

Dewberry Architects Inc.
8401 Arlington Blvd.
Fairfax, VA 22031-4666

January 27, 2015

Mr. Tom Scofield
Town of Leesburg
Board of Architectural Review
25 West Market Street
Leesburg VA 20176

Re: Loudoun County Courthouse Complex Expansion
Phase Three
Applications for Demolition of 106, 108, 110 and 112 Edward's Ferry Road

Dear Mr. Scofield:

Please find attached our PowerPoint presentation in advance of the February 2nd Work Session with the Town of Leesburg BAR. I am delivering 10 paper copies and an electronic file for your use. We have sent other documents requested in advance; archeological reports from previous investigations and a draft of the archeology done on the Church Street Lot as part of the work of our current project as well as archeology on the Pennington Lot even though it is outside the boundary of the Historic District.

We will bring photos of the entirety of Edwards Ferry Road to the work session as we have per your request gone back and reviewed the length of the street beyond our project again. These photos will be available for reference if needed.

In addition, Bill Fissel with Dewberry Engineers Inc. will be available to answer questions regarding the large storm water vaults on site that are a requirement to meet the new Commonwealth of Virginia storm water requirements that went into effect late last year. I am attaching a sketch of the precast concrete vault and a verbal description of the storm water requirements to this submittal.

We will be bringing Sarah Traum, a historian with John Milner Associates to the meeting and she has composed a letter which is attached that confirms her historical findings that the four Edwards Ferry Road houses are contributing structures. We will not be contesting this finding.

Sincerely,

Marlene Walli Shade AIA, Associate Principal
Dewberry

Church Street Property
Stormwater Management and Best Management Practices Narrative

Development of the new Courthouse on the Church Street property must comply with the stormwater runoff quantity and quality regulations mandated by Part 11B, Chapter 60 of the Virginia Stormwater Management Program and the Town of Leesburg.

Due to site area and grade limitations, water runoff controls will be provided using underground concrete vaults. Storm runoff from the new Courthouse roof will be directed to two underground sand filter vaults, one placed on the north side of the building and one placed along the south side. Water will enter these vaults and will be dispersed through a sand media for removal of solids and pollutants. From the sand filters, flows will be conveyed to underground detention vaults. These vaults will control the release rate of the runoff to levels required under the current State and Town guidelines referenced above.

The runoff from the rear surface parking and loading area will be intercepted by a Filterra or similar water quality control structure and then released into the existing storm system. The aforementioned detention vaults will over-detain in order to allow the parking area flows to be released un-detained.

January 26, 2015

Thank you for your staff reports of December 15, 2014 regarding the applications for certificate of appropriateness for the demolition of four buildings as part of the courthouse expansion. As stated in JMA's management summary and V-CRIS documentation for these buildings, it is JMA's (a CCRG company) opinion that, the four former residences on the north side of Edwards Ferry Road (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]) are contributing resources to the Leesburg Historic District (253-0035) (revised nomination NRHP listed May 22, 2002) and the locally designated Old & Historic District (established in 1963 and subsequently expanded).

While all four of these buildings have been altered through additions and other modifications since their original construction, these changes do not impact their status as contributing resources to the Leesburg Historic District and the Old & Historic District. The inclusion of changes to the buildings in our discussion of usage and occupational history was intended to provide a fuller understanding of how they have achieved their current appearance and configuration. These buildings still contribute to the architectural and historic character of the historic district through their scale, style, and building materials. While now vacant or in use as local government offices, these buildings still retain the single-family residential character that typifies this portion of the northern side of Edwards Ferry Road.

We trust that this clarification will meet your current needs. Should you wish to discuss the matter further, please do not hesitate to contact me.

Sincerely,



Sarah G. Traum
Project Architectural Historian

Sarah Goode Traum, Project Architectural Historian/Historian

Education

MA, Historic Preservation Planning; Cornell University, 2000
BA, Architecture; Lehigh University, 1997

Years of Experience

With JMA: 12
Other firms: 2

Affiliations

National Trust for Historic Preservation
Vernacular Architecture Forum
Historic Annapolis Foundation

Sarah Goode Traum has over 14 years of experience in the field of historic preservation. She has collaborated on or conducted historical and architectural projects in 13 mid-Atlantic, mid-western, and southern states. These projects have included historic research, development of historic contexts, cultural resource surveys, effects evaluations, and National Register nominations. Ms. Traum has developed special expertise in the areas of American vernacular architecture, industrial architecture, and agricultural building and landscapes. In addition, she is familiar with many of collections of historical and architectural records within the eastern United States.

Project Experience

Sully Historic Site, Chantilly, VA. Fairfax County Park Authority.

Documentary research and historic context associated with a cultural landscape study. Detailed the ownership history, the changes to the landscape over time including the construction and disappearance of outbuildings.

Harambee CEDC 1323 Duke Street, Alexandria, VA.

Conducted documentary research and developed historic context for the archeological evaluation at the site of an African American Hospital that was active during the Civil War.

Phase I and II archeological investigations, Warrenton Training Center, Culpeper County, VA. Warrenton Training Center, Station D.

Conducted historic research and developed a historic context for a Civil War site that was the location of three separate components. The main one was a regimental camp in the fall of 1863, shells from the Battle of Kelley's Ford or Brandy Station also the fall of 1863 and a probable roadside camp.

Point of Rocks MARC Station Parking Lot Expansion, Frederick County, MD. Rummel, Klepper & Kahl.

Conducted documentary research that included deed and census study of two house lots in this town along the Potomac River and the C&O railroad tracks.

Central High School, Little Rock, AR. National Park Service.

Conducted historic research for a cultural landscape study of the site of the integration crises of 1957 with the integration of the high school.

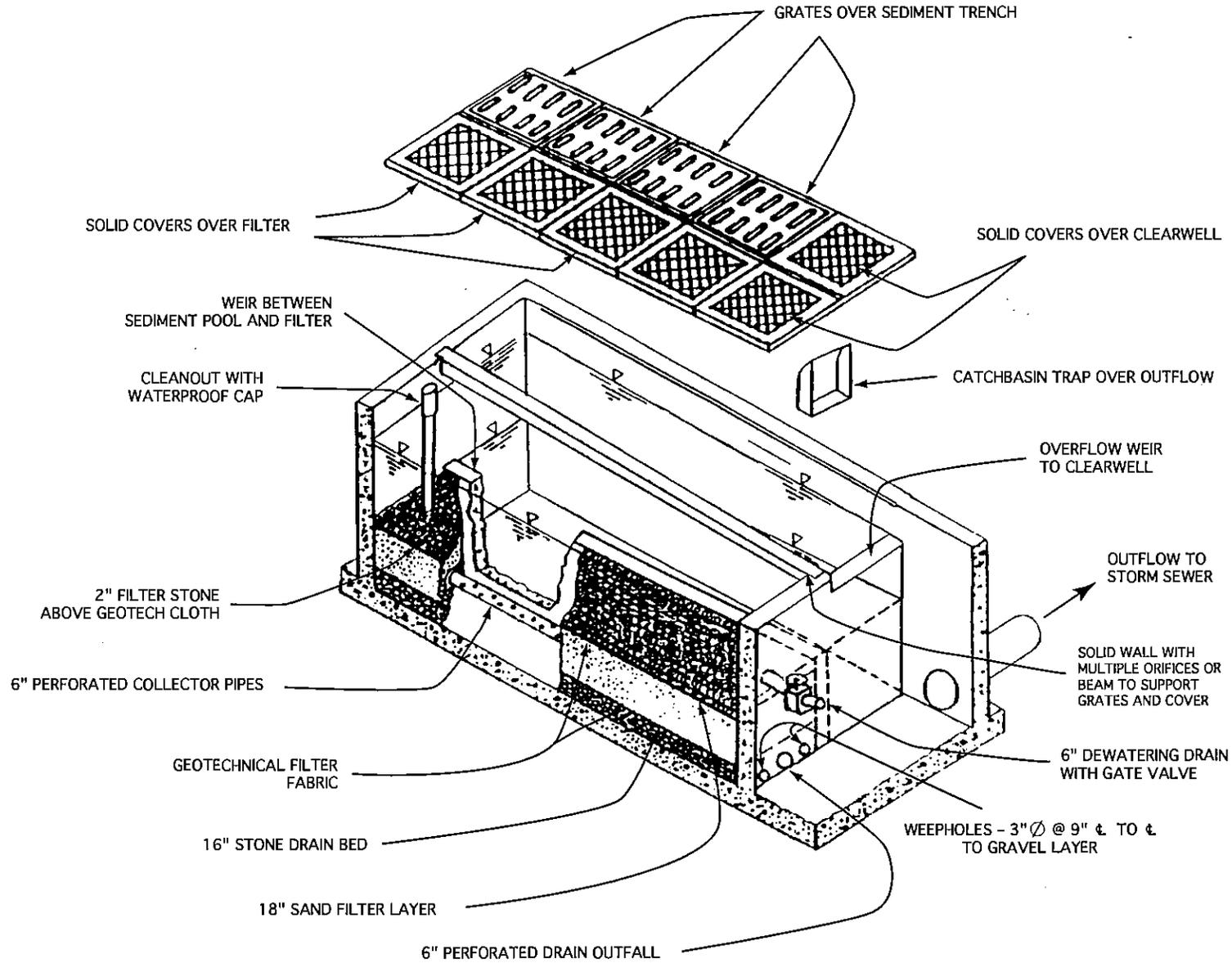
National Zoological Park's Front Royal facility, Warren County, VA. Smithsonian Institution.

Developed a historic context and conducted an architectural reconnaissance survey and significance evaluation of 138 resources at the Front royal Facility. The facility was originally an Army remount station but was acquired by the national Zoo as adjunct to their main facility.

District of Columbia Department of Corrections facility, Lorton,

Conducted documentary research, historic context, and significance evaluation for two components of the property. The Laurel Hill Gardens for the Fairfax County Park Authority, and the National register Documentation for the District of Columbia Workhouse and Reformatory Historic District for the Fairfax County Department of Planning and Zoning.

Figure 14: Original Delaware Sand Filter





LOUDOUN COUNTY COURTHOUSE COMPLEX

EXPANSION PHASE 3

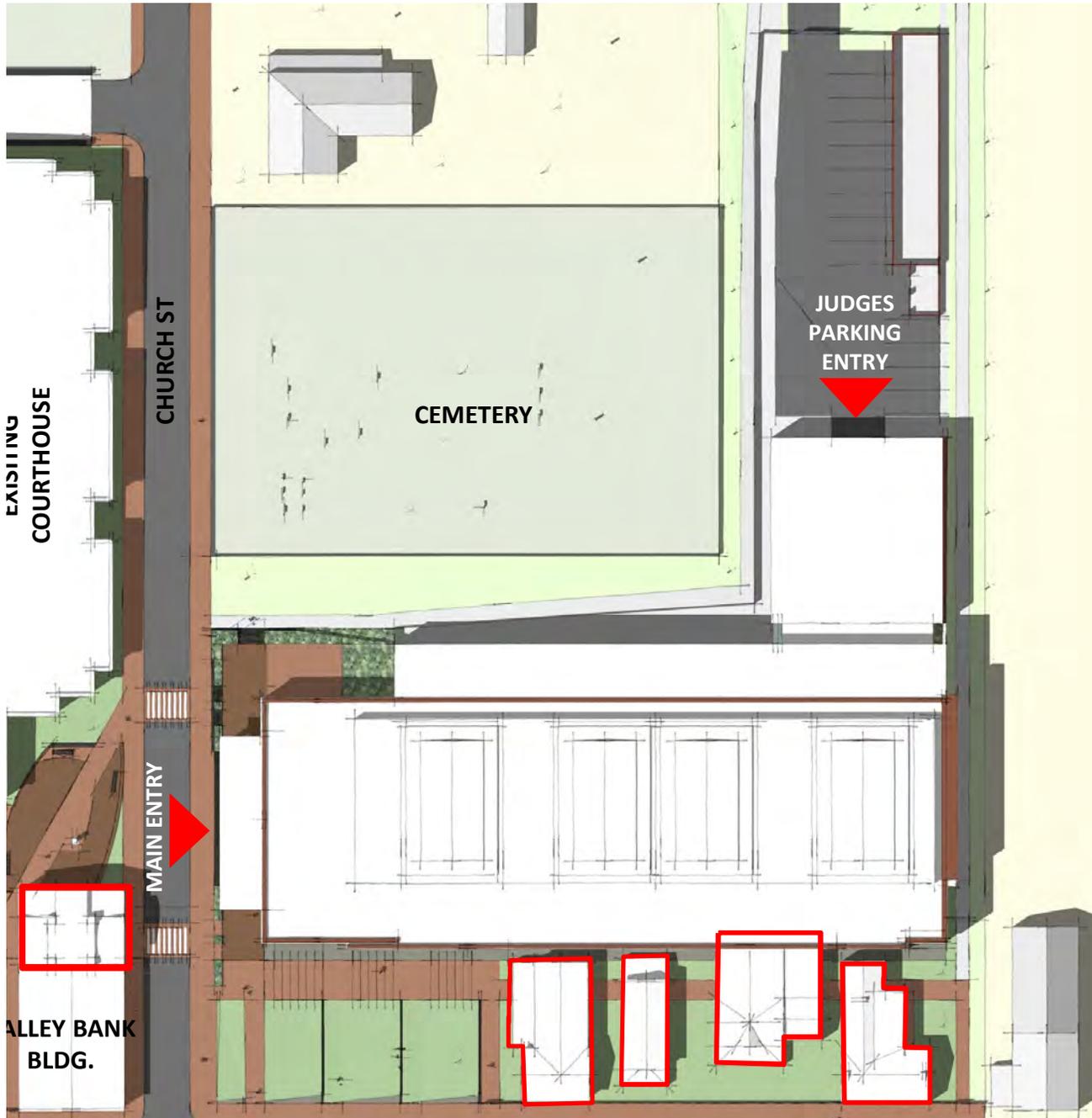
BAR Work Session
February 02, 2015





SCOPE

- NEW COURTHOUSE BUILDING
- PENNINGTON PARKING GARAGE
- EXISTING BUILDING RENOVATION
- TUNNEL CONNECTION
- STREETSCAPE FROM PARKING GARAGE TO COURTHOUSE
- SEMONES LOT UPGRADES FOR ACCESSIBILITY
- VALLEY BANK CONVERSION AND DEMO OF ADDITION
- SITE UTILITY RECONFIGURATIONS
- TRAFFIC IMPROVEMENTS



APPLICATIONS

106 Edwards Ferry Road Demo

108 Edwards Ferry Road Demo

110 Edwards Ferry Road Demo

112 Edwards Ferry Road Demo

New District Courthouse

Streetscape

Valley Bank Addition Demolition

Courthouse Courtyard Development

Signage











4 Houses are Contributing Structures

County is not contesting

Seven criteria reviewed in advance of demolition

- 1. Location-** Houses are along the same street they were built on. All have been reconfigured or moved.
- 2. Design-** All 4 have been altered over time. Some stories added, additions added, some moved on site.
- 3. Setting-** Setting of the site has been extensively altered over time with the addition of jail, demolition of the jail and regarding of all site areas to the north, east and west.
- 4. Materials-** Many exterior finishes have been replaced over time, some not replicating their historic setting (windows.)
- 5. Workmanship-** Workmanship on these four houses is modest for its time period.
- 6. Feeling-** All of the houses create a sense of the time in which they were built.
- 7. Association-** Several of the house were built by the same family, which had several enterprises in Leesburg.

VIRGINIA HISTORY + PRECEDENCE

Courthouses of the Colonial era utilize an arcaded porch, which is reminiscent of the Italian piazza and town market of England. The brick arcade gave the courthouse their unmistakable identity as a public building.

- Virginia's Historic Courthouses



King William County Courthouse
1725



Jeffersonian – Charlotte County Courthouse
1823

Leesburg Academy Building
1844





Loudoun County Courthouse
1894



University
of
Virginia





Washington and Lee University





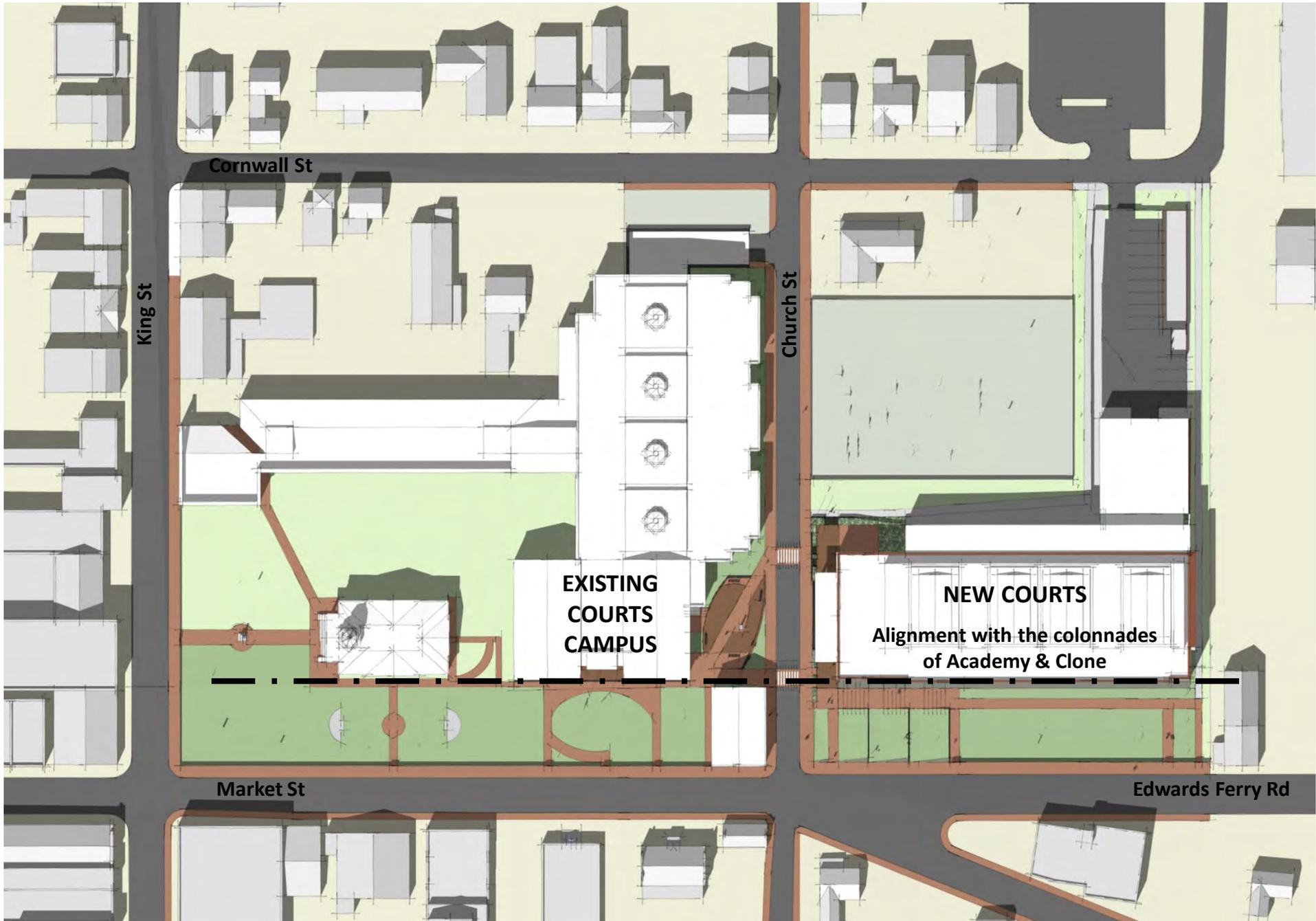
Washington and Lee University



Richmond Supreme Court
1921

Project Goals

1. A **Traditional design based on precedents** as established in “Virginia Courthouses” and major civic buildings located in Virginia and Washington .D.C.
2. A Design that **connects the historic court campus** with the new campus and is keeping with its scale and context.
3. A Design which **respects, reinforces**, and pays deference to the importance of the **existing historic structures** on the campus.
4. A Design that has its **roots in the Town of Leesburg**’s historic character while also providing a statement for the town’s future.
5. A Design that is within our established **cost** model.
6. A design which **responds to the functional and programmatic needs** of the Courts and Court related agencies



Loudoun County District Courthouse



Concept 5D

Aerial of Campus



Concept 5D
Aerial along Market Street



Concept 5D
Southeast street view – Edwards Ferry Rd



Concept 5D
Southwest street view – Church Street



Concept 5D

Northwest street view – Church Street



Concept 5D
View of New Courts Plaza from Above



EXISTING VALLEY BANK
ADDITION DEMOLISHED

Concept 5D

West street view – Across Church St



Concept 5D

GOALS

1. Based on VA Courts Precedence
2. Connects Historic and New in Scale and Context
3. Respects and defers to Existing Historic Structures
4. Roots in Town of Leesburg Historic Context with View to Future
5. Within Cost Model
6. Provide Programmatic Requirements



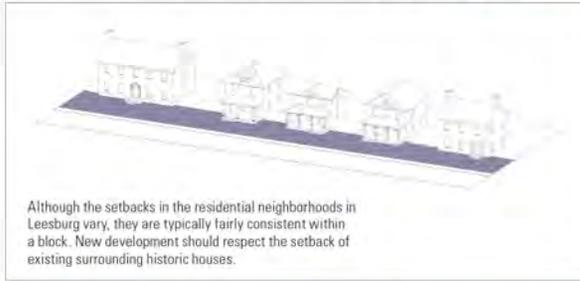
In their meeting on **Wednesday, January 21st**, the Loudoun County Board of Supervisors ...

Design to BAR Guidelines

VII. GUIDELINES FOR ADDITIONS TO EXISTING BUILDINGS AND NEW CONSTRUCTION



- 3. For new governmental or institutional buildings, either reinforce the building plane through a minimal setback, or use a deep setback within a landscaped area to emphasize the civic function of the structure.
- 4. For transitional sites located between two distinctive areas of setback, such as between contributing and non-contributing buildings, the setback should defer to that of the contributing buildings.



Although the setbacks in the residential neighborhoods in Leesburg vary, they are typically fairly consistent within a block. New development should respect the setback of existing surrounding historic houses.



The Town Hall tower, capped by a cupola, provides a monumental element to the building's design. The front door is accented by large flagpoles which connote an important entry, especially when viewed across the "green."



Institutional buildings can use a deep setback with landscaping to emphasize their civic function.



Residential setbacks vary from deep (Cornwall Street, above left) to medium (South King Street, above middle) to very shallow like areas of Royal Street, SE (above right).

Setbacks

Institutional Building can use deep setback

Academy/Clone example in BAR Guidelines

New Building aligns with existing

Removal of Valley Bank addition provides strong connection between new and existing Courthouses



Orientation

Visual Connection from Existing Courthouse to New

Orientation to Church Street for Public Safety Access

Line of Sight Access from Pedestrian and Vehicular Approach





Massing and Complexity of Form

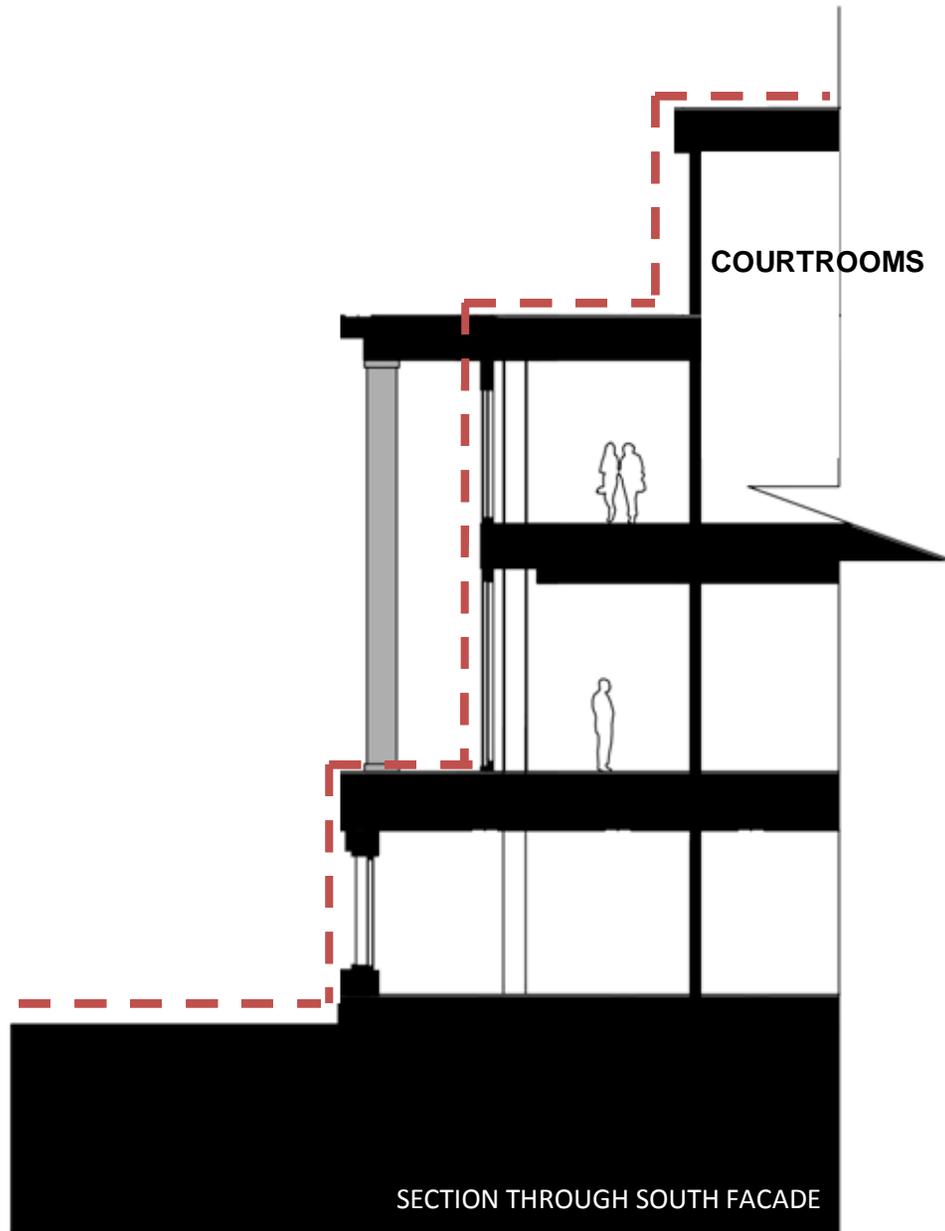
Modulated Mass

Vertical Bay Divisions

Stepped Back Height

Porticos/Colonnade

Proportions of openings



Building Step Back

Step back at plinth to reduce massing

Colonnade to reduce massing

Corridors lower to allow step back at edge of Courtrooms

Step backs occur at all elevations



Scale

Height

Proportions

Alignment

Site Constraints

In their meeting on **Wednesday, January 21st**, the Loudoun County Board of Supervisors asked us to evaluate 4 houses for relocation. They did not authorize us to relocate.

QUESTIONS?