



LEESBURG BOARD OF ARCHITECTURAL REVIEW
ADDENDUM #2 TO STAFF REPORT*
REGULAR BUSINESS MEETING: WEDNESDAY, FEBRUARY 18, 2015
AGENDA ITEM #S 9B, 9C, 9D, 9E

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)

Applicant requested to reconsider position on extending Critical Action Date to allow for complete review of these Certificate of Appropriateness applications by the Board of Architectural Review

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

*** Special meeting of the BAR proposed for Wednesday, February 25th or Thursday, February 26th if the applicant does not agree to extend the Critical Action Date***

Summary of New Information

As of February 11, 2015 the following additional information has been provided by the applicant:

1. Applicant narrative – A written narrative has been provided by the applicant in response to questions posed by the BAR at the February 2, 2015 work session (13 pages).

*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

2. Town Review Process – A diagram summarizing the applicant’s understanding of the overall review process for the courthouse expansion project (1 page).
3. Funding source letter – As requested in the staff report, a letter dated January 27, 2015 has been provided by Ben Mays, Chief Financial Officer for Loudoun County identifying the source of funding for the courthouse expansion project (1 page). All anticipated funds for the design and construction of the New District Courthouse are from local tax funding and lease revenue financing sources.
4. Courthouse security letter – In response to questions asked by the BAR, a letter dated February 12, 2015 has been provided by the Loudoun County Sherriff’s Office summarizing security standards and issues associated with the New District Courthouse (1 page).
5. Future use letter – In response to questions asked by staff and the BAR, a letter dated February 9, 2015 has been provided by the Loudoun County Department of General Services summarizing their position on the future use of the four buildings for County office space (1 page).
6. Conceptual studies for New District Courthouse – Copies of the various massing and stylistic options prepared by the project architect have been provided (7 pages).
7. Communications between Town and County – The applicant has provided a copy of various communications between the Town and County about the New District Courthouse project along with verbatim transcriptions from some public meetings that have occurred since 2012 (36 pages).
8. Applicant PowerPoint presentation #1 – The applicant has provided a hardcopy of the pending PowerPoint presentation for the February 18, 2015 BAR meeting that summarizes considerations and constraints associated with the New District Courthouse project including security, fire safety and stormwater issues (20 pages).
9. Applicant PowerPoint presentation #2 – The applicant has provided a hardcopy of the pending PowerPoint presentation for the February 18, 2015 BAR meeting that summarizes overall benefits associated with the New District Courthouse project (10 pages).
10. Report for Phase II Archaeological investigations (75% draft report) – Prepared by John Milner Associates, Inc. dated January 2015 summarizing archeological investigations conducted in the vicinity of the four buildings proposed for demolition (113 pages). Seven (7) 5x5 units were excavated and 14,284 artifacts have been recovered to date. Preliminary findings suggest that the archeological deposits associated with the four buildings are not eligible for National Register listing. Copies available upon request.