

LAUREL HILL HOUSE



Historic Structure Report & Treatment Options

January 22, 2008



Overview



Laurel Hill House



Laurel Hill Park

Public Land Use

- A Resource Management Area
- B Laurel Hill Golf Course
- C Nike Recreation Area
- D Crosspointe Area Park
- E Heritage Area
- F Heritage Recreation Area
- G Central Green
- H Giles Run Meadow
- I Community Park
- J Workhouse Hills
- K Equestrian Center
- L Apple Orchard Recreation Area
- M Park Maintenance Facility
- N Golf Course Maintenance Facility
- O Future Land Fill Park
- P Sports Complex
- Q Expanded Occoquan Regional Park
- R Vulcan Quarry / Future Park



Adjacent Areas

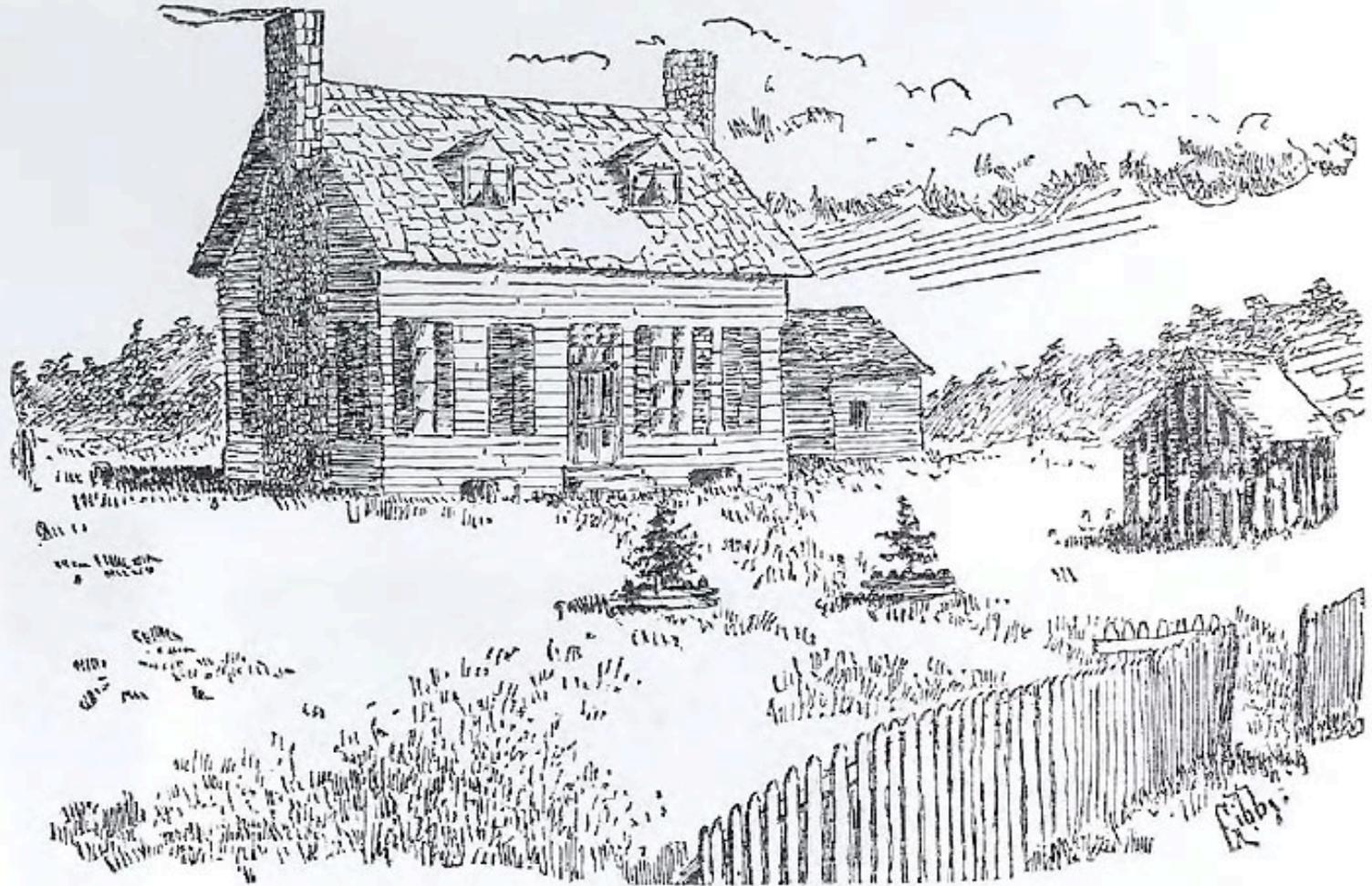
- R Resource Recovery Center
- S High School
- T Middle School
- U Elementary School
- V Senior Housing
- W Laurel Hill Adaptive Reuse
- X Lorton Arts Foundation
- Y FCWA Facility
- Z Fire Station / Other Public Use

How does Laurel Hill fit into larger development?

- Namesake of larger development.
- Starting point in history of the site.
- Tied into prison era and related to the adjacent prison buildings in proposed adaptive reuse area.
- Located adjacent to proposed recreational uses.



Building History



LAUREL HILL.

Source: Lindsay, *The Lindsays of America*, 68.

1880s sketch of Laurel Hill.



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Building History

Early 20th century
photograph of Laurel
Hill, south elevation.

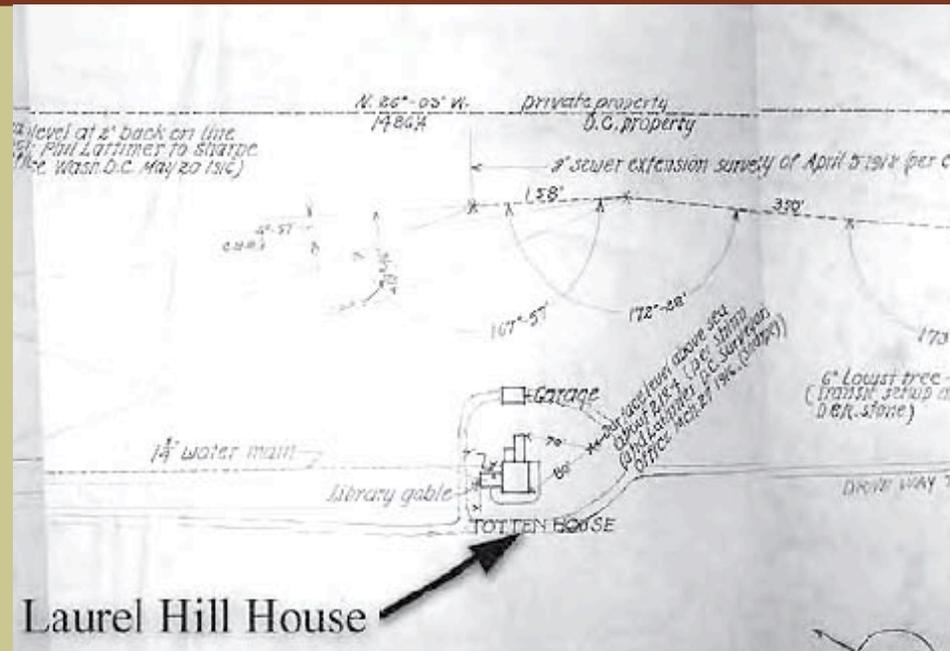


Source: Irma Clifton.



Building History

Survey of the Totten House
(Laurel Hill) and temporary
Reformatory buildings, post-1918.

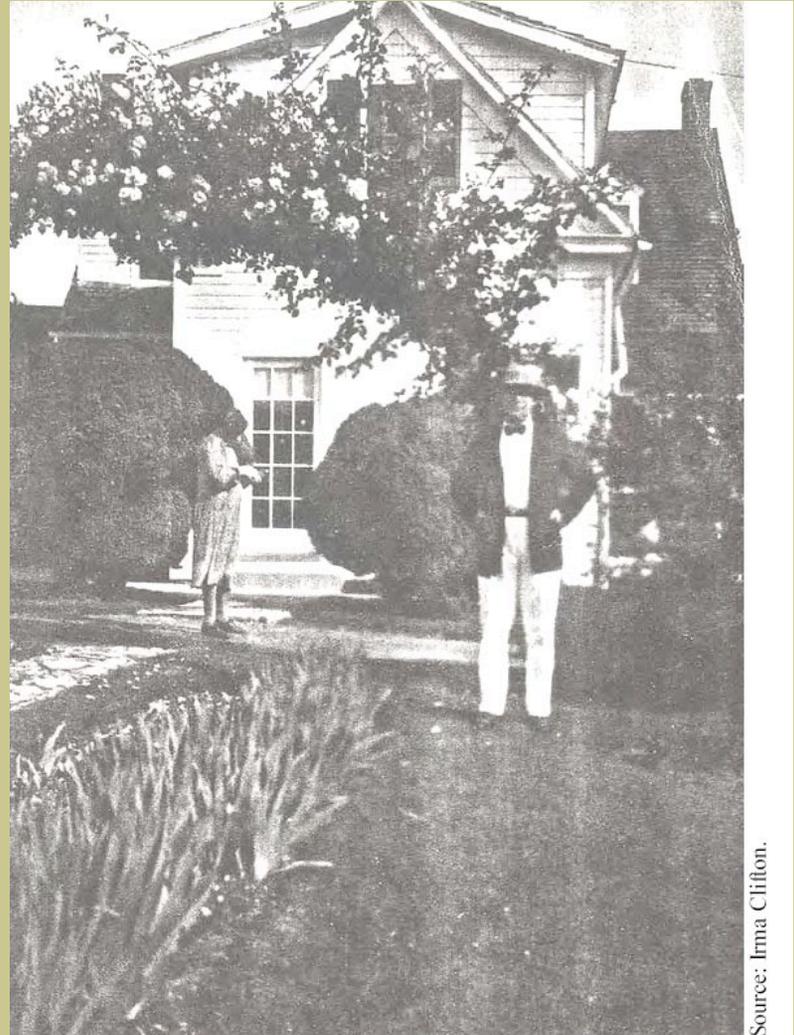


Building History

Laurel Hill, north elevation with rear wing, and rose arbor, ca. 1920.



source: Irma Clifton.



Source: Irma Clifton.



Building History

Laurel Hill, southeast corner of house with garage in background, ca. 1920.



source: Irma Clifton.



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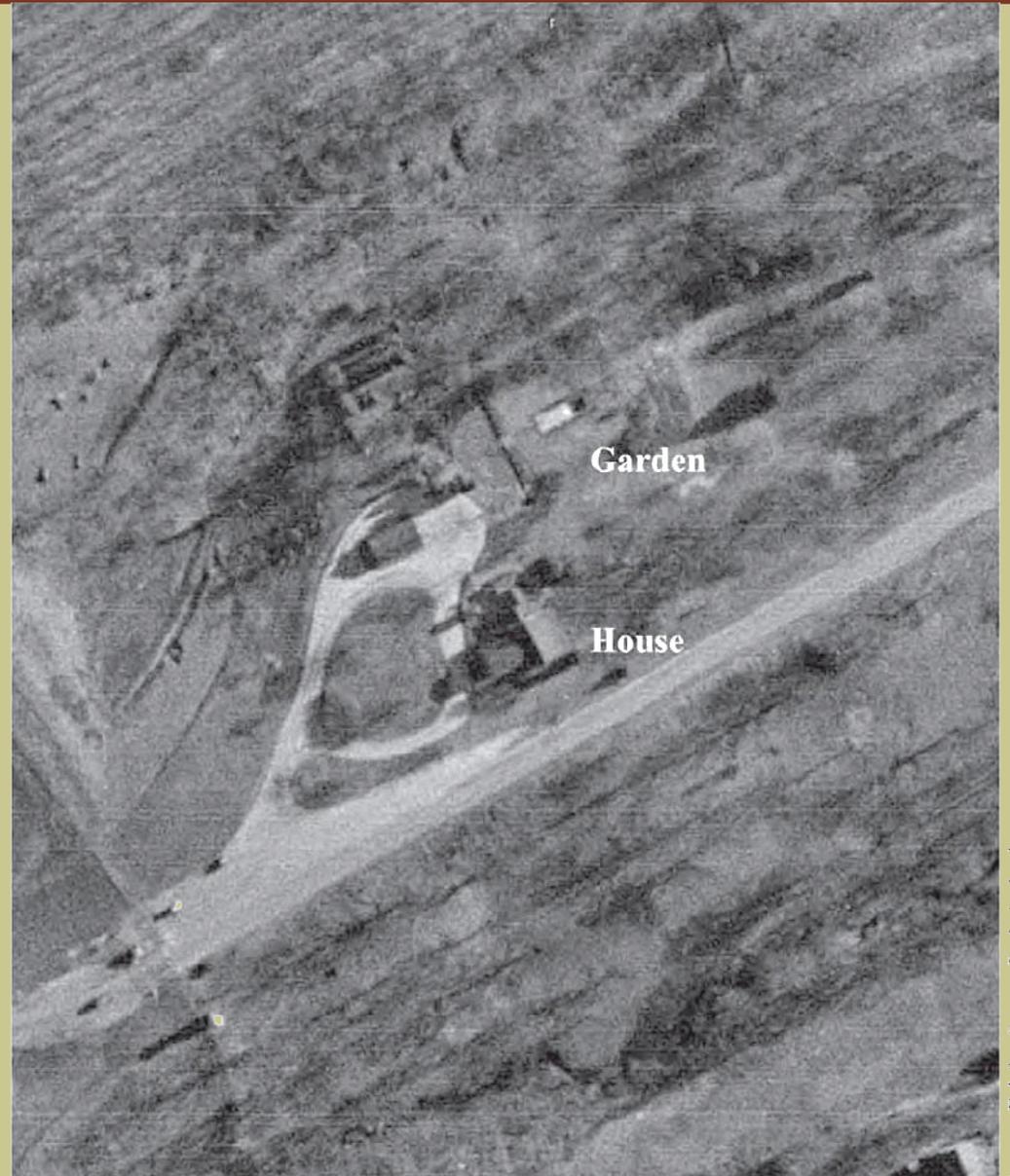
Building History

Detail, aerial photograph of
Laurel Hill vicinity, 1937.



Building History

Detail, aerial photograph of
Laurel Hill vicinity, 1953.



Garden

House

source: Fairfax County Park Authority.



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Building History

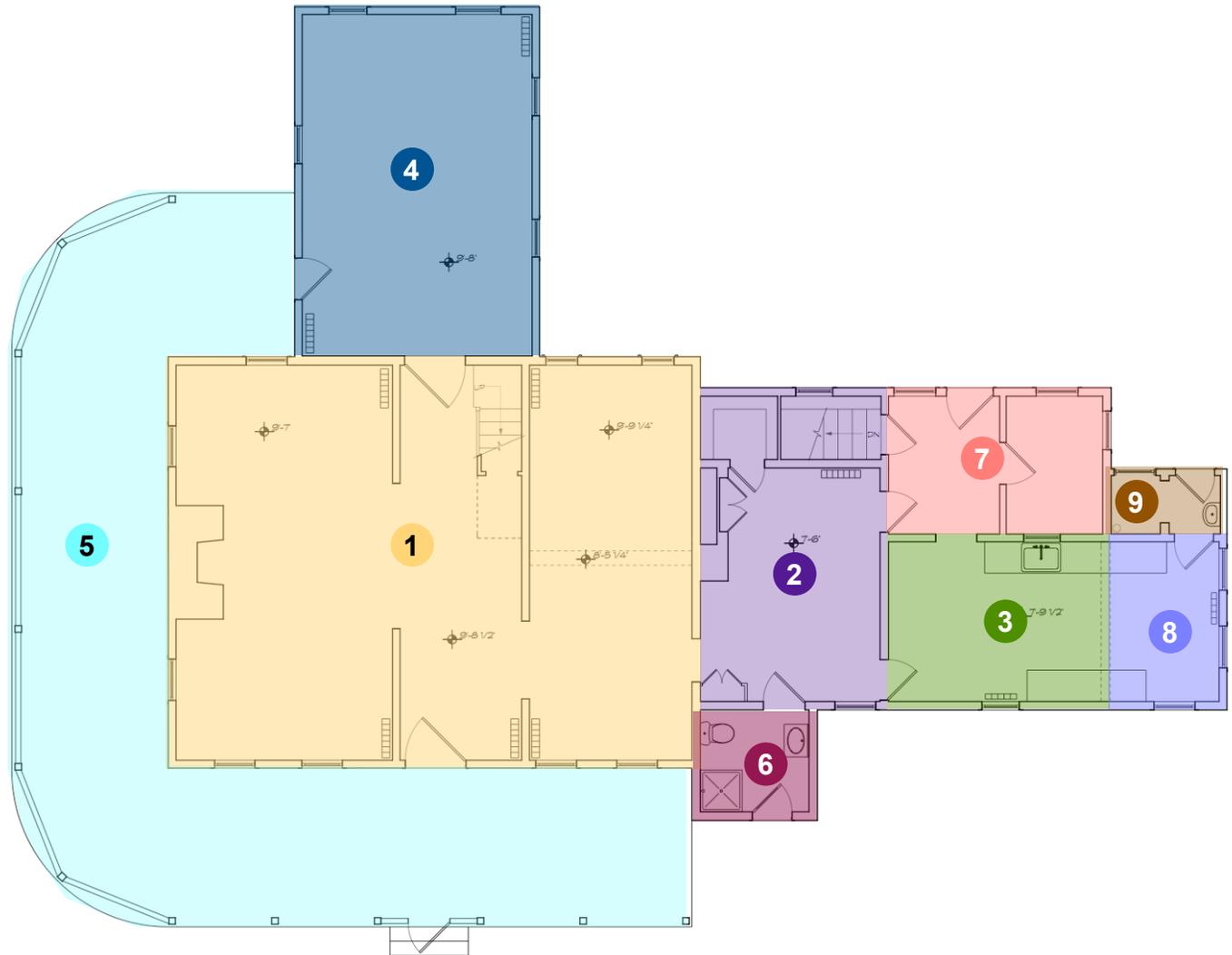


Laurel Hill, 1970s.



Building History

Floor Plan showing construction sequence.



1 FIRST FLOOR
SCALE: 1/4" = 1'-0"

Building Condition

Exterior - South

- A. Deterioration due to age, vacancy, water infiltration and lack of maintenance
- B. Loss of historic fabric due to numerous alterations and additions
- C. Structural condition - not without faults but has sufficient structural integrity to merit consideration for restoration.



Building Condition



Exterior - Northeast



Exterior - East



Building Condition



Exterior - Northwest



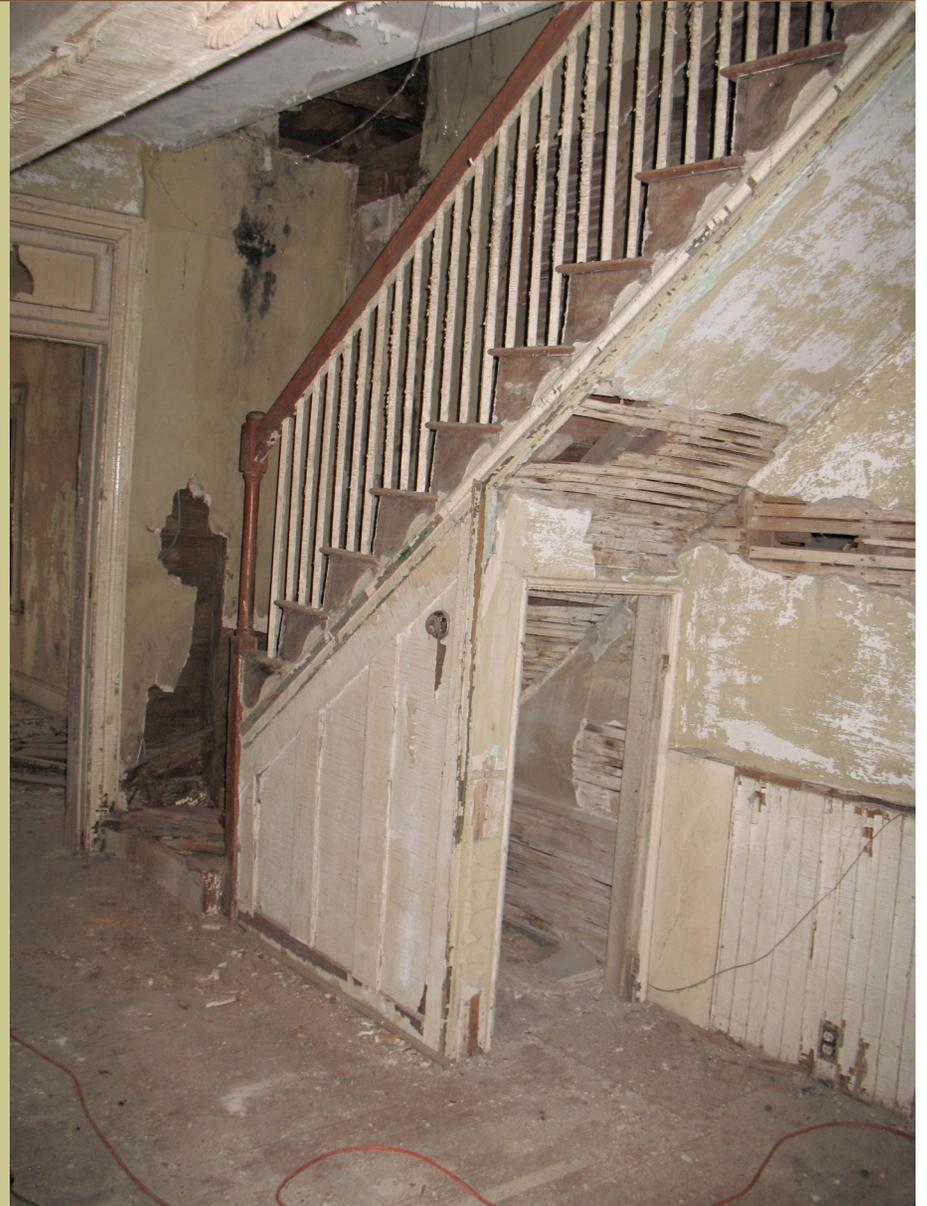
Exterior - Porch



Building Condition



First Floor Hall



First Floor Hall



Building Condition



First Floor Hall - Original House West



Mantel removed from house and stored.



Building Condition



First Floor - Original House East



First Floor - First East Addition



Building Condition



First Floor - Kitchen



First Floor - Rear Addition



Building Condition



Second Floor - Hall



Second Floor - Original House West



Building Condition



Second Floor - Rear Addition



Original House - Attic



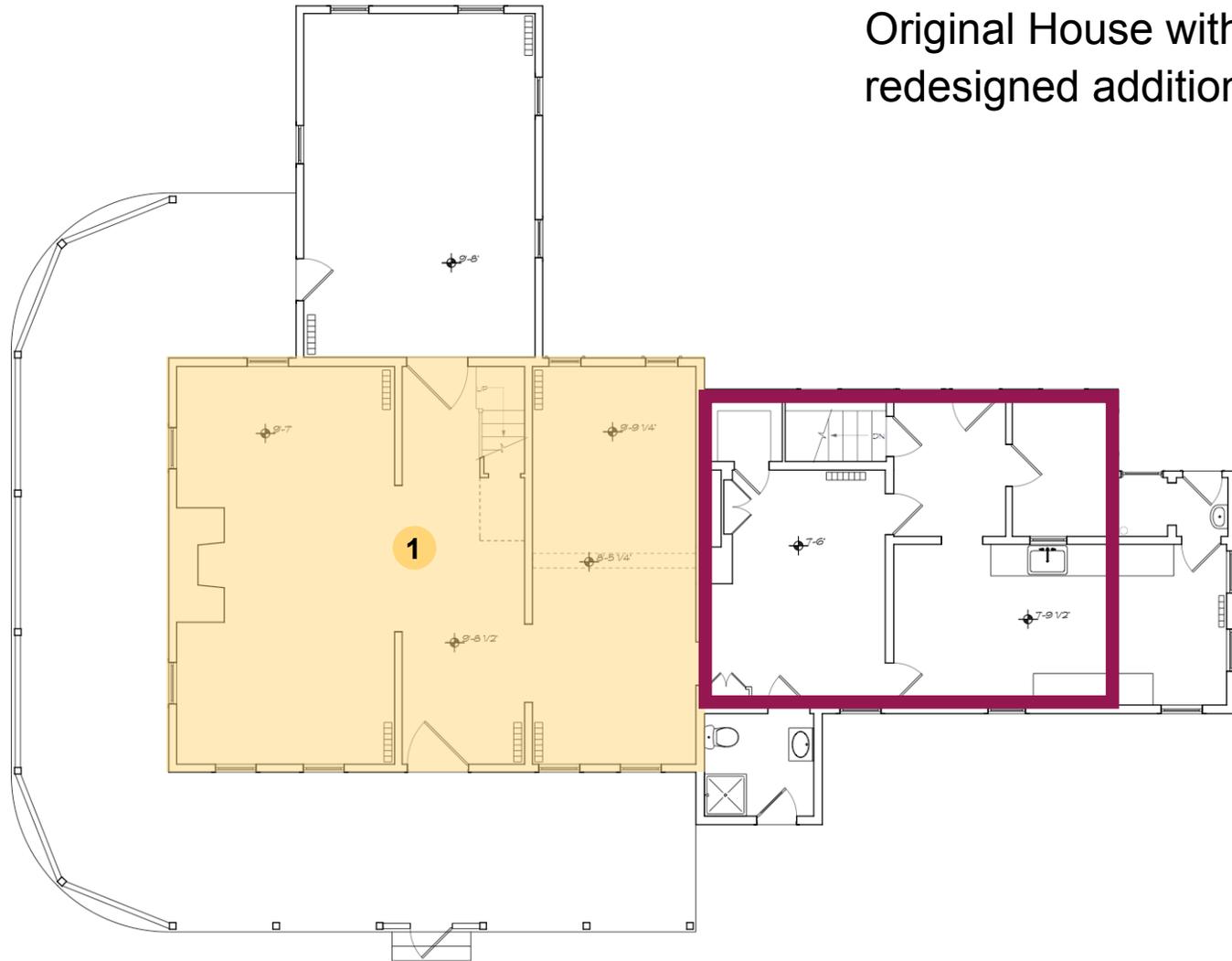
Historic Significance of Laurel Hill

- A. Has local significance more than regional or national (with possible exception of its relationship to prison practices during warden occupancy)
- B. Example of 18th century plantation of person with modest means. Also a Revolutionary War figure.
- C. Early 20th century alterations are extensive. Given loss of original historic fabric this period could be interpreted as a period of significance. Outbuildings from this era have been demolished.
- D. Gardens - neoclassical design, association with progressive prison practices



Proposed Treatment Option 1: 18th Century Dwelling

Original House with redesigned addition



1 FIRST FLOOR
SCALE: 1/4" = 1'-0"



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Proposed Treatment Option 1: 18th Century Dwelling

Original House with redesigned addition



SOUTH ELEVATION - OPTION 1
SCALE 1/4" = 1'-0"

Proposed Treatment Option 1: 18th Century Dwelling



Dr. Barraud House
Williamsburg, Virginia



Proposed Treatment Option 1: 18th Century Dwelling



Brush-Everard House - before
Williamsburg, Virginia



Proposed Treatment Option 1: 18th Century Dwelling



Brush-Everard House - after
Williamsburg, Virginia



Proposed Treatment Option 1: 18th Century Dwelling

PROS:

- more manageable scope and cost than a complete rehabilitation of current house
- creates a “landmark” building for the development that relates to the original era of development

CONS:

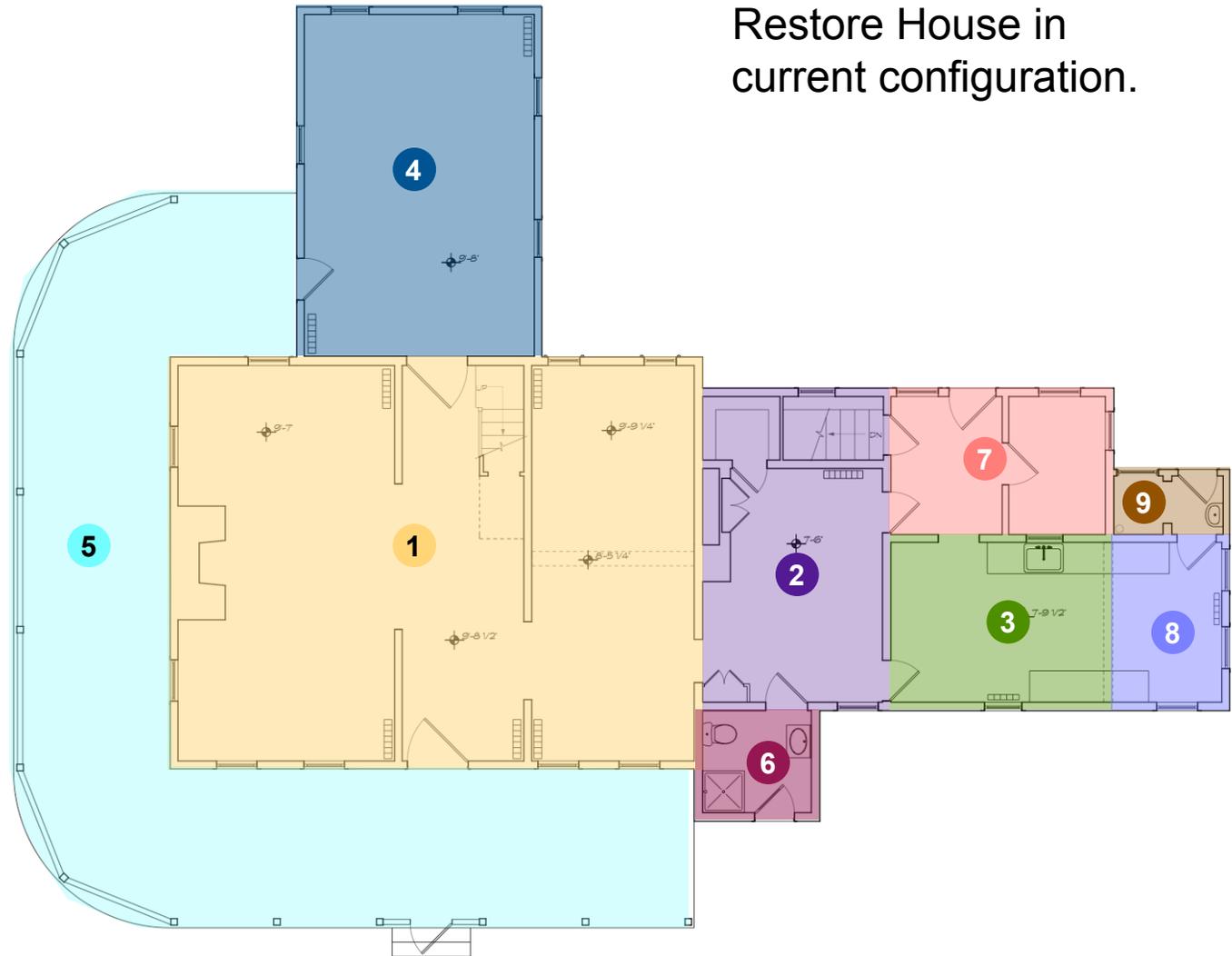
- little original historic fabric remains on which to base restoration/reconstruction
- will require additional historical research, architectural investigations and archaeology
- period of significance does not relate to current physical context or garden period
- small size may limit uses
- staffing and operations costs

Projected Cost Range: \$760,000 - \$950,000

Potential New Uses: Small museum (reconstruction)

Proposed Treatment Option 2: 20th Century House

Restore House in current configuration.

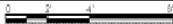


1 FIRST FLOOR
SCALE: 1/4" = 1'-0"

Proposed Treatment Option 2: 20th Century House

Restore House in



① SOUTH ELEV B-2
SCALE 1/4" = 1'-0" 



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Proposed Treatment Option 2: 20th Century House



Exterior - Northwest



Exterior - Southwest



Proposed Treatment Option 2: 20th Century House



Exterior - Northeast



Exterior - Southeast



Proposed Treatment Option 2: 20th Century House

PROS:

- creates building period of significance that can be interpreted along with garden
- retains all eras and changes to the house
- may provide more flexibility in potential uses for building

CONS:

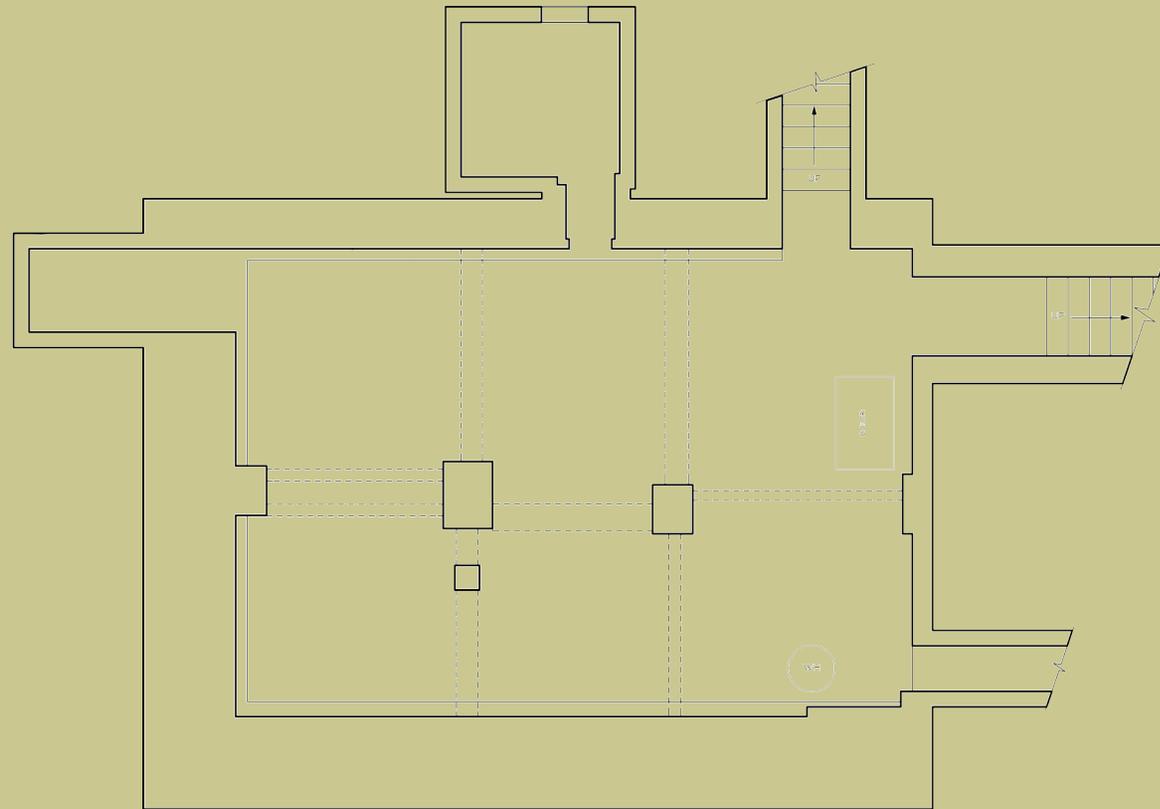
- poor condition of house will make for an expensive construction project
- alterations have compromised architectural integrity of 18th century design that may have more public appeal than current design
- staffing and operations costs

Projected Cost Range: \$910,000 - \$1,140,000

Potential New Uses: Visitor center, special events



Proposed Treatment Option 3: Interpretive Site



1 BASEMENT PLAN - OPTION 3
SCALE: 1/4" = 1'-0"



Proposed Treatment Option 3: Interpretive Site



Mt. Air Site of Ruins



Mt. Air Basement Foundation

Proposed Treatment Option 3: Interpretive Site

MOUNT AIR HISTORIC SITE

UNCOVERING EVIDENCE OF CHANGE

Mount Air, like many other houses, was remodeled. As the needs and fortunes of its owners changed, the house reflected these changes. The devastating fire in 1992 created a time capsule of these alterations.



The roofline grew through porches and frames.



The chimney was saved as a bridge over a stream from the ashes. The pieces of the wall now form a bridge from the past to the present.



View of view to the chimney.



Damaged and debris removed.

Reflections of the Owners

The gracious home that was Mount Air vanished in smoke. What was left was a smoldering ruin. Yet, like the Phoenix, Mount Air rose from the ashes. While it did not return to its past splendor, the remains of the home have many stories to tell.

Preserving What Remains

When archaeologists first uncovered the basement at Mount Air, it was filled with burned timbers, twisted pipes and melted glass resulting from the fire. The basement was cleaned out to help preserve what remained of the structure. The bricks in the basement were repointed and the walls were stabilized.



Mount Air Ruins before restoration.



Mt. Air Interpretive Sign

Mt. Air Ruins with Protective Railing

Proposed Treatment Option 3: Interpretive Site

PROS:

- least expensive option
- easiest to implement
- preserves some minimal aspect of the building
- Provides a historical and educational function through an exhibit to interpret all eras of property

CON:

- Severe impact on historic fabric of a building determined to be a contributing structure in a state and National Register historic district.

Projected Cost Range: \$170,000 - \$210,000

Potential New Uses: Interpretive Historic Site



Laurel Hill House Site

- **Setting: House and Grounds**
 - Placed on north/south ridge between two drainage ways
 - Siting typical of 18th century house
 - Reports of views to the Potomac River, now overgrown
 - Area - approx. 24 acres
 - House grounds - approx 2 acres
 - Garden - approx 1/2 acre
 - Late 19th century image of house w/picket fence & outbuilding in front yard
 - Early 20th century photos show stone walk, boxwoods, rose arbor and flower beds rear of house
 - Outbuildings of this era also seen in photos include garage and small shed in rear yard (both demolished)



Laurel Hill House Site: Roads

•Roads/Circulation

-Drive shown in 1918 survey -'Y'-shaped around south front of house, connected to current Lorton Road

-Reformatory Entrance Drive 1918-1950's west of house, connected to current Lorton Road



Laurel Hill House Site: Roads

- Roads/Circulation

- Current alignment/perimeter road/1960's north of house

- Construction road trace to east of house



Laurel Hill Site Elements

- Outbuildings and Garden Structures
 - Garage on north side of house, shed to rear
 - Lindsay Family Cemetery - intersection of Reformatory Perimeter Road and former entrance drive (*best estimate by DAR in 1930's*)



Laurel Hill Site: Gardens

•Gardens

- Neoclassical gardens to southeast of house
Structural and spatial garden design elements clearly visible in good condition today include: spaces, walks, walls, stairs, pools, axial relationships, few plantings remain



Laurel Hill Site Options

- **OPTION 1: 18TH C. DWELLING** - Limited evidence of site features, gardens, and outbuildings
- **OPTION 2: 20TH C. HOUSE** - Surviving garden, good documentation of yard and outbuildings with photos and surveys
- **OPTION 3: INTERPRETATION OF SITE-**
Surviving altered foundation and gardens, good information for interpretive panels



Preservation Approaches

- A. Preservation** - the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property.

- B. 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.



Preservation Approaches

C. 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.

D. 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.



Draft Criteria for Judging Options

- 1. Overall Goals for Laurel Hill/Lorton Adaptive Use Project**
- 2. Historical Significance of House and Site**
- 3. Current Condition of House and Site**
- 4. Range of Possible Uses that Fit House & Site**
- 5. County, State or National Historic Preservation Standards or Policies**
- 6. Funding Amounts and Availability**
- 7. Operational Responsibilities**

