LEESBURG BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT

PUBLIC HEARING AND WORK SESSION: 4 JUNE 2012
AGENDA ITEM 3E

BAR Case No. TLHP-2012-0042, Courthouse Square – Demolition of Cinderblock Addition
Owner requests to demolish the 1975 rear addition to the Loudoun Times Mirror building at 9 E Market St to allow for construction of a new 113,650 square foot mixed office use, retail and restaurant building with associated parking structure.

Reviewer:	Kim K. Del Rance, LEED AP
Address:	**9 E Market Street and interior of block enclosed by Market, Church, Loudoun and King Street**
Zoning:	B-1, H-1 Overlay District
Applicant/Owner:	Leesburg Value Fund I, LLC

Site Description:
The site is comprised of four separate lots currently containing the Loudoun Times Mirror building; an approximate 5,500 square foot building with an 18296 square foot cinder block addition on the rear built in 1975. This portion of the site faces north and contains frontage on E. Market Street.

Context: The Loudoun Times Mirror building is a contributing structure in the National Register District. Built in 1915 as a showroom for automobiles it has withstood various use changes without altering the architectural integrity in its nearly 100 year history in its prominent location directly across from the courthouse complex. The rear addition is of cinder block and built in 1975 and currently used as a warehouse space.

Description of Proposal:
On March 27, 2012, the Applicant gained approval through TLSE-2011-0002 to construct a parking garage on the northwest corner of Loudoun Street, S.E. and Church Street S.E. The parking garage footprint as proposed will encompass the footprint of this warehouse.

Site Development/Zoning Issues: none.

STAFF ASSESSMENT
Demolition
The H-1 Design Guidelines say that "Historic buildings are irreplaceable community assets and once they are gone, they are gone forever. With each demolition or relocation, the integrity of the district is further eroded. Therefore, the demolition or relocation of any building in the Old and Historic District should be considered very carefully."

The BAR will review requests for demolition in accordance with three questions in progressive sequence:
1) Is the building or structure designated "historic" in the architectural survey for the property? If yes;

2) If the building or structure is designated as historic in the architectural survey, is it a resource that contributes to the architectural and historic integrity of the property, neighborhood, and historic district? If yes;

3) If the resource has been determined to be a structure that contributes to the architectural and historic integrity of the property, neighborhood, and historic district, does the building retain structural integrity?

The answer is 'no' to the first question. The building is an addition to a contributing structure and has been there for 37 years as a warehouse space for the local newspaper. The building is still in use and is structurally sound. The material is of cinder block, but the building has some architectural merit as an industrial building of the late 20th c. with the windows and wall recesses echoing the vertical proportions of other large buildings in Leesburg. However, the building is not designated historic through an architectural survey.

STAFF RECOMMENDATION

The land under this building has the potential to yield important archaeological artifacts because of its location in one of the most important historic blocks in the Town of Leesburg. It is recommended that the condition of a Phase 1 archaeological survey be required for the building footprint and site.

The Old and Historic District Design Guidelines state on page 117:
If the application for demolition is made to facilitate new construction, the applicant is required to provide for the BAR's consideration, prior to approval of the demolition application, plans for the building or buildings that will be located on the site of the demolished building. The new construction project must comply with the guidelines found in Chapter VII of this document.

Staff finds that:

- The subject structure has not been designated "historic" through an architectural survey
- There may be archaeological information important to the town of Leesburg under this building

Staff recommends approval of TLHP-2012-0042 subject to the following conditions:

1. The demolition is conditional on the receipt of a building permit for the new construction.
2. A Phase 1 archaeological survey is required before construction can begin.

Per the Guidelines, a certificate of appropriateness for demolition may be approved when the BAR finds that the replacement building complies with the guidelines for new construction. Since the BAR will be reviewing the plans for Courthouse Square over subsequent meetings, staff advises that the BAR take a straw vote to signal its intent on the demolition request. Formal action on the demolition request would be scheduled with the final vote on the Courthouse Square application (TLHP 2012-0040)

DRAFT STRAW MOTION

I move an intent to approve TLHP-2012-0042 subject to the plans dated April 23, 2012 DBI Architects submitted by B. Blair White of Leesburg Value Fund I, LLC subject to the findings and conditions of approval as stated in the June 4, 2012 Staff Report and at such time as the BAR affirmatively acts on TLHP 2012-0040.