



FRAZIER
ASSOCIATES

AGENDA

DATE: 10/30/07

LAUREL HILL HOUSE HISTORIC STRUCTURES REPORT AND TREATMENT OPTIONS MEETING #2

I. OVERVIEW: HOW DOES LAUREL HILL HOUSE FIT INTO LARGER DEVELOPMENT

- A. NAMESAKE OF LARGER DEVELOPMENT.
- B. STARTING POINT IN HISTORY OF SITE
- C. TIED INTO PRISON ERA AND RELATED TO THE REMAINING BUILDINGS AT THE REFORMATORY
- D. ADJACENT TO PROPOSED RECREATIONAL USES

II. PRESERVATION APPROACHES

- A. REHABILITATION – MAKING POSSIBLE AN EFFICIENT COMPATIBLE USE FOR A PROPERTY THROUGH REPAIR, ALTERATIONS AND ADDITIONS WHILE PRESERVING THOSE PORTIONS OR FEATURES THAT CONVEY ITS HISTORICAL, CULTURAL OR ARCHITECTURAL VALUES.
- B. RESTORATION - 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.
- C. RECONSTRUCTION - 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.

III. HISTORIC SIGNIFICANCE

- A. HOUSE HAS LOCAL SIGNIFICANCE MORE THAN REGIONAL OR NATIONAL (WITH POSSIBLE EXCEPTION OF ITS RELATIONSHIP TO PRISON PRACTICES DURING WARDEN OCCUPANCY).
- B. HOUSE IS AN EXAMPLE OF 18TH CENTURY VIRGINIA PLANTATION OF PERSON WITH MODEST MEANS. ALSO THE ORIGINAL OWNER WAS A REVOLUTIONARY WAR FIGURE.
- C. EARLY 20TH CENTURY ALTERATIONS ARE EXTENSIVE AND GIVEN LOSS OF ORIGINAL HISTORIC FABRIC, THEY COULD BE INTERPRETED AS ANOTHER PERIOD OF SIGNIFICANCE FOR THE HOUSE.
- D. GARDENS WITH THEIR NEOCLASSICAL DESIGN AND ASSOCIATION WITH PROGRESSIVE PRISON PRACTICES ARE SIGNIFICANT AND HOUSE IN CURRENT CONFIGURATION GOES WITH THEM.

IV. BUILDING HISTORY

- A. TIMELINE
- B. PROBABLE CONSTRUCTION SEQUENCE

V. BUILDING CONDITION

- A. DETERIORATION DUE TO AGE, ABUSE, WATER INFILTRATION
- B. LOSS OF HISTORIC FABRIC DUE TO ALTERATIONS
 - 1. REMOVAL OF ORIGINAL DOORS, WINDOWS, TRIM AND FIREPLACE
 - 2. SHED DORMERS, SIDING
- C. STRUCTURAL CONDITION

VI. PROPOSED TREATMENT OPTIONS

A-1. RESTORATION OF ORIGINAL HOUSE

AND

A-2. ORIGINAL HOUSE WITH FIRST EAST ADDITIONS (SIMILAR TO A-1)

THESE APPROACHES WOULD BE BASED ON A CONJECTURAL RESORATION AND FROM AN ANALYSIS OF EXISTING HOUSE WITH UNKNOWN ELEMENTS RECREATED BASED ON OTHER LOCAL HOUSES OF SAME ERA AND TYPE.

- 1. PRO- MORE MANAGEABLE SCOPE AND COST, CREATES A LANDMARK BUILDING FOR THE DEVELOPMENT WITH A STRAIGHTFORWARD INTERPRETATION, CREATES AN ARCHITECTURAL SYMBOL FOR THE LARGER DEVELOPMENT.
- 2. CON- LITTLE ORIGINAL HISTORIC FABIC REMAINS AND THE SMALL SIZE MAY LIMIT SOME POTENTIAL USES.
- 3. PROPOSED USES: HOUSE MUSEUM/ EDUCATIONAL PIECE, WELCOME/ VISITORS CENTER, CARETAKER/ STAFF RESIDENCE.

A-3. ORIGINAL HOUSE WITH REDESIGNED ADDITIONS

THIS APPROACH WOULD ALLOW THE CREATION OF A NEW ADDITION TO EFFICIENTLY HOUSE NEEDED USES USING THE FOOTPRINT OF SOME OF EARLIER ADDITIONS.

1. PRO – SAME AS ABOVE BUT THE NEW ADDITIONS COULD BE DESIGNED TO POSSIBLY MEET NEW USES MORE EFFICIENTLY THAN CURRENT CONFIGURATION.
2. CON – EVEN WITH A NEW ADDITION THE SMALL SIZE STILL MAY LIMIT SOME POTENTIAL USES.
3. PROPOSED USES: SAME AS ABOVE

B-1. EARLY 20TH CENTURY HOUSE

THIS APPROACH INCLUDES RESTORATION OF THE PORCH AND REAR ADDITION.

REMOVE SOME OF THE OTHER LATER SIDE ADDITIONS AND RESTORE EARLIER DORMERS.

1. PRO – BETTER ABLE TO HOST EVENTS IN BUILDING, CREATES BUILDING STYLE THAT CAN BE INTERPRETED ALONG WITH GARDENS
2. CON – POOR CONDITION OF HOUSE WILL MAKE FOR AN EXPENSIVE CONSTRUCTION PROJECT, AND IT WILL BE DIFFICULT TO DETERMINE EXACT CONFIGURATION OF THE HOUSE AT THAT TIME.
3. PROPOSED USES: ALL OF THE EARLIER SUGGESTED USES PLUS THE POSSIBILITY OF ADDING MEETING/RECEPTION FACILITY USED IN CONJUNCTION WITH GARDENS, POSSIBILITY OF HAVING SPACE FOR SMALL EXHIBITS.

B-2. RESTORE HOUSE IN CURRENT CONFIGURATION

THIS APPROACH INCLUDES PRESERVING THE HOUSE IN ITS CURRENT CONFIGURATION.

1. PRO-BETTER ABLE TO HOST EVENTS IN BUILDING, CREATES BUILDING STYLE THAT CAN BE INTERPRETED ALONG WITH GARDENS. THIS APPROACH RETAINS ALL ERAS AND CHANGES TO THE HOUSE.
2. CON – POOR CONDITION OF HOUSE WILL MAKE FOR AN EXPENSIVE CONSTRUCTION PROJECT.
3. PROPOSED USES: SAME AS B-1

VII. GROUNDS AND LANDSCAPE CONSIDERATIONS