



**Resident Curator Program
Fairfax County Historic Property
Site Summary**



Lahey Lost Valley House



**Lahey Lost Valley House
9750 Brookmeadow Drive, Vienna, Va.
Owner: Fairfax County Park Authority**

**Lahey Lost Valley Park
Hunter Mill Supervisory District**





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Resident Curator Program for Fairfax County Virginia and Properties of the Fairfax County Park Authority

Site Summary Purpose:

The Resident Curators program was approved for a feasibility study in 2013-2014 for future implementation based on Virginia state and Fairfax County legislation. The purpose of this site summary is to give potential curators a brief overview of the current property with available background information. All improvements/restoration of the properties proposed by curators will adhere to the specific guidelines of *the Secretary of the Interior's Standards for Historic Properties*.

In January 2011, the General Assembly amended Va. Code Ann. § 15.2-2306 authorizing localities to develop resident curator programs. Va. Code Ann. § 15.2-2306(A)(4) enables localities to create, by ordinance, “a resident curator program such that private entities through lease or other contract may be engaged to manage, preserve, maintain, or operate, including the option to reside in, any such historic area, property, lands, or estate owned or leased by the locality.”

At the direction of the Fairfax County Board, staff in the Department of Planning and Zoning and the Park Authority have worked with the History Commission to evaluate the potential costs and benefits that might result from the implementation of a resident curator program. John Milner Associates prepared a report for the County that examines how states and localities across the country have implemented resident curator programs as a way to foster the maintenance and preservation of publicly owned historic properties. The report also provides recommendations for the establishment of a resident curator program in Fairfax County. The report was provided to the Board and was presented at the September 30, 2014 meeting of the Board's Development Process Committee.

Va. Code Ann. § 15.2-2306(A)(4) requires resident curator programs to be established by ordinance.

The program was approved in 2014 and Chapter 125, Resident Curator Program Ordinance, to *The Code of the County of Fairfax, Virginia* and establishes a resident curator program. This program, designed to preserve and maintain historic properties owned or leased by the County, will lease historic properties to individuals or businesses subject to regulations established by the County Executive or his designee. Such regulations will require that resident curators maintain and improve the leased properties according to the Secretary of the Interior's Standards for the Treatment of Historic Properties, 36 CFR Part 68 (2013), as amended. Additionally, all leases for historic properties included within the resident curator program will provide for public access consistent with the historic property's nature and use.

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Summary of the Resident Curator Program Overview as of January 2015

By definition, a resident curator (RC) program enables an individual, a group of individuals, or an organization, to serve as the caretaker (or "curator") of a property. A RC program is intended to reduce the public costs associated with the care and preservation of the properties by enabling groups or individuals to take over the responsibility. In addition to caring for the day-to-day management of the property, the curators are responsible for the rehabilitation and continued maintenance of the property. Generally, properties that are included in RC programs are deemed historically significant and meet established criteria of eligibility for curatorship. This report focuses on properties, and existing programs, which include a preservation component.

Chosen through a pre-defined application process, the selected curator signs a lease which includes the agreed-upon work plan outlining the rehabilitation of the historic resource. The work associated with the rehabilitation process is funded by the curator, who in turn has the privilege of occupying the building and using the associated grounds as determined by the lease. Depending on specific guidelines or regulations applicable to the establishment or management of the program, and the historic significance, integrity, and function of each property, RC programs can be established to accept proposals including a variety of functions. In addition to residential curators, non-profit organizations and businesses can serve as curators.

Historic Curator Program Basics – Rehabilitate, Reuse and Maintain

See guidelines and John Milner study (Resident Curator Program Study Final Report John Milner Associates, Inc. 2014.)

<http://www.fairfaxcounty.gov/parks/plandev/downloads/resident-curator-program-final-report.pdf>

Property name address, location area, brief history

Lahey Lost Valley House, 9750 Brookmeadow Drive, Vienna, Va.

Lahey Lost Valley Park is a densely wooded park north of Vienna, Virginia. The house is on approximately 22 acres set within a single family home development with 1 acre lots. The house sits on a rise above a small stream valley.

History Overview:

Lahey Lost Valley is a mid-eighteenth century brick hall-parlor house with a 1940s brick addition. The house is located on land that was granted to William Gunnell in 1730. In 1741 Gunnell gave the land to two of his sons to divide. Henry Gunnell received this portion of land and together with his wife Catherine they had built a working plantation by 1760. The Gunnell family were leaders in Fairfax County throughout the eighteenth and nineteenth centuries. The family continued to own the property through the 1930s. In 1940 the house and 45 acres were sold to Richard and Carlotta Lahey. The Lahey's moved the wood framed kitchen addition off of the brick house and used it as a freestanding

building for an artist studio. In its place the Lahey's constructed a two-story brick addition. During 1990/1991 Carlotta Lahey arranged with FCPA a bequest to be included in her will to donate the house, furnishings, and 22 acres of land. Her wishes included that the house to be uninhabited and be preserved along with the furnishing in the locations she had during her lifetime. For the land she requested that it be largely undisturbed to be a nature preserve in 'the midst of the unbelievable growth' in Fairfax County. During the 1990s FCPA worked with Mrs. Lahey to address some major condition problems with the house, mainly extensive insect damage on the lower levels. FCPA took possession of the property after Mrs. Lahey passed away in 1999.

Tax map/ Zoned/ Land use

Tax Map: 0283 01 0008

Zoned: R-1, Residential 1 DU/AC

Land Use: Single-family, Detached

This property is zoned residential. Any other uses would need to be authorized by the County of Fairfax.

Square Footage

Approximately 2,000-2,200 square feet,

Property Description

Utilities: Electricity/ Gas utilities/ Water/ Sewer

- Electric connected
- Water connected
- Sewer connected
- Gas not available

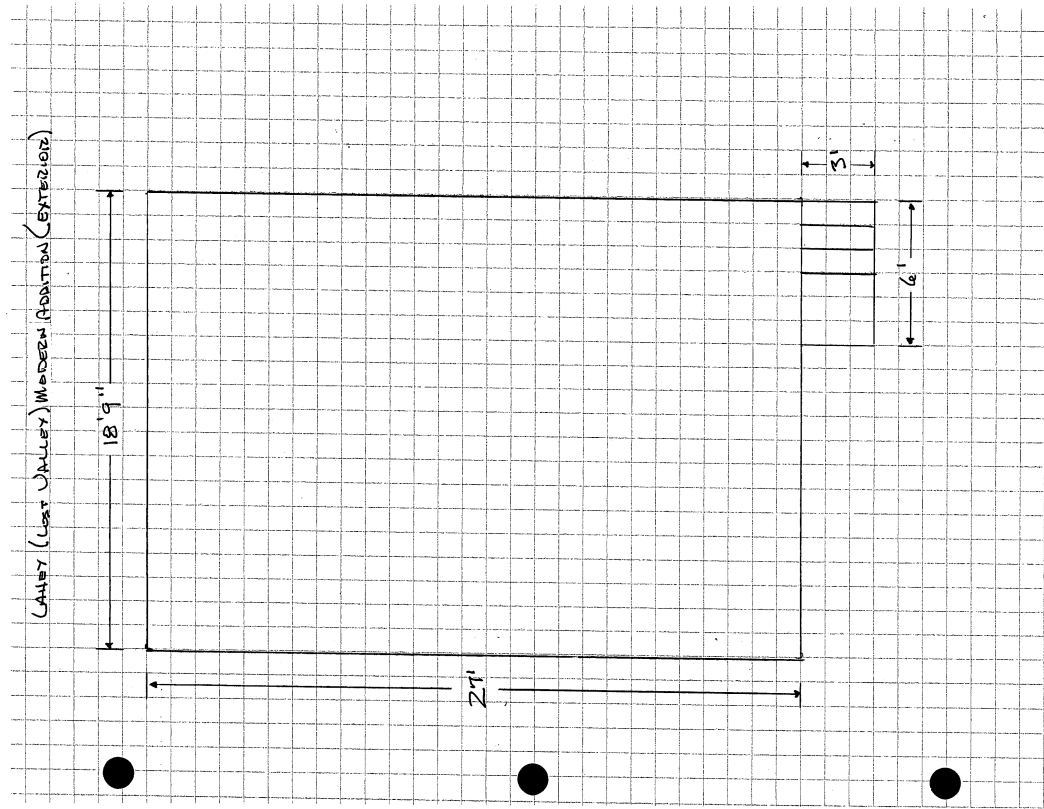
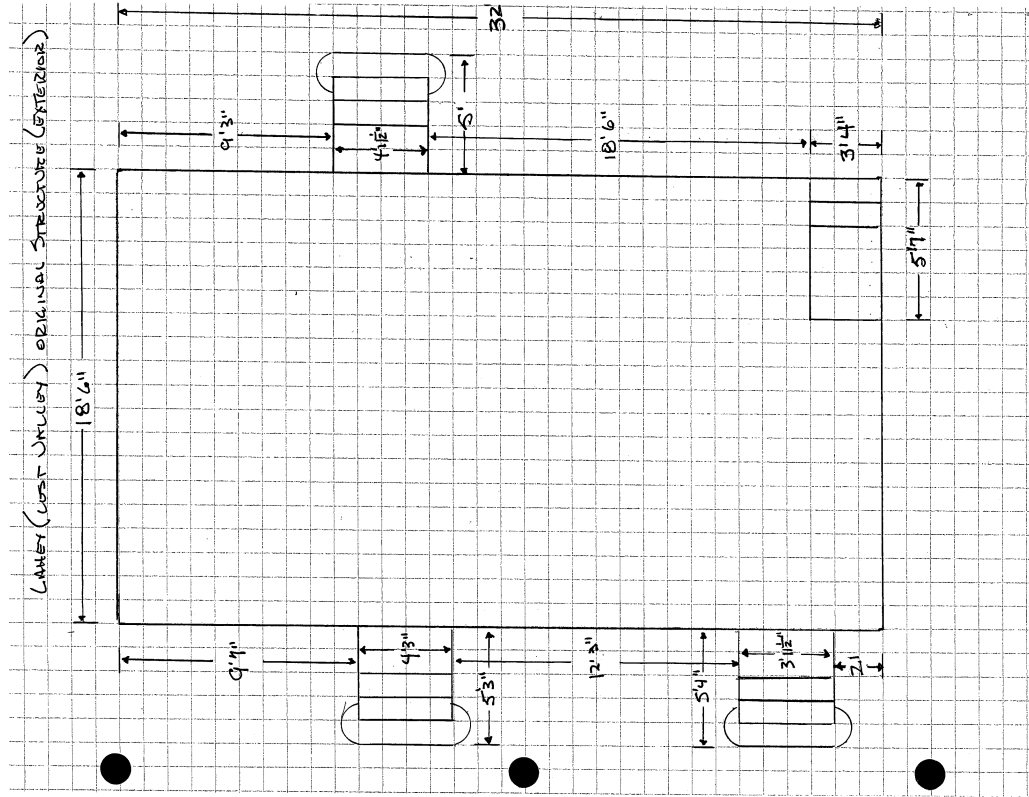
Number of rooms or description/ Bathrooms/ Construction type

- Two and a half story side gable brick hall-parlor house with two story brick addition.
- Common bond brick walls on un-coursed rubble stone foundation.
- Slate roof.
- 8 rooms.
- Family room with exposed ceiling beams.
- Eat in kitchen.
- Formal Hall and Parlor with decorative hand carved molding.
- 2 bedrooms.
- 1 finished bath and 1 roughed in bath.
- 6 fire places.
- Wood and tile floors.

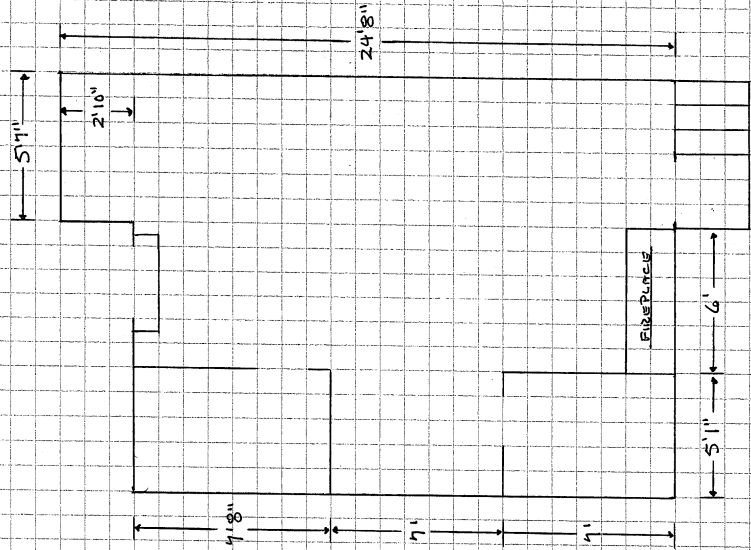
Garage or Parking Spaces

- Gravel driveway
- 4 surface parking spaces

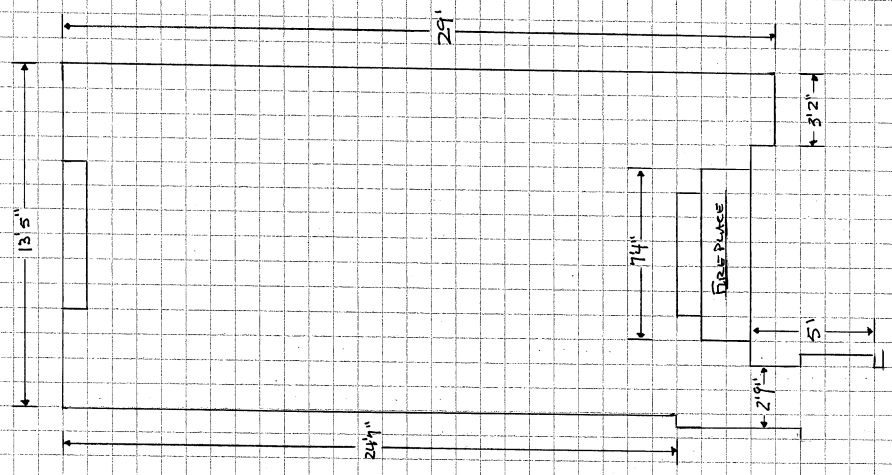
Floor Plan



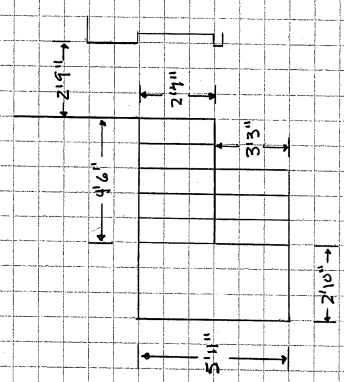
LAHEY (LOST VALLEY) 1ST FLOOR MODERN ADDITION (KITCHEN)



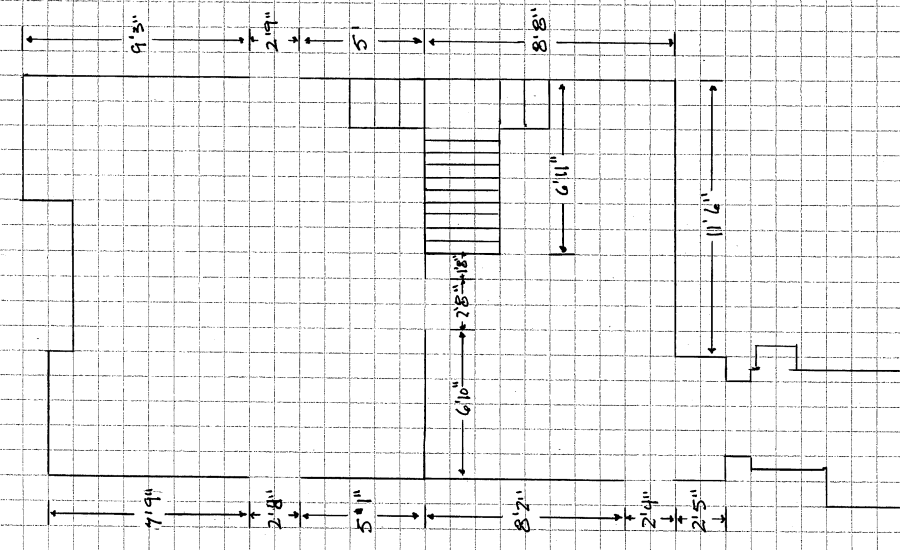
LAHEY (LOST VALLEY) 1ST FLOOR ORIGINAL STRUCTURE



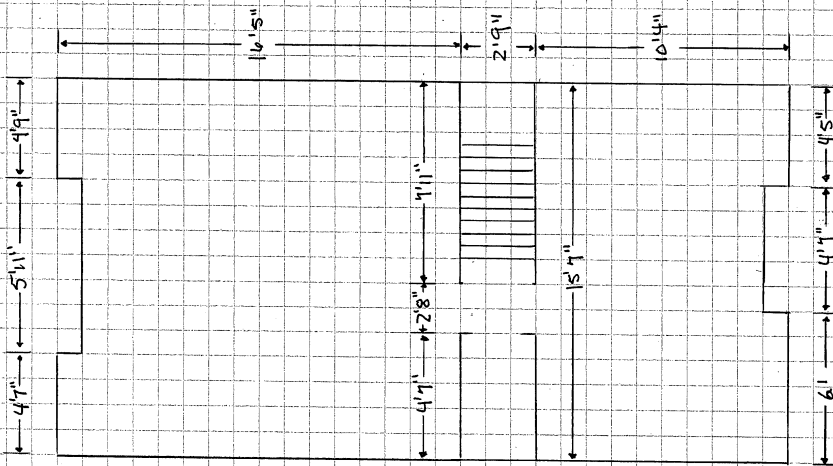
Lobby (Lost Value) Stairway 1st to 2nd Floor



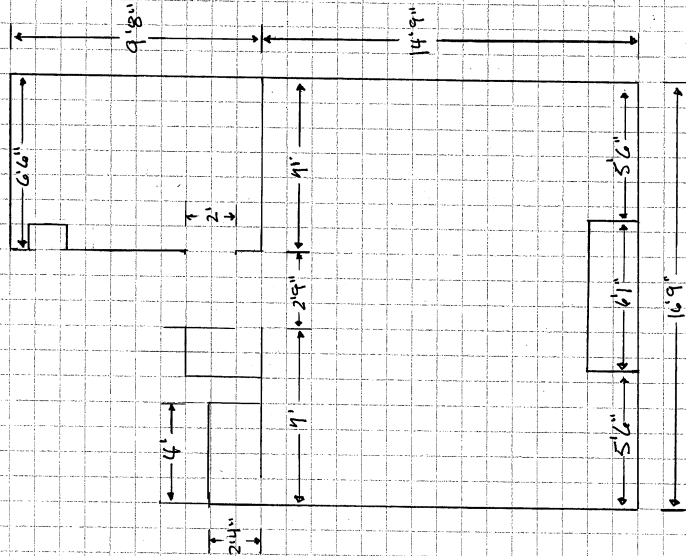
Lobby (Lost Value) and Floor ORIGINAL STRUCTURE



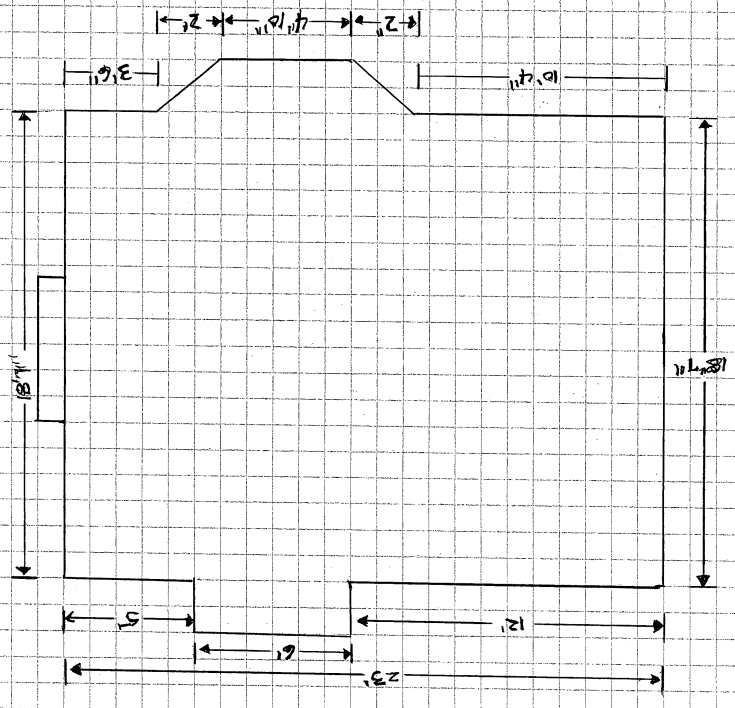
LATHEY (LOST UNLUCK) 328 FLOOR ORIGINAL STRUCTURE



LATHEY (LOST UNLUCK) 328 FLOOR MODERN (ADDITION BEDROOM/BATH)



CARNEY (WEST VALLEY) ARTIST CABIN



Labeled Photos of Park Entrance, Exterior, Interior of Property and Landscape

Lahey Lost Valley House Exterior Photos:



1 North elevation



2 West elevation



3 South elevation



4 East elevation



5 Studio east elevation



6 Studio interior

Lahey Lost Valley House Interior Photos:



7 Family Room



8 Family Room



9 Kitchen



10 Kitchen



11 Hall



12 Hall



13 Parlor



14 Parlor



15 Bedroom 1



16 Bathroom



16 edroom 2



Other structures on site

- 19th century kitchen addition, now free standing cottage.

Conditions assessment performed

- Building evaluation completed 2015

Current use/ past use

- Vacant / Residential

Historic Status

Inventory of Historic Sites

National Register Listing – categories

Not Listed. Recommended eligible under Criterion C by CRMPB staff.

Fairfax County (IHS) Listing

Fairfax County Inventory of Historic Sites Report

Lahey, Richard, House

Location and Existing Information

Street Address 9750 Brookmeadow Drive
 / General Location:

Tax Map Numbers : House is on 28-3 ((1)) 8; when listed included all of 28-3 ((22)).

Acreage 56 acres when listed.

Existing Use Parkland, not open to public

Zoning NA

Comprehensive Plan NA

Supervisor District Hunter Mill

Planning District Vienna



Photo: Fairfax County Park Authority.

Preservation Status

REGISTRATION	EASEMENT	OWNERSHIP	ACCESSIBILITY
National Register	Open Space	Private	Accessible, Unrestricted
Virginia Register	Preservation	X Public	X Accessible, Restricted
County Historic District	Conservation	Both	Inaccessible
Standing Structure	Other	Owned by FCPA.	
X County Inventory	X No easements		

Listed on Inventory Apr 1, 1970. 029-0122.

Historic Information

Original Use Dwelling

Original Owner probably William Gunnell

Date Constructed 1760(Approximate)

Historic Significance

The original 1730 land grant to the Gunnell family consisted of 966 acres. William Gunnell deeded 800 acres equally to his sons in 1741. William Gunnell's 1760 will mentions a brick dwelling on this property. Henry Gunnell, William's son, died in 1792, bequeathing acreage to five sons. Henry, called Major Henry Gunnell, acquired land that included this land. He was named a trustee of the Fairfax County Courthouse in 1805. Also he became a Justice of the Judge of the Circuit and District Court in Fairfax County, 1816-17. In his 1821 will he bequeathed his 547 acre Brick House Plantation to his son, William Henry Gunnell. Major Henry's widow, Sarah Gunnell, did not want to leave the house and went to court to petition her request. As a result a dower was established for her of 145 acres and the house. The resulting plat, part of the court record, shows the location of the house surrounded by orchards and stream. The house is illustrated with twin chimneys. In 1856, William Henry's wife, the daughter-in-law of Sarah, died and the court divided the full 547 acres among William Henry's six children. Margaretta (Gunnell) Jackson inherited Lot 1, 45 acres with the dwelling (Y-3, 314). The real estate of Margaretta's husband, James T. Jackson, was divided in 1892. Margaretta received Lot 1, 89 acres including the house. Their daughter Laura and her husband Charles Elgin received Lot 2, 136 acres; their son Albert received Lot 3, 135 acres (N-5, 339). In 1907 Laura

Fairfax County Inventory of Historic Sites Report

Lahey, Richard, House

Jackson Eglin inherited the house lot from her mother (W-6, 357). She sold the house and 45 acres to Mr. and Mrs. Richard Lahey in 1940 (K-14, 152).

Richard Lahey was an accomplished painter and art teacher who attended the "Ash Can School" of painting in New York City, famous for its output of realist painters. After his death in 1978, his wife Carlotta Lahey continued to live in the house. She sold about 22 acres to a developer in the late 1980s. When Mrs. Lahey died in February of 1999, she bequeathed the remaining 22.6605 acres of the Gunnell plantation to the Fairfax County Park Authority. It is now known as the Lahey Lost Valley Park. Much of the foregoing information is from the FCPA's 2002 GMP/CDP for the park. The rest is deed research by Susan Hellman, Historian, DPZ.

Significant People:

Significant Dates /Events:

Site / Structure Information

		Site Features
Condition	Good	
Integrity	Minor Changes	2 Standing Structures
Building Style	N/A	0 Landscape Features
Architect/Builder	Unknown	0 Archaeological Features
		2 Other Site Features burial grounds

Site Description:

The 22.6605 acre Lahey parkland property is bounded by residential housing. The site is accessed via Brookmeadow Drive on the east, which terminates at the Lahey property. Principal site features include the main dwelling with an attached brick terrace, which is pretty much centered on the site, a small wood frame cottage NW of the house, the Gunnell family burial grounds north of the house, ruins of a barn NE of the house, ruins of a spring S of the house, and another unidentified burial ground at the NE corner of the site. The house is on FCTM 28-3-1-8; address 9750 Brookmeadow. The property was just over 56 acres when listed on the Inventory. Parcel 28-3 ((22)) A is part of the park, although it is not adjacent.

Architectural Description:

The house appears to have been built in the 3rd quarter of the 18th century prior to the Revolution. It is constructed of brick on a stone foundation. Two small rooms on the first floor, which are each accessed by a door on the north side of the house, are connected through an interior doorway and also through access from both sides of box stairs that lead to a second floor where two additional chambers are located. The distinctive twin chimneys are associated with fireplaces in each of the four rooms. The east parlor on the first floor also has a south elevation exterior door. Fireplace mantels are carved. The lower level, partially subterranean on the north elevation, has a stone fireplace; the ceiling is simply the first floor planking with supporting beams. A large stone fireplace is located in the single room. Records have not yet revealed the original configuration of this space and use. The south elevation of the house has two lower level windows, a door with a single sidelight (on the western side). There are 2 first level windows. The north elevation of the house has 2 first level windows and a door. The east elevation has 2 gable windows. All the windows in the house are constructed with a brick arch over the openings. Brick dentil molding exists just below the roofline.

The Laheys removed the 19th century kitchen wing, relocated it 50 feet NW of the house and adapted it as an artist's studio. Their circa 1940 two story addition was built to include a kitchen with fireplace, a pantry and furnace room on the first floor and a bedroom and bathroom on the second floor. They also added brick patios outside. A new slate roof was installed recently on the house and wing to match the earlier gabled roof. Air conditioning, bathroom upgrades and new kitchen appliances were added during the summer of 2001. The foregoing is from the FCPA's 2002 GMP/CDP for the park.

NOT FOR PUBLICATION

Form 10-445
(5/62)

1. STATE Virginia COUNTY Fairfax TOWN Vienna VICINITY Vienna STREET NO. 9530 Clark Crossing Road Vienna, Virginia ORIGINAL OWNER Unknown ORIGINAL USE Probably residence PRESENT OWNER Richard Lahey PRESENT USE Residence WALL CONSTRUCTION Brick NO. OF STORIES 1 1/2	HISTORIC AMERICAN BUILDINGS SURVEY INVENTORY # 57
2. NAME Richard Lahey House DATE OR PERIOD c. 1800 STYLE --- ARCHITECT Unknown BUILDER Unknown	
3. FOR LIBRARY OF CONGRESS USE	

4. NOTABLE FEATURES, HISTORICAL SIGNIFICANCE AND DESCRIPTION OPEN TO PUBLIC **No**

This structure, sometimes referred to as "The Brick House," was built about 1800 on land originally granted to Henry Gunnell.

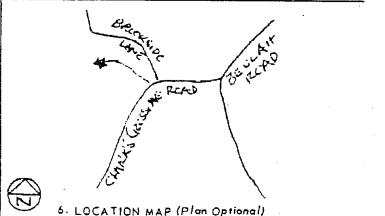
The house is of Williamsburg style, one and one half stories, without dormers, with windows in the gable ends of the half story and interior end chimneys of brick. The brick is said to have been English brick brought over as ship's ballast, but it is the opinion of this recorder that "English" referred to a certain size or type rather than to place of origin. Floor planks are wide and fastened with wooden pegs and hand-made nails. The window frames are 10-12 inches deep, fastened together with wooden pegs. There are stone fireplaces in the basement; the foundation is of large stones. The first floor fireplaces have carved wooden mantels.

A frame kitchen addition was erected on the southwest side of the house about 1914. This addition was replaced by the Laheys with a two-story brick addition, in 1940.

Until the early 1900's two old one-story stone outbuildings existed in the backyard, one the former slave quarters, and one a kitchen. The old family burying ground has been set aside, with rights of ingress and egress reserved for the descendants.

The Laheys are both artists who guard their privacy.

5. PHYSICAL CONDITION OF STRUCTURE Endangered **No** Interior **Good** Exterior **Good**



6. LOCATION MAP (Plan Optional)



Copy by Nan Netherton, 1972

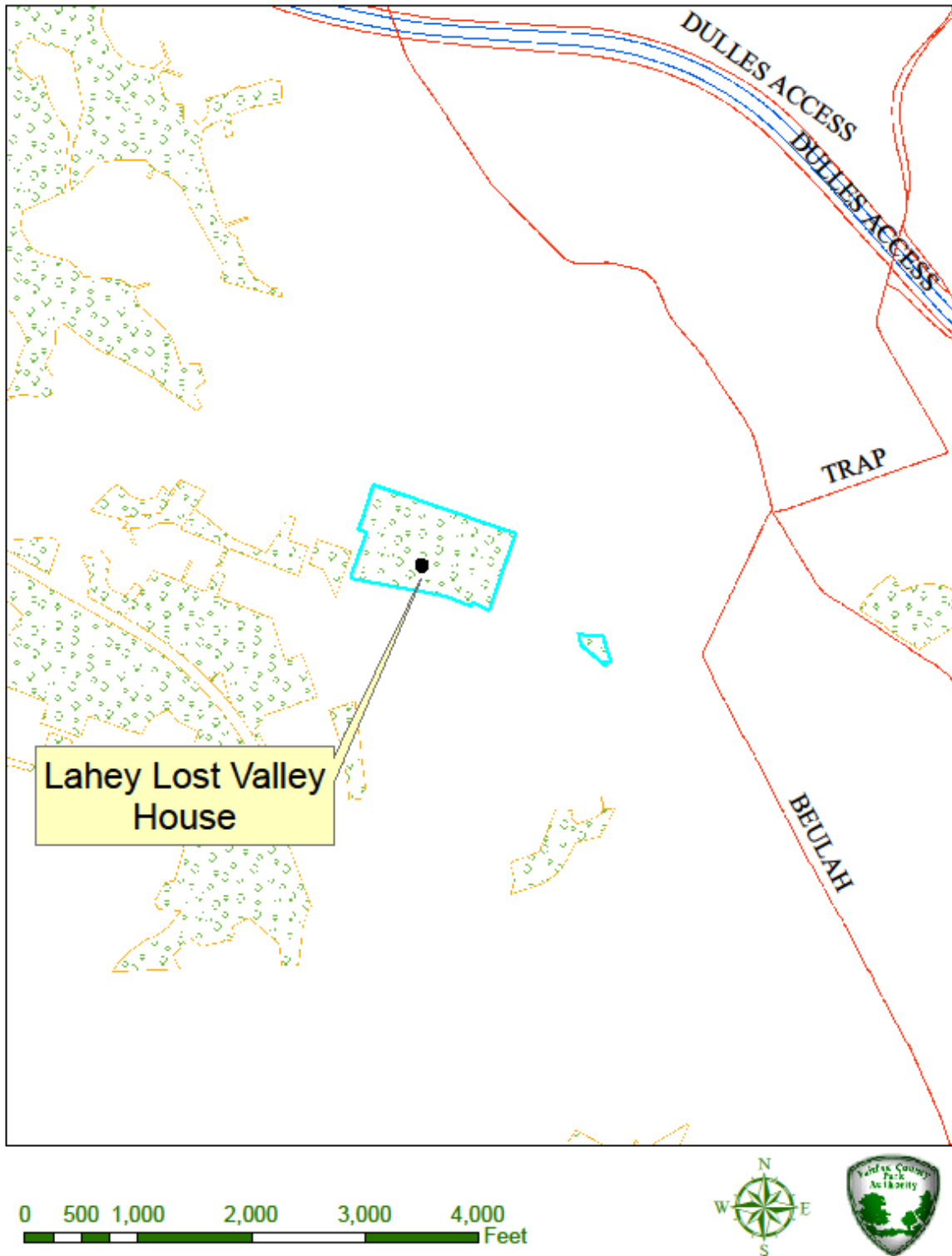
7. PUBLISHED SOURCES (Author, Title, Pages)
INTERVIEWS, RECORDS, PHOTOS, ETC.
See Virginiana Collection files, Fairfax County Public Library.
Who's Who in America, 1970-71, Marquis, Chicago, Volume 36, page 1296.

8. NAME, ADDRESS AND TITLE OF RECORDER
Mrs. Ross D. Netherton
Fairfax County Division of Planning
4100 Chain Bridge Road
Fairfax, Virginia 22030
DATE OF RECORD **2/24/72**

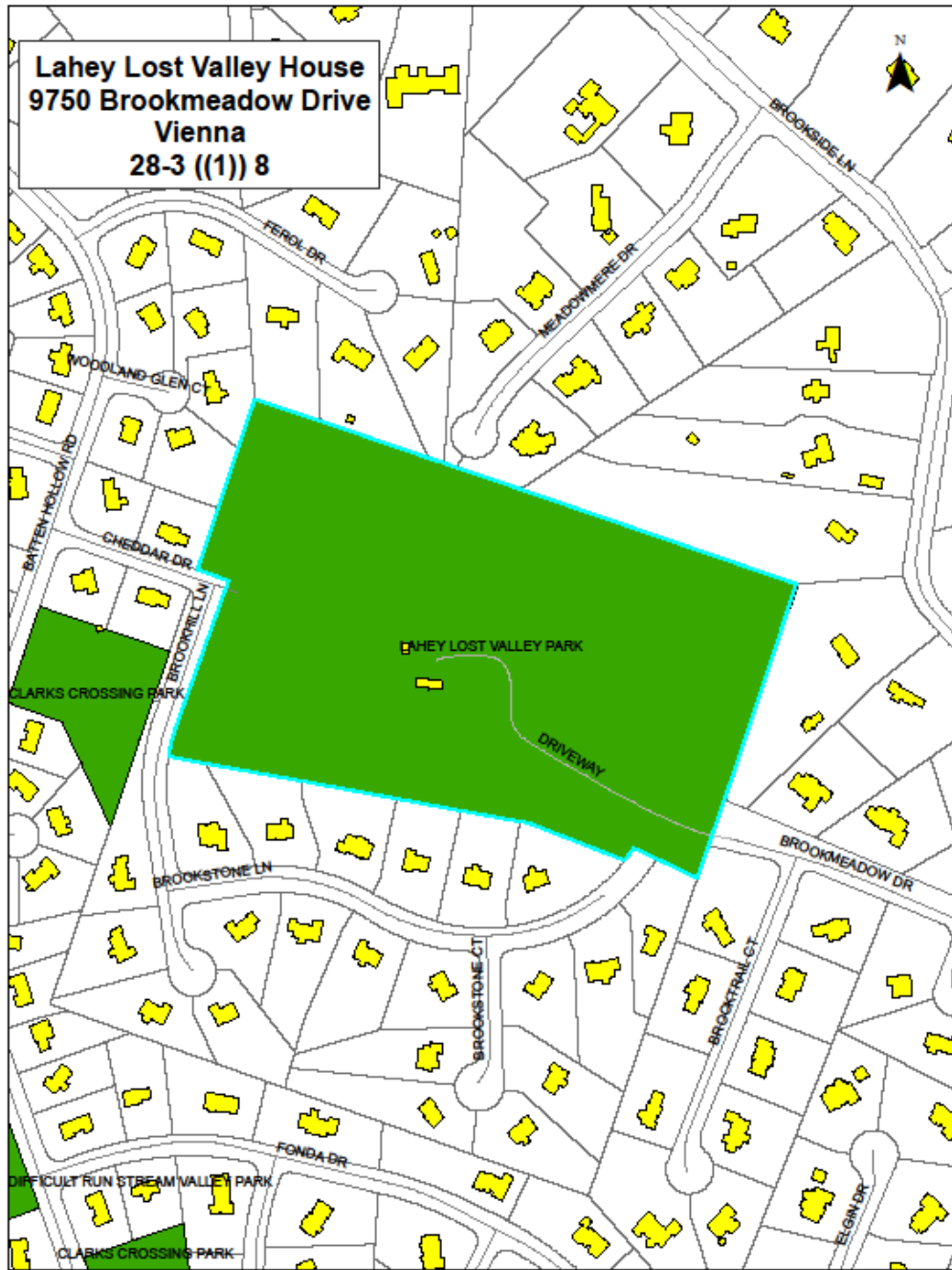
SUPPLEMENTAL INFORMATION AND PHOTO CAPTIONS MAY BE ADDED ON SHEET OF SAME SIZE

Developmental plans or restrictions/maps and land use

Map of larger area



Map of Park Area



Aerial/GIS of Property Location in Park



Supplemental

Summary of Historic Structures Report or Historic Structures Assessment

None existing.

Appendices

Memoranda of Agreement or Understanding (MOAs or MOUs)

None existing

Cultural Resource Management Plan

<http://www.fairfaxcounty.gov/parks/gmp/crmpfinal.pdf>

Master Plan or Conceptual Development Plan

<http://www.fairfaxcounty.gov/parks/gmp/laheyreport.pdf>

Historic Structures Report or Historic Structure Assessment

None available

Cultural Landscape Reports or Natural Resource Report

Lahey Lost Valley Park, Forest Stand Delineation & Natural Resources Inventory, 2001. In RMD files

Park Policy Statements – Cultural Resources, Countywide Archaeology,
 Historic Preservation
<http://www.fairfaxcounty.gov/parks/parkpolicy/park-policy-manual.pdf>

Policy 203	Title: Cultural Resources	
Date Approved: 6/26/2013	Last reviewed: 1/11/2012	
Objective: Ensure the long-term protection, preservation and sustainability of natural, cultural and park resources in accordance with adopted park standards and adherence with natural and heritage resource management guidelines and Countywide Policy Plan obligations.		

Purpose: Consistent with the Fairfax County Park Authority’s cultural resource stewardship mission, the Park Authority shall preserve and protect cultural resources on parkland in accordance with guidelines outlined in the Park Comprehensive Plan (2011), Objective 3.

Policy Statement: In order to carry out its role as the primary steward of Fairfax County’s cultural resources, it shall be the policy of the Park Authority to identify, evaluate, preserve, and interpret cultural resources located on parkland, as well as countywide archaeology (as discussed in Policy 204), according to federal, state and local laws and regulations, Park Authority policy and regulations, the Cultural Resource Management Plan, and approved park plans. Cultural resource management will be conducted using current professional standards and guidelines and best practices.

When undertaking any project that results in ground-disturbing activity, the Park Authority shall consider the effects on potentially significant archaeological resources. Such resources shall be documented and, if feasible, protected. If there is no prudent and feasible alternative to disturbing these resources, mitigation measures shall be developed and implemented.

References:

1. Secretary of the Interior’s Standards for the Treatment of Historic Properties
<http://www.nps.gov/tps/standards.htm>
2. Secretary of the Interior’s Standards for the Treatment of Historic Properties and Guidelines for the Treatment of Cultural Landscapes
<http://www.nps.gov/tps/standards/four-treatments/landscapeguidelines/index.htm>
3. Virginia Department of Historic Resources Guidelines for Conducting Historic Resources Survey in Virginia
http://www.dhr.virginia.gov/pdf_files/Survey%20Manual-RevOct.2011Final.pdf
4. Park Comprehensive Plan
<http://www.fairfaxcounty.gov/dpz/comprehensiveplan/policyplan/>
5. Cultural Resource Management Plan
<http://www.fairfaxcounty.gov/parks/GMP/CRMPFinal.pdf>

Policy 204	Title: Countywide Archaeology
Date Approved: 6/26/2013	Last reviewed: 2/8/2012
Objective: Ensure the long-term protection, preservation and sustainability of natural, cultural and park resources in accordance with adopted park standards and adherence with natural and heritage resource management guidelines and Countywide Policy Plan obligations.	

Purpose: Consistent with the Park Authority's long standing cultural resource stewardship mission, in accordance with guidelines outlined in the Fairfax County Heritage Resource Management Plan (Fairfax County Board of Supervisors, 1988), and the Park Authority's Cultural Resource Management Plan, and in recognition of the need to provide a broader cultural context for cultural resources, it is Park Authority policy to:

Policy Statement:

1. Serve as the countywide representative to ensure compliance with all federal, state and local laws and ordinances which are meant to identify, evaluate, document and/or preserve cultural resources as part of the development review process both on parkland and countywide.
2. Protect, conserve, and where feasible, recover threatened archaeological resources not otherwise protected by federal, state, regional or county laws, guidelines or ordinances through an active partnership with volunteers, friends' groups, and avocational and professional archaeologists.
3. Serve as the central repository for all archaeological collections recovered for Fairfax County, including the artifacts themselves, supporting documentation, and all reports. These collections include materials generated by county staff, university programs, and other professional archaeologists, including those from federal and state agencies and archaeological consultants.
4. Develop and implement a range of public outreach activities to educate county citizens and visitors about the history and archaeology of the county as part of the larger stewardship education initiative.

References:

1. Virginia Department of Historic Resources Guidelines for Conducting Historic Resources Survey in Virginia
http://www.dhr.virginia.gov/pdf_files/Survey%20ManualRevOct.2011Final.pdf
2. VDHR Collections Management Standards
http://www.dhr.virginia.gov/pdf_files/Collections%20Mgmt%20Standards%2016june2011.pdf

Policy 205	Title: Historic Preservation	
Date Approved: 6/26/2013	Last reviewed: 01/11/12	
Objective: Ensure the long-term protection, preservation and sustainability of natural, cultural and park resources in accordance with adopted park standards and adherence with natural and heritage resource management guidelines and Countywide Policy Plan obligations.		

Purpose:

The Park Authority is steward of historic resources on parkland as is set forth by its mission.

Policy Statement: As such, the Park Authority:

1. Shall conduct historic preservation studies in accordance with federal, state and local standards, guidelines and policies and the Cultural Resource Management Plan.
2. Shall perform treatment of historic properties following the Secretary of the Interior's Standards for the Treatment of Historic Properties.

These principles apply to all historic landscapes, buildings, sites, structures, objects and districts.

The Secretary of the Interior's Standards for the Treatment of Historic Properties states:

There are Standards for four distinct, but interrelated, approaches to the treatment of historic properties--preservation, rehabilitation, restoration, and reconstruction.

- a) Preservation focuses on the maintenance and repair of existing historic materials and retention of the property's form as it has evolved over time. (Protection and stabilization are included in this treatment.)
- b) Rehabilitation acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character.
- c) Restoration depicts a property at a particular time in its history, while removing evidence of other periods.
- d) Reconstruction recreates vanished or non-surviving portions of a property for interpretive purposes.

References:

1. Secretary of the Interior's Standards for the Treatment of Historic Properties
<http://www.nps.gov/tps/standards.htm>
2. Secretary of the Interior's Standards for the Treatment of Historic Properties and with Guidelines for the Treatment of Cultural Landscapes
<http://www.nps.gov/tps/standards/four-treatments/landscapeguidelines/index.htm>
3. VDHR Guidelines for Conducting Historic Resources Survey in Virginia
http://www.dhr.virginia.gov/pdf_files/Survey%20ManualRevOct.2011Final.pdf
4. Cultural Resource Management Plan
<http://www.fairfaxcounty.gov/parks/GMP/CRMPFinal.pdf>