



**LEESBURG BOARD OF ARCHITECTURAL REVIEW**

**ADDENDUM TO STAFF REPORT\***

**WORK SESSION: MONDAY, FEBRUARY 2, 2015**

**AGENDA ITEM #S 5B,5C,5D,5E**

---

**BAR Case Numbers:** TLHP-2014-0115 (Certificate of Appropriateness)  
TLHP-2014-0116 (Certificate of Appropriateness)  
TLHP-2014-0117 (Certificate of Appropriateness)  
TLHP-2014-0118 (Certificate of Appropriateness)

**Addresses:** 112 Edwards Ferry Road NE  
110 Edwards Ferry Road NE  
108 Edwards Ferry Road NE  
106 Edwards Ferry Road NE

**Proposed Action:** Demolish contributing historic buildings for courthouse expansion

**PIN (Parcel ID#):** 231-38-8886

**Zoning/Overlay:** GC/H-1 Overlay District

**Applicant:** Marlene Walli Shade, AIA, Dewberry Architects Inc.

**Owner:** Loudoun County  
c/o Peter Hargreaves, DTCl, Design Manager

**Reviewer:** Tom Scofield, AICP, Preservation Planner

**Recommendation:** Continue review of application to mutually agreed upon meeting date(s)

**Critical Action Date:** February 28, 2014 (75 days from first public hearing)

**Proposal**

The following request is proposed in these applications:

- Demolish the contributing historic structures at 112 Edwards Ferry Road NE, 110 Edwards Ferry Road NE, 108 Edwards Ferry Road NE, and 106 Edwards Ferry Road NE, primary resources in the Leesburg National Register Historic District and locally designated Old & Historic District, to construct a new courthouse facility.

**Proposed BAR Review Schedule**

February 2, 2015 – establish understanding of historic properties and reason for demolition request

- Contributing status of historic resources (architectural integrity and historical significance)
- Structural integrity of buildings (BAR request for report to further document building condition?)
- Justification for demolition (stormwater infrastructure, construction staging, new building footprint are reasons cited by applicant to date)

February 18, 2015 (or mutually agreed upon date) – discussion of alternatives to demolition

- Review of building condition report, if requested by the BAR
- Demolition avoidance (BAR request for feasibility study to rehabilitate/reuse buildings in place?)
- Other mitigation possibilities and design alternatives
- Option to seek outside technical advice as per Section 3.10.7

---

\*This addendum applies to all four staff reports previously prepared for the four Certificate of Appropriateness demolition applications at the addresses indicated above. New information is indicated in **bold** text. Comments on individual buildings have been generalized—refer to the original staff report for specific details on each building

March 2, 2015 (or mutually agreed upon date) – continued discussion of alternatives to demolition

- Review of feasibility study to rehabilitate/reuse buildings in place, if requested by the BAR
- Consideration of post-demolition plans, if needed (BAR request for relocation feasibility study?)

March 16, 2015 (or mutually agreed upon date) – discussion of post-demolition plans, if needed

- Review of relocation feasibility study, if needed
- Possible action taken on applications

Additional meetings to be scheduled, as needed

### Summary of New Information

As of January 27, 2015, the following additional information has been provided by the applicant:

1. Cover letter – prepared by Marlene Walli Shade, AIA, JMA Dewberry Architects, Inc. dated January 27, 2015 identifying two individuals who will be providing expert testimony at the February 2<sup>nd</sup> BAR work session and summarizing additional information provided by the applicant (1 page);
2. Project site – new and previously submitted images of the project site including an aerial photo of the vicinity including the Pennington Lot, site of the proposed parking garage, and a diagram of the existing and proposed courthouse campus (2 pages);
3. Historic resource photographs – additional photographs taken by the applicant of the four (4) historic buildings proposed for demolition (5 pages);
4. Contributing status and integrity statement – applicant comments on the seven (7) integrity criteria to be used by the BAR in determining contributing status and a letter prepared by Sarah Goode Traum, Architectural Historian, JMA Cultural Heritage Services (historic resource consultant for Loudoun County) dated January 26, 2015 addressing the contributing status of the four (4) historic buildings proposed for demolition (2 pages);
5. Documentation of expertise – resume of Sarah Goode Traum, Architectural Historian, JMA Cultural Heritage Services (1 page);
6. Project illustrative images – photographs of landmark civic and academic buildings in Virginia (9 pages including title page).
7. Project goals – a list of six (6) project goals and a matrix showing how the preferred district courthouse concept meets these goals (2 pages);
8. Conceptual design for New District Courthouse – perspective drawings of the preferred conceptual design ('Concept 5D') for the proposed district courthouse building with surrounding context (8 pages including title page);
9. Appropriateness statement – explanation on how the conceptual design of the New District Courthouse complies with the Old & Historic District Design Guidelines (6 pages including title page);
10. Site constraints – revised diagram showing the subject land parcel with the footprint of the New District Courthouse superimposed on the footprints of the four (4) historic buildings proposed for demolition accompanied by a list of site constraints (2 pages including title page);
11. Board of Supervisors statement – authorization from the Loudoun County Board of Supervisors allowing for the preparation of a relocation study (1 page); and

12. Stormwater management support documents – a narrative outlining stormwater issues for the project, a photo of a concrete stormwater vault, and a diagram of the ‘Original Delaware Sand Filter’ (3 pages).

### Applicable Design Guidelines

[Excerpts from O&HD Guidelines in *italics*; staff response follows hollow circle bullet=○]

\*\*\*NEW INFORMATION AND COMMENTS IN **BOLD** TEXT\*\*\*

- Proposal – Demolish the contributing historic structures at 112 Edwards Ferry Road NE, 110 Edwards Ferry Road NE, 108 Edwards Ferry Road NE, and 106 Edwards Ferry Road NE, primary resources in the Leesburg National Register Historic District and locally designated Old & Historic District, to construct a new courthouse facility.

#### Applicable guidelines:

#### Chapter VIII - DEMOLITION & RELOCATION

##### A. Demolition (pgs. 116-117)

*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 demolition or relocation of contributing buildings should be avoided.*

*Consideration of demolition requests necessitates the BAR’s approval of post-demolition plans prior to removal of the structure. Depending on the circumstances surrounding the demolition, these plans may involve site preparation and maintenance or the construction of a new building. The BAR will consider the impact of the demolition, as well as the post-demolition plans, on the property and the surrounding area.*

#### Demolition of Primary Buildings and Structures

*For the purpose of reviewing applications for the demolition of any primary building, such as a house or commercial building, the BAR uses the Certified Local Government (CLG) grant-funded building surveys for properties in the Old and Historic District. A building listed in the survey forms as “historic” is considered to contribute to the historic character and integrity of the Old and Historic District unless it is determined to be a non-contributing resource in accordance with the steps below.*

*The buildings listed as “non-historic” in the building surveys are considered non-contributing to the district’s historic character. On a case-by-case basis, the BAR will evaluate whether or not the demolition of any primary building or structure will have a detrimental effect upon the immediate context of the Old and Historic District. The BAR will review requests for demolition in accordance with the following steps:*

1. *Is the building or structure designated historic in the architectural survey for the property?*

#### **Contributing Status in the Historic District**

- The buildings located at 112 Edwards Ferry Road NE, 110 Edwards Ferry Road NE, 108 Edwards Ferry Road NE, and 106 Edwards Ferry Road NE are all identified as ‘primary buildings’ that contribute to the historic character and integrity of the Old and Historic District and are designated as ‘historic’ in the Leesburg architectural survey.
- In the project narratives provided by the applicant the statement is made that, “*based on current documentation it is unlikely that this structure would be eligible for individual listing in the National Register of Historic Places.*” The following statement is made by the

- applicant's cultural resource consultant, John Milner Associates, Inc. in the Intensive Architectural Survey Management Summary that *"there is no recorded individual determination of eligibility for any of these buildings."*
- The consultant closing sentence in the Additional Property Information section of the Virginia Department of Historic Resources Architectural Survey Form prepared by the applicant's cultural resource consultant for all four buildings read:  
*"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."*  
Also the data field on these forms titled 'Surveyor Recommendation' has the response *"Recommended Eligible"* entered which refers to National Register eligibility.
  - **{New information}** The applicant has provided a letter prepared by Sarah Goode Traum, Architectural Historian, JMA Cultural Heritage Services dated January 26, 2015 who serves as the historic resource consultant for Loudoun County. The letter reconfirms the expert opinion that the buildings at 112 Edwards Ferry Road NE, 110 Edwards Ferry Road NE, 108 Edwards Ferry Road NE, and 106 Edwards Ferry Road NE are contributing resources in the Leesburg National Register Historic District and the Old & Historic District.
  - **{New information}** The applicant does not contest the contributing status of these four buildings in the historic district as stated in the cover letter and architectural integrity statement.
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? A property is considered to be non-contributing if it does not have or retain integrity of any of the following: location, design, setting, materials, workmanship, feeling, and association.*
- a. *Location - By being able to interpret the structure in its original location, it is possible to understand why the property was created and its contribution to the history of the area.*
    - These buildings located on Edwards Ferry Road NE retain integrity of location because they currently stand where they were constructed during the 19<sup>th</sup> century. **If any of these buildings are relocated to another site they will lose integrity of location.**
    - **{New information}** The applicant has provided the following comment for this criterion that potentially disputes integrity of location for these contributing historic building: *"Houses are along the same street they were built on. All have been reconfigured or moved."*  
**All evidence reviewed by the Preservation Planner to date suggests that at least three of the four houses on Edwards Ferry Road NE stand in their original location. The house at 106 Edwards Ferry Road NE may have been moved from the rear to the front of the lot, but this has not yet been confirmed by historical evidence. Substantial additions have been made to all four of the houses over time; however, none of these additions have a negative impact on the respective building's integrity of location.**

**The applicant's historic resource consultant states that "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 historical character of the historic district [and] retain the single-family residential character that typifies this portion of the northern side of Edwards Ferry Road."**

b. *Design - Defined as a combination of the elements that create the form, plan, space, structure, and style of a property. Integrity of design is applied to historic districts through the way in which buildings, sites and structures relate to one another and the rhythms of the streetscape.*

- Removal, **including relocation**, of these four buildings proposed for demolition, will fundamentally change and reconfigure the rhythms of the streetscape and the manner in which remaining contributing resources including buildings, sites and structures will relate to one another in this sector of the historic district. **If the buildings are relocated to another site they will likely lose integrity of design.**
- Because the effort is made to segregate "components of the house that are not original" from building additions and other features, it appears that the applicant is disputing the integrity of design for this contributing resource. However, by definition a contributing resource includes additions and changes "that have acquired historic significance in their own right."
- **{New information} The applicant has provided the following comment for this criterion that potentially disputes integrity of design for these contributing historic buildings: "All 4 [houses] have been altered over time. Some stories added, additions added, some moved on site."**

**All evidence reviewed by the Preservation Planner to date suggests that at least three of the four houses on Edwards Ferry Road NE stand in their original location. Substantial additions have been made to these houses over time including rear ell and additional stories; however, none of these additions have a negative impact on the building's integrity of design.**

**The applicant's historic resource consultant states that "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 historical character of the historic district [and] retain the single-family residential character that typifies this portion of the northern side of Edwards Ferry Road."**

- c. *Setting - The physical character of the property in which the building is situated, and the building's relationship to surrounding features, open space, and adjacent structures.*
- The building at 112 Edwards Ferry Road retains integrity of setting because, with the incorporation of this property as part of the 1814 expansion of the town limits, the original brick portion of the house is one of the earliest buildings constructed outside of the 1759 Nicholas Minor Plan of Leesburg representing an extension of the Colonial Period development pattern. Also as one of the oldest buildings on the street, it establishes the precedent for the minimal front yard setback seen for most of the historic buildings located in the western-most block/section of Edwards Ferry

Road. **If these buildings are relocated to another site they will lose integrity of setting.**

- The occupation of these houses by the Slack family starting in 1857, represent a substantial holding by a prosperous local trades and merchant family that lasted over one hundred years.
- The 19<sup>th</sup> and 20<sup>th</sup> century frame additions on the dwellings represent an evolution of development and residential building forms along this streetscape especially on the northern side. The improvements associated with the house expansions are consistent and compatible with later development and residential building forms further east along Edwards Ferry Road.
- Removal of these buildings will fundamentally change and reconfigure the relationship of surrounding features, open space, and adjacent contributing structures in the historic district.
- The applicant provides the argument that the proposed design for the New District Courthouse reflects the setbacks of the existing historic courthouse campus to the west and therefore will visually relate to and be compatible with the feeling and setting of the historic district.
- **{New information} The applicant has provided the following comment for this criterion that potentially disputes integrity of setting for this contributing historic building: "Setting of the site has been extensively altered over time with the addition of the jail, demolition of the jail and regarding of all site areas to the north, east and west."**

**The location of the jail was on the northeast corner of the intersection of Church Street and East Market Street just west of these four dwellings. This had been the site of the county jail as early as 1854 as shown on the Yardley Taylor map. At least two jail buildings have stood at this location. The latest jail building (referred to as the 'Adult Detention Facility') was constructed in 1968 and was demolished and replaced with a parking lot in 2007. A brick retaining wall that may have been constructed for the old jail yard still stands immediately west of 106 Edwards Ferry Road NE.**

**The setting to the east of the four dwellings largely retains its historic single-family residential character with the exception of the residential/office condominiums in the next block. This is also supported in a statement made by the applicant's historic resource consultant: "These buildings still contribute to the architectural and historical character of the historic district [and] retain the single-family residential character that typifies this portion of the northern side of Edwards Ferry Road." In fact, Edwards Ferry Road, as one travels from Church Street to Mayfair Drive, showcases the evolution of historic residential architecture in Leesburg from the early 19<sup>th</sup> century through the mid-20<sup>th</sup> century. This setting includes Dodona Manor (the George C. Marshall House), the only building designated as a National Historic Landmark in Leesburg, located 800 feet to the east of the project site.**

**The setting to the north of the four dwellings largely retains its historic single-family residential character with the exception of the various surface parking lots constructed by the county.**

- d. *Materials - The choice and combination of materials reveal the preferences of those who created the property and the availability of particular types of materials and technologies and help define an area's sense of time and place. It is necessary that buildings retain key exterior materials dating from the district's period of significance in order to properly convey the history of the district's development.*
- The Preservation Planner is in disagreement with the following statement made in the applicant's **original application** narrative that these structures have "*been significantly altered, with very little original or historical materials remaining...*" for reasons outlined in the four staff reports. Detailed comments in response to the list of 'non-historic' architectural features and building materials included in the applicant's narrative are provided in the staff reports.
  - Because of the statement above and the effort made to list "non-historic" building elements and features, the applicant is potentially disputing the integrity of materials for these contributing resources. It is the opinion of both the Preservation Planner and the applicant's historic resource consultant, JMA Cultural Heritage Services, that the changes made to these buildings do not impact their status as contributing resources to the Leesburg Historic District and their integrity is retained as it relates "*to the architectural and historic character of the historic district in its scale, style, size and building materials*" [emphasis added]. To date, the information provided by the applicant is insufficient to support this claim and the statements made by the historic resource consultant for the project tends to contradict this assertion.
  - **{New information} The applicant has provided the following comment for this criterion that potentially disputes integrity of materials for these contributing historic buildings: "Many exterior finishes have been replaced over time, some not replicating their historic setting (windows)."**  
**To reiterate, it is the opinion of both the Preservation Planner and the applicant's historic resource consultant, JMA Cultural Heritage Services that recent changes made to the buildings do not impact their status as contributing resources to the Leesburg Old & Historic District. The integrity of building materials are retained as restated by the consultant in the letter dated January 26, 2015: "These buildings still contribute to the architectural and historic character of the historic district through their scale, style, and building materials" [emphasis added]. To date, the information provided by the applicant remains insufficient to support the claim that the integrity of building materials is not retained. Also the statements made by the applicant's historic resource consultant contradict this assertion. In addition, it should be noted that it appears the windows in these buildings were replaced with the approval of the BAR as part of Certificate of Appropriateness applications reviewed in the 1980s.**
- e. *Workmanship - This aspect can apply to a structure as a whole or to its individual components and provides evidence of the builder's labor, skill, and available technology.*
- Integrity of workmanship is retained as demonstrated in the buildings' design, appearance, and historic building materials as outlined above.
  - No information has been provided by the applicant disputing the integrity of workmanship for these contributing historic buildings.

- f. *Feeling - Results from the presence of physical features that when considered together convey the district's historic character. The original materials, design, workmanship and setting can, for example, either convey the feeling of a mid-nineteenth century working-class neighborhood or a warehouse district of the same time period.*
- Removal of these buildings will fundamentally change and reconfigure the character and feeling of this portion of the historic district and streetscape of Edwards Ferry Road by:
    1. Eliminating the established Colonial Period development pattern seen to the west along Market Street and the 19<sup>th</sup> century residential development pattern seen to the east along Edwards Ferry Road ;
    2. Introducing a new building of a size, mass and scale substantially different than the contributing resources found in the historic district;
    3. Increasing the density and intensity of noncontributing properties in the northeast quadrant of the historic district; and
    4. Diminishing the integrity of setting, feeling, and association for adjacent contributing resources in the historic district, specifically, the Bank of the Valley building to the west and 114 Edwards Ferry Road NE to the east.

**If the buildings are relocated to another site they will lose integrity of feeling.**
  - The applicant provides the argument that the proposed design for the New District Courthouse reflects the setbacks of the existing historic courthouse campus to the west and therefore will visually relate to and be compatible with the feeling and setting of the historic district.
  - No information has been provided by the applicant disputing the integrity of feeling for these contributing historic buildings.
- g. *Association - The presence of physical features that remains sufficiently intact to link a district's historic character to an important historical event or person and to convey such to an observer.*
- Additional research on these properties provided by the historic resource consultant for the courthouse design team, along with the compilation of several local sources during the Preservation Planner's review of this application, has resulted in a better understanding of the association of this property with the character of the historic district and previous owners of the property as summarized in the original staff report.
  - No information has been provided by the applicant disputing the integrity of association for this contributing historic building.
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? In order to document the building's structural condition, the BAR may:*
- a. *Require a site visit by the BAR members to more closely inspect and evaluate the building.*
    - It is recommended that a site visit for BAR members with access to the interior of each building be arranged by the applicant.
    - **{New information} Site visits were arranged by the applicant and held on January 14 and January 16, 2015. All members of the BAR, along with various members of county and town staff, were in attendance for at least one of the site visits. The**

**interior and exterior of all four historic contributing buildings proposed by the applicant for demolition were examined.**

- b. *Require the applicant to submit an unbiased structural engineering report that documents the building's physical condition.*
- The applicant is not making a claim that the buildings are structurally unsound or in a deteriorated condition. The statement is made in the applicant's **original** cover letter that all four of the historic buildings owned by the county and proposed for demolition as part of the New District Courthouse project are "structurally sound." However, a structural engineering report may be needed to determine the physical condition of each building if relocation is considered as an alternative by the applicant and the Board of Architectural Review.
  - **{New information} As a follow-up to the recent site visits the BAR should inform the applicant if a structural engineering report is needed to further evaluate the physical condition of each building.**
- c. *Require the applicant to submit an economic and structural feasibility study for rehabilitating or reusing the structure.*
- Loudoun County purchased all four properties in 1980 and subsequently applied for Certificates of Appropriateness during the 1980s to rehabilitate the buildings as office space. Since that time the county has invested in the ongoing maintenance and upkeep of all four buildings. Two of the four buildings (108 and 110 Edwards Ferry Road NE) are currently used and occupied as office/storage space thereby demonstrating their continued viability and function. The applicant's narrative states that the buildings are structurally sound.
  - The design team for the New District Courthouse has expressed a preference that all four buildings be removed from the site to make way for the proposed courts facility. The various diagrams submitted by the applicant show the new building with a setback from the street similar in distance to the existing historic courthouse buildings on the block to the west. The area where the four contributing historic buildings currently stand is shown as landscaped open space with stormwater infrastructure to be located below the ground surface. The footprint of the New District Courthouse, including its foundation, touches only one of the contributing historic buildings (110 Edwards Ferry Road NE) as shown on the diagram submitted by the applicant.
  - It appears arguable that, as currently designed, the proposed setback of the New District Courthouse facility could accommodate the four contributing historic buildings where they stand as long as the proposed stormwater infrastructure is relocated. To date, the information submitted by the applicant does not adequately justify the proposed demolition of these contributing historic buildings. More information should be submitted by the applicant regarding proposed stormwater treatment including an explanation why the infrastructure must be installed at this specific location thereby proving that the proposed demolition is a necessity, not just a preference.
  - **{New information} Concrete vaults are proposed by the applicant to handle on-site stormwater management issues. This is one of several options available to the applicant.**

- **{New information}** The applicant has submitted a preferred conceptual design (Concept 5D) for the New District Courthouse that has been approved in concept by the Loudoun County Board of Supervisors, but does not retain the four contributing historic buildings in place. It is the applicant's intention that this series of illustrations showing the proposed courthouse building in context of the streetscape and neighborhood serve as the 'post-demolition plans' for the BAR to consider as required by Section 7.5.8, C of the Zoning Ordinance. [Please note that a separate Certificate of Appropriateness application for the New District Courthouse is still required.] The BAR is to evaluate the appropriateness of 'post-demolition plans' as they relate to the architectural character of the historic district.
- **{New information}** The applicant has not been authorized by the Loudoun County Board of Supervisors to consider development alternatives that incorporate one or more of the four contributing historic buildings into the design of the New District Courthouse site. However, the design guidelines state that "the demolition or relocation of contributing buildings should be avoided." Also the Leesburg Town Plan states as an objective to "*use the review process of private and public development to ensure that heritage resources are identified, conserved, and/or preserved. Ensure that potential impacts on heritage resources are identified and mitigated.*"
- d. *Require the applicant to submit a feasibility study for the relocation of the building as an alternative to demolition.*
  - The applicant states in their **original** cover letter **dated November 11, 2014** that relocation of these buildings was explored as an alternative, but the condition of the buildings makes this a "poor solution." This potentially contradicts the statement made earlier in the letter that the buildings are "structurally sound."
  - The design guidelines for the Old and Historic District state that "*relocation should only be considered after it is determined that to remain in its original location would result in the structure's complete demolition.*"
  - Staff recommends that the Board of Architectural Review consider whether relocation of these buildings is a viable option as provided for in the design guidelines. Therefore, a relocation study may be warranted.
  - **{New information}** The applicant has been authorized by the Loudoun County Board of Supervisors to prepare a relocation feasibility study. However, a relocation feasibility study has not been requested by the BAR at this time.
- e. *Require the testimony of expert witnesses at the public hearing at which the demolition request is being considered.*
  - In these Certificate of Appropriateness applications staff has identified some contradictions and certain statements that are not well-supported. The Board of Architectural Review should request the applicant to provide additional information including expert testimony during deliberations to resolve these matters, as needed. Also it should be noted that the Board may seek outside advice as authorized by Section 3.10.7 of the Zoning Ordinance.
  - **{New information}** The applicant has stated that experts including an architectural historian and stormwater engineer will be on hand at the work session to answer

**questions, as needed. The BAR may wish to consider expertise in other professional disciplines as determined necessary.**

### Staff Analysis

The following issues and comments have been identified by the Preservation Planner in review of these Certificate of Appropriateness applications:

- A. *Importance of County Courthouse in Downtown Leesburg* – The applicant rightfully states, and staff concurs, that a primary objective of the New District Courthouse project is to maintain the presence of the County Courthouse in downtown Leesburg and that the court system is “*vital to the growth and enhancement of a healthy, historic downtown.*” The Town of Leesburg considers Loudoun County as a major partner in ensuring that the downtown area continues to serve and function as a regional destination and hub for civic, commercial and residential activity. Also the Town of Leesburg seeks to be recognized by Loudoun County as a stakeholder in the planning, design, and construction of the new courts facility.
- B. *Leesburg Town Plan* – An entire chapter of the Leesburg Town Plan is devoted to the identification, protection, and interpretation of “heritage resources” recognizing that the perpetuation of these resources contributes to the identity and uniqueness of the Town and quality of life for its citizens. The third objective stated in this chapter reads as follows: “*Use the review process of private and public development to ensure that heritage resources are identified, conserved, and/or preserved. Ensure that potential impacts on heritage resources are identified and mitigated.*” The Certificate of Appropriateness application process for proposed projects in the locally-designated Old & Historic District (H-1 Overlay District) with review by the Board of Architectural Review is one of the procedures used by the Town of Leesburg to further this objective having been local practice for over half a century.
- C. *National Register eligibility* - A summary of the historic and architectural significance of these four buildings is included in the original staff report for each property as compiled by staff from several local sources and the report prepared by JMA Cultural Heritage Services, the historic resource consultant for the courthouse project team. The collective effort has revealed historical and architectural significance for these properties not previously documented or recognized in the 1998 Leesburg architectural survey.

Issue: The applicant’s narrative in each Certificate of Appropriateness application states that “*based on current documentation it is unlikely that [these] structure[s] would be eligible for individual listing in the National Register of Historic Places.*” There are no specific guidelines or requirements currently in use by the Board of Architectural that allow or encourage differentiation between a ‘contributing’ historic building in the historic district and a building ‘eligible for individual listing’ when considering demolition requests.

- D. *Historic district contributing status* – The Preservation Planner finds that these four buildings (single-family dwellings converted to office use) retain integrity as significant, contributing structures in the Leesburg National Register Historic District and the locally-designated Old and Historic District for the reasons outlined in the original staff reports for each building. The following contradictory statement is made in each application narrative and is not necessarily consistent with this finding: “*The subject structure is contributing to the historic district. However, the structure has been significantly altered, with very little original or historical materials remaining.*” The presence of newer materials on a historic building associated with a properly executed renovation or rehabilitation typically does not diminish its historic significance or architectural importance.

Issue: The applicant's narrative includes statements that potentially conflict with this staff finding and, arguably, imply that these buildings are 'noncontributing' resources in the historic district. Specifically, the applicant challenges the integrity of 'materials' and 'design'—two of the seven criteria to be used by the Board of Architectural Review in review of the 'contributing' status of these buildings. Statements made by the historic resource consultant on the courthouse project team appear to confirm the staff finding and is potentially inconsistent with the applicant's narrative. If the applicant is to continue to argue the contributing status of these buildings, the Board may want to consider additional evidence be provided in the form of expert testimony by a qualified historic resource professional. **The applicant does not contest the contributing status of these buildings in the historic district as stated in the cover letter and architectural integrity statement submitted on January 27, 2015.**

- E. *National Register historic district boundary* - The Leesburg National Register Historic District was designated specifically because the town "*possesses an important collection of structures dating from the late-eighteenth century through the early-nineteenth century...*" and the "*numerous dwellings and commercial buildings...combine to make Leesburg one of the best preserved and most picturesque communities in Virginia.*"

Issue: Loss of the four buildings proposed for demolition by the county represents a significant loss to the fabric of the Leesburg National Register Historic District and would likely result in the eventual adjustment of the northern boundary line, reducing the overall size of the historic district (see Exhibit P **in the original staff report dated December 15, 2014**). In addition, it will sever the connection and transition by nearly a full block between the original 1758 Nicholas Minor plan and the later 19<sup>th</sup> and early 20<sup>th</sup> century development found along Edwards Ferry Road to the east. **This remains as an issue for the BAR to consider in their review of these demolition applications.**

- F. *Impact of new building* - The various diagrams submitted by the applicant show the position of the proposed courts facility with a setback from the street similar in distance to the existing historic courthouse buildings on the block to the west. The area where these contributing historic buildings currently stand is shown as landscaped open space. The footprint of the New District Courthouse, including its foundation, does not touch the footprint of the contributing historic buildings as shown on the diagram submitted by the applicant. The existing proffered rezoning for the property (ZM #155) retains all four contributing historic buildings in place and potentially enhances the current historic streetscape by placing the footprint of the proposed court facility on the street with a similar minimal setback.

Issue: Although the design team for the New District Courthouse has expressed a preference that the building be removed from the site to make way for the proposed courts facility, it appears arguable that, as currently designed, the proposed setback of the new facility could accommodate the contributing historic buildings where they stand. The revised footprint of the new court facility is only 35% larger than what was approved under the existing proffered rezoning and does not fully take advantage of the available vacant lot west of 106 Edwards Ferry Road where the jail once stood. Information provided by the applicant to date does not adequately justify the proposed demolition of these contributing historic buildings. Additional information and justification should be provided by the applicant that demonstrates the proposed demolitions are a necessity, not just a preference or convenience.

**This remains as a substantial issue for the applicant to address in justifying the requests for demolition. Based on the information submitted to date, it is staff's opinion that it remains feasible for an alternative design of the New District Courthouse to be prepared retaining one or more of the four contributing historic buildings in place. The BAR has the authority to require that**

**the applicant submit an economic and structural feasibility study for rehabilitating or reusing the structure(s) in place. The BAR also has the authority to seek outside advice as authorized by Section 3.10.7 of the Zoning Ordinance.**

- G. *Impact of stormwater infrastructure* - The project narrative states, and the diagrams submitted by the applicant show, that the area where these contributing historic buildings currently stand is the proposed location for stormwater infrastructure to be installed below the ground surface.
- Issue: The design team for the New District Courthouse has expressed a preference that the proposed stormwater infrastructure be located where the contributing historic buildings currently stand. However, it appears arguable that the stormwater infrastructure could be redesigned and/or relocated in a manner that avoids demolition of the contributing historic buildings. Information provided by the applicant, to date, does not adequately explain or justify the proposed demolition of these contributing historic buildings for purposes of installing stormwater infrastructure. Additional information and justification, which may include expert testimony, should be provided by the applicant that demonstrates that this is the only reasonable location for stormwater infrastructure and that other methods of stormwater treatment are not practical. **No information has been provided by the applicant to the Department of Plan Review so appropriate stormwater treatment options for this location have not yet been evaluated. Town staff will be on hand at the BAR work session to address the available range of stormwater options which include off-site compliance opportunities for projects where less than five acres of land will be disturbed. The project site for the New District Courthouse is 1.89 acres in size.**
- H. *Impact of construction staging* - The applicant's narrative states that the area where the contributing historic buildings currently stand is needed for staging construction of the New District Courthouse.
- Issue: The courthouse design team has expressed a preference that the location where the contributing historic building currently stands be used for staging construction of the New District Courthouse. However, it appears arguable that alternatives are available that would allow such activity without demolishing these contributing historic buildings. Information provided by the applicant, to date, does not adequately explain or justify the proposed demolitions of these contributing historic buildings for purposes of construction staging. Additional information and justification should be provided by the applicant that demonstrates that this is the only reasonable location for staging construction and that other sites and/or methods are not practical. **This remains as a substantial issue for the applicant to address in justifying these requests for demolition.**
- I. *Conceptual layouts for the District Courthouse* - The applicant has stated that thirteen (13) conceptual layouts for the New District Courthouse were considered during the conceptual planning phase, none of which included the preservation of any of the four contributing historic buildings currently owned, used and maintained by the county. The application narrative includes a summary of conceptual planning for the project including the identification of site constraints and programming requirements for the new courts facility. It is understood that the design of a modern judicial services facility typically involves a wide array of security/access issues and support infrastructure needs along with vital engagement with a large number of stakeholders. However, it has not been clearly communicated by the applicant why preservation of one or more the buildings was never considered as a priority by the courthouse design team in any of the conceptual layouts.
- Issue: Since the Town's policy as stated in the design guidelines for the Old & Historic District reads that "*demolition of contributing buildings should be avoided*" (page 115) and the four contributing historic buildings are structurally sound, it is reasonable to expect that one of the 'site constraints'

that should have been examined and considered by the courthouse design team is preservation of the contributing historic buildings in place for at least one of the conceptual layouts. It appears that the applicant has not addressed Town policy and requirements by prioritizing the preservation of the four contributing resources on the property thereby avoiding demolition.

Staff strongly encourages the applicant to enter into one or more work sessions with the Board of Architectural Review to develop at least one conceptual layout whereby one or more of the contributing historic buildings are retained in place. It is suggested that the overall allotted program space of 92,000 square feet not be modified, but that flexibility be used when considering certain infrastructure position and placement including, but not limited to: minimizing the use of surface parking lots; maximizing use of available county land; and providing stormwater treatment alternatives. Even if the exercise does not result in the final solution, the Board of Architectural Review will thoroughly understand the detailed thinking behind the project and will become a stakeholder in the process. In the event that the applicant does not desire to enter into such a conceptual planning exercise, the Board of Architectural Review may consider seeking outside advice as authorized by Section 3.10.7 of the Zoning Ordinance.

**Based on the information submitted to date, no effort to comply with Town requirements in avoiding demolition of contributing historic resources has been demonstrated by the applicant. It is staff's opinion, unless additional information is provided by the applicant to the contrary, that it remains feasible for an alternative design of the New District Courthouse to be prepared retaining one or more of the four contributing historic buildings in place. The BAR should require that the applicant submit an economic and structural feasibility study for rehabilitating or reusing the structure(s) in place.**

- J. *Alternative designs for the District Courthouse* - The applicant states in the project narrative that two selections have been made from the five design concepts for the New District Courthouse. Images for these two alternatives were not included in this Certificate of Appropriateness application although the two concepts were shown to the Board of Architectural Review during the presentation made by the courthouse design team in August 2014. As stated in Section 7.5.8.C the Board of Architectural Review is to determine “*the appropriateness of such plans to the architectural character of the historic district*” as part of the review of the demolition request.

Issue: The two design concepts for the New District Courthouse shown to the Board of Architectural Review during the August 2014 presentation are very different in appearance. Additional information should be submitted to the Board of Architectural Review by the applicant providing details of the conceptual appearance of the preferred alternative including conceptual elevations of all four sides of the building.

**The applicant has submitted a preferred conceptual design (Concept 5D) for the New District Courthouse that has been approved by the Loudoun County Board of Supervisors, but does not retain the four contributing historic buildings in place. It is the applicant's intention that this series of illustrations showing the proposed courthouse building in context of the streetscape and neighborhood serve as the 'post-demolition plans' for the BAR to consider as required by Section 7.5.8,C of the Zoning Ordinance. No information on the appearance of the north elevation has been provided. Six (6) project goals developed by the project architect that serve to inform the proposed design of the building have been provided. How these goals overlap with objectives, policies, and guidelines set forth by the Town of Leesburg is not readily apparent.**

- K. *Relocation study* - The Old and Historic District Design Guidelines state that “*relocation should only be considered after it is determined that to remain in its original location would result in the structure's complete demolition.*” It is the opinion of the Preservation Planner that the applicant

does not currently provide adequate justification to forego the preparation of a relocation study and it is reasonable for the Board of Architectural Review to consider the relocation of these buildings as a viable final option as provided for in the design guidelines.

**Issue: The design guidelines for the Old and Historic District state that “relocation should only be considered after it is determined that to remain in its original location would result in the structure’s complete demolition.”** If the Board of Architectural Review pursues the relocation of one or more of these buildings as a viable alternative to demolition, a feasibility study for relocation should be prepared that addresses the following:

1. A cost estimate for the relocation of one or more of the buildings within a 3-mile radius of the project site prepared by a building mover with experience in relocating historic frame and masonry dwellings. The professional building mover should provide the estimate in writing and should be prepared to provide expert testimony.
2. An assessment by a structural engineer with experience in evaluating historic buildings identifying any major structural issues or causes for concern. The engineer shall coordinate and consult with the professional building mover identified above. The engineering professional should provide the assessment in writing and should be prepared to provide expert testimony.
3. A conceptual drawing and cost estimate for the construction of a proper foundation(s) that meet code requirements on which the building(s) may be placed.
4. A strategy endorsed by the county for offering the buildings to an interested party including an estimated schedule and time frame; means of advertising including targeted publications and other forms of media outreach; bid requirements, if any; sale price, if any; insurance requirements; and a summary of any incentives and/or assistance that may be offered.

**The applicant has been authorized by the Loudoun County Board of Supervisors to prepare a relocation feasibility study. Any additional discussion about a relocation feasibility study is premature at this time.**

- L. *Impacts on adjacent historic resources* - Several contributing resources in the historic district are located in close proximity to the proposed construction site such as the Bank of the Valley building on the courthouse campus, St. James cemetery, and 114 Edwards Ferry Road. An analysis of the anticipated impacts of demolition and new construction on contributing historic resources immediately adjacent to the project site and a strategy to mitigate any negative impacts identified should be provided to the Board by the applicant. A copy of the archeological survey report prepared by John Milner Associates for the recent work completed on the subject properties should also be submitted, when available. **This information had not yet been received at the time this staff report addendum was prepared.**
- M. *Federal and State participation* – Frequently, complicated public projects such as this use federal and state funds as part of project financing or require a federal and/or state action through a permit or program. Federal and/or state participation in a project may activate other review processes such as those defined in the National Environmental Policy Act, National Historic Preservation Act, and the Virginia Antiquities Act. The proposed demolition of the four contributing historic buildings may be an action that would require mitigation of adverse impacts under certain federal and state permitting, program, or funding requirements. It is to the benefit of the applicant, Loudoun County, and the Town of Leesburg to anticipate any parallel, and possibly competing, historic preservation review processes. The Town asks that the applicant and Loudoun County share any information that is available regarding the use of federal and state funds, non-financial assistance, and/or permit approval requirements associated with the construction of the New District Courthouse that may

activate such a review. **This information had not yet been received at the time this staff report addendum was prepared.**

### **Staff Assessment and Recommendation**

There are two preservation goals that should be considered with the courts expansion proposal. First, the Courthouse complex is, and always has been, a defining historic feature in Leesburg's downtown. Over the past several years, discussions between the Town Council and the County about the need for the court system expansion has yielded consensus among both governing bodies to continue this historic precedent by keeping the courts system in Leesburg's downtown and developing an expansion plan that respects this tradition. The second preservation goal is to plan for this expansion while assuring that the historic integrity of the District will be maintained. Herein is the challenge presented by this request for demolition. The applicant has devised options for the courts expansion thereby addressing the first preservation goal, but has not fully explored how to execute this expansion and also meet the second preservation goal. Conceptual planning for the latest courts expansion proposal seems to have started with the demolition of the four contributing historic resources as a 'given.' At a minimum, the courts expansion proposal should '*do no harm*' to the historic district. A higher aspiration would be to plan for the courts expansion by *enhancing* the District through avoidance of negative impacts on existing historic resources and by preparing site and building plans that are respectful of the historic resources in the district. As such, it is the obligation of the BAR as part of this Certificate of Appropriateness review process to fully ascertain the contributing status of the four structures proposed for demolition and to fully explore the options for retention of these structures before entertaining a discussion of demolition.

With this in mind, it is the opinion of staff that the buildings located at 112 Edwards Ferry Road NE, 110 Edwards Ferry Road NE, 108 Edwards Ferry Road NE, and 106 Edwards Ferry Road NE, should maintain their designation and status as primary, historic, contributing resource in the Leesburg National Register Historic District and the locally-designated Old and Historic District. In their current condition, the buildings retain integrity of location, design, setting, materials, workmanship, feeling and association and substantially contribute to the historic and architectural character of the property, neighborhood, historic district, and Town of Leesburg. The applicant has not provided adequate evidence to support claims to the contrary and has stated that it is not their intent to contest this designation and status. It also appears that alternatives to demolition may exist and should be pursued with the applicant in an effort to avoid or mitigate the negative impact that the loss of these four contributing historic buildings proposed for demolition, would represent. It seems arguable that, as currently designed, the proposed setback of the new courts facility could potentially accommodate these contributing historic buildings where they stand. It should also be noted that the 1998 Concept Plan for a new courts facility on this site, as approved by the Leesburg Town Council with the associated rezoning, accommodates all four contributing historic buildings in place. Although it is the stated preference of the applicant and the county that these four contributing historic buildings, be removed from the site to make way for the New District Courthouse, the Board of Architectural Review cannot grant approval for the request solely on the grounds of applicant preference or convenience.

Since the burden of proof lies with the applicant in providing justification for the proposed demolitions and the information and evidence submitted to date is not well-supported, staff recommends that review of these four demolition applications by the Board of Architectural Review, be CONTINUED to a mutually agreed upon date that may include a series of meetings as already offered to the applicant. Staff also strongly encourages the BAR to keep the public hearings associated with the review of these applications open over the course of these meetings to allow for ongoing comment by concerned citizens and any other affected parties.

New Exhibits

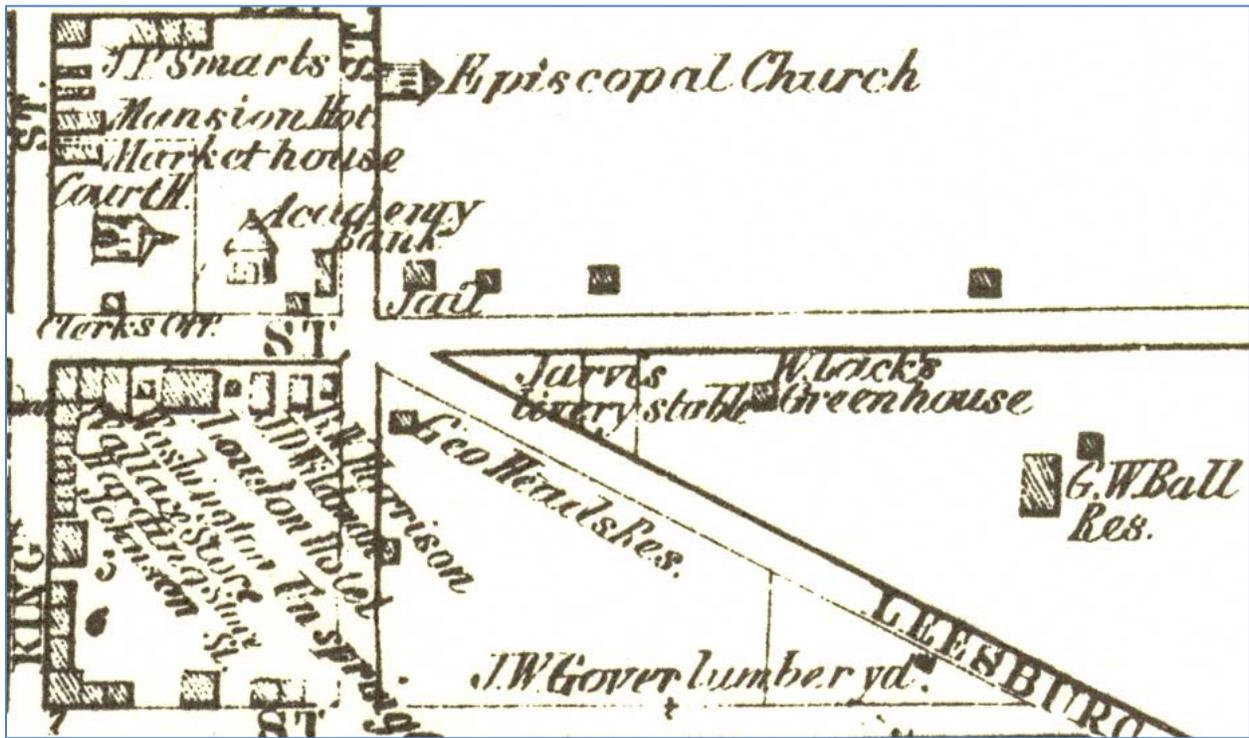


Exhibit S – Detail from 1854 Yardley Taylor Map of Loudoun County (courtesy of Thomas Balch Library)

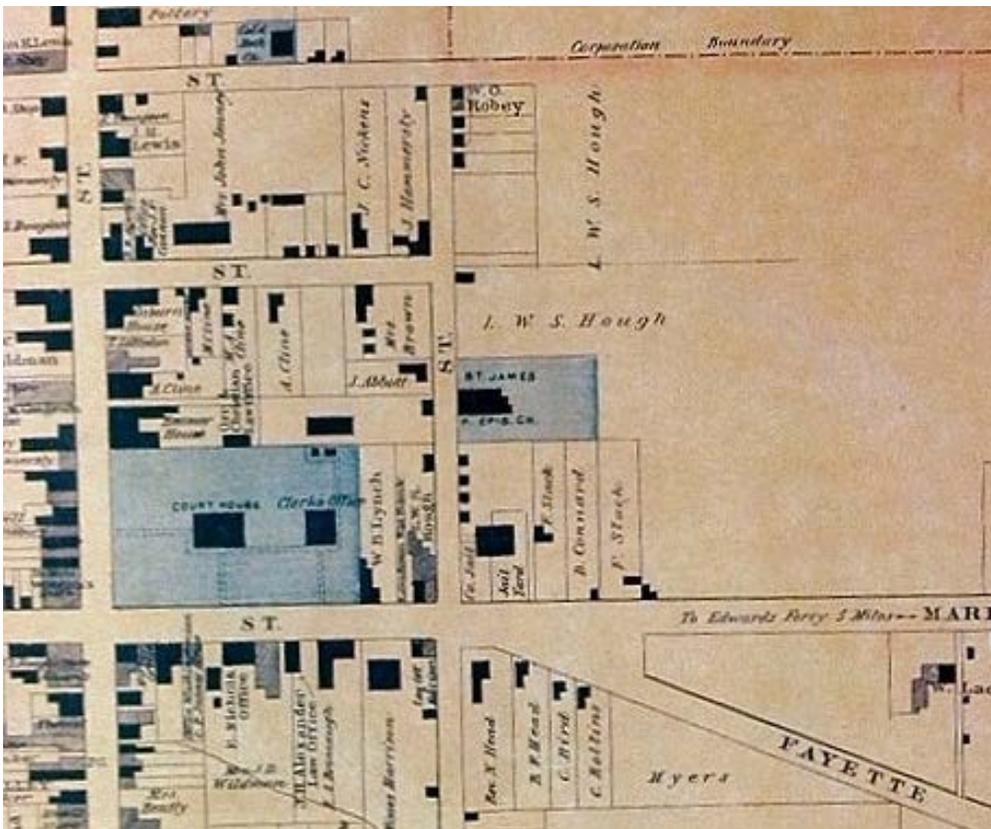
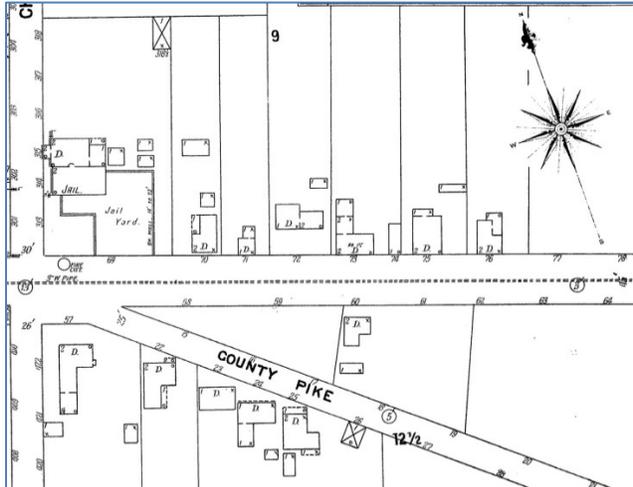
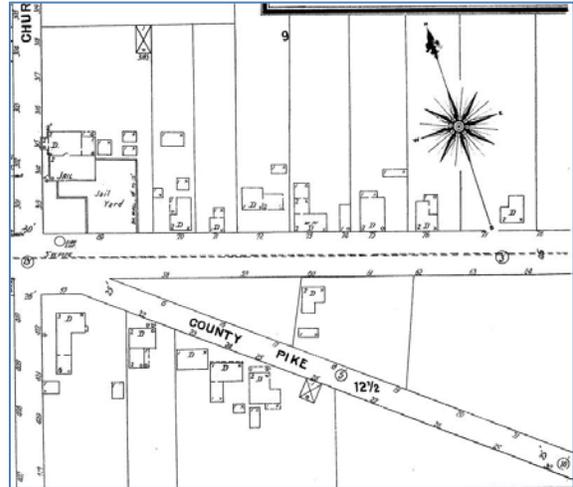


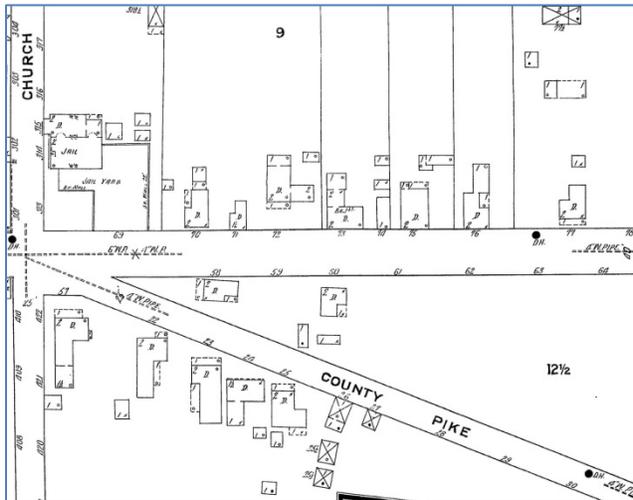
Exhibit T – Detail from Grey's 1878 Map of Leesburg (courtesy of Thomas Balch Library)



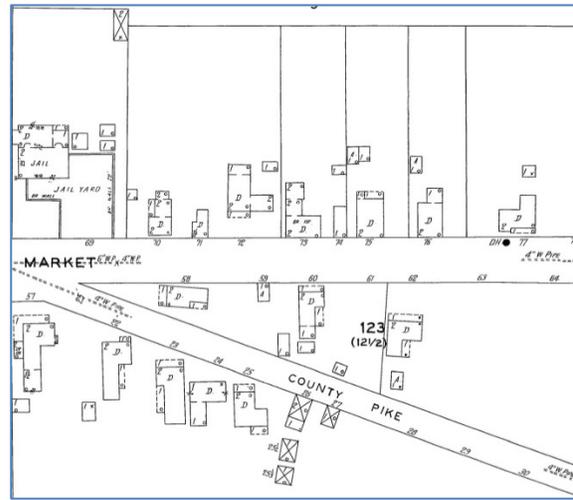
1899 Sanborn Fire Insurance Map



1907 Sanborn Fire Insurance Map



1912 Sanborn Fire Insurance Map



1930 Sanborn Fire Insurance Map

Exhibit U – Details from Sanborn Fire Insurance Maps (courtesy of Thomas Balch Library)

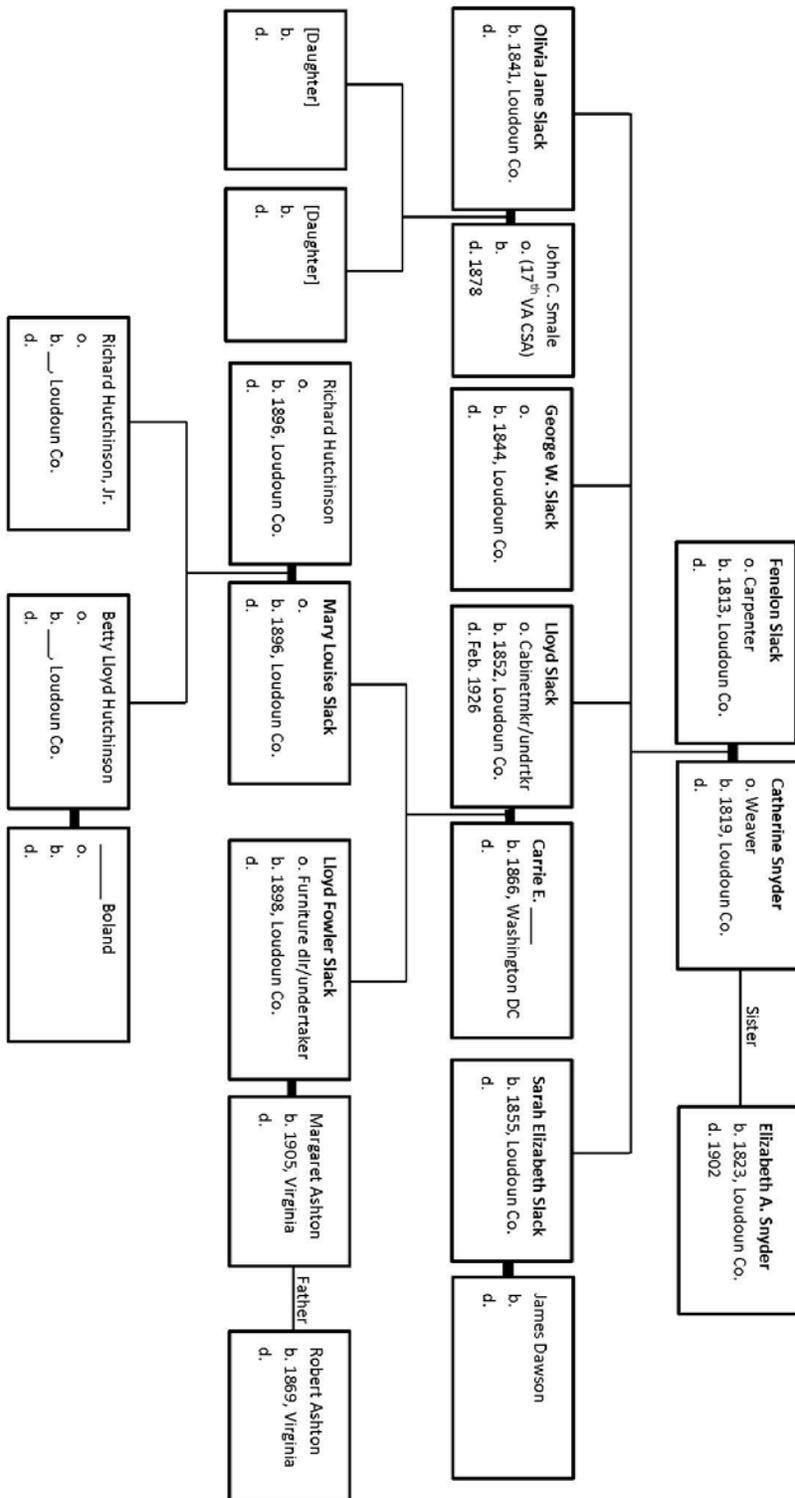
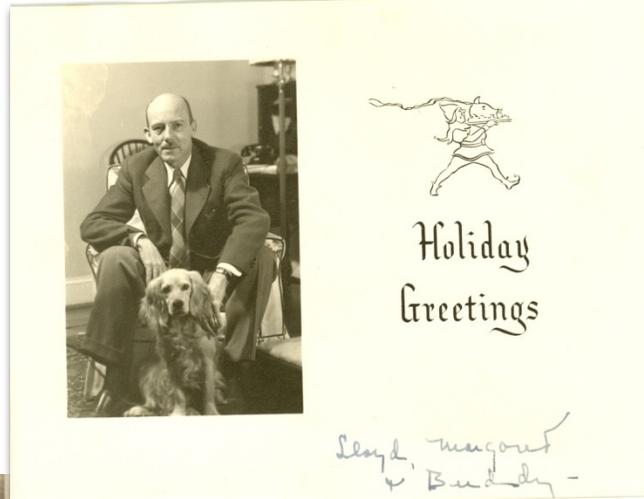


Exhibit V - Slack family tree showing four generation of family members who have occupied and/or owned the four dwellings on Edwards Ferry Road



Copyright 1909, by C. E. Zimmerman Co.—No. 1

### PLANNING

LET us plan with you as to your new pieces of furniture. Come in, talk it over, look around, and see what you really DO need. You'll find that we have a splendid stock of new, durable furniture. We are careful buyers, and we have been in the furniture business a good many years, and know what we are selling you. May be if you get the impo rt of this you'll realize how badly lost you'll be amid the mac of illustrations and vague descriptive matter of mail-order houses. Besides, there's not the real pleasure of laying when you buy away from home. You are often attracted by promises of economy, and you'll find when you inspect the articles, that you do get cheapness; but nothing else.

LEESBURG, Virginia. **Lloyd Slack** UNDERTAKER and EMBALMER  
 Agent for Hoosier Kitchen Cabinet and Globe Wernicke Book Cases



ESTABLISHED 1877  
 Peoples National Bank  
 Leeburg, Virginia, Apr. 1st, 1912

**Lloyd Slack**  
 FURNITURE AND FLOOR COVERING  
 LET US ESTIMATE ON WINDOW SHADES FOR YOUR HOME

Feb. 13	To One Swivel Chair, Genuine Leather Seat & Back	\$ 25.00
---------	--	----------

The above was ordered by Mr. Jack Calhoun.

*Ord. 4/3/12  
 # 19747 CR.*

ESTABLISHED 1877  
**LLOYD SLACK**  
 Funeral Director & Licensed Embalmer  
 LEESBURG, VA. Dec. 14th, 1933.  
 Funeral of Mr. Edward Cornelius by order Miss Cornelius

1933	Funeral Expenses.		
Dec. 10	To Embalming, shaving and preparing	\$ 25.00	
" "	To Black Broad Cloth Covered Basket and Case with good trimmings and full attention to funeral and burial at Ashburn, Va.	150.00	
" 13	To Evergreen grave lining and lowering device sent to Ashburn Cemetery.	8.00	
		\$ 180.00	
Dec. 15	By Check on P. N. B.		\$ 180.00

*Lloyd Slack  
 Dec. 14, 1933*

Exhibit W – Various items of ephemera from the Slack family business (courtesy of Thomas Balch Library and Loudoun Museum)

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 2<sup>nd</sup> 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.

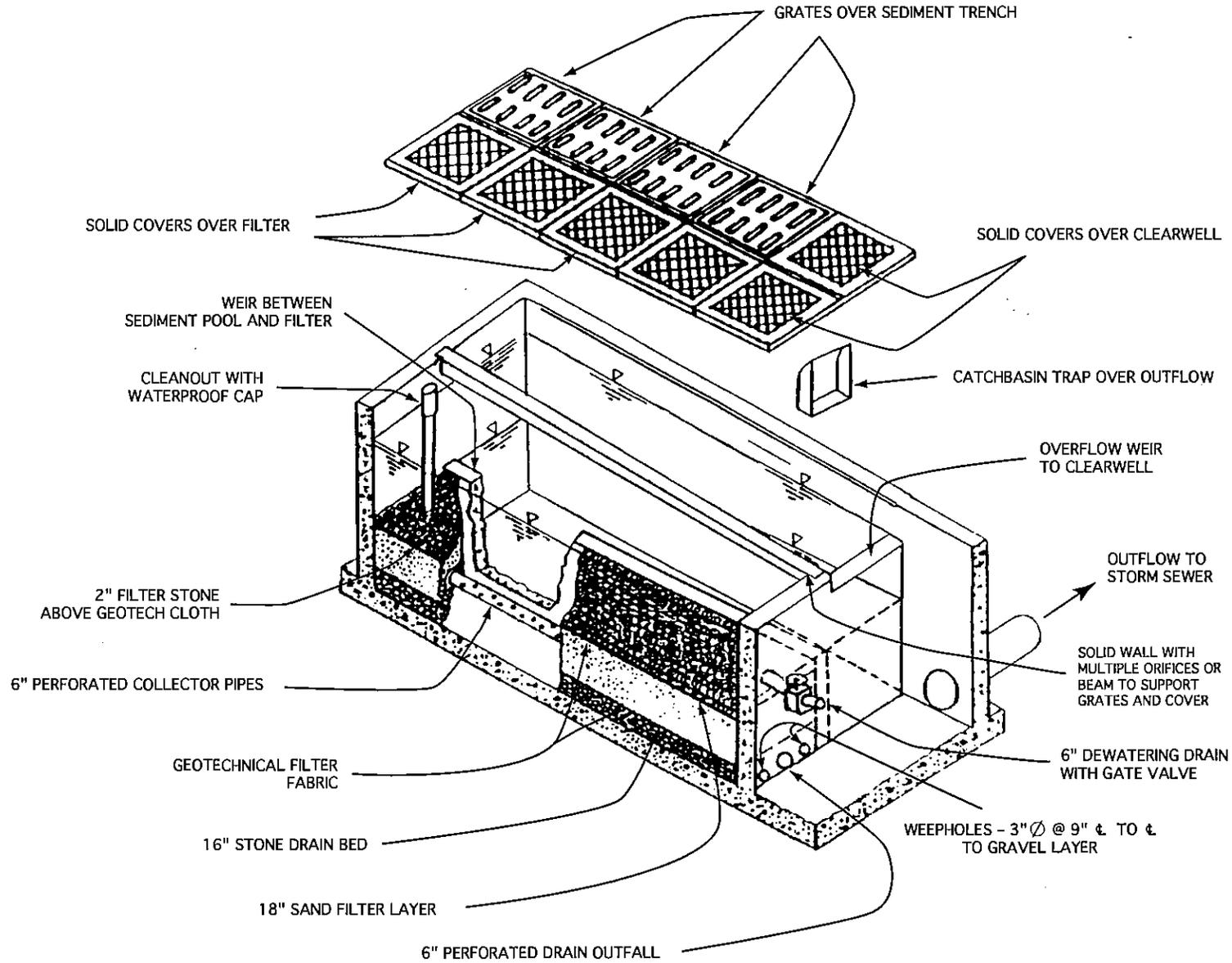
### **National Zoological Park's Front Royal facility, Warren County, VA. Smithsonian Institution.**

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



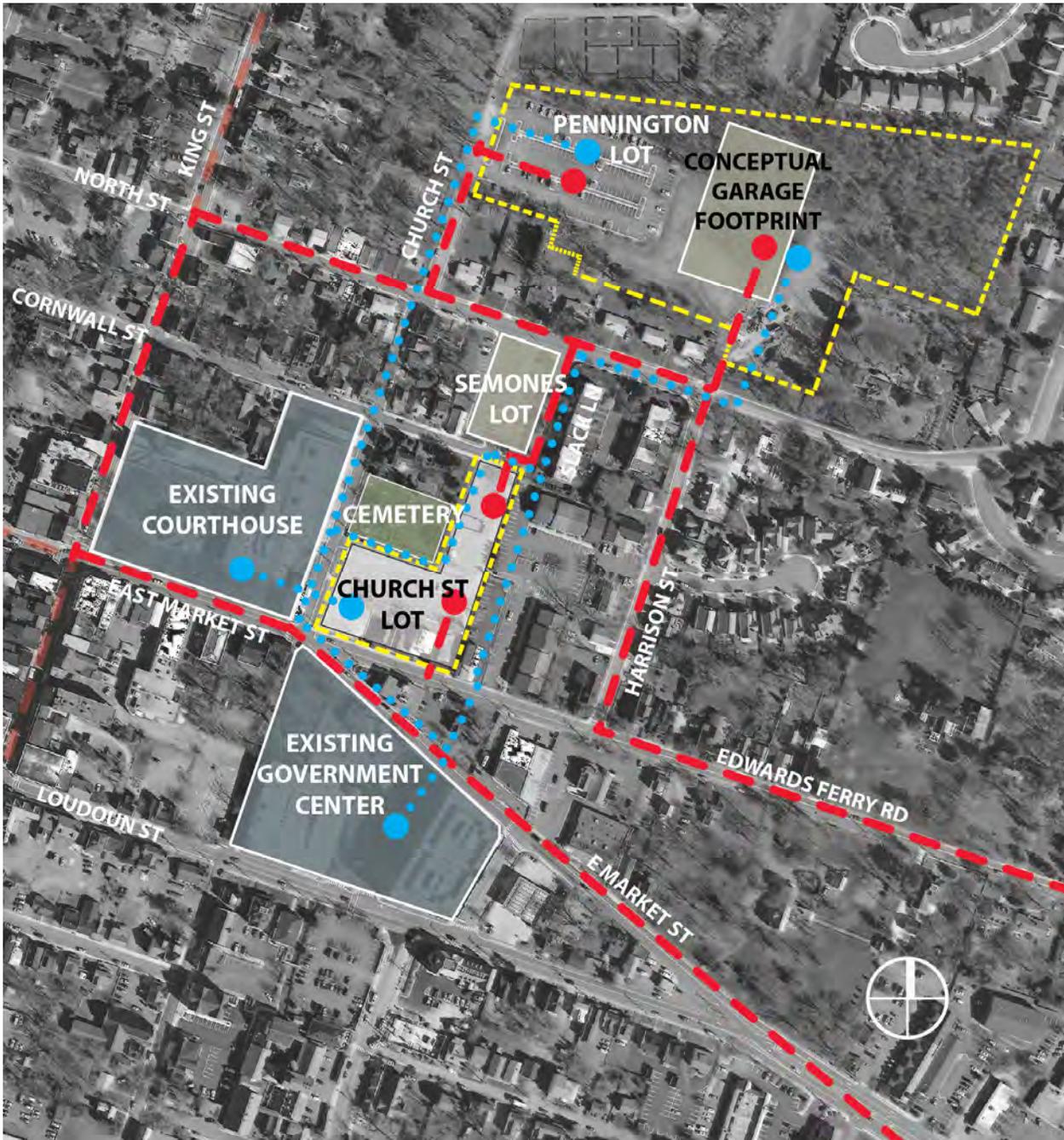


# **LOUDOUN COUNTY COURTHOUSE COMPLEX**

## **EXPANSION PHASE 3**

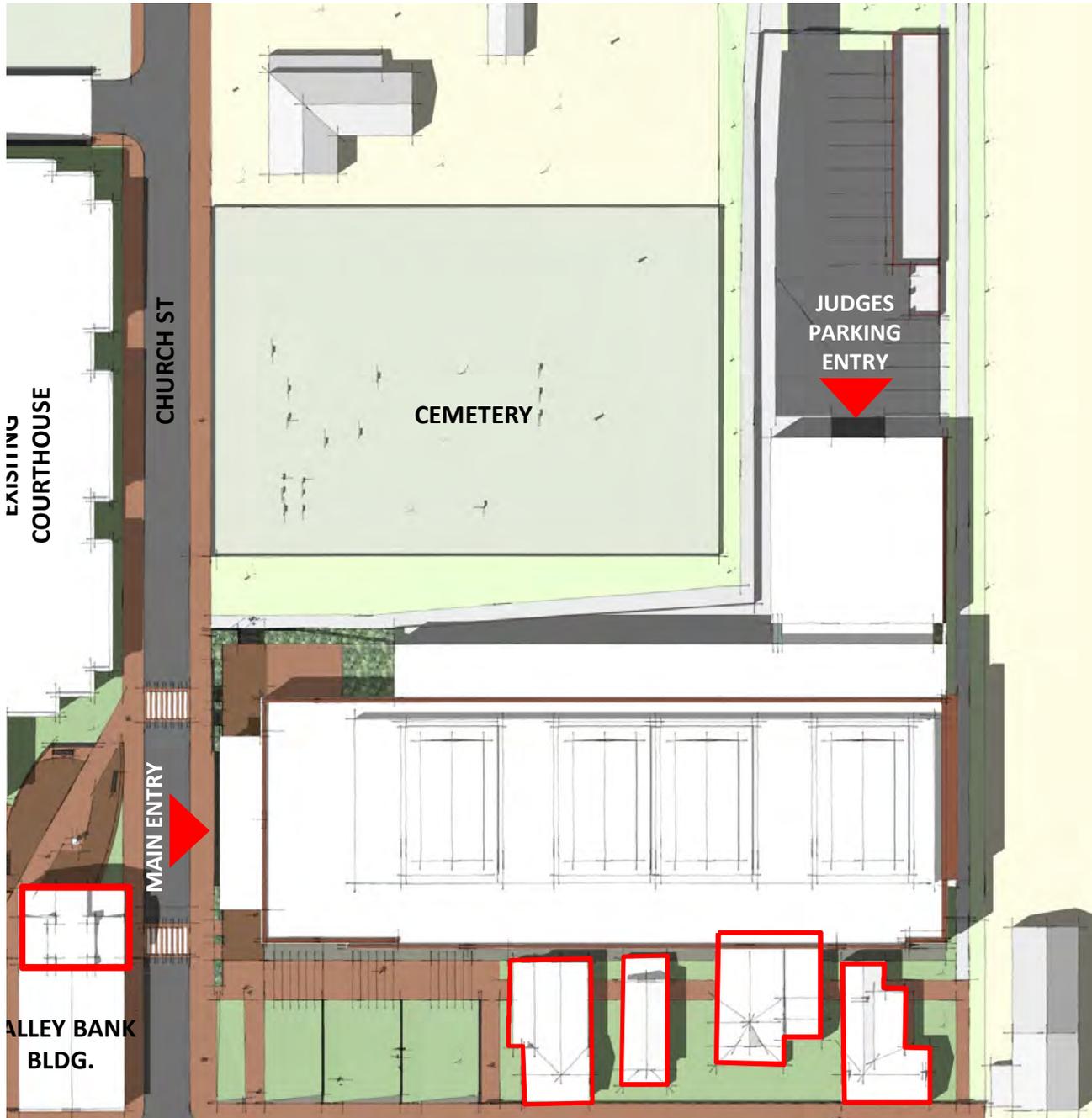
BAR Work Session  
February 02, 2015





## 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





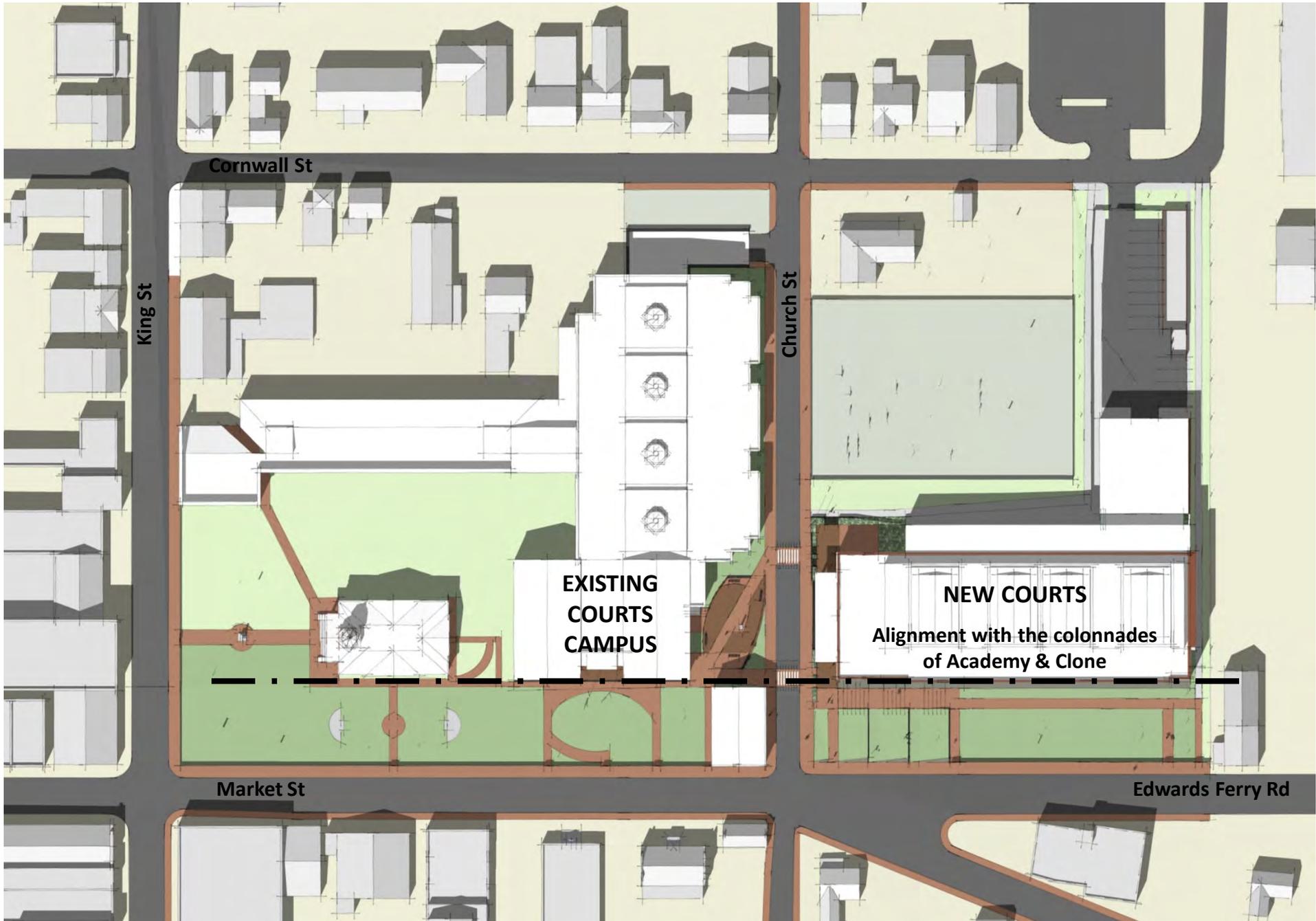
Washington and Lee University



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



**EXISTING  
COURTS  
CAMPUS**

**NEW COURTS**  
Alignment with the colonnades  
of Academy & Clone

Cornwall St

King St

Church St

Market St

Edwards Ferry Rd

# 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 21<sup>st</sup>**, 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**

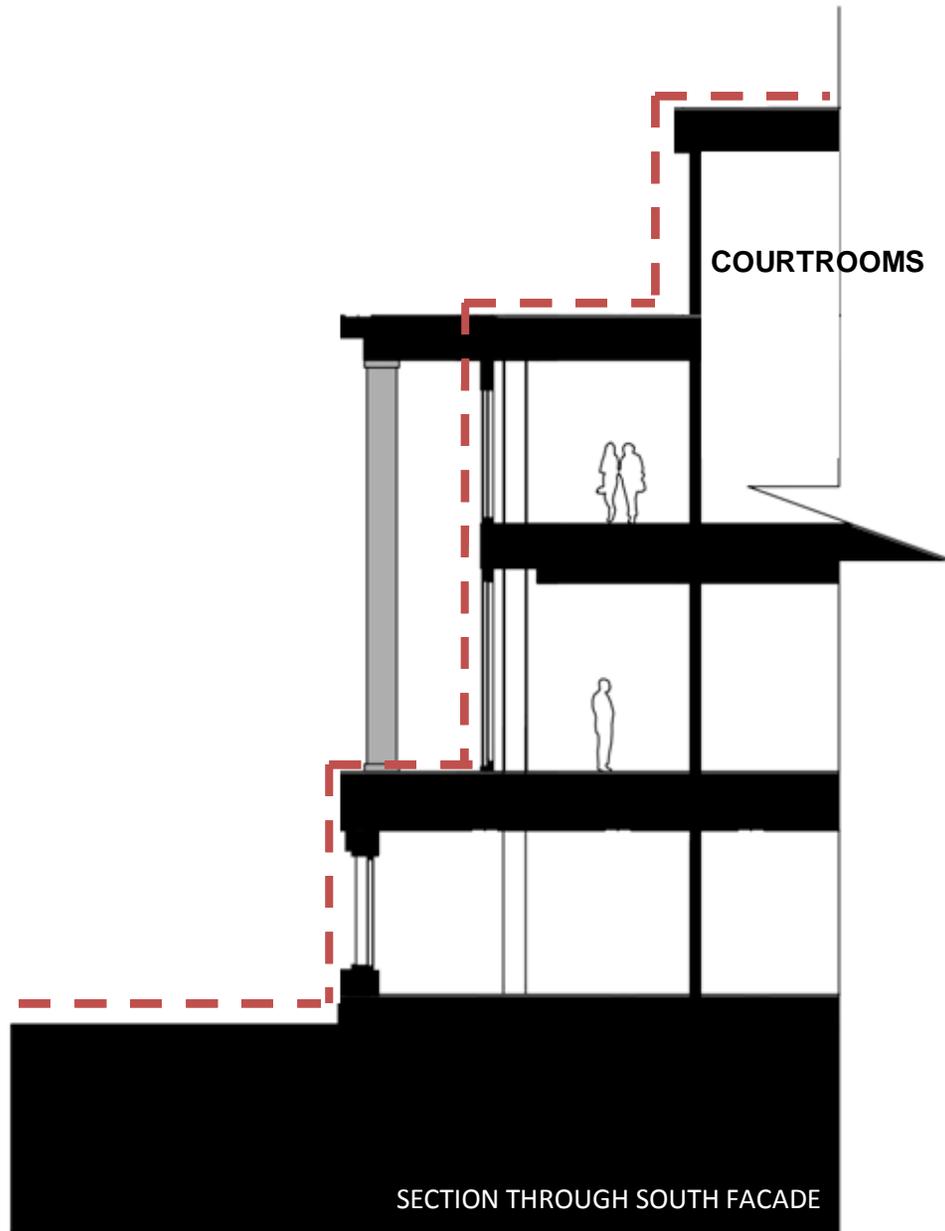
Modulated Mass

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 21<sup>st</sup>**, the Loudoun County Board of Supervisors asked us to evaluate 4 houses for relocation. They did not authorize us to relocate.

# QUESTIONS?