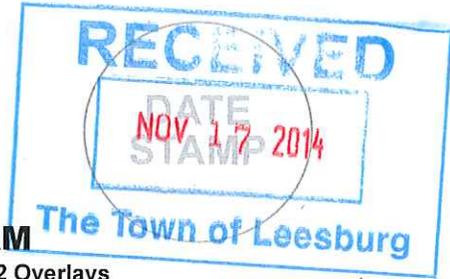




The Town of Leesburg
Department of Planning and Zoning
25 West Market Street
Leesburg, Virginia • 20176
703-771-2765 • fax 703-771-2724
www.leesburgva.gov



the hometown of the 21st century



CERTIFICATE OF APPROPRIATENESS APPLICATION FORM

For Board of Architectural Review and Administrative Approval of projects in the H-1 and H-2 Overlays pursuant to Code of Virginia §15.2-2306 and Leesburg Zoning Ordinance §7.5.5 and §7.6.4

revised Oct 2012

For staff use only

TLHP 2014-0117

- H-1 or H-2 Overlay
- BAR approved
- Not an Overlay District
- Admin. Approved by _____

Fee \$ _____ Receipt No. _____ Issued by _____

APPLICANT NAME Marlene Walli Shade AIA

(the **PERSON** to whom written communication should be addressed; NOT the name of a business or organization)

BUSINESS/ORGANIZATION Dewberry Architects Inc.

ADDRESS 8401 Arlington Blvd.

CITY Fairfax STATE VA ZIP 22031

PHONE 703-698-9064 work (cell / home / work) eMAIL mshade@dewberry.com
circle one

As the above-named applicant, I do hereby make an application for a Certificate of Appropriateness as required by the Leesburg Zoning Ordinance for the property located at 108 Edwards Ferry Road, MCPI/PIN (parcel identification no.) 231-38-8886 to permit the following, checking all that apply:

Application Fee (Highest fee will apply if more than one fee applies):

- Alterations to an existing (primary / accessory) structure — \$25
- Addition to an existing (primary / accessory) structure — \$100 / \$25
- New construction of a (primary / accessory) structure — \$500 / \$50
- Demolition or relocation of an existing (primary / accessory) structure — \$50
- Installation of a sign — \$10 (sign permit fees are additional-see zoning dept.)
- Comprehensive Sign Plan — \$25 (sign permit fees are additional-see zoning dept.)
- Other (fencing, paving, color, etc.)

Please mark accompanying checklist with relevant and required items, noting there is a 3-day acceptance period upon receipt of application and materials.

Briefly describe the project overall in the lines below with supplemental information required from the checklist as attachments:

Demolition of 108 Edwards Ferry Road in order to build a new 92,000 gross square feet General District Courthouse for Loudoun County and its accompanying infrastructure.

Please check one of the following:

- Written permission from the owner of the property is attached hereto (application WILL NOT be accepted without documentation of property owner approval); or
- I hereby certify that I am the owner of the property involved.

Applicant's Signature Marlene Walli Shade Date 11.17.14

BOARD OF ARCHITECTURAL REVIEW SUBMITTAL
108 EDWARDS FERRY ROAD
FOR DEMOLITION APPROVAL

November 11, 2017

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Mr. Tom Scofield, AICP
Planning & Zoning Department
Town of Leesburg
Board of Architectural Review
25 West Market Street
Leesburg, VA 20176

Dewberry Architects Inc.
8401 Arlington Boulevard
Fairfax, VA 22031-4666
703.698.9050
703.698.9049 fax
www.dewberry.com

Re: BAR submittal of 106, 108, 110, 112 Edwards Ferry Road for Demolition Approval

Dear Mr. Scofield:

Dewberry respectfully submits the four existing houses noted above for Board of Architectural Review and permission for demolition. We have conducted the applicable investigations, review of properties and present this information for your review. All of these are currently designated contributing structures, are structurally sound and are within the footprint of the proposed New District Courthouse and its supporting infrastructure.

Over many years, the community has discussed the location of this new courthouse and its impact on the preservation of the downtown core of the Town of Leesburg and its economic success. Although a far simpler solution would have been to move the courthouse campus to a suburban location we have chosen to remain in our historic civic location and to expand in place. This expansion is occurring on a small and irregular site. Through careful planning and programming we have reached a required program space of 92,000 gross square feet. After exploring 13 possible layouts of this square footage in a three story structure three possible solutions, all impacting the four houses, were chosen as the most functional. These were developed to include site infrastructure, utilizes and compliance with the very new and stringent storm water management requirements implemented by the State of Virginia this year.

We are currently only submitting the four houses for review. While contributing structures, these four houses have been significantly altered with very little original or historic materials remaining. We have documented this in attached materials. Much of this work was done prior to the County's purchase of these properties. Their value lies in the context they create along the street. We explored relocation but their value in another location due to their condition makes that a poor solution and could never replicate the context in which they currently exist. All buildings will be fully documented prior to demolition.

Preliminary design for the new courthouse is included but this building is not developed far enough to include a final package. We expect to submit a full package for the New District Courthouse early in 2015. It is our intent to submit the 1980's addition to the Valley Bank for demolition at that time as well. This project will represent the natural growth and evolution of the Courts Campus. Our new structure will act to frame and highlight the more historic structures on the campus; the second oldest bank in the Country-the 1820 Valley Bank, the 1895 Historic Courthouse and the 1844/1873 Academy Building along with the 1955 "clone."

We are currently exploring the landscape design of the public space which will be created along Edwards Ferry Road by the placement of the New District Courthouse to align with the existing courts campus. It is our intent to acknowledge the former location of these houses with icons in the landscape and historical markers. We will also have on display in the completed courthouse appropriate artifacts that were found during the archeological investigation.

The new building, being designed with input from all sectors of the community, will represent the future of Justice in Loudoun County and will take the Courts into 2025.

Sincerely,
Marlene Walli Shade AIA
Associate Principal

Attachments; Permission letter from Loudoun County to apply, Applications for each property, Narratives for each property, photographs of each elevation of each property, Site diagram showing overlap of required new construction over existing houses, photographs of houses with non-historic elements hatched, diagram of site context, perspectives and views of New District Courthouse, current floor plans of New District Courthouse, Archeological and Historic Survey, Intensive Survey of Previous Jail prior to Demolition, response to June 5th memo from Tom Scofield.



Loudoun County, Virginia

www.loudoun.gov

Department of Transportation and Capital Infrastructure
801 Sycolin Road, Suite 310, Leesburg, VA 20175
Telephone (703) 737-8624 • Fax (703) 771-5553

Marlene Shade

Project Manager

Dewberry Architects Inc.

8401 Arlington Boulevard

Fairfax, VA 22031

**Re: Loudoun County Courts Phase III Expansion Project
Board of Architectural Review Applications for
106, 108, 110 and 112 Edwards Ferry Road**

October 20, 2014

Ms. Shade:

As an authorized agent of the Loudoun County Board of Supervisors, owner of the above properties located on parcel 231-38-8886, I authorize Dewberry Architects, Inc. to submit applications associated with the Courts Phase III Expansion project. Dewberry Architects Inc. will serve as the "Applicant" on these related applications on behalf of the County.

Please contact Melissa Tello at Melissa.Tello@loudoun.gov or (703) 737-8054 with any questions.

Sincerely,

Joe Kroboth, III
Director

Loudoun County Courts Expansion

11.17.2014

Application for the removal of 108 Edwards Ferry Road.
DHR ID 253-0035-0492

Background

Loudoun County is requesting the demolition of the structure located at 108 Edwards Ferry Road to accommodate the expansion of the County Courthouse onto the Church Street lot. Over many years, the County and the Town have discussed the expansion of the current Courthouse complex to include the property bounded by Church Street, Edwards Ferry Road and the historic cemetery. Four historic structures currently exist on this property. The Town has stressed that maintaining the presence of the County Courthouse in its current location is vital to the growth and enhancement of a healthy, historic downtown. The County concurs that the larger preservation issue at hand, is the continued relevance of the historic downtown as a hub for civic, commercial, and residential activity. The expansion of the Courts complex is integral to this overarching preservation goal.

The expansion of the Courthouse complex necessitates the use of the property addressed in this application, raising the issue of the maintenance or removal of the structure located at 108 Edwards Ferry Road. The County understands that the property, and the historic structures on the property, are contributing elements to the Leesburg Old and Historic District and are thus part of the historic fabric of downtown Leesburg. The County has evaluated alternatives to demolition as part of the design of the expanded Courthouse complex. However the preservation of this structure is not possible given the requirements for the new construction associated with the expansion.

After careful analysis of possible layouts for the new courthouse the architects developed thirteen possible layouts for this courthouse. Each was driven by the minimum size of a District Courtroom in the Commonwealth of Virginia. That is 1800 square feet clear inside the Courtroom. Functional requirements drive the width and length of the courtroom. This and the adjacent requirement for in-custody defendants and both secure and public circulation paths determine the width and length of the courtroom block. Design options are greatly hampered by the overall size of this lot and the "L" shape configuration of the lot itself. Of these thirteen concepts, all of which required an overlap of the houses in question, seven were presented to the County and vetted through a consensus process with the County and Users. Five concepts were deemed acceptable for further development and were. These five were studied for appropriate building form, setback, orientation, massing and complexity of form, spacing as well as height, width, scale and directional expression, all considerations of the



Leesburg Old and Historic Design Guidelines. Through public meetings, meetings with the Town of Leesburg and further user input the five concepts were reduced to two. These are presented in this application along with materials related to the four houses themselves.

Consideration of the elements noted above all led to the two preferred final designs. This includes a footprint that provides the required 92,000 gross square feet on three floors which overlaps the four Edwards Ferry Road houses, in particular 108 Edwards Ferry Road. Due to the confines of the site, construction could not occur without some disruption beyond the footing shown-ten to fifteen feet to a minimum, which further encroaches on the structure. A cemetery to the north and existing storm water management structure to the east will direct the cranes required for this construction to Church Street or Edwards Ferry Road. The general topography of the site (which slopes approximately 18 feet from the southwest corner to the northeast corner) will require two separate storm water management solution areas (one to the north and one to the south) to meet the new Commonwealth of Virginia requirements. One SWM structure will be located to the north of the new building and two to the south. The southern solution, due to limited site area will be concrete underground sand filter structures, one of which by necessity is located directly below the structure in question. In addition to their size, these require access for yearly maintenance. Existing utility connections are shown on accompanying exhibits and will disrupt the site to the south of the new building and further impact these four houses.

108 Edwards Ferry Road

The subject structure is contributing to the historic district. However, the structure has been significantly altered, with very little original or historic materials remaining and, based on current documentation it is unlikely that this structure would be eligible for individual listing in the National Register of Historic Places. Included at the conclusion of this narrative is a synopsis of the structure inclusive of remaining historic features, alterations and replacement materials.

The viability of this structure to support continued County functions is extremely limited to non-existent due to the security issues associated with contemporary court facilities. Given the importance of retaining the courts complex in downtown, historic Leesburg, relative to the historic significance of the subject structure, the County proposes to demolish the structure at 108 Edwards Ferry Road to allow for the construction of the new courthouse, retaining the important civic presence of the courts in their current setting which is foundational to the vitality of the historic district. The increased activity in and around the proposed courthouse will support the continued vibrancy of the downtown and potentially support reinvestment in the surrounding historic properties. The expansion of the civic presence of the courts to the east will transform what is currently an underutilized property into a civic center that will support the civic core of downtown Leesburg, thereby preserving over 230 years of the presence of the Courts in the center of the town of Leesburg.

Preservation and Mitigation Strategies

Historic preservation can take many forms and there are various strategies that can be used to mitigate the loss of a historic structure. Relocation is often suggested as a means of preserving a historic structure. Relocation may be appropriate in limited cases, particularly when a structure historically significant enough to be individually eligible for the National Register. Relocation of the subject structures which are only significant in the context of the larger historic district is not a viable preservation strategy. The County is committed to preserving archivally the structures on the subject property through the completion of an intensive level architectural survey meeting Virginia Department of Historic Resources' standards and archaeological investigation of the property. The County is further committed to working with the Town to creatively incorporate and interpret the history of the subject structures as part of the development of the new courthouse in a way that is dynamic and relevant to the public at large. The courts complex is an ideal venue for public interpretation, appreciation and engagement in our shared history. Such efforts could include outline tracings of the footprints of the subject structures on the property, or selective demolition to salvage specific architectural elements that can be repurposed to create hardscape features, public sculpture, etc.

New Courthouse Construction

Preliminary, conceptual design for the new courthouse is included with this application for the BAR's reference. However, the new construction is not a part of the current application. The County expects to submit a full package for the New District Courthouse early in 2015.

The courthouse expansion and associated site improvements will represent the natural growth and evolution of the Courts Campus within the Town of Leesburg. Our new structure will act to frame and highlight the highly historic structures on the campus; the second oldest bank in the Country-the 1820 Valley Bank, the 1895 Historic Courthouse and the 1844/1873 Academy Building along with the 1955 "clone."

We are currently exploring the landscape design of the public space which will be created along Edwards Ferry Road by the placement of the New District Courthouse. It is proposed that this new green space will align with the existing open space on the current courts campus which fronts on Market Street. Again, it is our intent to acknowledge the former location of the structure at 108 Edwards Ferry Road in some manner. We will also have on display in the completed courthouse appropriate artifacts that were found during the archeological investigation. The new building, being designed with input from all sectors of the community, will represent the future of justice in Loudoun County and will take the Courts into 2025, while supporting the continued vibrancy of historic Leesburg, VA.

Structure at 108 Edwards Ferry Road

DHR ID 253-0035-0492

The original footprint was a 2-story rectangle with a 1-story rectangular addition on the rear of the building built ca. 1873. The rear ell expanded again, to 2 stories tall between 1907 and 1912.

Non-Historic Doors, door frames, metal windows, exterior lights, porch stoop, gable vent on north elevation, concrete foundation on addition, siding on addition, porch, concrete foundation on addition, new brick porch piers, decks and ramps to side and rear, roofing.

Historic- Window frames, porch posts, railings and brackets, gable Vent on south elevation, siding on original portion of house, stone Foundation.

Site: This building stands along the northern side of Edwards Ferry Road in the Town of Leesburg. It has a narrow setback from the street, which slopes gently down to the east in front of the house. To the east and west are other former dwellings. North of the house the ground slopes steeply up to a parking lot. A wooden picket fence extends along the sidewalk in front of the house.

Exterior: This two-story frame building stands on a parged foundation. The building measures two bays wide and two bays deep with a one-story tall, shed roof rear addition. The front gabled roof is covered with standing seam metal and features partial cornice returns. The exterior is clad with weatherboard. A full-width, hipped roof porch is on the façade. This porch features turned posts, scroll-sawn brackets, and a matchstick railing. The main entry is a six-panel wooden door. The windows are two-over-two, double-hung wooden sash with simple board trim. An interior, brick, corbelled-cap chimney rises through the ridge near the center of the roof.



108 EDWARDS FERRY ROAD



Dewberry



108 EDWARDS FERRY ROAD



Dewberry



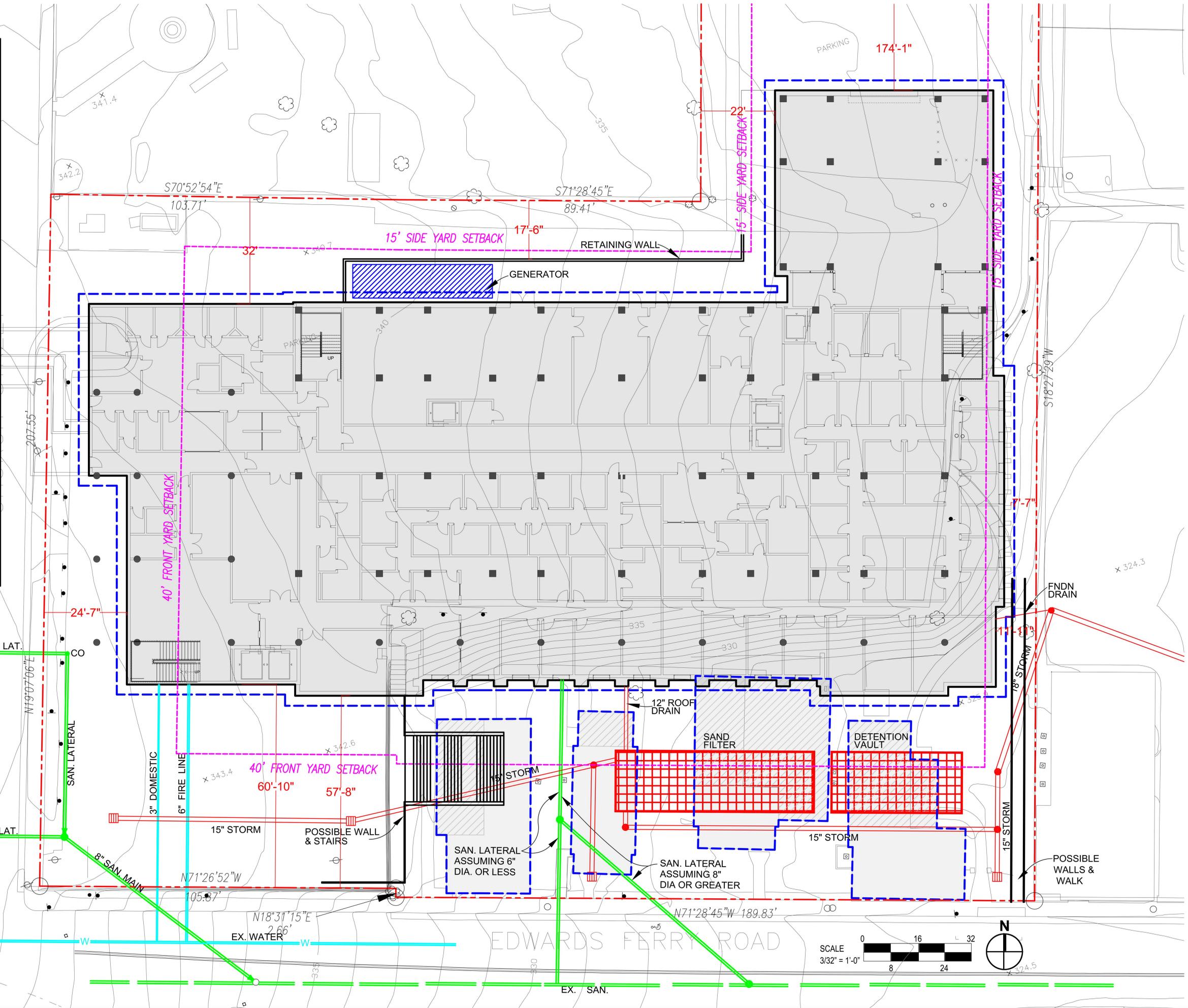
108 EDWARDS FERRY ROAD

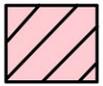


Dewberry

KEY

-  Building Foundation
-  House Original
-  House Addition
-  Underground Stormwater Management Facilities
-  Storm Sewer Line
-  Sanitary Sewer Line
-  Water Line
-  Property Setback
-  Generator Location
-  Property Line

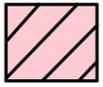




Components of the house that are not original



108 EDWARDS FERRY - FRONT VIEW



Components of the house that are not original



108 EDWARDS FERRY - BACK VIEW

**INTENSIVE ARCHITECTURAL SURVEY OF
106, 108, 110, AND 112 EDWARDS FERRY ROAD
TOWN OF LEESBURG
LOUDOUN COUNTY, VIRGINIA**

**MANAGEMENT SUMMARY – FINAL
NOVEMBER 5, 2014**

At the behest of Loudoun County, JMA (John Milner Associates, Inc.) conducted an Intensive Architectural Survey of four buildings in the Town of Leesburg: 106, 108, 110, and 112 Edwards Ferry Road (Figures 1 and 2). The purpose of the investigation was to document the interior and exterior of these historic architectural resources. The survey was designed to comply with the Virginia Department of Historic Resources (VDHR) *Guidelines for Conducting Cultural Resource Survey in Virginia* (VDHR 2011) and the Secretary of the Interior's *Standards and Guidelines for Archaeology and Historic Preservation*. The study included limited historic background research on the history of the project area and its vicinity as well as detailed map and deed research for each contributing resource. The field investigation was conducted on 4 March and 3 April 2014.

Field methods included field survey and investigation with digital photography of the four resources. Site plans, floor plans, photographic prints, and an intensive DSS form were prepared for each resource.

The four buildings documented are all contributing resources to the Leesburg Historic District (DHR ID 253-0035). They have the following DHR IDs: 106 Edwards Ferry Road (253-0035-0491), 108 Edwards Ferry Road (253-0035-0492), 110 Edwards Ferry Road (253-0035-0493), and 112 Edwards Ferry Road (253-0035-0494). There is no recorded individual determination of eligibility for any of these buildings. The Leesburg Historic District is significant for its architecture and community planning/development for the period 1757 – 1950 (Weidlich, McDonald, and Trieschmann 2001 8:81). These four buildings are close to the center of town where the historic district is comprised of tightly packed governmental, commercial, and residential buildings. They were all built as dwellings and converted to county offices in 1980 when purchased by Loudoun County from the Slack family.

Table of Resources

VDHR ID	Address	Property description	VLR / NRHP status
253-0035-0491	House 106 Edwards Ferry Road	This is a two-story tall, frame vernacular building, that was built as a dwelling, later served as offices, and is now vacant. The interior, especially the first floor, has been altered from its original plan to accommodate office uses. It has a side-gable roof with gabled rear ell. The exterior is German siding, likely replaced in kind since the building was built around 1880. There are changes to the fenestration pattern on the west elevation, modern replacement windows, and modern railing on the front stoop.	Contributing resource to Leesburg Historic District (253-0035)
253-0035-0492	House 108 Edwards Ferry Road	This is a two-story tall, frame vernacular building that was built as a dwelling, and is used for storage. The first floor plan of the first floor has been slightly modified to accommodate its current use. The gable-front building has a full-width, hipped roof porch with turned posts, and a one-story, shed-roof, kitchen ell. The windows are modern replacements. The exterior is covered with weatherboard, likely replaced in kind after the building's construction ca. 1873.	Contributing resource to Leesburg Historic District (253-0035)
253-0035-0493	Slack House 110 Edwards Ferry Road	This is a mid-nineteenth century, two-story tall, frame vernacular building that was built as a dwelling and now houses county offices. It has two portions: a 2-story tall, 2-bay wide side-gable section built ca. 1860, and a 2-story tall, center-gable section expanded from 1 story tall ca. 1910 that has a full-width porch with turned posts and scroll-sawn brackets. The shed roof extension from the side-gabled wing was added between 1986 and 1988. The exterior is covered with German siding and weatherboard, likely replaced in kind since the building was built around 1860. The windows and doors are modern replacements but the fenestration pattern is unchanged.	Contributing resource to Leesburg Historic District (253-0035)
253-0035-0494	House 112 Edwards Ferry Road	The brick first floor of this building dates from the early nineteenth century with the frame second story and two-story tall, gabled rear ell added in the late nineteenth century. It was built as a residence and currently serves as county offices. It has a side-gable roof with a frame, gabled rear ell. A two-story shed roof porch, built ca. 1982-1988, is found along the rear ell. The brick is common bond with flat arches over the windows and doors. The frame portion is clad with German siding, likely replaced in kind since originally built.	Contributing resource to Leesburg Historic District (253-0035)

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ESRI

2014 ArcGIS-derived Imagery and Transportation basemap, accessed 19 June 2014.

Laird, Matthew R.

2010 “Phase I Archaeological Survey of the Church Street Parking Lot Property, Leesburg, Virginia.” Prepared by James River Institute for Archaeology for Triad Engineering.

Loudoun County Government

2014 Loudoun County, Virginia. WebLogis – Online Mapping System. <http://logis.loudoun.gov/weblogis/>. Accessed 17 February 2014.

United States Geological Survey (USGS)

2013 *Leesburg, VA-MD*. 7.5 Minute Quadrangle. USGS, Reston, VA.

Virginia Department of Historic Resources (VDHR)

2011 Guidelines for Conducting Cultural Resource Survey in Virginia. Richmond, VA.

Weidlich, Robin J., Annie L. McDonald, and Laura V. Trieschmann

2001 “National Register of Historic Places Registration Form: Leesburg Historic District.” National Park Service, Washington, D.C.

108 Edwards Ferry Road
DHR ID: 253-0035-0492
Parcel: 231-38-8886

ARCHITECTURAL DESCRIPTION

Site

This building stands along the northern side of Edwards Ferry Road in the Town of Leesburg. It has a narrow setback from the street, which slopes gently down to the east in front of the house. To the east and west are other former dwellings. North of the house the ground slopes steeply up to a parking lot. A wooden picket fence extends along the sidewalk in front of the house.

Exterior

This two-story frame building stands on a parged foundation. The building measures two bays wide and two bays deep with a one-story tall, shed roof rear addition. The front gabled roof is covered with standing seam metal and features partial cornice returns. The exterior is clad with weatherboard. A full-width, hipped roof porch is on the façade. This porch features turned posts, scroll-sawn brackets, and a matchstick railing. The main entry is a six-panel wooden door. The windows are two-over-two, double-hung aluminum replacement sash with simple board trim. An interior, brick, corbelled-cap chimney rises through the ridge near the center of the roof.

Interior

First floor

This building was originally built as a dwelling. The floor plan has been somewhat modified to accommodate its present use by Loudoun County as off-site storage. The interior finishes for most of the building, except for the bathrooms, consist of carpeted floors and painted walls.

The front door opens into a former living room, now the front office, with a partially open stair to the second floor along the west wall. The stair has square balusters and a square newel post. Modern service counters have been built into this space. An arched opening leads to the former dining room, Room 1B. A half bath is located in the northwest corner of this room. Within the one-story addition are two rooms: Room 1A on the east and Room 1C on the west. There is a secondary entrance in Room 1C.

Second floor

The stair from the first floor leads to a small landing and hallway in the center of the second floor. South of the hallway is Room 2C, which spans the width of the building. North of the hallway are Rooms 2A (west) and 2B (east).

OWNERSHIP/USE HISTORY

The 1854 Yardley Taylor Map of Loudoun County does not show a building at this location. The earliest map evidence for this building is Gray's map of Leesburg from 1878. This map shows a rectangular plan building along the road to Edwards Ferry (Gray 1878). This map also denotes "D. Connard" as the property owner. This is presumed to

be David Conrad who purchased the property in July 1873 from Thomas Edwards (Loudoun County Deed Book [LCDB] 6E:448). The parcel encompassing 108 Edwards Ferry Road was split off from a one-half acre lot to the west (currently 106 Edwards Ferry Road) by Thomas Edwards who had purchased the larger lot in June 1873 (LCDB 6E:448). It appears that this parcel was split off from the larger lot to the west and adjoining the County Jail lot at the corner of Market and Church Streets. It is assumed that the present house at 108 Edwards Ferry Road was built soon before or after this subdivision in 1873.

In August 1875 Thomas Edwards sold the lot with a house to Olivia Jane Smale for \$400 (LCDB 6H:46). Ms. Small owned the property until September 1900 when she sold the property to R.H. Lynn for \$267.50 (LCDB 7X:445). The 1880 Federal Population Census lists Olivia Smale as a 40-year-old widowed grocery dealer in Leesburg. She is listed as living with her two young daughters. Her census entry does not provide a street for her residence, but none of the nearby entries are for those who were living in adjacent or nearby properties, so she likely was living elsewhere in Leesburg rather than at 108 Edwards Ferry Road. The 1900 Federal Population Census record for Olivia Smale shows her living on King Street in Leesburg with her daughter and son-in-law.

R. H. Lynn quickly sold the property to Sarah Elizabeth Slack later in August 1900 for \$285 (LCDB 7S:494). Sarah Slack was the daughter of Fenelon Slack and later married James Dawson. In her will, filed in 1931, it lists the property at 108 Edwards Ferry Road as then occupied by Jonah Helm. At the time of writing her will, Sarah and James Dawson were living at 110 Edwards Ferry Road (Loudoun County Will Book 3X:6). No census record was found for a Jonah Helm living in Leesburg in the 1920 or 1930 census.

In her will, Sarah Dawson left a life estate for the property at 106 Edwards Ferry Road to her husband, James Dawson. After his death the property was to pass to her niece and nephew, Mary Louise Hutchinson and Lloyd Slack (Loudoun County Will Book 3X:6). Lloyd Slack had no heirs, so after his death the property passed to his sister, Mary Louise Hutchinson's children: Richard Hutchinson Jr. and Betty Lloyd Boland. Loudoun County purchased the property, along with other adjacent parcels owned by these Slack heirs, in 1980 (LCDB 762:734 and 773:100).

Late nineteenth and early twentieth century Sanborn maps show more detail about the buildings on this property. The 1899 Sanborn map shows a dwelling abutting Market Street (now Edwards Ferry Road) with a one-story tall, frame, square-plan section and a one-story tall rear wing. This is the same building configuration shown on the 1903 and 1907 Sanborn maps. None of these maps show outbuildings associated with this property. The 1912 Sanborn map shows a one-and-one-half story tall, L-plan dwelling in the same location as the earlier dwelling. This could show that a second floor was added to the original building. The same building configuration is shown on the 1930 Sanborn map. The current one-story tall rear addition is not shown on the 1937 Sanborn map and it is unknown when this was added to the building.

REFERENCES CITED

Loudoun County Deed Books

1873-1980 On file at the Clerk of Courts, Loudoun County Courthouse, Leesburg, VA.

Gray, Ormando Willis

1878 *Gray's New Map of Leesburg*. O.W. Gray & Son, Philadelphia, PA.

Sanborn Map Company

1899 *Leesburg, Virginia*. Sanborn Map Company, New York.

1903 *Leesburg, Virginia*. Sanborn Map Company, New York.

1907 *Leesburg, Virginia*. Sanborn Map Company, New York.

1912 *Leesburg, Virginia*. Sanborn Map Company, New York.

1930 *Leesburg, Virginia*. Sanborn Map Company, New York.

Taylor, Yardley

1853 *Map of Loudoun County, Virginia from Actual Surveys*. Thomas Reynolds & Thomas Pearsall Smith, Philadelphia. Digital Collections, Library of Congress, Washington, D.C.



108 Edwards Ferry Road (253-0035-0492), setting along north side of Market Street, view to northeast. (1407)



108 Edwards Ferry Road (253-0035-0492), façade, view to northwest. (0196)



108 Edwards Ferry Road (253-0035-0492), porch detail, view to north. (0190)



108 Edwards Ferry Road (253-0035-0492), southeast corner, view to northwest. (0187).



108 Edwards Ferry Road (253-0035-0492), northwest corner, view to southeast. (0164)



108 Edwards Ferry Road (253-0035-0492), interior, former living room, view to north. (1470)



108 Edwards Ferry Road (253-0035-0492), interior, first floor stair detail. (1474)



108 Edwards Ferry Road (253-0035-0492), interior, first floor, looking from Room 1B to front door, view to southwest. (1378)



108 Edwards Ferry Road (253-0035-0492), interior, first floor, view into bathroom (left) and Rooms 1C and 1A (right), view to north. (1384)



108 Edwards Ferry Road (253-0035-0492), interior, first floor, Room 1C, view to northeast. (1364)



108 Edwards Ferry Road (253-0035-0492), interior, second floor stair landing, view to southwest. (1426)



108 Edwards Ferry Road (253-0035-0492), interior, second floor, looking from stair landing towards Room 2B (left) and Room 2C (right), view to west. (1430)



108 Edwards Ferry Road (253-0035-0492), interior, second floor, looking from stair landing to Room 2A (left) and Room 2B (right), view to northwest. (1449)



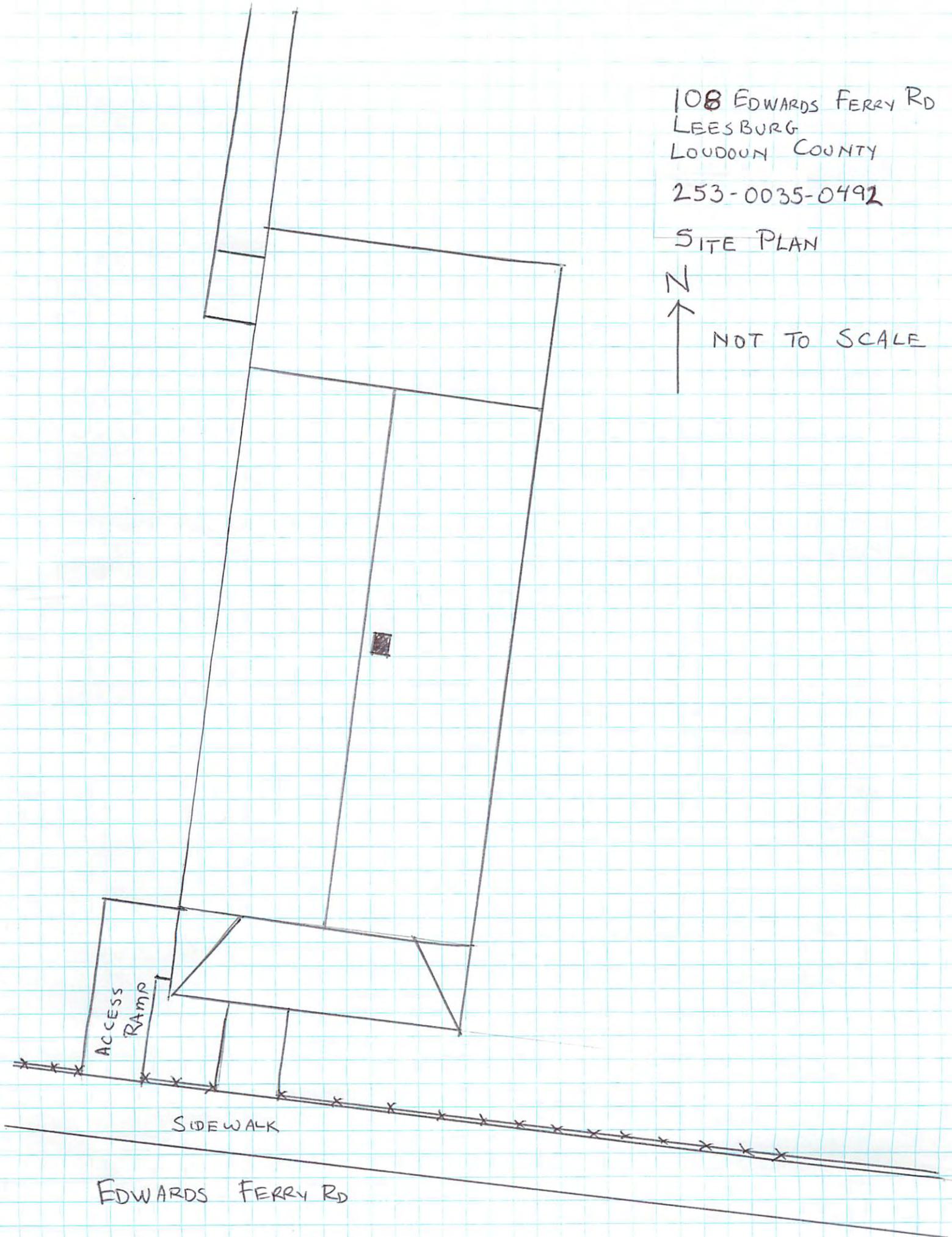
108 Edwards Ferry Road (253-0035-0492), interior, second floor, looking from Room 2A into Room 2C, view to south. (1460)

108 EDWARDS FERRY RD
LEESBURG
LOUDOUN COUNTY
253-0035-0492

SITE PLAN



NOT TO SCALE

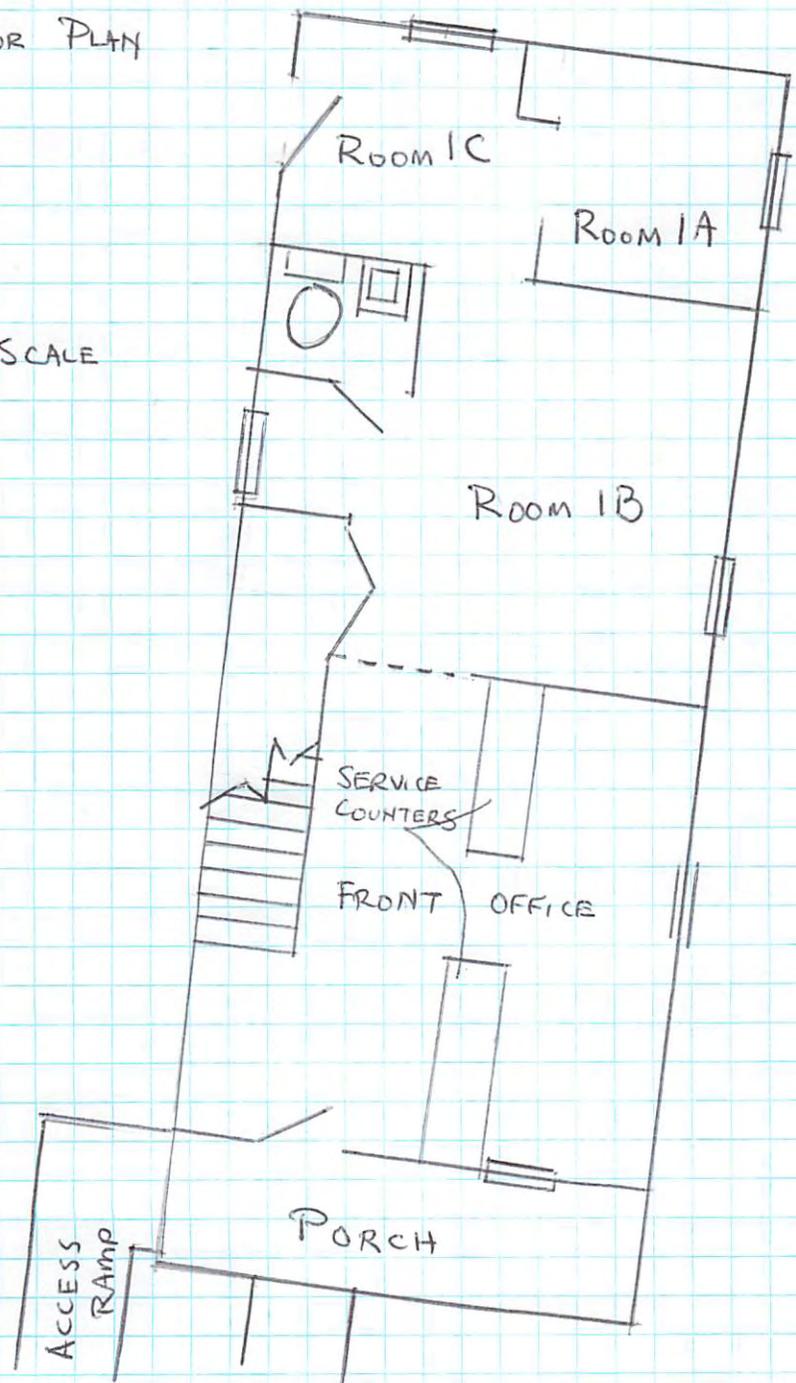


108 EDWARDS FERRY RD
LEESBURG, VA
253-0035-0492

FIRST FLOOR PLAN



NOT TO SCALE



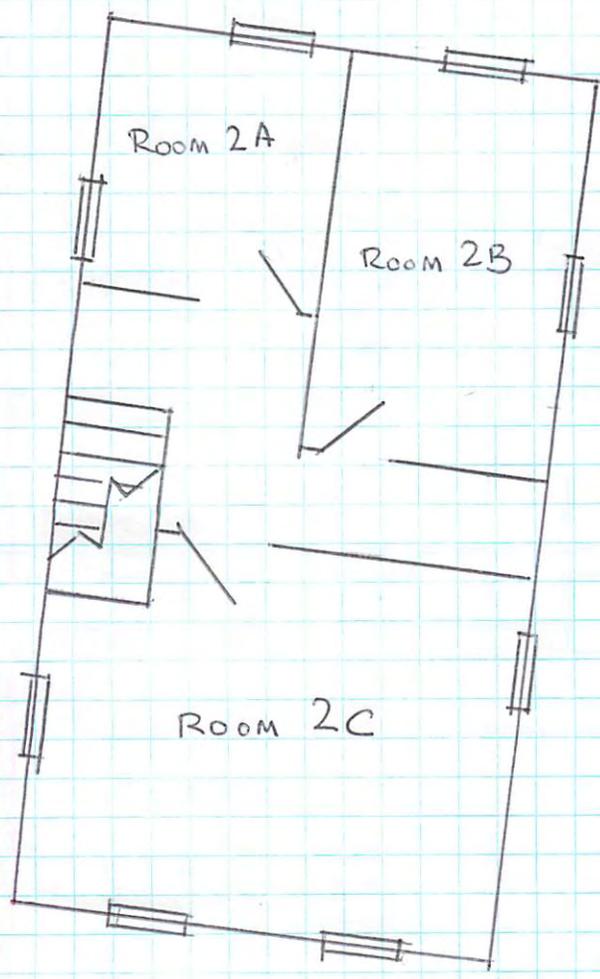
(5th Floor)

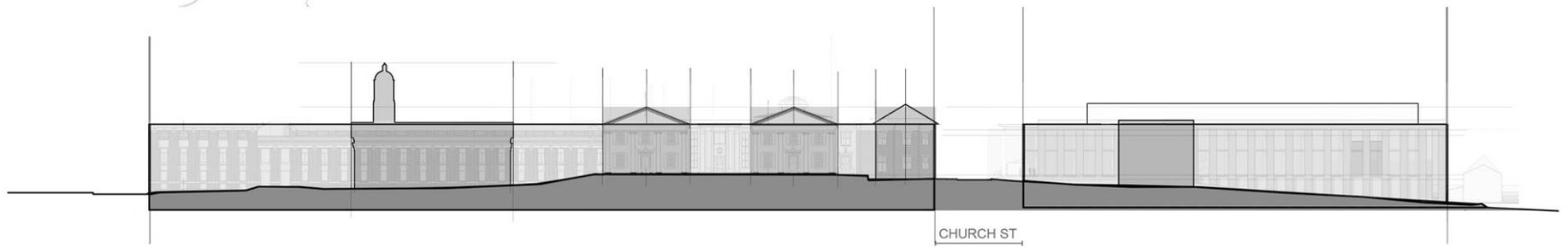
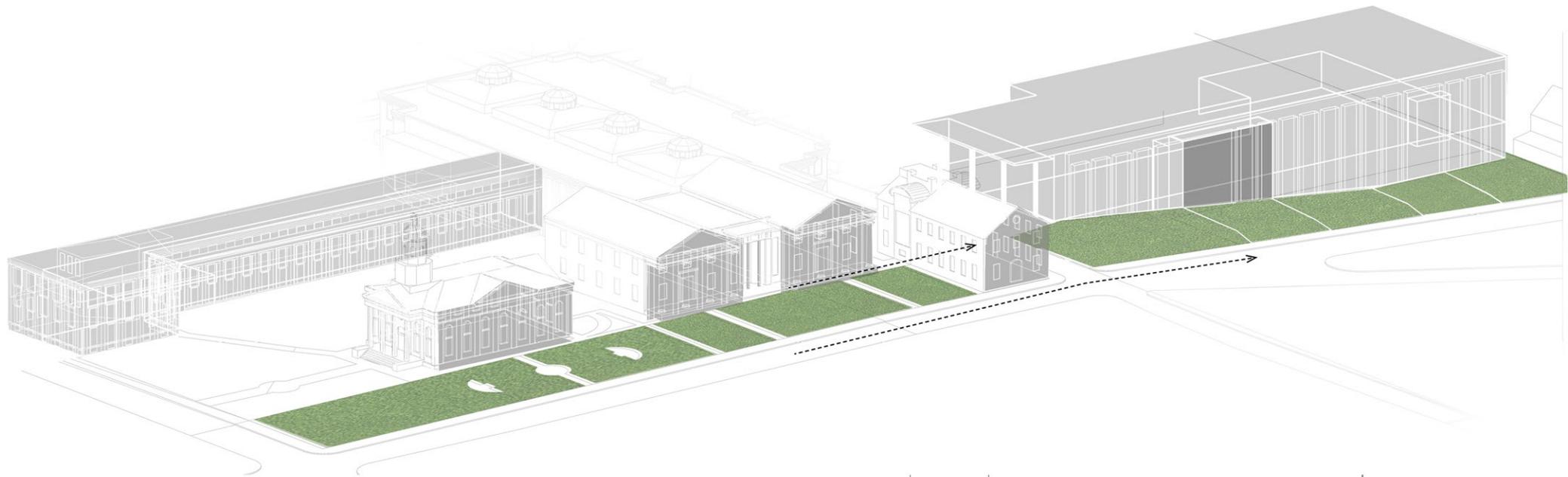
108 EDWARDS FERRY RD
LEESBURG, VA
253-0035-0492

SECOND FLOOR PLAN



NOT TO SCALE







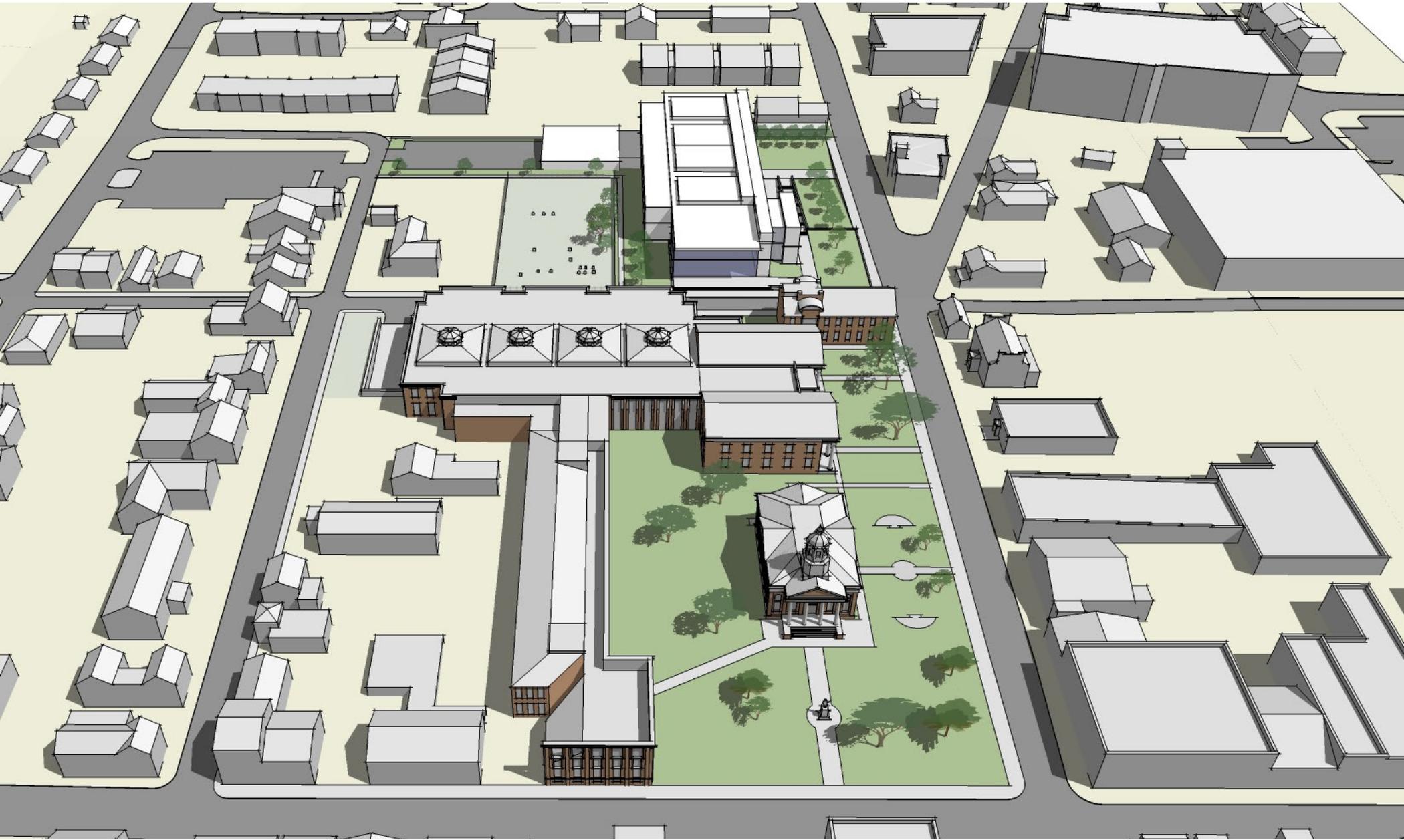
AERIAL PERSPECTIVE FROM SOUTH WEST



AERIAL PERSPECTIVE FROM NORTH EAST



AERIAL PERSPECTIVE FROM SOUTH EAST



AERIAL PERSPECTIVE FROM WEST

APPENDIX

DATE: 11.17.2014
TO: Town of Leesburg Board of Architectural review
FROM: Marlene Walli Shade AIA
SUBJECT: Response to June 5, 2014 memo
Removal of 106, 108, 110, 112 Edwards Ferry Road

1A. Loudoun County is applying for approval of the demolition of four houses on Edwards Ferry Road adjacent to the existing Church Street on-grade parking lot. The houses are 106, 108, 110 and 112 Edwards Ferry Road. There are no scenarios for the construction of the New District Courthouse that allow the courthouse complex, including existing facilities to remain in the Town of Leesburg without removal of these houses. All of over 13 design concepts required the removal of these houses.

1B. Previous archeological investigations determined that these structures are contributing structures. Our investigations have determined similar.

1C. Most of the existing buildings are occupied and considered to retain structural Integrity. County is undergoing a feasibility study to determine the possibility of moving the structures. Our structural engineer is reviewing the integrity for move and a house mover is reviewing as well.

1D. Plans of proposed new structure are attached for review.

1E. No comment

1F. No comment

1G. A reconnaissance study is attached and the Owner has completed all required archeology until the new construction allows us to interrupt parking to do additional test pits. The Town of Leesburg previously agreed that this investigation could be split into two parts to allow required parking to be retained. We have attached a preliminary landscape plan indicating the planned disposition of the area in which the houses are now located. No demolition will occur until the permit for the New General District Courthouse is received. We will instruct the demolition contractor to salvage materials as requested. Most exterior materials are not original and all but one fireplace surround and few doors inside are still original.

1H. We will comply.

1I. No comment

Property Information

Property Names

Name Explanation	Name
Function/Location	House, 108 Edwards Ferry Road
Historic	House, 34 Edwards Ferry Road

Property Addresses

Current - 108 Edwards Ferry Road
Former - 34 Edwards Ferry Road

County/Independent City(s): Loudoun (County)

Incorporated Town(s): Leesburg

Zip Code(s): 20176

Magisterial District(s): *No Data*

Tax Parcel(s): 48A-31-3

USGS Quad(s): LEESBURG

Property Evaluation Status

Not Evaluated

This Property is associated with the Leesburg Historic District.



Additional Property Information

Architecture Setting: Town

Acreage: *No Data*

Site Description:

December 1998: The lot is bordered by a picket fence. The house backs up to parking lots.

March 2014: This building stands along the northern side of Edwards Ferry Road in the Town of Leesburg. It has a narrow setback from the street, which slopes gently down to the east in front of the house. To the east and west are other former dwellings. North of the house the ground slopes steeply up to a parking lot. A wooden picket fence extends along the sidewalk in front of the house.

Surveyor Assessment:

December 1998: The street currently known as Edwards Ferry Road was historically a part of Market Street, one of the original roads of Leesburg as laid out in 1759. (Market Street now takes a Y-bend southeast of Church Street. The part east of Church Street is no longer known as Market Street since it was renamed Edwards Ferry Road in the 1970s.) This street has historically contained the town's most important public buildings, and the county jail still remains within the project area. The road is depicted on the 1853 Yardley Taylor Map of Leesburg with only a few buildings, including a jail, east of Church Street. The 1878 Gray's Map of Leesburg likewise shows only a few scattered houses along the northern side. By 1878, Market Street was also a through-way to Edwards Ferry Road, which crossed the Potomac River into Maryland approximately five miles east of Leesburg. The street contains a mix of residential architecture spanning several different periods, including at least three early-to-mid-nineteenth-century brick residences and the Johnston House/Tavern. By the late nineteenth century, the street was fully developed along its northern side and is marked by several handsome two-story frame Queen Anne and American Foursquare-style houses, several with original garages, outbuildings and fences. The south side has always been less developed, with the large Dodona Manor property dominating the east end of this street. This house at 108 Edwards Ferry Road appears on the 1878 Gray's Map of Leesburg as owned by D. Connard. It also appears on later Sanborn Maps of Leesburg. This Vernacular building contributes to the architectural and historic character of the district in its scale, design, style and building materials.

March 2014: The 1854 Yardley Taylor Map of Loudoun County does not show a building at this location. The earliest map evidence for this building is Gray's map of Leesburg from 1878. This map shows a rectangular plan building along the road to Edwards Ferry (Gray 1878). This map also denotes "D. Connard" as the property owner. This is presumed to be David Conrad who purchased the property in July 1873 from Thomas Edwards (Loudoun County Deed Book [LCDB] 6E:448). The parcel encompassing 108 Edwards Ferry Road was split off from a one-half acre lot to the west (currently 106 Edwards Ferry Road) by Thomas Edwards who had purchased the larger lot in June 1873 (LCDB 6E:448). It appears that this parcel was split off from the larger lot to the west and adjoining the County Jail lot at the corner of Market and Church Streets. It is assumed that the present house at 108 Edwards Ferry Road was built soon before or after this subdivision in 1873.

In August 1875 Thomas Edwards sold the lot with a house to Olivia Jane Smale for \$400 (LCDB 6H:46). Ms. Small owned the property until September 1900 when she sold the property to R.H. Lynn for \$267.50 (LCDB 7X:445). The 1880 Federal Population Census lists Olivia Smale as a 40-year-old widowed grocery dealer in Leesburg. She is listed as living with her two young daughters. Her census entry does not provide a street for her residence, but none of the nearby entries are for those who were living in adjacent or nearby properties, so she likely was living elsewhere in Leesburg rather than at 108 Edwards Ferry Road. The 1900 Federal Population

Census record for Olivia Smale shows her living on King Street in Leesburg with her daughter and son-in-law.

R. H. Lynn quickly sold the property to Sarah Elizabeth Slack later in August 1900 for \$285 (LCDB 7S:494). Sarah Slack was the daughter of Fenelon Slack and later married James Dawson. In her will, filed in 1931, it lists the property at 108 Edwards Ferry Road as then occupied by Jonah Helm. At the time of writing her will, Sarah and James Dawson were living at 110 Edwards Ferry Road (Loudoun County Will Book 3X:6). No census record was found for a Jonah Helm living in Leesburg in the 1920 or 1930 census.

In her will, Sarah Dawson left a life estate for the property at 106 Edwards Ferry Road to her husband, James Dawson. After his death the property was to pass to her niece and nephew, Mary Louise Hutchinson and Lloyd Slack (Loudoun County Will Book 3X:6). Lloyd Slack had no heirs, so after his death the property passed to his sister, Mary Louise Hutchinson's children: Richard Hutchinson Jr. and Betty Lloyd Boland. Loudoun County purchased the property, along with other adjacent parcels owned by these Slack heirs, in 1980 (LCDB 762:734 and 773:100).

Late nineteenth and early twentieth century Sanborn maps show more detail about the buildings on this property. The 1899 Sanborn map shows a dwelling abutting Market Street (now Edwards Ferry Road) with a one-story tall, frame, square-plan section and a one-story tall rear wing. This is the same building configuration shown on the 1903 and 1907 Sanborn maps. None of these maps show outbuildings associated with this property. The 1912 Sanborn map shows a one-and-one-half story tall, L-plan dwelling in the same location as the earlier dwelling. This could show that a second floor was added to the original building. The same building configuration is shown on the 1930 Sanborn map. The current one-story tall rear addition is not shown on the 1937 Sanborn map and it is unknown when this was added to the building.

The changes made to the building since it was last surveyed do not impact its status as a contributing resource to the Leesburg Historic District. It contributes to the architectural and historic character of the historic district in its scale, size, style, and building materials.

Surveyor Recommendation: Recommended Eligible

Ownership

Ownership Category	Ownership Entity
Public - Local	No Data

Primary Resource Information

Resource Category:	Domestic
Resource Type:	Single Dwelling
Date of Construction:	1873Ca
Historic Time Period:	Reconstruction and Growth (1866 - 1916)
Historic Context(s):	Architecture/Community Planning
Architectural Style:	Other
Form:	No Data
Number of Stories:	2.0
Condition:	Good
Interior Plan:	No Data
Threats to Resource:	Demolition, None Known

Architectural Description:

December 1998: This 2-story, 2-bay, frame Vernacular house has a gable-end facade with cornice returns. The 1-story, 2-bay front porch has turned posts with a plain balustrade, sawn brackets and a hipped roof. There is a 1-story, 1-bay ell with a shed roof on the rear.

This former residence is now used as offices by the county government.

March 2014:

Exterior: This two-story frame building stands on a parged foundation. The building measures two bays wide and two bays deep with a one-story tall, shed roof rear addition. The front gabled roof is covered with standing seam metal and features partial cornice returns. The exterior is clad with weatherboard. A full-width, hipped roof porch is on the façade. This porch features turned posts, scroll-sawn brackets, and a matchstick railing. The main entry is a six-panel wooden door. The windows are two-over-two, double-hung aluminum replacement sash with simple board trim. An interior, brick, corbelled-cap chimney rises through the ridge near the center of the roof.

Interior:

First floor: This building was originally built as a dwelling. The floor plan has been somewhat modified to accommodate its present use by Loudoun County as off-site storage. The interior finishes for most of the building, except for the bathrooms, consist of carpeted floors and painted walls.

The front door opens into a former living room, now the front office, with a partially open stair to the second floor along the west wall. The stair has square balusters and a square newel post. Modern service counters have been built into this space. An arched opening leads to the former dining room, Room 1B. A half bath is located in the northwest corner of this room. Within the one-story addition are two rooms: Room 1A on the east and Room 1C on the west. There is a secondary entrance in Room 1C.

Second floor: The stair from the first floor leads to a small landing and hallway in the center of the second floor. South of the hallway is Room 2C, which spans the width of the building. North of the hallway are Rooms 2A (west) and 2B (east).

Exterior Components

Component	Component Type	Material	Material Treatment
Windows	Sash, Double-Hung	Wood	2/2
Foundation	Solid/Continuous	Stone	Stucco
Roof	Gable	Metal	Standing Seam
Chimneys	Interior	Brick	No Data
Porch	1-story, 2-bay	Wood	Posts, Turned
Structural System and Exterior Treatment	Frame	Wood	Weatherboard

Secondary Resource Information

Secondary Resource #1

Resource Category: No Data
Resource Type: No Data
Architectural Style: No Data
Form: No Data
Date of Construction: No Data
Condition: No Data
Threats to Resource: No Data
Architectural Description:
 No Data

Historic District Information

Historic District Name: Leesburg Historic District
Local Historic District Name: No Data
Historic District Significance: The town of Leesburg was established in 1758 by an Act of the General Assembly of Virginia authorizing Nicholas Minor to sell lots from a sixty acre tract surrounding his tavern. The town was to serve as the county seat for the newly formed Loudoun County. A committee of three men had been appointed a year earlier to lay out "proper streets" and their report, which still exists, forms the bases for the present layout of the community. The settlement had been known as Georgetown in honor of King George II until the county was formed in 1758, and the name was changed to Leesburg in honor of Francis Lightfoot Lee. The town grew significantly during its first several decades, but expansion slowed considerably from the War Between the States to the post-World War II era. As a result, Leesburg possesses an important collection of structures dating from the late-eighteenth century through the early-nineteenth century, most of which are well maintained. Especially notable structures include the following: The Laurel Brigade Inn, an early stone tavern still in operation; Osburn's Tavern, scene of a reception for Lafayette during his visit in 1825; the "Old Tavern," an architecturally distinguished structure built in the late-eighteenth century; and the County Office Building, a dignified Greek Revival building erected circa 1844 as the Leesburg Academy. The brick Classic Revival Loudoun County Court House was completed in 1895 on the site of two previous court houses. Also located in the town is the significant site of the Old Stone Church, demolished in 1900. The lot, which was purchased by the Methodists on May 11, 1766, was the first property owned by the Methodists in America. The numerous early dwellings and commercial buildings, along with the structures cited, combine to make Leesburg one of the best preserved and most picturesque communities in Virginia. Fortunately the historic integrity and scenic quality of the town have received protection through historic zoning established in recent years.

See nomination for additional information.

CRM Events

Event Type: Survey:Phase II/Intensive

Project Review File Number: No Data
Investigator: Sarah Traum
Organization/Company: JMA, Inc.
Sponsoring Organization: No Data

Survey Date: 3/4/2014

Dhr Library Report Number: *No Data*

Project Staff/Notes:

Intensive architectural survey of four buildings along Edwards Ferry Road in Leesburg, VA.

Event Type: Survey:Phase I/Reconnaissance

Project Review File Number: *No Data*

Investigator: Geoffrey Henry & Cheryl Shepherd

Organization/Company: Unknown (DSS)

Sponsoring Organization: *No Data*

Survey Date: 12/17/1998

Dhr Library Report Number: Reconnaissance-level architectural surveys of Leesburg Histo

Project Staff/Notes:

No Data

Bibliographic Information

Bibliography:

Loudoun County Deed Books
1873-1980 On file at the Clerk of Courts, Loudoun County Courthouse, Leesburg, VA.

Gray, Ormando Willis
1878 Gray's New Map of Leesburg. O.W. Gray & Son, Philadelphia, PA.

Sanborn Map Company
1899 Leesburg, Virginia. Sanborn Map Company, New York.

1903 Leesburg, Virginia. Sanborn Map Company, New York.

1907 Leesburg, Virginia. Sanborn Map Company, New York.

1912 Leesburg, Virginia. Sanborn Map Company, New York.

1930 Leesburg, Virginia. Sanborn Map Company, New York.

Taylor, Yardley
1853 Map of Loudoun County, Virginia from Actual Surveys. Thomas Reynolds & Thomas Pearsall Smith, Philadelphia. Digital Collections, Library of Congress, Washington, D.C.

Property Notes:

No Data

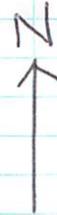
Project Bibliographic Information:

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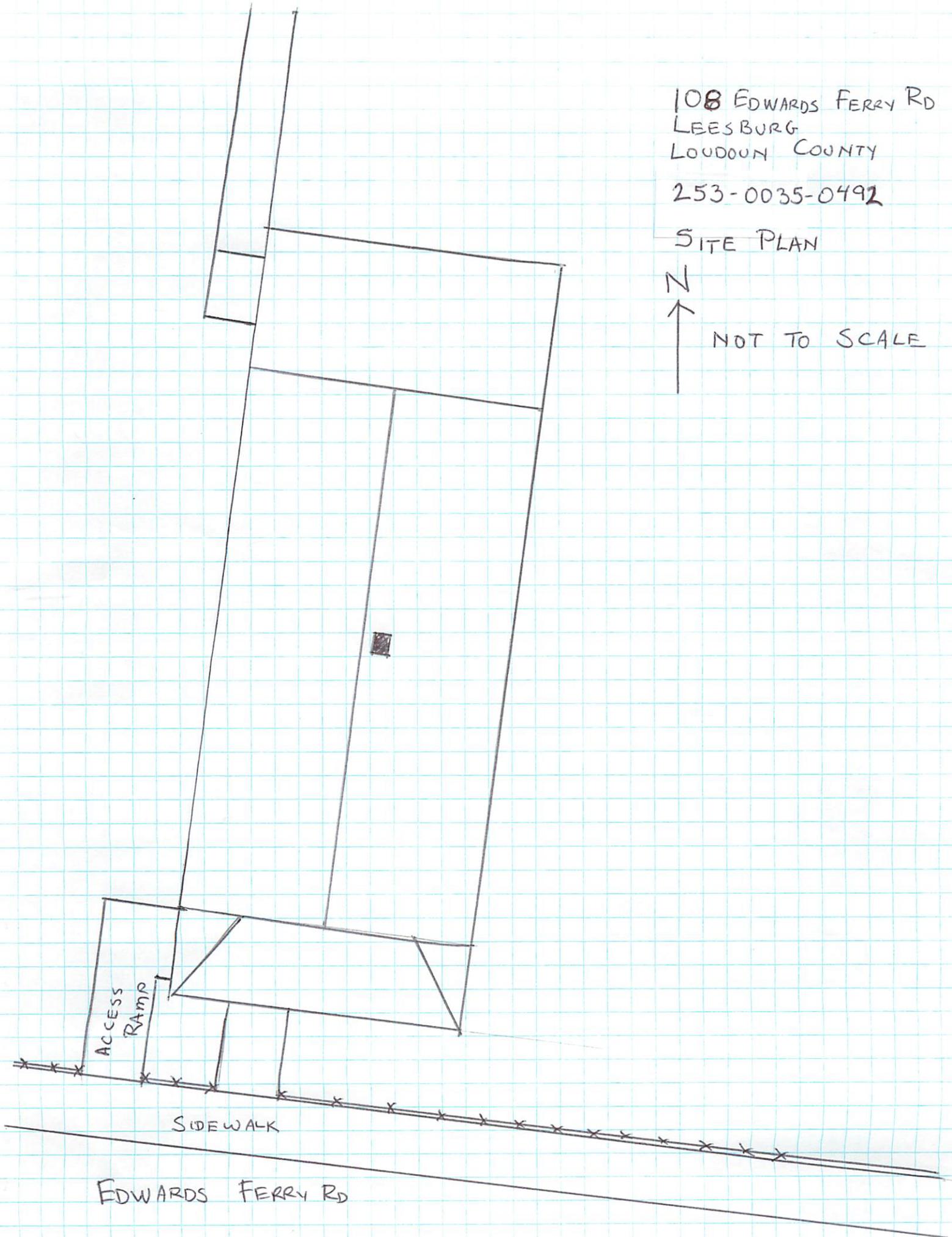
108 EDWARDS FERRY RD
LEESBURG
LOUDOUN COUNTY

253-0035-0492

SITE PLAN



NOT TO SCALE

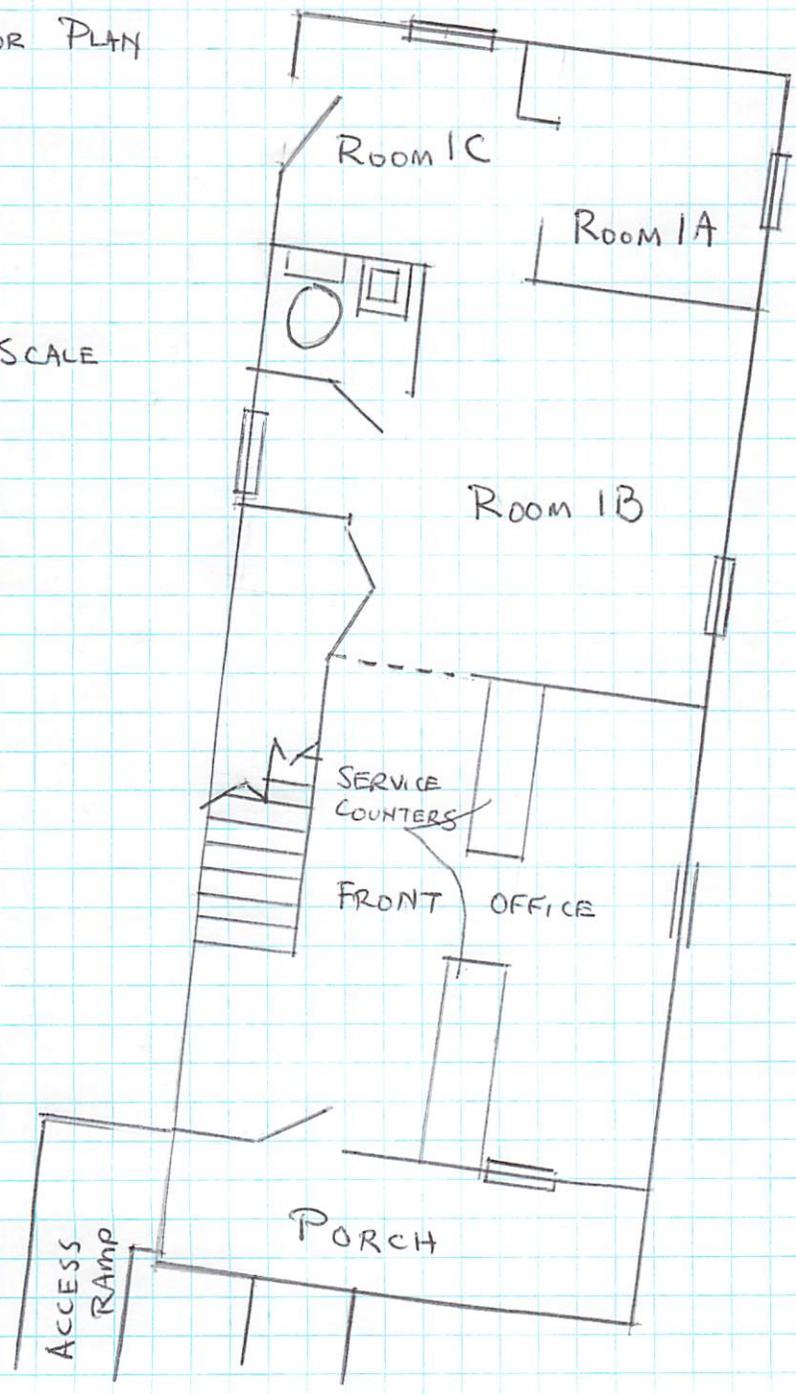


108 EDWARDS FERRY RD
LEESBURG, VA
253-0035-0492

FIRST FLOOR PLAN



NOT TO SCALE



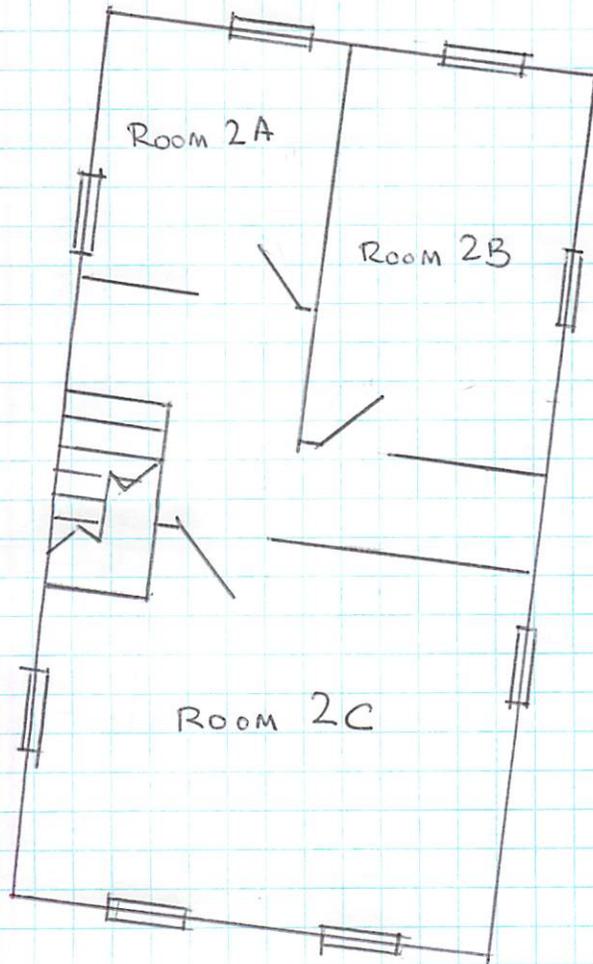
(5th Floor)

108 EDWARDS FERRY RD
LEESBURG, VA
253-0035-0492

SECOND FLOOR PLAN



NOT TO SCALE





108 Edwards Ferry Road (253-0035-0492), setting along north side of Market Street, view to northeast. (1407)



108 Edwards Ferry Road (253-0035-0492), façade, view to northwest. (0196)



108 Edwards Ferry Road (253-0035-0492), porch detail, view to north. (0190)



108 Edwards Ferry Road (253-0035-0492), southeast corner, view to northwest. (0187).



108 Edwards Ferry Road (253-0035-0492), northwest corner, view to southeast. (0164)



108 Edwards Ferry Road (253-0035-0492), interior, former living room, view to north. (1470)



108 Edwards Ferry Road (253-0035-0492), interior, first floor stair detail. (1474)



108 Edwards Ferry Road (253-0035-0492), interior, first floor, looking from Room 1B to front door, view to southwest. (1378)



108 Edwards Ferry Road (253-0035-0492), interior, first floor, view into bathroom (left) and Rooms 1C and 1A (right), view to north. (1384)



108 Edwards Ferry Road (253-0035-0492), interior, first floor, Room 1C, view to northeast. (1364)



108 Edwards Ferry Road (253-0035-0492), interior, second floor stair landing, view to southwest. (1426)



108 Edwards Ferry Road (253-0035-0492), interior, second floor, looking from stair landing towards Room 2B (left) and Room 2C (right), view to west. (1430)



108 Edwards Ferry Road (253-0035-0492), interior, second floor, looking from stair landing to Room 2A (left) and Room 2B (right), view to northwest. (1449)



108 Edwards Ferry Road (253-0035-0492), interior, second floor, looking from Room 2A into Room 2C, view to south. (1460)