Physician's Residence
Lorton, Virginia

Supplementary Information Report

September 2010

SUNROOM BEFORE DEMOLITION

SUNROOM DURING DEMOLITION

SUNROOM AFTER DEMOLITION

Physician's Residence Supplementary Information report

General I.

The following information is based on Frazier Associate's site visit on August 2, 2010. During this visit, demolition operations were in progress on the sunroom addition. The information below supplements and revises the 2009 Physician's Residence - Historic Structures Report prepared by Frazier Associates for the Fairfax County Department of Planning and Zoning.

The discovery of a flat roof under the sunroom floor has led to new thinking about the actual original construction in this area. Other new observations illustrate clues to a different design of the original construction. The roof's original design, previously thought to have been a gable roof, appears now to have been an open deck with a wood guardrail around the perimeter.

Further investigations, such as additional historic research and paint analysis, could yield more information to help better understand the building's evolution but would also involve additional time and expense. Conclusions drawn from the examination of the newly exposed existing conditions represent Frazier Associates professional judgment. These conclusions can be used to inform the ultimate design of this section of the house.

Proposed Building Evolution Timeline II.

A. Sunroom Area

Phase 1 – Original construction (ca. 1917)

- Brick construction of house
- Open deck with guardrail over kitchen
- Chimney at lower height (as indicated by obvious joint line and material difference)
- Floor is flat seam copper (step down from door)
- Railing – assume square pickets and other details similar to the original railings on the house

Phase 2 – Sleeping porch (ca. mid-20th century)

- Sleeping porch addition consisting of new roof, lower wall panels and screens (drainage slot below panels)
- Cornice at upper level of house removed in area of sunroom
- Railings removed (with exception of corner boards)
- Adjacent first floor exterior porch probably added after railing was removed (also may be later)

Phase 3 – Enclosed sunroom (ca. 1972)

- Pebbled stucco added to the exterior of the house
- Vertical trim added above board that terminated railing
- Screen removed from upper section of walls and replaced with windows
- New wood floor added over flat roof

Existing Conditions Findings III.

1. End boards (lower) for original railing evident in two-piece construction of vertical porch members next to masonry.

2. Overlapping "ghosts" of railings shown on end boards. Area with no paint is from recently removed paneling.

3. Detail of demolition shows screen over drainage plane for metal roof beneath wood floor. This indicates that at one time the interior of the sunroom may have been open to the weather (Phase 2).

4. Note rafters ends are shaped to receive cornice that was likely removed when the sunroom roof was installed.

5. Note newspapers (with 1972 date) used as shims behind upper end board. Note also that the pebbled stucco does not extend behind the end board. This gives a good indication of the beginning of Phase 3 including the installation date of the pebbled stucco (and possibly the installation of windows in the top of the sunroom walls). There is a non-pebbled gray stucco behind the board that would have been installed earlier.

6. Note step up onto porch. The normal relationship is to step down to avoid water infiltration. This points to the wood floor being a later addition (probably after enclosure of the sunroom).

7. With porch floor removed the original step down onto the porch can be seen.

8. View of fixed screen uncovered during demolition. This is evidence of a "sleeping porch" phase that would have been open to the weather but screened (Phase 2).

9. View of metal roof material turned up as one piece onto chimney. This indicates that the chimney existed at the time that the roof was installed.

10. View of chimney with roof removed to reveal unstuccoed brick. This indicates that the chimney was built before the installation of any stucco on the brick.

11. It is likely that the original exterior of the house was brick. Note also that upper level of chimney has a different stucco finish than the pebbled finish on the lower section.

12. View of chimney during demolition. Note existing roof in background.

13. View of roof after sealer has been applied.

14. View of roof after sealer has been applied.

Conclusion and Recommendation IV.

The new information found during demolition changes the understanding of the evolution of the sunroom. The current goal of the project is stabilization of the building until a suitable use can be found. At the time a suitable use for the building is found, the architectural design for this area should be revisited. Providing a deck and railing similar to the likely original construction is one, but not the only, possible design.

The demolition contractor, under Fairfax County's direction, made minor repairs to the existing metal roof and coated it with a fiber roofing sealer (mfg. by W. W. Henry Company). Given that the building is not occupied, it may be reasonable for the county to monitor the performance of the roof and forgo the expense of replacement at this time. Any replacement of the roof should consider future uses, appropriate materials, and design review by the Architectural Review Board. Other measures to secure the building should be taken as well to prevent access to the flat roof and avoid the danger of someone falling off the side.