

TLHP-2014-0115

TLHP-2014-0116

TLHP-2014-0117

TLHP-2014-0118

106, 108, 110 & 112 EDWARDS FERRY ROAD NE

GC/H-1 Overlay District

Requests for Demolition

BAR Work Session: Agenda items 5b, 5c, 5d & 5e

The Proposal:

1. Demolish the four (4) contributing historic buildings at 106, 108, 110 and 112 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.



The four buildings on Edwards Ferry Road NE



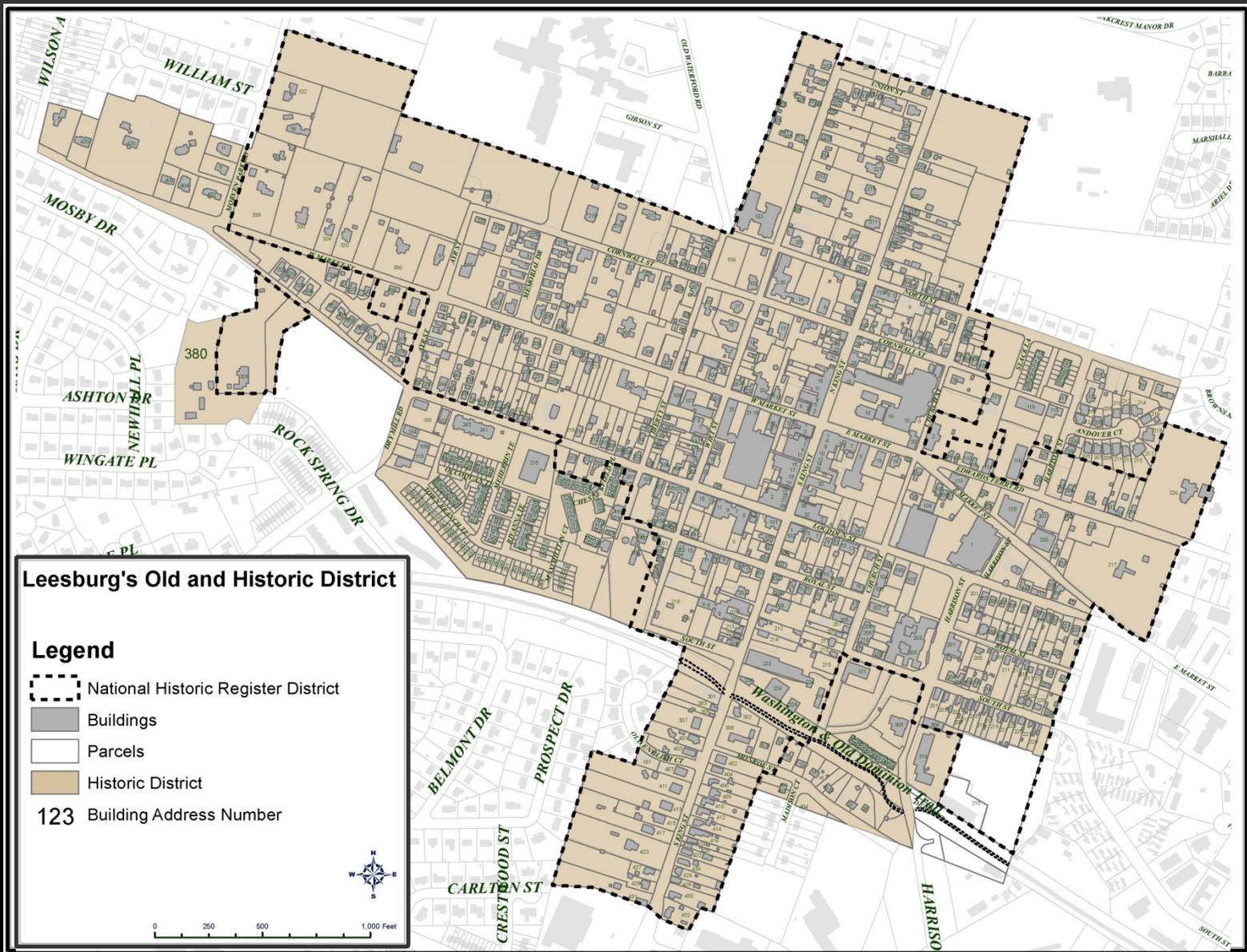
The four buildings on Edwards Ferry Road NE

Procedure* for review of demolition requests:

"On a case-by-case basis the BAR will evaluate whether or not the demolition of any primary building will have a detrimental effect upon the immediate context of the Old & Historic District."

1. Is the building designated 'historic' in the architectural survey?
 - The answer is "yes" for all four buildings.
 - The applicant does not contest this finding.
 - The Leesburg National Register Historic District was designated specifically because the town's *"numerous dwellings and commercial buildings...combine to make Leesburg one of the best preserved and most picturesque communities in Virginia."*

*as per Sections 3.10.1 and 7.5.8 of the ZO and the O&HD Design Guidelines



Leesburg's historic districts

Procedure for review of demolition requests:

"On a case-by-case basis the BAR will evaluate whether or not the demolition of any primary building will have a detrimental effect upon the immediate context of the Old & Historic District."

2. If the answer to #1 is "yes", then is it a resource that contributes to the architectural and historic integrity of the property, neighborhood, and historic district?

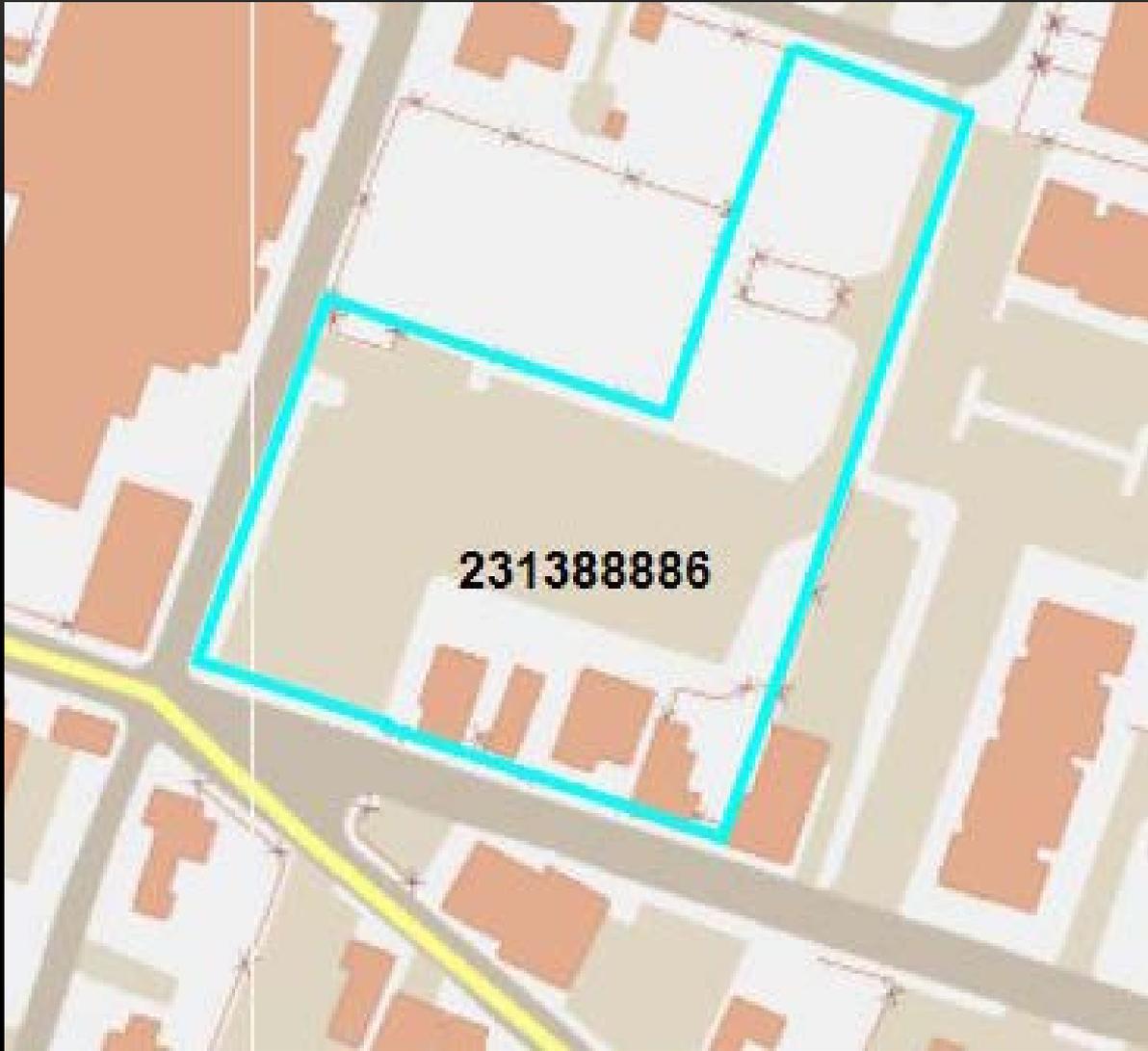
A property is considered to be 'non-contributing' if it does not have or retain integrity of any of the following:

- LOCATION
- DESIGN
- SETTING
- MATERIALS
- WORKMANSHIP
- ASSOCIATION
- FEELING

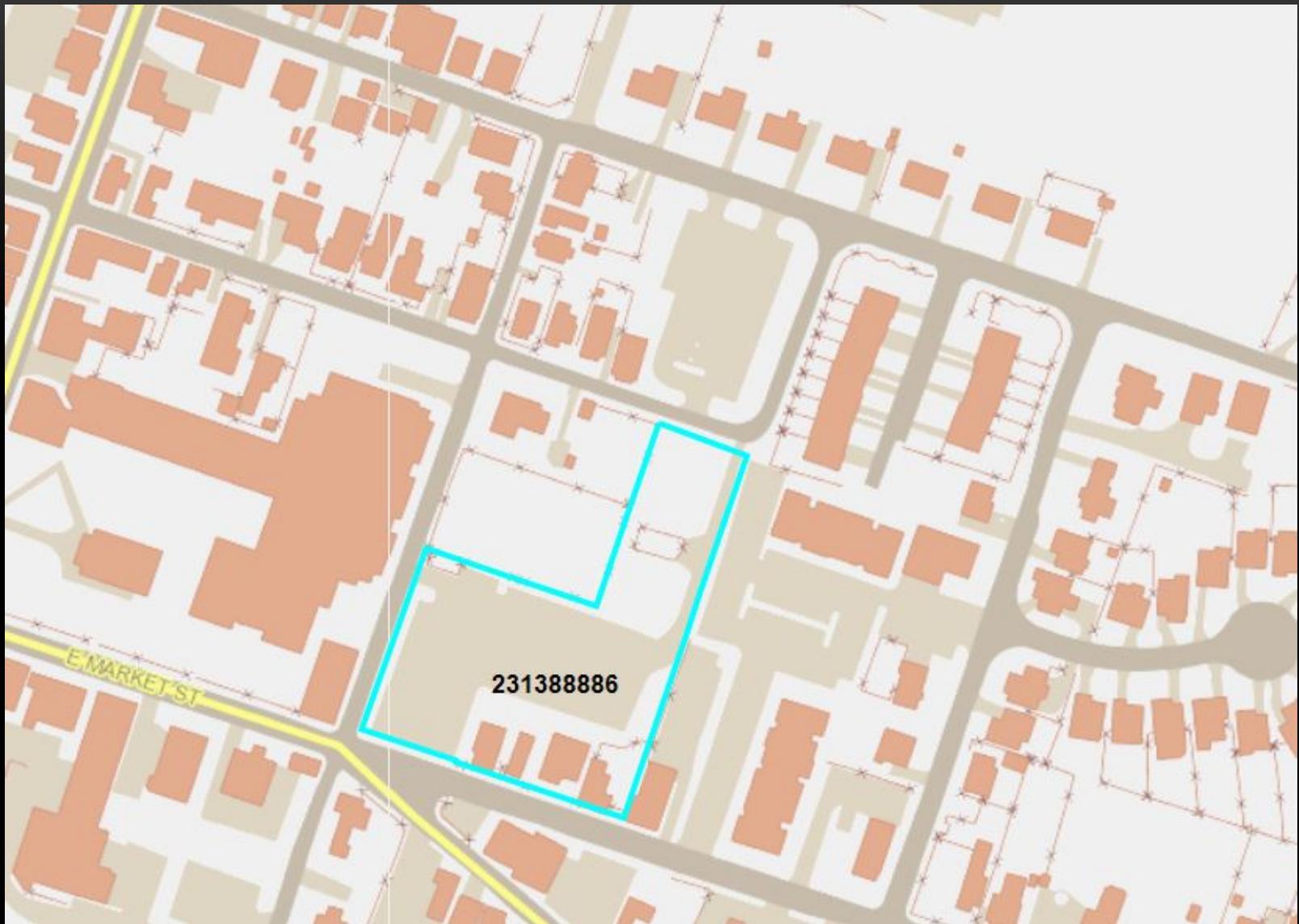
Procedure for review of demolition requests:

"On a case-by-case basis the BAR will evaluate whether or not the demolition of any primary building will have a detrimental effect upon the immediate context of the Old & Historic District."

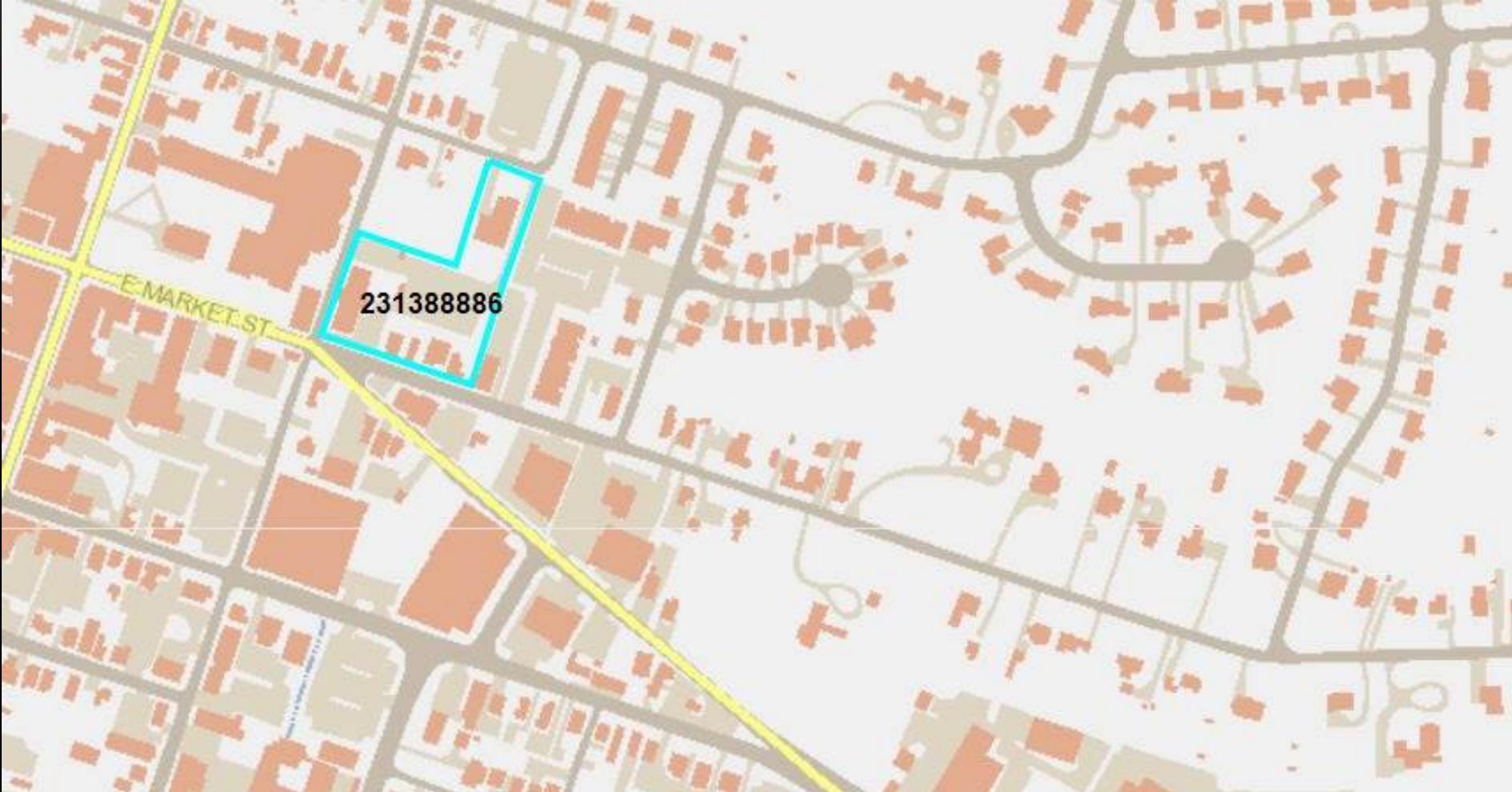
2. Is it a resource that contributes to the architectural and historic integrity of the property, neighborhood, and historic district and retains integrity of location, setting, workmanship, feeling, design, materials, and association?
 - The answer is "yes" for all four buildings.
 - The applicant does not contest this finding.



231388886



The four buildings on Edwards Ferry Road NE



Historic development pattern along Edwards Ferry Road



Architectural Association: 106 Edwards Ferry Road

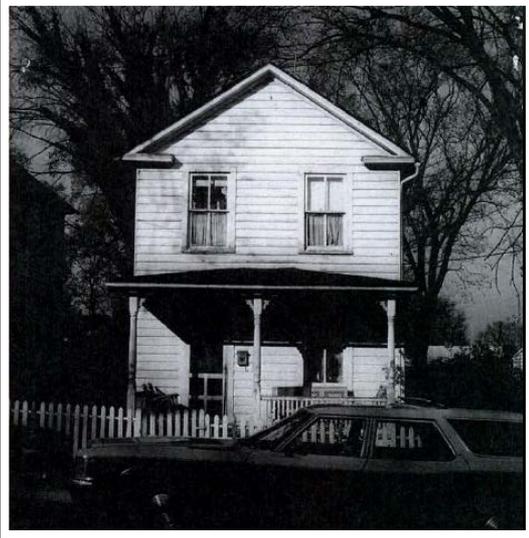


Year built: circa 1880 [1854?]

Style/Type: Frame vernacular; side-gable form (minor Italianate stylistic influences)



Architectural Association: 108 Edwards Ferry Road



Year built: circa 1870 [2nd floor: circa 1910]

Style/Type: Frame vernacular; front-facing gable form



Architectural Association: 110 Edwards Ferry Road



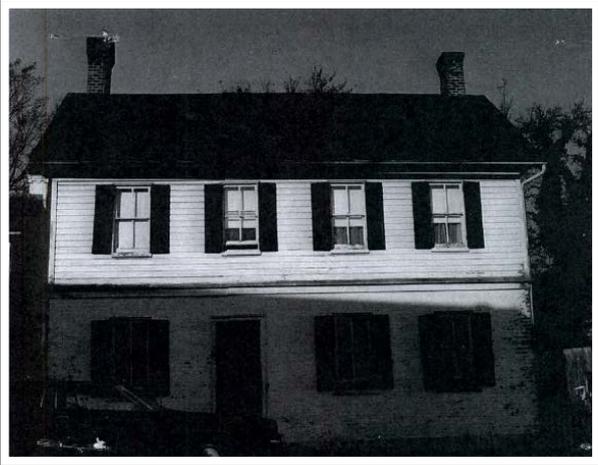
Year built: circa 1860 [c. 1830?]

Major addition: 1890s [circa 1910]

Style/Type: Frame vernacular; side-gable form (minor Queen Anne stylistic influences)



Architectural Association: 112 Edwards Ferry Road



Year built: circa 1800 [1813-20]

Major addition: circa 1895 [before 1878]

Style/Type: Federal/Adamesque

- Only 10% of the 513 contributing buildings in the Leesburg National Register Historic District are older (assuming an 1813-20 construction date).
- Buildings of the 'Federal' architectural style (1780-1830) comprise about 10% of the contributing resources in the Leesburg historic district.



Architectural Association: 112 Edwards Ferry Road



- The Federal architectural style is one of the primary, character-defining attributes of the designation for the Leesburg Historic District.
- This is one of two examples in the Leesburg Historic District of an early 19th century masonry, single-story dwelling that has a frame, second floor added as a later historic addition.
- The Leesburg NR nomination identifies this building as one of five Federal-style urban form dwellings in the district noteworthy for features indicative of this architectural style including:
 - Brick laid in Flemish bond on the façade with 5-course American or Common bond on the sides and rear;
 - Flat, brick jack arches over doors and windows; and
 - Vertical emphasis to window openings on the first floor.

Architectural Association: 112 Edwards Ferry Road

- The original masonry portion of the building is contemporary with:
 - The 'Bank of the Valley' building (1805-17);
 - The Harrison House, 19 East Market Street (circa 1820); and
 - The Harrison Law Office, 23 East Market Street (circa 1800).



Historical Association: The Slack Family

112 Edwards Ferry Road

- 1857 – purchased by Elizabeth Snyder, sister of Catherine Snyder Slack
- 1860 – dwelling occupied by Fenelon Slack and Catherine Snyder Slack w/ their 4 children: Olivia Jane, George W., Lloyd, and Sarah Elizabeth
- 1870s – major frame addition(s) made to dwelling by Slack family
- 1900 – dwelling occupied by Lloyd Slack and wife, Carrie, w/ their 2 children: Lloyd Fowler and Mary Louise
- 1926 – Lloyd Fowler Slack and Mary Louise Slack Hutchinson inherit property from Lloyd Slack (father)

106 Edwards Ferry Road

- 1874 – purchased by Lloyd Slack (Sr.) “for use by his mother”
- c.1912 – Catherine Snyder Slack passes

Historical Association: The Slack Family

108 Edwards Ferry Road

- 1875 – purchased by Olivia Jane Slack Smale
- 1880 – dwelling occupied by Olivia Jane (widow) and her two daughters
- 1900 – sold to Sarah Elizabeth Slack Dawson
- 1931 – James Dawson inherits property from Sarah Elizabeth Slack Dawson (wife)

110 Edwards Ferry Road

- 1876 – purchased by Lloyd Slack (Sr.)
- c.1900 – major frame addition made to dwelling by Slack family
- 1926 – Lloyd Fowler Slack and Mary Louise Slack Hutchinson inherit property from Lloyd Slack (father)



ESTABLISHED 1917
M Peoples National Bank
 LEESBURG, VIRGINIA, APR. 1st, 1942
 LLOYD SLACK
 FURNITURE AND FLOOR COVERING
 LET US ESTIMATE ON WINDOW BLINDS FOR YOUR HOME

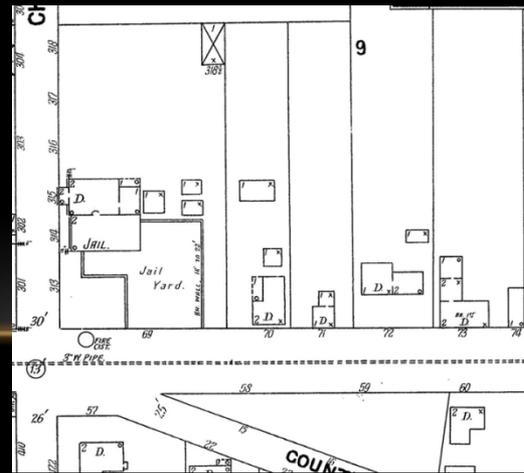
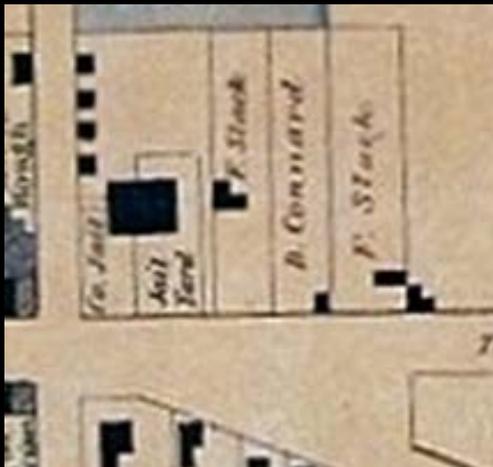
ESTABLISHED 1917
LLOYD SLACK
 Funeral Director & Licensed Embalmer
 LEESBURG, VA.
 Funeral of Mr. Edward Corseilus by order Miss Corseilus
 Dec. 14th, 1933.
 Funeral Expenses.



PLANNING
 Let us plan with you as to your new pieces of furniture. Come in, talk it over, look around, and see what our stock really DO need. You'll find that we have a splendid stock of new, durable furniture. We are careful buyers, and know what we are selling you. Besides, there's not a lot of descriptive matter of mail-order houses, and you'll find when you are often attracted by promises of economy, cheapness; but nothing else.
Lloyd Slack
 Undertaker and Embalmer
 117 E. Main St., Leesburg, Va.
 Agent for Hooper Kitchen Cabinet and Globe-Wernicke Book Press

Preparing _____ \$ 25.00
 Walker
 Leesburg, Va., June 7th 1947
Lloyd Slack
 MANUFACTURER OF AND DEALER IN
 MEDIUM AND HIGH-GRADE FURNITURE
 UNDERTAKER AND LICENSED EMBALMER
 1175
 found oak desk
 Red payment
 Lloyd Slack

Lloyd Fowler Slack & Margaret Ashton Slack



Jail Yard Wall?

Procedure for review of demolition requests:

"On a case-by-case basis the BAR will evaluate whether or not the demolition of any primary building will have a detrimental effect upon the immediate context of the Old & Historic District."

3. If the answer to #2 is in the affirmative for all seven criteria, then does the building retain structural integrity?

To document the building's structural condition the BAR may ask the applicant for:

- A site visit.
- Expert testimony from the applicant and/or "outside advice."
- A report that documents the building's physical condition.
- An economic and structural feasibility study for rehab and reuse.
- A relocation feasibility study (after all other alternatives are explored.)

Procedure for review of demolition requests:

"On a case-by-case basis the BAR will evaluate whether or not the demolition of any primary building will have a detrimental effect upon the immediate context of the Old & Historic District."

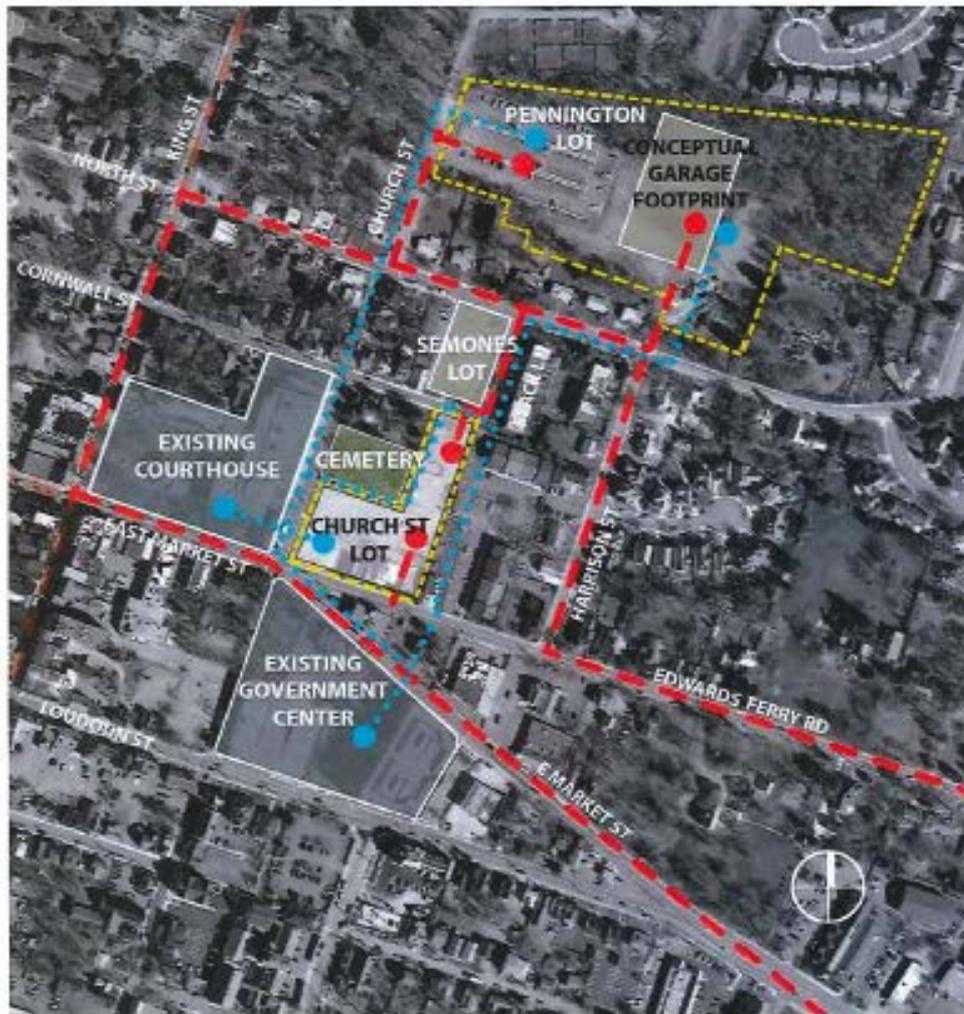
3. Does the building retain structural integrity?
 - The answer is "yes" for all four buildings.
 - The applicant does not contest this finding.
 - Is a report documenting the building's physical condition needed by the BAR?

Procedure for review of demolition requests:

4. Consideration of Post-Demolition Plans

"The BAR shall consider, and applicants shall be required to provide, for all principal structures to be demolished, post-demolition plans for any site governed by this article and the appropriateness of such plans to the architectural character of the district."

- The Loudoun County Board of Supervisors selected a conceptual design for the New District Courthouse on January 21, 2015 (5D).
- Primary reasons cited by applicant for the requested demolitions include: new building design/footprint, stormwater infrastructure, staging for construction.
- A revised conceptual site plan is required as part of a rezoning application (previous concept approved under TLZM-1998-0155).



SCOPE

- NEW COURTHOUSE BUILDING
- PENNINGTON PARKING GARAGE
- EXISTING BUILDING RENOVATION
- TUNNEL CONNECTION
- STREETScape FROM PARKING GARAGE TO COURTHOUSE
- REMOVAL OF 4 HISTORIC HOUSES
- VALLEY BANK CONVERSION
- SITE UTILITY RECONFIGURATION
- TRAFFIC IMPROVEMENTS

Scope of work for courthouse expansion



Concept 5D

Proposed Expansion of Courthouse Campus

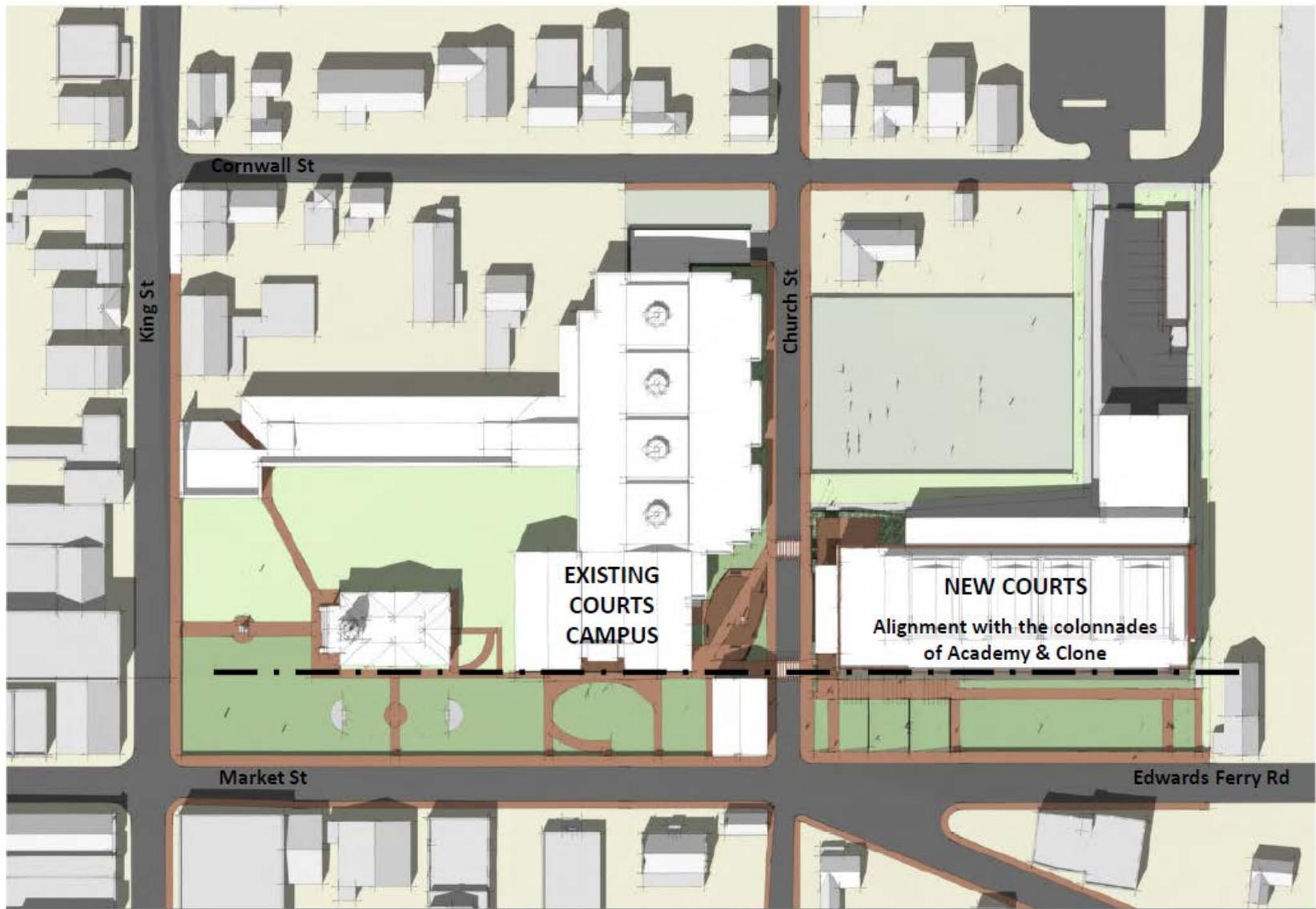


Concept 5D
Southwest street view – Church Street



Concept 5D
Southeast street view – Edwards Ferry Rd

Proposed New District Courthouse



BAR request for additional information, February 2nd Work Session:

1. Provide any information including communications, conceptual studies, sketches, and drawings that show how one or more of the four historic buildings may have been incorporated into the site design of the New District Courthouse at whatever stage of the design process these designs or proposals were presented along with reasons why they were discarded.
 - Additional information provided by applicant for stormwater treatment alternatives.
 - October 2012 memo:
 - "Option #3 – Church Street lot w/ leased space in Courthouse Square" (retains 4 houses?)
 - "Option #4 – Gov't Support Center site w/ General District Court retained" (option mentions retaining 4 houses on Edwards Ferry Road)

BAR request for additional information, February 2nd Work Session:

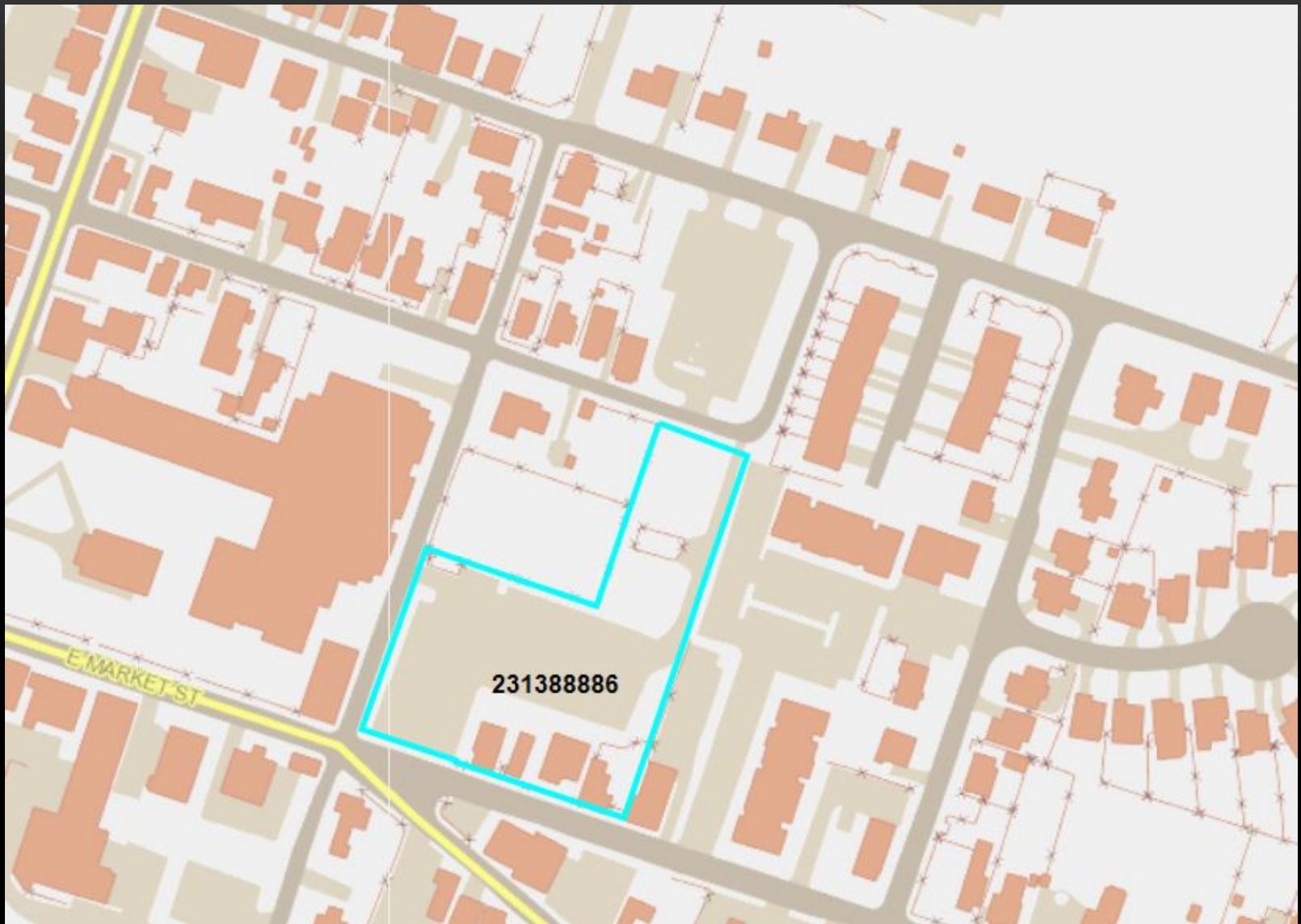
2. Provide information on all available stormwater treatment alternatives and address the possible relocation of the proposed concrete vaults so that demolition of the four historic buildings can be avoided or mitigated.
 - Additional information provided by applicant for stormwater treatment alternatives.
 - It appears a multi-faceted approach to stormwater treatment is warranted.
 - FYI – LEED points are also available for preserving historic/cultural resources:
 - 75% reuse of building exterior walls & roof = 1 pt.
 - 95% reuse of building exterior walls & roof = 2 pts.

BAR request for additional information, February 2nd Work Session:

3. Provide support documentation regarding the claim that the four historic buildings represent a fire safety hazard for the New District Courthouse. Since the original application did not include information on this subject, the support documentation should include, but is not limited to, a written narrative, diagrams, illustrations, specifications, code requirements, and, if appropriate, expert testimony.
 - Additional information provided by applicant about fire safety issues.

BAR request for additional information, February 2nd Work Session:

4. Provide support documentation regarding the claim that the four historic buildings represent a security concern for the New District Courthouse. Since the original application did not include information on this subject, the support documentation should include, but is not limited to, a written narrative, diagrams, illustrations, specifications, code requirements, and, if appropriate, expert testimony.
 - Additional information provided by applicant about security issues.
 - Impact of this security perimeter on other contributing resources in the historic district?
 - County controls 4 existing buildings on Edwards Ferry--better than lack of control of other buildings of similar distance?



231388886

E MARKET ST

BAR request for additional information, February 2nd Work Session:

5. Respond to the BAR proposal and address the feasibility of moving 110 Edwards Ferry Road closer to the street and removing non-historic and later historic additions from the rear of the four historic buildings as an alternative to demolition.
 - The response, “not authorized to provide this information” does not adequately address this question.
 - BAR is authorized to ask for a feasibility study to rehabilitate and reuse the buildings in place.
 - Stalemate?
-

Request for Other Information:

- A 75% draft of the archeological survey report prepared by John Milner Associates for the recent archeological work completed on site in 2014 has been submitted.
- Information has been provided about the source of funding for the construction of the New District Courthouse: local tax funding and lease revenue financing.
- Analysis of the anticipated impacts of demolition and new construction on other contributing historic resources in the immediate vicinity.
- Historical assessment of jail yard(?) wall.

Post-demolition Plans: Previously Approved Plans

- The Concept Plan associated with the previous zoning approval for the same site approved in 1998 retained the four contributing historic buildings in place.
- The new courts facility was to be located at the same setback as the four contributing historic buildings along Edwards Ferry Road.
- The estimated size of the new courts facility at the time was 60,000 sq. ft., 35% smaller than the current programmed space of 92,000.

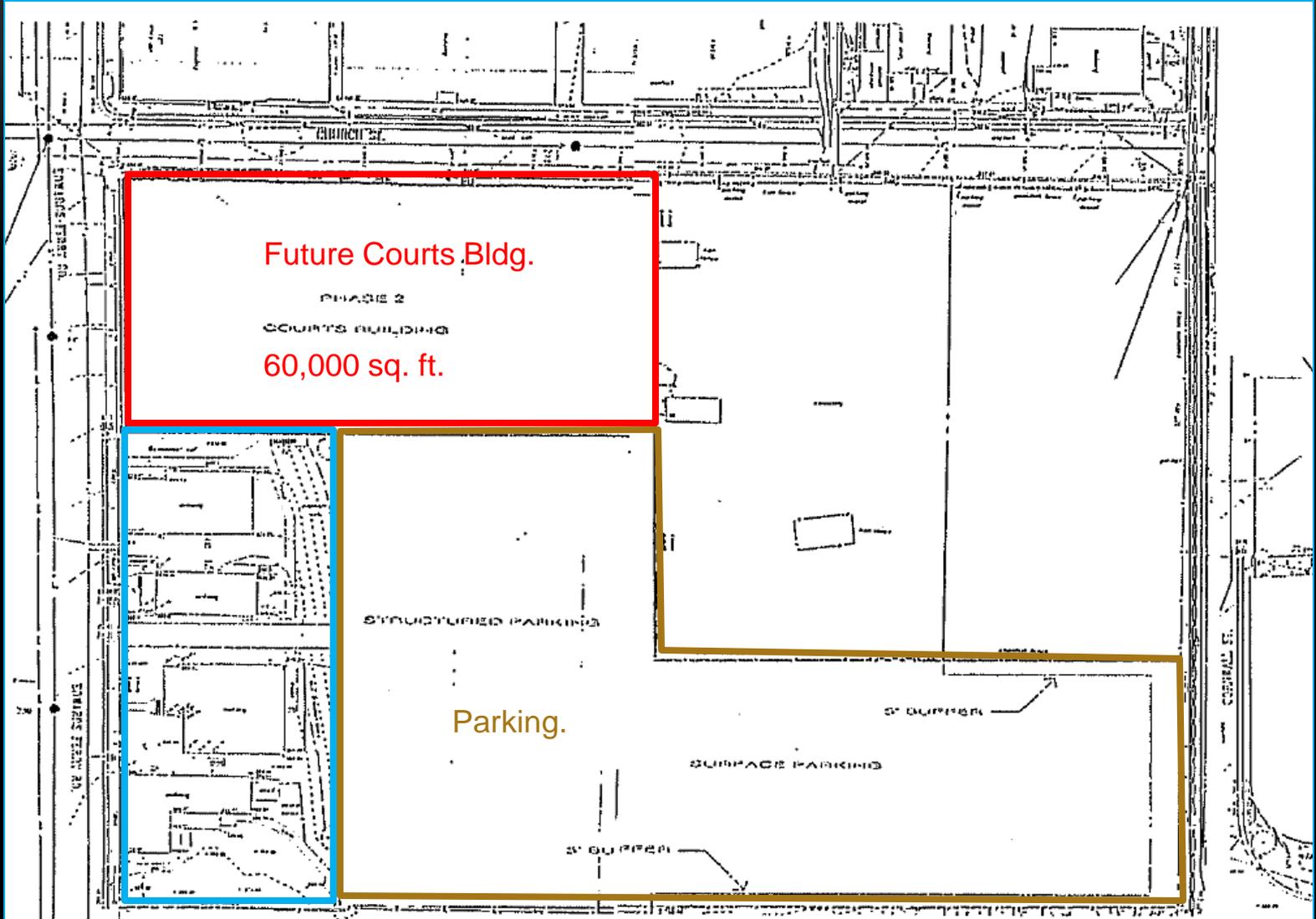


Exhibit C:
Phase 2 Concept Plan, Loudoun County Courts Complex Town of Leesburg 2nd Block
dated June 11, 1998, revised through June 18, 1998,
by the Loudoun County Department of General Services.

Post-demolition Plans: New Building Footprint

- The New District Courthouse is proposed with a setback similar to the other historic court buildings located on the block to the west.
- The proposed building footprint of the New District Courthouse only overlaps with one of the four contributing historic buildings.
- 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.



Proposed New District Courthouse

Post-demolition Plans: Conformance to Design Guidelines

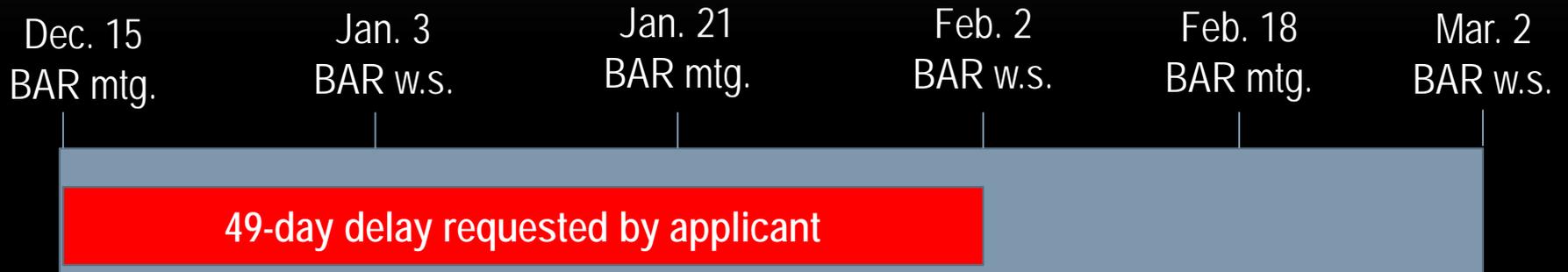
- Appropriate building form for the site - Institutional Forms
- Setback
- Orientation
- Spacing
- Massing & Complexity of Form
- Height, Width, Scale & Directional Expression
- Foundations
- Roof Form
- Doors & Windows (Fenestration)
- Porches & Porticos
- Cornices
- Frontage along Edwards Ferry Road (Public open space; On-street parking)

Staff Recommendation:

Staff recommends that review of the four Certificate of Appropriateness applications for demolition of the contributing historic buildings at 106, 108, 110 and 112 Edwards Ferry Road NE be CONTINUED by the Board of Architectural Review to the **March 2, 2015** work session. **[This is the Critical Action Date, i.e. the last date BAR can take final action without mutual agreement to extend the review by both the applicant and BAR.]**

Staff strongly encourages the BAR to keep the public hearing associated with the review of this application open over the course of these meetings to allow for ongoing comment by concerned citizens and any other affected parties.

Request to extend Critical Action Date:



Adding 49 days to Critical Action Date = April 20th