (pg.32)

*This building is located behind the buildings along North 21st Street and does not contribute to the scale and character of the neighborhood.*

- f) “The extent to which retention or, in the converse, removal or relocation of the building or structure or group of structures supports goals, objectives or policies of the Town Comprehensive Plan.” (pg.32)

*As stated previously, the 2006 Town Comprehensive Plan strongly supports the preservation of the town’s historic resources; however, the 2005 Purcellville Downtown Master Plan considered the area east of 21st Street as a district that offered dramatic opportunity for infill development compatible with other downtown development.*

## **FINDINGS**

- 1) The criteria of the Guidelines automatically designate the building as historically significant; the Zoning Administrator would otherwise determine that this building is not historically significant.
- 2) Excluding age, there are no distinctive or unusual features of this building that would make it architecturally or historically significant and warrant its preservation.

**ACTION:**

One of following sample motions should be used:

*I move that the BAR approve CDA13-22 151 East O Street Demolition as presented.*

*-Or-*

*I move that the BAR approve CDA13-22 151 East O Street Demolition with the following required conditions:*

- A.
- B.
- C.

*And/or the following recommendations:*

- A.
- B.

*-Or-*

*I move that the BAR not approve CDA13-22 151 East O Street Demolition for the following reasons:*

- A.
- B.
- C.