ASH GROVE
Historic Structure Report

Vienna, Virginia

Final Report
December 04, 2017
WJE No. 2015.3162.7

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INTRODUCTION

Ash Grove was constructed by Thomas Fairfax in 1790 with reports of a previous structure with a stone foundation already existing on the property.[1] This previous structure, described to be a hunting lodge, was possibly built by Bryan Fairfax and was removed prior to Historic American Building Survey (HABS) documentation of the property in 1960. At the time HABS documentation was prepared in August 1960, a lean-to structure had been built on top of the stone foundation and was in the process of "restoration". The term "restoration" was used in the HABS narrative; however, it is not to be construed in the same way that we use the word to convey a historic preservation treatment approach under the Secretary of the Interior's Standards for the Treatment of Historic Properties. In terms of this addition, the space was altered to house the now existent kitchen and dining room. An interview conducted of the owner at the time, W. A. Sherman, by the Works Public Administration of Virginia in 1936 stated that, "this old house was built in two parts. The first part was built in 1740 and the other in 1790 when Lord Thomas Fairfax came to this country and spent the rest of his life". The Preliminary Information Form completed in 1992 also stated that the house had 1850 kitchen area ell additions constructed by the Sherman family. One month after the house and associated outbuildings were documented by HABS, the house suffered a major fire. One photograph of the fire impact, dated October 1960, shows the majority of the house walls exposed down to the stud framing. While the photograph was taken at an angle from the southeast, the southwest corner of the building appears to be intact with clapboard siding in place.

Since 1790, the Ash Grove property has only been owned and occupied by two families, the Fairfax and Sherman families. Ownership of the house was transferred to the hands of the Fairfax County Park Authority (FCPA) in 1997 as a way to preserve the house and immediate lawn area while a townhome neighborhood was constructed to the north. While the house has been considerably impacted by the fire and proximity of development, the house and brick kitchen retain major features important to their historic significance.

Project Scope and Methodology

In preparing the Historic Structure Report (HSR) for the Ash Grove house and brick kitchen, WJE engaged Liz Sargent, affiliated WJE Consultant, to perform historic research. A HSR is typically the first phase of evaluation and planning for historic structures and focuses on documenting the subject structure through narrative and graphical means, including the property's historic development, physical information, current condition, and provide associated treatment recommendations. The goal of the HSR is to develop planning information for use in the repair, maintenance, and preservation of these historically significant buildings. This HSR addresses key issues specific to the Ash Grove house and brick kitchen, including the history and construction chronology of the building (as recorded in available archival documentation); the existing physical condition of the exterior envelope, basic structural systems, and interior spaces and features; and the historic significance and integrity of the structure. Structural analysis, inspection openings, materials analysis, and inspection of mechanical/electrical/plumbing systems were not included in this scope.

The project methodology used for this study is described below.

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[1] Worth Bailey, "Ash Grove; Falls Church Vicinity; Fairfax County, Virginia" Historic American Buildings Survey documentation (HABS). HABS No. VA-504/HABS VA 30-FALCH.V, 2. (Washington, D.C.: National Park Service, February 1, 1961).

Building Data

Current Building Name: Ash Grove

Historic Building Names: None

Historical Designations: Fairfax County Inventory of Historic Sites (Fairfax County #028-02-A01)

Period of Significance: 1740 –1859

Proposed Use: Unknown

Proposed Treatment: Rehabilitation for House and Preservation for Brick Kitchen

Research and Document Review

Archival research was performed to gather information about the original construction and past modifications and repairs for use in assessing existing conditions and developing treatment recommendations for the building. Documents reviewed included historic photographs and other written documentation about history and relevant historic contexts. Primary reference material for this study was obtained from the Fairfax County Library Virginia Room, Library of Virginia, Virginia Historical Society, and Virginia Department of Historic Resources. Based on the historical documentation gathered during the study, a context history, as well as approximate chronology for the buildings, were developed. HABS drawing and photograph documentation performed in 1960 has been included as Appendix A.

Condition Assessment and Documentation

Concurrent with the historical research, WJE performed a condition survey of the building on April 27 and 28 and May 8, 2017. WJE documented observations with digital photographs, field notes, and annotations on sketch drawings prepared by the project team while on-site. The condition assessment addressed the exterior and interior spaces and primary features of the buildings, as well as the roof and visible primary portions of the building enclosure systems. Archival documentation and physical evidence gathered during the field assessment were used to develop a chronology of design and construction. Exterior observations were performed from the ground with the use of binoculars (where needed).

Evaluation of Significance and Integrity

An evaluation of the significance and integrity was prepared, taking into consideration guidelines provided by *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*.[2] This evaluation of history and significance provided the basis for the development of recommended treatment alternatives.

Guidelines for Rehabilitation

Based on the evaluation of historical and architectural significance of the structures, guidelines were prepared to assist in the selection and implementation of rehabilitation treatments.

Treatment Recommendations

The Secretary of the Interior's Standards for the Treatment of Historic Properties guided the development of treatment recommendations for the significant exterior and interior features of the building. Following

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[2] *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Washington, D.C.: National Park Service, National Register of Historic Places, 1990, revised 1995).

the overall treatment approach of ***rehabilitation*** for the **house**, which ensures preservation of character-defining features while allowing new and continued use of the building, specific recommendations were developed to address observed existing distress conditions as well as long-term preservation objectives.[3] A treatment approach of ***preservation*** is appropriate for the **brick kitchen** structure, which sustains the existing form, integrity, and materials of the historic property.

Preparation of Historic Structure Report

Following the completion of research, site work, and analysis, a narrative report was prepared summarizing the results of the research and inspection and presenting recommendations for treatment. The HSR was compiled following the guidelines of *NPS Preservation Brief 43: The Preparation and Use of Historic Structure Reports*, with modifications to organizational structure for purposes of this project.[4]

The report has been structured to discuss each building in total. That includes discussion on the exterior evaluation, exterior condition assessment, interior evaluation, interior condition assessment, and related recommendations for that building.

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[3] Kay D. Weeks and Anne E. Grimmer, *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings* (Washington, D.C.: National Park Service, Historic Preservation Services, 1995).

[4] Deborah Slaton, *Preservation Brief 43: The Preparation and Use of Historic Structure Reports* (Washington, D.C.: National Park Service, Technical Preservation Services, 2005).

DEVELOPMENTAL HISTORY

Historical Background and Context

Figure 1. Ash Grove, 2017.

Overview Description of the Ash Grove Property

Ash Grove Historic Site is a 14.3-acre property located at 8881 Ashgrove House Lane, Tysons Corner, Virginia, and administered by FCPA.[5] The property protects the surviving evidence of an eighteenth century plantation owned by the Fairfax family, including a dwelling house (Figure 1), meat house, and brick out-kitchen. Comprised of Parcels 29-l ((l)) lOC and 28-4 ((1)) 2A, Ash Grove Historic Site features a 2-acre historic core managed to protect historic cultural resources, and a 12.3-acre area that constitutes preserved public open space. Much of the larger parcel has been placed under floodplain, storm drain, and conservation easements associated with protection of the Old Courthouse Spring Branch stream valley.[6] Fairfax County acquired Ash Grove in three transactions between 1997 and circa 2001. Most of the land was acquired from a developer involved with construction of Tysons Village, a residential community, with the remainder provided to Fairfax County by the Sherman family, owners of Ash Grove since 1851.[7]

The three buildings that characterize the historic core of Ash Grove Historic Site today were built circa 1790 by Thomas Fairfax (1762–1846), 9th Lord Fairfax of Cameron.[8] The domestic precinct established at Ash Grove served as the core of a vast plantation characterized by fields, pastures, woodlots, streams, farm lanes, and tenant-managed properties.

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5 Ash Grove falls within the Hunter Mill Magisterial District and the Vienna Planning District.

6 Fairfax County Park Authority, *Ash Grove Historic Site General Management Plan and Conceptual Development Plan* (Fairfax County, Virginia: April 2000), 13. Fairfax County Map #0282 13 B, property identification #28-4-001-23.

7 Fairfax County Deed Book (DB) 976, 89.

8 Fairfax County Park Authority, *Ash Grove Historic Site Meat House Historic Structure Assessment* (Fairfax County, Virginia: 2014), 1.

As a result of financial difficulties, the Fairfax family were forced to mortgage and then auction Ash Grove to meet debt obligations. In 1851, the Sherman family of New York acquired a 241-acre portion of the plantation that included the Ash Grove domestic precinct. The Shermans continued to farm the property, but were forced to experiment with a variety of measures to ensure the viability of the property as an agricultural endeavor as the demographics of farming and markets changed during the final quarter of the twentieth century. During the first half of the twentieth century, Sherman family members continued to manage the property as a farm, but also worked at paid jobs to enable them to remain on the land.

With the construction of Dulles Airport in 1962, Fairfax County began to change dramatically in terms of demographics and land use. Development pressures led to land value increases, and many landowners found subdividing and selling their property more lucrative than farming. Similarly, the Shermans elected to sell off portions of Ash Grove to allow for infrastructure and development projects like the Dulles Airport Access Road (Figure 2). In this way, the large majority of the 241-acre Ash Grove property acquired by the Shermans in 1851 has undergone development associated with infrastructure, housing, and commercial projects. Today, Ash Grove Historic Site is surrounded by the Dulles Airport Access Road, Leesburg Pike, the Sheraton Tysons Hotel, Tysons Village, and single-family residences (Figure 3).[9] As current stewards, FCPA has worked to protect the historic character of the property by maintaining the buildings and historic lawn, boxwood plantings, and other garden features, and adding evergreen trees to screen incompatible views of adjacent development (Figure 4).[10]

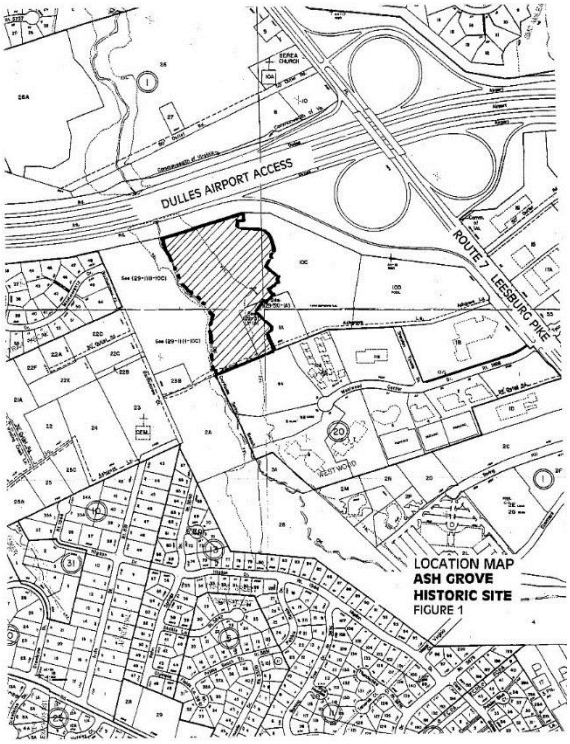

Figure 2. Ash Grove context map, circa 2000 (FCPA, General Management Plan).

[9] Fairfax County Park Authority, General Management Plan, 12.

[10] Richard Sacchi, "Ash Grove" Preliminary Information Form (PIF) (Richmond, Virginia: Virginia Department of Historic Resources. October 31, 1992).

Figure 3. Ash Grove Historic Site following development of Tysons Village II (FCPA, Meat House Assessment).

Figure 4. Ash Grove Historic Site, 2011 (FCPA, Meat House Assessment).

Early Contact, Settlement to Society Period (1607–1756)

Ash Grove Historic Site falls within an area of Virginia that was not settled by European-Americans until the mid-eighteenth century. Although explorers and fur trappers and traders of European descent are known to have traversed the region during the sixteenth century, the earliest European-American settlement in Virginia did not occur until the early seventeenth century.

In 1606, Capt. John Smith, a member of the Virginia Company of London, a consortium of English noblemen who planned to colonize Virginia for profit using a charter provided by King James, sailed to the New World to explore the region, and helped to establish a colony at Jamestown Island in 1607. In 1608, Smith left Jamestown to continue exploration of the Chesapeake Bay area and its tributaries. Smith recorded his 3,000-mile journey in a series of maps and travel logs that illustrate the character and composition of the shoreline, and notes the locations of American Indian settlements and other features present along the route he traveled over the course of two years.

At the time the first English colonists established a settlement at Jamestown Island, present-day Fairfax County was home to three American Indian groups: members of the Powhatan confederacy or chiefdom; the Manahoac; and the Iroquois.[11] The Powhatan chiefdom was an association of tribes that paid tribute to a single leader. This confederacy was focused within the Coastal Plain physiographic province between the James and York rivers, but also exerted some influence over the Algonquin-speaking people of the upper reaches of the Potomac River watershed. The Manahoac, along with other Siouan language speaking tribes, occupied the interior Piedmont south of the Potomac River watershed. The Iroquois had moved into the area from the north for trade and other purposes. They were known to sometimes plunder the villages of other tribes.

Although these tribes had previously encountered European explorers and fur trappers, their lifeways were not extensively impacted until the English began to settle Virginia. Following the establishment of the Jamestown settlement, the English slowly moved westward seeking additional locations for settlement along the navigable waterways that served as the main transportation system at the time. The maps prepared by Capt. John Smith, which marked American Indian village sites, served as an important tool for this settlement. Recognizing that these villages often marked prime locations in terms of fertile soils, prospect, and access to transportation routes, English settlement often targeted village sites, which resulted in the displacement of American Indian groups.

[11] Michael F. Johnson, *The Prehistory of Fairfax County, An Overview* (Fairfax, Virginia: Fairfax County, Heritage Resources Branch, 1986), 7.

Figure 5. Survey conducted in 1736 and 1737 of the Northern Neck Proprietary.

Northern Neck Proprietary

English settlement of the Virginia colony began in earnest after Charles II ascended the throne in 1649, and granted an approximately 5-million-acre tract of land, known as the Northern Neck Proprietary (Figure 5) to the Virginia Company of London, formed by seven English noblemen who were loyalists of the Crown. The land was located between the Rappahannock and Potomac rivers within the eastern part of the colony.

When Charles II ascended the throne, however, he followed his father, Charles I, who had been executed after Parliament accused him of overextending his royal power. Parliament subsequently seized power and refused to recognize Charles II's right to rule. Charles II was forced to live in exile during the English Commonwealth period that followed, and continued until 1660, when the authority of the Crown was restored. During this time, Charles II's Northern Neck Proprietary remained symbolic in nature. After the monarchy was restored, the Proprietary's validity was reinstated with it.

Among the members of the Virginia Company of London was John Culpeper. Culpepper died in 1660, at which time his claim to the Proprietary passed to his oldest son, Thomas Culpeper. Charles II would later appoint Thomas Culpeper Governor of Virginia in 1677.

After Thomas Culpeper's death in 1689, his daughter and heir, Catherine, married Thomas (1657–1709), 5th Lord Fairfax of Cameron, in 1690. As a result, the Fairfax family assumed the Culpeper interest in the Northern Neck Proprietary.[12]

[12] Kenton Kilmer and Donald Sweig, *The Fairfax Family in Fairfax County[:] A Brief History* (Fairfax, Virginia: Fairfax County Office of Comprehensive Planning, May 12, 1975, rev. 1992), 24.

Thomas Fairfax never traveled to Virginia to visit his land holdings. When he died in 1709, the property passed to his son, Thomas (1693–1781), 6th Lord Fairfax of Cameron. Thomas eventually bought out the other members of the Virginia Company of London and obtained control over the entire Northern Neck Proprietary. Thomas leased much of the land within the Proprietary to farmers, and collected rents through an agent. One of these agents was Robert "King" Carter (1662/63–1732), who also personally acquired large tracts of land for himself in the Rappahannock River region of Virginia. After Carter's death in 1732, Thomas arranged for his cousin, Col. William Fairfax (1691–1757), to relocate to Virginia from Massachusetts and assume the responsibility of agent. William Fairfax resided at Belvoir plantation where he built Belvoir Mansion in 1741.[13] During the mid-1730s, Thomas travelled to Virginia to visit the Northern Neck Proprietary for the first time. In 1752, he built a home in present-day Clarke County known as Greenway Court, where he resided when in Virginia.

As English settlement increased between the mid-seventeen and mid-eighteenth centuries, new counties were formed, including Westmoreland, Stafford, Prince William, and Fairfax within northern Virginia. In 1742, Fairfax County was formed from portions of Stafford and Prince William Counties. It was named for Thomas, 6th Lord Fairfax. Fairfax County was further divided in 1757 when the Virginia House of Burgesses formed Loudon County to the west.

The Fairfax Family at Ash Grove, 1756–1851

In 1756, Thomas, 6th Lord Fairfax, transferred ownership of several tracts of land within the Proprietary to his nephew, Rev. Bryan Fairfax (1736–1802). Bryan was the son of his cousin, Col. William Fairfax, of Belvoir. Bryan Fairfax, who was appointed deputy clerk of Fairfax County in 1754, would later become the 8th Lord Fairfax. One of the tracts acquired by Bryan Fairfax was the 1,152-acre Ash Grove property.[14]

Tradition suggests that either Thomas or Bryan Fairfax built a log hunting lodge on the property during the 1740s or 1750s.[15] Bryan otherwise resided at Towlston Grange, located near George Washington's Mount Vernon estate.[16] Bryan was a friend and colleague of George Washington and is mentioned in this entry in Washington's diary: "Mr. Bryan Fairfax, Mr. Grayson, and Philip Alexander came here by sunrise. Hunted and catched a fox with these, Lord Fairfax and Colonel Fairfax, all of whom, with Mr. Fairfax and Mr. Wilson, of England, dined here. 26th and 27th—Hunted again with same company."[17]

American Revolution, 1776–1783

During the American Revolution, Thomas, 6th Lord Fairfax remained in Virginia. As a result of the 1779 Virginia Act, however, his Northern Neck Proprietary land grant was revoked, with British citizens prohibited from holding land in Virginia. Thomas, 6th Lord Fairfax, died in 1781.

Development of the Ash Grove Domestic Precinct, 1788–1790

After the Revolutionary War, Bryan Fairfax served as a justice of the peace for Fairfax County, and was eventually ordained as a minister. When appointed rector for Christ's Church in the late 1780s, Fairfax and his wife, Elizabeth Cary Fairfax, chose to move to Alexandria where they built Mount Eagle. Prior to the

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13 Kilmer and Sweig, Fairfax Family in Fairfax County, 29.

14 A. Smith Bowman, Jr., "A History of Sunset Hills Farm," *Historical Society of Fairfax County, Virginia, Inc. Yearbook* 6 (1958–1959): 36.

15 HABS documentation of the property in the 1960s noted the presence of a stone foundation that pre-dates the house and may constitute the site of the hunting lodge, referred to as the White House. See Bailey, "Ash Grove" HABS.

16 Kilmer and Sweig, Fairfax Family in Fairfax County, 39.

17 As cited in Caroline Baldwin Sherman, "An Old Virginia Landmark" in *William and Mary Quarterly* II (2nd series): 87.

move, they deeded the Ash Grove property to eldest son, Thomas Fairfax, on October 1, 1788.[18] Thomas is believed to have built the surviving features of the Ash Grove domestic precinct during his ownership of the property although the exact date of construction of these buildings is not currently known.

Documentary evidence suggests that, as of the federal census of 1785, Thomas was living in a household that was distinct from his father's. The property was listed as including a dwelling house and five outbuildings.[19] Although the Ash Grove house is not believed to have been constructed until 1790, authors of the *Ash Grove Meat House Assessment* (2014) suggest it is possible Thomas had already constructed outbuildings on the property before it was legally deeded to him by his father, given that Virginians often built support structures before constructing the dwelling house.[20] Fairfax could have been living in the hunting cabin referred to as the White House at the time he was deeded the property.

The main house is believed to have been built by 1790. As constructed, the early house was a hall and parlor style dwelling that may have incorporated the earlier log hunting cabin. The house was later expanded through the addition of central hallway, which established it as an I House on the principal facade.[21] Thomas Fairfax is said to engaged a Mr. Sharper as the carpenter to build the house; Sharper may have also served as the carpenter for the meat house.[22]

Ash Grove, 1790–1851

Thomas Fairfax was a craftsman and an inventor. In an article written about Ash Grove by Caroline Baldwin Sherman in 1927, Fairfax is described as "...a follower of experiments in galvinism, magnetism (magnetometry), and higher mechanics and the problems of resistant and resultant forces. He left behind him a chemical bath tank and apparatus which neighbors described as 'Mr. Thomas Fairfax's speretual things."[23] Sherman also noted that Fairfax had a "shop" where he forged lightning rods for the house, "said to be the first ever seen in Northern Virginia…"[24] Fairfax was also a Jeffersonian democrat who refused to use the title, 9th Lord Fairfax, insisting that others call him "Mr. Tommy Fairfax." Sherman suggests that he educated his slaves and trained them in trades so that they could earn a living, later declaring them free.[25]

In 1806, Thomas purchased a property in Alexandria known as Vaucluse. In 1833, he transferred ownership of Ash Grove to Henry Fairfax, who was his second son with third wife Margaret Fairfax. [26] Henry Fairfax (1804–1847) was a graduate of the United States Military Academy at West Point, who later served as a magistrate within Fairfax County, as well as the first school commissioner for District 11 in Fairfax County. Henry Fairfax is also known for helping to finance restoration of the historic Falls Church in 1838–1839.

In 1834, Henry Fairfax was forced to mortgage Ash Grove to Portio Hodgson due to a decline in his family fortunes.[27] Henry's wife, (Ann) Caroline Herbert Fairfax, opened a girls school at Ash Grove under the direction of Mrs. Virginia Cary in 1835 in an effort to help raise additional funds. After defaulting on the mortgage in 1845, Henry named a protector to prevent the sale of Ash Grove to Joshua Gunnell by

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18 Fairfax County DB R1, 324–326. For more information about the early history of the Towlston Tract see Kilmer and Sweig, Fairfax Family in Fairfax County, 35.
19 1790 U.S. Population Census, Fairfax County, List of James Wren.
20 Fairfax County Park Authority, Meat House Assessment, 2.
21 Fairfax County Park Authority, General Management Plan, 4–5.
22 Fairfax County Park Authority, Meat House Assessment, 2.
23 Sherman, An Old Virginia Landmark, 90.
24 Ibid., 89–90.
25 Fairfax County Park Authority, General Management Plan, 4.
26 Fairfax County DB A3, 477.
27 Fairfax County DB B3, 120.

Hodgson.[28] Fairfax was forced to further mortgage the property in March 1845 to Thomas R. Love to pay a $2,250 debt to his brother, Orlando Fairfax.[29] A plat was prepared of Ash Grove in 1846 as part of a mortgage agreement signed by Margaret Fairfax and sons Henry and Orlando Fairfax that year (Figure 6).[30]

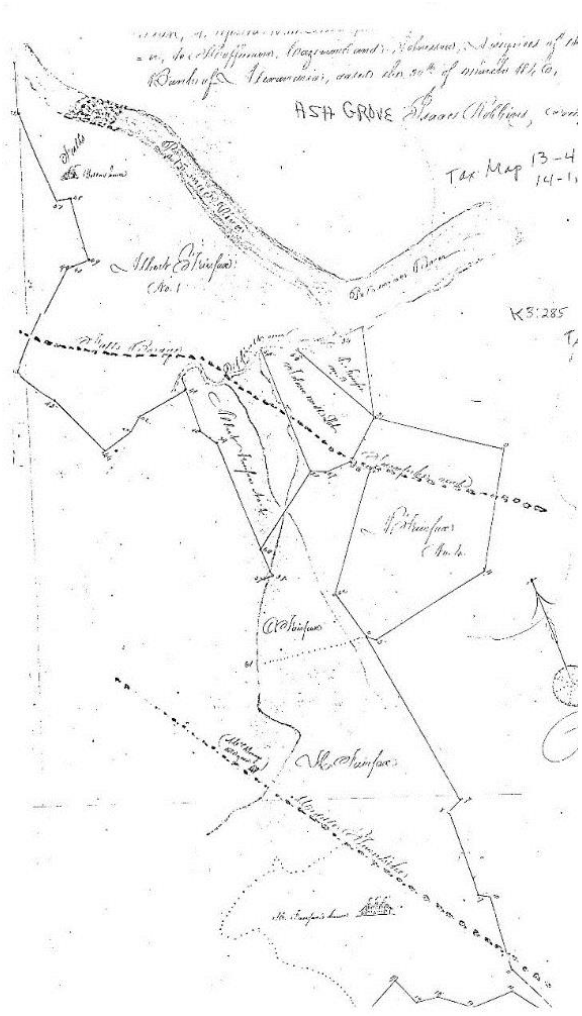

Figure 6. 1846 plat of the Ash Grove property. (Source: Virginia Room, Fairfax County Public Library).

Although poor health prevented him from serving in the army after his military training at West Point, Henry raised a company of volunteers in Fairfax County following the beginning of the conflict known as the Mexican-American War in 1846. Fairfax considered this effort a way to the country for his education, noting to friend that "now when his services were needed, every principle of honor bound him to pay the debt."[31] In 1847, he traveled to Mexico as a member of the Fairfax Volunteers to support United States interests in the war. On August 14, 1847, Fairfax was killed in Saltillo, Mexico. His body was returned to

[28] Fairfax County DB J3, 254. The name of the person engaged by Fairfax to serve as protector is not currently known.
[29] Fairfax County DB J3, 195.
[30] Fairfax County DB K3, 286.
[31] Edith Moore Sprouse, "Ash Grove and the Sherman Family" in *Fairfax County Historical Society Yearbook* 27 (1999–2000): 87.

the United States and buried at Ash Grove.[32] Fairfax was later reinterred in The Falls Church cemetery. As a result of his death, an inventory was made of his estate, and the property placed in trust due to the financial interests of the creditors. The court appointed Love, Gunnell & Moss commissioners for the Circuit Court of Fairfax County to administer the will of Henry Fairfax and sell the land based on the case of Joshua Gunnell as the complainant against Fairfax's heirs and creditors. Some of Henry Fairfax's personal property, including a Fodder House, is noted in court records as having been transferred to son Raymond.[33] The courts held an auction for sale of the property in 1850.

On November 16, James Sherman of Cayuga, New York, recorded the highest bid of $15.31 per acre for the property. Sherman's bid occurred at a time when many Northerners were migrating to the South.

Sherman Ownership, 1851–1997

Sherman's acquisition of the property was confirmed in court on June 4, 1851. After paying $3,701.18, he was issued a deed for Lot No. 1 of Ash Grove, comprised of 241-3/4 acres, on June 20, 1851.[34] Caroline Fairfax, Henry's widow, requested permission to retain lifetime use of one room in the house, which Sherman granted.[35] On August 9, 1851, James and Fidelia Sherman are recorded as selling a parcel totaling 15 acres and 69 poles to John J. and Christopher Rotchford that was part of the land acquired in June.[36] On January 16, 1852, Sherman mortgaged the remaining 226 acres 51 poles to Alfred Moss, as trustee for the $1,200 owed to Gunnell by January 1, 1854.[37] The deed was finally released on June 7, 1855, following Sherman's payment of the outstanding debt.[38]

Ash Grove flourished under Sherman's management. Sherman and his wife, Fidelia Fairchild Sherman (1799–1875), "continued to guard the old trees and repaired, propped up, and kept the old buildings standing long after their value and uselessness had departed," while raising eight children on the property.[39] Before moving to Virginia, Sherman had been a successful farmer, miller, and teacher, occupations that he continued after moving to the Commonwealth.[40] Sherman appears to have practiced diversified agriculture in order to ensure the productivity of Ash Grove. Records indicate that he entered his farm products in the State Fair in Richmond in 1853, described as "four stalks of Oregon (Indian) corn 16 feet tall from root to tassel, and from root to ear 13 feet..."[41] In the 1860 agricultural census, Sherman is reported as owning eight horses, five cows, seven cattle, and eight hogs. In addition to corn, Sherman produced peas, beans, potatoes, butter, honey, and beeswax.[42] Sherman also continued his involvement in education, serving as a school commissioner in Fairfax County.

As a former Northerner, Sherman remained a Union sympathizer during the Civil War. He was among a group of area residents that signed a document prior to secession stating their preference for Virginia to remain in the Union. Later, because of his Union loyalties, Sherman was captured by members of John

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[32] Sprouse, Ash Grove and the Sherman Family, 87, from Alexandria *Gazette*, September 23, 1847, September 24, 1847.
[33] Fairfax County Will Book V, 121, 142, 145.
[34] Fairfax County DB Q3, 191.
[35] Fairfax County Park Authority, General Management Plan, 4.
[36] Fairfax County DB Q3, 206.
[37] Fairfax County DB Q3, 403.
[38] Fairfax County DB W3, 313.
[39] Sprouse, Ash Grove and the Sherman Family, 88, from an unsigned descriptive article "Ash Grove. Residence of Capt. Franklin Sherman," printed in the Fairfax *Herald* on October 4, 1907.
[40] Fairfax County Park Authority, General Management Plan, 3.
[41] Sprouse, Ash Grove and the Sherman Family, 88, from Alexandria *Gazette*, December 5, 1853.
[42] U.S. Census 1860, Agricultural Schedule, Fairfax County, James Sherman.

Mosby's Rangers the in November 1863.[43] Despite letters written on his behalf of his release by friends and neighbors, Sherman was imprisoned by the Confederacy in Winchester, Virginia. Weakened by conditions in the prison, Sherman died of pneumonia at the age of 68 soon after his release in 1865.

After James Sherman's death, his youngest son, Franklin, returned home to manage the farm for his mother. In 1861, when the Civil War broke out, Franklin was studying law in New York City. In 1862, he traveled to Fairfax County to help his parents with the farm. During the Second Battle of Bull Run, Franklin witnessed the destruction of The Falls Church, an experience that would have a profound influence on him as he noted: "The church was surrounded by trees and I was on a hill some little distance away. I saw a stream of soldiers coming from the churchyard carrying bricks in their arms going to their camp. I suppose the whole church melted away that afternoon, the way I saw a barn melt at the same time—boards from one direction and bricks from another."[44] Franklin left Virginia for Michigan in 1863, where he enlisted with the 10th Michigan Cavalry. Captain Sherman was captured in Tennessee in 1864. While being transported to prison, he managed to escape and reach Federal lines near the Ohio River.[45] Sherman was discharged in November 1865 in Jackson, Michigan, after which he returned home to Ash Grove.

It was during the Civil War that the log hunting lodge structure referred to as the White House is thought to have been torn down.[46] Franklin Sherman later recalled having playing in the garret of a log cabin as a child that he described as "Mr. Tommy's" workshop/lab.

Franklin Sherman married Caroline Matilda Clapp Alvord of Greenfield, Massachusetts, on September 13, 1867. Sherman met Alvord when she was a boarder at Ash Grove. Alvord had traveled to Fairfax to teach at a nearby Freedman's School on the recommendation of her brother, Lt. Henry Elijah Alvord, who had become involved in education programs for freed slaves while stationed in Vienna, Virginia.[47] Caroline and Franklin welcomed their first child, Wells Alvord Sherman, on July 19, 1868.

Several records exist to suggest the types of farm activities conducted at Ash Grove during the second half of the nineteenth century. During the 1860s, Sherman wrote letters to his brother, John Dempster Sherman (1829–1908), documenting his efforts to manage a productive farm. The letters reveal the types of crops that were being grown, including oats, turnips, potatoes, and corn; the presence of apple, peach, quince, and pear tree orchards; animal products such as eggs, butter; and lumber. The letters also describe the 10 acres of a "big meadow." Clover is described as planted, likely as a cover crop or for pasture. In a letter dated 1866, Sherman described acquiring wheat seed from the relatively new U.S. Department of Agriculture, which had been established in 1862. His letters also describe the presence of a shed, barnyard, fences, a cellar, corn crib, and stables on the property, and a sawmill located nearby that was used to cut timber into lumber for sale. Sherman mentions a wheelright located near Ash Grove. He also indicates that the family employed African Americans to assist with work on the farm.[48]

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[43] Sprouse, Ash Grove and the Sherman Family, 88, from a letter from Dr. William H. McVeigh to John S. Mosby on behalf of James Sherman, Jr., November 18, 1863.

[44] Ibid., 89, from the deposition of Franklin Sherman, Falls Church Methodist Episcopal Church Claim #12485, Case files for Congressional Cases 1884–1952, Records of the U.S. Court of Claims, Record Group 123, National Archives.

[45] Ibid., 89, from Sherman's request for a leave of absence, Louisville, Kentucky, December 19, 1864.

[46] Fairfax County Park Authority, Meat House Assessment, 2.

[47] Lieutenant Alvord later resided at Spring Hill Farm, where he gained a reputation as an agricultural reformer and served as the first dairy division chief of the U. S. Department of Agriculture as noted by Christopher Sperling in *Archaeological Mitigation of Impacts from the Stabilization of the Ash Grove (44FX1597) Meathouse, Ash Grove Historic Site, Tysons Corner, Fairfax County Virginia* (Fairfax, Virginia: Fairfax County Park Authority, 2014), 25.

[48] Sprouse, Ash Grove and the Sherman Family, 91–97.

Supplementing the income produced from crops, Sherman appears to have hauled wood, corn, lime, and oyster shells to sell.[49] In 1867, he contracted with the Washington Alexandria and Georgetown Railroad for a carload of railroad ties, receiving 50 cents each for oak and maple and 40 cents for chestnut.[50] Within this context, Sherman described the poor condition of local roads. Evidence suggests that the farm was not highly productive and may have yielded insufficient funds to support the Sherman family of thirteen.[51]

The 1870 and 1880 agricultural schedules indicate that the Shermans raised a variety of livestock, including swine and horses.[52] This is also supported by the fact that the census records indicate only half of the land appears to have been in cultivation. Within the cultivated fields, the Shermans appear to have continued to experiment with various cash crops to address competition in grain production from the Midwest. One of these experiments entailed planting a vineyard in 1879. Although the vineyard produced 3,000 pounds of grapes, none appear to have been sold, however.

In other matters, a letter from Franklin Sherman to John Dempster Sherman dated 1866 provides instructions for filling out war reparation Affidavits to ensure payment for timber taken from their land by Union soldiers.[53] The letter also described scavenging metal left behind at an encampment of the 5th Michigan Cavalry, and the whiffletrees (which are a part of a plow harness) that Sherman made from the material.

In 1869, General Stoneman, under whom he had served during the Civil War, appointed Sherman Military Sheriff of Fairfax County as part of the military government established under Reconstruction. Sherman approached his position with "all the cheerful confidence of ignorance and youth," despite the fact that the job was demanding.[54] He found the defeated populace to be "as peaceable, well disposed, and law abiding a people as live in the United States."[55] Reflecting on his duties, Sherman noted; "After court that day [when he was appointed sheriff], I went to the Clerk's office and received subpoenas, executions, notices, summonses, etc, etc, etc, to make hundreds of miles of riding and taking me into nearly every neighborhood of the county in the next three weeks."[56] Although by "early in 1870, the Reconstruction of the State was completed, the military had turned over all authority to the State officials and the legislature had vacated [illegible word] offices, to be filled by appointees of the County Judges till the next regular election in the fall," Sherman resigned his post that year, noting that "...convictions of right and humanity will not permit me to hold an office under which it may be my duty...to flog any human being as judicial punishment."[57]

Franklin Sherman applied for an insurance policy to cover several of the buildings at Ash Grove in 1869 (Figure 7).[58] The policy, as well as later updates, describes several outbuildings on the property in addition to the main house. These included former servant houses used as a wash house and lumber room, a barn, and an attached shed. In 1886, he added a policy for a kitchen. The policy also makes mention of a "Wooden

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49 Ibid., 99–103.
50 Ibid., 104.
51 Fairfax County Park Authority, General Management Plan, 4.
52 Fairfax County Park Authority, Meat House Assessment, 2; Fairfax County Park Authority, General Management Plan, 4.
53 Sprouse, Ash Grove and the Sherman Family, 97–98.
54 Ibid., 107, from the Fairfax *Herald*, October 4, 1907.
55 Ibid.
56 Ibid., 109.
57 Ibid., 112, from letter from Franklin Sherman to his nephew, Frank Dempster Sherman,.
58 The Mutual Fire Assurance Company of Loudoun County, Ash Grove Insurance Policy #972, August 20, 1869, and #11165, May 19, 1886, transcription located in Fairfax County Cultural Resource Management and Protection Branch (CRMPB) files.

Meat House, 12 ft. W[est]" of the brick kitchen, a brick ash house 30 feet southeast of the main dwelling, and a hen house 20 yards east of the kitchen.[59] Analysis of the HABS documentation prepared in 1960 suggests that wood burning fireplaces in at least three of the rooms of the house were converted to coal, and updated with cast-iron liners, around this time.[60]

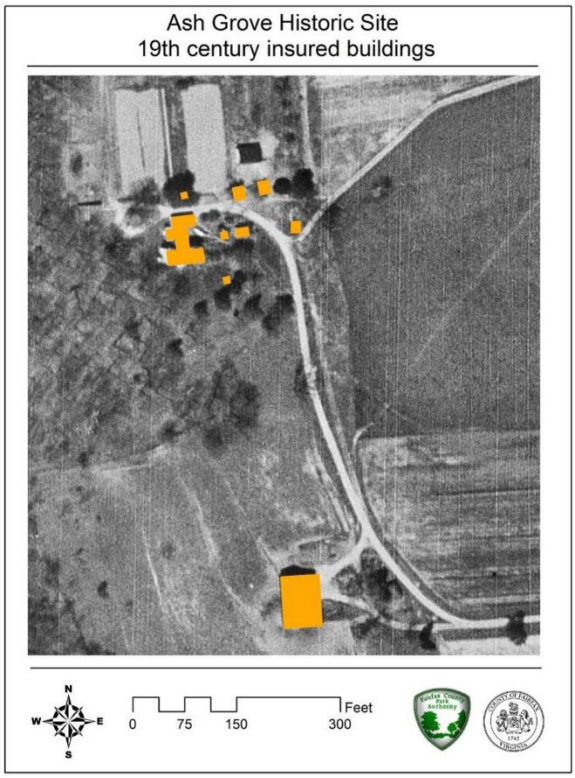

Figure 7. Approximate locations of the structures insured by Franklin Sherman between 1869 and 1887 as indicated on a 1937 aerial photograph. (Source: FCPA, Meat House Assessment).

Sherman continued to play an important role in the local community during the 1870s. As Virginia began to establish a public school system, Sherman played an active role in its development. He also served as chairman of the school board and as a school trustee. In honor of his contributions, Fairfax County later named a school in Vienna in his honor. Sherman also served two years on the Fairfax County Board of Supervisors. In 1910, Franklin and Caroline Sherman helped found the Fairfax County Historical Society.[61] While engaged in public service, and managing the farm, Sherman also worked as an agent for the Mutual Fire Insurance Company of Loudon County beginning in 1902.[62] One of the land transactions that occurred during his ownership of the property was sale of a right-of-way across Ash Grove to Charles D. Hine in 1906.[63]

Franklin Alvord Sherman died on April 9, 1915, and was buried at Arlington National Cemetery.[64] After the death of his father, son Wells Alvord Sherman assumed management of the farm and care of his mother,

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59 The Mutual Fire Assurance Company of Loudoun County, Ash Grove Insurance Policy transcription, located in CRMPB files.

60 After the fire in 1960, the liners were removed and the fireplaces restored to wood burning.

61 Sacchi, "Ash Grove" PIF.

62 Sprouse, Ash Grove and the Sherman Family, 111.

63 Fairfax County DB T6, 344.

64 Death certificate for Franklin Sherman. Fairfax County Circuit Court Archives. Fairfax County Will Book 5, 587.

Caroline M.C. Sherman until her death.[65] Although Caroline Sherman died in 1923, ownership of Ash Grove is not recorded as transferred from Caroline Sherman to Wells Sherman, and six Wells children, until November 17, 1930.[66]

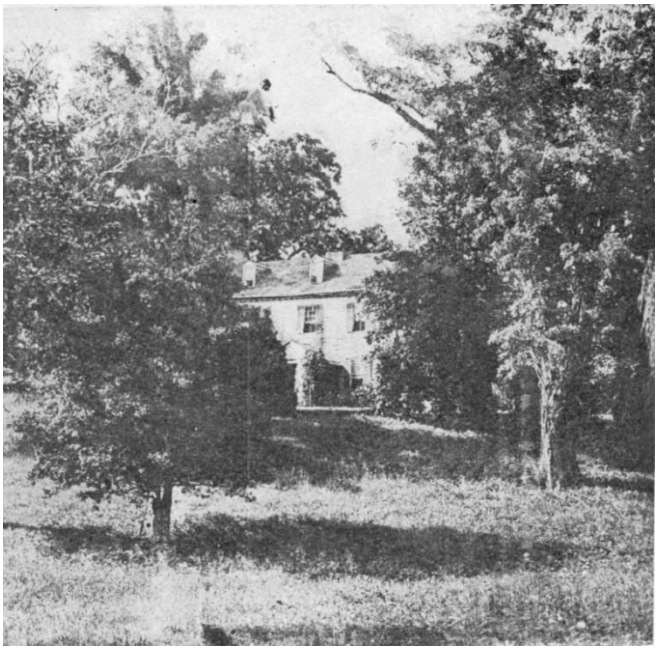

Figure 8. Ash Grove, ca. 1903. (Fairfax County Public Library, Virginia Room).

During the early twentieth century, Ash Grove functioned as a country estate. The house was surrounded by manicured lawns and was approached by a gated curvilinear drive. Outbuildings, including the brick kitchen, wood-frame meat house, and a spring house, continued to support the needs of the household. Photographs of the property illustrate the character of Ash Grove during the early twentieth century. The earliest known photograph of the house dates to 1903 (Figure 8). It shows the house framed by deciduous trees and open meadow-like lawn. A photograph of the kitchen and meat house from circa 1918 (Figure 9) shows both structures partially covered in thick vegetation, suggesting that they were not used frequently.[67]

65 Fairfax County Will Book 10, 202.
66 Fairfax County DB V10, 337.
67 Fairfax County Park Authority, Meat House Assessment, 3.

Figure 9. Ash Grove meat house (left) and kitchen (right), circa 1918. (FCPA Museum Collections).

In 1927, Caroline Sherman wrote about the family home at Ash Grove. Her narrative provides insight into the character and composition of the property at the time. Sherman describes the property as having huge oaks that towered over the house, as well as

> At the foot of the hill, on which the house stands in quiet dignity, [an] old willow, brought as a slip by Commodore Jones from the willow that droops over Napoleon's grave at St. Helena. At the foot of the hill to the other side a large group of magnificent maples that turn a flaming red and yellow in autumn and that, the year round, shelter the old spring house, said to be fed by at least a dozen springs, and built with hand-adzed clapboards and hand wrought nails, interlined with brick brought from England—the whole moss grown and hoary with the drop of many waters throughout the years.[68]

In her description of the house, Sherman notes:

> The rear wing is separated from the main house by a two-story rear hall with its own staircase. This little part was originally a hunting lodge built by the first Lord Fairfax when he was living at Greenway Court. Later the rear wing was built and still later, in 1790, came the main house.
>
> The main building is three stories in height with small covered entrance portico with set-in benches, with windows symmetrically placed and with dormer windows above. A hand-made cornice of considerable beauty is found under the eaves. The entrance hall is wide with large rooms on either side. There is hand carving on the stairway, which is finished with a mahogany rail, and the mantels throughout the house are hand carved in the dignified fluted designs of the period. Large fireplaces complete all of the mantel designs.

[68] Sherman, An Old Virginia Landmark, 87–88.

> The house is surrounded on all sides by large graded and unbroken lawns. Only the rear lawn is divided from the others by huge hedges of lilac, dense of growth and fully fifteen feet high. In the spring the masses of bloom fill the whole house with fragrance. The dividing line of another lawn is suggested by huge bushes of pyramidal box. To the rear a terraced garden of three levels is reached by a flight of stone steps guarded by two mighty hollies. These and the many other hollies of Ash Grove form its winter glory.
>
> In the garden are remnant of the old plantings—snowballs, daffodils, peonies, Madonna lilies, fleur-de-lis—dating back, in straight ancestry, to Fairfax days. Chief among these treasures are the Fairfax roses. One variety has a huge single blossom of deep rose pink, with long stems, ornamental leaf, and fine long buds. Another is the old York and Lancaster rose with its delicate pink and white striped and tinted petals. Both are semi-climbers and the strong vines have lived for generations through both neglect and care.
>
> It was in this garden that a recent plowing brought to the surface an old silver thimble marked with the initials of Caroline Fairfax, the widow of the second son, Henry, from whom the grandfather of the present owners bought Ash Grove in 1850—well before the Civil War. So deep was the widow's attachment to the place that she specified, on sale, that she should retain the use of one room throughout her remaining years…[69]
>
> The old slave kitchen, the length of a deep lawn from the dining-room, still stands, a vine-covered building with large fireplace and crane and quaint Dutch oven. Here long into the lives of the present generation old Aunt Henney, descendant surely of some Ethiopian queen, and freed slave of Lord Fairfax, presided over the laundries of three generations of newcomers after serving no one knows how many Fairfaxes.
>
> On snowy days, the children of the family regularly went a half-mile out of their way to the little red schoolhouse, a mile and a half distant at best, to tramp a path for Aunt Henney from her one-room cabin to her well and to her woodshed.
>
> In the center of one of the large fields near the house, sheltered by giant maples and green hollies, is an old Fairfax burying ground. Although in his late years Thomas, ninth Lord Fairfax, bought Vaucluse near Alexandria, and gave Ash Grove to his second son, Henry, since his eldest son had married and settled in Maryland, Thomas was brought back to Ash Grove for burial, in 1843. Twelve years later, at the death of his wife, his grave was moved and they were buried together in Ivy Hill Cemetery near Alexandria. Henry, next owner of Ash Grove, died in the Mexican War. Ferdinando, brother of Thomas, to whom George and Martha Washington were godparents, died in 1830, and was buried in this little cemetery. Tradition as to his removal varies, but some interesting old stones are left that tell where little Fairfax children still sleep beneath the maples.[70]

She also describes features of the interior as follows:

> Two false doors lead nowhere. The one on the stairway opens into a blank wall with no evidences of a door on the other side of the wall, but it is readily believed that a dangerous door, opening into the back stairway, had been filled up before some later plaster false door had been placed on the walls of the hunting lodge stairway. The false door in the drawing room has never possessed either latch or hinge, but was probably placed there merely to

[69] Ibid., 88.
[70] Ibid., 89–90.

> "match" the door on the other side of the big chimney breast which leads to one of the odd closets with which Ash Grove abounds.
>
> Monks' cupboards are found in several of the chimneys. They are not really secret cupboards, but are so rare and so unexpected as to approach secret places in mystery. Then there is a small hidden wine cellar under the old dining-room closet, reached through a trap door over which a piece of furniture was always artfully drawn. Many of the servants never knew of this subterranean closet and great was their astonishment when a rare wine appeared on the table that they knew came from none of the household stores.[71]

Wells Sherman and his wife, Elsie May Besley, resided at Ash Grove following Caroline Sherman's death in 1923. Married at Ash Grove on May 23, 1895, the Shermans welcomed their first son, Wells Alvord Sherman, Jr. in 1903. Changes made to the property during their tenure included sale of an easement in September 1930 to the Virginia Public Service Company to establish a utility corridor,[72] and installation of a modern bathroom, supported by a septic tank, around the same time. Additional improvements were likely made to the water supply system to support the bathroom, including the installation of an electrical pump at the spring.

Wells Alvord Sherman, Jr., graduated from the University of Wisconsin in 1925. After establishing himself in Texas, Sherman returned to Fairfax County in 1937. He later remained to manage his father's engineering firm after Wells Alvord Sherman, Sr., died in 1938. Like his parents, Wells Alvord Sherman, Jr., was active in the community, serving on the Fairfax County school board from 1939 to 1947, and maintaining a lifelong membership in the Vienna Presbyterian Church.

In 1936, Ash Grove was documented as part of the Virginia Works Progress Administration Historical Inventory Project, that resulted in documentation of historic homes throughout the state as part of the Virginia Writer's Project.[73] The effort was sponsored by the Virginia Conservation Commission under the direction of its Division of History, and resulted in a pictorial and textual record of Virginia's past.[74]

Little else is known about the property until the late 1950s.

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71 Ibid., 89.

72 Fairfax County DB T6, 344. A 1929 map of Ash Grove is referenced for DB V10, 340A.

73 The Library of Virginia, "Virginia Historical Inventory" *Legacies of the New Deal.* Available at http://www.lva.virginia.gov/exhibits/newdeal/vainventory.htm (accessed November 12, 2017).

74 Haywood Cleveland McMullan, research, "Ash Grove," Works Progress Administration of Virginia Historical Inventory. March 16, 1936.

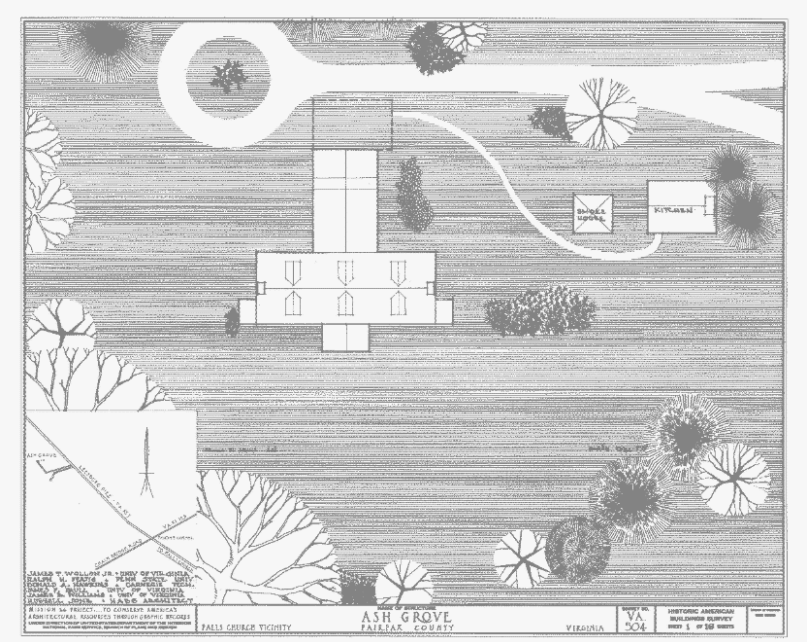

Figure 10. Ash Grove Site Plan, Historic American Building Survey, 1960. (Library of Congress).

In 1959, the National Park Service prepared documentation of Ash Grove as part of HABS, a federal program initiated in the 1930s to record important works of architecture for research and preservation purposes. The documentation project, which resulted in a site plan (Figure 10), black and white photographs of the house (Figure 11) and outbuildings, and measured drawings of the house, was completed in August 1960. Additional written records were finalized February 1, 1961.

Figure 11. Ash Grove House at the time of the survey. (HABS, 1960).

The HABS documentation project coincided with a major renovation of the main house by then owner Wilson C. Sherman. In September 1960, fire destroyed much of the house (Figure 12). Fortunately, the

parlor survived along with the bedroom above (room 203), and the interior detailing that had been removed prior to the renovation.

Figure 12. Ash Grove after the fire in 1960. (Sperling, Meathouse Archaeological Mitigation, 26).

Following the fire, the Shermans rebuilt the central hallway to closely approximate pre-fire conditions using the HABS drawings and salvaged interior finishes. The rear ell, however, was not faithfully restored, but modified to support contemporary family needs. The roof line was changed, a bathroom created from the "trunk room," and bedrooms built over the dining room that contained contemporary updates. A bathroom was also added adjacent to the dining room. Other modifications to the original configuration of the house included changes to the back section of the house, the family living room, kitchen, and screen porch. Also built at this time were a garage and greenhouse.[75]

In 1973, the Shermans applied for a C-104 rezoning of their property to industrial use. Following the application, in May 1973, the Fairfax County History Commission contacted the Shermans to suggest they place a historic easement on the house and environs as the best instrument to protect the historic and architectural value of the property.[76] In June 1973, the county's preservation planner conveyed the Sherman's preservation plan for Ash Grove in a memorandum to the Fairfax County History Commission:

> … Essentially, they plan to control development within the area by retaining ownership of their present holdings and taking part in the development. In the lands currently being considered for rezoning to industrial use, the Shermans plan to lease to industrial firms, and thus provide a continuing income for present and future generations living in the historic house. On the remaining lands, the Shermans plan eventual residential development, and have begun a tree planting program to supplement existing forestation. The Shermans stated that they expect to continue to reside at Ash Grove and its immediate neighborhood, and would not permit unattractive development.

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75 Fairfax County Park Authority, General Management Plan, 6–7.

76 Letter from Mary M. Fahringer, Chairman, Fairfax County History Commission to W. Alvord Sherman, May 30, 1973.

> Inasmuch as Ash Grove does not appear directly threatened in the immediate future by foreseeable development under the plan outlined above, and the Shermans have indicated that they have not "ruled out" the possibility of putting Ash Grove under an historic easement, would the History Commission care to advise further on what actions are necessary and appropriate at this time in regard to Ash Grove?
>
> I would suggest that the History Commission send a memorandum of record to the Board of Supervisors before the June 25th hearing of case C-104. I understand that in the public hearing before the Planning Commission, June 5th, Mr. John T. Hazel, attorney for the applicants in case C-104 made several concessions but did not concede to the County staff's recommendation for a "100 foot wide buffer suitably planted to act as a screen… be maintained along Ash Grove Lane on the western boundary of this proposal.
>
> Perhaps the History Commission may consider supporting this staff recommendation to protect Ash Grove.[77]

While the Shermans did not immediately develop the property, additional pressure to sell land associated with Ash Grove emerged during the early 1980s when plans were made to build the Dulles Airport Access Road. In support of the project, the Shermans sold portions of the property for development of the road corridor as well as the adjacent Tysons Sheraton hotel, which reduced their Ash Grove holdings to 25 acres. Construction of the Dulles Airport Access Road fragmented the farm and destroyed the Fairfax family cemetery, while development of the hotel impacted views from the house.[78]

Figure 13. South elevation of the garage, smoke/meat house, and kitchen in 1992, unknown photographer (CRMPB files).

[77] Memorandum, James J. Stokesberry, Historic Preservation Planner, Fairfax County, to Fairfax County History Commission, June 13, 1973.
[78] Fairfax County Park Authority, General Management Plan, 3.

In the early 1990s, Fairfax County became interested in preserving the remainder of the historic property. County planners proposed that a historic zone be established on the remaining 25 acres of Ash Grove.[79] County archaeologist, Richard Sacchi, prepared a Preliminary Information Form (PIF), the equivalent of a National Register of Historic Places determination of eligibility, and submitted it to the Virginia Department of Historic Resources in 1992 (Figure 13).

Sacchi described Ash Grove in the PIF as follows:

> The Ash grove property contains a main house with two support structures and is located on 25 acres near Tyson's Corner, Virginia. The original two and one-half story residence, built by Thomas, ninth Lord Fairfax, the last proprietor of the Northern Neck of Virginia, about 1790, follows a T-shape plan. A rear ell was added by James Sherman about 1851. The remains of a hunting lodge, possibly commissioned by Bryan Fairfax after 1770, may be included in part of the brick and stone foundation. Further research to provide conclusive evidence is needed. During restoration in 1960, the main house was extensively damaged by fire. The parlor remained intact and much of the woodwork, hardware, doors and mantelpieces had been removed prior to the fire. Post-fire rebuilding and restoration was accomplished with the aid of HABS drawings, and the house retains its original character.
>
> The late 18th century outbuildings include a brick kitchen and a weatherboard smokehouse.[80]

Sacchi also described the architectural elements of the house in the PIF:

> Ash Grove is a two-and-a-half-story house of frame construction with random width beaded clapboard siding. It is built upon a brick and stone foundation and includes two brick interior end chimneys and pent closets extending on the east and west sides of the house. The roof has cement (asbestos?) shingles, which give the appearance of wood. Later additions to the house are covered with raised seam sheet metal. Shuttered, double-hung sash (six-over-six) windows and pedimented dormers are part of the original design, but many are replacement windows. Modern concrete steps lead to a front porch with fixed benches.
>
> The house, built around 1790 with 1850 additions, follows a T-shape floor plan with rear ell. The 1790 section (crosspiece of the T) contains a central hall flanked with two rooms, a staircase leading to the second floor bedrooms and an attic story. Adjoining this part of the house is a section housing a smal1 chamber and the current dining room. Entry into the house is made through paneled double doors which retain the authentic 'Carpenter' lock, floor and head bolts from England.
>
> The first floor interior of the parlor, the central hall and the library (eighteenth-century dining room) The parlor, the only room in the existing house which sustained no fire damage in September 1960, has plaster walls, ceiling and cornice. A chair rail extends along the walls above wainscoting. The wood flooring is original random width pine and an ornate Adamesque mantel frames the brick fireplace and fieldstone hearth. A pent closet is to the left of the fireplace while to the right is a false door added for symmetry. Paneled doors contain original hardware.

[79] *Northern Virginia Sun*, February 19, 1965; *Washington Sunday Star*, February 21, 1965; *Washington Post*, March 7, 1965.
[80] Sacchi, "Ash Grove" PIF.

The present library, originally the dining room in the Fairfax time period, features plaster walls and ceiling, random width pine floor boards and a chair rail. Much of this is replacement wood from structures dating to the same period as Ash Grove. The original Adams-style mantel is less ornate than the parlor mantel. Built into the right side of the chimney is a warming cupboard and the pent closet on this side has a trap door on the floor. The windows of this closet are barred. Found on the ceiling are metal brackets which held a wrought metal fan frame. The original fan was covered with fabric and undulated by a person from below. The frame itself rests against a wall and is not in operation. The shelves along the west wall were added in 1960.

The central hall staircase with nineteen risers contains a handrail and scroll carvings along the spandrels. Both rail and carvings were reproduced, according to HABS drawings. On the landing between floors there is a door which leads to the adjoining section of the house. Entry into this area can also be gained from the first floor central ha1l. The first smal1 chamber has a ceiling height of 6’-7”—much lower than the ten foot ceilings in the hall, library and parlor. This room is possibly part of a structure which pre-dates l790. Bryan Fairfax entered into an agreement with William Kitchen sometime between 1770 and 1772 to build a hunting lodge. The foundation of this smal1 room and the adjoining dining room may be part of this hunting lodge. The vertical board doors and their hardware are original and contain wood pulls rather than door knobs.

The exterior of this section of the structure is shiplap siding. The present-day dining room contains a door dating to the mid-nineteenth century and during restoration evidence of a former chimney was discovered on the north side where a present fireplace is situated. The kitchen area ell was added in 1850 when James Sherman became the owner.

The second floor incorporates bedrooms which have undergone restoration and modern bathrooms. The flooring and woodwork are mostly replacement work with the exception of the mantelpieces in the east and west bedrooms. Replacement flooring was taken from a house dating to the same period as Ash Grove (1790), but some original floor boards show signs of smoke darkening. The random width floors have never been varnished, only waxed. The fieldstone surrounding the fireplaces is original but only the west bedroom retains the original brick hearth. Both east and west bedrooms contain closet lavatories flanking the fireplaces. These lavatories are 1960 additions. A monk’s cupboard can be found in the east bedroom fireplace. The modern bathroom was originally a trunk room. Paneling in the north bedrooms dates from 1960.

The third floor contains a finished attic composed of mostly reproduction materials. Only the door hinges remain authentic. A hatch to the roof is located near the stairway. Six dormer windows light the room.

The first modern painting of the exterior since the Civil War occurred in 1910. Electrification, and most likely the addition of running water, took place in 1927.

Underneath the house are sections of the cellar which contribute to the historical integrity of the building. The stairway from the central hall into the cellar contains a hand-hewn rail and the original lathes on the west wall are visible. The floor of the cellar under the central hall and library is earthen. The room under the library contains an arched recess under the library fireplace. A tree stump of undetermined age which was used for a chopping block is situated in the cellar.

> The section of the cellar which is located under the small chamber and dining room has a concrete f1oor. It is in this part of the cellar that the foundation of the pre-1790 structure can be viewed. Ventilation windows dating from the eighteenth century are sti1l intact. Exits from this part of the cellar and the east section under the library are by way of stairs leading to the outside.[81]

In addition, Sacchi described other features on the property in the 1992 PIF, indicating that:

> The outbuildings which support the nomination include a detached, brick kitchen and a clapboard smokehouse both dating from the late eighteenth century. The kitchen building features a gable roof with cedar shingles and dog-tooth cornice. Visible on the exterior of the building are wrought iron, star-shaped reinforcements which are part of the eighteen-century construction. The exterior brick is painted white. A concrete buttress is at the base of the structure.
>
> The kitchen interior contains hand-hewn support beams and large fireplace with movable crane. A Dutch oven is built to the right of the fireplace. Six-over-six sashed windows are located on the north and south sides of the building. A stairway leads to a hatch in the ceiling which lifts upward into a small chamber containing a fireplace. The upper section of a window lights the area while a lower section is shelved.
>
> The weatherboard smokehouse has a hipped roof of wood shingles. The entrance door is constructed with vertical boards and the floor is brick. Mortise and tenon joinery is visible in the interior.[82]

The photographs of the buildings taken in 1992 help illustrate the character of the property at the time. One image shows the south elevation of the meat house and kitchen. The meat house appears to have no holes in the painted white siding, a wood shingle roof with a metal cap, and a boxwood planting east of the door. Under the wood shingles is a diagonal wood fascia board that is mounted in front of the boxed cornice and extends the overhang of the roof. The apparent roof and siding repairs likely occurred as part of the 1960s renovation to the property.[83]

Despite Sacchi's argument that the property be considered eligible for listing in the National Register of Historic Places, the Virginia Department of Historic Resources responded that the reconstructed nature of the house required further consideration and documentation before an evaluation could be made.

In 1996, Thunderbird Archaeological Associates conducted a Phase I survey of the Ash Grove property, described in their report as totaling 30 acres at the time. The survey resulted in an update to the Virginia Department of Historic Resources file for site 44FX1597.[84]

Fairfax County Ownership, 1997–present

Fairfax County remained interested in protecting Ash Grove as a property of historic interest following the preparation of the PIF. In 1997, Wilson and Lee Sherman sold a 40.7 acre tract of land that included Ash Grove to a developer. The developer subsequently proffered transfer of the Ash Grove house and a portion of the property for preservation as a county park in order to gain a zoning variance to construct a dense

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[81] Ibid.
[82] Ibid.
[83] Fairfax County Park Authority, Meat House Assessment, 7.
[84] Ibid., 1.

cluster of townhouses as part of Tysons Village.[85] In this way, two parcels totaling 7.8 acres were dedicated to FCPA on November 17, 1997, as part of Section One development of Tysons Village. The parcels included the historic Ash Grove house and outbuildings as part of a +/- 2.0 acre lot that encompassed adjacent sloped terrain, and a 5.8-acre tract composed of floodplain associated with Old Courthouse Spring Branch stream valley. The 5.8-acre tract was placed under a floodplain and storm drain easement, and a separate conservation easement. The conservation easement was used to help the developer address the county's requirement for Best Management Practices as part of the Tysons Village development project. The county granted the easement "for the purpose of conserving and preserving undisturbed the natural vegetation, topography, habitat, and other natural features now existing on and across the Property …." Any other use occurring within the area must be approved in writing by the County.[86]

The initial property transfer was followed by a second transaction involving a third parcel totaling 4.4764 acres, sold by the Shermans, and transferred to FCPA on March 3, 1998, as a proffer for development of Tysons Village II. The parcel, located to the south of the parcels transferred in 1997, was comprised primarily of floodplain. FCPA encumbered the parcel with a floodplain and storm drain easement as well as a conservation easement. At the same time, a new agreement was developed for a storm detention facility located near the stream on the Ash Grove Historic Site property. Built by the Sheraton Corporation in 1985 as part of the construction of the Tysons Sheraton Hotel, the storm water detention structure was composed of a dry pond. The earlier easement was vacated as part of the Tysons Village II subdivision approval process, and a new agreement signed that indicated the detention facility would be maintained by SRS Properties Limited Partnership.[87]

Following transfer of these parcels, FCPA established the Ash Grove Historic Site, comprised of three parcels, totaling approximately 12.3 acres, on the proffered land. In defining the purpose of establishing Ash Grove Historic Site, FCPA noted their goal was to "preserve, protect, and restore cultural and natural resources, provide revenue with adaptive reuse of the historic property consistent with preservation of the historic fabric, and provide educational and interpretive opportunities that will increase the understanding of the county's cultural and natural heritage."[88]

FCPA also anticipated that:

- Visitors will be able to enjoy the natural beauty and cultural resources and be provided the opportunity for solitude and relaxation
- Visitors will learn of the history of the site and the local community through interpretive programming
- Visitors will be able to rent the house and grounds for private celebrations and corporate events as well as enjoy the occasional small arts and music events (such as indoor string quartet performance).[89]

Shortly thereafter, use of Ashgrove Lane, which parallels the southern boundary of the tract, was granted to adjacent landowners, James and Marie Teets, while they continued to occupy their house. FCPA made plans to remove the roadway and an associated bridge once the Teets moved from their home. Access to the Ash Grove Historic Site was subsequently anticipated to occur from the existing entrance road leading to the house after the county made improvements commensurate with public use. At that time, the adjacent Tysons Village Home Owner's Association was to become responsible for maintenance of the road.

[85] Fairfax County Park Authority, General Management Plan, 1.
[86] Ibid., 2.
[87] Ibid.
[88] Ibid., 5.
[89] Ibid.

Two mature hollies located to the rear of the Ash Grove house were later removed after construction of the townhouse entrance road led to their decline.[90] To address the need to screen views of the adjacent development, FCPA transplanted seven American hollies and a Norway spruce tree from an adjacent townhouse development site.[91]

In 1997 and 1998, archeological investigations were conducted by volunteers and interns under the direction of FCPA archaeologist, Robert W. Wharton, on the land to be developed as part of Tysons Village. Salvage operations addressed a terrace garden area and the former family cemetery area not destroyed by the Dulles Airport Access Road. Remote sensing was conducted in conjunction with the salvage operations.[92]

In 2000, FCPA prepared a General Management Plan and Development Concept Plan for the property to guide treatment of the historic resources and development of amenities to accommodate visitors. The plan described the property as follows:

> At the back of the house was a garden with a brick walkway bisecting it. There were numerous boxwoods, azalea, rhododendrons, dogwoods, redbuds, jonquils, tulips, bleeding hearts, and lovely old lilacs. The plantings are all mature (see section on Natural Resources, following). A narrow bed remains between the existing house and driveway with some flowering shrubs. It seemed since the garden was terraced on the east and west, as well as the south, and given the "Georgian" appearance of the house, the outbuildings would flank the garden on either side thus preserving the balance and order. Archaeological testing was not conclusive, however.[93]
>
> Through a magnetometer survey, six subterranean anomalies were located and tested. One of these proved to be a pit full of late 19th early/20th century artifacts. The recovery of data from this feature (not on parkland and now destroyed) has materially increased our knowledge of the Sherman Family and Ash Grove.[94]
>
> While transcribing hand written documents in the Sherman family papers, receipts for premiums (Franklin Sherman was an agent for one of these companies) paid to a fire insurance company in Leesburg were located. The library was visited, and it was discovered that the insurance company was still in business. The company was contacted, and the President very generously searched their archive, found policies, and made copies for the Park Authority. While these policies did not have maps or sketches, they did contain verbal descriptions of outbuildings, their distances and direction from the house. This information is crucial for the cultural resource management of this park. These data, with the magnetometer survey that is being undertaken, will provide advance warning of the location of underground resources prior to any remodeling or modification of the landscape.[95]
>
> The Springhouse was rebuilt as recently as 1984. This spring may have been in use from the time of electrification of the house. There was an earlier spring ca 200 feet west that had been "improved" by the building of a concrete collar, which created an almost well

[90] Ibid., 8–9.
[91] Ibid., 9.
[92] Sperling, Meathouse Archaeological Mitigation, 31.
[93] Fairfax County Park Authority, General Management Plan, 7.
[94] Ibid.
[95] Ibid., 7.

> like appearance to this feature. This feature was destroyed during the installation of the storm and sanitary sewers. The Springhouse, while preserved on park land, is no longer functional, as the installation of the storm and sanitary sewers diverted the flow of water away from this spring.[96]

The county also conducted archaeological investigations to determine the significance and sensitivity of the site to ground disturbance. In an article published in April 2000 about the investigations, county archaeologist, Bob Wharton, noted the following:

> Tradition suggests that Thomas, sixth Lord Fairfax, had a hunting lodge (also known as the white house) built on the property now referred to as Ash Grove. Folklore also suggests that the white house was moved so that Thomas, ninth Lord Fairfax, could build the Ash Grove house in 1790. A crew spent a season in 1999 investigating the property, specifically feature 30. The archaeologists did research in Mutual Fire Insurance Company of Loudon County, agricultural census, National Archives mined. (Collection housed at the Virginia Room of the FCPL.) HABS drawings completed in August 1960, one month before the fire. Feature 30 related to the rock foundation under the kitchen and family room at the north end of the house (oldest part according to HABS documentation). Rest was built or rebuilt on brick foundations. "We had speculated for some years that the house had 'grown' from north to south. The sequence that we proposed was that some small building was built on the rock foundation. An additional room or rooms were applied to the south side of this structure, and then finally, in 1790, Thomas the 9th built the central hallway part of the house that provided Ash Grove with its distinctive south façade. Following the 1960 fire, Ash Grove was rebuilt to make it serviceable in the last half of the 20th century. Final finishing of the yard area surrounding the house was to have a bulldozer 'rearrange' the front (south) yard, pushing material off the more or less flat yard and out into the woods to the west.
>
> Small boxwoods were planted around the foundation and the azalea hedge was planted. At some (as yet, unknown) time, running water was brought to the house, possibly from the spring to the south and below the house. This was probably not the spring that is covered with the springhouse. The second spring was replaced by a drilled well of 1980s vintage. This well is to the east of the house near the detached brick kitchen. The waterlines were brought into the house through the south wall on the east side. The final phase of watering of Ash Grove is the connection to the County-supplied water in 1999.
>
> The County waterline was brought diagonally across the south lawn from Ash Grove House Lane. In cutting the trench, a section of a brick-filled feature was exposed in the trench's south wall. Located some 16 inches below the ground surface and continuing down to a depth of at least 54 inches, the fill was characterized by broken bricks. The exposed area was approximately 1 foot wide. There was no evidence of mortar, plaster, or other materials that could indicate the destruction of an adjacent structure. It looked like the backhoe exposed a corner of the feature.[97]

Wharton followed up with a second article in July 2000, noting:

> Remember that the South façade of Ash Grove (1790 has a Georgian appearance. This is a good example of a central hallway "I" house. The first floor has two major rooms. The

[96] Ibid., 7–8.
[97] Bob Wharton, "The Smoking Gun," *Datum Point* (April 2000).

> "Library" (formerly used as a dining room) on the east and Parlor on the west, with a generous hall behind the double front doors. The hall contains stairways to the second and third floors and the cellar. During my first visit to the house in 1997, Wilson Sherman took me down the cellar stairs to show me the water system for the house. He pointed out that the area under the "West Wing" had never been excavated and was approximately 55 higher than the cellar under the central hallway or the East Wing. I thought it was curious that this part of the under house area had not been excavated. I remember thinking that this might also be a time capsule, an 18th century living surface that had never been disturbed…. So, here we have a house (or at least part of a house) built in the 1790s that is painfully Georgian, but with a below ground violation of the rules of symmetry.
>
> Consideration was paid to the possibility that the cellar was under a structure, the white house or hunting lodge that was moved to construct the central hallway part of Ash Grove in the 1790s. Notice that the East wall of feature 30 is east of the present East wall of Ash Grove. A possible explanation for the absence of a builder's trench against the South façade foundation is that the cellar hole was standing open at the time of construction of the 1790s house. Thus the brick mason could work both sides of the foundation wall as it was being built up. This led to questions that could be addressed through further archaeology.[98]

In 2001, FCPA began to address structural issues associated with the house and outbuildings. One of the projects entailed replacement of the roof of kitchen.[99] That same year, the Shermans conveyed an additional 2 acres of land west of the creek to Fairfax County, following the sale of another tract to a developer.

FCPA later conducted repairs to the meat house identified as needed in the early 2000s. By 2013, siding and roof shingles had fallen off the building, while the paint had almost entirely been lost to weathering, except for under the eaves and on the door.[100] The repairs were based on a historic building assessment prepared in 2014 by FCPA personnel.

In 2014, FCPA archaeologists conducted excavations along and inside the meat house structure. As part of the study, further research was conducted on the property, and the significance of the property was evaluated based on the National Register of Historic Places criteria.[101]

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[98] Bob Wharton, "Ash Grove—The Puzzle Continues; 'How' and 'Why' Continue to Drive the Research at Ash Grove." *Datum Point* (July 2000).
[99] Michael Rierson, email communication, March 15 2001.
[100] Fairfax County Park Authority, Meat House Assessment, 4.
[101] Sperling, Meathouse Archaeological Mitigation.

Chronology of Development and Use

Chronology of Property History[102]

1649 King Charles II of England grants the Virginia Company of London, composed of seven English noblemen, the Northern Neck Proprietary, an area bounded by, and within the heads of, the Potomac and Rappahannock Rivers of Virginia, equivalent to approximately one-fifth of the state.[103]

Thomas, Lord Culpeper, one of the seven English noblemen comprising the Virginia Company of London, eventually acquires the entire Northern Neck Proprietary. Upon his death, the land passes to his wife, Margaret, Lady Culpeper.

1710 Margaret, Lady Culpeper, dies, leaving the Northern Neck Proprietary to her daughter, Catherine, Lady Fairfax.[104]

1719 Catherine, Lady Fairfax, dies, leaving the property to her son, Thomas, 6th Lord Fairfax.

1756 Thomas, 6th Lord Fairfax, makes a present of several tracts of land to his nephew, Rev. Bryan Fairfax. One of these tracts is the 1,152-acre Ash Grove property.[105] Bryan Fairfax is the son of Thomas's cousin, Col. William Fairfax of Belvoir. Bryan Fairfax eventually becomes 8th Lord Fairfax. Traditional accounts suggest that a hunting lodge is built on the property by either Thomas or Bryan Fairfax.[106] Following evaluation of the Ash Grove house in 1960, National Park Service, historical architect, Worth Bailey, notes that a stone foundation adjacent to the structure appears to pre-date the house and may be that of the hunting lodge.[107]

1790 The dwelling house at Ash Grove and several outbuildings, which eventually include a meat house, out-kitchen, springhouse, and barn, are constructed by Thomas, 9th Lord Fairfax.[108] The house is thought to have been named for an older Fairfax home in England, possibly the English estate of Ellen Ashe, wife of Thomas, 1st Lord Fairfax.[109]

1833 Thomas and Margaret Fairfax convey five lots to their son, Henry Fairfax, when they move to Vaucluse near Alexandria.[110] These include Lot No. 1, totaling 1,152 acres, referred to as Ash Grove.[111]

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[102] Chain of ownership in files in Virginia Room, Fairfax County Library.
[103] A. Smith Bowman, Jr., "A History of Sunset Hills Farm," *Historical Society of Fairfax County, Virginia, Inc. Yearbook* 6 (1958–1959): 36.
[104] Bowman, 36.
[105] Ibid.
[106] Bailey, "Ash Grove," HABS.
[107] Ibid.
[108] Bowman, 36.
[109] "Then & Now A Pictorial History" *Northern Virginia Sun*; and Sprouse, Ash Grove and the Sherman Family, 87.
[110] Sprouse, Ash Grove and the Sherman Family, 87. The Vaucluse mansion was destroyed during the Civil War.
[111] Fairfax County DB A3, 477.

1834 Henry Fairfax mortgages Ash Grove to Portio Hodgson.[112]

1845 Henry Fairfax names a protector to prevent the sale of Ash Grove as result of his default on the mortgage.[113]

1845 Henry Fairfax mortgages Ash Grove to Thomas Love to pay a $2,250 debt to his brother, Orlando Fairfax.[114]

1846 Thomas Fairfax dies. His will is probated; executors include sons Henry and Orlando Fairfax.[115]

1846 Margaret Fairfax, and sons Henry and Orlando Fairfax, sign mortgage agreements related to Ash Grove. A plat is prepared for the property.[116]

1847 Henry Fairfax dies. His will is probated.[117] An inventory is prepared for the Ash Grove estate.

Henry Fairfax's estate is distributed. Most items go to his son, Raymond.[118]

The Circuit Superior Court hears the case of Joshua Gunnell, which involves a complainant against Henry Fairfax's heirs and creditors.

1850 Henry Fairfax's widow, Ann Caroline Herbert Fairfax, agrees to auction Ash Grove to address the debts associated with the property.

1851 Ash Grove is acquired by the Sherman family. The family is thought to have constructed a kitchen addition to the back of the house, and used the dining room as a library. Originally from Cayuga, New York, the Sherman family does not own slaves.[119] The Shermans agree to allow Ann Fairfax to continue to reside in one bedroom in the house for the remainder of her life.[120]

James and Fidelia Sherman sell a 15-acre 69-pole parcel of the Ash Grove property to John L. and Christopher Ratchford.[121]

1853 James Sherman mortgages the remaining 226 acres 51 poles to Alfred Moss, trustee, for $1,200.[122]

1855 Alfred Moss releases Sherman's deed after receiving payment for the mortgage debt.[123]

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[112] Fairfax County DB B3, 120.
[113] Fairfax County DB J3, 254.
[114] Fairfax County DB J3, 195.
[115] Fairfax County Will Book U, 382.
[116] Fairfax County DB K3, 286.
[117] Fairfax County Will Book, V, 121.
[118] Fairfax County Will Book V, 145.
[119] "Then & Now A Pictorial History."
[120] Fairfax County DB Q-3, 191.
[121] Fairfax County DB Q3, 206.
[122] Fairfax County DB Q3, 403.
[123] Fairfax County DB W3, 313.

1860s The eighteenth century log hunting lodge referred to as the White House, built by either Bryan or Thomas Fairfax, is thought to be dismantled.[124]

1906 Franklin Sherman sells a right-of-way for access across Ash Grove to Charles D. Hine.[125]

1915 Franklin Sherman dies and is buried at Arlington Cemetery.[126]

1923 The will of Caroline A. Sherman, dated June 7, 1918, is probated.[127]

1930 Sherman's children, including Wells A., Henry C., and Caroline B., receive ownership interests in the property from the estate of their mother, Caroline A. Sherman.[128]

Wells A. Sherman sells an easement across the Ash Grove property to the Virginia Public Service Company.[129]

1936 Ash Grove is documented as part of the Works Progress Administration of Virginia Historical Inventory.

1959–1961 Worth Bailey of the National Park Service prepares HABS documentation of Ash Grove (HABS VA-504). The documentation includes measured drawings of the house and grounds and large format photographs.

On September 3, a fire breaks out in the house. Much of the structure burns. At the time, owner Wells A. Sherman is in the process of renovating the house and has already removed and stored many interior features, which were thus saved from the fire. The HABS documentation, as well as the paneling, doors, and fixtures held in storage are used by Sherman to reconstruct the home. Several changes are made to the original structure to accommodate contemporary needs, such as the addition of a bathroom on the first floor.

1962 The Fairfax family cemetery is destroyed as a result of construction of the Dulles Airport Access Road. Fairfax family members reinterred in other cemeteries.

1960s Ash Grove is one of the first architectural sites recorded in the county inventory of historic structures (Fairfax County #028-02-A01).

1969 Ash Grove manor is recorded as an archaeological resource with the Virginia Department of Historic Resources (029-0002). The property is only the second to be recorded for Fairfax County in the Department's emerging inventory.

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[124] Fairfax County Park Authority, General Management Plan, 4–5.
[125] Fairfax County DB T6, 344.
[126] Fairfax County Will Book, 5, 587.
[127] Fairfax County Will Book 10, 202.
[128] Fairfax County DB V10, 337.
[129] Fairfax County DB T6, 344.

1989 Ash Grove is recorded as an archeological site with the Virginia Department of Historic Resources (Site 44FX1597). The site extends north and northeast of the house, beyond current Ash Grove Historic Site boundaries.

1992 FCPA submits a PIF to the Virginia Department of Historic Resources seeking concurrence on the eligibility of the property for listing in the National Register of Historic Places and Virginia Landmarks Register (VDHR File 29-02). FCPA is informed that the reconstructed nature of the house requires additional consideration and documentation to evaluate.[130]

1996 Thunderbird Archaeology conducts Phase I investigations at Ash Grove (VDHR Site #44FX1597). Work includes placing a shovel test adjacent to the southeast corner of the meat house and identifying a possible builders trench.

1997 Wilson and Lee Sherman sell a 40.7 acre tract of land that includes Ash Grove to a developer, who then proffers transfer of the Ash Grove house and a portion of the property for preservation as a county park in order to gain a zoning variance to construct a dense cluster of townhouses as part of Tysons Village.[131]

Archeological investigations are conducted by volunteers and interns under the direction of FCPA archaeologist, Robert W. Wharton, on the land to be developed for new residences. Salvage operations address a terrace garden area and the former family cemetery area not destroyed by the Dulles Airport Access Road. Remote sensing is conducted in conjunction with salvage operations.

1998 Additional archaeological investigations are conducted by FCPA on land associated with Ash Grove Historic Site.

1998 A third parcel, totaling 4.4764 acres, is sold by the Shermans, and transferred to FCPA on March 3, 1998, as a proffer for Section Two development of Tysons Village. At the same time, a stormwater detention easement, present since construction of the Tysons Sheraton Hotel in 1985, is vacated and a new agreement signed with SRS Properties Limited Partnership to maintain the detention structure.[132]

1998 Two mature hollies located to the rear of the Ash Grove house are removed after construction of the townhouse entrance road leads to their decline.[133] FCPA transplants seven American hollies and a Norway spruce tree from an adjacent townhouse development site to screen views of the contemporary development.[134]

2000 FCPA prepares a General Management Plan and Conceptual Development Plan for the 12.3-acre Ash Grove property.

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[130] Correspondence, Virginia Department of Historic Resources file for Ash Grove.
[131] Fairfax County Park Authority, General Management Plan, 1.
[132] Sperling, Meathouse Archaeological Mitigation, 31.
[133] Fairfax County Park Authority, General Management Plan, 8–9.
[134] Ibid., 9.

c. 2001 The Shermans provide an additional 2 acres of land west of the creek to the FCPA following sale of a larger tract they had continued to own for development.

2014 FCPA prepares a Historic Structure Assessment for the eighteenth-century meat house outbuilding at Ash Grove. The property is indicated as totaling 14.3 acres at the time the study is prepared.

Archaeological investigations of the meat house are also conducted.[135]

[135] Sperling, Meathouse Archaeological Mitigation.

Present Conditions—Ash Grove House and Outbuildings

The 2-acre Ash Grove Historic Site centers around three historic buildings—the two and a half story clapboard Ash Grove House, a brick kitchen, and a clapboard meat house. All three buildings are believed to have been built by circa 1790 by Thomas, 9th Lord Fairfax of Cameron, after receiving the property from his father, Rev. Bryan Fairfax. The kitchen is believed to have served as slave housing, in addition to its primary function of food preparation. The buildings reflect Thomas Fairfax's influence in the use of forged iron work. In addition to lightning rods, other examples of his handiwork include a forged fan frame in the current library, historically the dining room, of the house.[136]

The Ash Grove house, however, is a partial reconstruction, having been rebuilt following a fire that began on September 3, 1960. Although not a faithful reconstruction due to changes made to address contemporary family needs, the house was rebuilt using detailed documentation prepared by the National Park Service in 1959 and 1960 for HABS.[137] Detailed measured drawings and photographs were used in conjunction with family recollections to reconstruct the portions of the house lost in the fire—everything except the parlor and possibly the upstairs bedroom (room 203). Fortunately, at the time of the fire, many interior features, including doors and paneling, had been removed as part of a renovation project and could be reinstalled as part of the reconstruction.

The original dwelling was a central hallway house representative of Federal or late colonial Georgian architecture. The house possibly sits adjacent to the site of a hunting lodge built circa 1740s–1750s by either Thomas or Bryan Fairfax. The hunting lodge has been described as a log cabin, and is referred to in historic accounts as the "White House." The hunting lodge is thought to have been later relocated to serve as a workshop, and the foundation adapted to serve as the base for a shed.[138]

The house was modified several times after construction in 1790 to accommodate the evolving needs of the residents. A rear ell was added to support family needs. The roof line was changed, a bathroom created from the "trunk room," and bedrooms built over the dining room with contemporary upgrades. A bathroom was also added adjacent to the dining room. Other modifications to the original configuration of the house included changes to the back section of the house, the family living room, kitchen, and screen porch.[139] Today, the southern facade continues to present the characteristics of a Federal or late Georgian house, including a general sense of balance and symmetry conveyed through interior brick end chimneys, double entrance doors, and a finely detailed covered porch with fixed benches.[140] Symmetry is also used in the interior, including the use of false doors to present a balanced appearance. The parlor and the woodwork, doors, mantelpieces, and hardware removed prior to the fire are all original. One of the notable features of the house is the elaborately ornamented mantels in the parlor, library, and bedrooms.[141]

Setting

The Ash Grove domestic precinct occupies a relatively level knoll edged to the west by slopes descending to Old Courthouse Spring Branch. The three buildings that comprise the Ash Grove domestic precinct are consistently oriented to face south. The buildings are surrounded by a generous grass lawn, which is edged in turn by woodlands to the south and west.[142] The landscape and views to the north and east have been severely impacted by townhome development. Several mature trees, most of which are native species, are located in proximity to the house along with boxwood plantings. There is also a hedge of mature boxwoods

[136] Sacchi, "Ash Grove" PIF.
[137] Bailey, "Ash Grove" HABS.
[138] Fairfax County Park Authority, General Management Plan, 6.
[139] Ibid., 7.
[140] Bailey, "Ash Grove" HABS.
[141] Ibid.
[142] Fairfax County Park Authority, Meat House Assessment, 10.

(*Buxus sempervirens*) located near the house. Southeast of the house, adjacent to the boxwood hedge, are three large American holly (*Ilex opaca*) trees. Two were moved to the property by FCPA to screen views of the development to the southeast. Additional screen plantings of American holly and Norway spruce (*Picea abies*) are located north of the house. The woodlands that frame the lawn to the southwest contain a variety of native tree species—redbud (*Cercis canadensis*), dogwood (*Cornus florida*), oak (*Quercus spp.)*, hickory (*Carya spp.*), tulip poplar (*Liriodendron tulipifera*), southern red oak (*Quercus falcata*), and American hollies.[143]

Shrub, groundcover, and perennial plantings consistent with garden species popular during the nineteenth century are also present within the dwelling precinct. They include forsythia (*Forsythia x intermedia*), spiraea (*Spiraea spp.*), heavenly bamboo (*Nandina domestica*), junipers (*Juniperus spp.*), rhododendrons (*Rhododendron spp.*), lilacs (*Syringa vulgaris*), English ivy (*Hedera helix*), periwinkle (*Vinca minor*), day lilies (*Hemerocallis spp.*), phlox (*Phlox spp.*) and liriope (*Liriope muscari*).[144]

Vehicular access to the Ash Grove Historic Site occurs via Ashgrove House Lane, which extends from Sheraton Tysons Drive through Tysons Village II. Pedestrian access is afforded from Tysons Village II and an adjacent office development to the south.[145] The Fairfax County Comprehensive Plan specified the establishment of a publicly-accessible pedestrian trail to follow Old Courthouse Spring Branch. As indicated in the 2000 General Management Plan, the pedestrian trail was to cross the site between the office complex to the south and Ashgrove House Lane.[146]

Beyond the dwelling precinct, the property includes sloped hillsides associated with the Old Courthouse Spring Branch stream corridor. The stream, which flows north to south, is edged by a narrow, relatively level floodplain. Wetlands, ponds, floodplain, and forest characterize the stream valley.[147] The forest associated with the sloped hillside is broken by several utility line corridors. It is likely that a springhouse, described in several accounts of the property, was formerly located within the valley; it is not clear whether evidence of the structure survives today. In addition, utility work appears to have affected the flow of the springs that fed the springhouse.[148]

Three impoundment structures are also present within the floodplain. One is a detention basin developed to address stormwater as a part of the Sheraton Hotel development. The basin is frequently dry and is maintained under grass cover, although willow (*Salix sp.)* trees are growing on the dam embankment. The second pond is edged by low earthen embankments and is located near the middle of the property. Because of a breach in the embankment near the lower end, the pond is relatively shallow during wetter periods and dry in the summer.[149] The third pond is located directly below (west of) the Ash Grove House.[150] The dam associated with the pond leaks, leading to fluctuations in the water level, but is often watered due to a spring that provides a consistent source of water.[151]

Old Courthouse Spring Branch flows into the property through a culvert extending beneath the Dulles Airport Access Road and out through another culvert that extends beneath an access road to the south. Erosion, undercutting, and sedimentation are evident at the culverts as well as elsewhere along the stream

[143] Fairfax County Park Authority, General Management Plan, 8.
[144] Ibid., 9.
[145] Ibid., 12.
[146] Ibid., 13.
[147] Ibid., 8.
[148] Ibid., 9.
[149] Ibid., 10.
[150] Ibid., 10.
[151] Ibid., 11.

corridor. The county considers a large river birch (*Betula nigra*) growing along the creek margin as a possible county or state champion due to its size; in 2000, the 100-foot-tall specimen was nominated for the County's Big Tree Registry.[152]

[152] Ibid., 11–12.

PHYSICAL DESCRIPTION AND CONDITION ASSESSMENT

Character-Defining Features

The historic nature of significant buildings and structures is defined by their character, which is embodied in their identifying physical features. Character-defining features can include the shape of a building; its materials, craftsmanship, interior spaces, and features; and the different components of its surroundings.[153]

Based upon observations onsite, WJE has identified the following character-defining characteristics:

House

- Symmetrical front facade with east and west lean-to wings,
- Wood beaded clapboard siding and brick foundation,
- Stone foundation partially visible at the north,
- 6/6 wood windows with wood sills and slatted shutters,
- Gabled dormer windows and two end chimneys at the main roof line,
- Wood modillions and dentils below the north and south eaves,
- Decorative portico with a pediment roof and built in benches,
- Original doors at entryways including a board and batten door with door pulls to a double leafed door with Carpenter locks. Main entry door has two sidelights,
- Interior stair door at room 104 with door pull and thumb latch,
- Wood floors and large wood staircase with scrolled features along the outer stringer,
- Ornamented wood mantels with stone surrounds,
- Wood chair rails, baseboards, and plaster cornices,
- Exposed second floor joists in room 105,
- Interior paneled doors with Carpenters and horizontal rim locks,
- Ventilated windows with some vertical bars still in place at the basement,
- Arched brick foundation at the basement for the east fireplace, and
- Brass and glass wall sconces.

Kitchen

- Multi-wythe brick wall construction with dog-toothed cornice and concrete buttress,
- 6/6, 2/2, and 1/1 wood windows with the 2/2 window having wood shelves below,
- Large fireplace and masonry oven at the first floor and fireplace at the second floor,
- Wooden ladder stairs,
- Exposed hand hewn second floor joists, and
- Board and batten door with wrought iron thumb latch.

Site

The Ash Grove property sits atop a slight hill with the front facade of the house, meat house, and brick kitchen all facing south. A driveway currently leads from Ashgrove House Lane at the northeast and connects to the previous driveway loop at the west. The previous driveway traveled from the east of the property and connected to the west loop prior to the construction of the townhome neighborhood. While groves of trees are visible to the south and west of the house, the development of townhomes is within a short distance to the east and north of the property. A two-lane road divides the significantly downsized parcel of Ash Grove land from the townhouses. The Ash Grove property is open with only a vehicle gate crossing the entry driveway, allowing townhome residents to walk the grounds and get close to the structures. With the development of this community, all land that was previously north and east of the

[153] Lee H. Nelson, FAIA, *Preservation Brief 17: Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character* (Washington, D.C.: National Park Service, Technical Preservation Services, 1988).

property is occupied with homes. This land was previously open with agriculture fields and a family cemetery. A walking path from the northeast corner of the house to the entry door of the kitchen is shown on the site plan of the HABS drawings, but is no longer visible. A few scattered bricks remain in front of the kitchen structure door and may be remnants of this vanished path. A more recent brick path has been installed that leads from the west kitchen patio of the house south to the main house entry door.

House

The house was built ca. 1790 with an existing stone foundation to the north, which is believed to be remains from a previous hunting lodge. This 1790 section, considered the main living space, faces south. The main living section transitions north to a two-story section with lower ceiling heights, which appears to predate the 1790 section. The one exterior door at this central section has a door pull rather than a doorknob that provides some clue of its age, as this style, as well as the wrought iron hardware, is typical of a style found during the colonial era.[154] This section may be the 1740s-50s house briefly mentioned by the Works Progress Administration of Virginia while performing a historical inventory on March 16, 1936. The inventory narrative was based upon an interview of the current owner, W.A. Sherman, grandson of James Sherman.[155] The ceiling height increases as one walks north into the dining room (room 105). Continuing north of the center section is a one-story kitchen area that was represented on the 1960 HABS drawings as an outline for a "later addition built on older foundation". To the east of the kitchen section is a contemporary garage, which was constructed between 1960 and 1965.

The August 1960 HABS drawings indicate on the cover page that the house was "seriously damaged by fire" in September 1960. The extents of which appear to only be documented in the Virginia Department of Historic Resources PIF completed by a previous Fairfax County Park Authority Cultural Resources Administrator, Richard Sacchi, in coordination with then Ash Grove owner Wilson Coyner Sherman. This document states that the fire destroyed the majority of the house during restoration except for the parlor (room 103). In addition, it states that the original woodwork, mantle pieces, windows, and doors had been removed from the house at the time of the fire as part of the restoration work, thus being saved. However, a photograph taken of the house from the southeast on October 14, 1960 shows approximately two bays of southwestern corner of the house with siding remaining (Figure 14). This would include the parlor, room 103, as well as the second floor room above, room 203. This aligns with observations made onsite, which are discussed more in detail at the *Interior Evaluation* section below. The remaining house, including the central section, is shown with exposed stud framing and recently installed cross bracing in several areas. It is difficult to pinpoint the extent of the fire with certainty, as it is not clear if exterior cladding and interior finishes were removed due to fire and/or smoke damage by simply referencing the photograph. Inspection openings at select interior wall locations would be required, likely isolated to corners, floors, and/or ceilings to observe not only stud sizing, but also joint connections. Inspection openings would not need occur at the 3rd floor as access hatches were opened by WJE to reveal replacement joists and rafters. A charred section of rafters currently being stored in the basement show that the original rafters were joined by a tongue and fork at the peak with a single wood dowel.

With the HABS documentation being completed just prior to the fire, the Sherman family utilized the documentation records to restore the house. While the Sherman family followed most of the HABS detailing, there are a few items that appear to have differed, which are discussed in more detail below, as appropriate. WJE utilized the HABS drawings and historic photographs to evaluate what exists currently. Given that the house was under restoration, as well as the numerous additions that have taken place since HABS documentation, the listed differences may not be exhaustive. The PIF also mentions that the 1790 house has 1850s additions, including the kitchen ell, along with the thought that the central section of the

[154] Maud L. Eastwood, Antique Builder's Hardware Knobs and Accessories, Lithtex Printing, Beaverton, p 1-4.
[155] Haywood Cleveland McMullan, Works Progress Administration of Virginia Historical Inventory, Ash Grove, March 16, 1936.

house with lower ceiling heights may pre-date the 1790 construction.[156] Given the observations made at the interior, which will be discussed more in detail in the *Interior Evaluation* section, the rooms to the north of the main living section (bottom of T) are those that could predate 1790, possibly 1740, and the 1850s addition is located at the north. The 1850s additions, partially altered in 1960, at the north were constructed on top of the stone foundation.[157] A construction evolution has been developed for consideration and understanding of house layout and is shown in Figure 15.

Figure 14. Photograph taken in October 1960 after the fire from the southeast. Note siding still intact along southwest.

[156] Sacchi, "Ash Grove" PIF, 4.
[157] Haywood Cleveland McMullan, Works Progress Administration of Virginia Historical Inventory, Ash Grove, March 16, 1936.

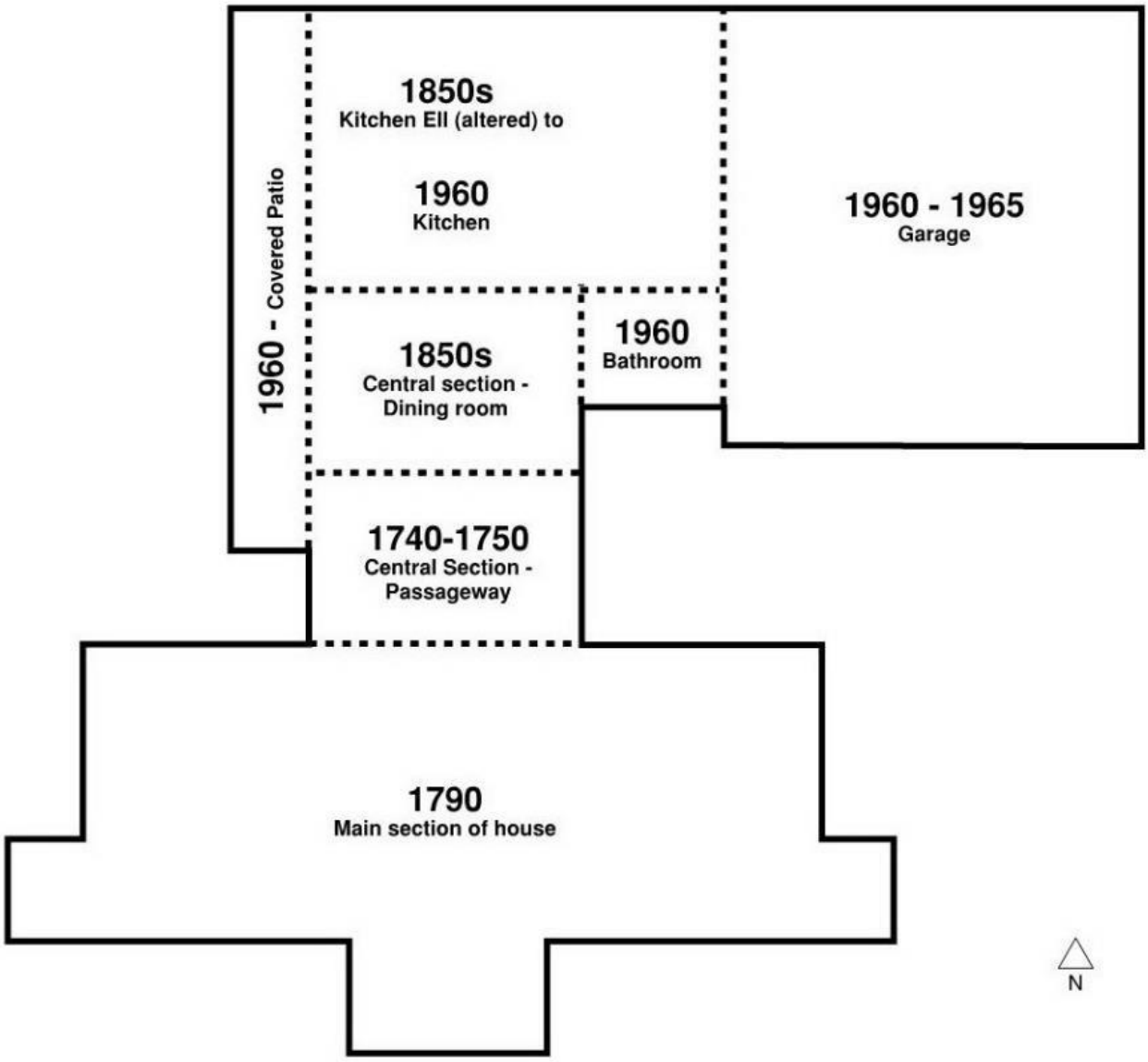

Figure 15. Potential construction evolution of Ash Grove (not to scale).

Comparisons of the photos taken of the house in 1960 for the HABS documentation to the current condition are shown in (Figure 16 to Figure 35).

Figure 16. View of southeast corner of the house from the south ca. 1960. (Photo courtesy of HABS).

Figure 17. View of southeast corner of the house from the south in 2017.

Figure 18. View of the south facade of the house from the southeast ca. 1960. (Photo courtesy of HABS).

Figure 19. View of the south facade of the house from the southeast in 2017.

Figure 20. View of the south portico from the southeast ca. 1960. (Photo courtesy of HABS).

Figure 21. View of the south portico from the southeast in 2017.

Figure 22. Detailing of the southwest corner of the portico wood benches ca. 1960. (Photo courtesy of HABS).

Figure 23. Detailing of the southwest corner of the portico wood benches in 2017.

Figure 24. Detailing of the southwest corner of the portico cornice (note ceiling removed during restoration) ca. 1960. (Photo courtesy of HABS).

Figure 25. Detailing of the southwest corner of the portico cornice in 2017.

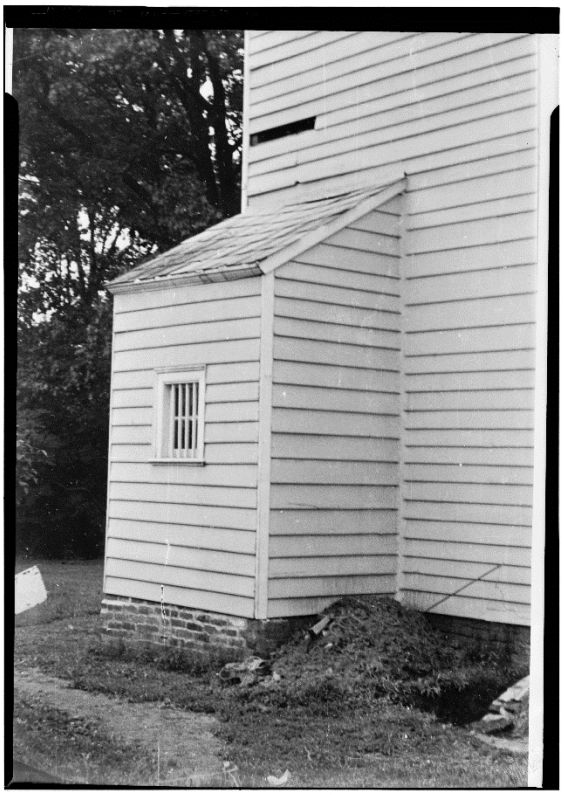

Figure 26. View of east lean-to closet wing from the northeast ca. 1960. (Photo courtesy of HABS).

Figure 27. View of east lean-to closet wing from the northeast in 2017.

Figure 28. Detailing of wood timber sill on top of the brick foundation exposed during the restoration work ca. 1960. (Photo courtesy of HABS).

Figure 29. Wood clapboard siding currently obscures the wood members in 2017.

Figure 30. Detailing of wood timber sill on top of the brick foundation with ventilation louver centered ca. 1960. (Photo courtesy of HABS),

Figure 31. Detailing of wood timber sill on top of the brick foundation with ventilation louver centered in 2017.

Figure 32. View of the east facade ca. 1960. Note restoration work underway and previous kitchen structure to the north (right). (Photo courtesy of HABS).

Figure 33. View of the east facade in 2017.

Figure 34. View of the house from the northwest ca. 1960. Note restoration work underway and previous kitchen structure to the north (left). (Photo courtesy of HABS).

Figure 35. View of the house from the northwest in 2017.

Exterior Evaluation

The house is t-shaped with a rear ell with the top of the T facing south. The main house section (top of T) is two and one half stories tall and decreases to two stories to the north (bottom of T), one story at the dining room (top of ell) and northwest kitchen (corner of ell), and one and a half stories at the garage to the east (bottom of ell) (Figure 36). The main section, at the south, is five bays wide with one story lean-tos one bay wide that accommodate the interior closets for the first floor rooms. A pedimented portico is located at the center of the main facade with white painted doric-esc columns and built in benches that lead one to the front door (Figure 37 and Figure 38). One must walk up three brick steps to access to the portico. A covered concrete patio is also located at the north end of the west facade, which runs south along the length of the kitchen addition and just short of the northern facade of the main house section. The patio stops approximately 6 feet from this facade to provide space for the basement storm hatch located at the west wall of the central section. The patio roof is supported by similar doric-esc white painted columns (Figure 39). Abandoned anchors were observed in the concrete floor between columns that may have been used for screens to create a screened-in porch. The exterior architectural influence of the main section of the house is primarily Federal with some hints of Late Georgian details in elements, such as the cornice. Architectural styles of Federal, Adamesque, and Late Georgian are closely aligned, with the Federal-Adamesque style being more subdued than the Georgian. Late Georgian style simplified details and became more in line with Federal style. One difference that can be tracked between the two styles, is the dimensions of muntins at windows. Georgian style muntins are usually shallow and wide whereas Federal style are taller and narrower.[158] The muntins on site are 7/8 inches tall and 5/8 inches wide, aligning more with Federal style.

The house is clad with varying height beaded clapboard throughout, with a small stem of the brick foundation exposed between the grade and the lowest course of the clapboard siding. The garage section of the house was constructed after 1960 at the northeast corner and is connected to the east wall of the kitchen. The garage is two bays wide and continues the exterior architectural features from the original portion of the house, creating a uniform exterior appearance (Figure 40). This is even evident at all brick foundations that are exposed above ground. Mechanical units are located along the east side of the house, with the majority of units tucked in a small area between the central section, kitchen, and garage.

[158] Virginia Savage McAlester, A Field Guide to American Houses, Colonial Houses - Federal, p 215 - 232.

The HABS drawings annotated outlines of several elements being built, conjectural locations of previous elements, as well as elements in the process of being removed. The kitchen renovation was in the process of construction during the HABS survey work and is in the same approximate location recorded in the HABS drawings. Our review indicates that the existent kitchen extends further west with the covered portico than the historic wall captured in HABS photographs. In addition, comparing HABS photographs and the current roofline, the kitchen appears to have replaced a previous lean-to addition possibly constructed in the 1850s (Figure 41 and Figure 42). There are also three windows at the north wall, rather than two as shown. Further, only a door is located at the south end of the east wall, rather than the door and window shown. A modern bathroom was shown as removed along the west wall at the first floor and a conjectural chimney location was shown at the north between the kitchen and central sections.

HABS Difference - At the south portico, the two columns closest to the wall are shown as full columns whereas they are currently only half columns, such as pilasters, with the cut half facing the wall cladding. The flooring has been replaced with a plastic-based material to imitate wood floor planks. The number of spindles is different, with no spindles located at the corners. In addition, the profiled edges of the bench seat and rail differ than detailed, HABS details 2 and 4, respectively, being more of a simplified bullnose. The steps at this portico are also annotated as "modern conc[rete] steps" where they are currently brick.

Walls and Foundation

The exterior cladding system is tan painted beaded clapboard siding of varying height. The weathering height of the boards at accessible areas varied from 6 inches to 7-1/4 inches and conforms to what is indicated on the HABS drawings for the main section of the house (Figure 43). This cladding system is carried through all sections of the house, regardless of construction period. Fairfax County Park Authority has reportedly performed maintenance on the siding to include isolated repairs and consistent repainting. Some exposed wire nails were observed in areas of siding, which may be indicative of recent repairs. The HABS drawings also annotate a roofline ghosting from a previous roof on the east elevation at the north facade of the main section of the house, suggestive that the roof for the central section was replaced and extended at one time. The ghosting was not observable during WJE's site work due to potential replacement of siding or re-roofing in this location (Figure 44). A screened in porch addition at the south facade of the garage is visible in a 1992 photograph, but evidence of the previous connection was not observed onsite.

Approximately 8 courses of brick are visible at grade that provide a glimpse of the two-wythe brick foundation (Figure 45). The red brick measured 8-3/8 inches long and 2 inches tall and has tan mortar joints with remnants of a previous white coating in numerous areas. The older sections of the house have unfinished mortar joints whereas the more recently constructed additions, such as the kitchen and garage, have grapevine-tooled mortar joints (Figure 46). At the older mortar, there have been numerous selective surface pointing attempts. At areas of potential original mortar, the mortar appears to have a reddish tint (Figure 47). It may be possible that a red wash was applied to the mortar joints to create a homogeneous appearance at the foundation. Color washes were prevalent in England and have been documented in the states during the Colonial Period, with notable places such as Bacon's Castle employing this technique.[159] The exposed brick at the main structure is interrupted by ventilation louvers that vent the basement space, which are currently covered with Plexiglas. These windows have horizontal wooden bars and currently have top-hinged doors at the interior to close off the windows.

Approximately 20 feet of stone foundation is observable at the north facade where the kitchen is currently located. The HABS drawings located the stone foundation at the northeast wall of the basement level with the note "old stone foundation - could be remains of original structure" as well as an outline on the north, east, and west elevations of a later addition, now the kitchen, built on older foundation.

[159] Carl R. Lounsbury, Brickwork, Chesapeake House, The University of North Carolina Press, Chapel Hill, p 239 - 311.

HABS Difference - Drawings annotate "modern German siding" on the north, east, and west facades for all cladding north of the main section of the house. The siding observed during WJE site work was the beaded clapboard siding, similar to what is in place at the main section of the house.

Roof

The house features intersecting gables with the main section of the house having gable ends at the east and west. The central section gable intersects at the center of the north facade with the kitchen and garage roofs, etc. The roof has been replaced recently with asphalt shingles, possibly replacing what the HABS drawings annotate as asbestos. A photograph from 1965 shows that the garage had a shingled room similar to the main section of the house (Figure 48).

At the main section of the house, there is an ornate modillion and dentil detail along the north and south facades just below the eaves. The HABS documentation reflects 38 modillions with 8 dentils between each. Onsite it was observed that there are only 37 modillions with 8 dentils between (Figure 49). In review of a photograph dated 1958 by an unknown photographer, the cornice does appear to have 38 modillions (Figure 50).

Gutters and downspouts have been added along the perimeter of the house, which currently deposit water within one foot of the foundation and on top of the standing metal seam room at the north roof sections (Figure 51 and Figure 52).

HABS Difference - The roof hatch shown on the HABS drawings near the ridge of the main house is no longer in place. The number of modillions at the cornice differs between the elevations (graphically shown as 39 on the south elevation), detail of cornice shown on sheet 14 that states 38 modillions, and the 37 modillions observed on-site.

Windows

The main section of the house features 6/9 wood windows with wood slatted storm shutters held open with a wrought iron hook. A lock system is evident at the head and sill of the windows and may be employed when the storm shutters are closed over the window. The main section of the house also has six (6) gabled dormered windows on the north and south facades, which are 6/6 wood windows. The east and west facades of the small one story lean-to wings have a 4-lite fixed window that has vertical wood bars at the exterior.

The central section of the house features 6/6 wood windows with slatted storm shutters on the north, east, and west facades with a small fixed window with 4 divided lites at the first floor on the west (Figure 53). The kitchen structure has 6/6 wood windows with slatted storm shutters on the west facade with a 4/4 and paired 6/6 wood windows at the north. The garage section continues the visual consistency of the windows with 6/6 wood windows on all exposed facades.

All windows, except one, at the older sections of the home appear to have been reglazed with plate glass. The double hung windows employ rope lifts at the 1790 section for sash operation, which are not original to the house (Figure 54 and Figure 55). Other double hung windows simply have two-part metal interlocking weatherstripping at the stiles and jambs. Wood sash locks with wood pins are installed on most windows. The one window at the west lean-to appears to be the most historic with historic glass still in place (Figure 56). This window differs from the east wing as there are no vertical wood bars covering the window.

HABS Difference - The HABS drawings reflect two dormer windows at the roof of the central section, one at the east and one at the west, which are no longer in place. A window was added at the second floor of the central section of the east facade. The window shown on the east facade at the first floor is no longer in place and was likely converted to an interior door that leads into the contemporary bathroom of room 105.

Lastly, the HABS drawings reflect siding along the gabled dormer windows to be perpendicular to the face of the window, whereas the siding as it currently exists is angled to follow the roof line (Figure 57).

Doors

The house has a total of seven exterior doors. The main entry door at the south facade is a double leaf door with a "Carpenter & Co. Patentees" lock on the main leaf with a head and floor slide lock on the secondary leaf (Figure 58 and Figure 59). A contemporary screen door has been added to the exterior. The original barrel key is still in place at this door (Figure 60). This lock is likely not original to these doors, as the house construction pre-dates the patent of Carpenter Locks in Staffordshire 1830.[160] During the life of James Carpenter, the seal marked on his locks bore the words "Carpenter & Co. Patentees" and the British royal arms. After his death in 1844, this seal changed to "Carpenter and Tildesley" as his son, John, and son-in law, James Tildesley, inherited the business until John's death in 1857. Tildesley continued the business with his sons, developing locks and other items. The business continued until approximately 1919 and dealt with other firms for over 30 years producing similar rim locks and terming them as Carpenter style rim locks. [161] The Carpenter locks found throughout this house were imported from England.

A door is located at the east facade of the central section, which is a board and batten door with 7-inch wide planks, door pull at the center batten, 5-inch long barrel lock, two-iron strap hinges at the interior, and a contemporary storm door at the exterior (Figure 61 and Figure 62). The door has an exterior thumb latch lock, which triggers the interior latch upwards to release from the iron hook mounted along the jamb (Figure 63 and Figure 64). Doors with 9 divided upper lites and 2 lower panels are located at the north, east, and south facades of the garage section (Figure 65). The west facade has two doors, one to the north that has 15 divided upper lites and 2 lower panels as well as a six-paneled door to the south (Figure 66 and Figure 67). The 15-lite door leads into the kitchen and has a "No. 60 Improved Rim Lock", barrel key, and an added Yale cylindrical lock at the interior (Figure 68). When James Carpenter patented his rim lock, it was named No. 60. This may be a Carpenter's lock, but the door was locked and could not be opened to observe any other details. The horizontal rim lock predates the kitchen structure. The six-paneled door at the west facade leads to the dining room (room 105) and has a unique solid bronze curved knocker and contemporary screen door (Figure 69). At the interior, this door has a Carpenter & Co. Patentees lock with an added Yale cylindrical lock (Figure 70).

Chimneys

The main house has two brick masonry end chimneys at the east and west gables. The brick chimneys are original and appear to be standing tall in the October 1960 photo of the house after the fire. Another brick masonry chimney is located at the south end of the kitchen section.

HABS Difference - An outline of a conjectural chimney is shown at the south end of the central section as its foundation was observed in the basement during the HABS work. The current chimney at the kitchen is just north of this conjectural chimney and is supported by CMU block at the basement, obscuring any previous chimney evidence observed in 1960. Interestingly, salvaged trim being stored in the upper space of the garage is marked as "back bedrm. fake fireplace". The trim piece may have been located at the interior wall of room 205 adjacent to this conjectural chimney.

Fixtures

A pendant light hangs from the ceiling of the pedimented portico at the south facade and appears to be a contemporary fixture (Figure 71). Black metal and glass wall mounted light fixtures are located around the facade adjacent to exterior doors and are of similar design (Figure 72). Two black metal and glass light fixtures are located above the garage vehicle doors. These black metal and glass fixtures also appear to be contemporary fixtures.

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[160] Ivor Noel Hume, A Guide to the Artifacts of Colonial America, University of Pennsylvania Press, p 246-249.

[161] Jim Evans, A Gazetteer of Lock and Key Makers, 2002, http://www.historywebsite.co.uk/Museum/locks/gazetteer/gazc.htm (accessed May 11, 2017).

Figure 36. View of house from the east revealing the 1790 section (top of T) to the south (left), central area at the middle (bottom of T), and garage (end of ell) to the north (right).

Figure 37. South portico centered at the south facade.

Figure 38. South portico is captured in this 1930 photo by Delos H. Smith. (Photo courtesy of the Virginia Room).

Figure 39. Covered patio along the west facade aligned with the kitchen and room 105.

Figure 40. The kitchen (right) and garage (left) are the northernmost sections of the house and continue the architectural materials from the historic sections of the house.

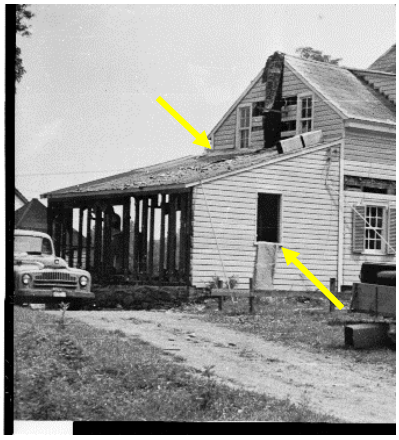

Figure 41. Cropped HABS photograph to show the previous kitchen structure at the north. Note the roof slope and window at the west facade.

Figure 42. Current view of the kitchen with a lower sloped roof and door in place of the window along with the addition of the covered patio.

Figure 43. Example of exposed weathering height of the beaded clapboard.

Figure 44. Current intersection of the central gabled roof to the north facade does not show ghosting of a previous roofline as indicated in HABS drawings.

Figure 45. Brick foundation exposed above grade level at the south facade.

Figure 46. Exposed brick at the garage addition with grapevine tooled mortar.

Figure 47. Reddish tint at mortar. Note multiple campaigns of repointing visible through the differing mortar colors and white coated brick.

Figure 48. View of the house (left) and garage (right) from the northeast ca. 1965 showing similar roofing materials.

Figure 49. View of the south facade in 2017 revealing 37 modillions with 8 dentils between each modillion along the cornice.

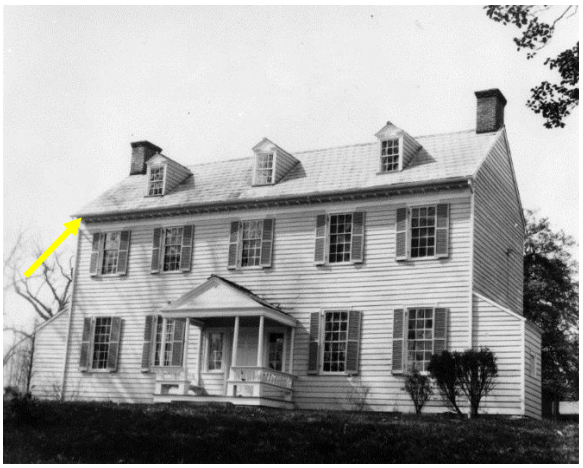

Figure 50. 1958 photograph of the south facade of the house showing 38 modillions. (Photo courtesy of the Virginia Room).

Figure 51. West patio roof interface with central section of the home. Downspout from central section gutter deposits water directly onto patio roof.

Figure 52. Roof interfaces between central section (left), kitchen/bathroom (center), and garage (right). Downspout from central section gutter deposits water directly onto patio roof. Note mechanical units below.

Figure 53. Typical 6/6 wood window with shutters.

Figure 54. Rope lift located at a window at the south facade.

Figure 55. Two-part interlocking weatherstripping at a window on the east facade. Note wood sash lock with pin.

Figure 56. Potentially historic window at the west lean-to closet with historic (wavy, not plate) glass.

Figure 57. Angled siding at dormer.

Figure 58. Main entry door at the south facade.

Figure 59. Historic Carpenter's lock with barrel key still in place.

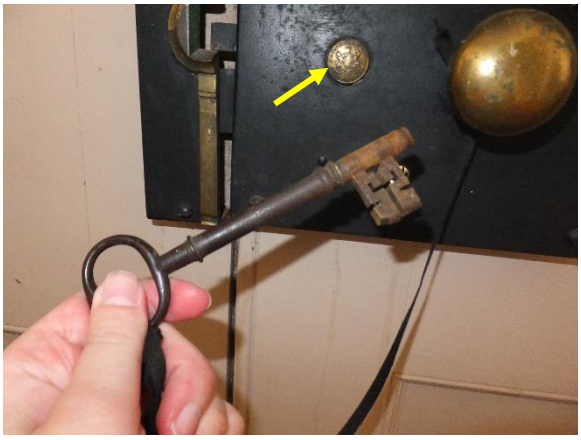

Figure 60. Barrel key for the main door. Note Carpenter & Co. Patentees seal with British Royal Arms centered.

Figure 61. Board and batten door at the east facade.

Figure 62. Interior of east facade board and batten door with door pull and wrought iron latch.

Figure 63. Thumb latch at the exterior of the board and batten door.

Figure 64. Wrought iron latch at the interior of the board and batten door.

Figure 65. Typical upper divided light exterior doors at the garage.

Figure 66. Upper divided light door at the kitchen, west facade.

Figure 67. Paneled exterior door at room 105, west facade.

Figure 68. "No. 60 Improved Rim Lock" with barrel key at the kitchen door. This lock predates the current kitchen structure.

Figure 69. Door knocker at the exterior door of room 105, west facade.

Figure 70. Carpenter lock and Yale lock in place at the exterior door of room 105.

Figure 71. Pendant light fixture at the south portico.

Figure 72. Light fixture added north of the east facade door.

Exterior Condition Assessment

Wood

- There are areas of deteriorated siding and fascia boards throughout the facades, most notably near gutters and downspouts (Figure 73). Isolated areas of bubbling paint was observed near the floor of the south portico and east wall. The former may be due to the coating being applied to potentially moist wood while the latter was visibly sagging and holding water (Figure 74). Isolated cracks and minor splits were also observed in the siding (Figure 75).
- Loose pieces of wood shims were observed behind the first course of siding of the garage on the east facade (Figure 76).
- There are several penetrations through the cladding located near mechanical units. Most of these penetrations are not fully sealed, allowing potential air and water infiltration to the interior (Figure 77).
- The built-in benches and associated spindles at the south portico are deteriorated with areas of loose and missing wood (Figure 78).

Brick

- Observed cracks at the foundation are through brick units and mortar joints (Figure 79). The most considerable of these cracks are located at the west facade (Figure 80). There are also consistent deteriorated mortar joints along the foundation that are likely moisture related (Figure 81). There have been multiple elective surface pointing efforts, evidenced by several different colors of mortar. Historic photos show considerable amounts of vegetation around the perimeter of the building, which likely contributed to this condition.
- One area of rebuilt brick was observed at the southeast corner below the east wing with a change in brick coloration and finish (Figure 82). At the southwest wing, an area of spalled brick approximately 1 foot square was located at the foundation under the lean-to wing at the southwest (Figure 83).
- A flexible hose is penetrating through the foundation at the south facade and appears to be sealed at the perimeter with putty (Figure 84).
- There is a crack through the length of the mortar joint just below the concrete patio slab on the west facade (Figure 85).

Concrete

- There is a crack in the concrete which extends the full width of the porch emanating from the interface with the house to the west edge and runs underneath one column which supports the roof. (Figure 86).

Windows

- Three cracked glazing lites were observed, two at the south facade and one at the east facade (Figure 87). Several windows were also observed as not fully sitting in their glazing pocket. Most visible was a second floor window at the south facade at Room 203 (Figure 88). The lower sash sits approximately 1 inch above the sill and was immovable when WJE attempted to lower the sash. WJE advised FCPA prior to leaving the site as this gap could allow water entry to the interior of the building.
- Windows have minor deterioration of coating typically located at the sills, the surface that experiences the most water impact. Two windows have partially or fully missing wood moldings below the sill and at the head of the window (Figure 89 and Figure 90). The shutters of the windows are also slightly deteriorated with racking of units, resulting in separation at joinery and some with disconnected or loose slats (Figure 91). There are also several shutters missing, one shutter hook missing, and one sash lock pin missing.
- It appears that the jambs of the dormer windows have been repaired before, as wood dutchman were observed at the base of the jambs at every unit (Figure 92).
- Some of the window lifting ropes were observed to be frayed.

Doors

- The east door was observed to be painted shut with vines growing along the threshold, and a brass escutcheon is loose at the south door.

Roof

- Downspouts do not have splash pads, which help direct water away from the foundation (Figure 93).
- The flashing at the dormer window sills are not integrated into the roofing assembly, with the copper proud of the roof.
- Gutters from the central section dump onto the kitchen standing seam metal roof to then shed off onto the ground. On the east, this results in water running onto or in close proximity of the mechanical units (Figure 94).

Chimneys

- The chimneys currently do not have any cap flashing. In addition, the flashing at the chimney base is not fully integrated into the roofing assembly (Figure 95). Deteriorated mortar joints were also observed at chimneys.

Figure 73. Missing siding that has been painted over, adjacent to a downspout.

Figure 74. Area of sagging paint holding water on the east facade.

Figure 75. Occurrence of a crack between two pieces of clapboard siding.

Figure 76. Shims observed between the clapboard siding and brick at the garage.

Figure 77. Example of unsealed penetrations through wall cladding.

Figure 78. Deteriorated and missing wood at the west bench of the south portico.

Figure 79. Example of cracking through a brick unit at the brick foundation.

Figure 80. Crack through numerous brick units on the west facade. Crack traced for clarity.

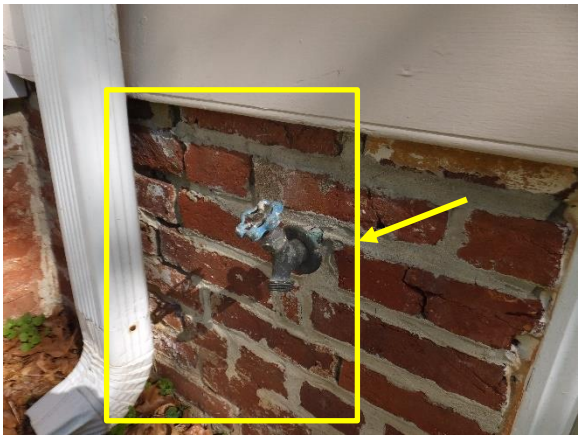

Figure 81. Areas of missing mortar adjacent to a downspout and spigot.

Figure 82. Area of rebuilt brick at the east wing, south facade. Note difference in brick finish and color.

Figure 83. Area of spalled brick at the west wing, south facade.

Figure 84. Flexible hose penetration through the brick foundation at the south facade.

Figure 85. Crack at the upper course of brick at the west patio.

Figure 86. Crack midspan on the west portico.

Figure 87. Example of cracked glazing lite.

Figure 88. Window at the south facade second floor with 1-inch gap between lower sash and sill.

Figure 89. Area of missing trim below sill of east wing window.

Figure 90. Example of window with missing shutter.

Figure 91. Racked shutter resulting in loose and disconnected slats.

Figure 92. Dutchman repairs were observed at the jambs of dormer windows. Also, note minimal integration of copper flashing at the sill.

Figure 93. Typical downspout without splash pad or extension. Note adjacent crack through brick units (left of downspout).

Figure 94. East facade with downspout of central area emptying water on bathroom roof and onto mechanical units. Note vegetation growth in this area.

Figure 95. Chimney with no cap flashing and minimal integration of step flashing at roofing assembly.

Interior Evaluation

The house has two and one half stories of living space above ground and a basement below ground. The main entry to the house is located at the center of the south facade, which leads one into the hallway (room 101) of the main living section (top of T). This section has a symmetrical floor plan with rooms flanking the hallway on the first, second, and third floor. Conveyance between the floors at this section is gained through a grand staircase that winds the hallway, leading to each floor. Continuing north through the hallway leads one into the central section of the home, with lower ceiling heights and single rooms set linearly towards the north. A second floor is located at the central section with a semi-hidden staircase in room 104 along the west wall. The kitchen addition is located at the north with a transition to the garage at the east, both contemporary additions. A small second floor living or working space is located south of the garage with access stairs at the west wall. During site work, numerous boxes and pieces of furniture were located throughout the house. WJE minimized touching these items, moving them only when necessary or as possible to observe a condition in the house.

Several hatches have been installed at walls in every room throughout the house for electrical needs. The hatches were opened in an attempt to observe the structure without the need to perform inspection openings; however, most were framed out, minimizing inspection to the hatch perimeter only. Observations made at each hatch opening are discussed in the associated rooms below. Through review of all interior doors, it appears that the Carpenter Locks were installed at all primary doors with unmarked (unknown manufacturer) horizontal rim locks located at service doors, such as closets and bedrooms. As discussed previously in the exterior section, the construction of the main house (1790) predates the patent of the Carpenter locks (ca 1830). Combined with the observations of previous key holes and removed locking systems, the locks were later additions. The interior architectural influence of the main section of the house is primarily Federal-Adamesque with some hints of Late Georgian details in elements, such as the fireplaces.

HABS floor plans with room numbers, which are referenced throughout this document, are provided in Figure 96 to Figure 99. Comparisons of the photos taken of the house interior in 1960 for the HABS documentation to the current condition are shown in Figure 100 to Figure 111.

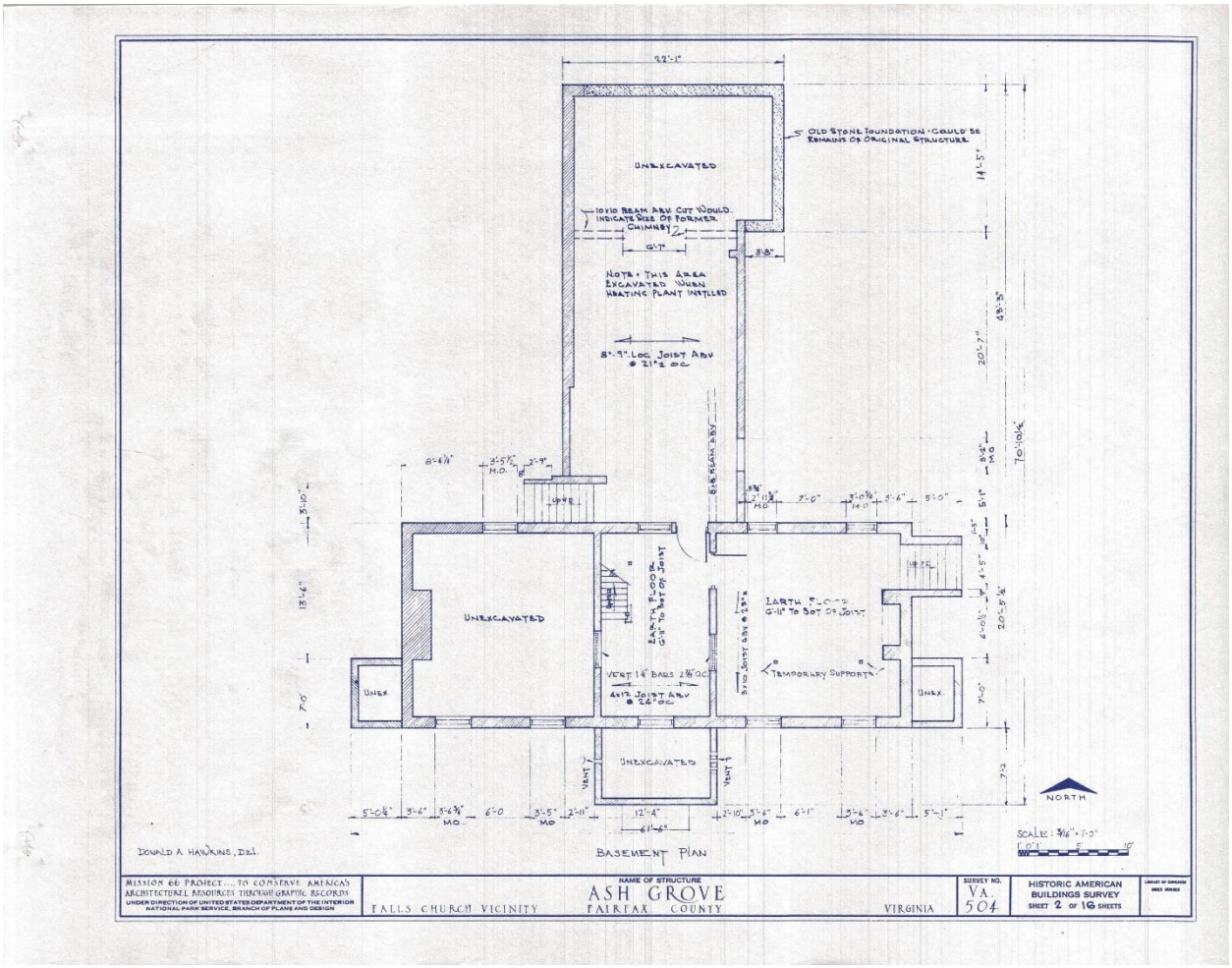

Figure 96. HABS basement plan.

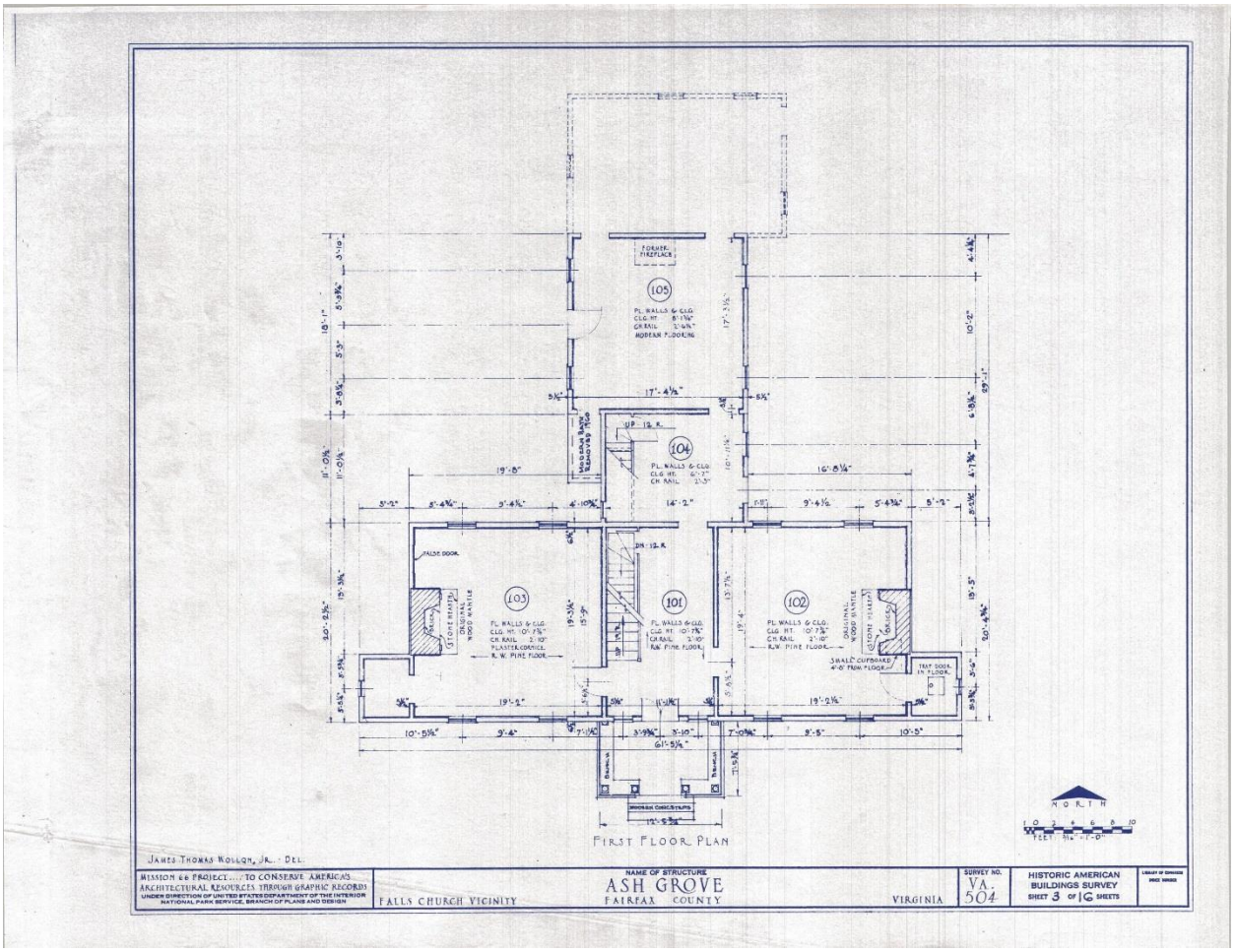

Figure 97. HABS first floor plan.

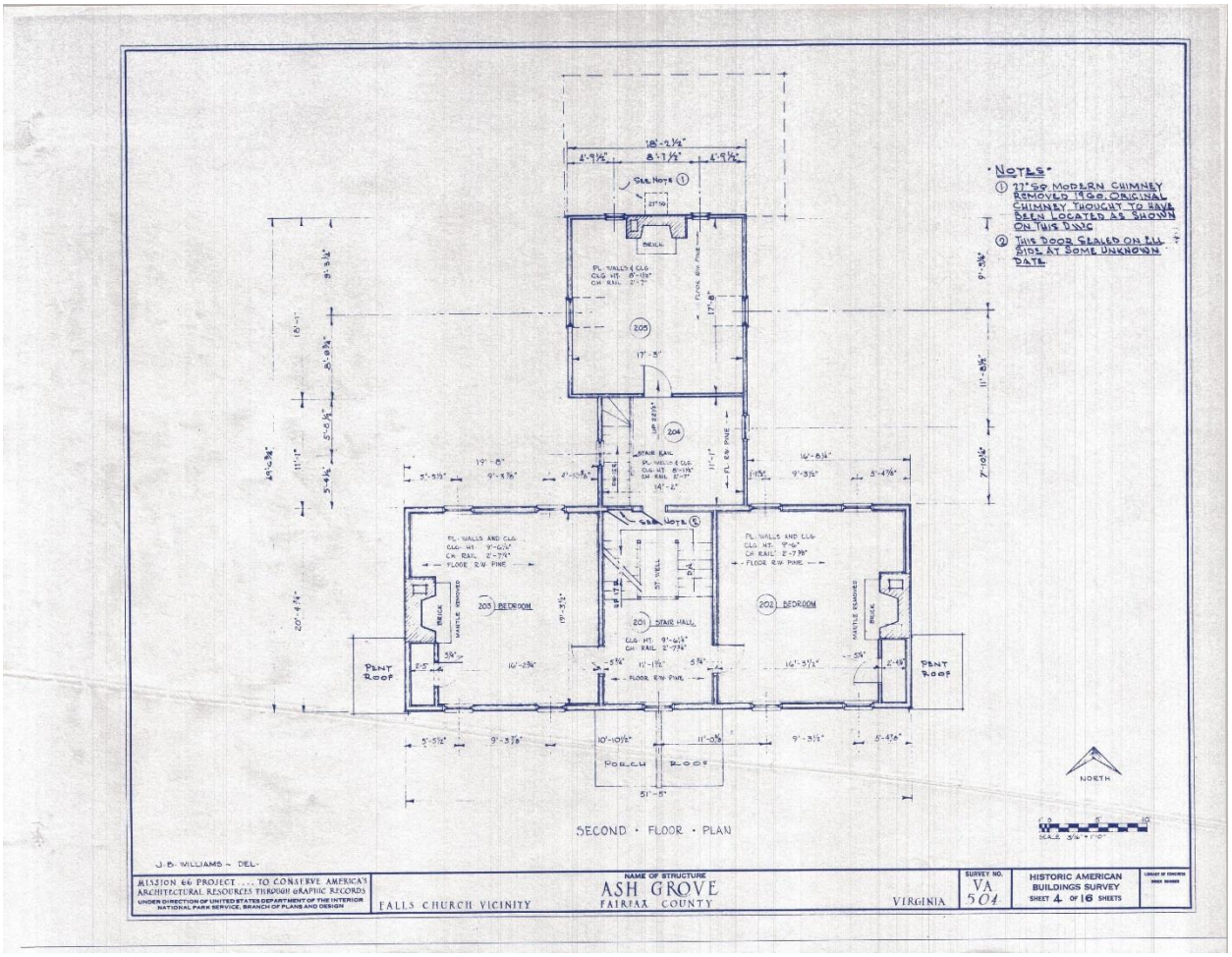

Figure 98. HABS second floor plan.

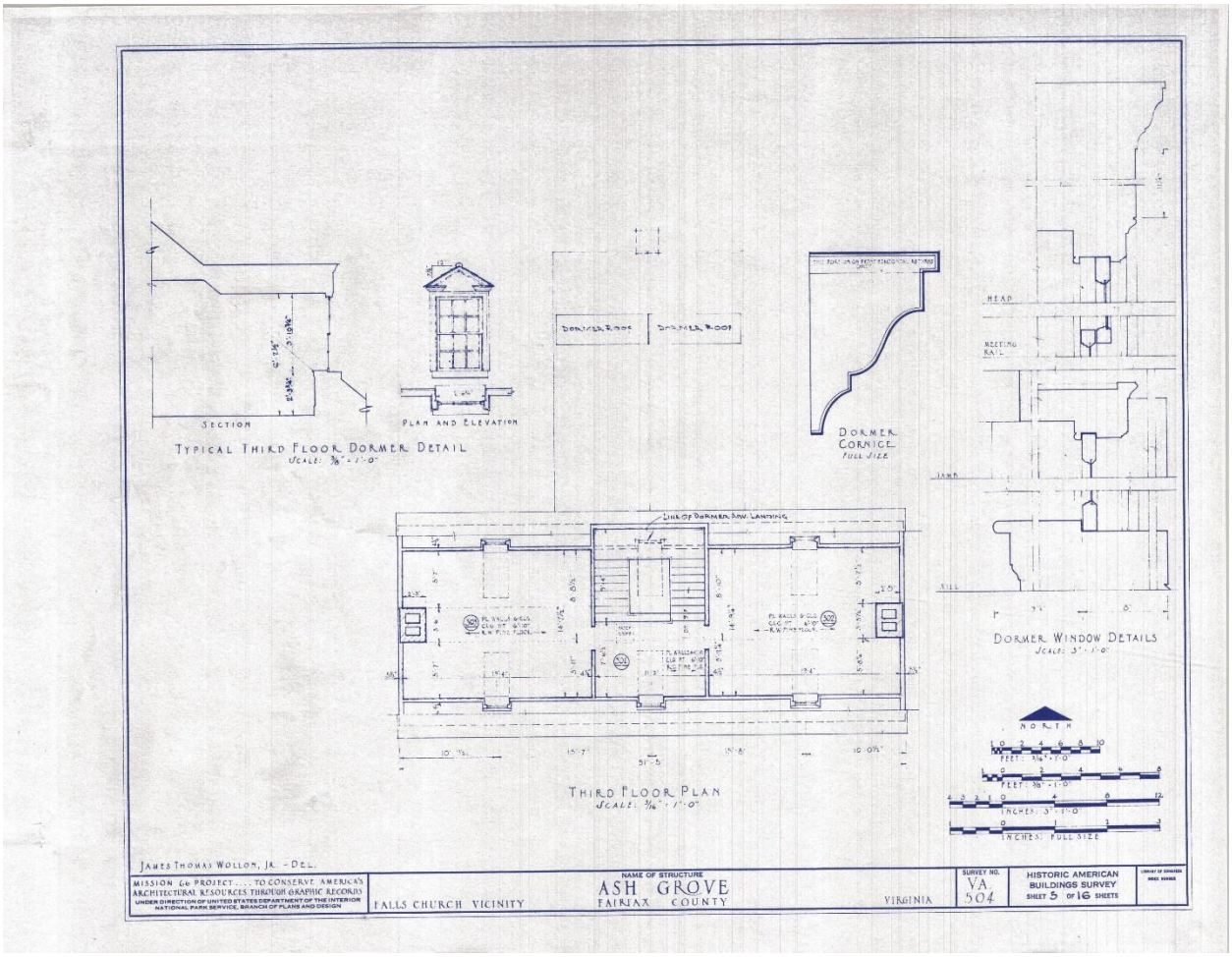

Figure 99. HABS third floor plan and dormer details.

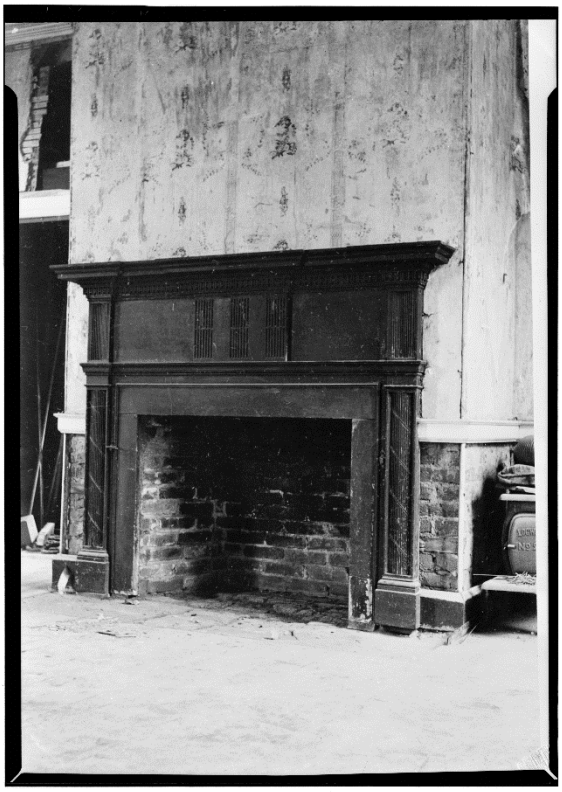

Figure 100. View of the fireplace mantel and surround in room 103 ca. 1960. Note floral pattern of wallpaper above mantel. (Photo courtesy of HABS).

Figure 101. View of the fireplace mantel and surround in room 103 in 2017.

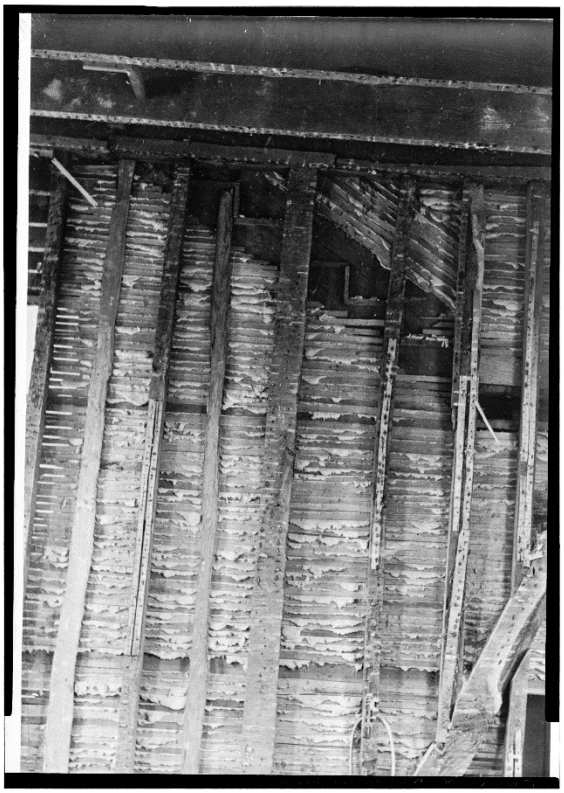

Figure 102. View of plaster and lathe wall in an unknown area, possibly adjacent to stairs ca. 1960. (Photo courtesy of HABS).

Figure 103. View of the only visible plaster and lathe wall below grand staircase looking west in 2017. Not the same location as the HABS photo.

Figure 104. View of the warming cupboard at the south side of the fireplace in room 102 ca. 1960. (Photo courtesy of HABS).

Figure 105. View of the warming cupboard at the south side of the fireplace in room 102 in 2017.

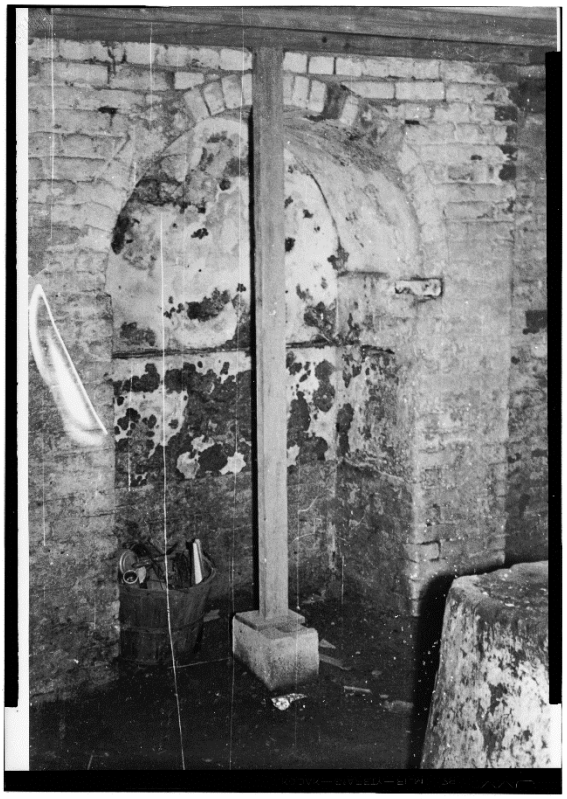

Figure 106. View of the brick masonry arch support for the east fireplace in room 102 ca. 1960. (Photo courtesy of HABS).

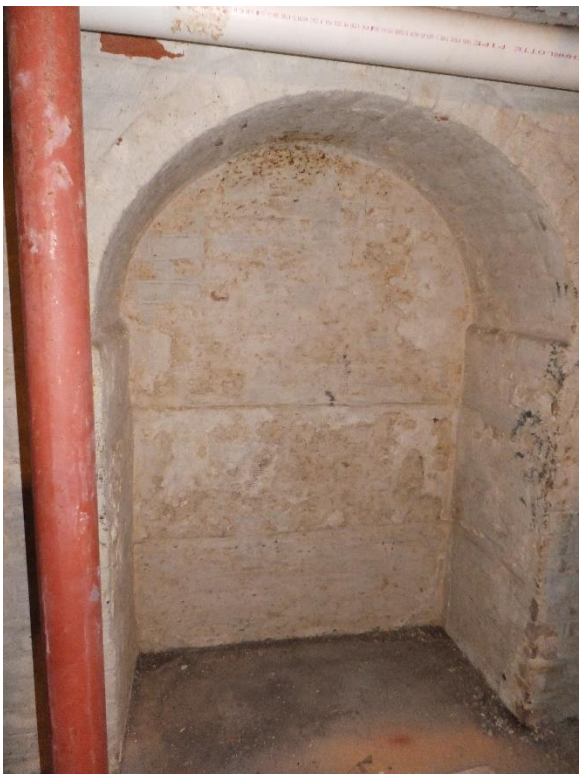

Figure 107. View of the brick masonry arch support for the east fireplace in 2017.

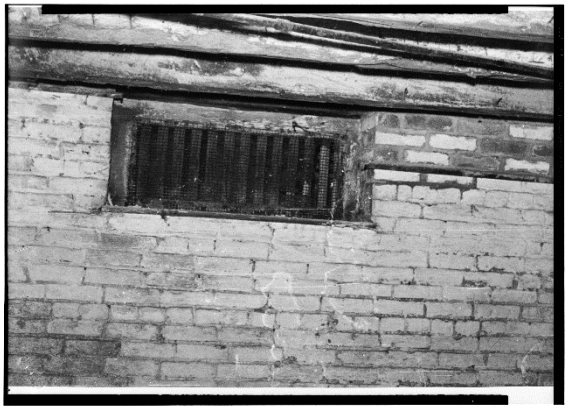

Figure 108. Ventilation window in the basement with view of floor beams above ca. 1960. (Photo courtesy of HABS).

Figure 109. Ventilation window in the basement with view of floor beams and insulation above in 2017.

Figure 110. Floor beams in the basement bearing on the brick masonry foundation ca. 1960. (Photo courtesy of HABS).

Figure 111. Retrofitted floor beams in the basement below the central section of the house in 2017.

Basement

The main access to the basement is gained through the hallway (Room 101) through a door below the staircase. The door is a six-paneled tan painted door with horizontal rim lock and metal doorknob with barrel key still in place. As one opens the door, the backside of the plaster and lathe wall of the east wall of Room 103 is visible. The lathe measures 1-1/4 inches tall with varying space for plaster keys. The stud framing elements visible in this area are 3-1/2 inches deep and of varying widths between 3-1/8 inches to 7 inches. Stairs, that have been replaced recently, lead down to the basement area. Receivers in the masonry wall from the original stairs are still visible and measure 2-1/4 inches by 4-1/4 inches with ghosting from a removed vertical post centered at the stairs. The basement spans east and north with other areas below the first floor inaccessible, as they are unexcavated. Copper flashing has been added along all foundation walls. The brick foundation is approximately 8-1/4 inches thick (2 wythes) and is easily visible throughout the basement, covered with a white impermeable white coating, similar to the coating that has been applied to the brick kitchen structure (Figure 112). Evidence of a previous white coating, which contains calcium carbonate, possibly indicating a lime wash, is visible below areas of flaking impermeable coating. The floors in the basement are poured concrete with steel beams and lally columns (Figure 113). The steel retrofits include cylindrical columns supporting steel I-beams that are placed perpendicular under the wood floor beams. The wood floor beams are spaced 23 inches on center and notched to sit on a timber sill and brick foundation but are most often short of the brick, not allowing the beam to fully bear on the foundation wall as originally designed (Figure 114). There is a considerable amount of insulation packed between floor beams with numerous conduit, ductwork, and the like obscuring full view of the floor beams and underside of the first floor (Figure 115). Ventilation windows are visible at almost all foundation walls with some vertical posts remaining. The posts are diamond shaped measuring 2-1/4 inches wide and are spaced approximately 4 inches on center (Figure 116). Several posts have been removed to accommodate ductwork passing through the window. One can walk through a rough opening dividing this area to move into the east room of the basement. This area has an arched brick masonry support for the east fireplace and stairs leading to the exterior through a storm hatch (Figure 117).

The floor beams below the main section of the house appear to be 3-5/8 inches wide and 12 inches tall, rough hewn and coated white with areas of retrofits, consisting of floor beam replacement and sistered machine cut members. Other columns or supports may have been located in the basement as there is evidence of ghosting from removed members (Figure 118). An example of the sizing and notching of the floor beams can be viewed at the stair well opening member that measures 10-1/2 inches tall and 3-1/2 inches wide (Figure 119). Partial timber sills were observed along the east and west walls of the main

section of the house. The timber sills are no longer continuous and have been cut and partially replaced with machine cut sills (Figure 120).

There is a rough opening at the north foundation wall that leads one north below the central section of the house. The width of the brick masonry at the rough opening is 12-1/2 inches thick. All but one of the floor beams have been replaced with white coated machine cut beams measuring 6-1/2 inches tall and 3-1/2 inches wide, spaced 20 inches on center with smaller members set perpendicular to the beams to minimize rotation (Figure 121). The beams have a retrofit strap that connects each beam to the sill (Figure 122). One large original floor beam is located towards the center of the room and measures 8 inches wide and 8-1/2 inches tall. This beam also has a white coating with wood char visible in areas of missing coating (Figure 123). Following this beam to the west, a partial timber sill is located on top of the west foundation wall spanning north to south. This 7-1/2 inch tall and 8 inch wide timber sill is squared with receivers for the original notched floor beams (Figure 124). The majority of the brick foundation in this room has been partially rebuilt/replaced with concrete masonry units (CMU) as well as two CMU bump outs that obscure most of the foundation at the east and west wall while also prohibiting access to the foundation wall (Figure 125). A partially demolished wythe of brick is located to the east of the chimney (Figure 126). Stairs leading to the exterior through a storm hatch are located at the west wall (Figure 127). A CMU chimney foundation has been added to the north, which spans most of the room width, obscuring any access beyond. As such, the stone foundation at the north could not be observed. Numerous utilities, such as electrical, plumbing, and mechanical are located in this room, which originate from associated conduit and ductwork that span throughout the basement level and through the house.

In the basement, several loose materials, original to the home, are stored on the floor. These materials were damaged and removed during the 1960 fire. Of those, a charred partial roof peak shows that the original roofing peak joint was a tongue and fork with single wood dowel design (Figure 128 and Figure 129).

HABS Difference - Concrete floors are now throughout the basement with steel lally columns and beams.

First Floor

Hallway (Room 101) The central hallway has high 10 foot, 7 inch ceilings that open to the grand staircase (Figure 130). This area is finished with floral wallpaper, tan painted ornate door trim, a tan painted 4-inch tall chair rail, black painted 6-1/2-inch tall baseboards, and a white painted ceiling (Figure 131). The profiling of trim pieces are similar to what is represented in the HABS drawings except for the chair rail. The hardwood floors run north to south and are approximately 5-1/2 inches wide (Figure 132). There are four doors located in the hallway, one leading to room 102 on the east, 103 on the west, the basement at the northwest, and room 104 at the north. A chandelier chain hangs at the center of the staircase spanning from the third floor to the first floor. The fixture has been removed and might be stored at another location on the property, as there are several other architectural items stored throughout the house.

The grand staircase is ornate with wood scroll designs along the open stringer and below each tread (Figure 133 and Figure 134). The remaining wall is wood paneling below the treads (Figure 135). This area and the square balusters are painted tan while the treads, half rail in the wall, newel posts, and handrail are varnished and sealed wood. The stairs have been rebuilt since the fire with evidence of contemporary finishing nails throughout the edges of the tread and at balusters. The open stringer wood treads are 12-1/2 inches wide with a 6-1/2 inch tall tan painted riser. Twelve steps lead up to the intermediate landing, and an additional seven steps lead up to the second floor (Figure 136). A door is located at the intermediate landing that leads to the second floor of the central area, rooms 204 and 205.

An additional horizontal piece of wood has been installed along east wall that starts approximately 5 feet, 10 inches from the floor (Figure 137). Aside from ornamentation, the purpose is unclear.

HABS Difference - Wood flooring is approximately 5-1/2 inches consistently, random width, and the chair rail is not set at the annotated height of 2 feet, 10 inches. The chair rail profile is slightly taller, of a simpler profile, and sitting closer to the floor than represented in the HABS drawings (Figure 138). Stair sections E-E and G-G and differ in profile. Section E-E, which is a section cut through the wall rail currently follows the same profile as the handrail (D-D). Section G-G is similar to what is shown on the HABS detail except the profile is simplified to one rectangular piece below the scotia (Figure 139).

Room 102

This room was originally the dining room but was most recently used as a library. The door to this room is a tan painted six-paneled wood door with metal doorknob and escutcheon facing the hallway (Figure 140). There is evidence of a previous key location adjacent to existing with a key shaped infill that has been painted (Figure 141). The door has two 4-inch tall simple metal hinges and a 6-1/2 inch wide wood threshold. At the interior side of the door (facing the room), the door has a "Carpenter & Co. Patentee" lock with metal doorknob (Figure 142 and Figure 143).

This tan painted room features 1-1/8 inch thick wood floors approximately 4-3/4 inches wide that run east to west and the same profiled chair rail, window/door trim, and baseboard as the hallway. A unique feature to this room are two cast iron fan hangers that are located near the center of the ceiling, adjacent to a simple ceiling-mounted light fixture (Figure 144). These were originally located here to house Thomas Fairfax's handmade fan that could be operated by someone in an adjacent area while people dined at the table. Built-in book shelves and crown molding have been added to the full length and height of the room's west wall and frame the door (Figure 145).

Centered at the east wall is a large fireplace with brick masonry hearth and smooth gray stone surround that is 5-1/2 inches tall at the top and 4 inches wide along the sides (Figure 146). There is a warming cupboard on the south side of the fireplace (Figure 147). A highly ornamental wood mantelpiece encompasses the stone surround with vertical ribbed concave pilasters leading up to the Firenze with a band of ribbing directly below the mantel. The ribbing above the surround is convex with a central segment of nine additional convex ribbing at the Firenze. The walls above the mantel are painted the same tan as the rest of the room. The firebox is currently closed off with a piece of acrylic.

The room's features continue into the closet at the south end of the east wall where shelves and boxes are currently located. The closet door is a six-paneled wood door with horizontal rim lock and metal knob. It appears that a previous lock mechanism was removed from the back of this closet door (Figure 148). There is also a hatch in the floor with iron lifting ring, measuring 21 inches wide and 19 inches long (Figure 149). This hatch was documented through historic narratives as being the wine hatch and is approximately 32 inches deep in the ground (Figure 150). Square 4-1/4 inch by 4-1/4 inch floor beams run east to west were notched to a hand hewn timber sill (Figure 151).

The electrical hatch located below a window at the north wall was opened to reveal a framed out opening with machine cut members, electrical box, and the backside of the exterior wall cladding covered with clear plastic (Figure 152). Of note, the applied wall plaster finish is extremely thin (approximately 1/8 inch) applied onto the framing members.

HABS Difference - Floors are not random width and the fireplace hearth is not stone, but brick. Each brick measures approximately 8 inches by 4-1/4 inches.

Room 103

This room was originally the parlor (Figure 153). The door to this room is a tan painted six-paneled wood door with metal doorknob and escutcheon facing the hallway. Similar to room 102, there is evidence of a previous key location adjacent to existing with a key shaped infill that has been painted. The door has two 4-inch tall simple metal hinges and a 6-1/2 inch wide wood threshold. At the interior side of the door (facing

the room), the door has a "Carpenter Patent Tildesley Licensee" lock with metal doorknob (Figure 154). This lock represents a lock model produced after the death of James Carpenter in 1844 and possibly after his son, John Carpenter's, death in 1857.

This room features wood floors of random width varying from approximately 3-3/4 to 5-1/2 inches wide that run east to west with evidence of burn marks. Indicating that it was likely salvaged and re-used after the fire (Figure 155). The room also features the same profiled chair rail, window/door trim, and baseboard as the hallway. This room is painted blue up to chair rail with 28-1/2 inch wide ivory damask wallpaper spanning from the chair rail to the plaster cornice. The plaster cornice appears to have the same profiling and general dimensions as represented in the HABS drawings. It was stated in the Works Progress Administration of Virginia Historical Narrative that one room in the house still maintained the original wallpaper. Given the potential extent of the fire in 1960 and the lack of evidence one would see with wallpaper ca. 1790, such as horizontal seams, hanging nails, manufacturer's marks at the back, and/or typical width of 22 inches or 21 inches as become common widths during this time, the wallpaper does not appear to be original (Figure 156).[162] In addition, one HABS photograph documents the fireplace mantel in this room with floral wallpaper of differing design than what currently exists. Impact to the existing wallpaper was minimized and inspection made only at a location of the paper that was already detached from the wall due to apparent water damage (Figure 157). At an adjacent location of deteriorated wall materials, the wallpaper and associated backing materials were pulled away from the wall to reveal a white gypsum material embedded with corroding metal lath approximately 4 inches tall, spanning above the chair rail along the false door's south trim (Figure 158). A sandy plaster with course hairs was located above the gypsum and lath (Figure 159). It is likely that the sandy plaster is remnant from the original construction or last application of a plaster pre-1920s, and the gypsum was a later repair. Sandy plaster with a white, possibly gypsum-based, finish coat is also seen at areas of water infiltration where the wallpaper has peeled away from the wall (Figure 160). Walls along the fireplace appear to have wall sheeting, possibly drywall or similar, with the wallpaper applied over the sheeting, as isolated screws were observed penetrating the wallpaper and paint as well as sheeting becoming out of plane at areas of water infiltration (Figure 161).

A previous light fixture appears to have been removed at the center of the white plaster ceiling, and the windows have wood blinds and black out shades installed. Two straps were observed penetrating through the north wall between the two windows but the purpose is not clear; however, a slight projection of the wall is located at the floor level below the straps that may have supported a related item (Figure 162 and Figure 163).

Centered at the west wall is a large fireplace with brick masonry hearth and smooth gray stone surround that is 5-1/2 inches tall at the top and 4 inches wide along the sides (Figure 164). A highly ornamental wood mantelpiece encompasses the stone surround with vertical ribbing wrapped with ribbons leading up to the Firenze of dentils, similar in profile to the exterior cornice, below the mantel. The ribbing above the surround is concave with three central segments of seven flutes at the Firenze. The walls above the mantel are painted the same blue as the rest of the room. The firebox is currently closed off with a piece of acrylic. This fireplace was photographed during the HABS documentation, which shows the fireplace surround unpainted, plaster below the chair rail removed exposing brick, and the area above the mantle having remnants of a floral stripe design, which is not what is currently in place.

The door leading to the west closet is a six-paneled door, painted blue with a horizontal rim lock and doorknob removed. A hole on the doorframe inside the closet provides evidence of previous lock. There is a single ceiling-mounted plain light fixture in the middle of the closet. The east closet has similar shelving. A six-paneled blue painted false door is located on other side of fireplace to balance the symmetry in this room (Figure 165). The symmetry with architectural features and false doors was explicitly stated in the William and Mary Quarterly article on the property published in 1927; however, it is unclear why this

[162] Catherine Lynn, Wallpaper in America From the Seventeenth Century to World War I, Chapter 2 How Wallpaper Was Made, pp 31 - 50.

architectural symmetry was not carried through in room 102 across the hall. The second false door mentioned in the article was referring to the door at the intermediate stair landing between the first and second floor that was abandoned and relocated at the center of the landing.

The underside of west closet wood floor was observed from the exterior foundation spall location at the south facade, west corner that revealed writing that says "Parlor" and "Parlor Closet" (Figure 166). This indicates that the floor was removed and reinstalled possibly during the restoration work. Numerous retrofits to the foundation were performed when the floor was removed, such as the installation of copper flashing and replacement/addition of wood members. Original floor beams in this location appear to be rough hewn, possibly through a local saw mill, and notched to meet the brick masonry foundation (Figure 167).

The electrical hatch located below a window at the south wall was opened to reveal a framed out opening with machine cut members, electrical box, and the backside of the exterior wall cladding covered with building paper (Figure 168). Of note, the plaster in this area is thicker than other areas at approximately 1-1/8 inch.

HABS Difference - There is a bump out on the north side of the fireplace that is not reflected on the HABS drawings (Figure 169). The baseboard in this room is the same dimension and profiling as room 102 and does not match what is represented in the HABS drawings.

Room 104

The door to this room at the north of the hallway is a six-paneled tan painted door with "Carpenter & Co. Patentees" lock and metal knob, two 3-inch tall plain metal hinges, and a 6-1/4 inch wide wood threshold. The height of the door is shorter than the other interior doors in order to accommodate the intermediate stair landing above and low ceiling of the room (Figure 170). The white painted ceiling is 6 foot 6 inches high. Random width wood floors varying from approximately 5 inches to 7 inches run north to south (Figure 171). It is interesting to note that the floor orientation and material is not reflected on the HABS drawings.

The small room features the same chair rail, baseboard, and window/door trim profiling as the hallway; however, the baseboard is shorter at 6 inches. There is floral wallpaper on all wall surfaces except at the east walls below the window, where it appears to be tan painted shiplap wood (Figure 172 and Figure 173). Above the door is a layer of floral wallpaper below the current layer reflecting that there are at least two layers of wallpaper on the wall (Figure 174). A metal and glass wall sconce is located to the west of the north door (Figure 175).

A hidden stairwell is located along the west wall that is closed off by a tan painted six-paneled door with two 3-1/2 inch tall L-shaped hinges, a door pull facing the room, and a wrought iron lever latch facing the stairs (Figure 176 and Figure 177). Wall sconces finished with the same metal and glass style of the room follow the stairs up to the second floor along with the floral wallpaper. The stairs are stained and varnished wood constructed of 12 steps to the second floor (Figure 178). The treads are approximately 11-1/4 inches wide with 7-inch tall risers with pickets and handrail at the second floor finished and styled in the same manner as the main staircase.

The electrical hatch located below a window at the east wall was opened to reveal a framed out opening with machine cut members, electrical box, and the backside of the exterior wall cladding covered with clear plastic and foil faced insulation (Figure 179).

HABS Difference - The baseboard profile and height reflected in the HABS drawings are different than the current baseboard profile being used throughout the whole house. According to the HABS detail, the

baseboard in room 104 almost had a reverse top profile of half bead and cavetto, than what we currently see of cavetto and ovolo (Figure 180).

Room 105

To the north of room 104 is the doorway to room 105 that has a 6-inch wood threshold. The ceiling features in this room are unique with exposed floor joists above running east to west (Figure 181). The dimensions of wood joists are approximately 5-1/2 inches tall and 2-1/2 inches wide with a bead design running along each bottom corner of the joist (Figure 182). The joists are not original and appear to be replacements after the fire, as they are not solid sawn and are smoothly cut. The flooring in this room is approximately 6 inches wide and runs north to south (Figure 183). The profile features of the chair rail and baseboard continue into this room. The room is painted a greenish blue throughout, including the doors facing the room and the built-in cabinet at the north wall (Figure 184). The cabinet has a single leaf door at the upper half shelving with 12 divided lites. At the lower half, an additional single leaf two-paneled door opens to shelving. The built-in cabinet is in the approximate location of the fireplace for the conjectural chimney shown on the HABS drawings. An exterior door is located at the west wall, which leads to the covered patio at the west facade. A six-paneled door with horizontal rim lock, metal doorknob, and two 3-1/2 inch tall plain hinges is located at the west end of the north wall and opens to a closet (Figure 185). The closet is connected to the kitchen with double doors located in the adjacent room. A weighted six-paneled swing door is located at the east end of the north wall, which leads into the kitchen.

The electrical hatch located below a window at the west wall was opened to reveal a framed out opening with machine cut members, electrical box, and the backside of the exterior wall cladding covered with foil faced insulation (Figure 186). The plaster at this location is thicker and similar to room 103.

A bathroom has been constructed along the east wall and is accessible through a six-paneled door with horizontal rim lock, metal doorknob, and two 3-1/2 inch tall plain hinges. The floor appears to be un-level as the door is very difficult to open and close. The restroom is not shown on the HABS drawings with the location of the door previously occupied by an original window along the east wall and the space extending eastward towards the garage (Figure 187). The contemporary bathroom contains a built-in sink with a laminate countertop, toilet, linoleum floors, wall-mounted sconces above the vanity, blue tile from the floor to mid height on the walls, tan floral wallpaper to the white painted ceiling, and associated toilet accessories (Figure 188). A 6/6 wood window is located at the east wall, which currently looks into the stairwell of the garage.

HABS Difference - The flooring is marked as “modern flooring” on HABS drawings. The current floor is wood flooring with considerable wear and tear of an older floor.

Kitchen

The kitchen and dining room is in the northernmost section of the home, adjacent to the garage. The dining space is located along the western half of the room with the space between the kitchen and dining room divided by a partition wall with a breakfast nook (Figure 189). The dining room is lined with vertical tongue and groove shiplapped wood wall paneling throughout. A large brick masonry fireplace and mantel is located at the south wall (Figure 190). Four iron floret grilles adorn each corner of the fireplace with a bronze closure at the firebox and dog toothed brick just below the mantel (Figure 191). The room has a 7 foot, 10 inch tall tan painted ceiling, wood chair rail, and squared tile linoleum floor throughout the space. A set of board and batten doors with iron handles are located at the closet on the south wall, which can also be accessed from the adjacent room 105 (Figure 192). A ceiling mounted chandelier is located near the northeast area of this section.

The kitchen features blue metal "St Charles" kitchen cabinets with tan laminate tops and horizontal nickel handles (Figure 193 and Figure 194). A double sink is located along north wall below windows with the countertops along the west wrapping back south, previously terminating against a refrigerator, which has

since been removed. The kitchen wall transitions to a floral wallpaper of at least two layers of similar blue flowers (Figure 195). Other kitchen amenities have been removed such as the dishwasher, stove, and a clothes washer and dryer. The washer and dryer appear to have been located along the south wall with large electrical outlets and water resistant wall and floor covering in the corner. A corner of this floor covering is missing, revealing a previous blue "terrazzo" linoleum floor tile. There are areas of 5-1/2 inch tall baseboard in the kitchen of similar profiling as the rest of the house. Two ceiling-mounted dome lights and one ceiling fan are located in the kitchen.

Wall air-handling units are located at the south wall above the closet as well as at the east wall.

Garage

A 15-divided upper lite door with two inset panels, horizontal rim lock, and metal knob is located at the east wall of the kitchen and leads to the garage (Figure 196). Like other exterior doors throughout the house, a "Yale" cylindrical lock has been added. The horizontal rim lock pre-dates this section of the house and may have been re-used from a previous door. A wood screen door with metal handle and knob covers the door at the exterior and opens onto a wood landing. The wood landing outboard of the door leads south to the upper living area and north to floor space and the north exterior door. A black metal and glass exterior lite located next to the door. To the south of the door is the window at the east wall that is connected to room 105's bathroom (Figure 197). This assumed previously exterior window now looks into the garage space with the view from the bathroom partially obscured by the low wall created by the garage's upper living space. The window was observed to have a similar hasp and lock at head and sill as other exterior windows throughout the facades from previous storm shutters. Additional hints that the west wall was previously an exterior facade is the visible brick foundation with grapevine tool finish consistent with all post-1960 additions (Figure 198). The garage has a large open space for the two vehicle bays with a concrete floor, 8-foot tall ceilings, and stucco interior finish (Figure 199). The two contemporary garage doors are located along the north wall with considerable amounts of electrical panels located at the northeast corner. Doors with 9-divided upper lites and two lower panels are located at the east and south walls leading to the exterior. The garage is currently being used for storage of previously accessioned museum items.

The upper living space is accessed by the wood landing and stairs located along the west wall. The living space is divided from the garage main space by a 15-divided upper lite door with a thumb lift latch and typical "Yale" cylindrical lock. As one goes through the door, there are seven wood stairs that lead up to the space. The area has a 7 foot, 11 inch tall ceiling height that follows the angle of the roof, causing areas of the room along the east and west to have very low ceilings (Figure 200). Numerous fluorescent bulbs and incandescent dome lights are located at the center areaway of the room (Figure 201). At each side of the central areaway, the room is divided into four spaces by stud framed dividing walls finished with decorative particleboard wood paneling. The dividing walls are full height to split the east rooms, half height to separate the east rooms from the areaway, and full height at both walls at the west. The rooms have numerous historic items with several items appearing to be original to Ash Grove (Figure 202). Items include andirons, trim, stair handrails, and cornice modillions. One item in particular is labeled "Back Bedrm.. Fake Fire Place" (Figure 203). It is possible the "back bedroom" refers to room 205 that originally did have a fireplace. The space has 3-1/4 inch wide wood flooring that runs north to south with black painted baseboard of similar profiling as the rest of the house with tan accent along the top.

Second Floor

Stairwell (Room 201)

The main access point to the second floor is by way of the grand staircase centered at the main section of the home. The stairwell at the second floor is arranged between the two bedrooms at the main living section of the house (Figure 204). The wood floors at the stairwell are random width, varying between approximately 5-1/4 inches to 6 inches running east to west. The baseboard, chair rail, door trim, and wallpaper from the first floor hallway continues into this area. Wall sconces with a brass finish and 12-1/2 inch tall glass surrounding a candle light bulb are located adjacent to each interior door at the east and west

(Figure 205). The sconce designs are similar to those found on the first floor. Stairs leading to the intermediate landing and third floor stairwell have wood treads that are 13 inches wide with 7 inch tall tan painted risers, which are 1/2 inch wider and taller than the first floor.

Room 202
To the east of the stairwell is a bedroom with a six-paneled door with horizontal rim lock, metal knob, barrel key, and two 3-1/2 inch tall plain hinges. The room is painted blue from the floor to the chair rail with floral wallpaper on the remaining walls and has typical baseboard, chair rail, and white painted ceiling (Figure 206 and Figure 207). Blue carpet matching the paint color covers the wood floor that runs east to west. A brick fireplace is centered at the east wall with a brick hearth and stone surround similar to the fireplaces on the first floor (Figure 208). The fireplace is similar to room 102 has wood vertical ribbed pilaster detailing leading up to the Firenze with a central segment of nine ribbings at the Firenze. A course of ribbing spans the length of the fireplace directly below the mantel. There are two 1-inch tall iron stakes sticking out of mortar joints at the north and south in the 2-foot deep firebox (Figure 209). Two wall sconces are located on each side of the fireplace. The remaining east wall is fully paneled from floor to ceiling. Double doors leading to the closet and bathroom at the sides of the fireplace have three panels to blend with the wall finish (Figure 210). Crown molding of cyma recta and cavetto profiling lines the east wall.

A closet is located to the south of the fireplace with the carpet, blue paint, and baseboard continuing into this space. A light is located above door and several shelves line the east wall. One interesting feature in the closet is a warming cupboard at the fireplace that is 18 inches deep, 12 inches tall, and 16 inches wide, which are similar dimensions as the first floor warming cupboard (Figure 211). To the north of the fireplace is a contemporary bathroom that was added to the room after HABS documentation that has the blue carpet, toilet, chamfered wall mounted sink, and other typical bathroom amenities (Figure 212).

HABS Difference - The chair rail is located closer to the floor than the annotated 2 feet, 7-1/4 inches on the HABS drawings. The warming cupboard at the fireplace, located in the closet, is not shown on the HABS drawings but is mentioned in the narrative. The bathroom was added after 1960.

Room 203
To the west of the stairwell is a bedroom with a six-paneled door with horizontal rim lock, metal knob, barrel key labeled with the number 8, and two 3-1/2 inch plan hinges (Figure 213). The room is painted pink from the floor to the chair rail with floral wallpaper on the remainder of the wall and has a typical baseboard, chair rail, and white painted ceiling. Wood floors are random width, varying between approximately 4-3/8 inches to 5-5/8 inches, running east to west with visible signs of fire and smoke contact, most notably near the fireplace and in the closet (Figure 214 and Figure 215). The charred wood can be scraped with a fingernail. A brick fireplace is centered at the west wall with a brick hearth and stone surround similar to the fireplaces at the first floor (Figure 216). The fireplace has wood inset paneled pilasters to the Firenze with a centered panel and tall-punctuated dentiled support for the wood mantle (Figure 217). Two wall sconces are located on each side of the fireplace. The east wall is a full paneled wall surrounding the fireplace and mantel with double doors leading to the closet and bathroom that have three panels to blend with the wall finish. Crown molding of cyma recta and cavetto profiling lines the west wall (Figure 218).

A closet is located to the south of the fireplace with pink paint and baseboard continuing into this space. A light is located above door and several shelves line the west wall (Figure 219). To the north of the fireplace is a contemporary bathroom that was added to the room after HABS documentation and has linoleum floors, a toilet, wall mounted sink, and other typical bathroom amenities (Figure 220).

The electrical hatch located below a window at the north wall was opened to reveal a framed out opening with machine cut members, electrical box, and the backside of the exterior wall cladding (Figure 221). Of note, the backside of one cladding piece appears to have a white coating.

HABS Difference - The chair rail is located closer to the floor than the annotated 2 feet 7-1/4 inches on the HABS drawings. The bathroom was added after 1960.

Room 204

Room 204 is accessed from the intermediate landing between the first and second floors. A six-paneled door is centered at the landing with a 6-1/2 inch wide wood threshold and typical trim (Figure 222). A second stairwell is located along west wall of the room and leads down to room 104 with a handrail and balusters that are similar in profiling as the main stairs. The random width wood floors run east to west, which is set perpendicular to that annotated on the HABS drawings (Figure 223). The east wall finish is a vertically set 7-5/8 inch wide tan painted beaded shiplap siding with a double cavetto profiled 5-inch tall baseboard. The east wall has been added since the HABS documentation to create a bathroom. A wall sconce of typical design with 6-inch tall glass is located to the west of door at the stairs. This location aligns with an original door that was in place with a note on the HABS drawings as, "this door sealed on ell side at some unknown date". The door is no longer in place, as the walls are finished with plaster and wallpaper. A light may have also been located at the center of the white painted ceiling as wires were observed.

The bathroom located at the east has a wood threshold at the board and batten tongue and groove door with a horizontal rim lock, metal knob, and barrel key. The room has blue carpet and pink and white tiled walls. A shower, toilet, and double sinks are in this bathroom along with other typical amenities (Figure 224).

HABS difference - Floorboards now run east to west, which are annotated as north to south on the HABS drawings (Figure 225). HABS drawings show room 204 open without a bathroom.

Room 205

Three steps from room 204 lead up to the doorway of room 205. The entryway has a contemporary ceiling-mounted light with glass and bulb missing. The space is divided by a paneled wall, closet, and two doors. For purposes of this report, the rooms are divided as 205A (east) and 205B (west). Both rooms have wood flooring of random width varying from 5-1/4 inches to 9 inches that run north to south. The closet, south wall, and dividing wall between the rooms are wood shiplap of similar sizing to room 204. The double leaf closet doors are board and batten with iron pulls and L- hinges with shelving and a clothing rod at the interior (Figure 226). Each room has a vertical board and batten door with horizontal rim lock, and metal knob. Room 205A has a barrel key still in place (Figure 227). The ceiling in these rooms are angled following the roof pitch. Baseboard found throughout the rooms are similar to the rest of the house. A wall mounted mechanical unit spans the two rooms (Figure 228).

Room 205A is painted blue with a low window at the east and regular height window at the north (Figure 229). A ceiling-mounted fixture with missing glass is centered at the ceiling. Room 205B has white painted east walls, with blue bamboo and green leaf wallpaper at the remaining walls (Figure 230). A low window is located at the south, a regular height window at the north, and a ceiling-mounted light fixture at the ceiling.

HABS Difference - Room 205 was shown on the HABS drawings as open with a fireplace and conjectural chimney located at the north wall; however, the room has been split into two rooms. In addition, a window annotated on the HABS drawings at the west wall is not in place, but there is a window located at the south wall not shown on the drawings (Figure 231). If the fireplace was intact at the north wall (it is difficult to tell if the drawn fireplace aligns with the conjectural [dashed] chimney), it has been removed. The back bedroom fake fireplace trim found in the upper space of the garage may have been located at the wall when the original fireplace and chimney were decommissioned. The ceiling height annotated on the drawings at 8 foot, 1-1/2 inches is much taller than measured onsite at 7 foot, 2 inches. Lastly, the chair rail noted on the drawings is no longer in place.

Third Floor

Stairwell (Room 301)

The third floor stairwell is centered at the third floor and has floors of random width varying between 7-1/2 inches to 9-1/2 inches wide, running north to south with an intermediate landing below of similar flooring (Figure 232). The treads leading up to the third floor are more narrow than the floors below at 10-1/2 inches wide, yet with taller risers at 7-1/2 inches tall (Figure 233). At the stairwell, the handrails close off the stair rail and stand approximately 3 feet, 7 inches tall (Figure 234). The white painted plaster ceiling at the third floor follows the roofline with a ceiling-mounted light with floral frosted glass at the center. The stairwell has dormer windows located at the north and south walls that have 13-3/4 inch sills with trim along the dormer openings that are 3-5/8 inch tall and 3/4 inch wide of torus and rectangular design (Figure 235). The windows do not have visible lifts or sash locks. There is typical door trim, baseboard, and hallway wallpaper in this space. Large ductwork is located along the floor of the south wall that extends between the two rooms at this floor. The doors to rooms 302 and 303 are located closer to the stairwell because the ceiling is sloped (Figure 236).

HABS Difference - Interior doors to the adjacent rooms are not shown on the HABS drawings.

Room 302

The door to room 302, located at the east, is a tongue and groove board and batten door with iron thumb latch (Figure 237). The wood floors in this room are contiguous with Room 301 as there is no door threshold. The ceiling and walls have floral wallpaper that continue onto the chimney centered at the east wall. Dormers are located at the north and south that have similar detailing and dimensions as those in room 301 (Figure 238). Two open closets flank the north and south sides of the chimney, centered at the east (Figure 239). The ceiling is sloped following the shape of the roof with a ceiling-mounted glass light with bubble glass centered in the room. A large mechanical unit is located at the south wall of this room with ductwork cut into the west wall as well as the flooring at the northeast and southwest corners of the room (Figure 240).

A hatch at the north wall was opened to observe rafters, joists, or other information about the structure (Figure 241). The rafters are 7-3/8 inches tall and 2-1/2 inches wide, aligned with 9-1/2 inch by 2-1/2 inch joists, spaced 27 inches on center (Figure 242). The wood members are replacements as they are machine cut. The replacement of the joists and roofing occurred post fire with one remnant of the original rafters currently located in the basement.

HABS Difference - Closets along the sides of the chimney are not reflected in the HABS drawings.

Room 303

The door to room 303 located at the west is similar to room 302, with a tongue and groove board and batten door and iron thumb latch (Figure 243). The wood floors in this room continue from room 301 as there is no door threshold. The ceiling and walls are covered in another floral wallpaper that continues onto the chimney, centered at the east wall with blue accent paint throughout (Figure 244). Dormers are located at the north and south that have similar detailing and dimensions as those in room 301. There is a plate at the chimney that revealed a hole for a heating stove duct, which allowed the brick chimney flue to be observed (Figure 245). A metal screen appears to be in the flue near the top of the chimney, which may have been a previous cover to minimize pests into the flue (Figure 246). The ceiling is sloped following the shape of the roof with a ceiling-mounted glass light with bubble glass centered in the room. Ductwork from the mechanical unit in room 302 continues into this room as it passes through the east wall, travels west and north with penetrations through the wood floor at the northwest corner.

HABS Difference - Closets along the sides of the chimney are not reflected in the HABS drawings.

Figure 112. Multi wythe brick wall in the basement with two layers of white coating.

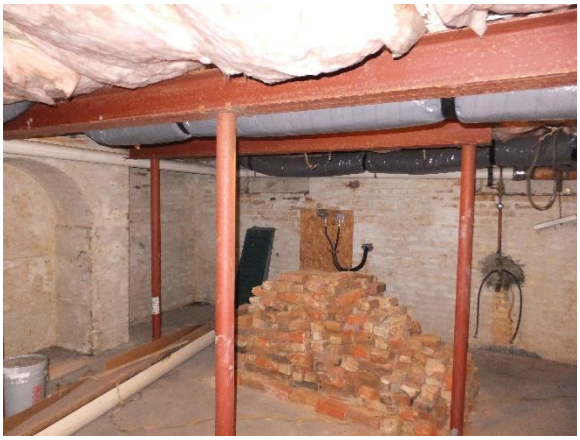

Figure 113. View into the east room of the basement showing poured concrete floors with retrofitted steel beams and lally columns. Brick in photo is from the floor of the meat house.

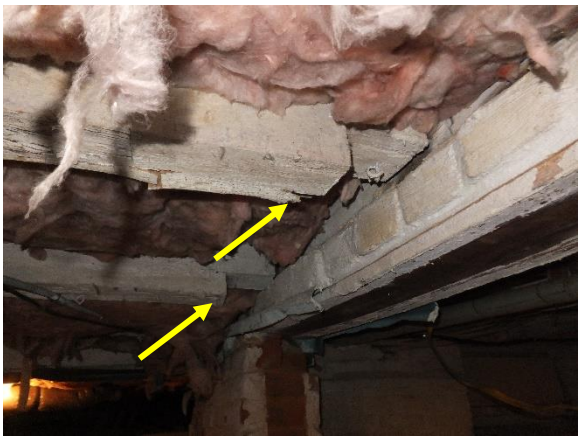

Figure 114. Original floor beams short of original bearing point.

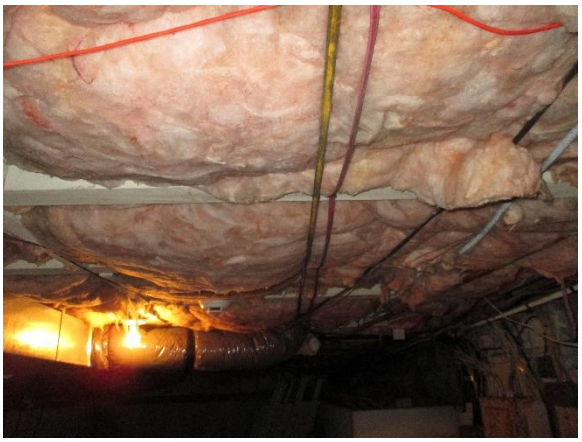

Figure 115. Insulation, wires, ductwork, and conduit obscure the visibility of floor beams in the basement.

Figure 116. Original ventilation openings that are utilized for mechanical ductwork pathways.

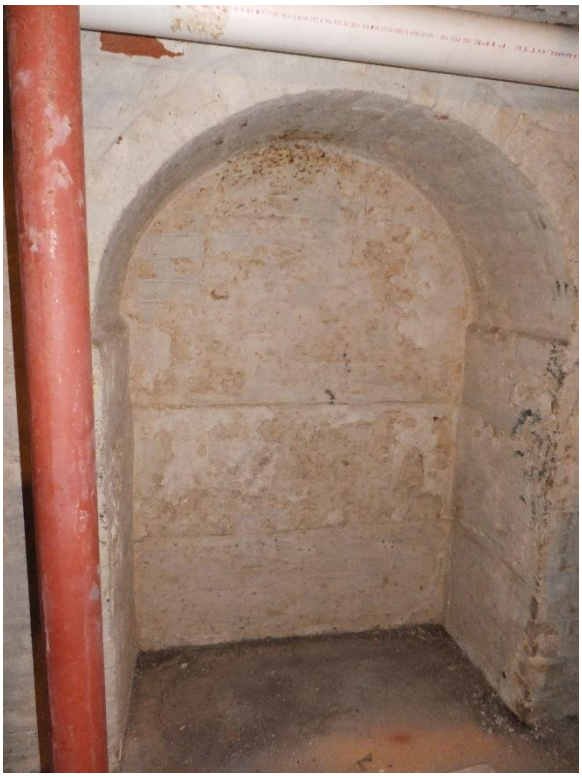

Figure 117. Arched brick masonry support for the east fireplace.

Figure 118. Ghosting of previous supporting columns.

Figure 119. Visible notching of floor beams in the stairwell leading to the basement. Note white coating visible on all structural wood members.

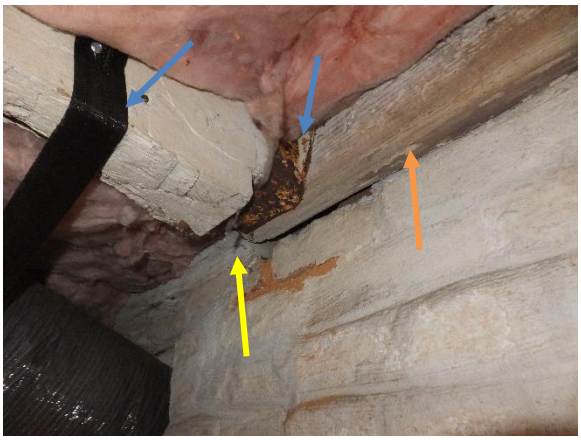

Figure 120. Original timber sill (yellow arrow) cut short and retrofitted with machine cut sill (orange). Note retrofit strap at the floor beam and strap to mechanical duct (blue).

Figure 121. Overview of basement below central section of the home with mostly replaced machine cut floor beams. Note CMU bump-outs and fireplace support.

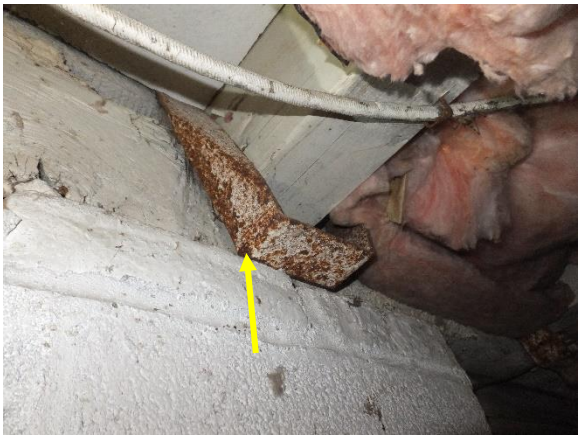

Figure 122. Example of retrofit strap from floor beam to timber sill at the west wall.

Figure 123. One original rough hewn floor beam remaining below the central section that is charred with a white coating.

Figure 124. Original timber sill at the west wall with a bearing pocket cut for the floor beams

Figure 125. Partial CMU foundation and bump-out at the east wall below the central section of the home.

Figure 126. Partially demolished wythe of brick at the east wall.

Figure 127. Stairs leading from the basement to the exterior through a storm hatch.

Figure 128. Salvaged materials from the 1960 fire being stored in the basement.

Figure 129. Charred rafters provide a clue to the original tongue and fork with single wood dowel joinery.

Figure 130. View into the central hallway (Room 101) looking north.

Figure 131. View of typical chair rail and baseboard profiling and orientation throughout the majority of the house.

Figure 132. Wood flooring in the central hallway (room 101).

Figure 133. Grand staircase winding the stairwell to the third floor.

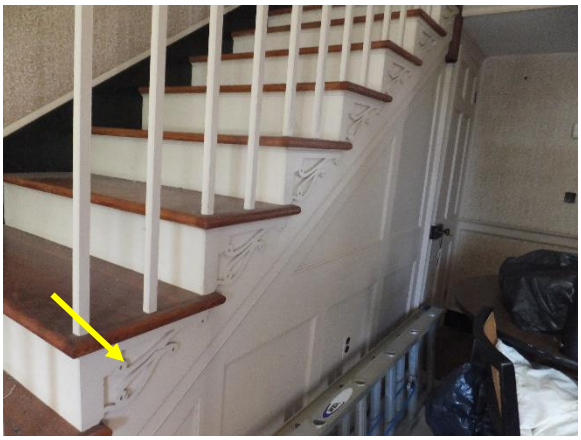

Figure 134. Scroll ornamentation below the treads.

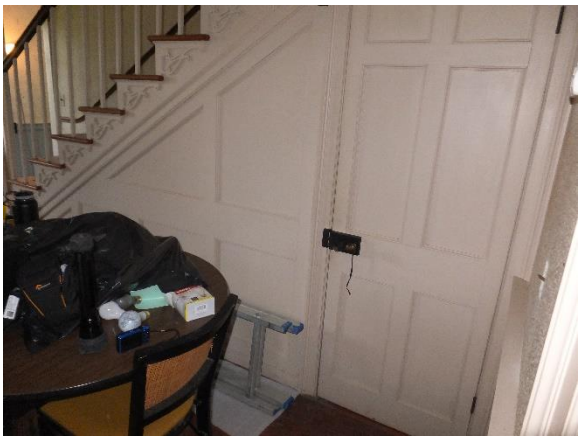

Figure 135. Wood paneling below the treads and ornamentation tying into the paneling of the basement door.

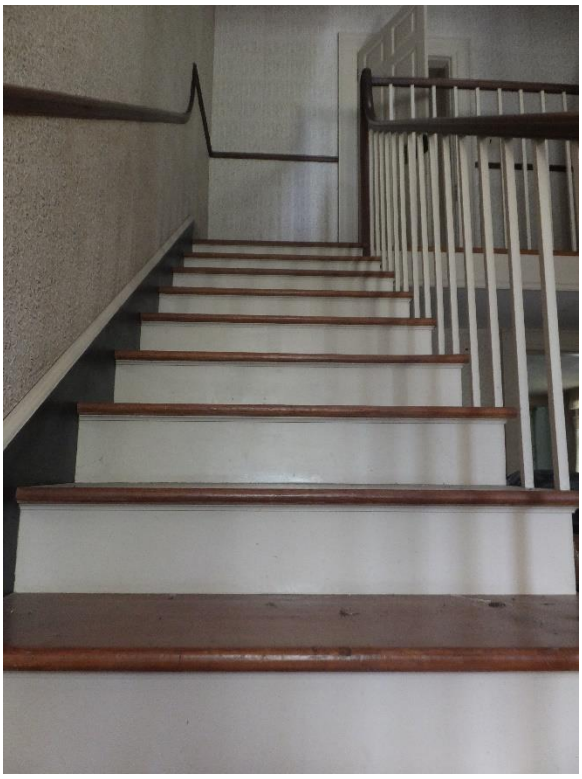

Figure 136. Wood treads with painted risers lead up to intermediate landings.

Figure 137. Horizontal board added to the east wall. Note slope of ceiling as it transitions to room 104.

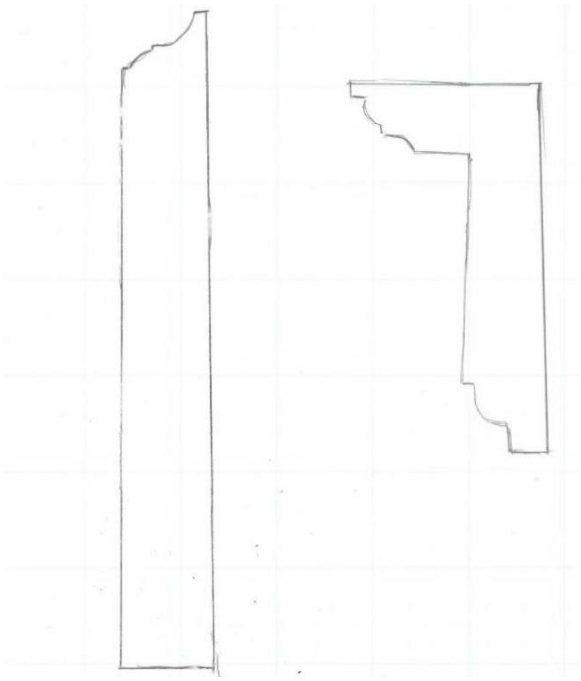

Figure 138. Typical profiling of baseboard (left) and chair rail (right) observed.

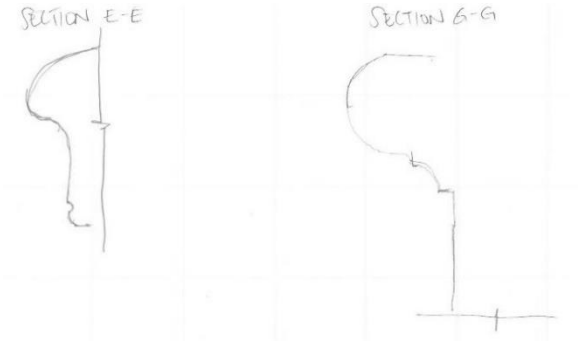

Figure 139. Profiles of stair sections differing from HABS drawings.

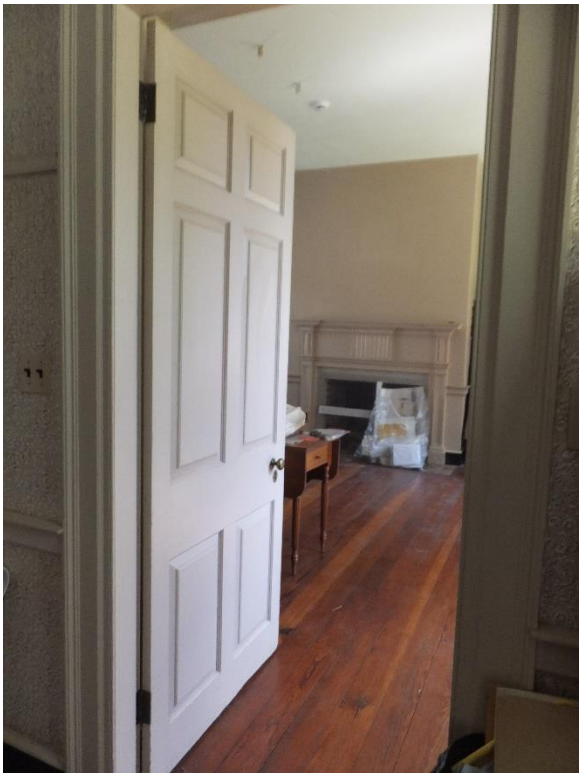

Figure 140. Door to room 102.

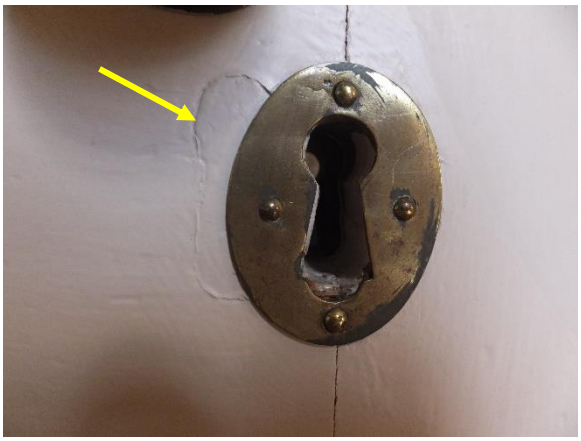

Figure 141. Key escutcheon with evidence of previous hey hole location.

Figure 142. Carpenter lock typically located on all prominent doors.

Figure 143. Carpenter & Co. Patentee seal with British Royal Arms centered.

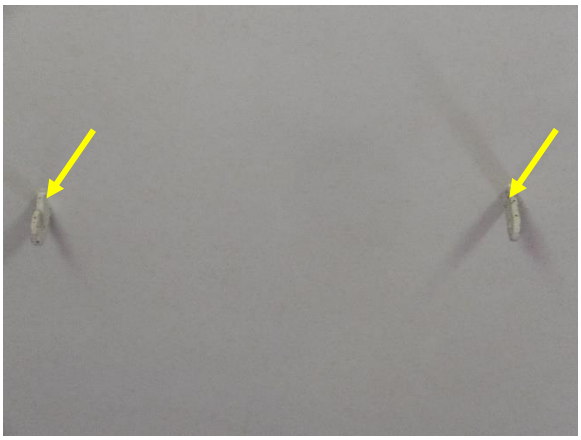

Figure 144. Supports in the ceiling for a wrought iron fan.

Figure 145. Bookshelves add to the west wall.

Figure 146. Stone surround and ornamental wood mantel.

Figure 147. Warming cupboard at the south face of the chimney.

Figure 148. Removed lock mechanism at the closet door in room 102.

Figure 149. Wine hatch with iron pull ring in the closet of room 102.

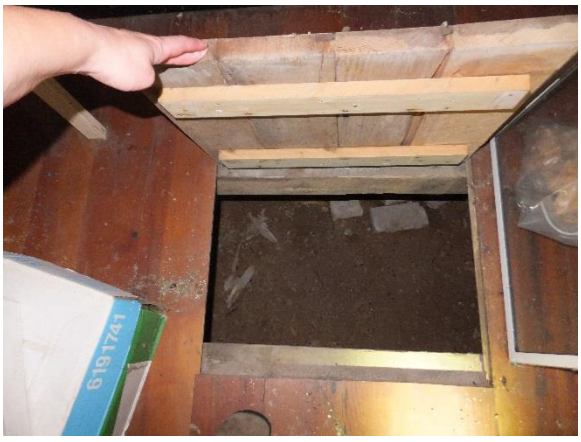

Figure 150. Wine hatch in the closet of room 102.

Figure 151. View of floor beams notched to a timber sill looking west.

Figure 152. Access hatch removed in room 102 revealing backside of clapboard siding.

Figure 153. View into room 103 from the doorway.

Figure 154. Carpenter Patent Tidlesley Licensee lock at the door.

Figure 155. Wood floors in room 103 with signs of smoke contact.

Figure 156. Ivory floral damask wallpaper in place above the chair rail in room 103.

Figure 157. Backside of wallpaper where peeling from wall at the northwest corner of the room.

Figure 158. Damaged wall finish, gypsum board, adjacent to false door.

Figure 159. Removal of the damaged wall finish of gypsum board reveals white gypsum material with metal lathe and sandy material with embedded hairs.

Figure 160. Wallpaper installed on top of white coating applied over sandy plaster.

Figure 161. Wall sheathing applied around fireplace evidenced by screws.

Figure 162. Straps penetrating through the north wall.

Figure 163. Projection in north wall at the floor directly below the straps.

Figure 164. Fireplace centered at the west wall.

Figure 165. False door to the north of the fireplace.

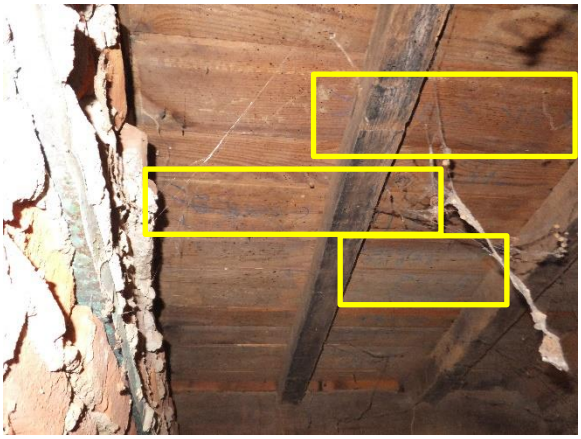

Figure 166. Underside of flooring of west closet viewed from the exterior brick spall area. Writing at the underside indicates "Parlor" and "Parlor Closet".

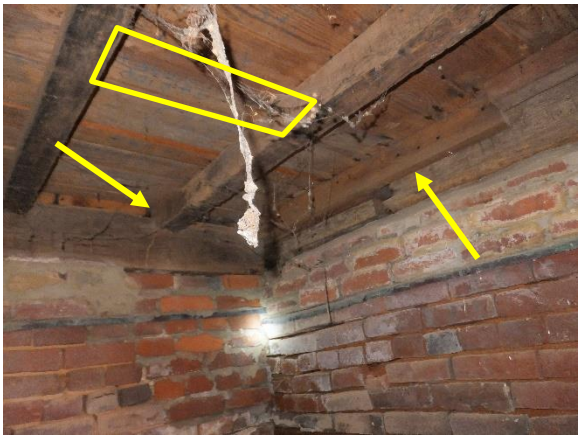

Figure 167. Rough hewn floor beams notched to timber sills and brick foundation. Note areas of retrofits with machine cut members, rebuilt brick, and copper flashing. Also note writing at the underside of the flooring.

Figure 168. Access hatch opened in room 103.

Figure 169. North bumpout at fireplace not reflected on HABS drawings.

Figure 170. View in room 104 from north.

Figure 171. Wood flooring in room 104.

Figure 172. Wallpaper applied to the walls in room 104.

Figure 173. View of east wall of wallpaper, chair rail, and shiplap.

Figure 174. Loose wallpaper above the exterior door reveals another layer of wallpaper.

Figure 175. Wall sconce adjacent to the interior door. This style is similar throughout the house.

Figure 176. Stairwell located along the west wall.

Figure 177. Stair door has a thumb latch and door pull.

Figure 178. Stairwell along the west wall leading up to room 204.

Figure 179. Access hatch opened in room 104.

Figure 180. Baseboard height and profiling in room 104 differs than reflected in HABS drawings.

Figure 181. View into room 105 from the southeast.

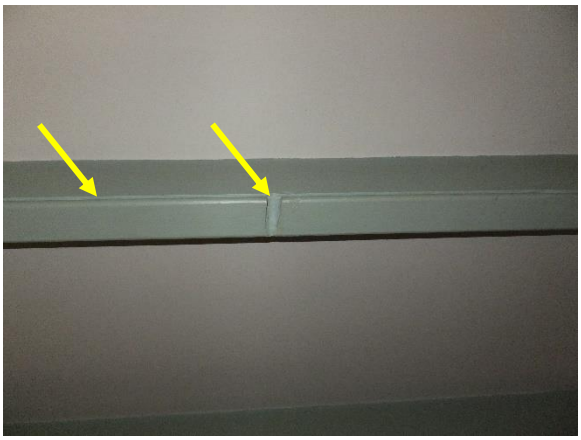

Figure 182. Joists running east to west with bead finish. Note loss of knot.

Figure 183. Aged wood flooring in room 105.

Figure 184. Built in cabinet at the north wall with swing door to the right leading to the kitchen.

Figure 185. Paneled closet door with horizontal rim lock.

Figure 186. Access hatch opened in room 105.

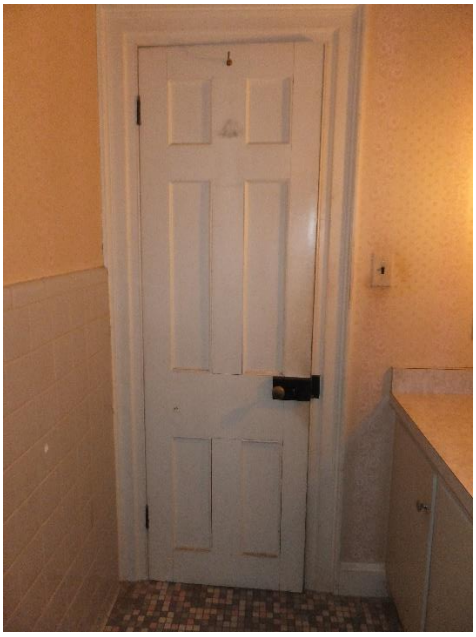

Figure 187. Bathroom door with horizontal rim lock.

Figure 188. View into contemporary bathroom added to room 105.

Figure 189. View into dining room looking northwest.

Figure 190. Brick fireplace at the south wall of the dining room.

Figure 191. Dogtooth course below mantel. Note iron floral grilles.

Figure 192. Double doors to the closet at the southwest of the dining room.

Figure 193. View into kitchen space looking northeast.

Figure 194. Metal St. Charles kitchen cabinets.

Figure 195. Two floral wallpaper styles observed.

Figure 196. The once exterior door leading from the kitchen to the garage.

Figure 197. Door leading to the upper garage space and once exterior window to bathroom of room 105.

Figure 198. Brick foundation visible at the west wall of the garage.

Figure 199. View into the garage space looking west.

Figure 200. Ceiling of upper garage space follows roofline. Note area of stained wood floor.

Figure 201. View into the upper garage space looking north.

Figure 202. Salvaged material in the upper garage space.

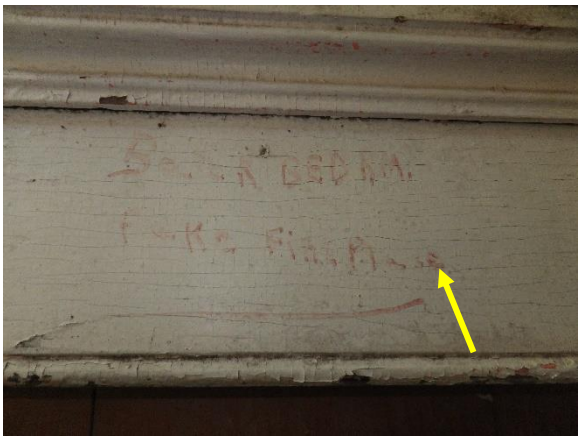

Figure 203. Salvage piece labeled "Back Bedrm. Fake Fireplace".

Figure 204. View into second floor stairwell looking south.

Figure 205. Wall sconce in the stairwell located adjacent to interior doorways.

Figure 206. View into room 202 from the stairwell.

Figure 207. View into room 202 looking northwest.

Figure 208. Ornamental fireplace centered at the east wall. Note carpet installed over wood flooring.

Figure 209. Iron stakes in the firebox embedded in mortar.

Figure 210. Fully paneled east wall with contemporary bathroom (left) and closet (right) paneled doors.

Figure 211. Warming cupboard at the south of the fireplace.

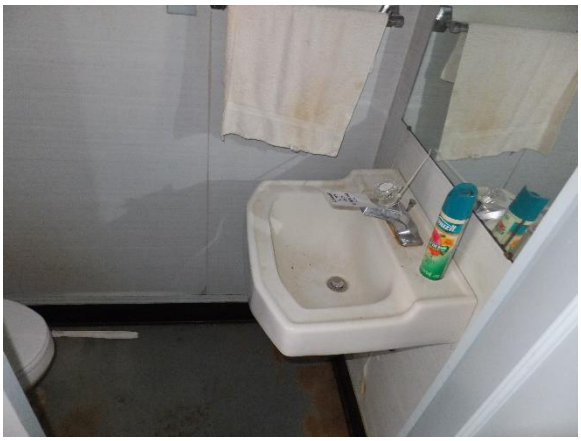

Figure 212. Contemporary bathroom amenities.

Figure 213. Barrel key with "8" stamped still in place at the door leading to room 203.

Figure 214. Charring of wood floor in room 203.

Figure 215. Significantly charred northwest corner of the closet.

Figure 216. Fireplace centered at fully paneled west wall. Note paneled closet (left) and contemporary bathroom (right) doors.

Figure 217. Ornamental wood mantel and surround.

Figure 218. Crown molding along the west wall.

Figure 219. Closet in room 203.

Figure 220. Contemporary bathroom in room 203.

Figure 221. Access hatch opened in room 203 revealing backside of clapboard. Note white coating on one board.

Figure 222. Door leading from room 204 to the intermediate landing of grand stairs. Doorway to stairwell was originally located to the west (right) and aligned with stairs.

Figure 223. View into room 204 looking north. Note added contemporary bathroom to the east (right).

Figure 224. Contemporary bathroom constructed along the east wall of room 204.

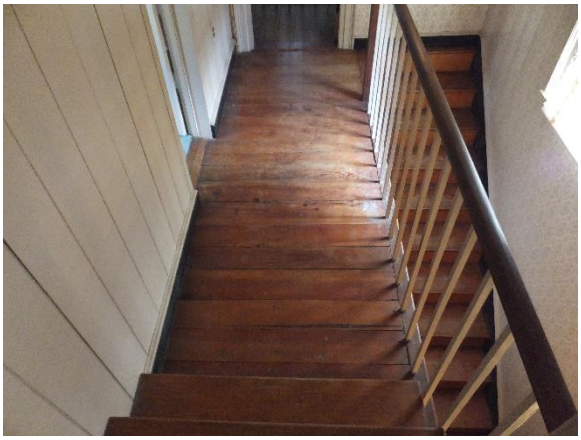

Figure 225. Flooring in room 204 runs east to west rather than north to south as reflected on the HABS drawings.

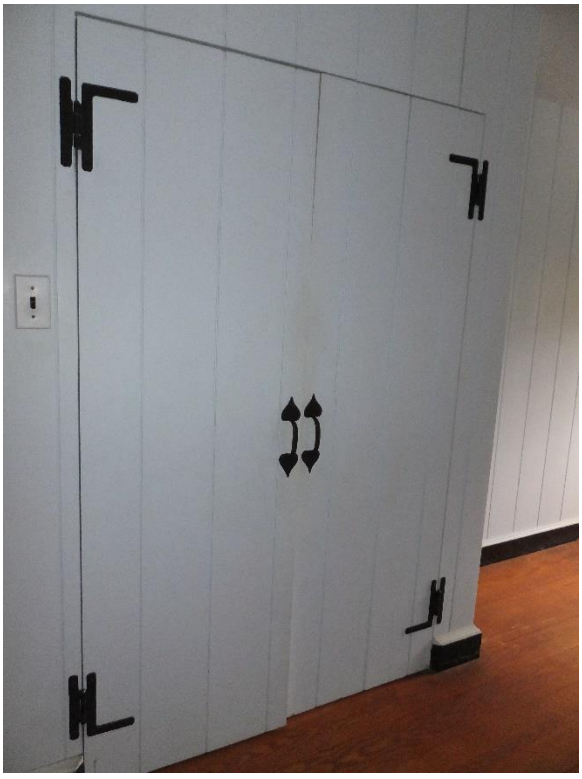

Figure 226. Board and batten closet doors in rooms 205A and B.

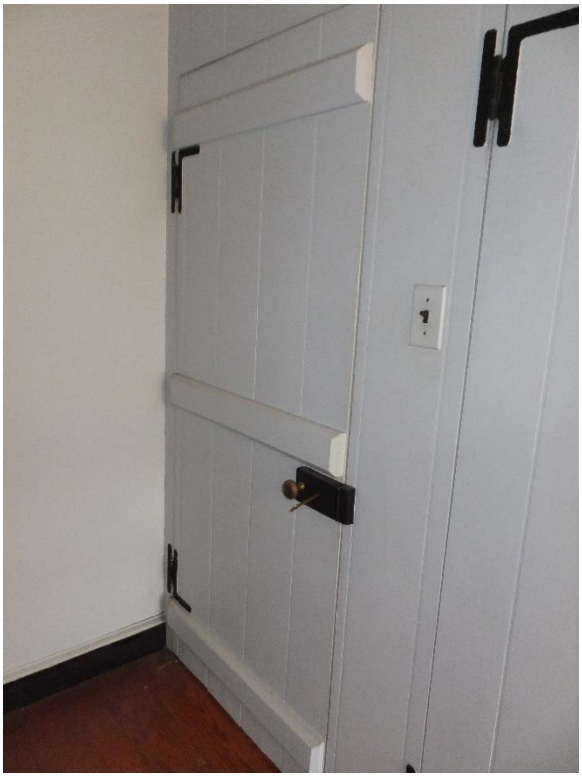

Figure 227. Board and batten doors to rooms 205A and B with horizontal rim locks. Door to 205A still has barrel key in place.

Figure 228. Mechanical wall unit split between rooms 205A and B.

Figure 229. View into room 205A looking north.

Figure 230. View into room 205B looking south.

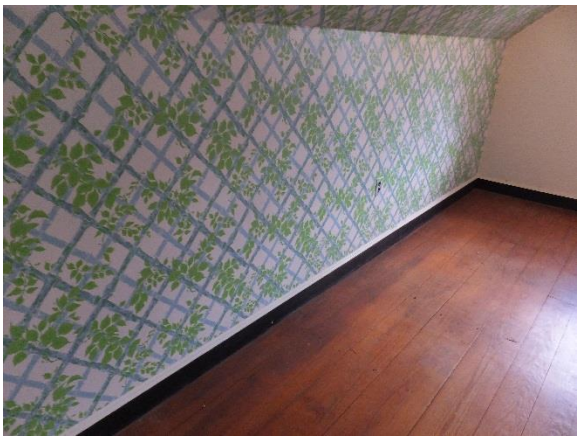

Figure 231. West wall of room 205B that does not have the window reflected in the HABS drawings.

Figure 232. Stairs leading up from the intermediate landing to the third floor.

Figure 233. Treads and risers are of differing dimensions as below levels.

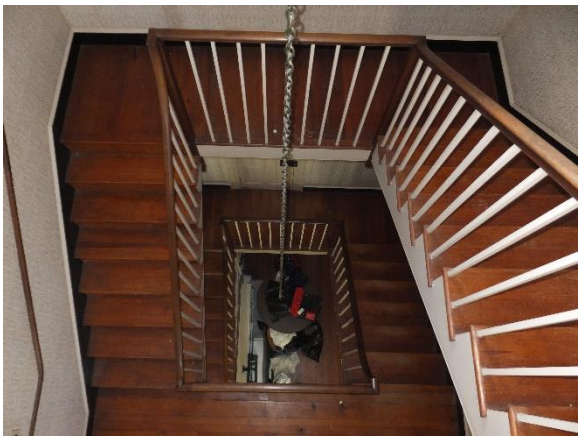

Figure 234. View down the center of the stairwell from the third floor.

Figure 235. Dormer located at the south wall with wood trim. Note mechanical duct.

Figure 236. Location of the interior doors to the stairwell and sloping of ceiling.

Figure 237. Interior board and batten door to room 302.

Figure 238. View into room 302 looking east.

Figure 239. Chimney centered at the east wall flanked by open closets to the north and south.

Figure 240. Mechanical unit located at the south wall. Ductwork penetrates through the flooring and walls.

Figure 241. Access hatch opened in room 302.

Figure 242. View into the access hatch looking east reveals machine cut rafters, stud framing, and joists.

Figure 243. Door leading to room 303.

Figure 244. View into room 303 looking west with chimney centered at the west wall.

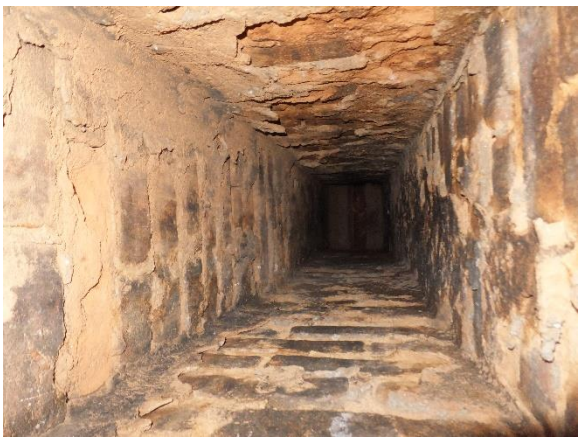

Figure 245. View into the chimney looking down towards the second floor damper.

Figure 246. View into chimney looking up. Note wire mesh in chimney.

Interior Condition Assessment

Finishes

- The plaster and paint have minor deterioration throughout the house including flaking, staining, and hairline cracking as well as manmade holes and penetrations (Figure 247 and Figure 146). While these are primarily aesthetic, there is evidence of considerable water infiltration at the first floor ceilings, east and west walls and at and below most windows (Figure 249 and Figure 250). Some of the cracking associated with water infiltration also occurred with gypsum-salt crystallization (Figure 251). The siding on the house has been repaired and partially replaced recently, which may have stopped the water infiltration source to the ceiling and walls, as materials appeared dry while WJE was onsite. Other wall deterioration also occurred adjacent to exterior mechanical units, which may be due to increasing moisture exposure to the wall surface (Figure 252 and Figure 253). The replacement of the siding may have also stopped the bulk of the water source below the windows, but there were several windows observed to not be fully sitting in the glazing pocket (refer to exterior condition assessment) that still allow the potential for water infiltration. Other cracking observed was associated with change of plane such as at sloped ceilings-to-chimneys (Figure 254 and Figure 255).
- The wallpaper throughout the home has consistent staining along the seams (Figure 256). The wallpaper in room 103 has unusual speckled staining, which may be associated with moisture drive through the wall with a reaction of the wallpaper glue. The wallpaper at the third floor rooms show water staining along the ceiling, chimney, and walls (Figure 257). As the roofing materials have been recently replaced with asphalt shingles, the source of the water infiltration may have stopped, as materials appeared dry while WJE was onsite.
- There are numerous existing and removed mechanical unit spaces throughout the walls and floors of the house, some with associated interior finishes damage due to water and/or condensation (Figure 258).
- The stucco in the garage has areas of cracking, water damage, and spalls throughout the space (Figure 259). All of the wall paneling at the garage upper space walls are bowed and warped (Figure 260).

Masonry

- There is an isolated area of vertical cracking in the CMU foundation wall located in the basement with orange staining emanating from the bottom of the crack. (Figure 261)
- There is spalling brick at the foundation walls with many layers of what is believed to be an impermeable coating, likely trapping moisture and contributing to the deterioration of the brick such as spalling of brick and deteriorated mortar joints (Figure 262).
- Cracking in the brick foundation walls was visible in areas where the coating is not intact, as well as at walls leading along the concrete stairs to the storm hatches where a crack in the brick is emanating through the coating. In the hatch stair areas, the wall is bowed out of plane (Figure 263).
- The concrete stairs leading to the storm hatches from the basement have cracks and areas of delaminated concrete along the treads.
- A vertical crack was observed in the brick mantel and chimney in the dining room/kitchen area emanating from the firebox opening (Figure 264).
- At the wine storage hatch in room 102, the brick foundation was observed with areas of spalled, loose, and sagging brick (Figure 265 and Figure 266).

Doors

- Slight separation of joinery was observed on doors throughout the home (Figure 267). The built-in cabinet located at the north wall of room 105 has superficial staining at the shelves.
- One of the doors to the closet of room 202 has been removed from the hinges.

Wood

- Cracks were observed emanating from the spindles going across the treads on several steps (Figure 268). One baluster at the second step was found to be loose.
- The decorative wood surround and mantels at fireplaces had areas of cracking, splitting, and potential material loss throughout (Figure 269 and Figure 270). There are signs of separation between the bookshelves at west wall and each adjacent wall interface at room 102. Some trim around windows and doors are cracked, most notably at the garage second floor space (Figure 271).
- Chips and spalls were observed at the exposed floor joists located in room 105. Most of these appear to be the loss of knots (Figure 272).

Floors

- The floor in the bathroom of room 105 is not level, making the door to the bathroom difficult to open and close. Carpet installed in room 202 and bathroom of 204 is stained and loose.
- Wood floors throughout the house are in good condition with one area of cracked boards in room 204 and considerable damage at room 203 due to the fire (Figure 273). A small area of wood flooring in the upper space of the garage is stained.
- There is a considerable amount of conduit, wiring, and insulation applied to the underside of the first floor.

Fixtures

- Most light fixtures at the ceiling have been removed. Some wall-mounted fixtures do not turn on, which may be a result of burned out bulbs. Several light fixtures in place are missing elements such as glass shades.
- The water was turned off during the site visit, but many of the sinks and tubs observed were stained.
- All kitchen appliances have been removed and kitchen cabinets are generally soiled.

Figure 247. Holes in wallpaper and plaster ceiling above the main entry doors.

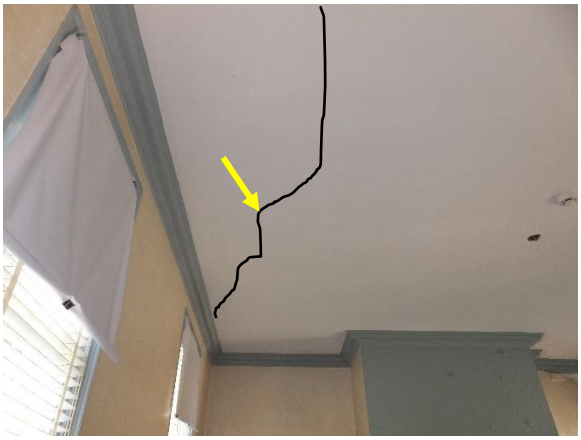

Figure 248. Cracking in plaster ceiling. Crack traced for clarity.

Figure 249. Typical plaster damage at the first floor.

Figure 250. Typical water infiltration damage below windows.

Figure 251. Gypsum salt crystallization of plaster.

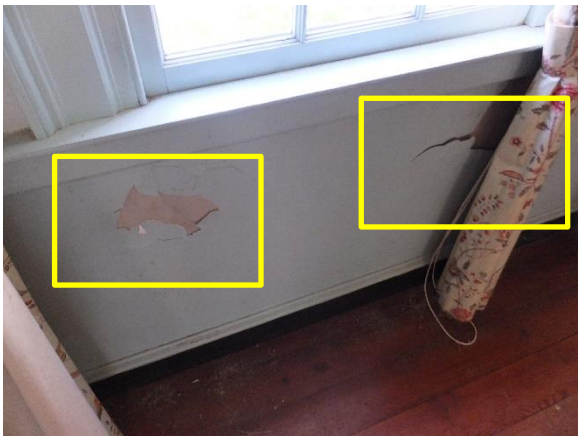

Figure 252. Moisture damage to the east wall of room 105 adjacent to exterior mechanical units.

Figure 253. Mechanical units closely located to room 105.

Figure 254. Typical cracking at sloped ceiling to wall interfaces.

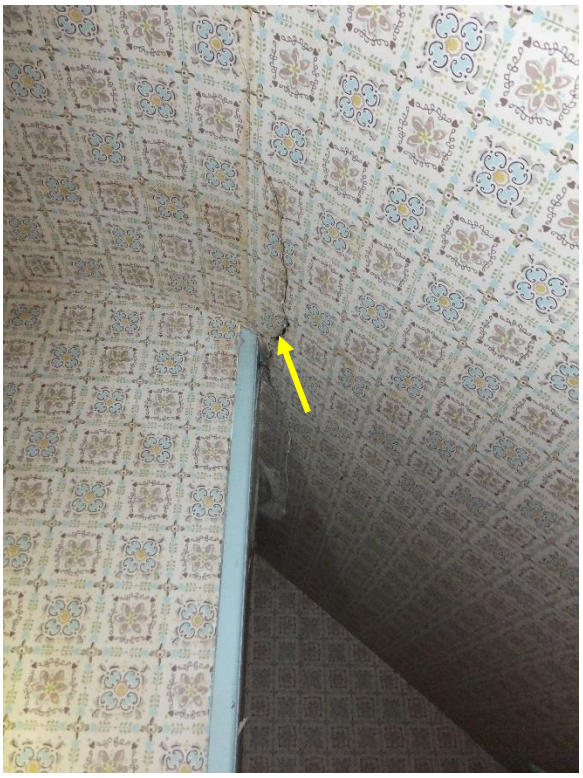

Figure 255. Typical cracking at sloped ceiling to chimney interfaces.

Figure 256. Staining at the seams of the wallpaper.

Figure 257. Typical water staining at the wallpaper at the third floor.

Figure 258. Damage to interior finishes below a mechanical unit.

Figure 259. Area of damaged stucco below the window and at the stairs.

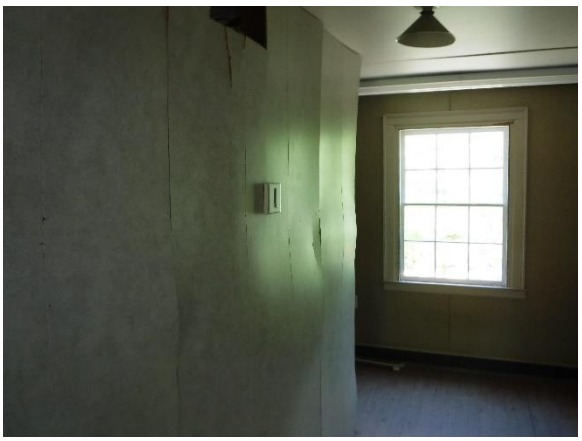

Figure 260. Warped wall paneling in the garage upper space.

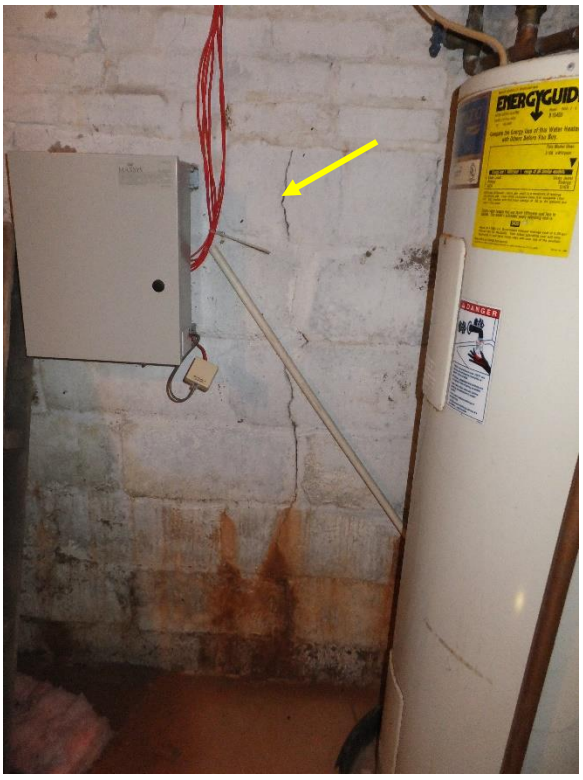

Figure 261. Crack in CMU at central section foundation.

Figure 262. Deterioration of a potentially impermeable coating, likely trapping moisture and contributing to the deterioration of the brick. Note collection of brick debris at the floor.

Figure 263. Cracking along the stairs leading to storm hatch.

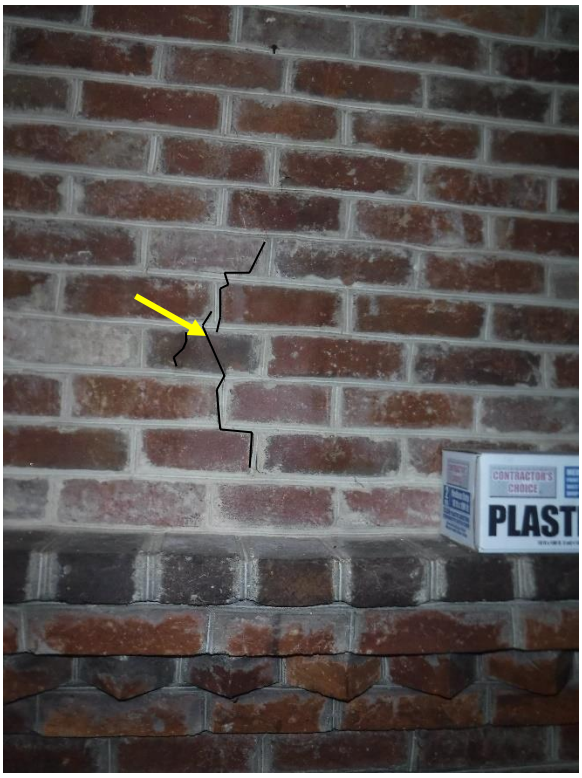

Figure 264. Cracking at fireplace in kitchen. Cracks traced for clarity.

Figure 265. Loose and sagging brick at the foundation under room 102's closet.

Figure 266. Spalled brick at the foundation under room 102's closet.

Figure 267. Typical separation of door joinery.

Figure 268. Typical cracking stair treads.

Figure 269. Typical cracking in fireplace ornamentation.

Figure 270. Area of material loss at chimney that has been painted over.

Figure 271. Cracked window trim.

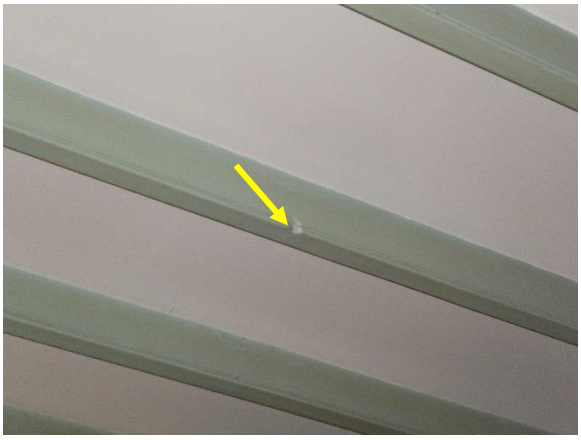

Figure 272. Chip in room 105 joist is likely loss of a knot in the wood.

Figure 273. Significant charring of wood floor in room 203.

Recommendations

Exterior

Wood

- All exterior wood elements should be cleaned and repainted on a cyclical basis. In this climate, maintenance cycles for residential grade coatings on wood are typically between 7 and 10 years and depend heavily on the substrate's preparation, exposure, and bond between the new coating and existing elements.
- Where paint is bubbling or unadhered, remove the existing paint to bare wood. Feather the edges of the surrounding paint and allow wood to fully dry. Prime and recoat. Perform partial wood dutchman or patch at areas where exposure of the base wood uncovers rot or deterioration. It is highly likely that the underlying layers of all paint contain lead and should be tested prior to any repairs so workers can be protected from exposure to lead dust and removed material can be properly disposed of.
- Inspect garage on the east facade to determine need for the loose exposed shims currently in place. Either secure back in place to support siding or remove if shims are no longer required. Consider installing a perforated vent at this siding to brick masonry interface, as there is a considerable gap.
- Coordinate with mechanical, electrical, and plumbing engineer to review all mechanical units and conduits present on site to determine current and active units. For conduits required for operation, fully seal penetrations through house materials.
- Remove all loose, soft, and deteriorated wood at the south portico. Perform partial or full wood dutchman where required. A full replacement may be required for the bench pieces to ensure the wood can withstand any potential human loading. Utilize existing spindles as a template for those that need to be replaced and re-secure those that are loose.

Brick

- Replace in-kind brick units that are cracked. Repoint at areas of missing or deteriorated mortar joint.
- Consider performing a mortar analysis to determine original mixture and compressive strength. At the oldest portions of the building, the mortar would likely not contain Portland cement and be a hydrated lime/natural cement mortar.
- Continue to keep vegetation from growing onto the building.
- Rebuild loose, sagged, and spalled brick areas at the southeast and southwest corner. Reset/reinstall full loose brick where possible and replace in-kind as needed. Continue to monitor the area to verify if active movement is present that may have contributed to the spalls.
- Fully seal all required penetrations through the foundation to ensure a weathertight seal. Remove any conduits or other penetrations not active or required and perform a brick replacement to patch previous penetration locations.
- Monitor the crack running horizontally in the brick just below the concrete slab on the west patio to determine if still active.

Concrete

- Monitor the crack at the porch slab. If it is static, it may not require further intervention.

Windows

- Replace any cracked glazing lites with in-kind replacement. Clean and cut all windows free to operate and fully sit in the glazing pocket. Inspect all rope lifts, sash locks, and other operating mechanisms to permit for full and unhindered operation, replacing where needed. Glazing pockets (jambs, head, and sills) may need to be cleaned to ensure the sashes are fully in the closed position and able to engage locking mechanism and any weatherstripping. Repaint sill where paint has flaked and is missing. Wood may require consolidation or similar treatment if found to be cracked or separating due to water exposure. Inspect wood molding and trim elements around windows during work and replace in-kind where too deteriorated to restore. Some deterioration may be performed through a partial dutchman approach rather than full replacement.

- Repair racked and loose shutters to re-engage all slates and mortises. Replace shutters and/or related shutter mechanisms such as hooks, where missing. Clean and repaint once all repairs have been made.
- Inspect jambs and flashing at dormer windows to ensure proper protection against snow and water damage. Identify any related deterioration that may require repairs.

Doors

- Cut all doors free from paint to allow for free and unhindered operation. Re-secure the loose escutcheon on the south door.

Roof

- Extend downspouts and/or install splash pads to assist with shedding water away from foundation. A longer extension will be required near the mechanical units to ensure that the area fully drains.
- Re-integrate flashing at dormer window sill as much as possible to make weathertight. Perform a full integration during the next re-roofing repair.

Chimneys

- Install cap and step flashing to fully integrate it into the existing roofing assembly. Repoint at areas of missing and deteriorated mortar joints. Note: the flues and interiors were not inspected and should be before considered fully restored and safe for use.

Interior

Finishes

- Minor cracks, damage, and deterioration in finishes should be repaired in place by filling cracks or damaged areas with compatible new material. Install a soft joint at any ceiling-to-chimney interfaces currently exhibiting cracked plaster. Monitor the soft joint to observe condition and performance. Any compromised material, particularly at water-damaged plaster, may need to be removed until sound material is reached. Repaint plaster once repairs have been made. Monitor areas with previous water damage to ensure there are no active leaks.
- Wallpaper with considerable staining should be removed. All wallpaper in the house does not appear to be original. It is highly recommended to perform isolated inspections to wallpaper to inspect the backside of the paper for any manufacturer's marks or other clues, which would provide evidence of historic wallpaper. Refinish interior surfaces to represent the typical interior finishes of the time period.
- Consider removing all gypsum wallboard applied around the chimneys and installing plaster.
- Repair stucco in the garage by infilling cracks with an appropriate compatible filler and refinishing the surface. Loose material should be removed prior to repairs to ensure sound material. The upper living space above the garage is not historic. Consider removing all bowing and deformed wall paneling and evaluate use of the space and its finishes.
- Consider inventorying and documenting all Ash Grove salvaged material stored around the house if an inventory does not already exist.

Masonry

- Perform minor CMU repairs that include unit replacement and repointing at cracks observed in foundation.
- Perform trial repairs to gently remove the impermeable coating at the brick foundation. The coating is not allowing the brick to breathe, which often leads to the spalling and loss of the brick. Care should be taken to remove the coating without further impacting the brick. Once the coating has been removed, evaluate the exposed brick condition. The walls will likely need repointing with a high lime content mortar and brick replacement at units that have spalled or deteriorated. The replacement materials should be sensitive to the fact that the mortar should be softer than the brick. The existing brick may have lost strength with the impermeable coating in place.

- Once the repairs are complete, the brick may need to be recoated with a permeable coating to protect the soft brick while allowing the masonry to breathe. Current staining at the coating will be addressed when the coating is removed.
- When coating is removed from the brick along the storm hatch stairs inspect for extent of cracking and bowing. The soil facing side of the walls may require excavation and the walls either reset and/or damproofed to prevent additional bowing as a likely result of soil or hydrostatic pressure. Perform isolated brick replacements where cracked, and repointing once repairs have been complete. Apply permeable coating in coordination with remaining brick foundation.
- At concrete stairs leading to the storm hatches, remove loose and unsound material and perform dutchman repairs at spalls. Cracks in concrete can be repaired through routing and sealing.
- Monitor vertical cracking observed at the chimney located in the kitchen/dining room. If static, replace cracked brick units and repoint.

Doors
- Clean and repaint all doors and built in cabinet. Repair at joinery where needed.
- Re-install the closet door of room 202. Repair hinges if required to fully operate.

Wood
- Repair wood treads at the stairs. This may require partial replacement and should be performed with in-kind material. Repairs, such as partial replacement, should be performed to ensure treads can accommodate the potential load that will be experienced with the use of the stairs.
- Repair wood ornamentation throughout the house. The fireplace mantels are original and repairs should be approached sensitively to the fabric and total replacement of pieces should be minimized. Repairs to cracks and missing material can be performed with the use of wood putty finishing the surface to blend the repairs. Remove paint prior to repairs, documenting any potential historic layers. Repaint once repairs have been made.
- Monitor chips and spalls at the exposed floor joists in room 105 to ensure the damage mechanism is not active.

Floors
- The bathroom in room 105 is not historic; therefore remove the linoleum floor and inspect for levelness of the floor. The subfloor may have been previously damaged by water, resulting in an uneven surface. Replace where needed to ensure a level floor.
- Repair wood flooring at room 204, which may include partial replacement that should be performed with in-kind material.
- Refinish wood floor at the upper level of garage in an attempt to remove staining.
- Coordinate evaluation of abandoned and current mechanical, electrical, and plumbing systems and in doing so consider ways to reduce ductwork and conduit.

Fixtures
- Re-install light fixtures with salvaged lights that may be stored in the house. Clean and preserve any original fixtures. Install missing glass shades or replace light fixtures at later additions.
- Sinks and tubs are not historic to the home. Clean and/or replace these fixtures as required without impacting historic material.
- Clean kitchen cabinets and install appliances. The kitchen is not historic, but impact to any historic materials should be avoided.

Future Research
- Perform materials studies to guide future repair and maintenance work, including analysis of brick and mortar at the foundation.
- Perform cleaning studies on the brick and concrete to identify appropriate means and methods for removing the impermeable coating at the brick.

- Perform inspection opening in select locations of the wall/floor/ceiling to observe and document structural framing members and joinery to verify extents of replacement material due to the fire.
- Perform selective loosening/removal of wallpaper to confirm if wallpaper in room 103 is or is not historic.
- Perform finishes analysis on original materials such as fireplace mantels, doors, and the like to document original colors.

Kitchen

In addition to architectural and condition evaluation of the brick kitchen structure, WJE reviewed the HABS photographs and drawings completed in August 1960. Any observed alterations between HABS documentation and current conditions are discussed below. Comparisons of the photographs taken for the 1960 HABS documentation to the current condition are shown in Figure 274 through Figure 277.

Figure 274. View of the kitchen structure with meat house beyond ca. 1960. (Photo courtesy of LOC).

Figure 275. View of the kitchen structure with meat house beyond in 2017.

Figure 276. View of dog-toothed brick cornice ca. 1960. (Photo courtesy of LOC)

Figure 277. View of dog-toothed brick cornice in 2017.

Exterior Evaluation

The white coated brick two-story kitchen structure is situated to the east of the main house and meat house. The structure is approximately 21 feet long by 15 feet wide and currently surrounded by grass and trees to the south and west with a drive lane for the adjacent townhomes to the north and east. The entry at the first floor faces south and is located to the west end of the facade (Figure 278). Remnants of a brick entry pad and possibly a pathway to the house is just visible with a scattering of brick in front of the entry door.

Figure 278. Main facade (south) of the brick kitchen structure. Note the meat house to the west (left) and townhouses beyond.

Walls and Foundation

Walls of the kitchen structure are constructed of multi-wythe brick approximately 8-3/4 inches thick, set in a common bond pattern. A white coating has been applied to the exterior and interior of the brick, which has a rough brush texture. At areas of deteriorated coating, a previous white coating was also observed, which appears to contain calcium carbonate (Figure 279). One of the uppermost courses of brick is set at angles to create a dog-toothed cornice just below the eaves (Figure 280). Star anchor plates and associated tie rods are located midspan on the north and south walls and align with floor joists for the second floor (Figure 281). A concrete "buttress" as described by the HABS drawings, encapsulates the exterior first several feet of the exterior wall at grade (Figure 282). It was reported by Fairfax County Park Authority in 2016 that the heavy aggregate parge at the stone foundation had recently been repaired. WJE was able to observe stone in the "buttress" at the south, but was unable to observe stone at one spall location at the northwest corner, which revealed only the larger aggregate in the parge coat (Figure 283 and Figure 284).

HABS drawings of this structure show a previous awning support located at the second floor west corner of the south facade angled from the building by an "iron" strap. While this is no longer in place, a brick is missing at the southwest corner approximately adjacent to where the sign was once located (Figure 285). In addition, the south elevation of the kitchen shows intermittently spaced pockets for other potential awning supports inset along the same course as the southwest support. Two bricks along the east corner of the south facade are missing, which appear to be related. The coating was consistent throughout the facades indicating that the repair/infill to these brick occurred prior to the most recent coating campaign. The HABS drawings reflect on the south elevation that the brick is "painted white" with only annotations of "brick" on the remaining elevations. The east facade just visible in the HABS photograph appears to be the same color (white or a light color) as the south facade.

Roof and Chimney

The kitchen roof is sheathed with wood shingles to create a combing ridge devoid of any visible coating. Unpainted fascia boards are mitered at the ridge of the west gable end and interrupted by the chimney on the east (Figure 286). The interior chimney is located at the east, spanning the ridge with the east facade and brick in the same plane (Figure 287). The brick chimney also has a white coating, similar to the structure's facades, and metal flashing. The flashing extends from the base of the chimney and lays on top

of the wood shingles (Figure 288). The HABS drawings indicate the roof is made of cedar shingles; however, the HABS photograph does not reflect this, but rather a flat plane roofing material with joints/seams.

Windows

The brick structure has two 6/6 wood windows with wood sills and lintels located at the first floor north and south facades (Figure 289). Windows located at the second floor are situated at the east and west facades. The window at the east facade is nearly centered on the facade and located slightly north (Figure 290). The 2/2 wood window has a wood sill and wood lintel with wood shelves located just below the window, which aligns with what is reflected on the HABS drawings. The 1/1 wood window located at the east facade, is located just south of the chimney and has a wood sill and wood lintel (Figure 291). All windows have simple rectangular white painted wood window trim at the interior with a profiled interior stop with centered scotia and approximately 1/8 inch thick glass lites (Figure 292).

Doors

The entry door is located along the west of the south facade with brick and concrete steps leading up to the door (Figure 293). The door is a board and batten pine door with wood lintel, two strap hinges, wrought iron thumb latch with strap at the exterior, and a wrought iron level lock with iron pull at the interior (Figure 294 and Figure 295). There is evidence of two previous strap hinges at the lower jamb and upper portion of the door (Figure 296). Horizontal infill boards have been installed at the top and bottom of each batten with the original battens cut short approximately 5 inches from the west edge of the door at the interior potentially when a vertical board was replaced (Figure 297). Two key shaped holes approximately 2 inches tall are located below the existing handle and may be evidence of previous lock systems as the door is currently secured simply by a metal strap padlocked to the door jamb. A hinged section of the door at the lower corner appears to have been retrofitted to serve as a dog door.

Figure 279. Flaked impermeable coating reveals what appears to be a lime wash.

Figure 280. Dog toothed cornice.

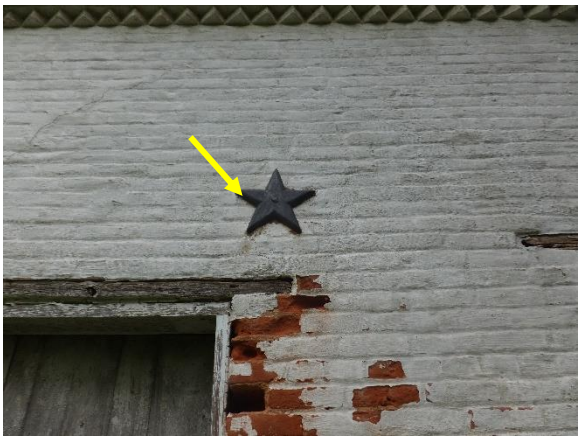

Figure 281. Star anchor plates and associated tie rods.

Figure 282. Concrete "buttress".

Figure 283. Stone visible in an area of delaminated parge coating.

Figure 284. Spall in the concrete "buttress" at the northwest corner.

Figure 285. Missing brick at southwest corner. Note adjacent crack to the right emanating from door lintel. Cracked traced for clarity.

Figure 286. View of the west facade.

Figure 287. View of the east facade with chimney.

Figure 288. Typical deteriorated condition of the chimney.

Figure 289. 6/6 wood windows at the first floor on the north and south facades.

Figure 290. 2/2 wood window at the second floor west facade with wood shelves below.

Figure 291. 1/1 wood window at the second floor east facade. Note previous dutchman at lintel.

Figure 292. Profiling of stop bead at the interior of the first floor windows.

Figure 293. Board and batten door at the south facade.

Figure 294. Wrought iron thumb latch.

Figure 295. Thumb latch at exterior activated lever at the interior.

Figure 296. Interior side of board and batten door reveals retrofits. Note the hinged section at the bottom left of door.

Figure 297. Ghosting of previous straps at batten that has been cut short.

Exterior Condition Assessment

Wood

- The wood shingles at the roof lack an observable coating and have some observable warped shingles.

Concrete

- The concrete "buttress" is heavily stained from moisture and organic growth.
- The "buttress" has isolated areas of deterioration with cracks, area of delamination, and a spall (Figure 298 and Figure 299).

Brick

- The brick is the most deteriorated material on the structure with numerous crack and spalls. The cracks appear in numerous configurations traveling vertically, horizontally, and through step cracking. Some emanate from the concrete "buttress" while others from lintels and embedments and considerable brick deterioration at the chimney. The cracking at accessible areas range from hairline to a width of approximately 1/2 inch. This is most notable on the west facade as the crack is through all wythes and visible at the interior. Given the nature of the existing coating, some cracking visible in the coating may just be through the coating (Figure 300 and Figure 301).
- There are numerous brick face spalls and deterioration throughout the facades. It appears that the existing coating applied is impermeable, which does not allow moisture that may be behind the coating to dry. The vapor drive has subsequently created delamination of the coating with associated brick and mortar deterioration. In masonry construction, the mortar should be designed to be softer than the brick such that is can accommodate expansion and contraction. Deteriorated areas of the coating, spalls in the brick, and deteriorated mortar joints are typically related throughout the structure (Figure 302 and Figure 303).
- There are areas of dark staining along the facade (Figure 304).

Metals

- The cast iron star plates are slightly corroded with associated corrosion staining at the white coating (Figure 305).
- The metal flashing at the chimney does not appear to be integrated into mortar joints or with the shingles, allowing the metal to be proud of the roof. This condition does not contribute to the weather tightness intent of the flashing. Fasteners used at the flashing are also corroded.

Windows

- Windows typically have flaked coating and deteriorated or missing glazing putty, which allows the wood to become exposed to the elements (Figure 306). The lintels, lower jambs, and sills are particularly exposed and appear to be deteriorated with rot and likely loss of cellulose and lignin in the wood's inner structure. (Figure 307). A partial wood dutchman was observed at the lintel of the east window (Figure 308).

Doors

- The entry door coating has mostly faded, exposing the wood and lintel. The wood is partially missing along the bottom of the door with soft wood along this area and at the lower jambs. The wrought iron hardware appears to have been previously coated, which is mostly flaked with signs of corrosion of the metal (Figure 309).

Figure 298. Vertical crack in "buttress".

Figure 299. Area of parge coating delamination revealing stone. Note biological staining.

Figure 300. Significant vertical crack, flaked coating, and brick face spalls at the west facade.

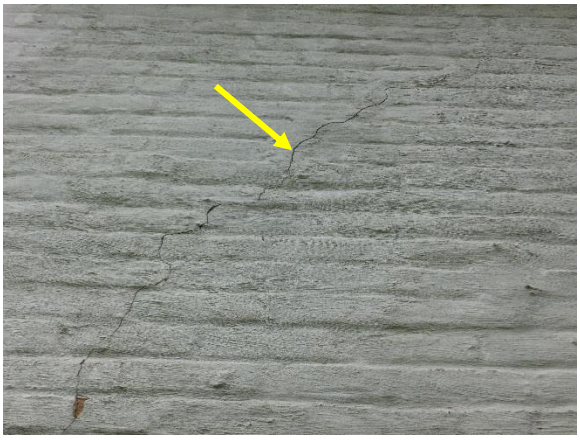

Figure 301. Crack in south facade emanating through the impermeable coating.

Figure 302. Flaked impermeable coating with related brick face spalls and missing brick.

Figure 303. Considerable flaking of impermeable coating with related brick face spalls and deteriorated mortar joints.

Figure 304. Biological growth staining throughout the facades.

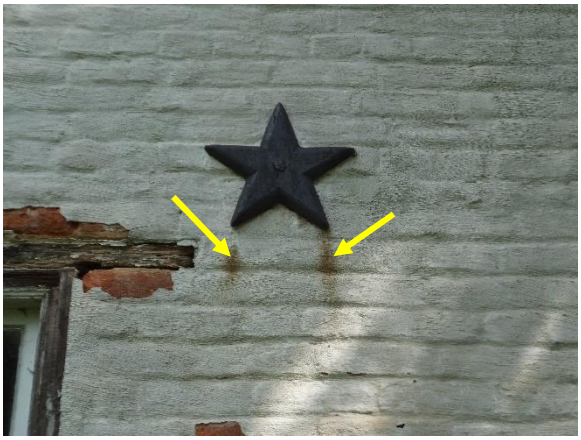

Figure 305. Corrosion staining from the iron star plate.

Figure 306. Complete loss of glazing putty with glazing points exposed at the north window.

Figure 307. Deteriorated wood with areas of missing material at the jamb.

Figure 308. Partial wood dutchman at the east facade window lintel.

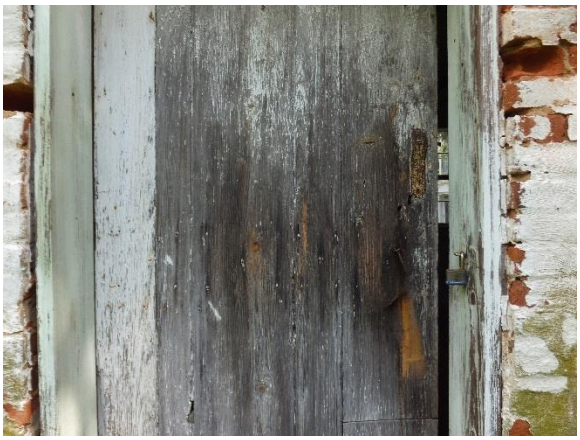

Figure 309. Exposed wood and wrought iron hardware at the board and batten door.

Interior Evaluation

The interior space of the brick structure is open with stairs leading to the second floor along the west wall. The layout of the first floor with access to a loft at the second floor is consistent with separate kitchen structures of this time period and region, which housed the cooking activity and related staff away from the main living space.[163] The cooking activity took place on the first floor with the fireplace and masonry oven, and a firebox was located at the second floor as a means to heat this space. The servants, or slaves, likely occupied the second floor.

HABS floor plans and elevations for the brick kitchen are provided in Figure 310.

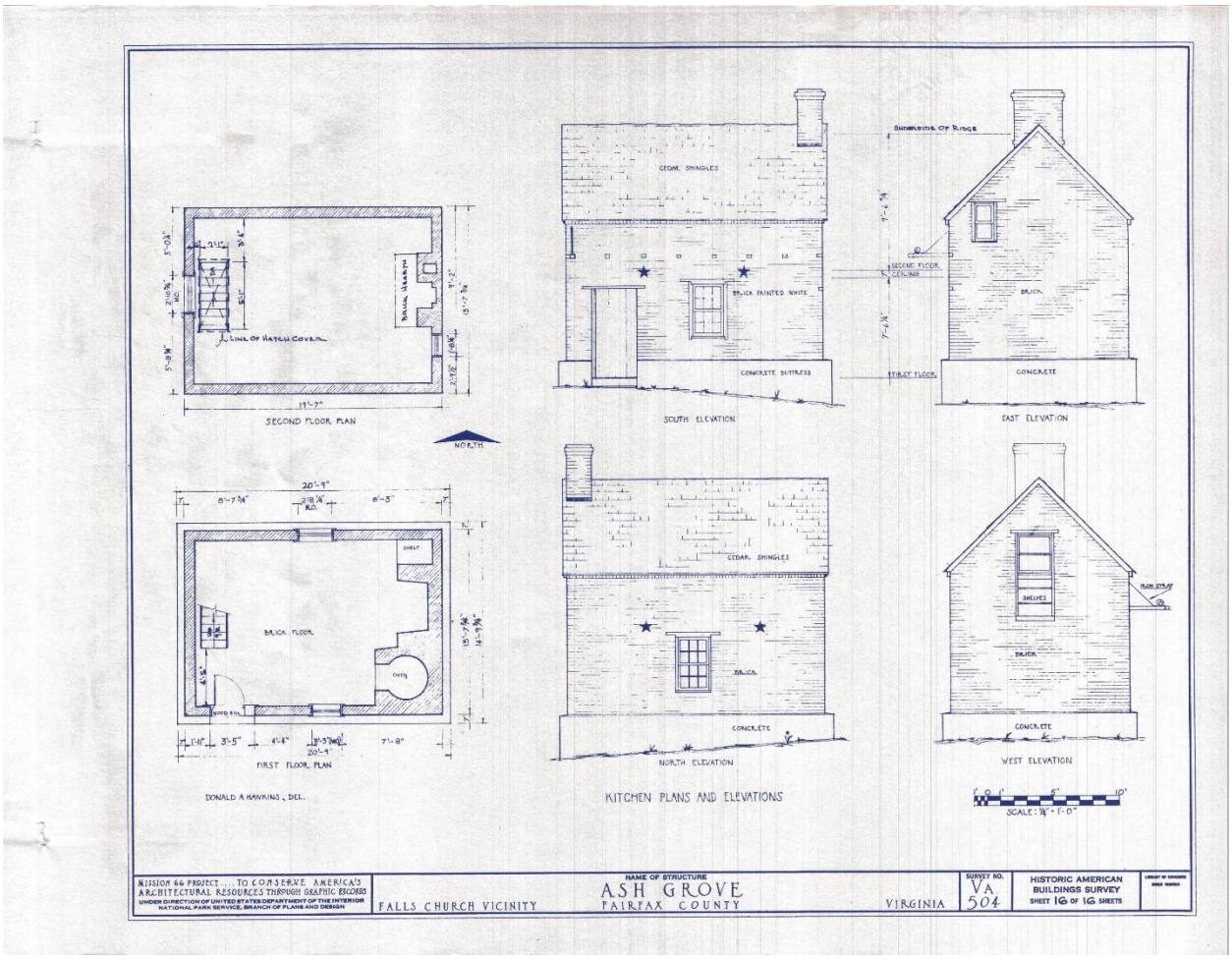

Figure 310. HABS floor plans and elevations of the brick kitchen.

First Floor

As one walks into the first floor, the space opens with the masonry oven[164] and brick firebox being the prominent feature along the east wall (Figure 311). The dutch oven opening measures approximately 2 feet by 1 foot, 4 inches with arched brick at the interior to form the rounded top that maintained and radiated the heat into the oven space. The fireplace opening is approximately 4 feet by 3 feet and 6 inches with iron track along the top of the opening, which would have allowed pots and kettles to be hung for cooking. Two heavily coated nails are above the fireplace with a wire hanger still hanging from one. This same wire

[163] Edward Chappell, Housing Slavery, The Chesapeake House, 2013, pp 163-167.
[164] Also referred to in numerous documents as a dutch oven.

hanger is visible in the HABS photograph taken of the interior. To the north of the fireplace there is an alcove with three hanging rods running east to west spaced approximately 4 inches on center. The rods span between the first and second hand hewn timber beam, counting from the east (Figure 312). Miscellaneous iron tools for the fireplace still sit in the alcove (Figure 313). The floor is laid red brick with tan mortar joints ranging from approximately 3/8 inch wide to 5/8 inch wide as the mortar follows the shape of the brick. The brick measures approximately 3-7/8 inches wide by 8-1/4 inches long. The floor spans the entire first floor to the fireplace.

The hand hewn squared second floor beams run north-south and measure approximately 6 inches by 5 inches and are spaced approximately 2 feet, 6 inches on center (Figure 314). The beams terminate into the brick wythes with beams #3 and #6 having an iron strap on the west sides, which tie into the star anchor plates and tie rods (Figure 315). A light fixture is mounted at the center of beam #5 with associated conduits running along the beam. There are also numerous material embedments; such as a u-hook, cut nails, early wire nails, and bolts, and cuts into the beams that may have assisted the cooking operation. The most notable are a 9-inch long arc shaped cut that was observed at the bottom side of beam #6 and a 1-1/2 inch long square cut at the top of beam #5. The 2 foot-wide wood stairs leading to the second floor loft spans between beams #7 and #8, and a 3-inch triangular cut at the northwest end of beam #8 (Figure 316 and Figure 317). There are also wood members retrofitted above some beams, potentially installed to level the floor above (Figure 318). The stairs have uneven legs that are supported to the brick floor by pieces of wood. The stairs have 13-inch treads, 9-1/2 inch riser space, with 5-1/2 inches of stepping space exposed. This makes for a fairly vertical climb with little stepping space. The wood members that create the steps are connected to 13-1/2 inch wide stair stringers (Figure 319).

Second Floor

A board and batten hatch at the stairs divides the first floor from the second floor loft (Figure 320). The second floor is open with tongue and groove wood floors of varying width between 4-1/2 inches and 6-1/2 inches running east-west with a brick firebox and wood mantel located at the east wall. At the center of the floor, a 10 foot by 5 foot section of the flooring members are more narrow with 2-1/2 inch wide members to the south and 6-1/2 inch members to the north (Figure 321). The 10 inch tall and 11 inch wide white painted wood mantel spans the width of the chimney and does not appear to be original, with the ornamentation below the shelf constructed of three strips of cyma recta profiled pieces built on top of one another and fastened by small nails to create depth and support for the shelf (Figure 322). The firebox opening measures approximately 23 inches wide, 25 inches tall, and 18 inches deep. The firebox opening is supported by a jack arch (Figure 323).

Windows are located at the east and west gable ends providing the only light into the space. The brick walls are approximately 4 feet tall with the same white coating observed at the exterior with the exception of an application of a thicker material on portions of brick, which appears to be a parge coat (Figure 324). The parge coat is behind the existing coating, which inhibits further understanding of the product and application; however, it appears that the parge covered all brick at this level, but had delaminated from brick in several areas. The most recent coating was then applied over exposed brick and whatever remained of this parge.

The underside of the roof is visible at the loft with the 5-3/4 inch by 2 inch rafters bearing upon the masonry wall by a 9 inch by 4-1/2 inch nailer plate. The rafters are mitered with a covering plate at the ridge with a 3-1/2 inch by 1-1/2 inch collar tie spanning and nailed to the rafters (Figure 325). The connections of the collar ties and rafters as well as use of wire nails are not consistent in 1790 construction, which indicate the roof has been replaced in the mid-20th century. It is apparent from the 1960 HABS photographs that the roof of this structure was under some phase of replacement as the wood shingles annotated on the HABS drawings were not in place when photographed. Original joinery of the roofing members would have involved mortise and tendon connections, not solely relied on fasteners. The wood decking of varying

height between 6-1/2 to 7-1/2 inches tall for the shingles are butt tight against one another with evidence of roof felt and numerous nails protruding through to the interior space.

Figure 311. View into the first floor looking southeast.

Figure 312. Shelf with wooden rods to the north of the fireplace.

Figure 313. Shelf to the north of the fireplace with a couple artifacts.

Figure 314. Hand hewn floor beams running north to south.

Figure 315. Tie straps tying to star anchor plates at the exterior.

Figure 316. Ladder stairs nestled between floor beams at the west wall.

Figure 317. Triangular cut in beam #8 at west wall.

Figure 318. Retrofit above floor beam and below second flooring.

Figure 319. Ladder stairs leading to the second floor.

Figure 320. Board and batten hatch between the first and second floors.

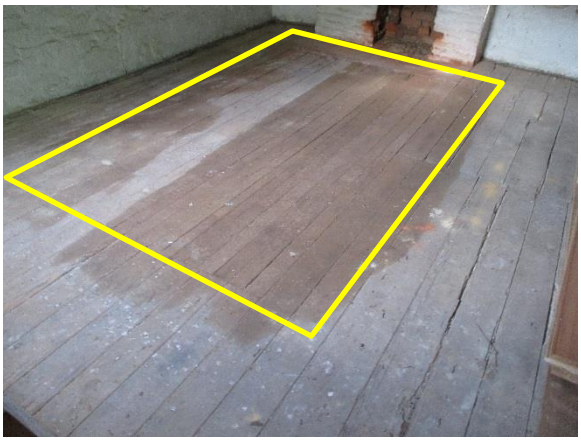

Figure 321. Section of narrow floor boards.

Figure 322. Wood mantel above firebox.

Figure 323. Fireplace located at the east wall.

Figure 324. Partial parge coating observed at the second floor.

Figure 325. Machine cut roofing members.

Interior Condition Assessment

Finishes and Fireplaces

- The white coating on the brick is flaking with related brick spalls similar to what was observed at the exterior. Additional cracks in the masonry were observed at the corner of the masonry oven and south wall at the first floor, at beam connections, and in the field of the wall (Figure 326 and Figure 327). The latter is primarily located at the west wall where the exterior cracking is through all wythes and is visible at the interior (Figure 328 and Figure 329). Cracking is also visible at the second floor primarily at the south wall where the parge coating is in place (Figure 330). The extent of crack to the brick cannot be fully observed with the parge in place.
- There are spalled bricks at the second floor walls and chimney (Figure 331). Both fireboxes have areas of deteriorated and missing mortar at joints. Areas of brick face spalls are also located where the coating has flaked, most notably at the west wall.

Floors

- There is an area of three loose brick at the lower level floor, rather the hearth, adjacent to the fireplace. The bricks were removed by hand, revealing loose dirt and rubble below the floor (Figure 332 and Figure 333).
- The wood floor at the second floor appeared to be wet. Moisture readings were taken and resulted in relatively high levels. The rafters above were also tested, which resulted in high levels. This indicates that the roof is leaking and may not have adequate flashing at the ridge and/or proper protection at the wood shingles as they are uncoated.

Wood

- The underside of the second floor was observed to have splintering between beams #6 and #7 (Figure 334).
- Rafters at the east and west are not fully bearing on the nailer plate. There does not appear to be related stress to rafters; however, this may be indicative of how the building's roof is performing in relation to wind uplift or potentially related to the settling of the building, which may explain the cracking that has occurred at the east and west walls (Figure 335).

Figure 326. Vertical cracking at wall to chimney interface.

Figure 327. Cracking emanating from floor beam connection.

Figure 328. Flaked coating with cracked and spalled brick at the west wall.

Figure 329. Cracking at the west wall.

Figure 330. Cracking through the parge coat.

Figure 331. Spalled area of brick in the second floor firebox.

Figure 332. Loose brick in the floor adjacent to firebox.

Figure 333. Brick removed to reveal loose gravel below.

Figure 334. Splintered wood at the underside of the second floor.

Figure 335. Numerous rafters near the gable ends are not fully bearing on the plate.

Recommendations

Exterior

Wood

- Inspect wood shingles for soft and deteriorated shingles and replace where needed with in-kind material. Coat all wood when repairs are complete.

Concrete

- Perform cleaning trials with a gentle cleaner and biocide to remove the biological staining.
- Perform repairs at all cracks, spalls, and areas of delamination.

Brick

- Monitor existing cracks to determine if the building is still moving by placing a crack gauge at the major cracks at the east and west ends of the structure, and engage a structural engineer to evaluate the structure.
- Perform trial repairs to gently remove the impermeable coating at the interior and exterior of the structure. The coating is not allowing the brick to breathe, which leads to the spalling and loss of the brick. Care should be taken to remove the coating without further impacting the brick. Once the coating has been removed, evaluate the exposed brick condition. The walls will require selective repointing with a natural cement mortar where needed and brick replacement at units that have significant spalling or are cracking. The replacement materials should be sensitive to the fact that the mortar should be softer than the brick. The existing brick may have lost strength with the impermeable coating in place.
- Once the repairs are complete, consider recoating with an appropriate material, which allows the masonry wall to breathe.

Metals

- Clean and treat the cast iron in place. Perform repairs to any missing metal material prior to treating.
- Inspect and replace flashing at the ridge and chimney and integrate into roofing.

Windows

- Inspect lintels for soft or deteriorated wood and repair as appropriate.
- Restore wood windows and associated wood elements by removing all glazing putty and paint, inspect wood for any deterioration that needs repair, and reinstall glazing putty. Areas of wood separation may require consolidation to level out the surface to minimize water saturation. Repaint all wood once repairs have been complete, minimizing exposure of wood to elements during the restoration process.

Doors

- Inspect door for soft or deteriorated wood. Perform consolidation of wood where needed. Perform dutchman at all original battens to span the entire width of the door to ensure support. Once support has been re-engaged, remove the retrofitted and non-original battens. Recoat the door once repairs have been made.
- Clean and coat all iron hardware to minimize corrosion. The thumb plate may be restored and attached to handle if archival documentation is found that reveal the dimensions and style.

Interior

- Perform crack monitoring, removal of the interior coating, and subsequent brick repairs in coordination with the exterior brick repair work.
- Replace spalled brick and reinstall mortar joints where needed.

Floors

- Remove loose brick and install additional fill material as needed to ensure proper support for the floor area. Prepare brick by removing any attached old mortar and reinstall in floor.

- Once roof is repaired with ridge flashing and shingles have been recoated, inspect wood floor to ensure it has fully dried and no resultant moisture deterioration has taken place. Occasional monitoring should occur after rain events to monitor any other potential water infiltration locations.

Wood

- Repair the splintering at the underside of the floor.
- Engage in structural engineer to evaluate rafters in coordination with cracking at the east and west walls.

Future Research

- Perform materials studies to guide future repair and maintenance work, including analysis of brick and mortar.
- Perform cleaning studies on the brick and concrete to identify appropriate means and methods for removing the impermeable coating at the brick and biological growth at the concrete.

SIGNIFICANCE AND INTEGRITY

National Register Significance Evaluation

The National Register of Historic Places is the official list of the nation's historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the National Park Service's National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources.[165]

The significance evaluation identifies the important historical associations of the property, and comments on its architectural, archeological, and social value as they relate to the National Register of Historic Places. A property's significance is tied to a discrete period of time in which its important contributions were made and to relevant national, state, and local historic contexts.

Significance Criteria

In order for a property to be eligible for inclusion in the National Register of Historic Places, it must possess significance under one of four criteria. The Criteria for Evaluation for listing in the National Register of Historic Places state:

> The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:
>
> A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
>
> B. That are associated with the lives of persons significant in our past; or
>
> C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
>
> D. That has yielded, or may be likely to yield, information important in prehistory or history.
>
> ***Criteria Considerations***
>
> Ordinarily cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:
>
> a. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or

[165] National Park Service, "National Register of Historic Places" available at http://www.nps.gov/nr/ (accessed January 29, 2015.)

b. A building or structure removed from its original location but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or

c. A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building associated with his or her productive life; or

d. A cemetery that derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or

e. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or

f. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or

g. A property achieving significance within the past 50 years if it is of exceptional importance.[166]

Evaluation of Ash Grove's significance has been reviewed in coordination with previous reports completed by Fairfax County. Ash Grove appears eligible for listing in the National Register of Historic Places at the local level under Criteria A, B, C, and D with significance in the areas of Agriculture, Architecture, Historic Archeology, and Social History for the rare examples of eighteenth century architecture present on the property, their association with local trends in agriculture between c. 1790 and the mid-1950s, and the contributions of the owners—members of the Fairfax and Sherman families—to the local community. The period of significance associated with the property extends between 1790, the date during which the extant buildings were constructed, and 1850s, with the culmination of major structure additions to the house. It should be noted that due to the extent of the fire damage, the house has been largely reconstructed and would require Criteria consideration E applied. The brick house; however, remains largely unchanged in mass, footprint, and configuration as it was unaffected by the house fire in 1960.

Criterion A
Ash Grove appears significant under Criterion A in the area of Agriculture for the long-standing history of farming on the property, which was supported by various outbuildings, farm lanes, and fenced precincts. The existing dwelling house, meat house, and brick kitchen survive from the period in which the property served as an active farmstead, and evolved from an early Federal period plantation to a diversified operation post-bellum. The associations of the extant structures to a long-standing heritage of agriculture is significant at the local level.

Criterion B
The Ash Grove property was settled by Thomas, 9th Lord Fairfax of Cameron by 1790. Fairfax was a member of the Fairfax family that acquired the Northern Neck Proprietary, the 5-million-acre land grant conveyed by King Charles II of England to seven English noblemen in 1649. Fairfax County is named for Thomas, 6th Lord Fairfax (1693–1781), who owned the property prior to its development. Members of the Fairfax family, which continued to own the property until 1851, were instrumental in the growth and development of Fairfax County.[167]

[166] *Code of Federal Regulations, Title 36, Part 60,* "The National Register Criteria for Evaluation."
[167] Sacchi, "Ash Grove" PIF.

Fairfax family owners included Bryan, 8th Lord Fairfax, Thomas, 9th Lord Fairfax, and Henry Fairfax. Thomas was an inventor and craftsman. Henry became a magistrate and an education commissioner. He helped preserve The Falls Church after it fell into ruins in the mid-1800s by ensuring that "repairs were made in order to preserve the old church."[168] Henry died while fighting in the Mexican War of 1847 as a Fairfax Volunteer. After his widow was forced to put the house up for auction in 1850 due to family debts, it was purchased in 1851 by James Sherman as the highest bidder.

Members of the Sherman family, which owned the property between 1851 and 1997, were also important to the Fairfax County community for their contributions to local education and government administration, suggesting significance in the area of Social History. James Sherman, originally from New York, became an education commissioner, but died in 1865 after being imprisoned during the Civil War. His descendants were involved in civic affairs and local education. Franklin Sherman played an important role in the development of the public school system beginning in the 1870s, serving on the school board and as its chairman. A school in Vienna is named in his honor. He also served two years on the Fairfax County Board of Supervisors. In addition, Franklin and Caroline Sherman were charter members of the Fairfax County Historical Society.[169]

According to the 2014 Ash Grove Meathouse Archaeological Mitigation report prepared by the Fairfax County Park Authority, Ash Grove is significant under Criterion B, in the area of Social History, as follows: The Ash Grove Historic Site is associated with several members of the Fairfax family, founders of Fairfax County. Archaeologically, previous investigation identified presumably intact cultural features likely associated with the first structure built at Ash Grove, the "White House" hunting lodge. The lodge would have been constructed by Thomas, 6th Lord Fairfax in the mid to late eighteenth century. The intact archaeological remains of this structure likely contain evidence of this prominent individual engaged in an activity favored by and reserved for members of the gentry.

Additionally, the subsequent manor house and outbuildings reflect choices made by Bryan Fairfax in the revised function and design of Ash Grove. Though functional, as a residence requiring the services of a kitchen and meat house, Ash Grove nonetheless stands as a deliberate, overt expression by a prominent citizen at a particular period of time. Built around 1790, in the immediate aftermath of the American Revolution, Bryan Fairfax was faced with decisions regarding the image of himself and his family. Bryan would have faced decisions regarding how, as a member of the Northern Virginia elite and heir to a royal title, to be perceived in a post-Colonial context. Ash Grove stands as a handsome example of an architectural style relatively common in the late eighteenth century. Though undoubtedly in possession of the means to build a considerably more ostentatious or grandiose residence, the relatively demure manor and outbuildings serve as physical projections of a once ruling family adapting their identity in a newly democratic society.

Archaeologically, past excavations identified deposits likely associated to the construction and/or later Fairfax occupations of Ash Grove. These features are likely to contain data relevant to the various Fairfax occupations. The well-documented changes Ash Grove's residents made allow for the ascription of archaeological deposits to specific members of the Fairfax family. This ability enables the artifactual documentation of the Fairfax family across generations.[170]

Criterion C

Ash Grove appears significant under Criterion C in the area of Architecture for the extant dwelling house, designed in the Federal-Adamesque/late Georgian style. The building requires the requirements under Criterion Consideration E for reconstructed properties. The extant dwelling, although partially

[168] Ross and Nan Netherton, *Fairfax County in Virginia: A Pictorial History* (Norfolk, Virginia: The Donning Company Publishers, 1986), 156.
[169] Sacchi, "Ash Grove" PIF.
[170] Sperling, Meathouse Archaeological Mitigation, 61.

reconstructed in 1960 following a devastating fire, retains original fabric spared during the fire, as well as reconstructed sections based on HABS documentation predating the fire, and original interior finishes in storage at the time of the fire. Integrity of design is diminished to a degree by changes made to the historic building including the addition of a first floor bathroom and reconfiguration of the upstairs bedrooms as part of the reconstruction. Documentation in this report have outlined changes differing from the HABS drawings either from reconstruction or alterations made since reconstruction and are fairly minor.

Although the dwelling house has been partially reconstructed, the complex provides important information about late eighteenth century architecture and agricultural practices. As such, the buildings are significant in the area of Architecture.[171]

As noted in the 2014 Ash Grove Meathouse archeological report prepared by the Fairfax County Park Authority, Ash Grove is significant under Criterion C as follows:

> Though partially burned in 1960, the Ash Grove manor house was reconstructed using HABS drawings and remains loyal to its original design. Furthermore, many of the interior elements had been removed from the house prior to the fire and were unaffected. Accordingly, the manor house expresses dichotomy of design particular to a period of time and social class. Immediately prior to construction, the Fairfax family experienced declension in social, if not economic, status. Though the family remained a prominent fixture in the local gentry, they had lost the distinction and authority of royal title. Accordingly, the exterior design reflects the attempt to project humility appropriate for the status they retained. Conversely, obscured from the public and reserved for the family and guests, interior design would have been freed from any perceived social proscriptions. To a certain degree, the current archaeological investigation exposed elements of this quality.
>
> The meat house construction projects functionality. The foundation is a combination of roughly shaped quartz and schist, both common and locally available. The only manufactured element of the foundation was the brick base which would not have been visible. The wood frame structure with clapboard skin was the most common form of construction for this type of structure during this period. However, on entering, it is obvious that frame is excessively sturdy construction and peg joined. These qualities indicate a high quality of craftsmanship for an otherwise utilitarian structure. Furthermore, the current archaeological investigation revealed an interior brick wall lining. The four courses had been obscured with the infill of more than 25 cm of sand fill. Archaeological investigations of the other structures are likely to expose original design elements altered or hidden by later occupants.[172]

Criterion D

The property is anticipated to yield important information relating to the lifeways of both prominent and enslaved classes during the eighteenth and nineteenth centuries.[173] As noted in the 2014 Ash Grove Meathouse archeological report prepared by the Fairfax County Park Authority, Ash Grove is significant under Criterion D as follows:

> Current and past archaeological investigations have identified archaeological features associated with the historic development of Ash Grove. It is possible that seemingly intact cultural features identified during previous investigations are associated with the original, "White House" hunting lodge; the current investigation found an intact builder's trench for the meat house. The meat house builder's trench provides valuable information regarding the historic construction sequence and historic landscape. It is assumed that similar features associated with the manor house and kitchen also remain intact. Collectively, the Ash Grove Historic Site retains adequate archaeological

[171] Fairfax County Park Authority, General Management Plan, 5.
[172] Sperling, Meathouse Archaeological Mitigation, 61.
[173] Sperling, Meathouse Archaeological Mitigation, 1.

integrity to address research questions regarding the social transition of a regionally prominent family in the period immediately following the American Revolution through the Antebellum Period.

Furthermore, history records an African American community in the general Tysons Corner area and in direct association with Ash Grove (Sherman 1927:90). Archaeological deposits associated with the meat house and kitchen area have the ability to address the nature of African American enslavement on a Northern Virginia manor house. In particular, if a kitchen midden exists, faunal remains will offer information relevant to dietary patterns over time. It is likely that variation such an assemblage would reflect both changes in the economic situation of Ash Grove inhabitants as well as relate to the divergent diets of slaves and masters.[174]

Assessment of Integrity

Assessment of integrity is based on an evaluation of the existence and condition of the physical features which date to a property's period of significance, taking into consideration the degree to which the individual qualities of integrity are present. The seven aspects of integrity as defined in the National Register Criteria for Evaluation are location, design, setting, materials, workmanship, feeling, and association. As noted in *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*:

> *Location is the place where the historic property was constructed or the place where the historic event occurred. . . . Design is the combination of elements that create the form, plan, space, structure, and style of a property. . . . Setting is the physical environment of a historic property. . . . Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. . . . Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. . . . Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. . . . Association is the direct link between an important historic event or person and a historic property.*[175]

To have integrity, the property must retain the essential physical features that enable the property to convey its historical significance. In essence, the essential physical features are those features that define both why a property is significant (National Register criteria) and when it was significant (period of significance). The *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* defines integrity as "the ability of a property to convey its significance."[176]

The historic integrity of Ash Grove has been assessed as a property in total, including the house and brick kitchen.

Integrity of Location. Ash Grove retains a high degree of location integrity as the site has remained consistent and stationary, remaining a sentinel in the continually changing and evolving surrounds of the area.

Integrity of Design. Ash Grove house retains a medium degree of design integrity, as the house has been reconstructed. While the reconstruction was informed by the HABS documentation, slight alterations were made to the home, which also include the construction of the kitchen and garage structures. The brick kitchen retains a high degree of integrity as the design has not been largely altered since its construction.

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174 Sperling, Meathouse Archaeological Mitigation, 62.

175 *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Washington, D.C.: Government Printing Office, 1997), 44–45.

176Ibid.

Integrity of Setting. Ash Grove retains a low degree of setting due to the encroaching urban development just feet away from the site. While greenspace has been retained at the front (south) of the house, a paved road lies directly north and east of the house providing the only separation from the townhome community.

Integrity of Materials and Workmanship. Ash Grove house retains a medium degree of materials and workmanship that are diminished by the reconstruction efforts post fire that understandably introduced non-original materials and contemporary workmanship. The brick kitchen retains a high degree of materials and workmanship as few little changes have occurred at this structure. This integrity is at risk; however, with the application of the impermeable coating that is damaging the brick and mortar.

Integrity of Feeling. Ash Grove retains a low degree of feeling that is primarily diminished by the adjacent townhome construction. The once expansive agricultural fields are no longer in place and cannot be envisioned due to the encroaching subdivision.

Integrity of Association. Ash Grove retains a medium degree of association to the Fairfax and Sherman families. The way in which the structures were used historically and expanded as required still remains evident. The consideration put into the interior finishes down to the door hardware remains reflected in the home, providing evidence of the importance of this property and memorializing the families. The impacts to this integrity are the alterations made to the house in the 1960s outside of the period of significance.

TREATMENT AND USE

Requirements for Treatment and Use

Ash Grove was documented by the HABS in 1960 and subsequently reconstructed using the details documented to restore the home. While the reconstruction post-fire was not performed strictly to the details, the overall architectural and material features remain. Differences between onsite conditions and HABS documentation have been annotated in each space to provide a summary on the variances.

As such, treatment and use of Ash Grove should be considered within the context of relevant legal mandates, policy directives, and treatment guidelines for historic structures. Ash Grove should be understood for its historic significance and preserved for the enjoyment of present and future generations.

Laws, Regulations, Codes, Functional Requirements, and Treatment Guidelines

Treatment of the building and site are to be guided by the following:

- Virginia Department of Historic Resources
- Secretary of Interior's Standards for the Treatment of Historic Properties
- Americans with Disabilities Act (ADA)
- *International Building Code* (IBC), 2012
- *International Existing Building Code* (IEBC), 2012
- National Park Service Treatment Preservation Briefs
    - Preservation Brief #1 "Cleaning and Water-Repellent Treatment for Historic Masonry Buildings"
    - Preservation Brief #2 "Repointing Mortar Joints in Historic Masonry Buildings"
    - Preservation Brief #3 "Improving Energy Efficiency in Historic Buildings"
    - Preservation Brief #6 "Dangers of Abrasive Cleaning to Historic Buildings"
    - Preservation Brief #9 "The Repair of Historic Wooden Windows"
    - Preservation Brief #10 "Exterior Paint Problems on Historic Woodwork"
    - Preservation Brief #16 "The Use of Substitute Materials on Historic Building Exteriors"
    - Preservation Brief #19 "The Repair and Replacement of Historic Wooden Shingle Roofs"
    - Preservation Brief #21 "Repairing Historic Flat Plaster - Walls and Ceilings"
    - Preservation Brief #24 "Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches"
    - Preservation Brief #28 "Painting Historic Interiors"
    - Preservation Brief #32 "Making Historic Properties Accessible"
    - Preservation Brief #39 "Holding the Line: Controlling Unwanted Moisture in Historic Buildings"
    - Preservation Brief #45 "Preserving Historic Wood Porches"

In response to these laws and regulations, threats to life safety, if present, should be addressed in the repair of the buildings. No conditions representing an imminent hazard to life safety were identified during this study. In the 2012 edition of the Virginia Uniform Statewide Building Code (USBC) Part II, based on the International Existing Building Code (IEBC), Section 408.1–Historic Buildings, states:

> *Historic Buildings. The provisions of this code relating to the construction, repair, alteration, addition, restoration and movement of structures, and change of occupancy shall not be mandatory for historic buildings where such buildings are judged by the building official to not constitute a distinct life safety hazard.*

Since Ash Grove house and kitchen are historic structures, alternatives to full prescriptive legislative and code compliance should be considered where such compliance would compromise the integrity of the character-defining features of the buildings.

Installation of new systems to provide universal accessibility for the public; improve and provide more sustainable mechanical, electrical, and plumbing systems; and modifications to meet code requirements should be designed taking into consideration the goal of retaining original historic materials and features wherever possible. Incorporation of new amenities that would require significant alterations to the building and could diminish its integrity as an historic resource should be avoided. Significant changes to the exterior of the building, such as the addition of new window and door openings or new porches or canopies, should also be avoided.

Alternatives for Treatment and Use

The U.S. National Park Service has developed definitions for the four major treatments that may be applied to historic structures: preservation, rehabilitation, restoration, and reconstruction. The four definitions are as follows:

> ***Preservation*** is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.
>
> ***Rehabilitation*** is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.
>
> ***Restoration*** is defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.
>
> ***Reconstruction*** is defined as the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.[177]

Of the four treatment approaches, ***rehabilitation***, which involves making possible a compatible use through repair, alterations, or additions, is most appropriate for the House and ***preservation*** for the Brick Kitchen. This treatment would allow for the repairs necessary to stabilize and preserve the house, while also permitting modifications to be made to accommodate the proposed change in use.

Alterations and additions have been made to the building to meet code and updated mechanical and plumbing needs. With any change in building use, it is anticipated that additional alterations will be required to meet functional requirements and improve energy efficiency.

Many of the distinctive materials and features of the buildings are essentially intact, and in spite of some additions and alterations the house retains a moderate degree of historic integrity while the brick kitchen retains a high degree of integrity. Retention of original materials and character-defining features during rehabilitation work is practical and appropriate, and will also assist in the interpretation of the site's history.

[177] Secretary of the Interior's Standards for the Treatment of Historic Properties.

Ultimate Treatment and Use

Guidelines for Treatment

Guidelines and requirements for treatment have been defined based on the preservation objectives and requirements for treatment and use outlined above. All treatment guidelines and recommendations were developed in accordance with the Secretary of Interior's Standards for Rehabilitation.

The Secretary of the Interior's Standards for Rehabilitation are as follows:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. [178]

The basic guidelines for work on the subject building and its immediate setting are as follows:

- Undertake all work in compliance with the Secretary of the Interior's Standards for Rehabilitation.
- Retain the character of the historic site by protecting the individual building and significant site features.
- Ensure that proposed new elements or construction are compatible with the historic character of the building and site.
- Protect adjacent natural resources during construction activities.
- Document through detailed as-built drawings, photographs, and written narrative all changes and treatments to the historic site and buildings. Maintain records of treatments and preserve documentation according to professional archival standards.
- Retain features and materials at both the exterior and interior of the buildings that date from the period of significance to the greatest extent possible.

[178]Secretary of the Interior's Standards for the Treatment of Historic Properties.

- Incorporate sustainable design principles in all future projects that respect the preservation principles listed above.

Prioritization of Treatment

Based on the condition assessment performed as part of the Historic Structure Report, the following prioritization is recommended for work on the Ash Grove house and kitchen. Repairs related to the safety issues should be completed first. Work related to exterior envelope should follow to prevent water infiltration and deterioration of building envelope materials, and to address conditions that may lead to continued deterioration and loss of historic fabric. These types of repairs include repairs to open mortar and sealant joints, masonry repairs, and window and door repairs. In order, priority recommendations include:

- Ensure all windows properly close to minimize the potential of water infiltration into the space.
- Perform research and mock-ups to remove the impermeable coating from the house foundation and kitchen brick.

Finally, in addition to the specific repairs recommended, cyclical maintenance tasks such as inspection, pointing of mortar at brick, clearing gutters, and other ongoing maintenance tasks must be continually implemented to avoid damage to the historic site and building fabric and to reduce the need for large-scale repair projects in the future.

All work performed on the building and site features should be documented through notes, photographs, and measured drawings and/or sketches, or with as-built annotations to construction documents at project completion. These records should be permanently archived.

Cost Estimates

The cost estimates included in Appendix B have been broken out for each separate building and are grouped into exterior and interior scope. They are a direct correlation to the items noted in the Interior and Exterior Assessments and Recommendations sections of this report. These items address deterioration and deficiencies noted as part of our on-site survey of the existing building components, finishes and site evaluation. The overall project costs are heavily dependent upon the selected use and how any interior and exterior changes are designed.

The projections are based upon the assumption that the work will be undertaken in cost effective parcels where a contractor/laborer will be able to absorb overhead, access, and equipment/tool costs across several similar items. The restoration of a historic building should be undertaken with pre-qualified contractors who have experience in the implementation of the recommended scope of work. This includes a mason for most exterior work and specialized carpenter for most interior changes. The extent of renovations to accommodate the new function will dictate the magnitude and type of interior finishes that are impacted.

This cost estimate includes restoration of existing elements only and does not include mechanical, plumbing, and comfort upgrades (such as bathroom renovations).

GLOSSARY

Baseboards - Decorative trim material, such as wood, that is carved into profiles. Baseboards provide protection to walls from kicks or scuffs, ornamentation around the base of a room, and conceal the joint between the floor and vertical wall surfaces. Baseboard was historically constructed of multiple pieces, by each design, and assembled onsite.

Chair Rail - Decorative trim material, such as wood, that is carved into profiles to provide protection to the walls from chairs as well as ornamentation around the perimeter of a room. Chair rail was historically constructed of multiple pieces, by each design, and assembled onsite.

Common Bond - A pattern of placing bricks where the brick are set in a stretcher orientation with a course of header brick set typically every fifth or sixth course, variants from this can occur, to engage to the adjacent wythe of brick.

Corrosion - Corrosion is a significant factor in building deterioration. Corrosion is an electrochemical process in which the base material oxidizes when exposed to both oxygen and water. In the case of steel, the by-product of the oxidation process is iron oxide, commonly referred to as rust. The iron oxide occupies a significantly larger volume (approximately 6 times or more) than the original base material itself. When the corroding steel element is constrained, such as in reinforced concrete or embedded anchorage elements in masonry, the growing volume of corrosion by-products has insufficient space into which it can expand and therefore exerts pressure on the adjacent material, ultimately resulting in fracture when the resulting stresses caused by the corrosion by-products exceed the strength of the concrete or masonry material. Older buildings utilized iron or mild steel which are susceptible to corrosion if a conductor (often water/moisture) precipitates ironic flow between metal pieces or sections of metal. A corrosion cell consists of the cathode, the anode and the conductor between the two. Galvanic corrosion is a result of ferrous metals in contact with or near other metals and in the presence of an electrolyte and moisture. In the case of Ash Grove, the corrosion that was observed was at fasteners and plaster lath.

Dutchman - A repair method performed in construction and ornamentation materials such as concrete and wood where a damaged substrate is cleaned and squared until sound material is achieved creating a pocket. In-kind material (the dutchman) is then used to infill this void and finished to match the profile, finish, and texture of the surrounding material.

Glazing Putty - Typically an oil-based material that is used to secure and make water tight a glass pane in a window frame. When all glazing lites are in place, glazing putty is used to provide profile along the muntins, mullions, sill, and sashes to promote water shedding.

Jambs - The vertical elements that form the sides of a window, door, or opening.

Lifting Chain or Rope - Operating mechanisms for windows that are located along the jambs of a single or double hung window. The lifting chains or rope allow the lower sash of the window to operate. The lifting chain or rope is typically accompanied by a counter weight that is internal to the window that promotes easier lifting and leveling of the sash.

Muntins - Window elements that horizontally and vertically divide each individual glazing lite.

Running Bond - A pattern of placing bricks where the brick are set in a stretcher orientation and the brick between each course are offset by 1/2 of a brick.

Spalling - Loss of unstable building material that leaves a void.

Stretcher Brick - Brick that is laid parallel to the plane of the wall with the long side visible.

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Fairfax County Park Authority records.

Fairfax County Public Library, Virginia Room.

Drawings

National Park Service, Historic American Building Survey Drawings, HABS No. VA-504/HABS VA 30-FALCH.V, 2, dated August 1960

APPENDICES

Appendix A - HABS Documentation

ASH GROVE

FALLS CHURCH VICINITY
FAIRFAX COUNTY VIRGINIA

BUILT CA. 1790

SERIOUSLY DAMAGED BY FIRE - SEPTEMBER 4, 1960

HISTORIC AMERICAN BUILDINGS SURVEY U. S. DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE BRANCH OF PLANS AND DESIGN	MEASURED: AUGUST 1960 DRAWN: AUGUST 1960 MEASUREMENTS CHECKED: Russell Jones Sept 21, 1960	DRAWINGS APPROVED: , DISTRICT OFFICER. DRAWINGS APPROVED: Robert E. Smith ACT'G , CHIEF ARCHITECT. ACCEPTED FOR LIBRARY OF CONGRESS:	- MEASURING - TEAM - RALPH M. PERSIG - PENN STATE DONALD A. HAWKINS - CARNEGIE TECH. JAMES F. FAULL - UNIV OF VA. JAMES D. WILLIAMS - UNIV OF VA. JAMES T. WOLLON, JR. - UNIV. OF VA. THOMAS R. JONES - HABS ARCHT	SURVEY NO. VA. 504 16 SHEETS	INDEX NO. VA 30 FALCH.V 2.

SMOKE HOUSE

KITCHEN

ASH GROVE

James F. Paull del

Scale 3/32=1'0"

JAMES T. WOLLON JR. • UNIV OF VIRGINIA
RALPH H. FERTIG ▲ PENN STATE UNIV
DONALD A. HAWKINS ▲ CARNEGIE TECH.
JAMES F. PAULL ▲ UNIV OF VIRGINIA
JAMES D. WILLIAMS ▲ UNIV OF VIRGINIA
RUSSELL JONE ▲ HABS ARCHITECT

MISSION 66 PROJECT....TO CONSERVE AMERICA'S ARCHITECTURAL RESOURCES THROUGH GRAPHIC RECORDS
UNDER DIRECTION OF UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE, BRANCH OF PLANS AND DESIGN

FALLS CHURCH VICINITY

NAME OF STRUCTURE
ASH GROVE
FAIRFAX COUNTY

VIRGINIA

SURVEY NO.
VA
504

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 1 OF 16 SHEETS

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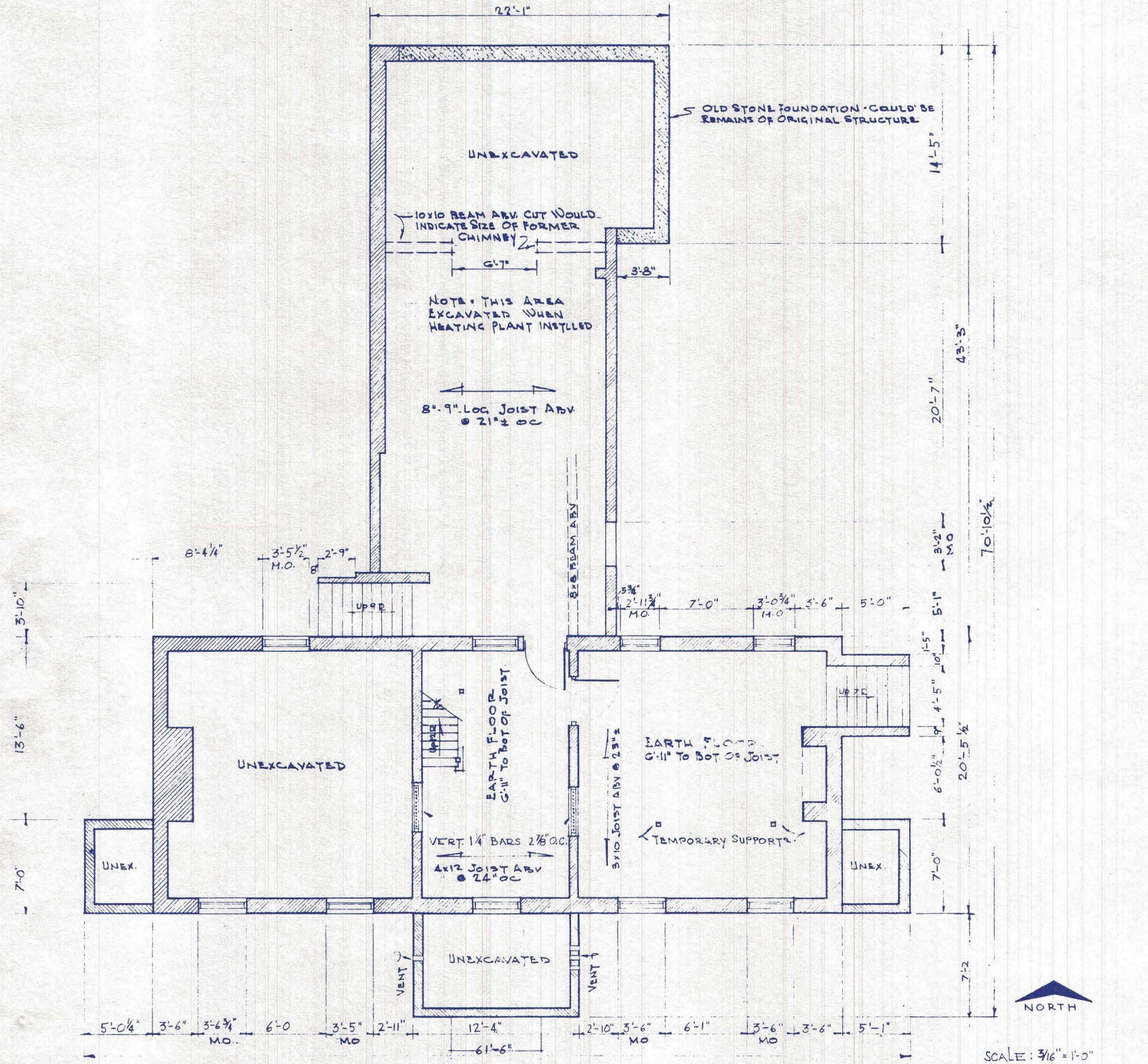

DONALD A HAWKINS, DEL.

BASEMENT PLAN

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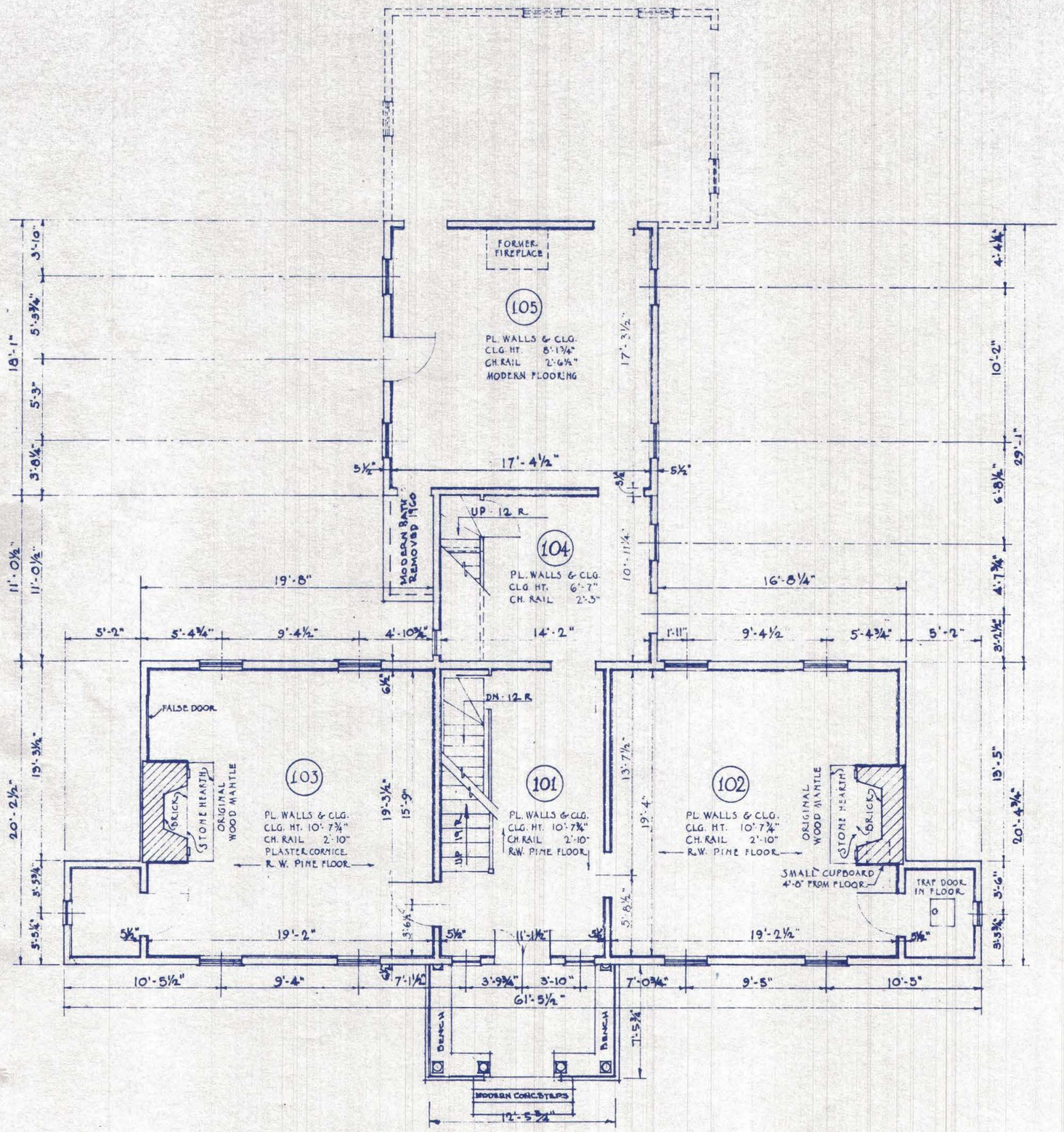

FIRST FLOOR PLAN

JAMES THOMAS WOLLON, JR. - DEL.

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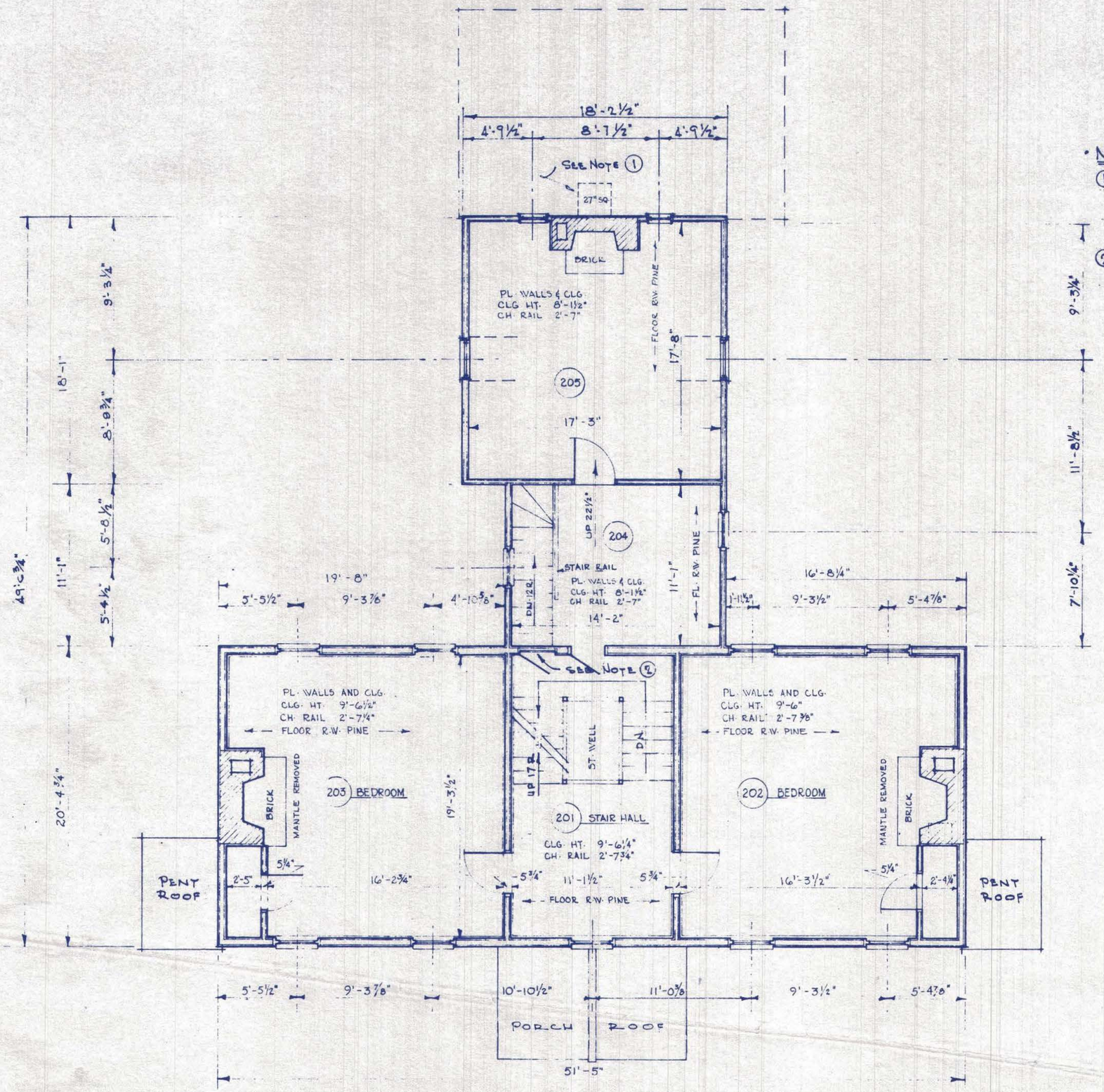

NOTES

1. 27" SQ. MODERN CHIMNEY REMOVED 1960. ORIGINAL CHIMNEY THOUGHT TO HAVE BEEN LOCATED AS SHOWN ON THIS DWG.
2. THIS DOOR SEALED ON ELL SIDE AT SOME UNKNOWN DATE.

NORTH

1' 0 5' 10'
SCALE 3/16" = 1'-0"

SECOND · FLOOR · PLAN

J. B. WILLIAMS ~ DEL.

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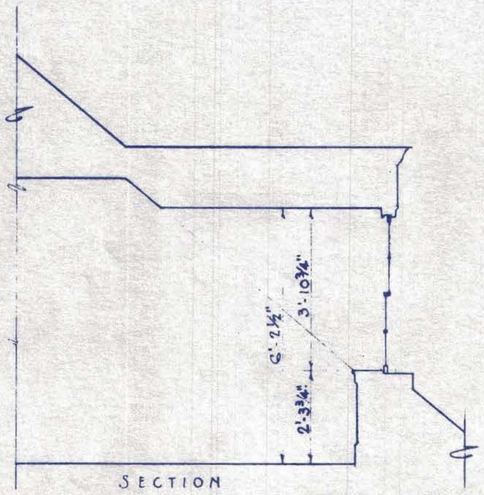

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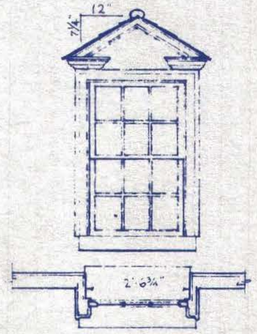
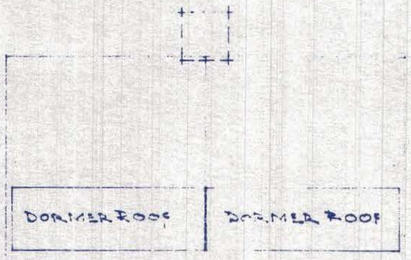
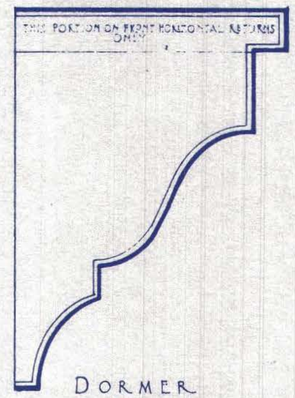


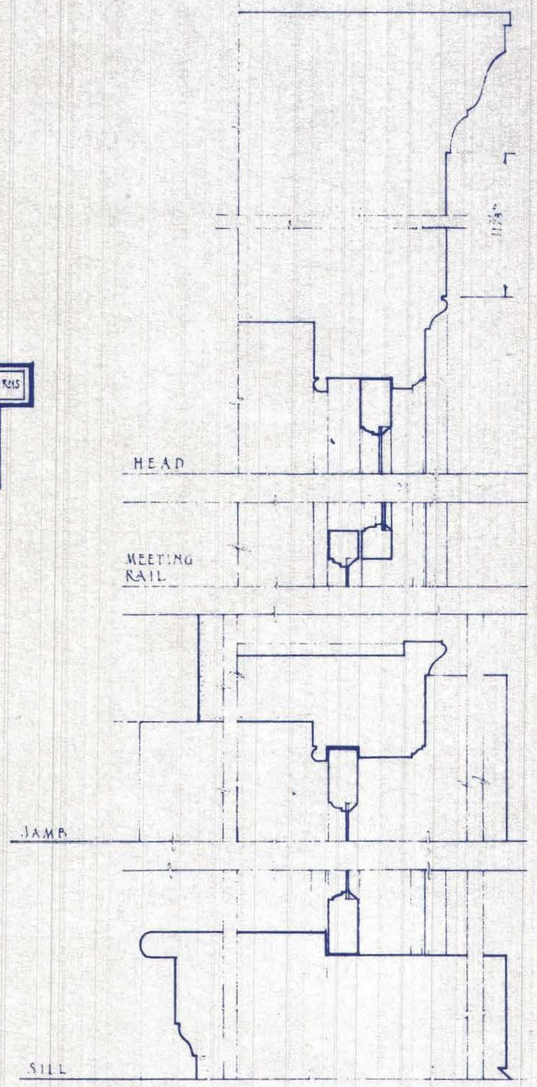
PLAN AND ELEVATION

TYPICAL THIRD FLOOR DORMER DETAIL
SCALE: 3/8" = 1'-0"

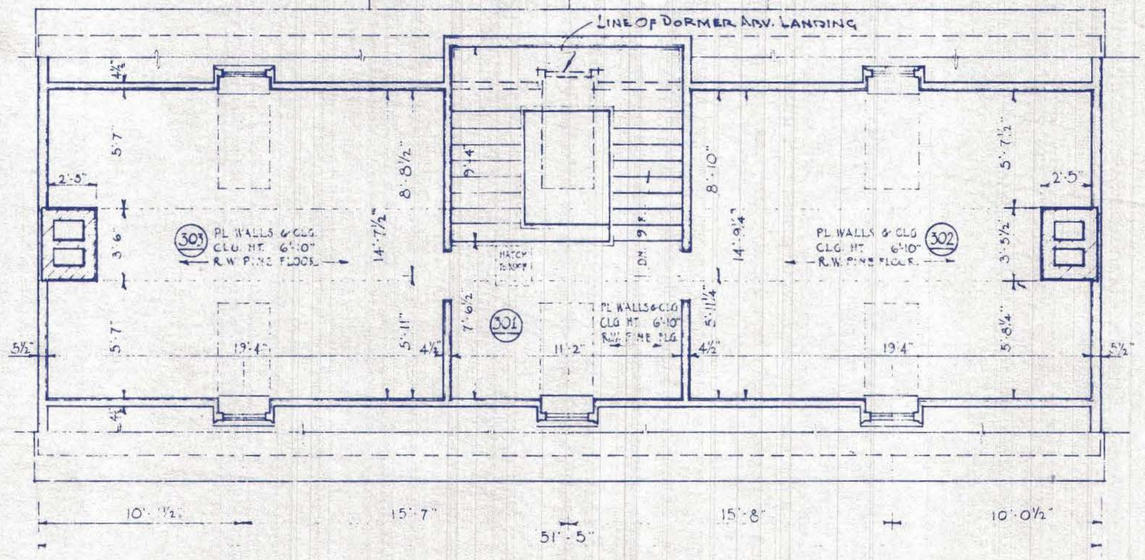




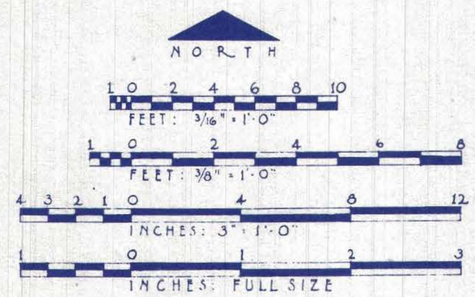
DORMER CORNICE
FULL SIZE



DORMER WINDOW DETAILS
SCALE: 3" = 1'-0"



THIRD FLOOR PLAN
SCALE: 3/16" = 1'-0"



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UNDER DIRECTION OF UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE, BRANCH OF PLANS AND DESIGN

FALLS CHURCH VICINITY

NAME OF STRUCTURE
ASH GROVE
FAIRFAX COUNTY

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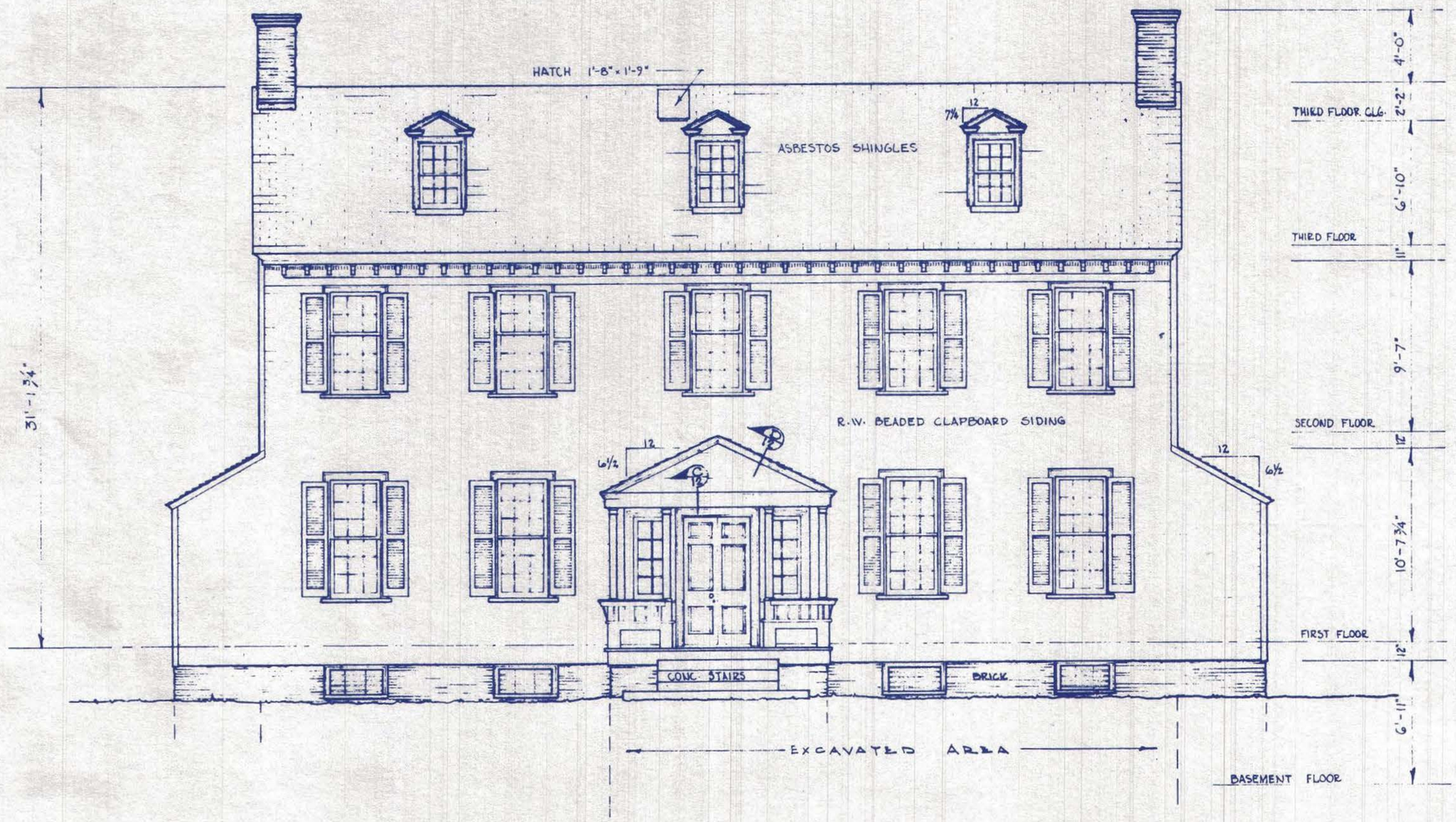

SOUTH · ELEVATION

1' 0 2' 4' 6' 8' 10'

SCALE 3/16" = 1'-0"

J.B. WILLIAMS ~ DEL.

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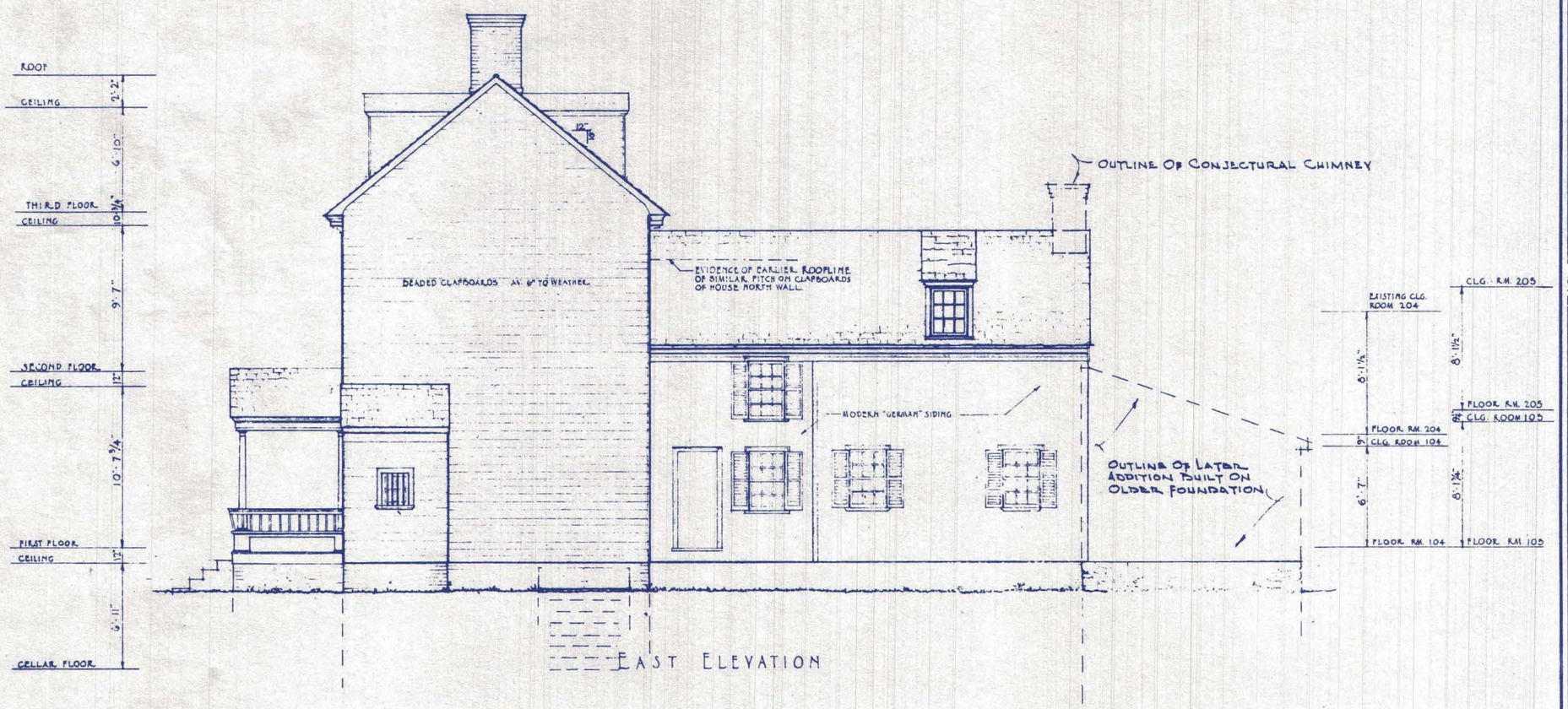

EAST ELEVATION

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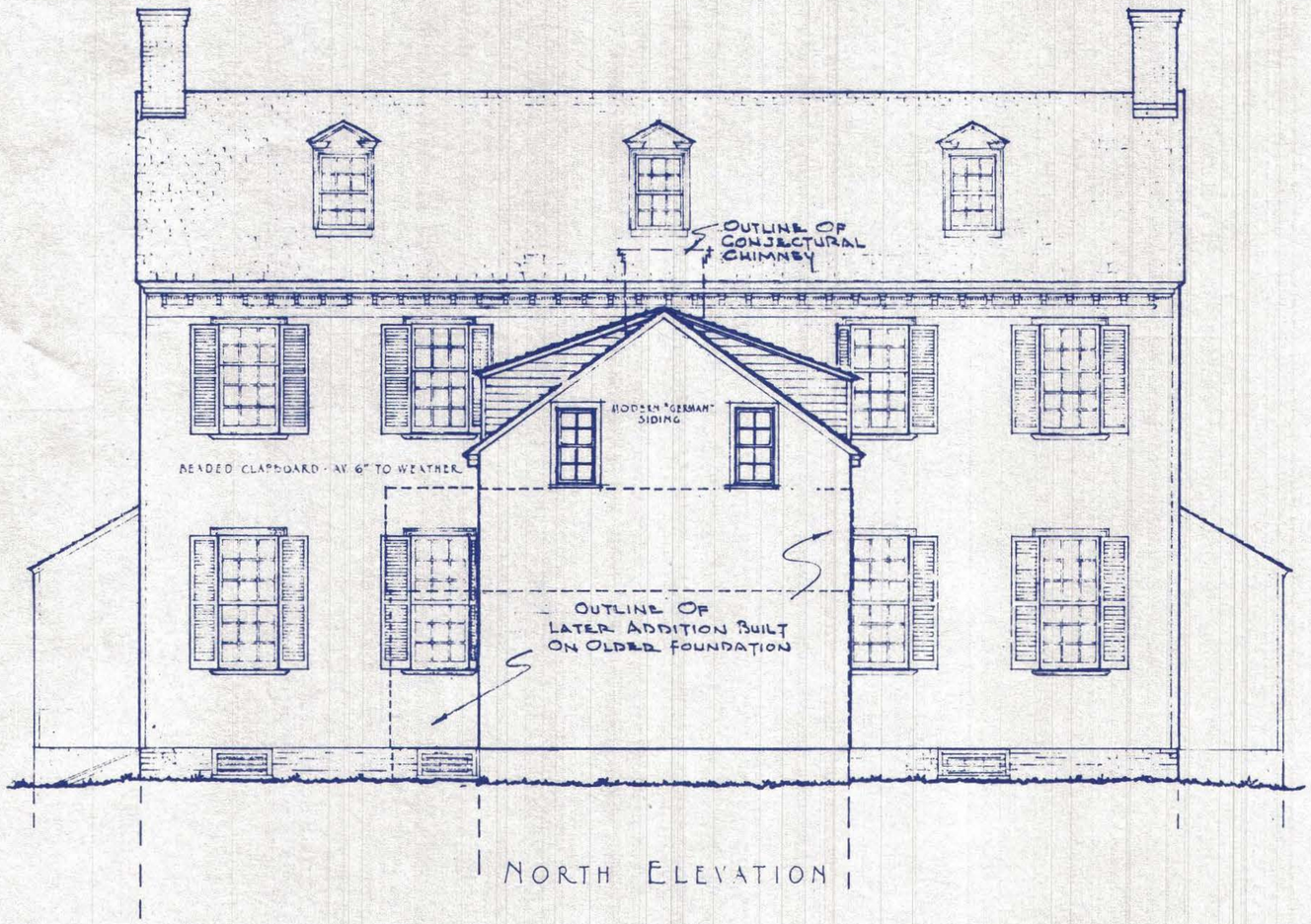

NORTH ELEVATION

1 0 2 4 6 8 10
FEET - 3/16" = 1'-0"

JAMES THOMAS WOLLON, JR. - DEL.

MISSION 66 PROJECT....TO CONSERVE AMERICA'S ARCHITECTURAL RESOURCES THROUGH GRAPHIC RECORDS
UNDER DIRECTION OF UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE, BRANCH OF PLANS AND DESIGN

NAME OF STRUCTURE
ASH GROVE
FALLS CHURCH VICINITY — FAIRFAX COUNTY — VIRGINIA

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HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 8 OF 16 SHEETS

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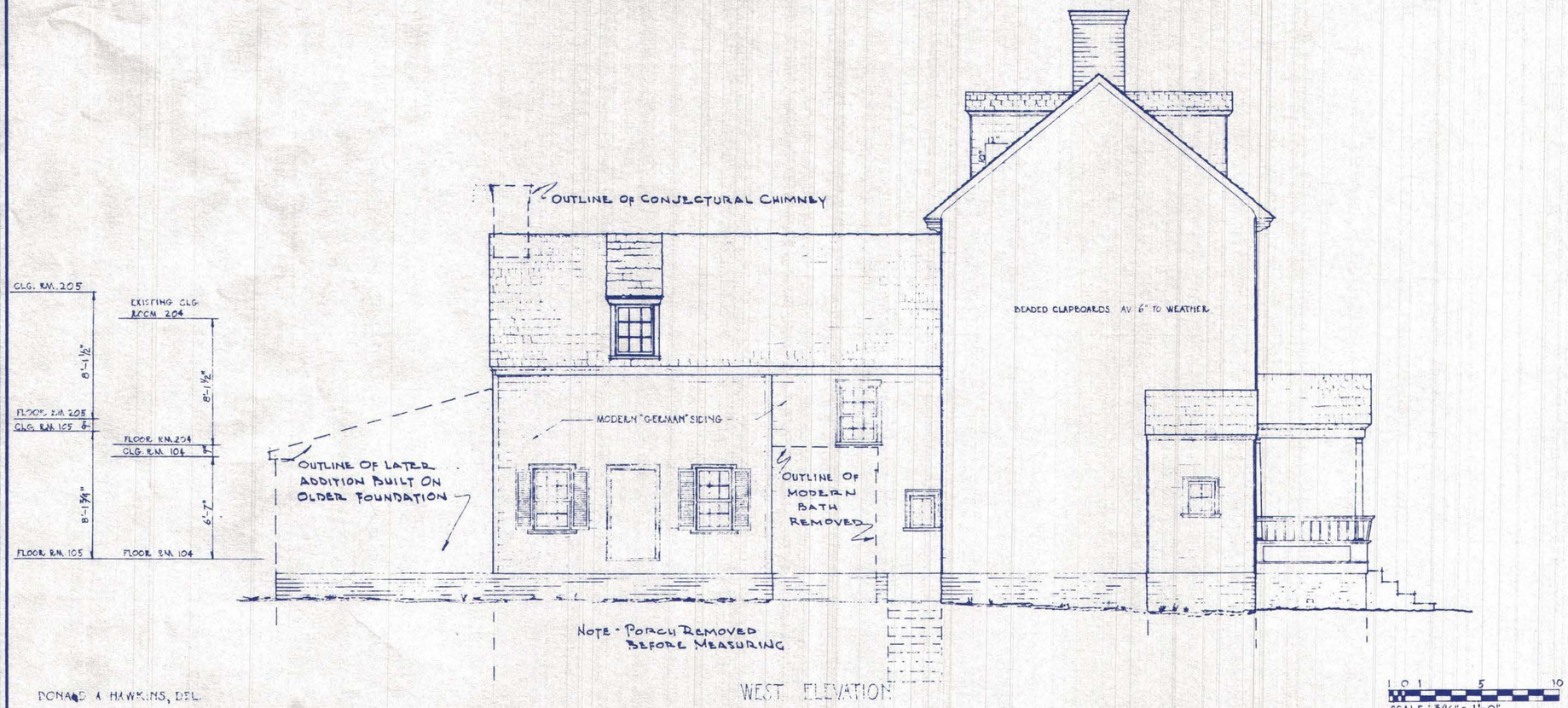

DONALD A HAWKINS, DEL.

MISSION 66 PROJECT... TO CONSERVE AMERICA'S ARCHITECTURAL RESOURCES THROUGH GRAPHIC RECORDS
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HISTORIC AMERICAN BUILDINGS SURVEY
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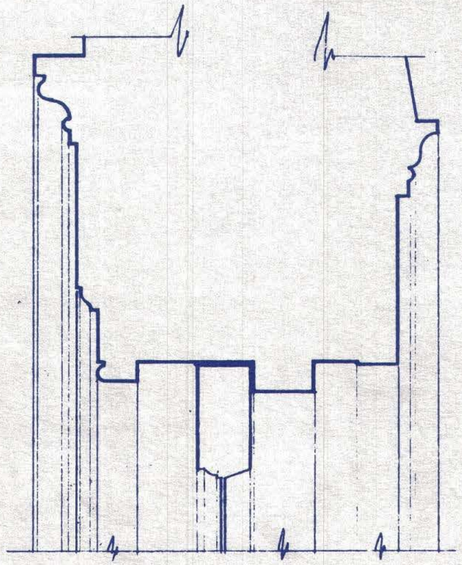
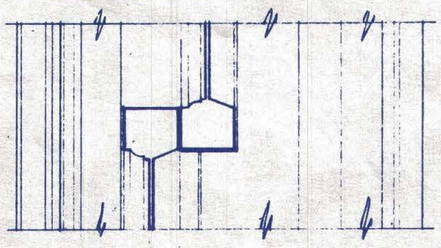
LIBRARY OF CONGRESS INDEX NUMBER



SECTION A-A



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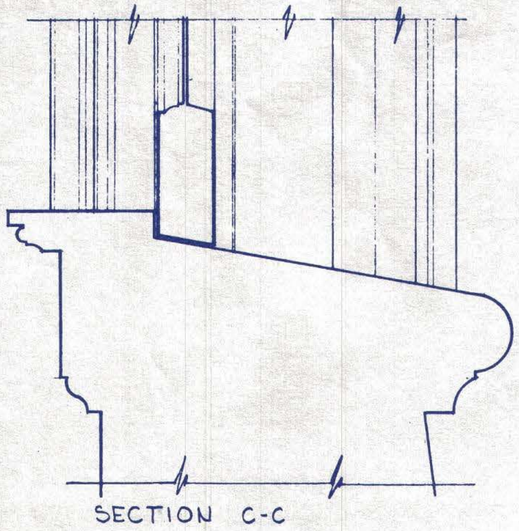
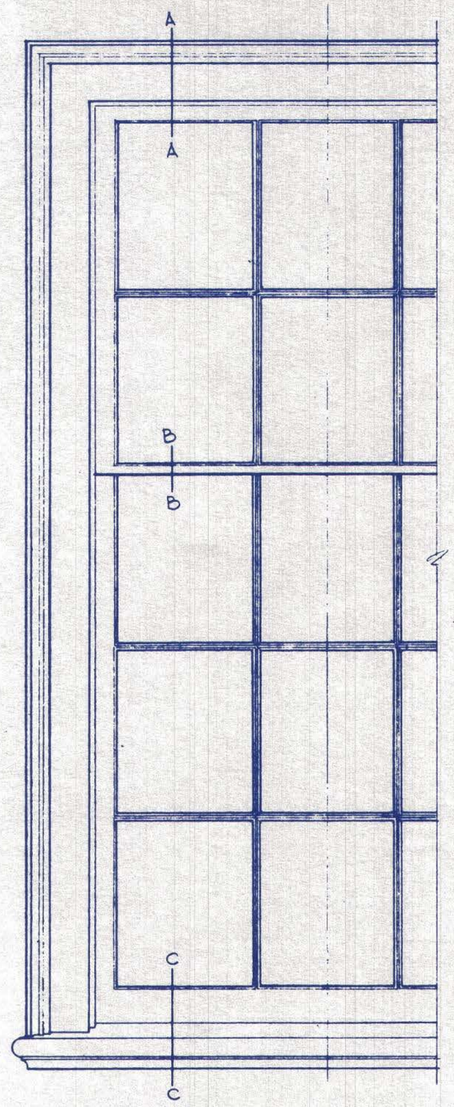
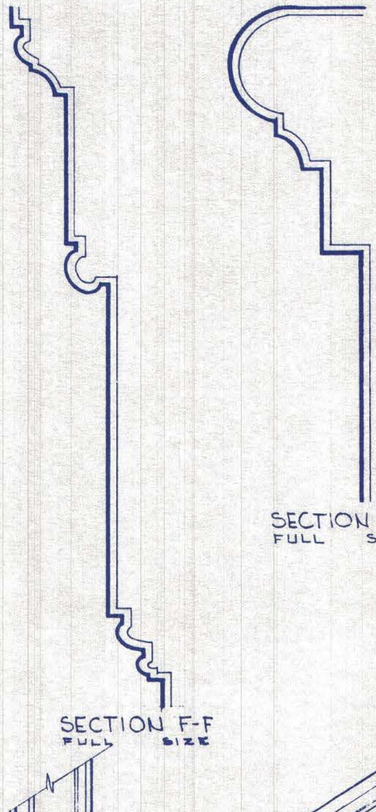


SECTION C-C

TYP. WINDOW DETAILS
SCALE: ½ F.S.

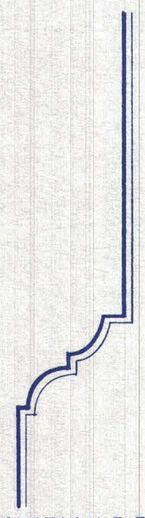


TYPICAL WINDOW ELEVATION
SCALE : 1½" = 1'-0"

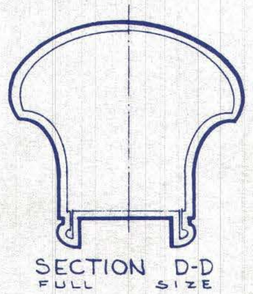


SECTION F-F
FULL SIZE

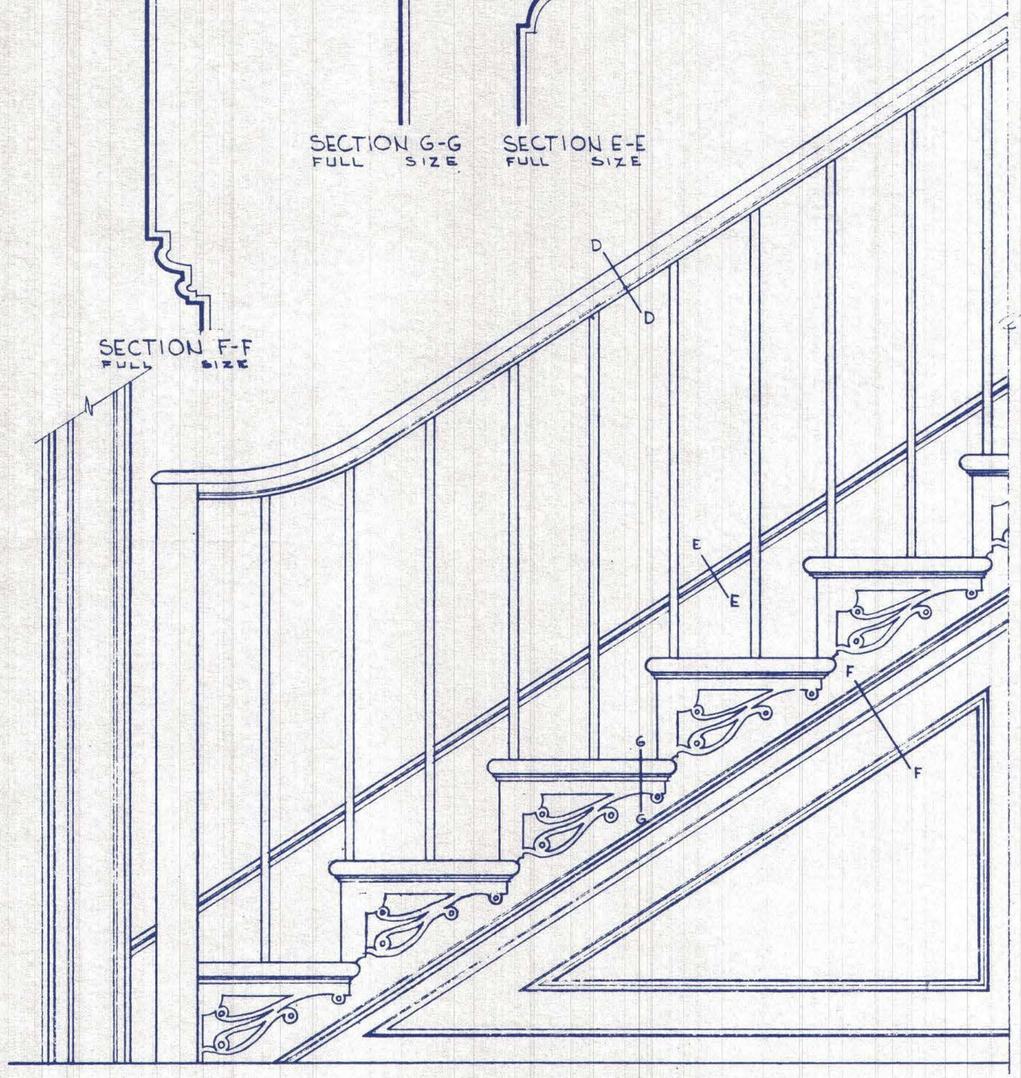
SECTION G-G
FULL SIZE



SECTION E-E
FULL SIZE



SECTION D-D
FULL SIZE



FRONT STAIR ELEVATION
SCALE : 1½" = 1'-0"

RALPH H. FERTIG - DEL.

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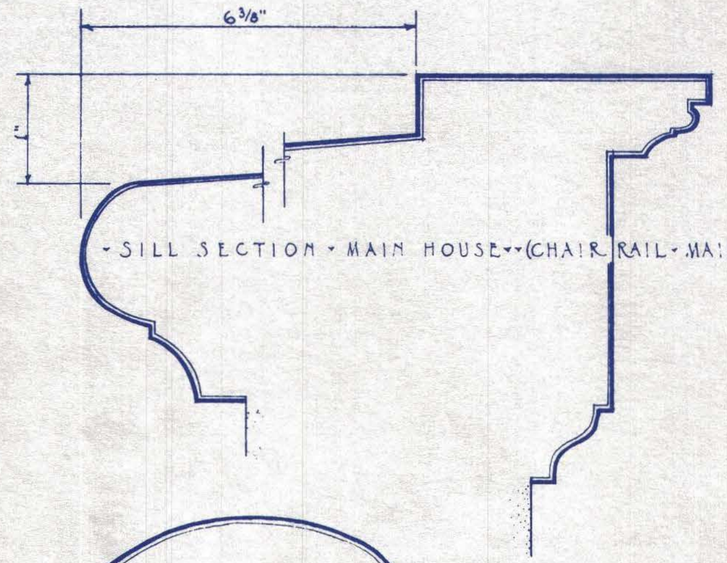
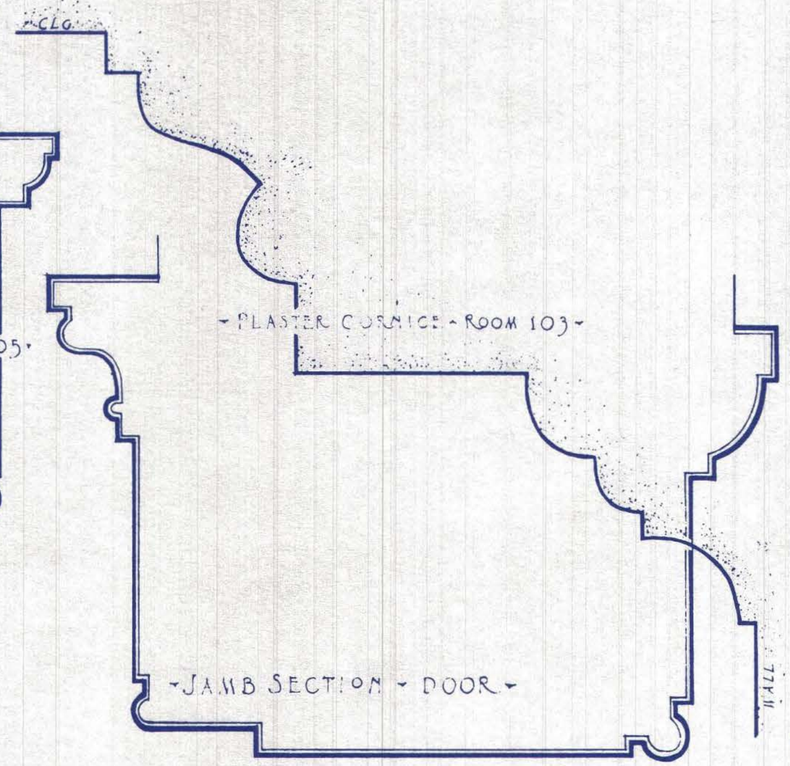


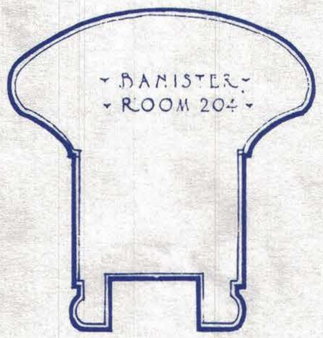
SILL SECTION - MAIN HOUSE - (CHAIR RAIL - MAIN HSE)

CHAIR RAIL - Rm 104 -
CHAIR RAIL - Rm 105 -

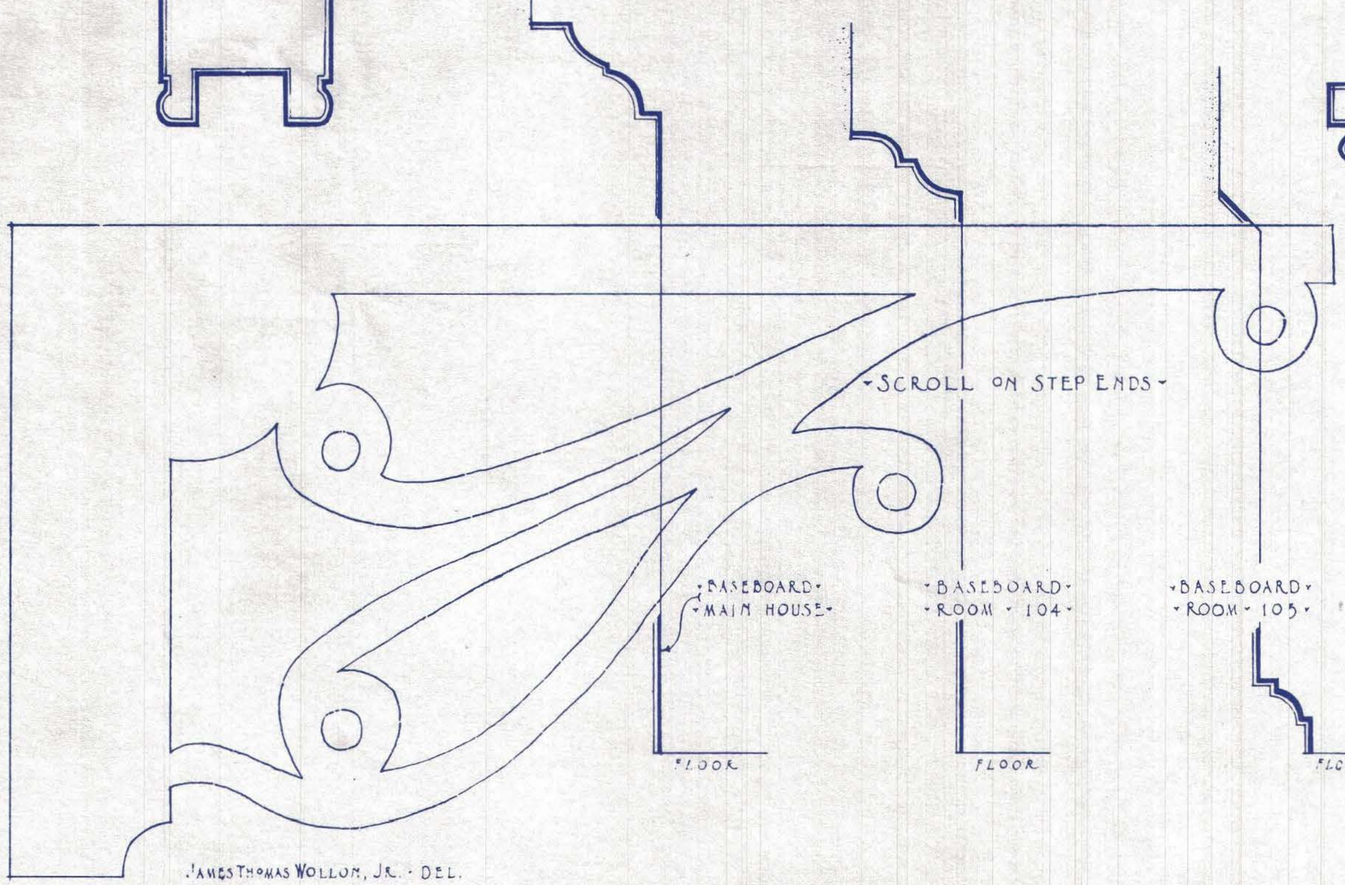


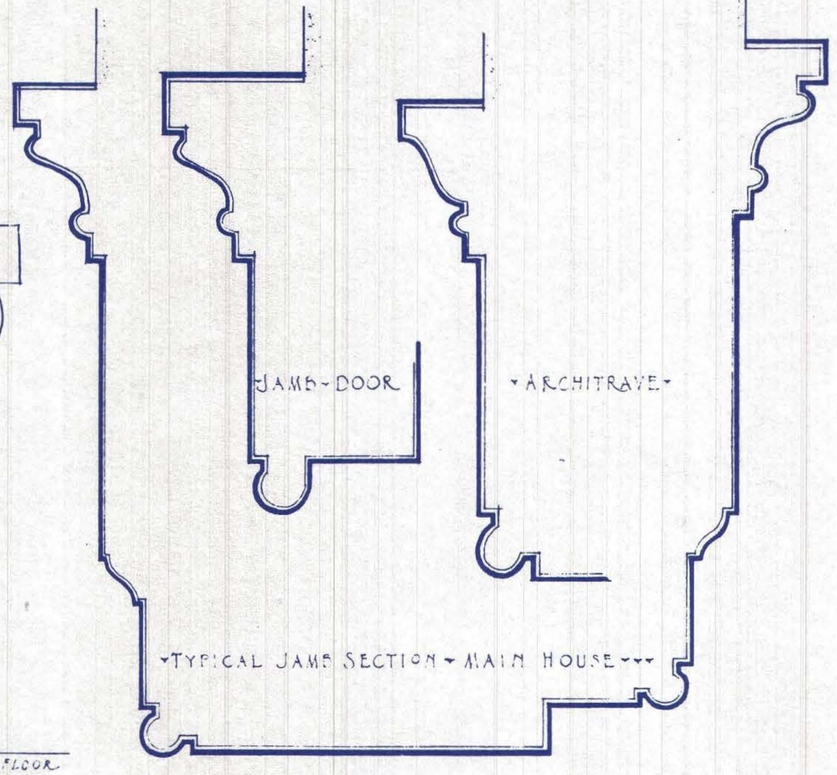
PLASTER CORNICE - ROOM 103 -

JAMB SECTION - DOOR -



BANISTER
ROOM 204





TYPICAL JAMB SECTION - MAIN HOUSE -

1 ½ 0 1 2 3 4
SCALE: FULL SIZE

JAMES THOMAS WOLLON, JR. - DEL.

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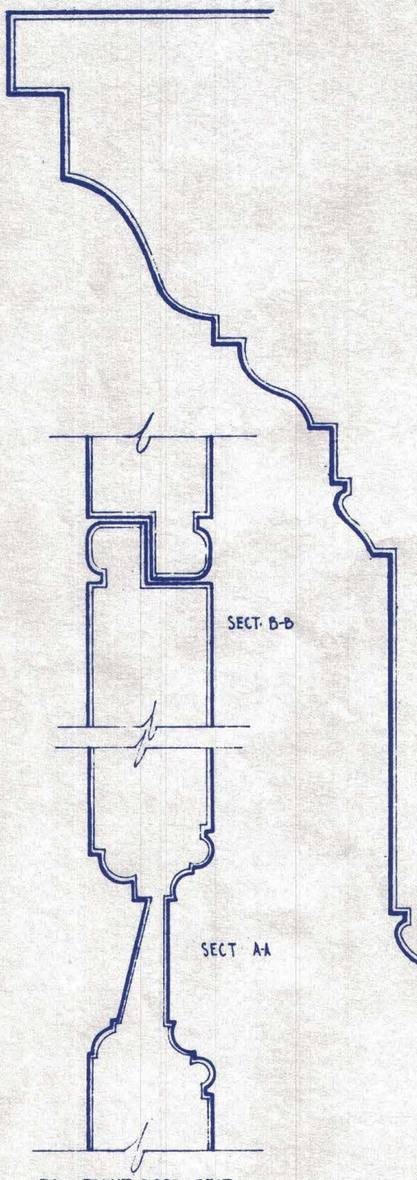
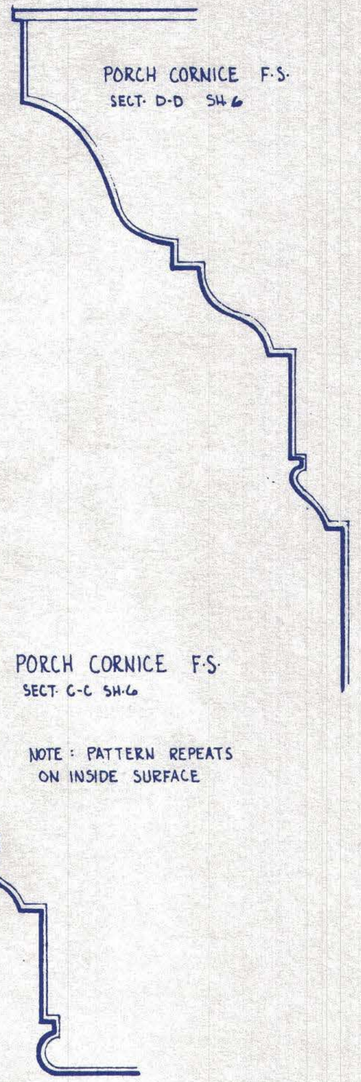
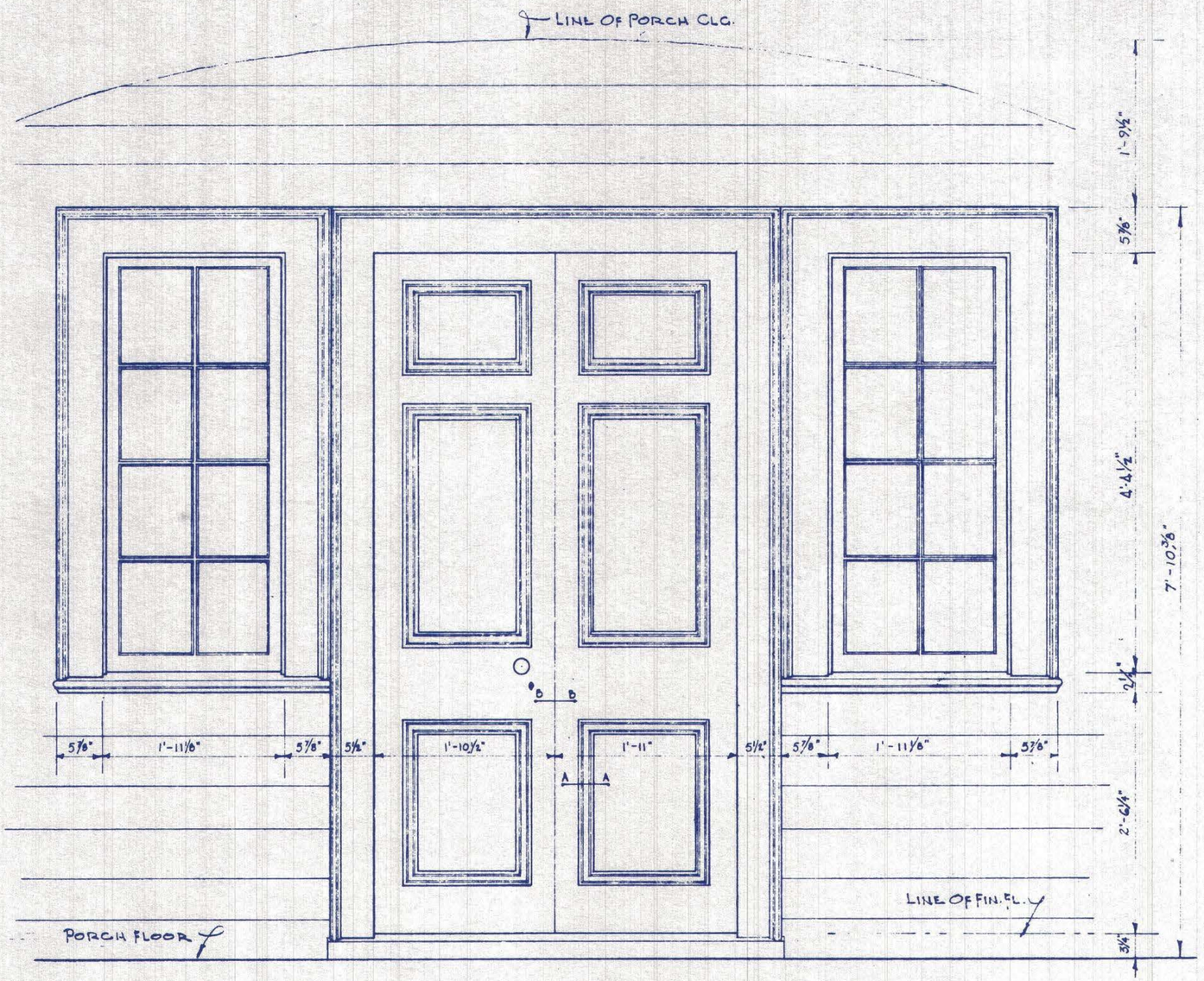


F.S. FRONT DOOR SECT.





FRONT · DOOR · ELEVATION
SCALE 1" = 1'-0"

1'-0" 6" 0 1'-0" 2'-0" 3'-0" 4'-0"
SCALE 1" = 1'-0"

1" 0 1" 2" 3" 4"
SCALE FULL SIZE

J[illegible]

MISSION 66 PROJECT .... TO CONSERVE A[illegible]RICA'S ARCHITECTURAL RESOURCES THROUGH GRAPHIC RECORDS
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FALLS CHURCH VICINITY

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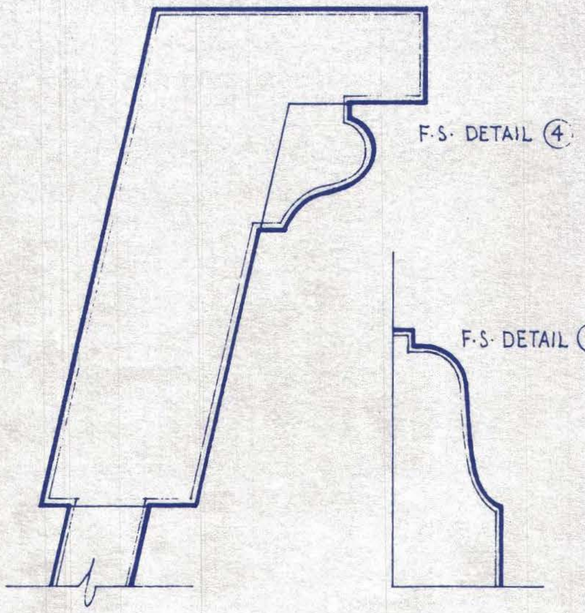

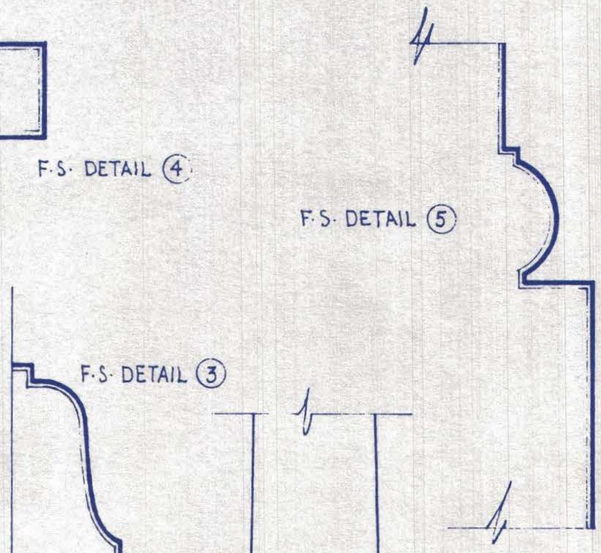

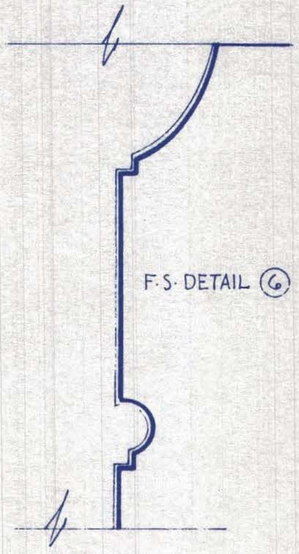

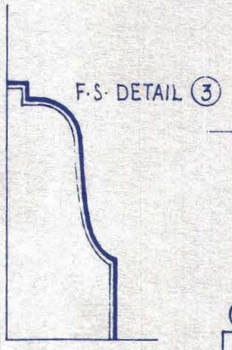

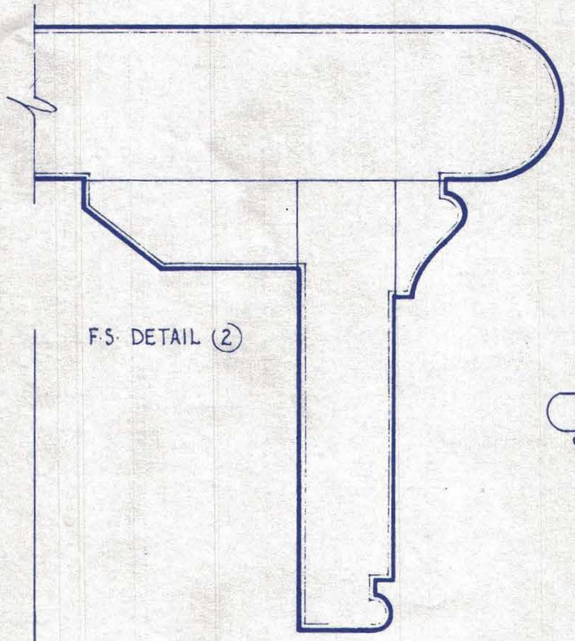

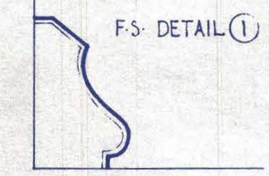

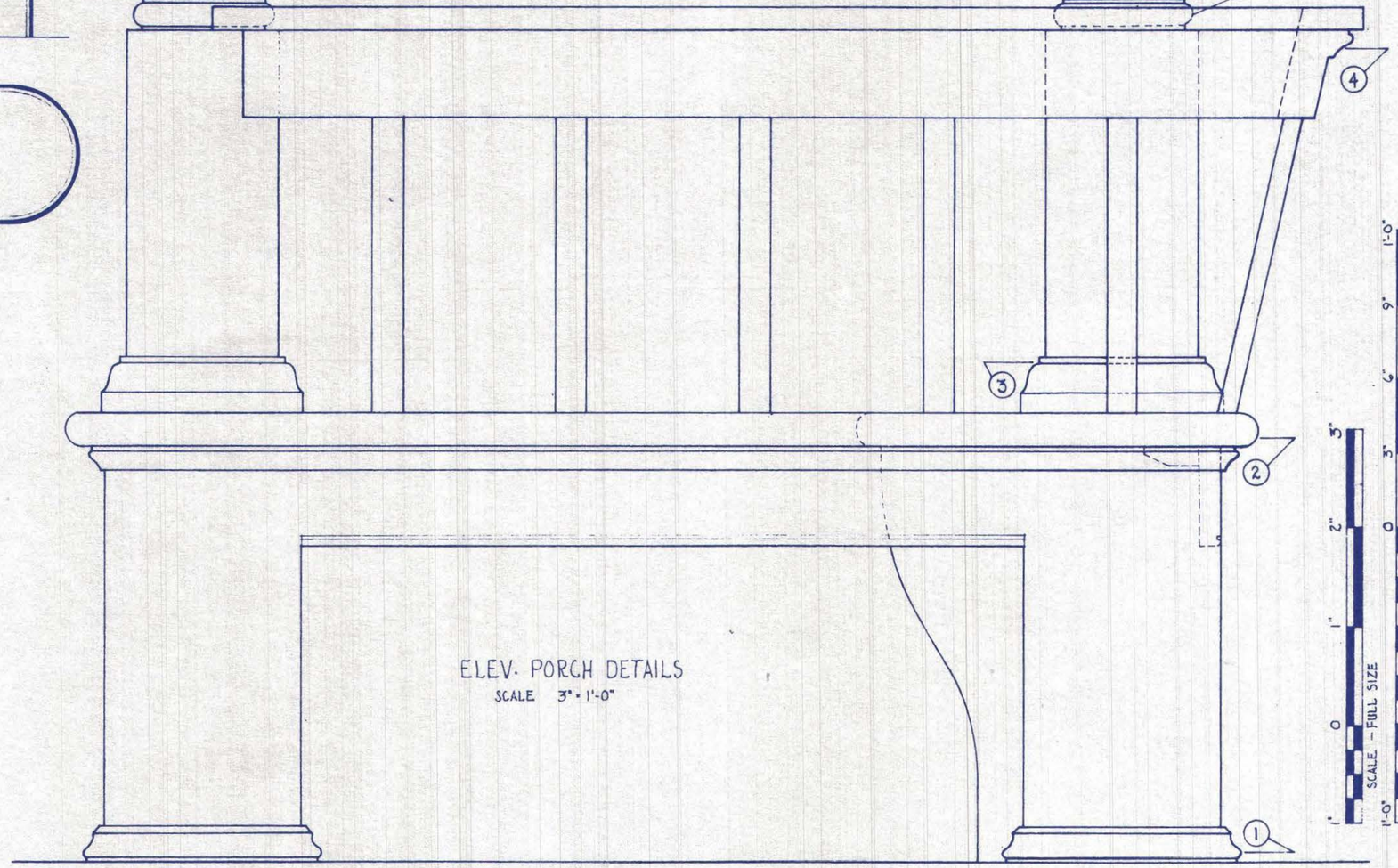

ELEV. PORCH DETAILS
SCALE 3" = 1'-0"

J.B. WILLIAMS DEL.

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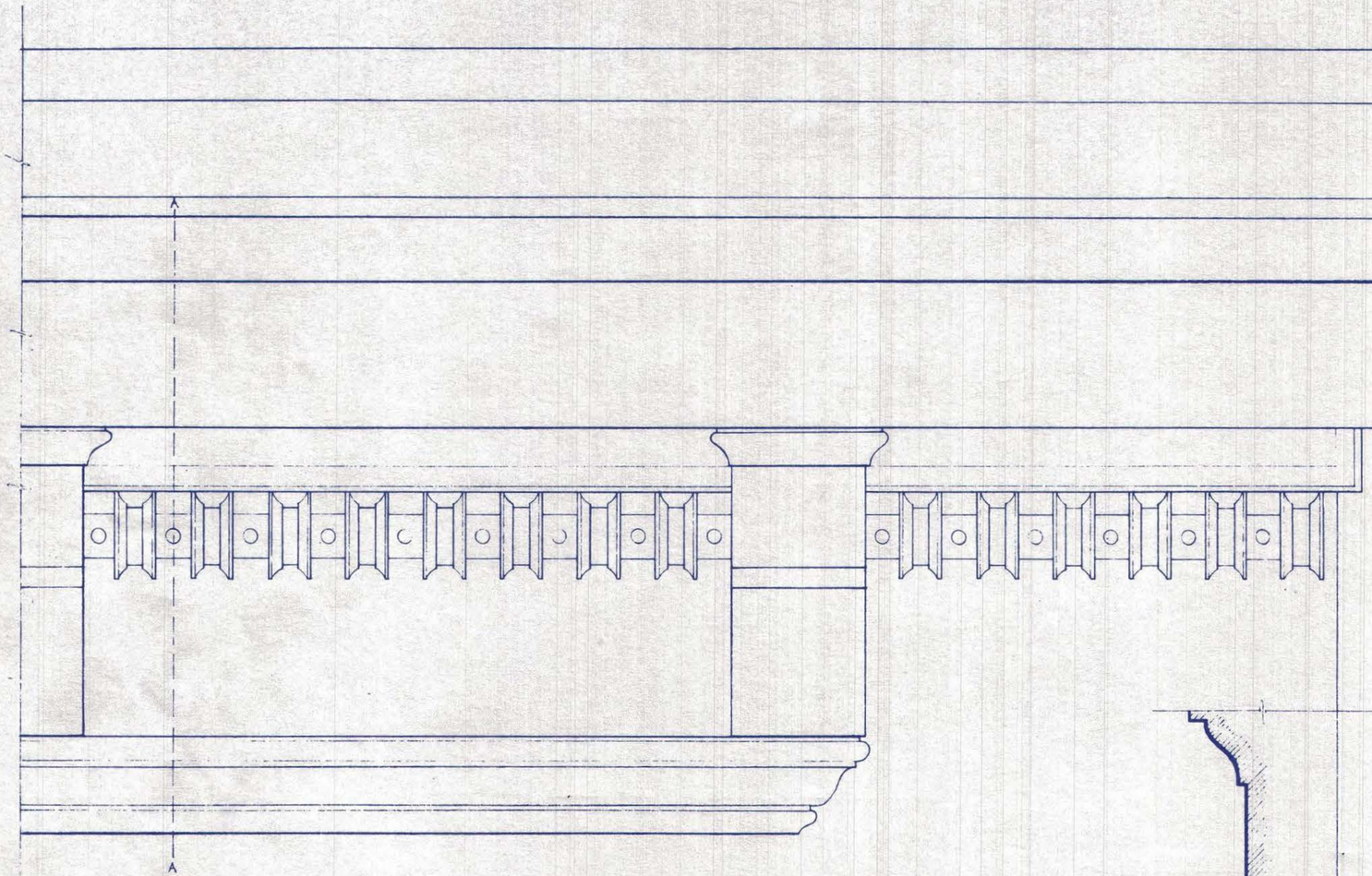
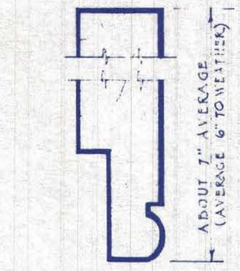
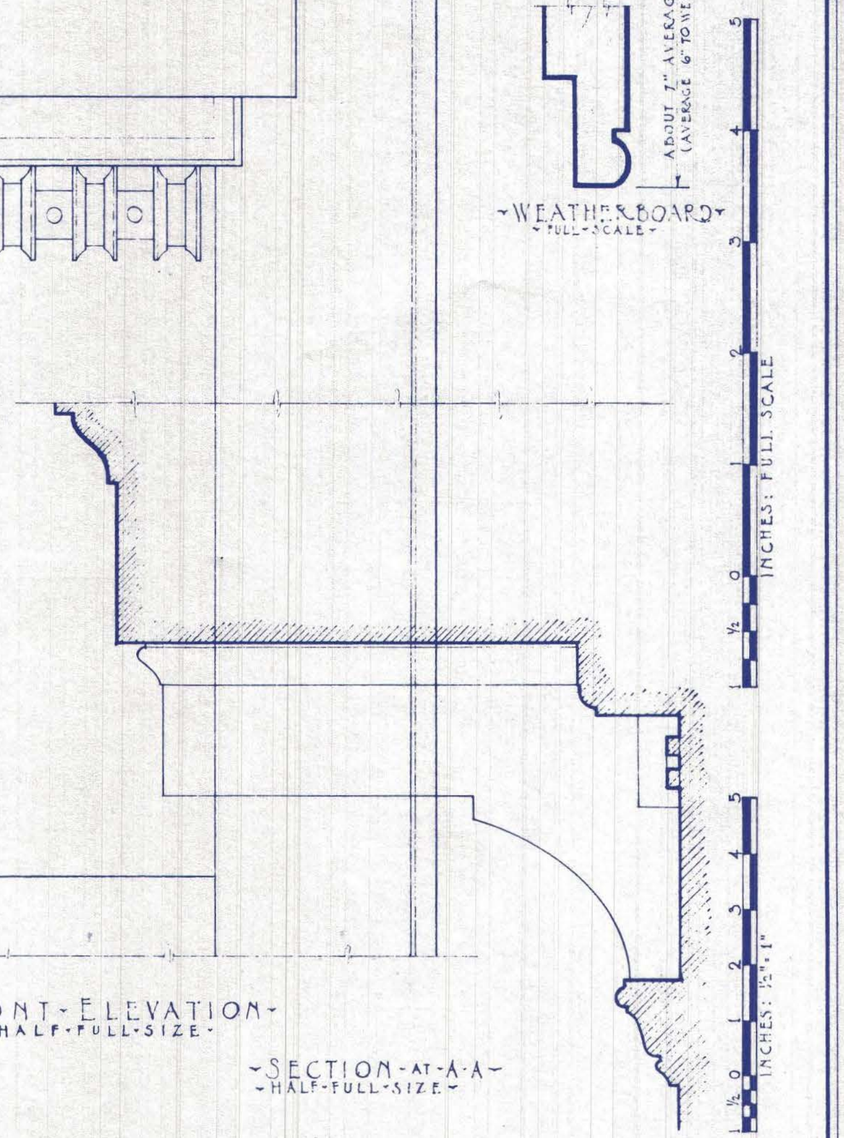
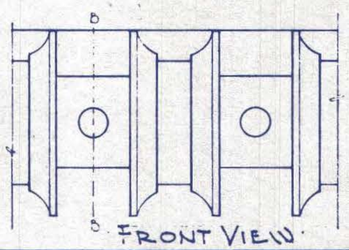
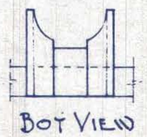




WEATHERBOARD
FULL-SCALE







DENTIL DETAILS
SCALE · FS

FRONT ELEVATION
HALF-FULL-SIZE

SECTION AT A-A
HALF-FULL-SIZE

N.B. - THERE ARE THIRTY-EIGHT MODILLIONS ON EACH ELEVATION WITH EIGHT DENTILS BETWEEN MODILLIONS.

CORNICE DETAILS

JAMES THOMAS WOLLOM, JR. · DEL.

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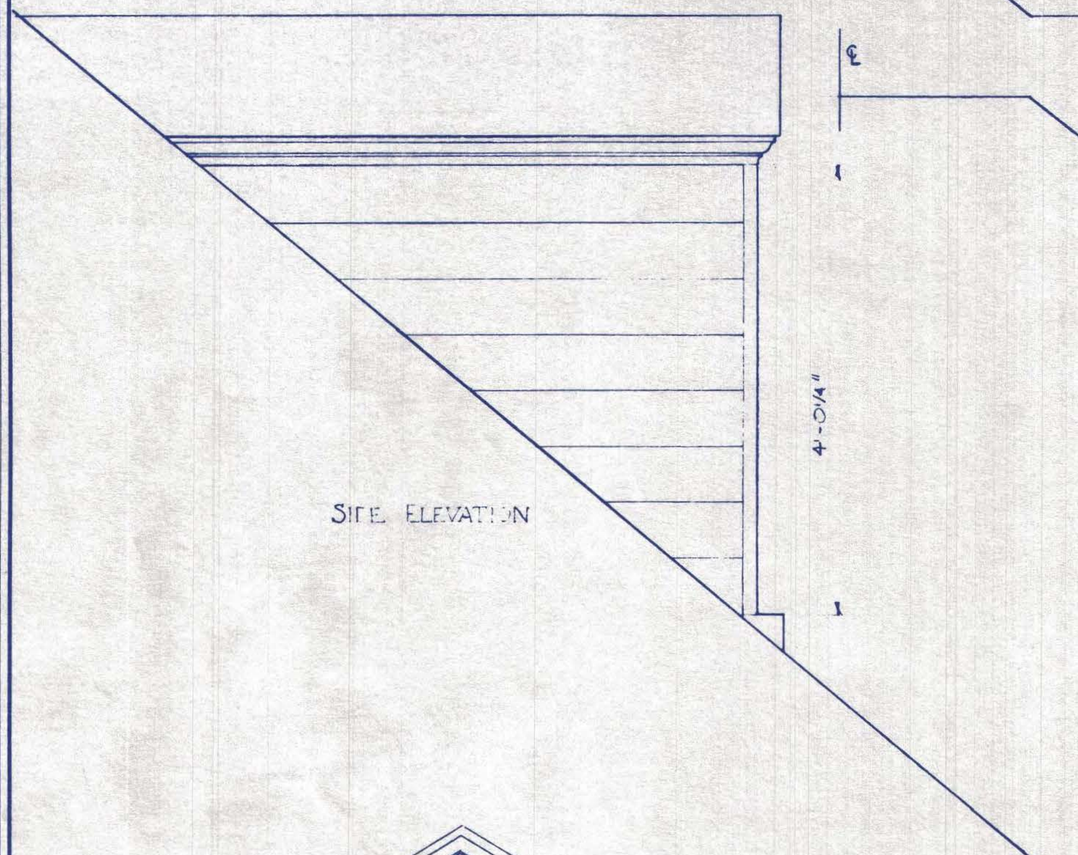
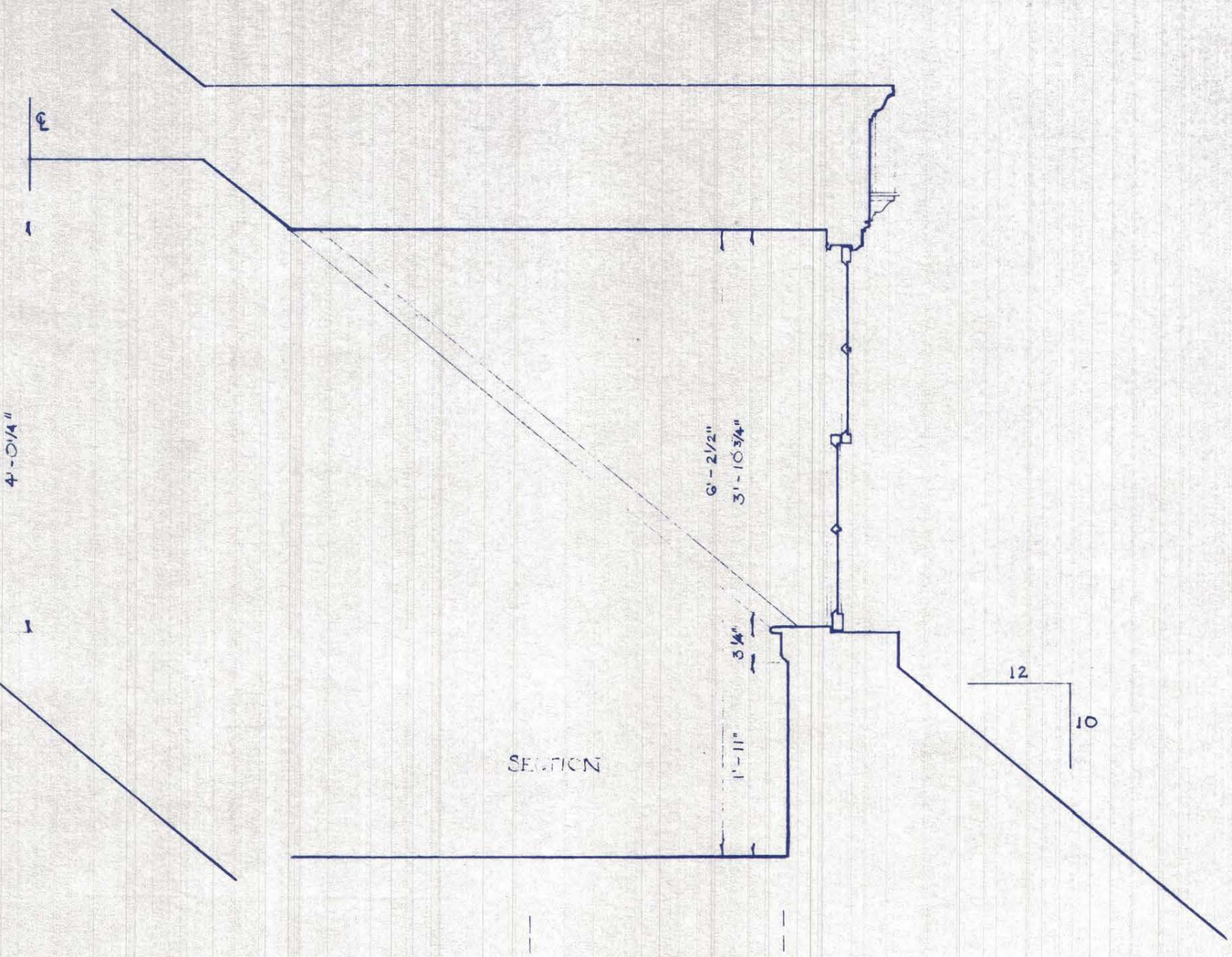
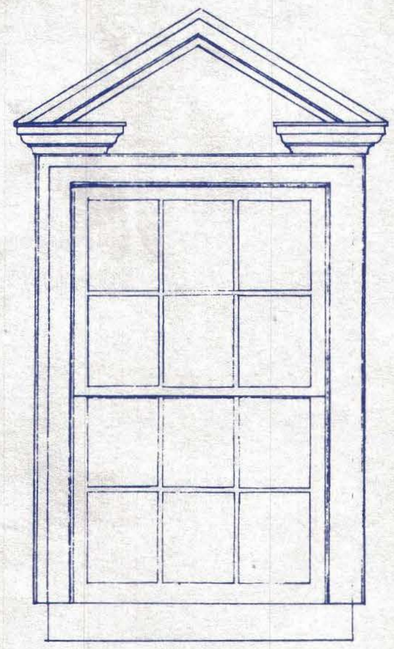


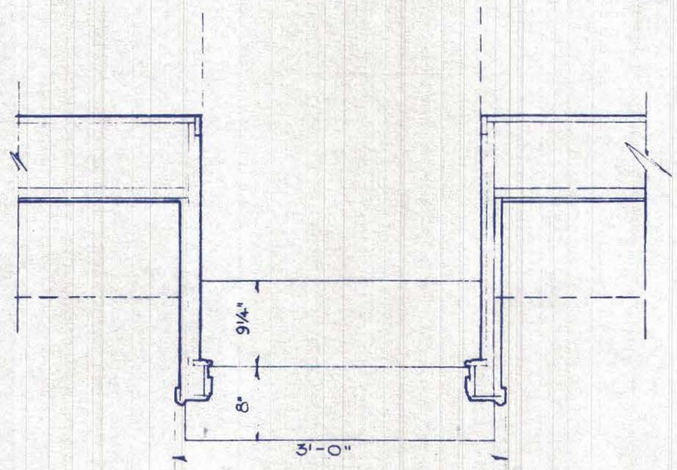
SIDE ELEVATION



SECTION



FRONT ELEVATION



PLAN

1 0 1 2 3

JAMES F. FAULL DEL.

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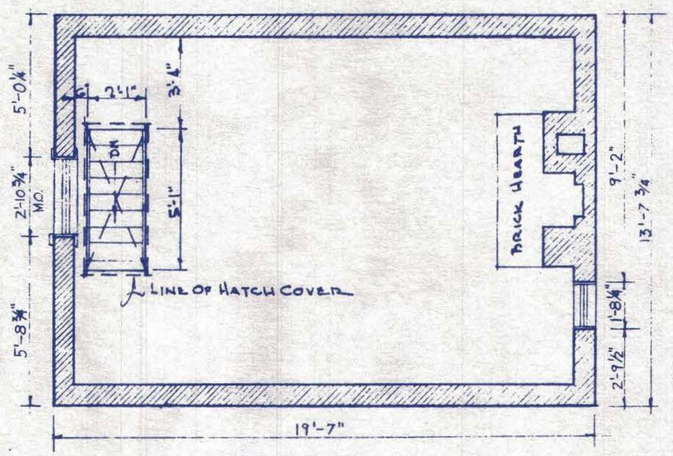
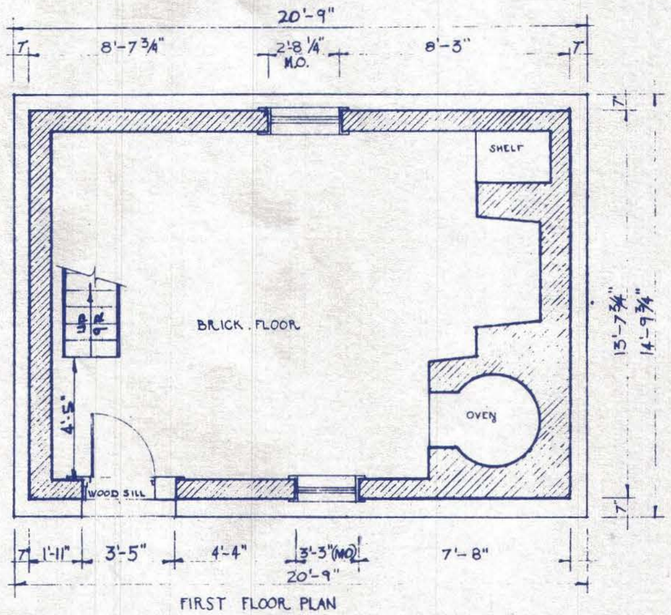
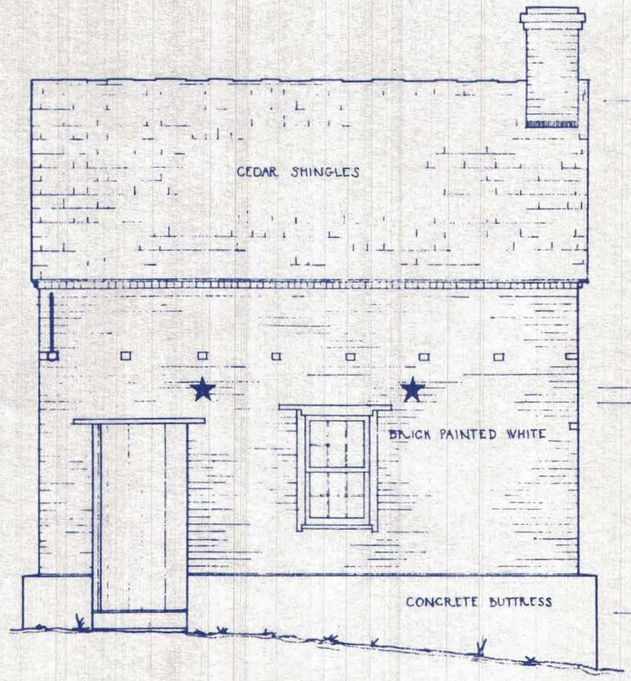


SECOND FLOOR PLAN

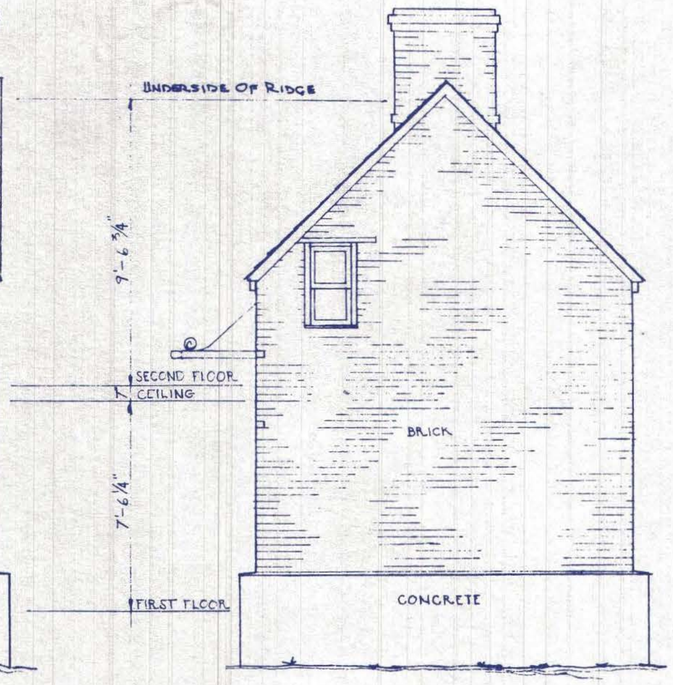
NORTH



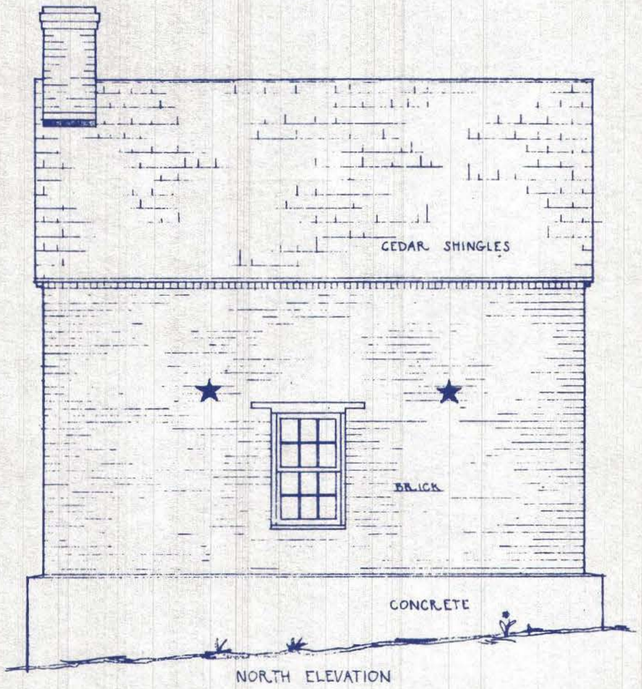
FIRST FLOOR PLAN



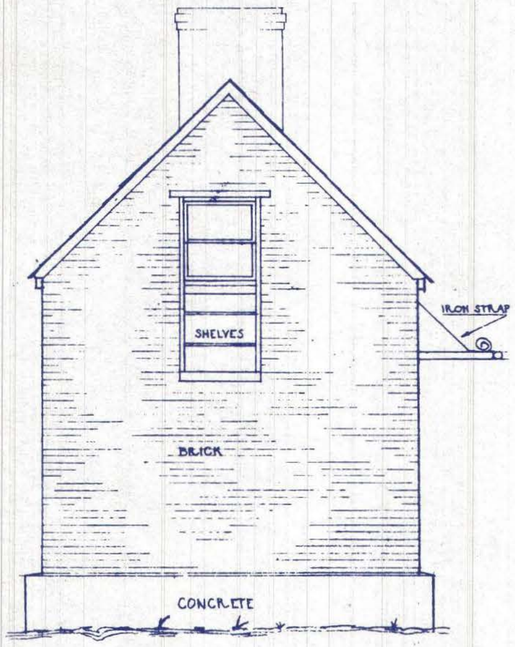
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

1' 0 1' 5' 10'

SCALE: ¼" = 1'-0"

DONALD A HAWKINS, DEL.

KITCHEN PLANS AND ELEVATIONS

MISSION 66 PROJECT.... TO CONSERVE AMERICA'S ARCHITECTURAL RESOURCES THROUGH GRAPHIC RECORDS
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Appendix B - Cost Estimate for Work Recommendations

Ash Grove
RECOMMENDATIONS COSTS SUMMARY

BUILDING	ESTIMATE TOTAL	GENERAL CONDITIONS 15%	CONTINGENCY 20%	DESIGN ALLOWANCE 12%	GRAND TOTAL	TOTAL SQUARE FEET	COST/FT2
House	$224,602.75	$33,690.41	$44,920.55	$26,952.33	**$330,166.04**	**4962**	**$66.54**
Brick Kitchen	$49,791.00	$7,468.65	$9,958.20	$5,974.92	**$73,192.77**	**630**	**$116.18**
TOTAL FOR ALL BUILDINGS	$274,393.75	$41,159.06	$54,878.75	$32,927.25	**$403,358.81**	**5592**	**$72.13**

RECOMMENDATIONS COSTS SUMMARY INCLUDING OPTIONS

BUILDING	ESTIMATE TOTAL	GENERAL CONDITIONS 15%	CONTINGENCY 20%	DESIGN ALLOWANCE 12%	GRAND TOTAL	TOTAL SQUARE FEET	COST/FT2
House	$231,517.25	$34,727.59	$46,303.45	$27,782.07	**$340,330.36**	**4962**	**$68.59**
Brick Kitchen	$49,791.00	$7,468.65	$9,958.20	$5,974.92	**$73,192.77**	**630**	**$116.18**
TOTAL INCLUDING OPTIONS FOR ALL BUILDINGS	$281,308.25	$42,196.24	$56,261.65	$33,756.99	**$413,523.13**	**5592**	**$73.95**

Note: The projections are based upon the assumption that the work will be undertaken in cost effective parcels where a contractor/laborer will be able to absorb overhead, access, and equipment/tool costs across several similar items. This cost estimate includes restoration of existing elements only and does not include mechanical, plumbing, and comfort upgrades (such as bathroom renovations). Mechanical, lighting, HVAC, plumbing, and reconfiguration upgrades are significant costs.

Ash Grove
House

Recommendations	Quantity	Unit	Unit Price	Cost	Comments
Exterior					
All exterior wood elements should be cleaned and repainted on a cyclical basis. In this climate, maintenance cycles for residential grade coatings on wood are typically between 7 and 10 years and depend heavily on the substrate's preparation, exposure, and bond between the new coating and existing elements.	5,000	sf	$4.50	$22,500.00	
Perform isolated repairs at areas of paint at the siding where bubbled or sagging to remove the paint layers to wood. Feather the edges of the surrounding paint and allow wood to fully dry.	2	sf	$22.00	$44.00	
Prime and repaint at flaked or missing paint locations of wood siding and portico.	20	sf	$4.50	$90.00	
Perform partial wood dutchman or patch at areas of cracked or chipped wood siding.	8	sf	$22.00	$176.00	
Inspect garage on the east facade to determine need to shims. Either secure back in place or remove. Consider installing a perforated vent at this siding to brick masonry interface, as there is a considerable gap.	1	ls	$375.00	$375.00	
Coordinate mechanical, electrical, and plumbing engineer to review all mechanical units and conduits present on site to determine current and active units. Consider installing one system for the house to minimize units and located in a well-ventilated space to reduce moisture impact to house materials.	1	ls	$10,000.00	$10,000.00	
For penetrations required for MEP operation, fully seal penetrations through house materials.	10	ea	$27.50	$275.00	

Ash Grove
House

Recommendations	Quantity	Unit	Unit Price	Cost	Comments
Remove all loose, soft, and deteriorated wood at the south portico. Perform partial or full wood dutchman where required.	4	sf	$27.50	$110.00	
Install missing spindles and resecure those loose.	12	ea	$100.00	$1,200.00	Simple square spindle, no profile.
Replace brick units that are cracked with in kind replacements.	45	lf	$28.88	$1,299.38	
Repoint around replaced brick units and at areas of missing or deteriorated mortar joint.	75	lf	$20.00	$1,500.00	
Rebuild spalled brick areas at the southwest corner. Utilize full loose brick where possible and replace in kind as needed.	1	ls	$275.00	$275.00	
Monitor the SW corner area to monitor for any active movement.	8	hrs	$169.00	$1,352.00	At WJE rates per contract
Monitor the crack running horizontally in the brick just below the concrete slab on the west patio to determine if still active.	8	hrs	$169.00	$1,352.00	At WJE rates per contract
Install a soft joint of backer rod and silicone sealant, to accommodate the natural expansion and contraction between the brick and concrete at the west patio.	45	lf	$11.00	$495.00	
Replace any cracked glazing lites with in kind replacement.	5	ea	$110.00	$550.00	
Clean and cut all windows free to operate and fully sit in the sash channel. Clean and repair wood sills as necessary. Repaint once repairs have been made	40	ea	$800.00	$32,000.00	
Repair and install wood molding and trim elements around windows where deteriorated or missing.	5	lf	$75.00	$375.00	

Ash Grove
House

Recommendations	Quantity	Unit	Unit Price	Cost	Comments
OPTION - Restore lifting mechanism to chain lifts at the historic sections of the house to be more compatible with historic construction.	29	ea	$125.00	$3,625.00	
Repair racked and loose shutters to re-engage all slates and mortises. Clean and repaint shutter once repairs have been made.	5	ea	$250.00	$1,250.00	
Replace shutters where missing.	4	ea	$125.00	$500.00	
Replace shutter mechanisms, such as hooks, where missing.	1		$50.00	$50.00	
Inspect jambs and flashing at dormer windows to ensure proper flashing and identify any related deterioration that may require repairs.	10	hrs	$169.00	$1,690.00	Allowance for inspections does not include repairs. At WJE rates per contract.
Cut all doors free from paint to allow for free and unhindered operation.	4	ea	$100.00	$400.00	
Re-secure the loose escutcheon on the south door.	1	ea	$50.00	$50.00	
Extend downspouts and/or install splash pads to assist with shedding water away from foundation.	12	ea	$27.00	$324.00	
Re-integrate flashing at dormer window sill and along sides as much as possible to make weather tight.	6	ea	$125.00	$750.00	
Install cap and step flashing that fully integrates into the existing roofing assembly.	3	ea	$150.00	$450.00	
Interior					
Minor cracks in plaster finishes should be repaired in place by filling cracks or damaged areas with compatible new material.	140	lf	$38.50	$5,390.00	
Repair damaged plaster.	230	sf	$42.00	$9,660.00	
Repaint plaster once repairs have been made.	2,500	sf	$4.50	$11,250.00	

Ash Grove
House

Recommendations	Quantity	Unit	Unit Price	Cost	Comments
Remove wallpaper with considerable staining and delaminating from wall.	1,100	sf	$3.00	$3,300.00	
Repaint walls or install wallpaper to represent the typical interior finishes of the time period.	5,300	sf	$4.00	$21,200.00	Price for painting. Selection and type of wallpaper not included.
Perform isolated inspections to wallpaper to inspect the backside of the wallpaper for any manufacturer's marks or other historic clues.	4	hrs	$169.00	$676.00	At WJE rates per contract
OPTION - Consider removing all gypsum sheeting applied around the chimneys and installing plaster.	310	sf	$6.25	$1,937.50	
Repair stucco in the garage by infilling cracks with similar material. Repaint.	225	lf	$42.00	$9,450.00	
Perform patch repairs in stucco and repaint.	20	sf	$57.00	$1,140.00	
Remove all wall paneling and walls to open the upper garage space.	500	sf	$6.00	$3,000.00	
Perform minor CMU repairs that includes unit replacement and repointing at cracks.	10	lf	$35.50	$355.00	
Remove impermeable coating at brick foundation once appropriate cleaning methods have been determined.	3,000	sf	$7.00	$21,000.00	Mock-up dependent.
Replace brick units that are cracked with in kind replacements in basement.	145	lf	$28.88	$4,186.88	
Repoint around replaced brick units and at areas of missing or deteriorated mortar joint in basement.	20	lf	$20.00	$400.00	Quantity is likely to increase with the removal of the existing coating.
Recoat brick with permeable coating.	3,000	sf	$7.50	$22,500.00	
At concrete stairs leading to the storm hatches, remove loose and unsound material and perform dutchman repairs at spalls.	5	sf	$75.00	$375.00	
Perform route and seal repairs at concrete cracks.	15	lf	$10.00	$150.00	

Ash Grove
House

Recommendations	Quantity	Unit	Unit Price	Cost	Comments
Monitor vertical cracking observed at the chimney located in the kitchen/dining room.	8	hrs	$169.00	$1,352.00	At WJE rates per contract
Clean and repaint all doors and built in cabinet. Repair at joinery where needed.	19	ea	$245.00	$4,655.00	
Re-install the closet door of room 202.	1	ea	$100.00	$100.00	
Repair cracked and loose wood at the stairs.	15	lf	$27.50	$412.50	
Repair cracks, splits, and missing wood at ornamentation throughout the house. Repaint once repairs have been made.	70	lf	$30.00	$2,100.00	
Monitor chips and spalls at the exposed floor joists in room 105 to ensure damage is not active.	8	hrs	$169.00	$1,352.00	At WJE rates per contract
Remove the linoleum floor in bathroom of room 105 and inspect for levelness of the floor. Replace where needed to ensure a level floor.	25	sf	$40.00	$1,000.00	
Repair split wood flooring at room 204.	15	sf	$35.00	$525.00	
Consult with structural engineer to evaluate fire damaged wood in room 203.	6	hrs	$169.00	$1,014.00	At WJE rates per contract
Refinish wood floor at the upper level of garage in an attempt to remove staining.	5	sf	$75.00	$375.00	
Coordinate evaluation of abandoned and current mechanical, electrical, and plumbing system to reduce conduit and ductwork for current systems only.	1	ls	$0.00	$0.00	Cost included in exterior recommendation as part of MEP analysis.
Re-install light fixtures with salvaged lights.	6	ea	$100.00	$600.00	
Install missing glass shades or replace light fixtures at later additions.	3	ea	$200.00	$600.00	
Clean and/or replace tub and sinks as required without impacting historic material.	5	ea	$750.00	$3,750.00	
Clean kitchen cabinets and install appliances.	1	ea	$6,000.00	$6,000.00	

Ash Grove
House

Recommendations	Quantity	Unit	Unit Price	Cost	Comments
OPTION - Inventory and document all salvaged items from Ash Grove	8	hrs	$169.00	$1,352.00	At WJE rates per contract
Future Research					
Perform painted finishes analysis (chromochronology).	2	ea	$800.00	$1,600.00	At WJE rates per contract
Perform analysis of mortar.	1	ea	$2,850.00	$2,850.00	At WJE rates per contract
Perform analysis of brick.	1	ea	$1,200.00	$1,200.00	At WJE rates per contract
Perform cleaning studies on the brick to identify appropriate means and methods for removing impermeable coating.	100	sf	$3.00	$300.00	
Perform inspection openings to document existing structural systems.	8	hrs	$169.00	$1,352.00	At WJE rates per contract; estimated 5 inspection openings.

Summary Total **$224,602.75**
Summary Total Including Options **$231,517.25**

Ash Grove
Brick Kitchen

Recommendations	Quantity	Unit	Unit Price	Cost	Comments
Exterior					
Inspect wood shingles for soft and deteriorated shingles and replace where needed with in-kind material. Coat all wood when repairs are complete.	315	sf	$30.00	$9,450	
Remove impermeable coating from brick.	650	sf	$7.00	$4,550	Mock-up dependent.
Perform concrete repairs at all cracks, spalls, and areas of delamination.	4	sf	$31.50	$110	
Monitor existing cracks to determine if the building is still moving by placing a crack gauge at the major cracks at the east and west ends of the structure and engage a structural engineer to evaluate the structure including roof.	24	hrs	$169.00	$4,056	At WJE rates per contract.
Replace brick at cracked and spalled units.	150	lf	$38.50	$5,775	Quantity will likely change with coating removal.
Perform selective repointing at deteriorated and missing mortar.	65	lf	$20.00	$1,300	Assuming 20% of facade; quantity will likely change with coating removal and visibility of brick.
Recoat brick with permeable coating.	315	sf	$7.50	$2,363	
Clean and treat the cast iron while in place. Perform repairs to any missing metal material prior to treating	2	sf	$100.00	$200	
Inspect and replace flashing at the ridge and chimney and integrate into roofing.	10	lf	$25.00	$250	
Inspect lintels for soft or deteriorated wood. If deterioration is found, perform a dutchman repair.	4	hrs	$169.00	$676	Allowance for inspections does not include repairs. At WJE rates per contract.
Restore wood windows and associated wood elements.	4	ea	$500.00	$2,000	
Restore board and batten door.	1	ea	$300.00	$300	
Interior					
Remove impermeable coating from brick.	315	sf	$7.00	$2,205	Mock-up dependent.

Ash Grove
Brick Kitchen

Recommendations	Quantity	Unit	Unit Price	Cost	Comments
Monitor existing cracks once a year to determine if the building is still moving by placing a crack gauge at the major cracks at the west end of the structure and engage a structural engineer to evaluate the structure.	24	hrs	$169.00	$4,056	At WJE rates per contract.
Perform selective repointing at deteriorated and missing mortar.	65	lf	$13.75	$894	Assuming 20% of facade; quantity will likely change with coating removal and visibility of brick.
Recoat brick with permeable coating.	315	sf	$7.50	$2,363	
Replace brick at cracked and spalled units.	10	lf	$38.50	$385	
Reinstall loose brick at the floor.	1	sf	$38.50	$39	
Inspect wood floor at the second floor for soft or deteriorated wood and repair where needed.	2	hrs	$169.00	$338	Allowance for inspections does not include repairs. At WJE rates per contract.
Repair the splintering at the underside of the floor.	3	lf	$27.50	$83	
Future Research					
Perform analysis of brick	2	ea	$1,200.00	$2,400.00	At WJE rates per contract
Perform analysis of mortar.	2	ea	$2,850.00	$5,700.00	At WJE rates per contract
Perform cleaning studies on the brick and concrete to identify appropriate means and methods for removing dark staining and impermeable coating.	100	sf	$3.00	$300.00	

Summary Total **$49,791.00**
Summary Total Including Options **$49,791.00**