



FAIRFAX COUNTY PARK AUTHORITY



M E M O R A N D U M

TO: Chairman and Members
Park Authority Board

VIA: Kirk W. Kincannon, Executive Director

FROM: Barbara Nugent, Director
Resource Management Committee

DATE: March 21, 2019

Agenda

Committee of the Whole
Wednesday, March 27, 2019 – 6:30 p.m.
Boardroom – Herrity Building
Chairman: William G. Bouie
Vice Chair: Ken Quincy

1. Resident Curator Program Infrastructure Improvements to Barrett House – Action*
2. Resident Curator Program Update – Information (with presentation)*

*Enclosures



If accommodations and/or alternative formats are needed, please call (703) 324-8563. TTY (703) 803-3354

ACTION

Resident Curator Program Infrastructure Improvements to Barrett House (Mount Vernon District)

ISSUE:

Approval of the project scope and proposed budget to provide infrastructure improvements at Barrett House in Lorton to facilitate the implementation of the Resident Curator Program.

RECOMMENDATION:

The Park Authority's Executive Director recommends approval of the proposed budget to provide infrastructure improvements at Barrett House.

TIMING:

Board action is requested on April 10, 2019, to maintain the Resident Curator timeline for application process and occupancy.

BACKGROUND:

For the Barrett House to advance in the Resident Curator Program, it is necessary to prepare the property's infrastructure improvements. Due to the prohibitive estimated costs of connecting to the public water and sanitary sewer systems, Resident Curator staff have outlined a project scope including design and installation of a new residential septic system, assessment and installation of a well, and electric establishment.

FISCAL IMPACT:

The Barrett House Infrastructure Improvements budget is \$269,914. The project to implement the electrical work, design and install the septic system, drill and install the well pump, and complete the required archaeology work is fully funded as follows: PR-000093-043 for \$165,000, PR-000076-XXX for \$95,164, and Fund 100-C10001 for \$9,750.

ENCLOSED DOCUMENTS:

Attachment 1: Barret Infrastructure Improvements - Proposed Budget Summary

STAFF:

Kirk W. Kincannon, Executive Director

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Aimee L. Vosper, Deputy Director/CBD
Sara Baldwin, Deputy Director/COO
Judy Pedersen, Public Information Officer
David Bowden, Director, Planning & Development Division
Barbara Nugent, Director, Resource Management Division
David Buchta, Branch Manager, Heritage Conservation Branch

Barrett Infrastructure Improvements- Budget Summary

		PROJECT TASKS	QUANTITY	UNIT	UNIT COS*	TOTAL
ELECTRICAL	Dominion & Benfield Electric	Estimate				\$0.00
						\$0.00
						\$0.00
						\$0.00
						\$0.00
						\$0.00
		Subtotal				\$50,000.00
SEPTIC DESIGN & ENGINEERING	Bowman Consulting	Final Soils Evaluation Report				\$0.00
		Infiltration Test Results Report				\$0.00
		Septic Drain Field Plat				\$0.00
		Final Design/ Construction Documents for Wastewater System				\$0.00
		Detailed Cost Estimate for Wastewater System				\$31,562.25
		Subtotal				\$31,562.25
SEPTIC INSTALL		Estimate				\$0.00
						\$0.00
						\$0.00
						\$0.00
						\$0.00
						\$0.00
		Subtotal				\$133,437.72
ARCHAEOLOGY		Phase 1				\$0.00
						\$0.00
						\$0.00
						\$0.00
						\$0.00
						\$0.00
		Subtotal				\$9,750.00
WELL DRILLING; PUMP & WATER	Groundwater Systems	Estimate				\$0.00
						\$0.00
						\$0.00
						\$0.00
						\$0.00
						\$0.00
		Subtotal				\$15,000.00
Administration 12.5%						\$30,164.03
Total (Scheduled)						\$269,914.00

INFORMATION (with Presentation)

Resident Curator Program (RCP) Update (Countywide)

The Resident Curator Program continues to move forward. Currently, several houses, such as the Barrett House are advancing through the Program in various stages. This is an update on the status of the RCP.

Barrett House – Staff submitted the infrastructure project requirements to the Park Board to initiate the curator process. Board review and potential approval of those improvements is scheduled for April 10, 2019.

Stempson House - The project scope for the Barrett House is like that carried out previously for the Stempson House in the fall 2017, which allowed for the curator's move in date to occur in February 2018.

Since this time, the Stempson House curator has invested a total of \$62,810.52 as of March 3, 2019. He submitted his first annual report which outlines his tasks completed and in progress and those which are upcoming. Most recent projects include the following: Replacing the glass in window sashes, re-insulating the attic, installing new chimney liner, and uncovering brick sidewalks. Upcoming projects include the following: Removing the security grating from first floor windows, repairing and repainting the roof, and painting all interior trim in the house.

On March 9, 2019, a Historic Sites Volunteer Corps work day was hosted at the Stempson House to remove vegetation overgrowth around the house and driveway. A total of fifteen volunteers attended and significant improvements were made to the landscape. The curator continues to meet with potential applicants interested in learning more about the Resident Curator Program.

Turner Farmhouse - A lease signing event for the Turner Farmhouse was held on November 1, 2018. The curator moved into the property in late January 2019. Initial projects have included the following: Installation of kitchen floor, cabinets and appliances, removal of a portion of the non-loading bearing wall between the kitchen and dining room to join the spaces, and replacement of water heater. Upcoming projects includes the installation of fencing for the curator's horses.

Properties in Administrative Process - The extended application period for the Ash Grove property closed on September 14th. Staff received three applications. One application advanced to Financial Review, but did not meet requirements. Staff will prepare to re-advertise the property. The application period for the Lahey Lost Valley property closed on March 7, 2019. Staff received three application packages, which are

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under administrative review. The application period for the Ellmore Farmhouse property closed on March 14, 2019. Staff received three application packages, which are under administrative review. The Hannah P. Clark/Enyedi property is accepting applications now through July 5, 2019.

Upcoming Properties - The Margaret White Gardens house is undergoing mold remediation and some repairs in preparation for the Resident Curator Program. Staff is in the process of obtaining Historic Structure Reports and/or Treatment Plans for the Dranesville Tavern in Great Falls and Sears House in Centreville.

ENCLOSURES:

None

STAFF:

Kirk W. Kincannon, Executive Director
Sara Baldwin, Deputy Director/COO
Aimee L. Vosper, Deputy Director/CBD
Judy Pedersen, Public Information Officer
David Bowden, Director, Planning & Development Division
Barbara Nugent, Director, Resource Management Division
David Buchta, Branch Manager, Heritage Conservation Branch

Resident Curator Program Update

Presentation to the
Fairfax County Park Authority Board

March 27th 2019



Barrett House



Barrett House

Infrastructure Improvements

Archaeology

- Phase I Completed \$9,750.00

Septic

- Design & Install Budgeted \$135,000.00

Well

- Drilling, Pump & Water Estimate \$15,000.00

Electric

- Connection & Interior Estimate \$50,000.00

Stempson House



Stempson House

Curatorship Update

- * **Lease Commencement:** 12/5/17
- * **Rehabilitation Phase-** Occupancy began 2/26/18
- * **Curator Investment-** \$62,810.52 as of 3/18/19
- * **Public Benefit:**
 - * Demonstrates county's commitment to stewardship of historic resources
 - * Cost savings to the county
 - * Limits county liability

Stempson House Lease Signing



Stempson House

Rehabilitation Phase



Living Room



Kitchen



Interior Flooring

Stempson House

Rehabilitation Phase



Window Repair



Chimney Cap



Attic Insulation

Stempson House

HSVC Clean-Up Day- March 9th



HISTORIC SITES
VOLUNTEER CORPS



Stempson House

HSVC Clean-Up Day- March 9th



Turner Farmhouse

Rehabilitation Phase



Turner Farmhouse Lease Signing



Turner Farmhouse

Rehabilitation Phase



Properties in RCP Process



Hannah P. Clark/Enyedi, Lorton



Ellmore Farmhouse, Herndon



Lahey Lost Valley, Vienna



Ash Grove, Vienna

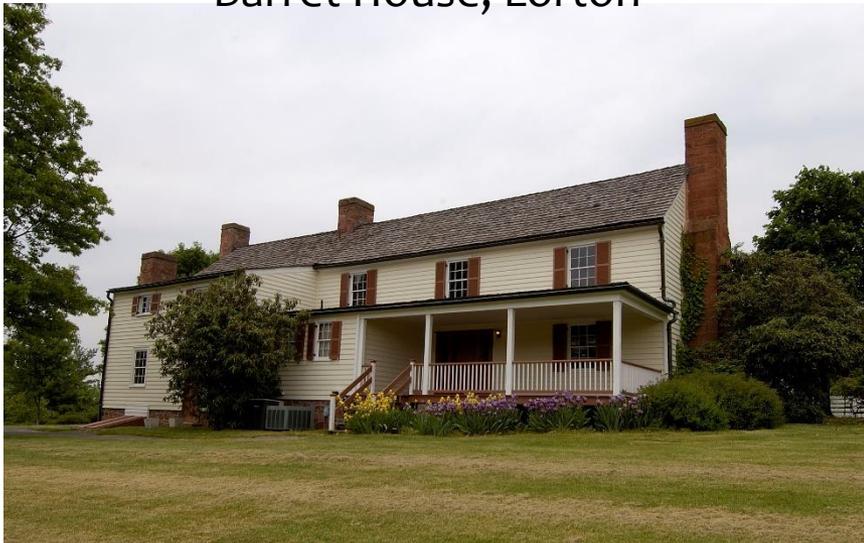
Upcoming Properties



Barret House, Lorton



Margaret White Gardens, Falls Church



Dranesville Tavern, Leesburg



Sears House, Centreville

QUESTIONS?



**Fairfax County
Park Authority**

**RESIDENT
CURATOR
PROGRAM**