Town of Purcellville Virginia

CERTIFICATE OF DESIGN APPROVAL

130 E. Main St, Purcellville, VA 20132
Phone: 540-338-2304 Fax: 540-338-7460

CDA # 13-13

Please fill out all information in order to ensure the scheduling of your agenda item

Street Address of Property: 130 21st Street North Parcel #: 488-37-7354
Owner Name: Martinsburg Plaza LLC
Business Name: Martinsburg Plaza LLC
Authorized Agent (if applicable): John Chapman, Manager
Mailing Address: 125 E. Hirst Rd. Ste 8-C, Purcellville VA 20132
Daytime Telephone Number (s): 540-338-1319

Project Description

☐ New construction ☐ Addition ☐ Alteration ☐ Accessory Structure ☒ Demolition ☐ Sign

☐ Repainting ☐ Minor Landscaping Structure ☐ CDA Amendment ☐ Other:_____

SIGNS ONLY*: (attached required information for each proposed sign)

☐ Master Sign Plan (please attach details for all proposed sign types) Sign Permit #: _____

☐ Individual Sign: ☐ Freestanding ☐ Projecting ☐ Wall ☐ Window ☐ Awning ☐ Canopy
Sign Area: _____sq. ft. Material: _____ Location of Sign:_____

Contractor: _____
Address: _____ Phone: _____

Written Description Attach additional sheet, if necessary: Describe clearly and in detail the nature of the project, including exact dimensions for materials to be used (e.g., width of siding, windows and window trim, etc.)

See additional documentation.
Note: This parcel has Seven Structures located on it. This Application is only for the Sheds (#14+15) located at the address given above and has the same DHR Id# 286-5001-0037 as the main Commercial building located on 21st Street.

Acknowledgement of Responsibility

I understand that all CDA application materials must be complete and must be submitted fourteen (14) days before the BAR meeting date and that I or an authorized representative must be present at the meeting; otherwise consideration will be deferred to the following meeting. I agree to comply with the conditions of this certificate and all other applicable Town regulations and to pursue this project in strict conformance with the plans approved by the BAR. I also understand that the BAR or Town Staff may need to perform an inspection of my property as it relates to this application. I understand that no changes are permitted without prior approval of the Town, and that failure to follow approved plans is a violation of the Purcellville Town Code and Zoning Ordinance.

Signature of Owner or Authorized Agent: _____

Printed name: John M. Chapman

See reverse side of this form for required submission materials. Applications will not be accepted for scheduling without all required materials. The submission deadline for complete applications is fourteen days prior to the meeting date.

CDA APPLICATION FORM (page 2 of 3)

MINIMUM SUBMISSION REQUIREMENTS: Please note that all of the following materials must be delivered to the Department of Planning & Zoning ***14 days*** prior to the BAR meeting or your application will be postponed until the following month's agenda. Include ***twelve (12) copies*** of the following information. Use the checklist below to ensure the application is complete. (Use N/A if item is not applicable to your project).

✓ Application. 12 copies of this application form, filled out in its entirety.

✓ Fee. All applicable fees must be paid to the Town before your agenda item is scheduled.

N/A Architectural Drawings – **12 full size copies and one 11"x17" copy. FOLDED:**

- __ Dimensioned outline of the building
- __ Dimensioned elevation of new construction and adjacent existing elevations
- __ Site Plan(s) with scale 1/8" = 1' (for new construction and additions)
- __ Site Section(s) with scale 1/8" = 1' (when requested by BAR)

N/A Photographs – For new construction/alterations provide at least 3 views of area, for signs provide one view

N/A Specifications of Exterior Materials - **Please complete the attached Architectural Materials Checklist.** Specifications to include, but not be limited to: Roofing, siding, windows & doors, trim work, color scheme, chimneys, shutters, utilities and mechanical equipment locations and specifications, exterior lighting, fencing, walls, and paving. (Include ***color copies*** of manufacturer's specification sheets)

N/A Signs - Detailed scaled drawing showing style and size of letters, color, sample and type of material, and proposed location on the building elevation, with a photograph of elevation under review (if existing building). ***Color copies of the sign face must be provided***.

✓ Demolition – See Demolition section of *Purcellville Design Guidelines* for requirements.

NOTE: All materials submitted will become the property of the Town of Purcellville.

OFFICE USE ONLY – Date of Application: 11-6-13 **CDA#:** 13-13 **Fee:** 50.00 **Paid:** 11-6-13

BAR Action: ☒ Approval ☐ Conditional Approval ☐ Denial Date: 11-19-13

BAR Comments/Conditions: Approved as presented

Application Approved: M. Patrick Digles **Date:** 11/19/13
~~Zoning Administrator~~ BAR Chairman

If Appealed, Town Council Action: ☐ Approved ☐ Denied Date:_____

Town Council Conditions: _____

THIS CERTIFICATE EXPIRES ONE YEAR FROM THE APPROVAL DATE IF THE AUTHORIZED ACTIVITY HAS NOT BEEN COMMENCED AND DILIGENTLY PURSUED. NO DEVIATIONS FROM THE APPROVED PLANS ARE PERMITTED WITHOUT PRIOR APPROVAL OF THE BAR.

FOR MINOR PROJECTS ONLY

Minor Project Exemption Approved: _____ **Date:**_____
Zoning Administrator

THIS EXEMPTION EXPIRES ONE YEAR FROM THE APPROVAL DATE IF THE AUTHORIZED ACTIVITY HAS NOT BEEN COMMENCED AND DILIGENTLY PURSUED. ISSUANCE OF A MINOR PROJECT EXCLUSION SHALL NOT RELIEVE THE APPLICANT, CONTRACTOR, TENANT OR PROPERTY OWNER FROM OBTAINING ANY OTHER REQUIRED PERMIT

Architectural Materials Checklist:

This checklist is intended to assist you in preparing your application to the Board of Architectural Review. This is not intended to replace your application or any other requirements of the Design Guidelines and Standards.

Foundation:

Material (example- Brick, Stone, Concrete, etc) N/A

Color: N/A

Roofing:

Material: (example- standing seam metal, shingles, shakes, etc) N/A

N/A

Color: (example- copper, prefinished, painted, etc) N/A

Exterior Wall Surfaces:

Material(s): (example - brick, stucco, hardiplank siding, board and batten, etc)

N/A

Color(s): N/A

Windows and Doors:

Window/Door Type: (example: Aluminum storefront, Double Hung, Casement, etc)

N/A

Window/Door Material: (example: Wood, aluminum clad, vinyl clad, etc)

N/A

Muntins (example: true divided, simulated divided, etc)

N/A

Other Materials: (to include but not be limited to Shutters, trim, porches, chimneys, etc)

Material(s): N/A

Color(s): N/A

For alterations and renovations, if any changes are proposed to an existing structure's materials and/or color scheme please outline them below (attach a separate sheet if needed):

STATEMENT OF JUSTIFICATION
DEMOLITION OF BUILDINGS AT 21ST AND "O" STREETS

This statement is written in support of demolition applications filed by Chapman Group L.C. and Martinsburg Plaza L.C. (collectively the "Applicant"), owners of several buildings located at the intersection of 21st Street and "O" Streets. See Exhibit A, attached hereto, for a full list of properties, subject to these applications

These demolition permits are filed pursuant to applicable provisions of the Purcellville Zoning Ordinance and the Code of Virginia.

As set forth in Section H, Page 31 of the Design Guidelines, the Board of Architectural Review is charged to retain the historic fabric of the Town while balancing ***"the needs of the property owners to make contemporary use of their property".***

The Applicant acquired the properties over 5 years ago for exactly the stated reason – to make contemporary use of the Property. From the outset it has been the Applicant's stated objective in numerous public hearings and workshops to replace the existing buildings with a compact downtown center. In accordance with Guideline 2F (page 32 of the Design Guidelines) the Applicant believes the removal of the buildings is consistent with the goals of the Town Comprehensive Plan.

> ***"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."***

The Applicant has proposed a project, Vineyard Square that is in conformance with the Town Comprehensive Plan, the Downtown Master Plan prepared by Hill Studio and applicable sections of the Town Zoning Ordinance, revisions which were adopted in 2008 addressing the size and scale of the development of the Property (See Sections 9.8.3 and 9.8.4 of the C-4 district regulations).

The proposed re-development of the Property will create housing and retail opportunities in the central area of the downtown district, an area that has limited housing opportunities and few high quality retail spaces.

The impetus to this project began with the downtown charette conducted by Hill Studio as a consultant to the Town of Purcellville. The charette and the result of the charette – the Downtown Master Plan – recognized the need to construct new buildings in the downtown district to increase the diversity of land uses and economic opportunities.

The buildings proposed for demolition are beyond their economic life, having been built in an amateur fashion, and cannot feasibly be preserved as part of the redevelopment. In general the buildings do not comply with Federal law in regards to handicap accessibility and some have been compromised structurally due to fire on the premises. The building identified as 130 North 21st Street was altered to include a vertical vinyl barn style door. The building which is identified as 140-148 21st Street was renovated in 1978 with an inappropriate mansard style roof overhang. Several of the buildings proposed for demolition are sheds or "storage" buildings. According to the reports filed with the Department of Historic Resources four of the structures listed in Exhibit A are sheds or storage buildings. In accordance with Section H.1.(d) of the Design Guidelines at least two of these buildings do not require demolition permits. However the Applicant has been directed by the Zoning Administrator to include all buildings on site in the request for demolition permits.

There is no alternative to demolition. The re-development of the Property includes a parking garage underneath all of the buildings fronting 21st Street. The buildings on the Property, including the buildings on 21st Street, are not capable of being relocated. The buildings along 21st Street are of masonry construction and it is not feasible to re-locate such structures. The metal sheds have limited historical and no economic value.

The Applicant is designing a mixed-use pedestrian oriented center and the existing buildings fail to comply with current building codes, are not structurally sound for any development, and do not meet any criteria for the contemporary use of the Property.

EXHIBIT A

Department of Historic Resources ID# W/ Correlating Physical Addresses

1. 130 21st Street North
    a. DHR ID# 286-5001-0037
2. 130 21st Street North
    a. DHR ID# 286-5001-0037
3. 138 21st Street North
    a. DHR ID# 286-5001-0041
4. 140-142 21st Street North
    a. DHR ID# 286-5001-0543
5. 144-148 21st Street North
    a. DHR ID# 286-5001-0042
6. 146 21st Street North
    a. DHR ID# 286-5001-0578
7. 130 O Street East, Building #10-13
    a. DHR ID# 286-5001-0546
8. 130 O Street East, Building #17
    a. DHR ID# 286-5001-0544
9. 130 O Street East, Building #19
    a. DHR ID# 286-5001-0545
10. 130 O Street East, Building #20
    a. DHR ID# 286-5001-0543
11. 151 O Street East
    DHR ID# 286-5001

Thursday, October 31, 2013

Loudoun County, Virginia
www.loudoun.gov

(map not to scale)

130 21st Street North, Shed #14-15; TAX MAP Number:/35A1/220///5/; Pin: 488377354
Owner: Martinsburg Plaza LC
Structures locate on this 1.23 Acre parcel:
One Commercial Building, Two Open Storage Shelters, Two Garages, Two Sheds

☆ Note: The red outlined star indentifies the specific structure pertaining to the application submitted.

130 21st Street North

DHR ID#: 286-5001-0037

Detached Accessory Structures Locations (Storage Sheds #14-15)

Loudoun County Virginia Tax Parcel: 488-37-7354

130 21st Street North

DHR ID#: 286-5001-0037

Detached Accessory Structure (Storage Shed #14)

Front Facade W/ Double Doors

Side Facade W/ Single Door

Loudoun County Virginia Tax Parcel: 488-37-7354

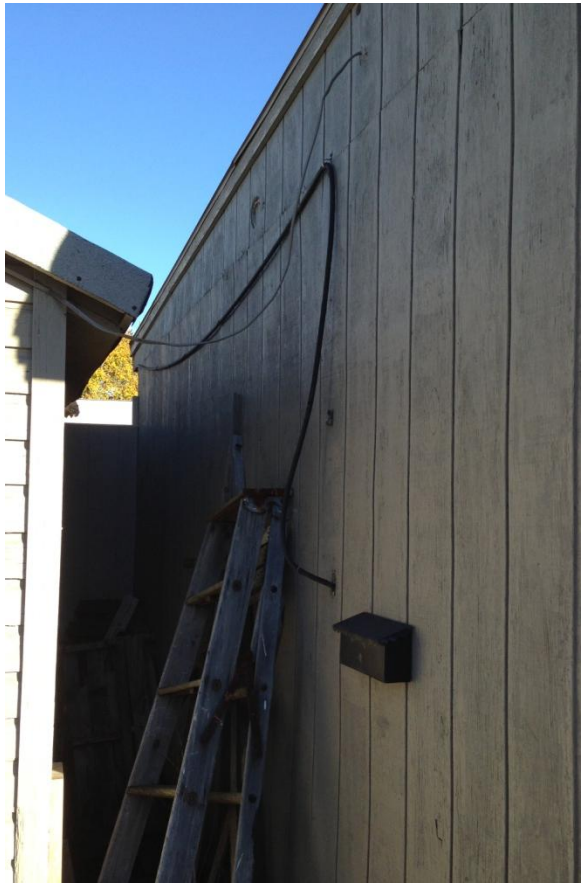
130 21st Street North

DHR ID#: 286-5001-0037

Detached Accessory Structure (Storage Shed #14 Continued)

Rear Facade

Side Facade (Shed #15 on Left)



Loudoun County Virginia Tax Parcel: 488-37-7354

130 21st Street North

DHR ID#: 286-5001-0037

Detached Accessory Structure (Storage Shed #15)

Front Facade W/ Single Door

Side Facade W/ Single Window

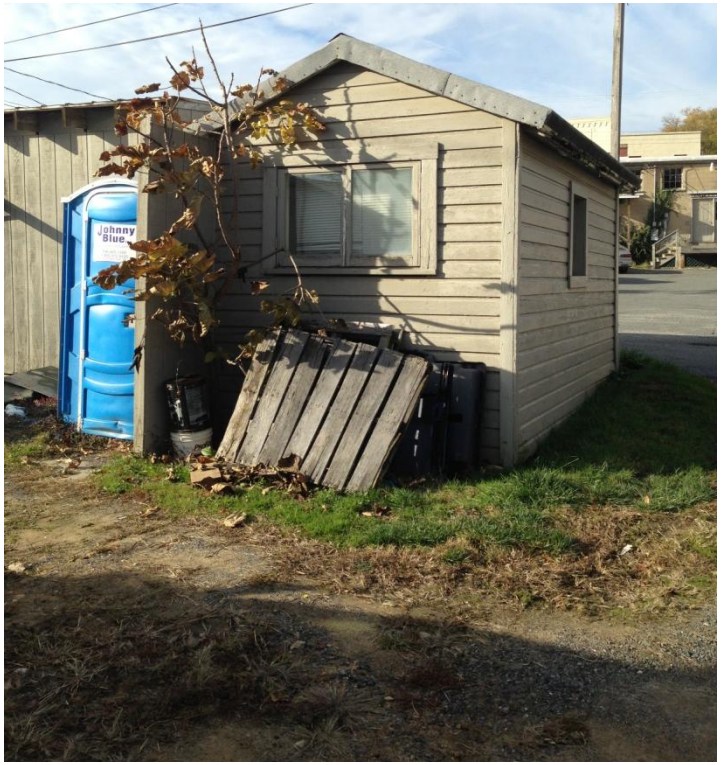
Loudoun County Virginia Tax Parcel: 488-37-7354

130 21st Street North

DHR ID#: 286-5001-0037

Detached Accessory Structure (Storage Shed #15)

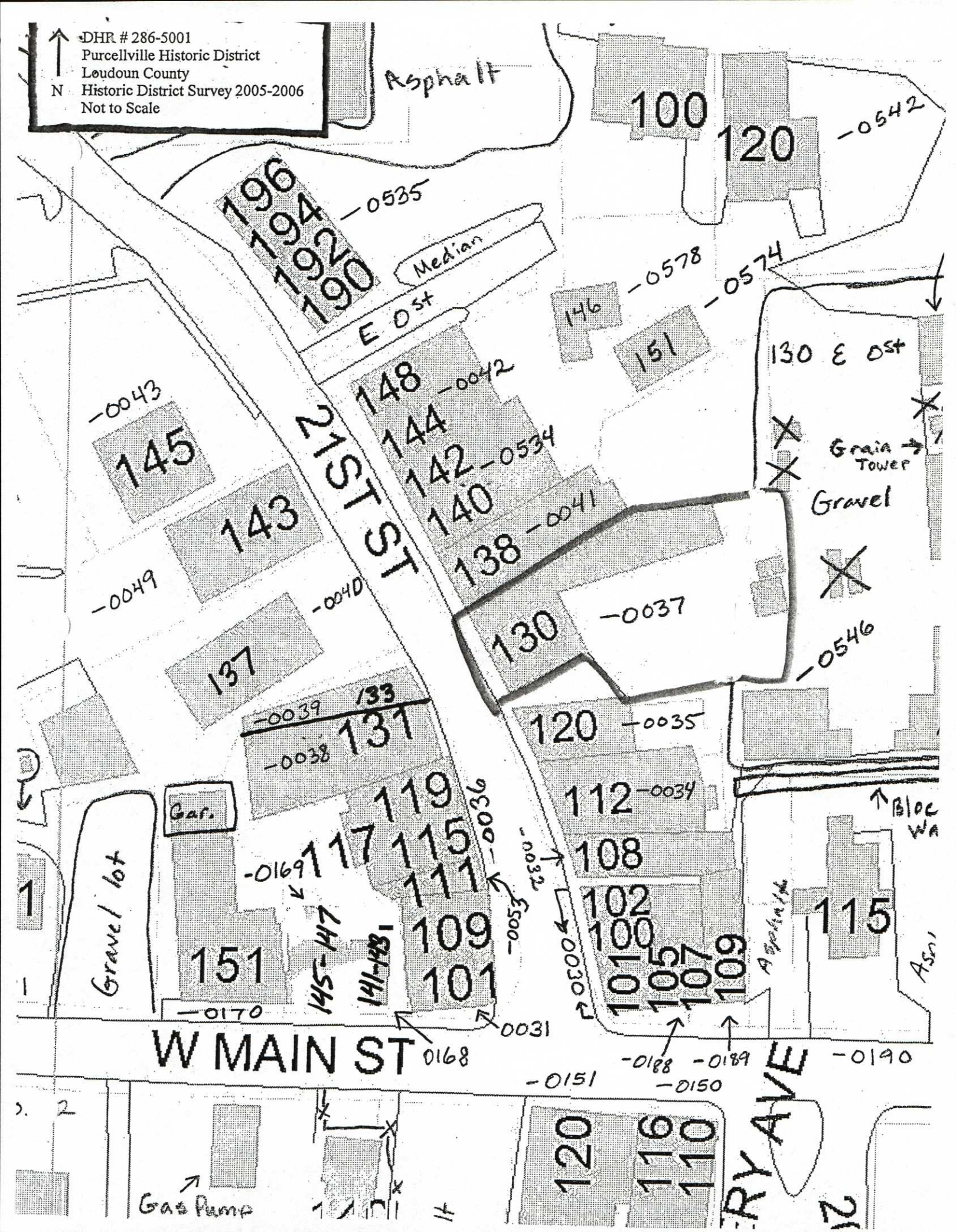
Rear Facade W/ Window



Loudoun County Virginia Tax Parcel: 488-37-7354

DHR # 286-5001
Purcellville Historic District
Loudoun County
Historic District Survey 2005-2006
Not to Scale

N



Department of Historic Resources
Reconnaissance Level Survey

Loudoun **DHR Id#: 286-5001-0037**

urce Identification

Property Name(s): ..... Myers Lumber {Historic}
Popkins Lumber {Historic}
Property Date: ..... ca 1920
Address(s): ..... 130 21st Street North {Current}
County/Independent City: Loudoun
City: ..... Purcellville
State, Zip: ..... Virginia 20132
Tax Parcel: 488-37-7354
USGS Quad Name: ..... PURCELLVILLE
Surrounding area: ..... Town

National Register Eligibility Status
Property is Historic (50 years or older)

Property has not been evaluated

This Property is associated with the Purcellville Historic District [district]

Resource Description

Ownership Status: ..... Private

Primary Resource Exterior Component Description:

Component	Comp Type/Form	Material	Material Treatment
Foundation	Foundation - Solid	Concrete	Foundation - Block
Structural System	Structural System - Masonry	Brick	Structural System - 6-course Americ
Structural System	Structural System - Masonry	Concrete	Structural System - Block
Windows	Windows - Sash, double-hung	Wood	Windows - 8/8
Windows	Windows - Fixed	Wood	Windows - Multi-light
Roof	Roof - Parapet		Roof - Not visible
Chimneys	Chimneys - None		
Porch	Porch - None		

Site Description: ..... March 2006: The building faces west onto North 21st Street and is adjacent to the sidewalk. There is an abutting building to the north, a driveway to the south, and a paved parking lot to the east.

Secondary Resource Desc: March 2006: Two storage sheds sit to the east of the building.

WUZIT Count:

No.	Wuzit Types	Historic?
1	Commercial Building	Contributing
1	Shed	Non-Contributin
1	Shed	Contributing

NR Resource Count:

#	NR Resource Type	Contributing Status
2	Building	Contributing

Contributing: 2.00 Total: 2.00

I. ıdual Resource Information

WUZIT: ..... Shed

Est. Date of Construction: .... 1940 ca {Site Visit} *Accessed?* ..... No Not accessible
Primary Resource? ..... No *Number of Stories:* 1.0
Architectural Style: ..... No Style Listed *Condition:* .....
Interior Plan Type: ..... *Threats to Resource:* .....

Description: 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.

WUZIT: ..... Shed

Est. Date of Construction: .... 2005 ca {Site Visit} *Accessed?* ..... No Not accessible
Primary Resource? ..... No *Number of Stories:* 1.0
Architectural Style: ..... No Style Listed *Condition:* .....
Interior Plan Type: ..... *Threats to Resource:* .....

Description: March 2006: The saltbox roof, frame storage shed has an overhanging eave with shingles, a double door entrance, and a window to the south of the doors. The shed is covered with T-111 siding and sits on concrete blocks.

WUZIT: ..... Commercial Building

Est. Date of Construction: .... 1920 ca {Site Visit} *Accessed?* ..... No Not accessible
Primary Resource? ..... Yes *Number of Stories:* 1.5
Architectural Style: ..... No Style Listed *Condition:* ..... Good-Excellent
Interior Plan Type: ..... *Threats to Resource:* ..... None Known

Description: 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.

Cemetery Information

Bridge Information

National Register Eligibility Information

Historic Context(s): ..... Architecture/Community Planning
Commerce/Trade

Historic Time Period(s):..... Q- World War I to World War II (1914-1945)

Significance Statement: March 2006: This building complex served as a lumber supply store and mill from the 1920s until 1992 (Popkins Lumber then Myers Lumber). According to the current owner, the only street access to the rear lot was through the opening on the front of the building (now closed off with a sliding metal door). The building contributes to the Purcellville Historic District.

ographic Documentation

Ownership Information

Graphic Media Documentation

Medium	Depository ID #	Photo Depository	Date	File Name
B&W 35mm Photos	22858	VDHR	2006/03/01	Frames 1-3
Color Digital Images		VDHR	2006/03/01	

Cultural Resource Management (CRM) Events

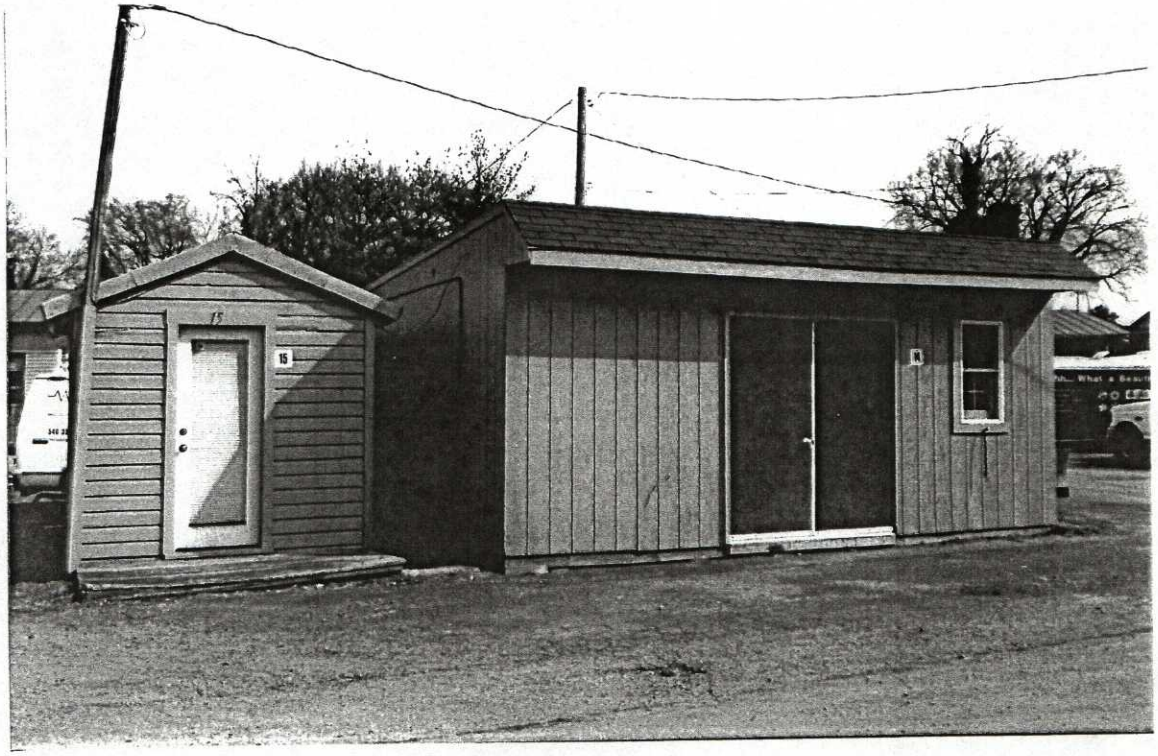
CRM Event # 1,

Cultural Resource Management Event: ..... Reconnaissance Survey

Date: 2006/03/01

Organization or Person: ..... History Matters, LLC

CRM Event Notes or Comments: ..... Survey conducted for National Register Nomination. Insubstantial sheds were surveyed but not included in the NR resource count.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