

FOUR (4) CERTIFICATE OF APPROPRIATENESS APPLICATIONS:

TLHP-2014-0115

TLHP-2014-0116

TLHP-2014-0117

TLHP-2014-0118

106, 108, 110 & 112 EDWARDS FERRY ROAD NE

GC Zoning/H-1 Overlay District

Requests for Demolition

BAR Regular Business Meeting

May 18, 2015

The Proposal:

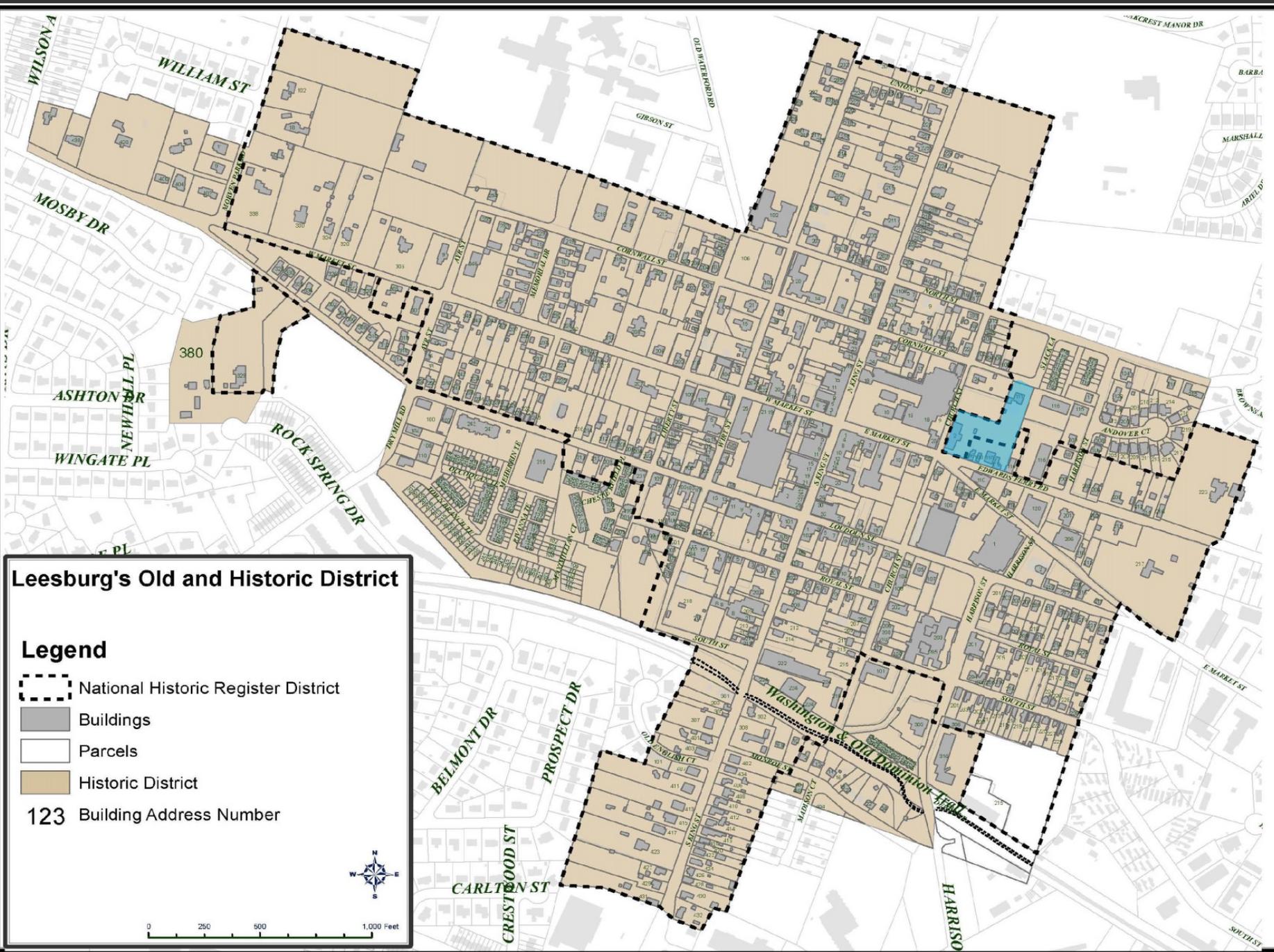
1. Demolish in total the four (4) contributing historic buildings at 106, 108, 110 and 112 Edwards Ferry Road NE, which are designated as primary, contributing resources in the Leesburg National Register Historic District and locally designated Old & Historic District, to make way for the New District Courthouse facility.

Latest Information Provided:

- One (1) Statement of Findings ballot for findings common to every application.
- Four (4) Statement of Findings ballots for findings specific to each application.
- Four (4) Final Staff Reports for each applicaiton dated May 18, 2015.





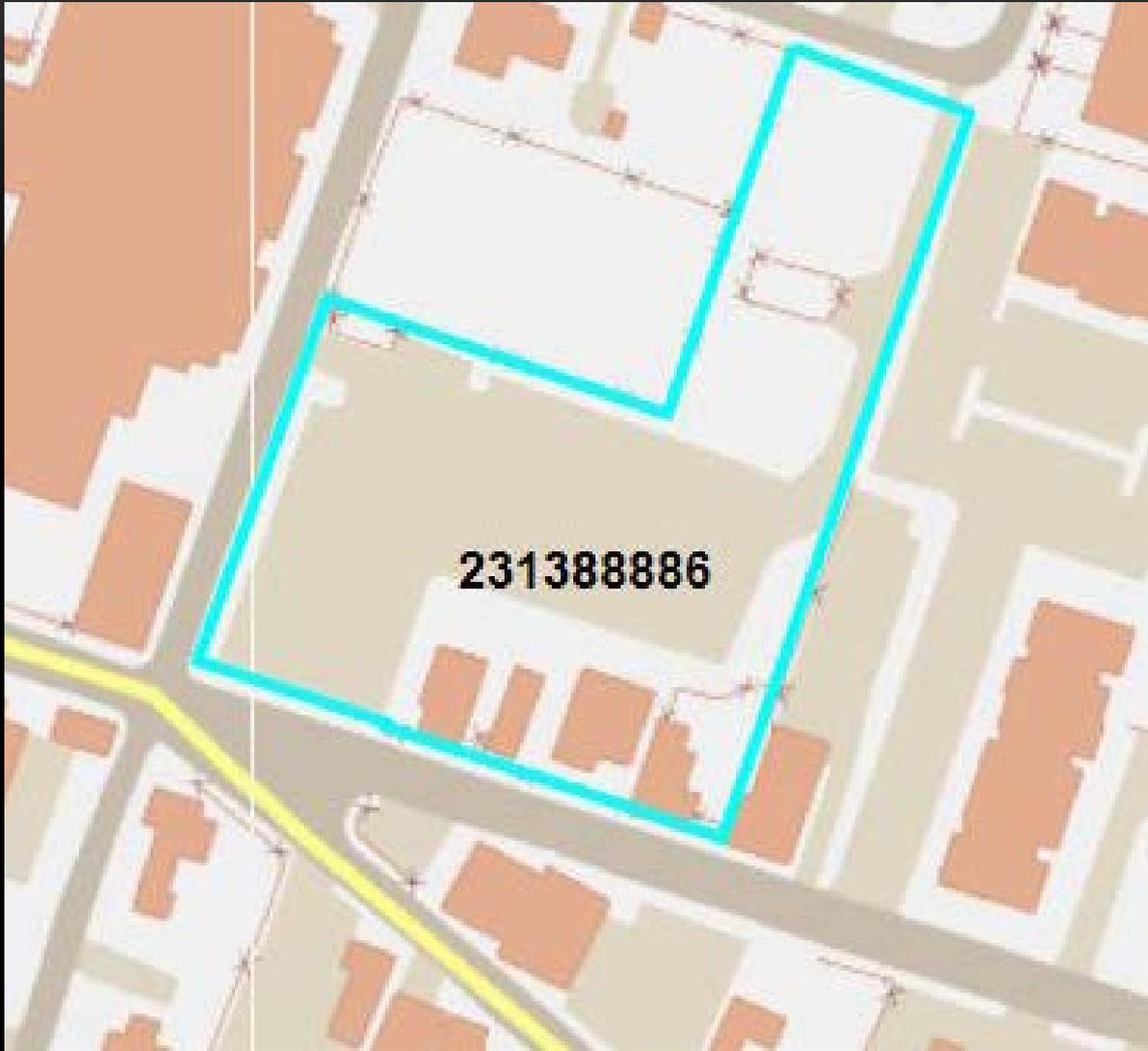


Leesburg's Old and Historic District

Legend

-  National Historic Register District
-  Buildings
-  Parcels
-  Historic District
- 123** Building Address Number





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Staff Findings: Significance & Integrity

- Important to keep county court system in downtown Leesburg.
- Important to maintain integrity and character of Old & Historic District as directed by Zoning Ordinance regulations, O&HD Guidelines, and the Town Plan.
- All four buildings are designated as “historic” in the architectural survey.
- All four buildings retain integrity of location, design, setting, materials, workmanship, feeling, and association, therefore, should retain “contributing” status in the historic districts. The applicant’s cultural resource consultant has reached the same conclusions.
- The Applicant does not contest or dispute the historic and architectural significance of the four contributing, historic resources.

Staff Findings: Condition & Reuse Potential

- Loudoun County (Owner) invested in the upgrade of the four contributing historic buildings for adaptive use as office space when purchased in 1980.
- The Owner has maintained the property in good condition and has followed Certificate of Appropriateness procedures for exterior alterations.
- Two of the four contributing historic buildings are currently occupied and used as office space by the Owner.
- The Applicant states that all four contributing historic buildings are structurally sound and the Applicant has not presented evidence or testimony that the four buildings warrant demolition because of their deteriorated condition.

Staff Findings: Condition & Reuse Potential

- No study to identify possible rehabilitation scenarios for reuse or potential occupants has been prepared.
- Town staff analysis has revealed that certain rear sections of each of the four contributing, historic buildings are not historic in construction or have been altered such that historic integrity has been substantially compromised.

Staff Findings: New Construction

- 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 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.
- The New District Courthouse is proposed with a setback similar to the other historic court buildings located on the block to the west.
- It remains arguable and feasible that support infrastructure and issues such as stormwater facilities, utility connections, fire safety and exterior perimeter security can be provided and addressed for the New District Courthouse in a manner that avoids total demolition of the four contributing, historic buildings.

Staff Findings: Relocation Study

- As per the guidelines relocation of any of the four contributing historic buildings should only be considered after all other alternatives are exhausted.
- Other alternatives were explored by the Applicant but ultimately rejected by the Loudoun County Board of Supervisors.
- The Applicant has provided information, evidence and testimony that 112 Edwards Ferry Road NE is not a good candidate for relocation.
- Two interest parties have expressed interest in relocation one or more of the four buildings.

Staff Findings:

- A selective, partial demolition of the properties will have no negative impact on the size, scale, massing and pedestrian-oriented nature of the Edwards Ferry Road streetscape and the surrounding historic district neighborhoods, and will minimally impact the integrity of the contributing historic resource, while helping to provide a sense of scale and character between the proposed large institutional building and the smaller scale neighborhoods it will adjoin.

Staff Conclusion:

The information, arguments, evidence and testimony provided and presented by the Applicant does not adequately address or support the requirements, procedures, and criteria for demolition outlined in Articles 3 and 7 of the Zoning Ordinance and the Old & Historic Design Guidelines. In addition, reasonable alternatives to total demolition have been discussed with the Applicant and appear to be feasible.

Although total demolition of the four contributing, historic buildings remains the stated preference of the Loudoun County Board of Supervisors in order to make way for the New District Courthouse, it is Town staff's position that the Board of Architectural Review should not grant approval for the total demolition solely on the grounds of preference and convenience.

Staff Recommendation:

Town staff recommends **APPROVAL IN MODIFIED FORM** of the Certificate of Appropriateness application TLHP-2014-0115 subject to the following conditions:

1. As recommended in the Final Staff Report, dated May 18, 2015, authorization and approval is granted for demolition of the area indicated in red on the diagram identified as Exhibit A attached to the Final Staff Report for 112 Edwards Ferry Road NE; no other portion of the building is included in this approval. This selective, partial demolition will have no negative impact on the size, scale, massing and pedestrian-oriented nature of the Edwards Ferry Road streetscape and the surrounding historic district neighborhoods, and will minimally impact the integrity of the contributing historic resource, helping to provide a sense of scale and character between the proposed large institutional building and the smaller scale neighborhoods it will adjoin.

Staff Recommendation:

2. As provided in the Procedures and Regulations for Demolition and Relocation of Existing Structures as outlined in the Old & Historic District Design Guidelines, the applicant must conduct a reconnaissance or intensive-level survey in accordance with the Virginia Department of Historic Resource's Guidelines for Conducting Cultural Resource Surveys in Virginia (1999, revised 2000); the applicant must conduct a Phase I archaeological study to determine if the property yields information important in Leesburg's history; and the applicant must demonstrate that the site will be prepared and maintained in accordance with a landscape plan once the building has been demolished;

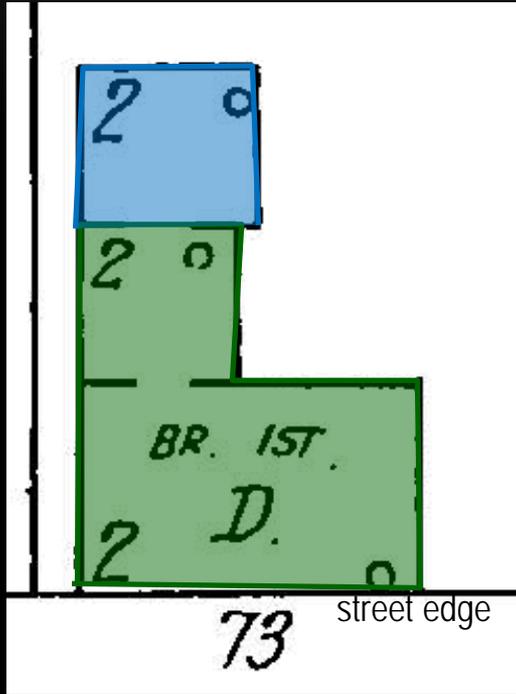
Staff Recommendation:

3. The demolition may occur only after receipt by the Applicant of both a building permit for new construction of the New District Courthouse and after receipt of final approval for the submitted rezoning TLZM-2015-0002;
4. For the interface area between the Red and Green Area as identified in Exhibit A, an exploratory investigation shall be performed by the Applicant to identify and determine the historic materials to be saved and the non-historic materials to be removed with review and approval by the Preservation Planner;
5. This approval shall not be construed as authorization, approval, or endorsement of any version or alternative concept for the exterior appearance of the New District Courthouse facility as presented to date by the Applicant;

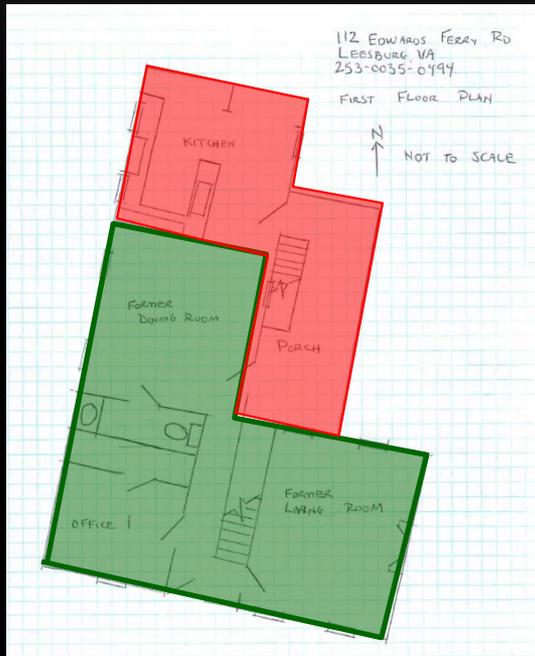
Staff Recommendation:

6. This APPROVAL IN MODIFIED FORM is based on the General Statement of Findings common to 106, 108, 110, 112 Edwards Ferry Road NE and the Statement of Findings specific to 112 Edwards Ferry Road NE.

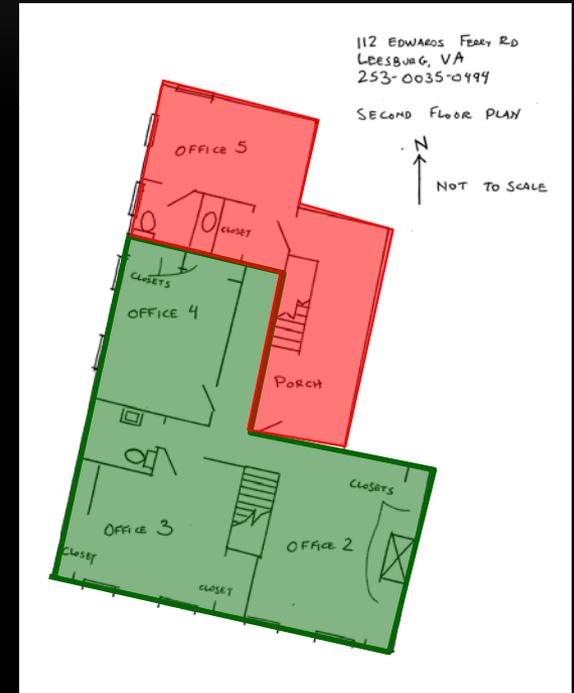
1930 Sanborn Map



Current Conditions, First Floor



Current Conditions, Second Floor



= Intact historic footprint



= Altered in the recent past



= Non-historic addition or historic integrity lost

112 Edwards Ferry Road NE

Note - Floor plans not drawn to scale.



12/04/2014



 = Intact historic footprint

Footprint Analysis Superimposed on New District Courthouse Diagram

Staff Recommendation:

Town staff recommends **APPROVAL IN MODIFIED FORM** of the Certificate of Appropriateness application TLHP-2014-0116 subject to the following conditions:

1. As recommended in the Final Staff Report, dated May 18, 2015, authorization and approval is granted for demolition of the area indicated in red on the diagram identified as Exhibit A attached to the Final Staff Report for 110 Edwards Ferry Road NE; no other portion of the building is included in this approval. This selective, partial demolition will have no negative impact on the size, scale, massing and pedestrian-oriented nature of the Edwards Ferry Road streetscape and the surrounding historic district neighborhoods, and will minimally impact the integrity of the contributing historic resource, helping to provide a sense of scale and character between the proposed large institutional building and the smaller scale neighborhoods it will adjoin.

Staff Recommendation:

2. As provided in the Procedures and Regulations for Demolition and Relocation of Existing Structures as outlined in the Old & Historic District Design Guidelines, the applicant must conduct a reconnaissance or intensive-level survey in accordance with the Virginia Department of Historic Resource's Guidelines for Conducting Cultural Resource Surveys in Virginia (1999, revised 2000); the applicant must conduct a Phase I archaeological study to determine if the property yields information important in Leesburg's history; and the applicant must demonstrate that the site will be prepared and maintained in accordance with a landscape plan once the building has been demolished;

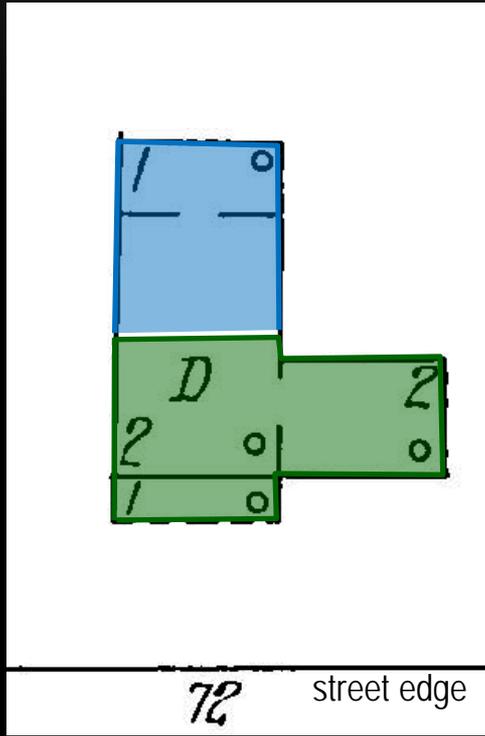
Staff Recommendation:

3. The demolition may occur only after receipt by the Applicant of both a building permit for new construction of the New District Courthouse and after receipt of final approval for the submitted rezoning TLZM-2015-0002;
4. For the interface area between the Red and Green Area as identified in Exhibit A, an exploratory investigation shall be performed by the Applicant to identify and determine the historic materials to be saved and the non-historic materials to be removed with review and approval by the Preservation Planner;
5. This approval shall not be construed as authorization, approval, or endorsement of any version or alternative concept for the exterior appearance of the New District Courthouse facility as presented to date by the Applicant;

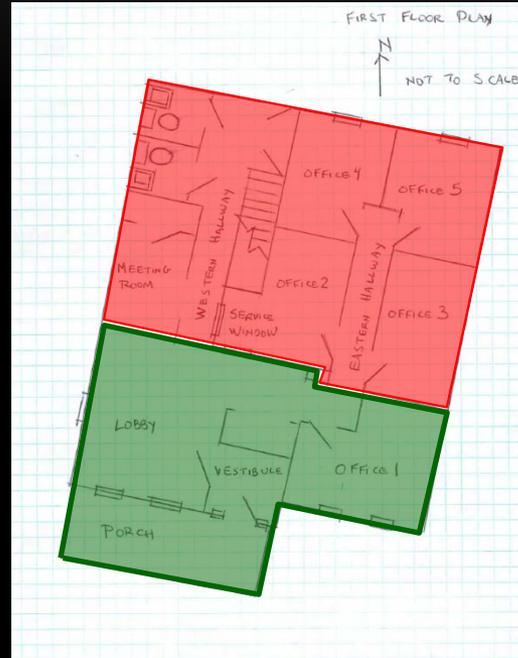
Staff Recommendation:

6. This APPROVAL IN MODIFIED FORM is based on the General Statement of Findings common to 106, 108, 110, 112 Edwards Ferry Road NE and the Statement of Findings specific to 110 Edwards Ferry Road NE.

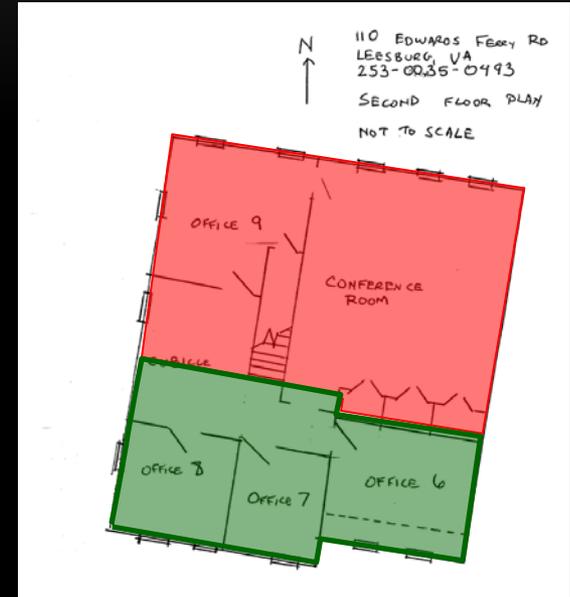
1930 Sanborn Map



Current Conditions, First Floor



Current Conditions, Second Floor



= Intact historic footprint



= Altered in the recent past



= Non-historic addition or historic integrity lost

110 Edwards Ferry Road NE

Note - Floor plans not drawn to scale.



12/04/2014



 = Intact historic footprint

Footprint Analysis Superimposed on New District Courthouse Diagram

Staff Recommendation:

Town staff recommends **APPROVAL IN MODIFIED FORM** of the Certificate of Appropriateness application TLHP-2014-0117 subject to the following conditions:

1. As recommended in the Final Staff Report, dated May 18, 2015, authorization and approval is granted for demolition of the area indicated in red on the diagram identified as Exhibit A attached to the Final Staff Report for 108 Edwards Ferry Road NE; no other portion of the building is included in this approval. This selective, partial demolition will have no negative impact on the size, scale, massing and pedestrian-oriented nature of the Edwards Ferry Road streetscape and the surrounding historic district neighborhoods, and will minimally impact the integrity of the contributing historic resource, helping to provide a sense of scale and character between the proposed large institutional building and the smaller scale neighborhoods it will adjoin.

Staff Recommendation:

2. As provided in the Procedures and Regulations for Demolition and Relocation of Existing Structures as outlined in the Old & Historic District Design Guidelines, the applicant must conduct a reconnaissance or intensive-level survey in accordance with the Virginia Department of Historic Resource's Guidelines for Conducting Cultural Resource Surveys in Virginia (1999, revised 2000); the applicant must conduct a Phase I archaeological study to determine if the property yields information important in Leesburg's history; and the applicant must demonstrate that the site will be prepared and maintained in accordance with a landscape plan once the building has been demolished;

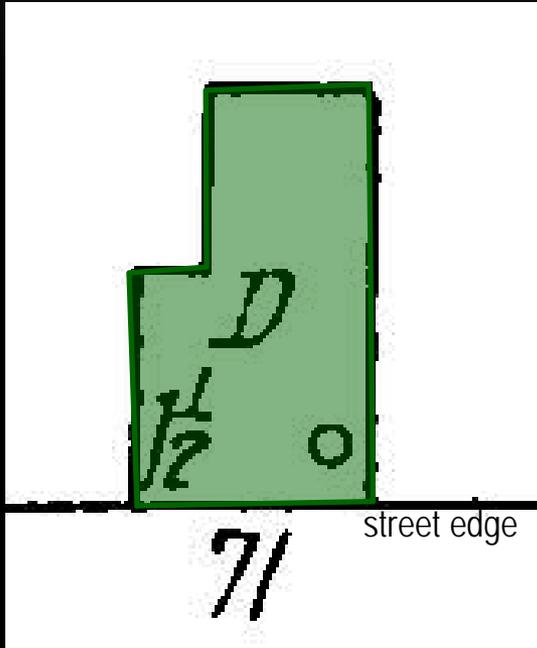
Staff Recommendation:

3. The demolition may occur only after receipt by the Applicant of both a building permit for new construction of the New District Courthouse and after receipt of final approval for the submitted rezoning TLZM-2015-0002;
4. For the interface area between the Red and Green Area as identified in Exhibit A, an exploratory investigation shall be performed by the Applicant to identify and determine the historic materials to be saved and the non-historic materials to be removed with review and approval by the Preservation Planner;
5. This approval shall not be construed as authorization, approval, or endorsement of any version or alternative concept for the exterior appearance of the New District Courthouse facility as presented to date by the Applicant;

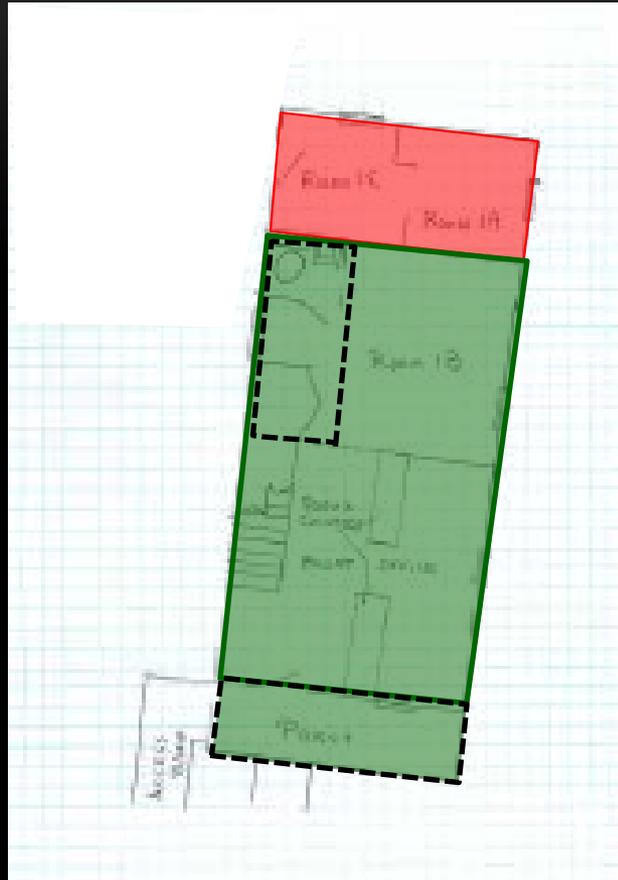
Staff Recommendation:

6. This APPROVAL IN MODIFIED FORM is based on the General Statement of Findings common to 106, 108, 110, 112 Edwards Ferry Road NE and the Statement of Findings specific to 108 Edwards Ferry Road NE.

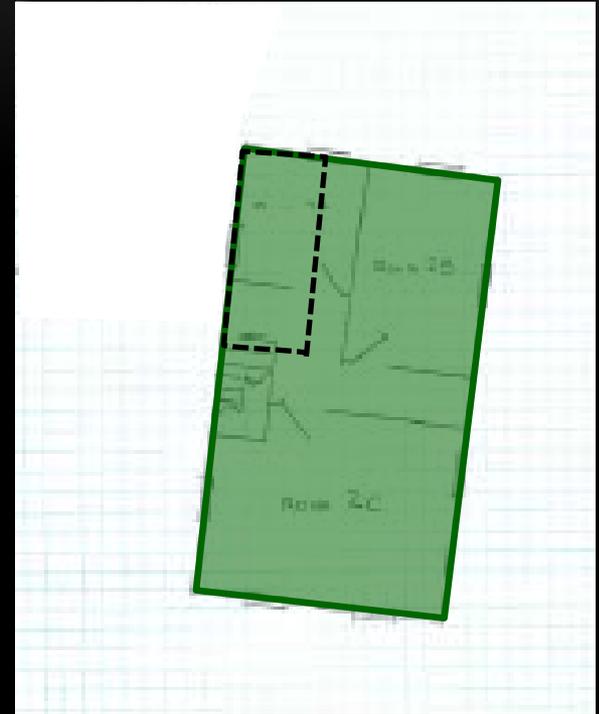
1930 Sanborn Map



Current Conditions, First Floor



Current Conditions, Second Floor



 = Intact historic footprint

 = Altered in the recent past

 = Non-historic addition or historic integrity lost



12/04/2014



 = Intact historic footprint

Footprint Analysis Superimposed on New District Courthouse Diagram

Staff Recommendation:

Town staff recommends **APPROVAL IN MODIFIED FORM** of the Certificate of Appropriateness application TLHP-2014-0118 subject to the following conditions:

1. As recommended in the Final Staff Report, dated May 18, 2015, authorization and approval is granted for demolition of the area indicated in red on the diagram identified as Exhibit A attached to the Final Staff Report for 106 Edwards Ferry Road NE; no other portion of the building is included in this approval. This selective, partial demolition will have no negative impact on the size, scale, massing and pedestrian-oriented nature of the Edwards Ferry Road streetscape and the surrounding historic district neighborhoods, and will minimally impact the integrity of the contributing historic resource, helping to provide a sense of scale and character between the proposed large institutional building and the smaller scale neighborhoods it will adjoin.

Staff Recommendation:

2. As provided in the Procedures and Regulations for Demolition and Relocation of Existing Structures as outlined in the Old & Historic District Design Guidelines, the applicant must conduct a reconnaissance or intensive-level survey in accordance with the Virginia Department of Historic Resource's Guidelines for Conducting Cultural Resource Surveys in Virginia (1999, revised 2000); the applicant must conduct a Phase I archaeological study to determine if the property yields information important in Leesburg's history; and the applicant must demonstrate that the site will be prepared and maintained in accordance with a landscape plan once the building has been demolished;

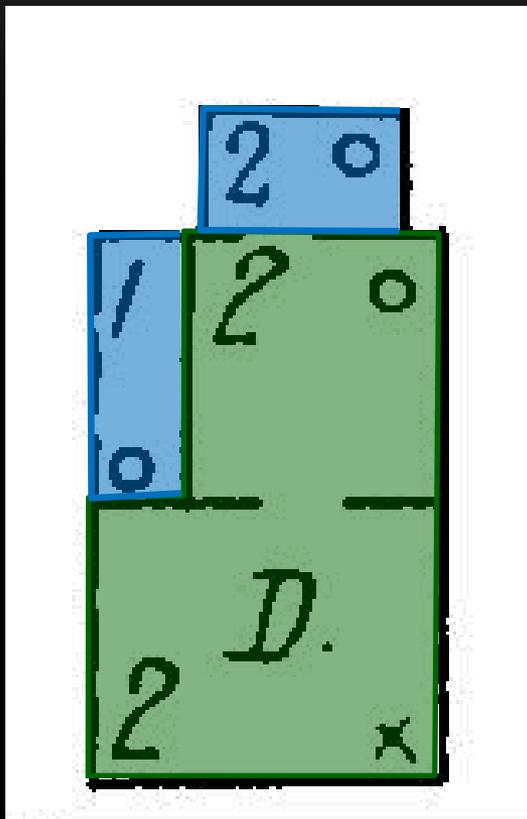
Staff Recommendation:

3. The demolition may occur only after receipt by the Applicant of both a building permit for new construction of the New District Courthouse and after receipt of final approval for the submitted rezoning TLZM-2015-0002;
4. For the interface area between the Red and Green Area as identified in Exhibit A, an exploratory investigation shall be performed by the Applicant to identify and determine the historic materials to be saved and the non-historic materials to be removed with review and approval by the Preservation Planner;
5. This approval shall not be construed as authorization, approval, or endorsement of any version or alternative concept for the exterior appearance of the New District Courthouse facility as presented to date by the Applicant;

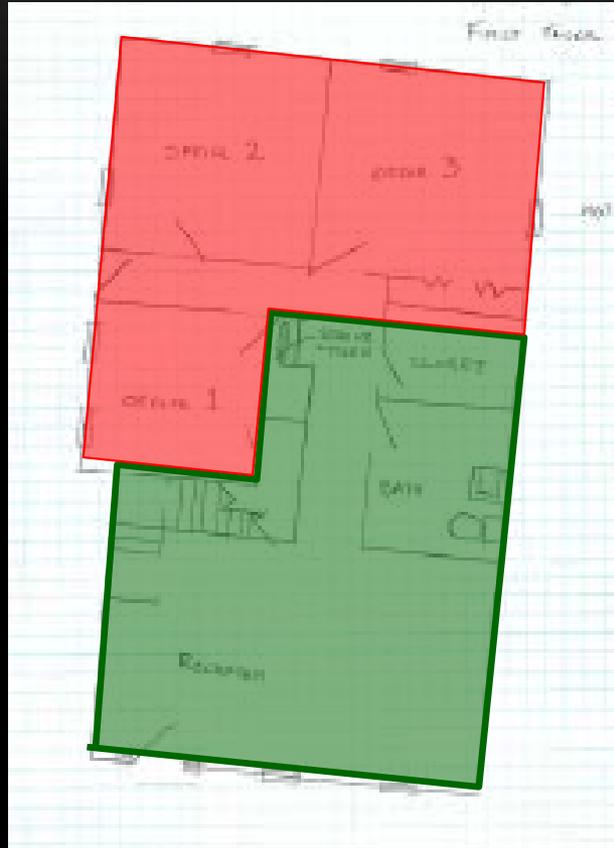
Staff Recommendation:

6. This APPROVAL IN MODIFIED FORM is based on the General Statement of Findings common to 106, 108, 110, 112 Edwards Ferry Road NE and the Statement of Findings specific to 106 Edwards Ferry Road NE.

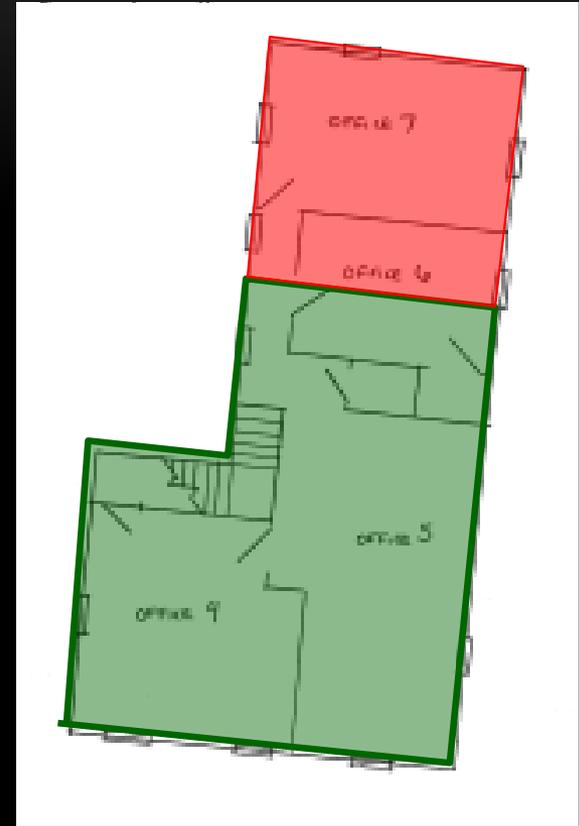
1930 Sanborn Map



Current Conditions,
First Floor



Current Conditions,
Second Floor



 = Intact historic footprint

 = Altered or removed

 = Non-historic addition or historic integrity lost

106 Edwards Ferry Road NE

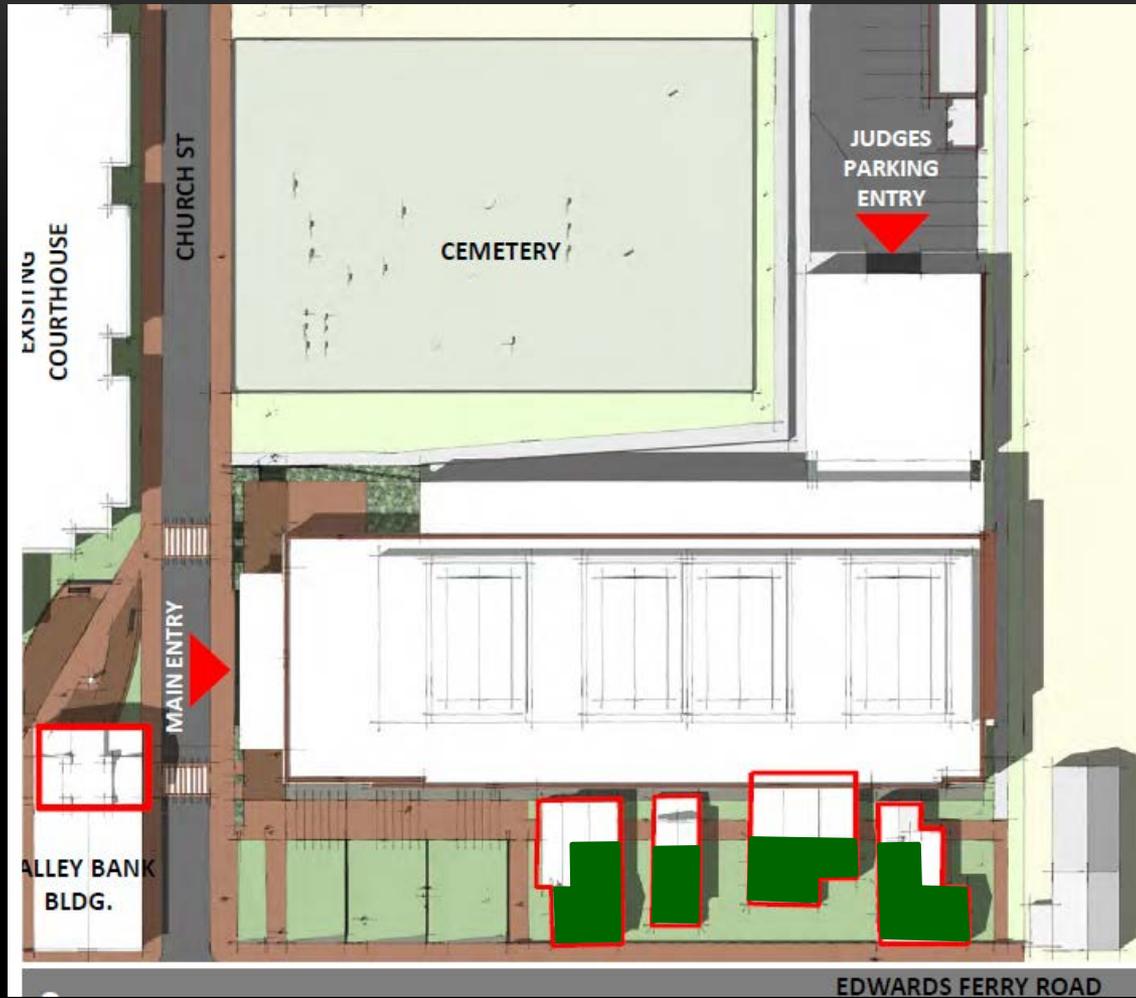
Note - Floor plans not drawn to scale.



12/04/2014







 = Intact historic footprint

Footprint Analysis Superimposed on New District Courthouse Diagram