Physician's Residence
Historic Structure Report

Building Treatment Approach IV.

A. Standards for the Treatment of Historic Buildings

The Physician's Residence is listed as a contributing building in the D. C. Workhouse and Reformatory National Register Historic District. It is also listed on the Virginia Landmarks Register.

The Memorandum of Agreement (Appendix 1) that accompanied the transfer of the Workhouse and Reformatory property from the federal government to Fairfax County stipulates the review requirements for properties within the historic district. These requirements include review by the Fairfax County Architectural Review Board and the solicitation of comments from the Virginia Department of Historic Resources. These organizations use the *Secretary of the Interior's Standards for Rehabilitation* as the basis for their review. These *Standards*, created in the 1970s and updated periodically, have been applied to the restoration and rehabilitation of thousands of historic buildings nationwide. The *Standards* are as follows:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will 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 elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will 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.

A. Standards for the Treatment of Historic Buildings, continued

Quoting from the National Park Service (NPS) website:

"The *Standards* are neither technical nor prescriptive, but are intended to promote responsible preservation practices that help protect our Nation's irreplaceable cultural resources. For example, they cannot, in and of themselves, be used to make essential decisions about which features of the historic building should be saved and which can be changed. But once a treatment is selected, the Standards provide philosophical consistency to the work."

The four treatment approaches are Preservation, Rehabilitation, Restoration, and Reconstruction, and the National Park Service definitions of each treatment is found below:

> "The first treatment, **Preservation**, places a high premium on the retention of all historic fabric through conservation, maintenance and repair. It reflects a building's continuum over time, through successive occupancies, and the respectful changes and alterations that are made.
>
> **Rehabilitation**, the second treatment, emphasizes the retention and repair of historic materials, but more latitude is provided for replacement because it is assumed the property is more deteriorated prior to work. (Both Preservation and Rehabilitation standards focus attention on the preservation of those materials, features, finishes, spaces, and spatial relationships that, together, give a property its historic character.)
>
> **Restoration**, the third treatment, focuses on the retention of materials from the most significant time in a property's history, while permitting the removal of materials from other periods.
>
> **Reconstruction**, the fourth treatment, establishes limited opportunities to re-create a non-surviving site, landscape, building, structure, or object in all new materials." This approach assumes there is adequate documentation to reconstruct accurately the non-surviving design.

In addition to the definitions from the NPS, Frazier Associates has added a fifth treatment:

> **Renovation**, a renovation treatment means that a space, feature or elevation contains little or no character-defining features, materials or special qualities that warrants a formal preservation treatment.

B. Applying the Standards to the Physician's Residence

Choosing the most appropriate treatment for a building requires careful decision-making about a building's historical significance and integrity:

> **What is the level of integrity of the existing building? How has it been altered over time and are the alterations important to the building's history?**
>
> In form and plan, the Physician's Residence retains a high level of integrity. The modification of the exterior appearance by the application of stucco over the original brick has attained its own significance over time. Most additional modifications are a result of the building's continued use by the correctional complex throughout the twentieth century and have had little effect on the elements and features that define the character of the house.

C. Treatment Zone Plans

The illustrations in this section are designed to provide a general roadmap for the treatment of each elevation or room.

While the stucco will not be removed from the exterior, all except the rear (north) elevation will otherwise be preserved or restored to an approximation of their original appearance. The north elevation will be slightly altered from its original appearance to accommodate handicap accessible requirements and parking.

As illustrated in the Treatment Zone Plans that follow, from a historic standpoint, the most important character-defining spaces within the building are related to the stair hall and the main first floor living room. Alterations to the building should avoid these spaces. The remaining spaces on the first and second floors contribute to the historic character of the building but are less important. These areas are designated as rehabilitation zones. They can be considered as available for alterations that do not destroy their character-defining features. The renovation zones in the basement and attic are available for any type of alteration.

1. South Elevation Treatment Zone Plan

LEGEND

- RESTORATION
- PRESERVATION
- REHABILITATION

Figure 4.1 Areas shaded in blue are restoration areas. The stucco on the chimneys should be restored, the front porch screening should be removed, and a period-appropriate door, based on the house's existing door designs, should replace the current non-historic door. All non-shaded areas on this elevation will be preserved.

2. North Elevation Treatment Zone Plan

Figure 4.2 Areas shaded in blue are restoration areas, and the area shaded in gold is a rehabilitation area. All non-shaded areas on this elevation should be preserved. The stucco parge coat on the chimneys should be restored and the living room chimney rebuilt. The sunroom may either be removed, returning this elevation to its original appearance, or restored/rebuilt. Necessary handicap access modifications will require the modification of the rear porch; and it is, therefore, the only rehabilitation area on the exterior of the building.

C. Treatment Zone Plans, continued

3. East Elevation Treatment Zone Plan

Figure 4.3 Areas shaded in blue are restoration areas. See the North and South elevations on the previous page for descriptions of these areas. All non-shaded areas on this elevation will be preserved.

4. West Elevation Treatment Zone Plan

Figure 4.4 In addition to those areas shaded on the previous elevations, this elevation shows the attic lunette window shaded in blue. Restoration of this feature will include the replacement of the current rectangular vent and plywood with a louvered vent that fits the shape of the opening.

5. Basement Treatment Zone Plan

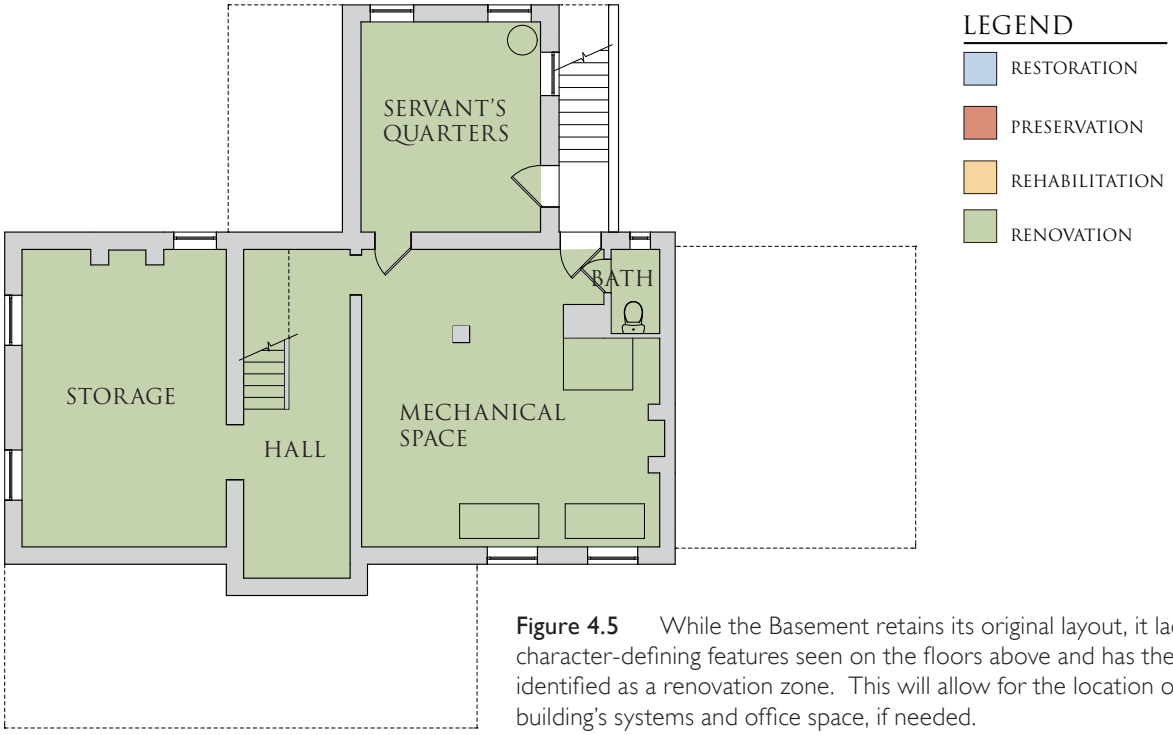

Figure 4.5 While the Basement retains its original layout, it lacks the character-defining features seen on the floors above and has therefore been identified as a renovation zone. This will allow for the location of many of the building's systems and office space, if needed.

6. First Floor Treatment Zone Plan

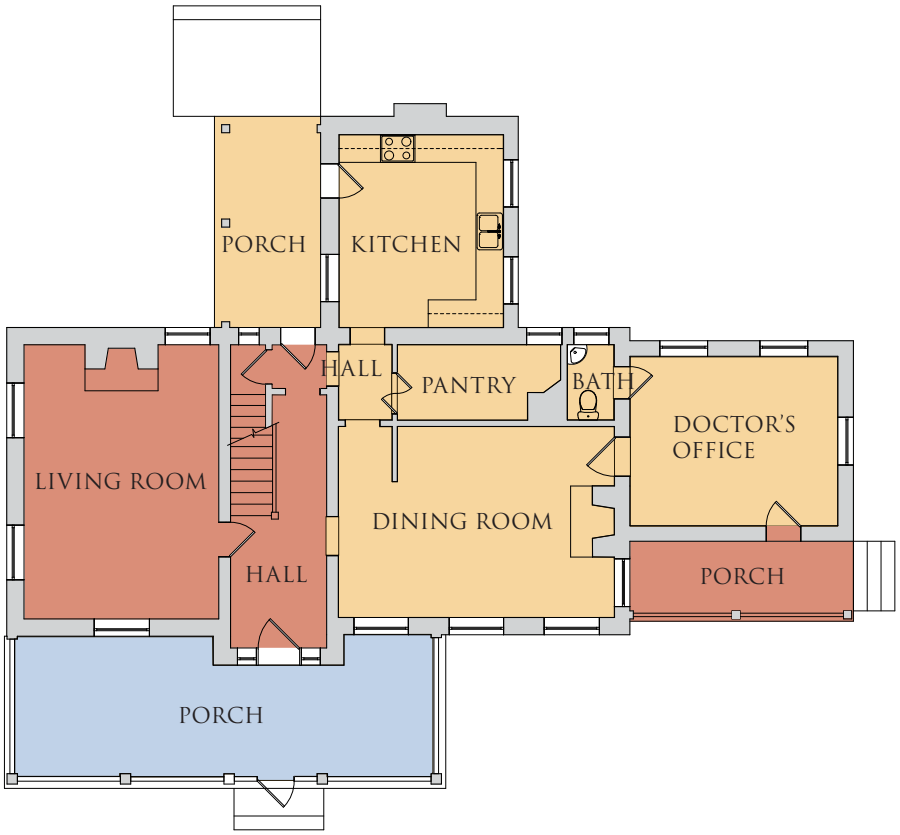

Figure 4.6 Areas shaded in red are preservation zones and represent the areas with the highest level of character-defining features. These areas include the living room, hall and office wing porch. The areas shaded in gold also contain character-defining features but have seen modification over time that affect the integrity of these spaces and, therefore, may be appropriate locations for additional modifications to fit the chosen program for the building. The porch, shaded in blue is a restoration zone and is also depicted in Figure 4.1.

C. Treatment Zone Plans, continued

7. Second Floor Treatment Zone Plan

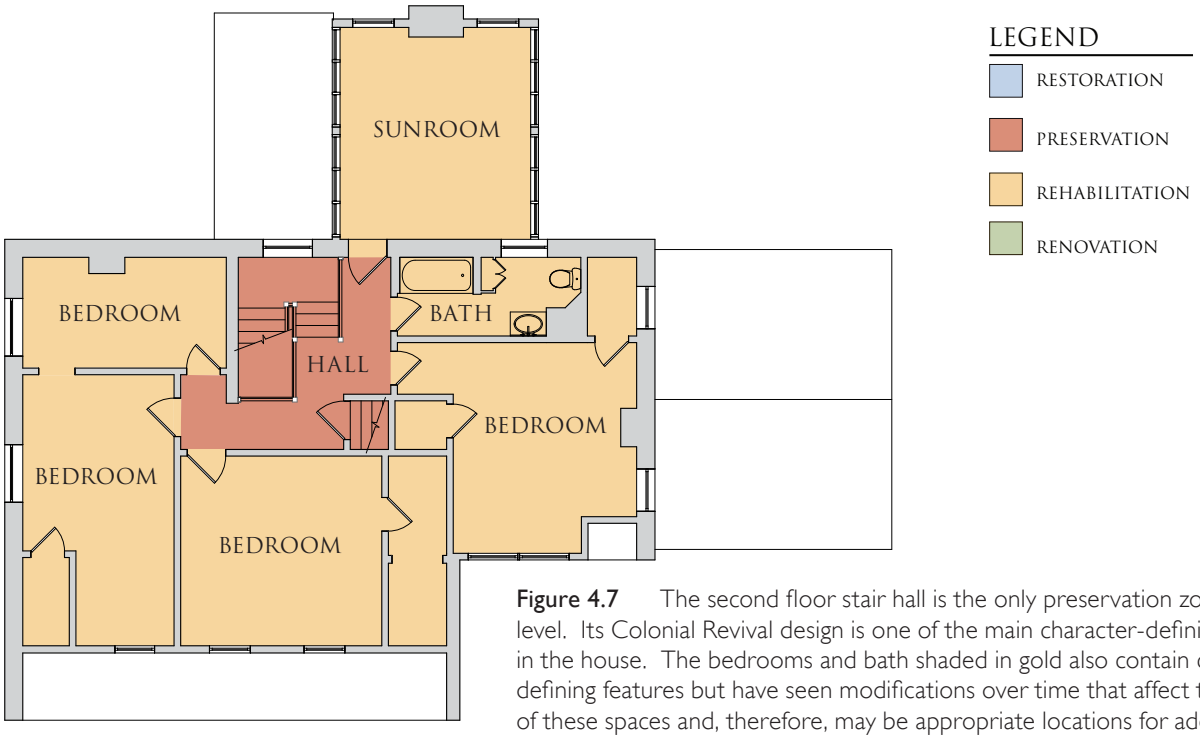

Figure 4.7 The second floor stair hall is the only preservation zone on this level. Its Colonial Revival design is one of the main character-defining features in the house. The bedrooms and bath shaded in gold also contain character-defining features but have seen modifications over time that affect the integrity of these spaces and, therefore, may be appropriate locations for additional modifications to fit the chosen program for the building.

8. Attic Treatment Zone Plan

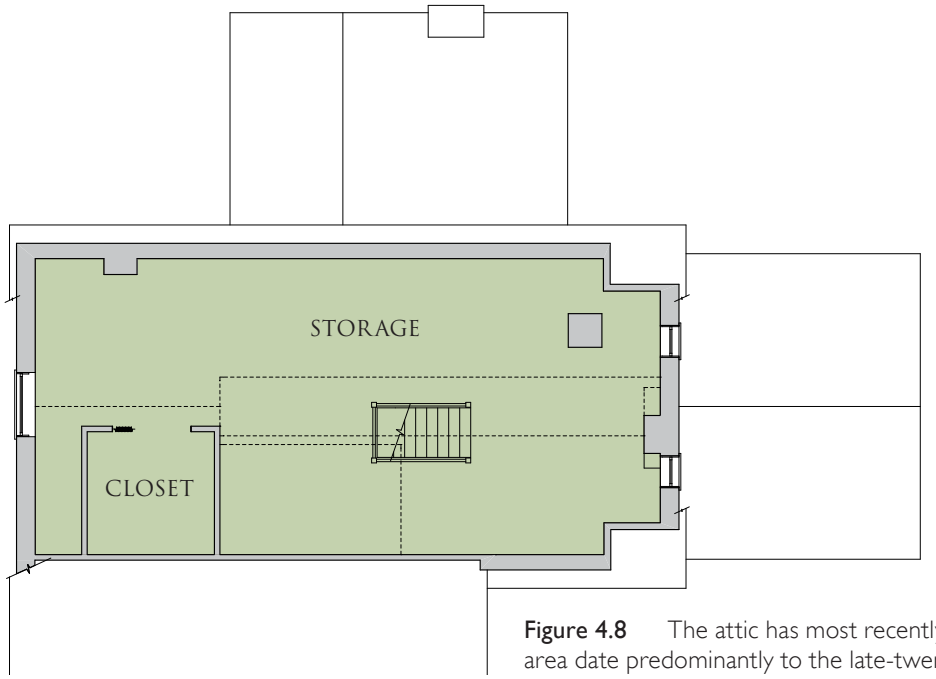

Figure 4.8 The attic has most recently been used as office space. Finishes in this area date predominantly to the late-twentieth century and lack character-defining elements. These factors led to its classification as a renovation zone.