



**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.