

September 10, 2025

Stephanie Langton
Resident Curator Program Manager
Fairfax County Park Authority
12055 Government Center Pkwy., Suite 927
Fairfax, VA 22035

Re: Dranesville Tavern, 11919 Leesburg Pike, Herndon, VA 20170

Dear Resident Curator Selection Committee,

We are thrilled to submit this application to Fairfax County Park Authority's Resident Curator Program for the rehabilitation and maintenance of Dranesville Tavern in Herndon, VA. As you will read in the application, although we are proposing the adaptive reuse of the tavern as a residence, the primary feature of our proposal is to exceed the minimum public benefit suggested in the Invitation to Submit Applications package with a wide range of programming opportunities for historic preservation professionals, preservation tradespersons, local historic property owners, and the wider Town of Herndon and Fairfax County communities. This programming includes a variety of hands-on workshops and presentations with local preservation and restoration professionals, training for preservation and building trades apprentices, and community engagement that highlights the 200-year history of the tavern and its role in town, county, and regional history.

We are both historic preservation professionals with extensive experience and education in preservation best practices and applying the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. Having worked for local and federal government preservation programs as well as a preservation non-profit land trust, Angelina's expertise is in historic preservation planning and cultural landscape preservation, while Kevin brings over a decade of experience in project management, restoration design, and materials conservation. Together, we believe we can implement a successful and appropriately sensitive rehabilitation of the tavern that enables its continued use and maintenance well into the future.

To us, the Resident Curator Program is a once-in-a-lifetime opportunity to apply both our professional skills in the field of historic preservation and our ethos that the best way to preserve a historic building is through consistent, responsible use.

Thank you very much for your consideration,
Angelina Ribeiro Jones
Kevin Wohlgemuth



Fairfax County Park Authority Resident Curator Program Curator Application

Dranesville Tavern



Dranesville Tavern
11919 Leesburg Pike, Herndon VA
Owner: Fairfax County Park Authority
Dranesville Supervisory District

RESIDENT CURATOR PROGRAM
INVITATION TO SUBMIT APPLICATION FOR CURATOR

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SECTION A: APPLICATION SUBMISSION INSTRUCTIONS

The County of Fairfax, Virginia ("County") and the Fairfax County Park Authority ("FCPA") invite interested parties to submit an application for the curatorship of

**Dranesville Tavern
11919 Leesburg Pike
Herndon, Va. 20170**

Application Submittal Instructions

Submit an electronic version of the completed application to:

Stephanie Langton,
Resident Curator Program Manager
Fairfax County Park Authority
Stephanie.Langton@fairfaxcounty.gov

Submissions will be open until an application is received. Once Resident Curator Program staff receive an application, a deadline for additional applications will be set for 30 calendar days following the date the initial application was received. Notice of this deadline will be made via Resident Curator Program website, FCPA press release and RCP stakeholder email. Review of applications will begin upon expiration of the due date. Therefore, applicants are strongly advised to submit their applications on time to ensure consideration by the County and FCPA. Applicants should examine the ISA and its table of contents to ensure that all pages are included. The County and FCPA assume no responsibility for an application submitted on the basis of an incomplete ISA package.

Applicants are expected to review all requirements and instructions and furnish all information required by this ISA. Failure to do so will be at the applicant's risk. The County and FCPA reserve the right to waive formalities in any application, and may, if they determine that such action is in the best interests of the County, select an application which does not conform in all details with the requirements of this ISA. Likewise, the County reserves the right to reject any and all applications.

This ISA does not commit the County to enter into any disposition of real property interest; or to pay any costs, including costs associated with any studies or designs, incurred by any party in the preparation and submission of an application.

A hard copy of this application can be obtained from the project manager upon request.

Applications will not be returned and will be retained in the records of FCPA subject to the Virginia Freedom of Information Act and the document retention policies of the Library of Virginia.

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Inquiries and Explanations

All inquiries concerning this ISA should be directed, in writing, to:

Fairfax County Park Authority

Resource Management Division

Attn: Stephanie Langton, Resident Curator Program Manager

9601 Courthouse Road

Vienna, VA 22181

Stephanie.Langton@fairfaxcounty.gov

(571) 407 - 6586

Any explanation desired by an applicant regarding the meaning or interpretation of this ISA must be submitted and received in writing no less than seven (7) business days prior to the application due date to allow sufficient time for a reply to reach the applicant prior to the submission of their application. Verbal explanations or instructions shall not be binding on FCPA or the County.

Application Instructions

Applications must follow the outline, supply all of the information requested below, and demonstrate the ability of the potential curator to undertake a challenging and complex assignment. Applications must be feasible and should reflect an understanding of the historic qualities of the property and their value. It is intended that the substance of an application, as approved by FCPA and the County, will be incorporated into all agreements.

A cover letter is required with all applications.

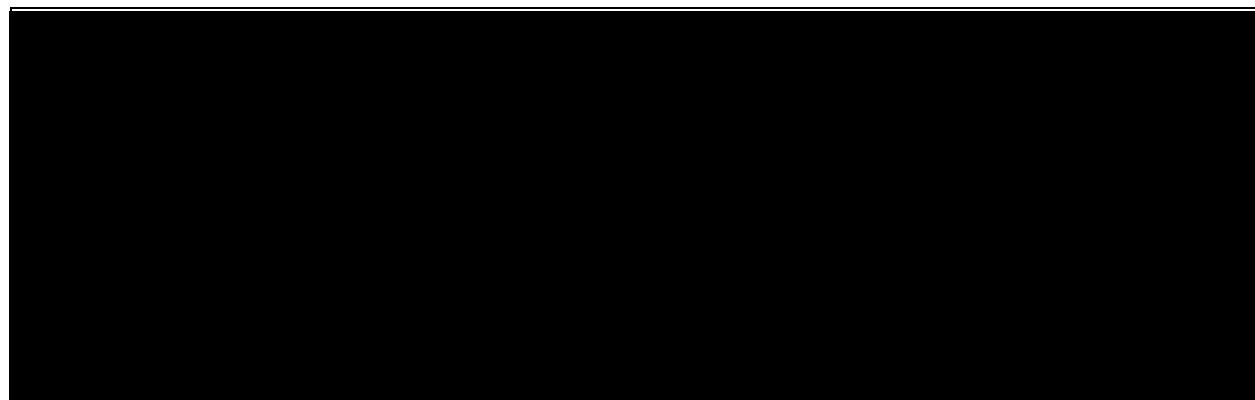
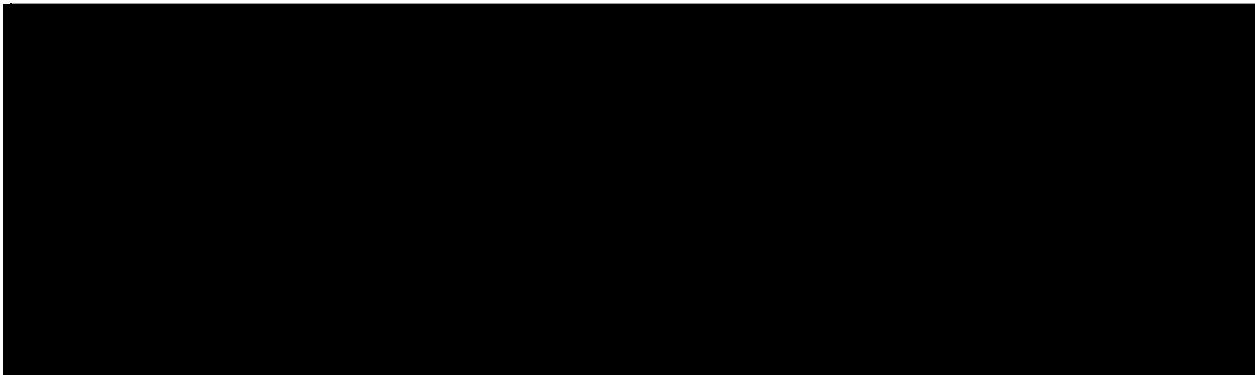
Applications must include responses to all sections. **No section should be left blank.** If a section does not apply, “not applicable” should be indicated. Failure to answer all questions completely will delay the processing of an application. Provide responses in the spaces provided and attach additional sheets or documentation as necessary.

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SECTION B: APPLICANT INFORMATION

List the names, addresses and telephone numbers of each individual applicant, or all principals, partners, members or shareholders. Attach additional sheets if necessary.



Additional Applicant's Name, if applicable		
Address		
City	State	Zip
Email		Telephone
Alternative Telephone Number		

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SECTION C: PROPOSED USE

Provide a short summary of the proposed use of the property. Be sure to describe how the proposed use is compatible with:

- The long-term preservation of the house and its associated cultural landscape;
- [FCPA's mission](#) and management of park;
- The surrounding neighborhoods;
- The historic value of the house; and
- The historic context and heritage associated with the park

See Section C in following pages.

SECTION D: PUBLIC BENEFIT

The Resident Curator Enabling Legislation requires reasonable public access consistent with the property's nature and use. Current resident curators typically satisfy this requirement by hosting an annual open house event for the public. Applicants may propose additional or alternative means of public access (ie, curator blog, video documentation).

Describe the scope and nature of the proposed public access, and any proposed projects / programs / services that will fulfill this requirement.

See Section D in following pages.

SECTION C: PROPOSED USE

Educational Project Site and Primary Residence

Our primary goal if we are selected as the resident curators of Dranesville Tavern is to maximize the public benefit of this historic asset through its rehabilitation. We want to use our work as stewards of the property to provide an opportunity for those learning preservation trades to practice and build their skillsets, as well as to use the tavern as a place to hold preservation maintenance workshops for other preservation professionals and those living in or maintaining historic properties in Fairfax County and beyond.

The long-term preservation of the house and its associated cultural landscape

As historic preservationists, we know that the best way to preserve a building is to maintain occupancy and use. Continuous occupancy ensures that the building is maintained well, and any issues are noticed quickly and ameliorated before they can become big problems. By living in Dranesville Tavern, we will be in a position to monitor and address maintenance concerns as they arise. Furthermore, we each meet the Secretary of the Interior (SOI) qualifications for both history and architectural history. We can use our skills and in-depth knowledge of the SOI Standards for Rehabilitation to guide the treatment of the tavern and are passionate about stewarding this significant building into its next phase of use. We are both career preservationists and as such are dedicated to understanding a historic resource's tolerance for change when planning for its long-term maintenance and use.

It is our intention to also use the rehabilitation as an opportunity to provide a site for those apprenticing in the preservation trades to learn best practices in historic building rehabilitation and restoration in areas such as carpentry, plaster work, and masonry. We will also invite members of the surrounding Fairfax County community to come to the tavern for workshops to learn preservation maintenance techniques that they can use at their own properties including historic masonry cleaning, repointing, and plaster repair.

With Kevin's experience in the historic preservation and materials conservation fields—especially as a project manager for design-build restoration and rehabilitation projects—he brings specialized qualifications that will assure the successful rehabilitation of the tavern in a sensitive manner that follows SOI Standards.

In addition, Angelina formerly worked as a historical landscape architect for the National Capital Region of the National Park Service (NPS) serving as the region's coordinator of the Cultural Landscapes Inventory and Historic Structures Inventory database. This experience makes her well qualified to understand the contributing features of both the tavern itself and the surrounding cultural landscape, and take appropriate action to maintain them during its rehabilitation. For more information on Kevin and Angelina's experience and qualifications, please see Section F.

FCPA's mission and management of the park

We are both committed to stewarding cultural heritage in our professional practices. We believe that heritage resources are a public good and that the field of historic preservation, when functioning at its best, protects these resources for current and future use and enjoyment. We both view preservation as a vocation, and this is an ethos that we will bring to the rehabilitation and management of the tavern.

The surrounding neighborhoods

We plan to welcome neighbors from the surrounding area to the tavern through offering regular preservation maintenance workshops and an annual open house that highlights the tavern's history, the rehabilitation work, and the Resident Curator program. Once rehabilitation activities are completed, we intend to continue the workshops and tours of the property to ensure that the nearby community experiences the tavern as a shared historic asset. Angelina works as the preservation planner for the Town of Herndon and intends to create programming at the tavern that will interpret the history of the town and the surrounding region, particularly as it relates to the dairy industry and the turnpike. Although outside town limits, Dranesville Tavern is connected to many important aspects of Herndon's history and is a well-known historic site among town residents. The annual open house and tours also continue the precedent established by the County when the tavern featured as an interpretive site, event space, and the host of annual markets after the bicentennial restoration (Figure 1–Figure 4).¹

After we complete the rehabilitation, we hope to establish an artist residency program whereby regional artists can live with us in the tavern for part of the year free of charge in exchange for creating artwork for exhibition within the Town of Herndon and other nearby localities. We would always remain the responsible party for upkeep and maintenance at the tavern, but we see this another opportunity to highlight and promote the County's cultural heritage.

The historic value of the house

If chosen to serve as the resident curators of Dranesville Tavern, we will steward the property as a historic asset. This means that we will consider its significance in all planning decisions and prioritize protecting the integrity of the building over any other considerations. We will tailor our adaptive reuse of the tavern as a residence to ensure that no character-defining features of the building or surrounding landscape are negatively impacted by the rehabilitation activities or occupancy. All changes related to

¹ "Old-fashioned dinner at Dranesville Tavern," *Potomac News* (Woodbridge, VA), June 24, 1987; "Dranesville site of basketry festival," *Potomac News* (Woodbridge, VA), October 25, 1990; "Craft Shows," *News and Messenger* (Woodbridge, VA), November 11, 1994; "Riddick-Smidt," *The Free Lance-Star* (Fredericksburg, VA), July 29, 2001.

accommodating the residential use of the building will be compatible with its historic significance.

Furthermore, adaptively reusing the tavern as a residence does not preclude a future alternate use, such as offices or an event space. The addition of upgraded restroom and kitchen facilities will be beneficial for such alternate uses.

The historic context and heritage associated with the park

Dranesville Tavern historically served as a multi-faceted local and regional amenity, providing infrastructure to teamsters as a wagon stand, offering shelter and short-term residence to travelers along Leesburg Pike, and long-term occupancy to its owners' families.² In 1968, when the Fairfax County Park (FCPA) acquired the property, this signaled its first shift in use, functioning as an event and market space during this time. We are proposing both the reinstitution of part of its original residential use as well as another shift in the tavern's public interface in which it will serve as a workshop space for learning preservation trades and maintenance techniques, interpreting local history, and fostering the artistic practices of regional artists. This change is compatible with the tavern's historical use and ensures that the site will be a viable and dynamic historic asset to the community into the future.

² Historic Structure Report (2020), 3-5.

SECTION D: PUBLIC BENEFIT

We are deeply committed to facilitating public access to this historic asset throughout its rehabilitation and once we complete this work, and we commit to exceeding the minimum requirement of public benefit. We anticipate that the types of public access to the property will change as the project progresses but envision the tavern as a place that will serve the local community even after our curatorship there comes to an end.

During the rehabilitation of the tavern, we will engage with those working in preservation trades by inviting practitioners to both participate in the rehabilitation work and learn from preservation professionals that meet the appropriate SOI qualifications through hands-on workshops. These will be organized by a variety of partner organizations including the DC Chapter of the Association for Preservation Technology (APT DC) and Preservation Maryland's Campaign for Historic Trades. The tavern will also serve as a project house and training opportunity for apprentices in the preservation trades through the Campaign for Historic Trades, where qualified instructors will teach restoration, repair, and rehabilitation techniques and practices. We have also been in conversation with local unions to potentially allow apprentices in mechanical, electrical, and plumbing work to learn how to perform this skilled work in the setting of a historic building. In our experience, there is a dearth of tradespeople educated and experienced with the care of historic materials and construction, although they are critical to the preservation of historic resources throughout the country. Furthermore, we intend to collaborate with a local group of Virginia Master Naturalists to safely remove invasive and noxious vegetation from the property and use plantings for water management. For more information on our proposed partnerships and their generous donations of time and skill, please see Section E, Part 3.

Both during and after rehabilitation of the tavern, we propose offering periodic workshops to Fairfax County residents to teach preservation maintenance techniques. We hope that these workshops will expose residents to the tavern's history through investigation of materials and the craft evident in its historic fabric. We also intend for participants to use skills they acquire during these workshops to maintain their own properties, including those living in contributing buildings in the Town of Herndon Historic District, as well as residents of other Fairfax County Certified Local Governments (CLGs). Angelina is the Town of Herndon's CLG coordinator and is in the position to develop programming for the town's preservation program that will highlight the history of Dranesville Tavern and encourage area residents to engage with this history. This would potentially include offering tours exploring the tavern's place as part of a network of area taverns along the Leesburg and Georgetown Turnpikes, how this network facilitated trade and local patterns of development in the 19th and early 20th centuries (Figure 5–Figure 6),³ and the tavern's connection to the Seneca

³ Dranesville Tavern was still being promoted as a common stop along Leesburg Pike into the 1930s, as evidenced by an advertisement in the *Evening Star* in 1932. And by the 1980s, it had become a tourist

sandstone quarries in nearby Poolesville, MD.⁴ Both Angelina and Kevin are preservation and history practitioners engaged in our local professional community through presentations at professional conferences and intend to submit presentations about the history of the tavern to such conferences as the [DC History Conference](#) and [APT DC Annual Symposium](#).

Following the rehabilitation, we plan to open the tavern to an artist residency once a year for one to two months. The residency would be open to those working in visual arts and would be designed to provide free housing and a small stipend during the duration of their stay with an expectation that the artist would create at least one artwork related to Dranesville Tavern, the surrounding landscape, or the regional history of Fairfax County. This artwork would be shared virtually through social media and potentially in a physical venue in Town of Herndon's historic downtown, as well.

We will also commit to holding an annual open house as well as the production of a regular video blog (vlog) distributed via YouTube for the duration of our work on, and habitation of, Dranesville Tavern.

destination being promoted by Fairfax County in the same advertisements as Mount Vernon, Woodlawn Plantation, and the Fairfax County Courthouse.

⁴ Kevin previously organized a lecture and tour of the Seneca sandstone quarry and mill ruins in Poolesville for APT DC. This was led by Joe Himali (see Letter of Support in Appendix B).

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SECTION E: REHABILITATION AND MAINTENANCE PLAN

Curator lease terms are comprised of a Rehabilitation Phase and a Continued Maintenance Phase. The Rehabilitation Phase involves the major improvements required by contract, as well as routine maintenance of the curator structures and grounds in accordance with the Resident Curator Program's [Maintenance Guidelines and Checklist](#). Upon completion of the Rehabilitation Phase, the curator enters into the Continued Maintenance Phase, during which the curator shall continue routine maintenance of the property on a continuous basis, including capital improvements as necessary, during the remaining lease term.

Part 1: Rehabilitation Work Plan with General Schedule

Describe, in general terms, how the rehabilitation phase of the project will be carried out, including an outline of the improvements to be completed by contractor and those that will be completed by the curator. Include a general schedule with milestones for required improvements listed in the 2025 Updated Dranesville Tavern Treatment Plan, in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. The curator is to complete the rehabilitation work as set out in the approved work plan within a maximum of five (5) years of initializing the rehabilitation phase. The selected curator will be asked to develop a detailed schedule of improvements that will be included in the lease.

Document Links

[2020 Dranesville Tavern Historic Structure Report & Treatment Plan](#)

[2025 Updated Dranesville Tavern Treatment Plan](#)

Documents are also available on the Resident Curator Program website:

<https://www.fairfaxcounty.gov/parks/resident-curator-program>

See Section E, Part 1 in following pages.

Part 1: Rehabilitation Work Plan with General Schedule (cont'd. if needed)

Part 2: Proposed Alternatives or Amendments to Required Improvements

Describe any proposed alternatives or amendments to the required improvements, found in the [“2025 Updated Dranesville Tavern Treatment Plan,”](#) and provide justification.

See Section E, Part 2 in following pages.

SECTION E: REHABILITATION AND MAINTENANCE PLAN

Section E, Part 1: Rehabilitation Work Plan with General Schedule

See Appendix A for a spreadsheet itemizing the work to be performed and approximate estimated costs. This information is based on the 2025 Treatment Plan provided by Fairfax County as well as the conditions assessment and treatment recommendations detailed in the 2020 HSR. We have adjusted the scope of work and cost estimates based on our own assessment of the building, experience with designing restoration and rehabilitation projects following the SOI Standards, and a list of work previously completed by FCPA (see Appendix H for list of recently completed work). In addition, where we—as curators—are planning to provide the labor for various scope items, we have reduced the estimated costs and shown the equivalent in-kind value. Where adjusted, we include reasons including curator labor or reduced scope.

We also provide a list of Alternative Scope items to facilitate the adaptive reuse of the tavern as a primary residence. These items were not included in the 2025 Treatment Plan or HSR recommendations but will be required for this new use and will be completed in addition to those from the treatment plan.

The spreadsheet also features a preliminary schedule of the work showing high priority items to be performed within the first year followed by other items between years one through seven. Please note that since our Proposed Use is to adaptively reuse the tavern as a primary residence, the highest priority items (Phase 1) are intended to facilitate habitation on the first floor while the rest of the tavern undergoes further rehabilitation (Phase 2).

Finally, the spreadsheet shows a summary of estimated total costs by Phase and by Year. We have also included a simple set of drawings identifying the scope of work.

Section E, Part 2: Proposed Alternatives or Amendments to Required Improvements

In addition to the scope of work provided in the 2025 Treatment Plan and 2020 HSR, we are proposing several Alternatives. These are listed in the Appendix A Work Plan spreadsheet with associated costs and schedule considerations and shown on the drawings. Note that all of these Alternatives afford a way to both accommodate a residential use and allow for us to demonstrate methods for successfully adapting a historic site for a modern use in a manner sensitive to its historic integrity.

Adaptive Reuse as Primary Residence

Part of our proposed use is as a primary residence. Since the tavern is currently not configured for this use, we have adjusted the scope to include changes to accommodate habitation. We believe that this is a compatible use, as the tavern historically featured bedrooms and facilities to serve as a boarding house and overnight rest stop during the tavern's initial period of use (Gunnell's Tavern, 1823-1850).⁵ In the second half of the 19th century, the Jacksons (1850-1872) expanded the boarding use of the tavern by creating additional bedrooms.⁶ And finally, during the tavern's final period of use before transfer to the FCPA, the Jenkins family lived in the tavern until 1968 while

⁵ HSR, 4.

⁶ HSR, 4.

operating it as a drover's rest, even gaining the later name of the Dranesville Hotel, where it hosted overnight guests and even long-term visitors who would often stay for a month (Figure 8).⁷ We intend to create new habitable spaces on the first and second floors of the tavern including bedrooms. These are intended to serve us as well as guests and resident artists, as described in the Proposed Use section of the application.

During these early periods of use, the tavern served food and beverages to their overnight guests as well as travelers along the turnpike through a kitchen on the first floor.⁸ We intend to reinstitute a kitchen to serve the residence. Furthermore, the tavern featured bathrooms inside the building for visitors and overnight guests beginning in the 1930s and new bathrooms were installed during the bicentennial renovation.⁹ These bathrooms are minimal and insufficient for residential use. We intend to create new restrooms on the first and second floors to accommodate the residential occupants. A cursory visual inspection of Room #205 suggests this may be a good candidate for conversion to a second-floor bathroom as no historic finishes dating to the period of significance appear extant and given its proximity to the kitchen below. However, we would perform additional research to confirm that adding a bathroom in that location would not compromise any character-defining features and we would strive to incorporate the exposed framing into the redesign (Figure 9–Figure 10). The basement restroom will also be upgraded and laundry facilities added, likely within the footprint of the first-floor bathroom.

If we are selected to move forward beyond the application phase of this program, we will develop a preliminary design for modifications required to adaptively reuse the tavern as a primary residence. Then, if selected as Resident Curators, we will create a more formal design that will be developed collaboratively with the County. All modifications will be made following the SOI Standards for Rehabilitation and we will assiduously follow all County permitting requirements and code requirements. We understand that Dranesville Tavern is in a Historic District Overlay with design guidelines (adopted 1972) and that permitting requirements will include obtaining Certificates of Appropriateness for all work.

Enclose Rear (south) Porch

The rear porch was first constructed during the Jackson period of use in the second half of the 19th century.¹⁰ Around 1893, the Jenkins family enclosed the porch, and by 1968 when it was transferred to Fairfax County, this enclosure was a screen, which is visible in one of the HABS photographs and drawings (Figure 11–Figure 12). We intend to re-enclose the porch with simple screening for additional comfort. This work will be reversible, installed inside all framing elements, and follow SOI Standards for Rehabilitation.

Landscape Improvements

Our proposed landscape improvements are generally minimal. We would like to increase the number of non-invasive, non-noxious perennial plantings on the property.

⁷ HSR, 5.

⁸ HSR, 4-5, 7.

⁹ HSR, 5.

¹⁰ HSR, 4.

During the Jackson-era of habitation on the property, there was a garden and orchard.¹¹ While we do not intend to restore the historic garden, we do think it is possible to plant a new garden in a way that is compatible with the cultural landscape and the siting of the tavern. We plan to introduce passive water collection to the site in a way that will not require any grading or ground disturbance. This will likely be accomplished through the use of rain barrels. Furthermore, as our education and experience include cultural landscape architecture (Angelina) and archaeology (Kevin), we commit to avoid any ground disturbance that may impact the landscape or potential archaeological resources and will consult with County natural resource officials and archaeologists as required. See Sustainability in Section E of this application for additional information.

Improvements in Parking Lot

While no outbuildings currently exist that serve the tavern, several were historically present during the Jackson and Jenkins periods of use.¹² We intend to construct a small storage shed for tools and equipment in the east parking lot. As the parking lot is a non-contributing feature of the site's cultural landscape (likely dating to the 1976 renovation), constructing a small shed would not affect the site's integrity. We intend to use a prefabricated shed that uses materials compatible with the tavern, including wood siding and roof shingles, and we will work with the County to ensure that the design is also compatible. The shed would be an above-ground feature and would not require any digging or foundations.

We also intend to explore the installation of solar-powered public-use EV chargers in the parking lot. The locations of both the shed and the EV chargers will be selected in consultation with the County. We will consider the landscape characteristics of spatial organization and views and vistas when selecting sites for these new non-contributing elements, thereby ensuring their compatibility with the tavern's cultural landscape.

¹¹ HSR, 4.

¹² HSR, 4-5.

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Part 3: Description and Documentation of Donations

If applicable, describe in detail any labor, material, or services proposed to be donated by third party sources. Written commitments for such labor, material, or services must be provided as an attachment to the application.

See Section E, Part 3 in following pages.

Part 4: Sustainability

If applicable, describe any proposed historically appropriate, environmentally sustainable building technology and practices that will be used in the rehabilitation, maintenance, and/or operation of the property, in compliance with the Secretary of the Interior's Standards for Rehabilitation & [Illustrated Guidelines for Rehabilitating Historic Buildings](#).

See Section E, Part 4 in following pages.

Section E, Part 3: Description and Documentation of Donations

We intend to engage in several partnerships that will provide additional professional expertise and educational opportunities during and after the rehabilitation. The following partners have committed to supporting our proposed rehabilitation of the tavern into a primary residence and their written letters of support are included in Appendix C.

Preservation Maryland, The Campaign for Historic Trades

The Campaign for Historic Trades will set up a "Training Wheels" program at the tavern for our rehabilitation. This model brings in an instructor to the project to teach preservation trades apprentices a particular skill such as plaster repair or carpentry. The goal is to train the crew well enough to continue the work after the instructor leaves. They will also host workshops for the public to attend on particular areas of preservation trades best practices, such as repointing and plaster wall repair. See Letter of Support in Appendix C.

Andy Seferlis

Andy is a professional stonemason, educator, and tour guide with extensive experience working on the restoration of historic buildings, including the National Cathedral and the Seneca sandstone at the Smithsonian Castle. Andy will provide workshops and professional experience to the foundation and chimney masonry restoration scopes of work. He will lead workshops and presentations on best practices for some of the following topics:

- Assessing conditions in historic stone masonry.
- Sensitively removing incompatible portland cement mortar from the Seneca sandstone foundations and chimneys and replacing it with more appropriate mortar.
- Techniques for patching or dutchman repairs for deteriorated or damaged stone.
- Whole stone unit replacement for deteriorated or damaged stone.

See Andy's Letter of Support in Appendix C and resume in Appendix E.

Association for Preservation Technology, DC Chapter

APT DC is a non-profit, volunteer run, educational association with a mission to promote the exchange of ideas and knowledge concerning the conservation of historic resources and the application of preservation technology. APT DC commits to organizing and running educational tours and workshops during the tavern rehabilitation to inform and educate the public on the history of the building, its historic construction techniques, and rehabilitation techniques. APT DC collaborates with a wide range of preservation professionals including historians, conservators, architects, and engineers to offer a full spectrum of professional programming. See Letter of Support in Appendix C.

Virginia Master Naturalists

The Virginia Master Naturalist training program certifies participants in the biogeography of Virginia and the related ecology including trees and other plants. Certified Master Naturalists complete local projects to maintain their certification. We

intend to work with a local group of certified Master Naturalists based in Reston, VA, to identify and remove invasive vegetation. We also plan to work with members of this group to create a planting design that is appropriate for the tavern's cultural landscape that will increase low-maintenance, perennial plantings on the site. Such plantings are good for water management on site as they will more readily absorb rainwater and runoff than large expanses of turf can. See Letter of Support in Appendix C.

Local Unions

We have begun conversations with two local unions to potentially form a partnership in which they would use the rehabilitation project at Dranesville Tavern to help train their apprentices to work within the constraints of a historic building. Both the International Brotherhood of Electrical Workers Local Union 26 (IBEW 26) and Steamfitters United Association Local 602 have expressed interest in this opportunity and we will continue to explore this possibility.

Joe Himali

Joe Himali is a realtor, tour guide, and social media content creator (@bestaddress) with 500,000 followers across Instagram, TikTok, and YouTube. Joe's social media posts feature sites of remarkable architectural history, primarily in the DMV. Joe also hosts a monthly History Salon, bringing together history and historic preservation enthusiasts and professionals at local historic sites. Joe commits to featuring Dranesville Tavern, the rehabilitation, and the Fairfax Resident Curator program on his social media. These posts will reach hundreds of thousands of his followers and promote both the Resident Curator program as well as historic preservation best practices that we intend to follow with our rehabilitation. See Letter of Support in Appendix C.

Section E, Part 4: Sustainability

Our proposal for rehabilitation of the tavern is adaptive reuse as a residence. Adaptive reuse is an inherently sustainable practice as it enables the long-term use of a building even after its initial function is no longer relevant or viable. When the SOI Standards for Rehabilitation are followed, adaptive reuse is compatible with historic value and significance. Although preservation is not synonymous with environmental sustainability, the practice of preservation ideally reduces consumption and maintains the embodied energy of materials. Furthermore, the use we are proposing for Dranesville Tavern also contributes to cultural sustainability, acting as a conduit of both tangible and intangible heritage, providing a sense of continuity between the past and present.

Additionally, we will manage construction related activities of the rehabilitation in a way that minimizes waste by recycling materials to the extent possible and salvaging and reusing as appropriate. Although the primary treatment supported by the Historic Structure Report (HSR) prepared for Dranesville Tavern is rehabilitation, which is consistent with our proposal, we plan to apply the preservation level of treatment whenever possible during our rehabilitation activities. This means that we will maintain as much existing fabric as possible, thereby minimizing overall waste. All products

used for the rehabilitation including cleaners, paint strippers, and paints will be environmentally friendly and non-toxic. If selected as Resident Curators, we also commit to completing the Virginia Department of Housing and Community Development's Lead Safety for Renovation, Repair and Painting (RRP) training.

We propose installing easily removable interior storm windows to increase the building's energy efficiency and all toilet, faucet, and shower facilities will feature low-flow, water-efficient fixtures. We are also interested in acquiring the necessary permits to install one or two commercial-grade electric vehicle (EV) chargers within the parking lot of the property that would be available for use by the public. We will implement appropriate modifications to the surrounding landscape to passively collect water to use in landscaping on-site. This water collection infrastructure will include installation of rain barrels and introduction of non-invasive, perennial plantings in appropriate locations and will not necessitate any grading or other substantial ground disturbance.¹³

¹³ We will coordinate with County archaeologists prior to completing vegetation installation, if deemed necessary by the County.

RESIDENT CURATOR PROGRAM
INVITATION TO SUBMIT APPLICATION FOR CURATOR

Part 5: Accessibility

All curators must comply with applicable requirements of the Americans with Disabilities Act as the buildings are public facilities under Title II of the ADA (state and local governments). Describe how the requirement for reasonable public access will be met, including “programmatic” access under the ADA, by either making physical modifications or programmatic accommodations. Programmatic could include annual open house, video tour, brochures with photos, etc.

See Section E, Part 5 in following pages.

Section E, Part 5: Accessibility

Our commitment to accessibility is two-fold: providing access to visitors with disabilities and maintaining public access. For the former, we will maintain the existing wheelchair-accessible ramp on the north porch, even after restoring features of this porch to match the Queen Anne detailing of its late-19th-century appearance from when the Jenkins family lived at the tavern (Figure 7).¹⁴ We will also evaluate overall accessibility on the site with an eye to improving it further.

Although we propose to rehabilitate and upgrade the existing first floor bathrooms to enable habitation, including the addition of a shower, we will maintain ADA standards in the new bathroom design, thereby facilitating the continued use of the space for people with disabilities during and after the rehabilitation. We intend to accommodate visitors of all abilities during scheduled open houses and will provide on-site interpretive materials during these events to those with limited mobility to provide a complete understanding of the interior of the tavern even if they are unable to physically access all parts of the building. The existing [Matterport digital model of the tavern](#) is an excellent resource for accessible visibility of the tavern and we suggest that the County expand the model to include the rest of the building and update it after the rehabilitation.

Furthermore, we plan to maintain a regular public vlog documenting our rehabilitation and continued maintenance of the property. We are committed to maintaining a social media presence documenting the rehabilitation process. We are both experienced in creating alternative text (alt text) for visual media and intend to include alt text and captions as part of posting photographs and videos to social media.

¹⁴ HSR, 5.

RESIDENT CURATOR PROGRAM

INVITATION TO SUBMIT APPLICATION FOR CURATOR

SECTION F: EXPERIENCE AND QUALIFICATIONS

Part 1: Applicant's General Qualifications

Provide a narrative summary of the applicant's experience and qualifications to undertake, implement, and manage the rehabilitation, reuse and maintenance of the historic property. Include the applicant's resume or CV, and references to support such experience and qualifications. Supplemental material describing pertinent projects, including visual aids, is encouraged but not required.

Include a list of all of the following actions which have become final in the three years prior to the application submission:

1. Willful violations, violations for failure to abate, or repeated violations, for which the applicant was cited by (a) the United States Occupational Safety and Health Administration; (b) the Virginia Occupational Safety and Health Administration; or (c) the occupational safety and health plan for any public jurisdiction; or
2. Three (3) or more serious construction safety violations for which the applicant was cited by the (a) United States Occupational Safety and Health Administration; or (b) the Virginia Occupational Safety and Health Administration; or (c) the occupational safety and health plan from any public jurisdiction.
3. Termination of a contract between the applicant and any public entity for safety violations.

If the applicant has not received or been the subject of any such violations referenced above in the three (3) years prior to the application submission, then the applicant shall so indicate by certification on the application.

See Section F, Part 1 in following pages.

SECTION F: EXPERIENCE AND QUALIFICATIONS

Section F, Part 1: Applicant's General Qualifications

See Appendix B for Curriculum Vitae and Appendix D for professional letters of recommendation.

Angelina Ribeiro Jones

With a background in art history, studio art, and design, Angelina has worked in preservation planning for nearly a decade. Since completing dual advanced degrees with a Master of Landscape Architecture and Regional Planning and a Master of Science in Historic Preservation at the University of Pennsylvania, she has dedicated her career to public service working for both local governments and the National Park Service (NPS). She gained experience writing, reviewing, and monitoring preservation and conservation easements first as the Conservation and Easements Manager at the Chestnut Hill Conservancy and then as a Historic Preservation Specialist for the NPS American Battlefield Protection Program (ABPP). Angelina worked as a Preservation Planner and the liaison to the Historical Affairs and Landmark Review Board (HALRB) for Arlington County from 2018–2020.

Between September 2020 and March 2025, she worked as a Historical Landscape Architect for the NPS National Capital Region (NCR). During this time, she was promoted into the position of Cultural Resources Inventory System (CRIS) coordinator for cultural landscapes and historic structures. In this role, Angelina authored Cultural Landscape Inventories (a form of Section 110 documentation), conducted surveys of cultural landscapes within NCR, managed contractors and Cooperative Ecosystem Studies Unit (CESU) partners creating Section 110 documentation and treatment documents (Cultural Landscape Reports), reviewed park projects under Section 106 as a member of the Interdisciplinary Design Team (IDT), and provided technical assistance to parks within the region related to preservation of both historic structures and cultural landscapes. Additionally, as the regional CRIS coordinator she selected and managed interns who assisted in historic structure and cultural landscape surveys and the maintenance of Section 110 documentation entered into the CRIS database.

As of April of this year, Angelina began working as the Lead Planner for Design and Development for the Town of Herndon. In this role, she serves as town's preservation planner and the liaison to the town's Historic District Review Board and its Architectural Review Board. She is responsible for managing review processes for property owners seeking Certificates of Appropriateness (COAs) and coordinating outreach for those living or operating businesses within the Historic District Overlay (HDO). She acts as point of contact for developers and business owners seeking to build new commercial or multi-family developments within the town's Architectural Control District (ACD). Angelina is also a Deputy Zoning Administrator for the town and acts as the primary zoning reviewer for commercial building permits, residential permits within the HDO, and sign licenses throughout the town. The town is kicking off a

comprehensive plan update in the next quarter and Angelina will be a team member contributing to this process through public engagement, review of contractor deliverables, and developing recommendations particularly as they pertain to development in the HDO and ACD.

Angelina was on a team that received a National Council of Preservation Commissions Best Practices Award for Public Outreach/ Advocacy in 2019 for the Clarendon War Memorial Interpretive Markers in Arlington County. She was part of a six-person design team that created an exhibit entitled “Reflected Heritage: Digital Cultural Landscapes of the US National Park Service” currently installed at the 2025 Venice Architecture Biennale. She has presented at many local and national conferences on topics related to preservation planning, including the DC History Conference, the National Trust for Historic Preservation’s PastForward Conference, and the Association of Preservation Technology DC Chapter Annual Symposium. In the Fall of 2024, Angelina taught a graduate design studio at the Corcoran School of the Arts & Design. She designed the course content for a third semester studio focused on site analysis and large-scale installation for students seeking a Master of Arts in Exhibition Design. Angelina received her NPS Agreement Technical Representative (ATR) certification in 2022. She is also an ISA Certified Arborist (MA-6664A).

Kevin Adam Wohlgemuth

Kevin is a Senior Associate with Building Conservation Associates (BCA), a full-service historic preservation and materials conservation consulting firm with offices in Alexandria, New York, Philadelphia, Boston, and Detroit. Kevin is a graduate of the University of Pennsylvania’s Department of Historic Preservation, where he focused on materials conservation. At BCA, Kevin manages complex conservation, restoration, and preservation projects including supervising and collaborating with multiple staff members and consultant and contractor partners; performs site documentation, condition assessments, and laboratory and field testing; develops treatment recommendations; creates construction drawings and specifications; and performs construction administration.

In addition to his Master of Science in Historic Preservation degree, Kevin completed the online Construction Management specialization through Columbia University (via Coursera) which included courses on construction project management, project development, scheduling, and cost estimating. Kevin’s education and experience meets the Professional Qualifications and Standards of the U.S. Department of the Interior, National Park Service for History and Architectural History as stated in 36 CFR 61 Appendix A. Kevin is OSHA-certified, having completed the OSHA 10-hour General Industry Training Course. Kevin also recently completed the National Park Service Technical Preservation Services’ “Frequent Program-Users Training on the Secretary’s Standards for Rehabilitation” in June 2025.

Kevin is actively involved in the local, regional, and national historic preservation communities, serving on the Executive Board of the DC Chapter of the Association for Preservation Technology as Vice Present (2023), President (2024), and Symposium

Committee Chair (2025) and presenting his research and experience at various conferences including the DC History Conference (2023), the Association for Preservation Technology annual conference (2017, 2022), the Construction History Society Biennial Meeting (2021) and the Royal Institution of Chartered Surveyors' Global Building Conservation Conference (2024).

Kevin is also an experienced archaeologist and archaeological conservator, having earned a Master of Arts in Classical Archaeology and spent numerous field seasons excavating and performing archaeological object and site conservation treatments in the United States, Italy, and Turkey.

RESIDENT CURATOR PROGRAM

INVITATION TO SUBMIT APPLICATION FOR CURATOR

Part 2: Applicant's Specialized Skill in Historic Preservation

Describe the applicant's specialized skills in historic preservation projects, including any relevant experience with the Secretary of the Interior's Standards for the Treatment of Historic Properties, [36 CFR Part 68 \(2013\)](#), as amended.

See Section F, Part 2 in following pages.

Section F, Part 2: Applicant's Specialized Skill in Historic Preservation

Angelina Ribeiro Jones

As an experienced preservation planner, Angelina has in-depth knowledge of the *Secretary of the Interior's Standards for the Treatment of Historic Properties* and their application in managing historic resources. She meets the Professional Qualifications and Standards of the U.S. Department of the Interior, National Park Service for both History and Architectural History.

Cultural Landscape Inventories (CLIs) and the National Register of Historic Places (NRHP)/Section 110 Documentation:

As a Historical Landscape Architect for the NPS National Capital Region (NCR), Angelina prepared, reviewed, evaluated, and edited documents for significant historic properties for inclusion in the CLI. Through a combination of extensive archival research and fieldwork, she wrote CLI reports using the framework provided by the NRHP and coordinated concurrence with State Historic Preservation Offices (SHPOs) and park superintendents. For each CLI report, Angelina worked with the NCR Preservation Services Data Manager to create and maintain a complete geodatabase of spatial data collected, coded, and analyzed as part of preparing the reports. In addition to acting as primary author on multiple CLIs, Angelina collaborated with other NPS staff and Cooperative Ecosystem Studies Units (CESU) partners on many others, including Chinn Ridge and the John Dogan Farmstead at Manassas, the Cabin Camps at Prince William Forest Park, and Fletcher's Cove on the C&O Canal. Angelina managed annual updates to existing Section 110 documentation as the coordinator for the regional database of historic structures and cultural landscapes (called the CRIS). This included organizing fieldwork, research, and data entry to ensure all entries were accurate and reliable to be used in park preservation planning. Angelina assisted the regional historian with NRHP nominations and updates that intersected with cultural landscape program projects. She also reviewed, evaluated, and edited products prepared by CESU partners and contractors, including a Cultural Landscape Report (CLR) for the Memorial Avenue Corridor, a CLR for the cabin camps at Prince William Forest Park, and a CLR for two of the camps at Catoctin Mountain Park.

Local Historic Districts in Certified Local Governments (CLGs) and Certificates of Appropriateness (COAs):

Angelina is currently the preservation planner for the Town of Herndon, managing public outreach around the Historic District Overlay (HDO) and liaising the Historic District Review Board (HDRB). In this capacity, she assists applicants seeking a COA to make modifications to properties within the HDO. She conducts Administrative COA review as permitted by the *Town of Herndon's Historic District Overlay Guidelines* (updated 2020). Angelina writes staff reports and memorandums to the HDRB to provide staff

recommendations the board considers during monthly work sessions and public hearings.

As a member of the Historic Preservation Program (HPP) team in Arlington County between 2018 and 2020, Angelina oversaw enforcement of Arlington County's Historic Preservation Ordinance; supported the functions, committees, and activities of the Historical Affairs and Landmark Review Board (HALRB); and promoted historic preservation in Arlington County through a variety of special projects. As staff liaison to the HALRB, she managed the review and approval process for COAs in the County's 40 Local Historic Districts (LHD); managed all aspects of new LHD designations; offered technical guidance to property owners and staff; and provided input on special planning initiatives affecting historic resources county-wide. Angelina managed the processes for all Design Review Committee (DRC) and HALRB meetings which included running two public meetings each month and preparing legally required public notices and correspondence. She also exerted decision-making authority in plan review for zoning and building permits that impacted protected historic properties but did not require COAs or Administrative COAs. During her time with Arlington County, Angelina evaluated or assisted in reviewing more than 150 permits impacting historic resources including over 100 COAs and ACOAs. Angelina also completed all aspects of the LHD designation process including performing historical research and site evaluations, drafting written designation reports, and overseeing public hearing processes. This process included creating design guidelines to protect character-defining features in accordance with the SOI Standards and applying the SOI Standards in evaluating permits for historic properties wherever LHD design guidelines were silent.

Preservation and Conservation Easements:

During her time with NPS ABPP, Angelina processed 19 Battlefield Land Acquisition Grants (BLAG), which included reviewing draft easements for BLAG-funded acquisitions and ensuring that the easements would appropriately protect historic resources on BLAG properties in perpetuity. As the Conservation and Easements Manager of the Chestnut Hill Conservancy, Angelina managed 44 conservation easement properties which included annual monitoring to assess conformance with the recorded legal documents, maintaining oral and written communication with property owners, and providing the property owners with technical guidance. She also managed creation of new easement documents which entailed coordinating with all stakeholders and ensuring that the easement documents allowed for the continuation of the current use as well as acceptable future uses. Angelina managed the recordation of a total of nine new easements and amendments while at the Conservancy.

Several of Angelina's preservation planning publications are available on the National Park Services Integrated Resource Management Applications (IRMA) website:

- Jones, Angelina Ribeiro. [Washington Canoe Club: Cultural Landscapes Inventory, Chesapeake & Ohio Canal National Historical Park](#). U.S. Department of the Interior, National Park Service. Washington, D.C., 2024.
- Jones, Angelina Ribeiro. [Portici: Cultural Landscapes Inventory, Manassas National Battlefield Park](#). U.S. Department of the Interior, National Park Service. Washington, D.C., 2022.
- Jones, Angelina Ribeiro. [Lyndon Baines Johnson Memorial Grove on the Potomac: Cultural Landscapes Inventory, George Washington Memorial Parkway](#). U.S. Department of the Interior, National Park Service. Washington, D.C., 2022.
- Beagan, Christopher and Angelina Ribeiro Jones. [Cultural Landscape Report for the Green Hill Parcel, Frederick Law Olmsted National Historic Site. Cultural Landscape Report](#). Northeast Regional Office, National Park Service. Boston, 2017.

Kevin Adam Wohlgemuth

Kevin has significant experience managing and executing complex historic preservation and materials conservation projects in his position with BCA. Kevin's capabilities and expertise in historic preservation include:

- Project management
- Documentation of historic sites through photography, drawings, and written descriptions
- Archival research
- Conditions assessments
- Laboratory and field testing
- Historic finishes analysis
- Restoration and rehabilitation design
- Construction drawings and specifications
- Construction administration

Recent projects include:

- [Smithsonian Institution Building \("Castle"\), Smithsonian Institution \(2021-Present\)](#): As part of the Smithsonian's major Renovation of the Historic Core project, Kevin managed and executed BCA's project on the historic flooring at the Castle that included conditions assessment, treatment testing, and preparation of construction documents. All recommended treatments followed the Secretary of the Interior's Standards for Restoration and will be restoring the historic condition of several floor materials including terrazzo, tile, and mosaic that have been covered by carpeting. He is also currently updating the National Historic Landmark nomination, which includes substantial original research on the context and history of the Castle. (Note: The Castle is constructed of the same Seneca sandstone as the tavern's foundation and chimneys).

- **[Building 60, Fort McNair \(2020-2022\)](#)**: Building 60 at Fort McNair is the 1909 McKim, Mead and White former Officer's Club that the Inter American Defense College desired to rehabilitate as a classroom facility. Kevin managed and executed—along with other BCA staff—the restoration design component of the project, which included condition assessment, restoration design, and construction administration for the restoration of historic brick masonry, woodwork, and plaster. Kevin also secured and managed the services of a specialized contractor mural conservation who restored a historic Zuber wallpaper mural. All work was performed according to the Secretary of the Interior's Standards for Rehabilitation and was reviewed and approved by the National Capital Planning Commission (NCPC) and Commission of Fine Arts (CFA).
- **[Thomas Jefferson Memorial, National Park Service \(2019-2021\)](#)**: Kevin managed and helped execute the significant restoration of the Jefferson Memorial. Kevin—along with other BCA staff, architects, and structural engineers—performed conditions assessments and developed the design for the replacement of the waterproofing at the portico roof and the cleaning of the exterior marble from the entablature to the dome. Kevin executed moisture absorption testing of the masonry, documented existing conditions for repairs and cleaning, created construction documents for the work, and managed construction administration. The work included removing and reinstalling all of the massive stone tiles on the portico, replacing failed waterproofing, various masonry repairs, and cleaning use steam and laser ablation. All work was performed according to the Secretary of the Interior's Standards for Restoration and was reviewed and approved by the NCPC and CFA.
- **[Historic Structure Reports, National Park Service \(2020-Present\)](#)**: Kevin has been the project manager and creator of several Historic Structure Reports for various sites managed by the National Park Service including the Lafayette Park Lodge, just north of the White House; the [Spanish Ballroom at Glen Echo Park](#); and historic cabin camps at [Prince William Forest Park](#) (PRWI) and Catoctin Mountain Park (CATO).¹⁵ These HSRs include in-depth analysis of historical context and history of these sites as well as treatment recommendations that follow the Secretary of the Interior's Standards for Restoration and Rehabilitation.
- **[Historic Estate Homes, Tidewater and Big Bend Foundation \(2023-Present\)](#)**: Kevin managed and executed several historic finishes analysis projects at early 19th century homes in New Kent County for the non-profit organization Tidewater and Big Bend Foundation (TBBF). In consultation with TBBF and staff at Colonial Williamsburg, Kevin and other BCA staff selected locations for finishes analysis and identified original finish schemes throughout the homes. These reports provided period-appropriate finish restoration recommendations for historic plaster, woodwork, and fireplaces and BCA will be performing exposures to reveal decorative historic finishes later in 2025. All finishes restoration recommendations followed the Secretary of the Interior's Standards for Restoration.

¹⁵ Both the PRWI and CATO HSRs were written by other staff but managed by Kevin.

Projects on which Kevin had a substantial role have been honored with several awards including two from the Design-Build Institute of America (along with other members of the design and construction team) for the Rehabilitation of the McKim, Mead and White's former Officer's Club at Fort McNair (2024); by the D.C. Preservation League and Engineering News-Record for the significant roof replacement and exterior masonry restoration of the Thomas Jefferson Memorial (2021); and individually by the University of Pennsylvania Department of Historic Preservation with the Faculty Award for Outstanding Academic Achievement (2014) and the Charles E. Peterson Award for Distinction in the Specialized Study of Historic Building Technology (2013).

RESIDENT CURATOR PROGRAM
INVITATION TO SUBMIT APPLICATION FOR CURATOR

Part 3: Professional Service Providers' General Qualifications

If available at this time, provide the professional qualifications and relevant work history of any professional service providers, contractors or subcontractors, involved in rehabilitation and/or maintenance phases of the curator including, but not limited to architects, general contractors, and subcontractors such as plumbers, electricians, etc.

Include a list of all of the following actions which have become final in the three years prior to the application submission for any such providers, contractors or subcontractors listed:

1. Willful violations, violations for failure to abate, or repeated violations, for which the provider, contractor or subcontractor was cited by (a) the United States Occupational Safety and Health Administration; (b) the Virginia Occupational Safety and Health Administration; or (c) the occupational safety and health plan for any public jurisdiction; or
2. Three (3) or more serious construction safety violations for which the provider, contractor or subcontractor was cited by the (a) United States Occupational Safety and Health Administration; or (b) the Virginia Occupational Safety and Health Administration; or (c) the occupational safety and health plan from any public jurisdiction.
3. Termination of a contract between the provider, contractor or subcontractor and any public entity for safety violations.

For each provider, contractor or subcontractor that has not received or been the subject of any such violations referenced above in the three (3) years prior to the application submission, then the applicant shall so indicate by certification on the application.

See Section F, Part 3 in following pages.

RESIDENT CURATOR PROGRAM

INVITATION TO SUBMIT APPLICATION FOR CURATOR

Part 4: Professional Service Providers' Qualifications in Historic Preservation

If available at this time, provide the professional qualifications and relevant work history of any professional service providers, contractors or subcontractors, involved in the rehabilitation and/or maintenance phases of the curator including, but not limited to architects, general contractors, and subcontractors such as plumbers, electricians, etc. pertaining to the Secretary of the Interior's Standards for the Treatment of Historic Properties, [36 CFR Part 68 \(2013\)](#), as amended.

See Section F, Part 4 in following pages.

Section F, Part 3: Professional Service Providers' General Qualifications

See Appendix E for resume for Andy Seferlis, who will be contributing his expertise as a restoration stone mason to assist with the scope of work at the foundation and chimneys as well as to run public workshops related to this scope.

Note that while additional contractors will be engaged for some of the work, they have not yet been identified. Some may be selected through the Campaign for Historic Trades. We commit to only engaging contractors that have sufficient experience working with historic materials and construction found at Dranesville Tavern and we will ensure that work performed by all contractors follows the SOI Standards.

Section F, Part 4: Professional Service Providers' Qualifications in Historic Preservation

See above, Part 3.

RESIDENT CURATOR PROGRAM

INVITATION TO SUBMIT APPLICATION FOR CURATOR

SECTION G: ESTIMATED PROJECT COSTS

Use the table below to summarize proposed expected costs (Attach more detailed breakdowns if desired).

PROJECT COSTS BUDGET		
Cost Category	Amount	Total Amount
Hard Costs		185,786.45
General Conditions (mobilization, temporary facilities)	10,000	
Site Work	3,650	
Excavation	N/A	
Foundation	2,608.00	
Demolition	N/A	
Superstructure	24,933.00	
Floor Structure	3,500	
Roof Structure & Cover	N/A	
Doors & Windows	9,617.00	
Interior Construction	22,345.00	
Plumbing	12,056.00	
HVAC	2,250.00	
Electrical	34,800.00	
Sprinklers	N/A	
Conveying Systems (if applicable)	N/A	
Utility Upgrades (electrical, water, sanitary)	2,500.00	
HAZMAT Abatement	N/A	
Specialties	48,050.00	
Clean up	N/A	
Miscellaneous	100	
Construction Contingency (_____ %)	9,287.45	
Soft Costs		9,250.00
Architectural Fees	N/A	
Engineering Fees	5,000	
Third party HAZMAT inspection, testing, and monitoring	N/A	
Other Design Fees	N/A	
Commissioning HVAC, sanitation systems	250	
Construction Period Interest	N/A	
Other Financing Fees	N/A	
Other Consulting Fees	N/A	
Permits and Licenses	4000	
Construction Administration fees	N/A	
Other Soft Costs	N/A	
Design Contingency (_____ %)	N/A	
Other Project Costs	N/A	N/A
TOTAL PROJECT COSTS		195,036.45

RESIDENT CURATOR PROGRAM

INVITATION TO SUBMIT APPLICATION FOR CURATOR

SECTION H: LEASE LENGTH CALCULATIONS

The cost of ongoing maintenance of the property will be factored into the calculation of lease length (assuming all required maintenance tasks are being performed according to the guidelines established in the "[Maintenance Guidelines and Checklist](#)."

An additional annual amount will be factored into this calculation, to recognize the value of the occupation and management of the property (utilities, fees, any applicable taxes, etc.).

Credited Annual Maintenance Costs

Including but not limited to: grounds maintenance, gutter cleaning, roof repairs/replacement, repointing, maintaining/ replacing mechanical systems, etc. (See "[Maintenance Guidelines and Checklist](#)")

2023 Historic Replacement Value	Multiply the Historical Replacement Value by 1%	Total Annual Maintenance Expense
\$1,812,932	1%	\$18,129

Credited Annual Occupancy/Management Costs

For example: utilities, additional required liability insurance, legal fees, public benefit component, property taxes, etc. The dollar amounts used were calculated using previous utility bills and a Department of Tax Administration tax assessment for the house and on acre of land.

Utilities	\$2,950.00
Real Estate Taxes	\$9,215.00
Other Miscellaneous Expenses	\$746.00
Total Annual Occupancy and Management Expenses	\$12,911.00

Total Credited Additional Curator Expenses

Total Annual Maintenance Expense	\$18,129.00
Total Annual Occupancy and Management Expenses	\$12,911.00
Total Credited Additional Curator Expenses	\$31,040.00

RESIDENT CURATOR PROGRAM
INVITATION TO SUBMIT APPLICATION FOR CURATOR

SECTION I: LEASE TERM

According to the Park Authority's Enabling Legislation, FCPA must establish a Fair Market Rental Value (FMRV) for the property. For the purposes of this solicitation, FCPA is establishing a rent value of **\$78,000** per annum for the length of the base term, as determined by an independent appraiser. The length of the lease term will be determined based upon the following:

- Annual Fair Market Rental Value (FMRV)
- Estimated Rehabilitation Project Costs
- Credited Annual Maintenance Costs: Including, but not limited to: grounds maintenance, gutter cleaning, roof repairs/replacement, repointing, maintaining/replacing mechanical systems, etc. (See "Maintenance Guidelines and Checklist")
- Credited Annual Occupancy and Management Costs: includes utilities, insurance, legal fees, public benefit component; prorated property taxes, etc.

Formula for Estimating Lease Length

Annual Fair Market Rental Value *minus* Credited Annual Maintenance Costs *minus* Credited Annual Occupancy and Management Costs *equals* Adjusted Annual Fair Market Rental Value.

Total Rehabilitation Project Costs *divided by* Adjusted Annual Fair Market Rental Value *equals* Estimated Lease Term, in years.

	Annual	Total
Rehabilitation Project Costs Provided by Applicant (Total Project Costs, see Section G)		\$195,036.45
Annual Fair Market Rental Value (FMRV)	\$78,000.00	
Credited Annual Maintenance Costs (see Section H)	\$18,129.00	
Credited Annual Occupancy & Management Costs (see Section H)	\$12,911.00	
Adjusted Annual FMRV	\$46,960.00	
Rehabilitation Project Costs /Adjusted FMRV = Estimated Length of Lease, or Lease Term, in years	25	

Insert the estimated cost of your rehabilitation plan into this formula and state the estimated lease term. Please describe any considerations that you wish for FCPA to make in the negotiation of the lease term.

Estimated Lease Term, in years 25

SECTION I: LEASE TERM

As described above, we intend to exceed the minimum public benefit noted in the ISA and continue our proposed preservation workshops, community programming, and interpretive efforts throughout the duration of our curatorship at the tavern. We believe our extensive proposed public benefit should factor into the formula for estimating the lease term as laid out in the ISA and for this reason, we are proposing a lease term beyond what would be calculated in the formula above.

RESIDENT CURATOR PROGRAM

INVITATION TO SUBMIT APPLICATION FOR CURATOR

SECTION K: ORGANIZATIONAL STRUCTURE (IF APPLICABLE)

If the Applicant is acting officially on behalf of an organization, please describe fully the nature of the organization, including:

The Legal Structure and IRS Designation of Organization: (Corporation, LLC, JV, LP, 501(c), etc.)

N/A

Nature of the Organization's Business

N/A

The Legal History of the Organization

Attach a copy of all incorporating documents, including articles of incorporation, by-laws, operating agreements, trust agreements, etc.

N/A

Certificate of Good Standing

Attach Certificate of Good Standing (Corporation) or a Certificate of Fact of Existence (LLC)

N/A

If Applicant's proposal contemplates operating a business at the property, please note the following requirements:

License Requirement

All firms doing business in Fairfax County shall obtain a license as required by Chapter 4, Article 7.2, of The Code of the Fairfax County, Virginia, as amended, entitled "Business, Professional and Occupational Licensing (BPOL) Tax." Questions concerning the BPOL Tax should be directed to the Department of Tax Administration, telephone (703) 222 8234 or visit: <https://www.fairfaxcounty.gov/taxes/business>.

Registering Of Corporations:

In accordance with Virginia Code Section 13.1-758, any foreign corporation transacting business in Virginia shall secure a certificate of authority as required by Section 13.1-757 of the Code of Virginia, as amended, from the State Corporation Commission, Post Office Box 1197, Richmond, Virginia 23209.

RESIDENT CURATOR PROGRAM
INVITATION TO SUBMIT APPLICATION FOR CURATOR

SECTION L: CERTIFICATIONS

Kevin Adam Wohlgemuth
I, _____, do hereby state that I am an
(Your name here)

(Check one)

<input checked="" type="checkbox"/>	Applicant
<input type="checkbox"/>	Applicant's authorized agent

and that, to the best of my knowledge and belief, all of the above responses and information are true and accurate and that the information contained in this application is complete, that all individual applicants, and all principals, partners, members or shareholders of the applicant and all business entities involved in the proposed curator have been listed above, and that prior to the negotiation of any lease and execution of any lease, I will reexamine this certification and provide any changed or supplemental information, including business or financial relationships of the type described above, that arise on or after the date of this application.

Signed under the penalties of perjury.

SIGNATURE

9/10/25

DATE

I hereby certify that I have filed all state tax returns, have paid all state taxes required under law, and am not in arrears to the County of Fairfax on debt or contract, am not a defaulter on surety to the County of Fairfax and my County taxes and/or assessments are not delinquent.

Signed under the penalties of perjury on this 10th day of September 2025

SIGNATURE

FEDERAL TAX ID NO.

The undersigned also acknowledges and states that none of the individuals listed in [Section B: Applicant Information](#) have participated in the capacity of an officer or employee of the Fairfax County Government in the evaluation process of the Curator Application or Lease Transaction.

Signed under the pains and penalties of perjury.

SIGNATURE

9/10/25

DATE

RESIDENT CURATOR PROGRAM
INVITATION TO SUBMIT APPLICATION FOR CURATOR

SECTION L: CERTIFICATIONS

Angelina Ribeiro Jones
I, _____, do hereby state that I am an
(Your name here)

(Check one)

<input checked="" type="checkbox"/>	Applicant
<input type="checkbox"/>	Applicant's authorized agent

and that, to the best of my knowledge and belief, all of the above responses and information are true and accurate and that the information contained in this application is complete, that all individual applicants, and all principals, partners, members or shareholders of the applicant and all business entities involved in the proposed curator have been listed above, and that prior to the negotiation of any lease and execution of any lease, I will reexamine this certification and provide any changed or supplemental information, including business or financial relationships of the type described above, that arise on or after the date of this application.

Signed under the penalties of perjury.

SIGNATURE

9/10/25

DATE

I hereby certify that I have filed all state tax returns, have paid all state taxes required under law, and am not in arrears to the County of Fairfax on debt or contract, am not a defaulter on surety to the County of Fairfax and my County taxes and/or assessments are not delinquent.

Signed under the penalties of perjury on this 10th September 25

SIGNATURE

The undersigned also acknowledges and states that none of the individuals listed in [Section B: Applicant Information](#) have participated in the capacity of an officer or employee of the Fairfax County Government in the evaluation process of the Curator Application or Lease Transaction.

Signed under the pains and penalties of perjury.

SIGNATURE

9/10/25

DATE

APPENDIX A: SCOPE OF WORK AND COST ESTIMATE

PHASE 1: Rehabilitation work to be completed before habitation is possible

Sub-Category	Description	Quantity	Unit	Unit Price	Performing Work	2020 Treatment Plan Cost	Curator's Proposed Adjusted Cost	Adjustment Reason	Comment	Timeframe					In-Kind Value of Curator Labor				
										0-6 months	6-12 months	12-36 months	36-60 months	60-84 months					
Electrical-Misc.	Allow for total electrical gut and re-wire of the property.	1 ls		\$30,300.00	Contractor	\$30,300.00	\$30,300.00	N/A		\$0.00	1				\$0.00				
Plumbing-Misc.	Allowance for replacement of 3 plumbing fixtures to meet code.	3 ea		\$1,442.00	Contractor	\$4,326.00	\$4,326.00	N/A		\$0.00	1				\$0.00				
Plumbing-Misc.	Provide domestic hot water heater.	1 ea		\$2,682.00	Contractor	\$2,682.00	\$2,682.00	N/A		\$0.00	1				\$0.00				
Plumbing-Misc.	Provide semi-instantaneous hot water heater.	1 ea		\$1,548.00	Contractor	\$1,548.00	\$1,548.00	N/A		\$0.00	1				\$0.00				
Arch-Envelope	Install weatherstripping at the windows and doors.	375 lf		\$6.78	Curator	\$2,542.00	\$2,542.00	N/A		\$0.00		1			\$0.00				
Site-Misc.	Remove insect nests and clean left over traces.	4 ea		\$125.00	Contractor	\$500.00	\$1,000.00	potential groundhogs	Recommend additional pest mitigation including		Recommend cyclical service		1		\$0.00				
Arch-Doors	Repair damaged areas of exterior door frames, prepare and repaint.	2 ea		\$418.00	Curator	\$836.00	\$100.00	equipment/materials only.	Performed low-cost by curator. Cost for		\$0.00		1		\$736.00				
Arch-Chimney	Remove the concrete seal, clean and apply new proper seal at the top of the chimney.	4 loc		\$1,171.00	Contractor	\$4,684.00	\$9,000.00	cost includes access.	Scaffold rental for access not included in treatment plan estimate. Adjusted	Scaffold to be designed and rented from experienced, local vendor; inspect insulation at fireboxes.		1			\$0.00				
Site-Misc.	Clear away piles of leaves and organic material from the foundation, walls, and beneath the porches.	1 ls		\$680.00	Curator	\$680.00	\$50.00	curator.	Performed low-cost by	Initial task + maintenance		1			\$630.00				
						TOTAL	\$48,098.00	\$51,548.00											\$1,366.00

PHASE 2: Rehabilitation work to be completed after move-in

Value of Labor
\$14,884.00
\$20,869.00
\$5,779.00
\$1,755.00
\$102.00
\$1,190.00
\$5,112.00
\$231.00
\$736.00
\$1,890.00
\$810.00
\$2,543.00
\$5,896.00
\$796.00
\$1,000.00
\$200.00
\$500.00
\$87.00
\$2,297.00
\$781.00

ALTERNATIVES: Additional tasks to convert tavern to residential use

Sub-Category	Description	Quantity	Unit	Unit Price	Performing Work	2020 Treatment Plan Cost	Curator's Proposed Adjusted Cost	Alternative Justification	Comment	Timeframe	In-Kind Value of Curator Labor			
										0-6 months	6-12 months	12-36 months	36-60 months	60-84 months
Electrical-Misc.	Phase 1-Additional wiring, outlets, accessories throughout				Contractor	N/A	\$5,000.00	Upgrade for residential use		1				\$0.00
Plumbing-Misc.	Phase 1-Piping, etc. for bathroom upgrades, kitchen, laundry				Contractor	N/A	\$4,000.00	Upgrade for residential use	First-floor bathroom	1				\$0.00
Mechanical-Misc	Phase 1-Ventilation for bathroom, kitchen, laundry upgrades				Contractor	N/A	\$1,500.00	Upgrade for residential use	First-floor bathroom	1				\$0.00
Utilities-Security	Alarm system accessories				Curator	N/A	\$500.00	Upgrade for residential use	Self-install alarm system + subscription	1				\$500.00
Arch-Doors	Replace exterior doors lock sets for upgraded security				Curator	N/A	\$500.00	Upgrade for residential use	First floor doors					\$100.00
Utilities-Internet	Phase 1-Wi-Fi Infrastructure				Curator/Contractor	N/A	\$500.00	Upgrade for residential use		1				\$0.00
Arch-Bathroom	Phase 1-ADA accessible bathroom upgrades with tile, toilets, sinks, showers, accessories				Contractor	N/A	\$12,500.00	Upgrade for residential use	First-floor bathroom	1				\$0.00
Arch-Kitchen	Phase 1-Kitchen upgrade with refrigerator, stove, sink, accessories				Contractor	N/A	\$25,000.00	Upgrade for residential use		1				\$0.00
Arch-Floors	Phase 1-Refinish wood floors				Curator	N/A	\$1,500.00		First floor	1				\$1,000.00
Arch-Windows	Phase 1-Check all windows for operability/water-tightness; repair as necessary				Curator	N/A	\$500.00			1				\$500.00
Arch-Windows	Phase 1-Provide inboard storm windows at all windows	17 ea		\$250.00	Curator	N/A	\$4,500.00	Sustainability/energy efficiency/noise reduction	All windows	1				\$500.00
Electrical-Lighting	Phase 1-Light fixtures				Curator/Contractor	N/A	\$1,000.00	Upgrade for residential use	First floor		1			\$0.00
Utilities-Laundry	Phase 1-Laundry Equipment				Curator/Contractor	N/A	\$1,500.00	Upgrade for residential use	Basement		1			\$0.00
Arch-Doors	Phase 1-Replace exterior door in basement				Curator/Contractor	N/A	\$1,000.00	functioning	Non-historic metal door non-functional	Basement		1		\$0.00
Arch-Ceiling	Phase 2-Provide missing ACT in basement				Curator	N/A	\$500.00	Missing ACT in bathrooms and hall			2			\$500.00
Arch-South Porch	Phase 2-Enclose with screen				Curator	N/A	\$2,000.00	Restore to historic condition (see HABS photo)			2			\$1,000.00
Site-Misc.	Phase 2-Landscape water management				Curator	N/A	\$1,000.00	Improve site drainage	French drain		2			\$1,000.00
Site-Misc.	Phase 2-New plantings				Curator	N/A	\$1,500.00	Sustainability/noise reduction; gardening		Regionally appropriate plantings		2		\$1,000.00
Plumbing-Bathroom	Phase 2-Piping, etc. for bathroom upgrades				Contractor	N/A	\$2,000.00	Upgrade for residential use	Room #205		2			\$0.00
Mechanical-Bathroom	Phase 2-Ventilation for bathrooms				Contractor	N/A	\$1,000.00	Upgrade for residential use	Room #205		2			\$0.00
Electrical-Lighting	Phase 2-Light fixtures				Curator/Contractor	N/A	\$1,000.00	Upgrade for residential use	Second floor		2			\$0.00
Arch-Bathroom	Phase 2-Bathroom upgrades with tile, toilets, sinks, showers, accessories				Contractor	N/A	\$12,500.00	Upgrade for residential use	Room #205		2			\$0.00
Arch-Misc.	Phase 2-Cabinetry in basement/kitchen				Curator/Contractor	N/A	\$5,000.00	Upgrade for residential use			2			\$500.00
Arch-Floors	Phase 2-Refinish wood floors				Curator	N/A	\$1,500.00		Second floor		2			\$1,000.00
Arch-Int Walls	Phase 2-Wallpaper				Curator	N/A	\$2,000.00		Appropriate to period of significance			4		\$500.00
Arch-Misc.	Phase 2-Refinish hardware				Curator	N/A	\$500.00					6		\$500.00
Arch-North Porch	Phase 2-Partially restore north porch to 19th century condition				Curator/Contractor	N/A	\$5,000.00		Queen Anne style, per 1893 design; will retain ADA accessible ramp			6		\$1,000.00
TOTAL						\$95,000.00								\$9,600.00

EXCLUSIONS: Tasks Removed from 2020 Treatment Plan / Work Previously Completed

Sub-Category	Description	Quantity	Unit	Unit Price	Performing Work	2020 Treatment Plan Cost	Curator's Proposed	Adjusted Cost	Adjustment Reason	Comment	Timeframe				
											0-6 months	6-12 months	12-36 months	36-60 months	60-84 months
Roof-Repair	Inspect Roof	1	ls	\$2,520.00	PREVIOUSLY COMPLETED	\$2,520.00	N/A		Work previously completed by FCPA						
Roof-Repair	Strip down to roof timbers and re-roof entirely, including new flashing, lath, and underfelt.	1	ls	\$26,860.00	PREVIOUSLY COMPLETED	\$26,860.00	N/A		Work previously completed by FCPA						
Roof-Repair	Replace any missing or compromised roof shingles.	15	sf	EXCLUDED	PREVIOUSLY COMPLETED	Excluded in report	N/A		Work previously completed by FCPA						
Arch-Int Walls	Inspect Room #201 wall substrate for poor surface adhesion and repair, as needed.	1	ls	\$2,648.00	PREVIOUSLY COMPLETED	\$2,648.00	N/A		Work previously completed by FCPA						
Arch-Ext Walls	Replace rotted wood, finish to match adjacent surfaces. Minor cracks to be filled with two part epoxy.	16	sf	\$108.50	PREVIOUSLY COMPLETED	\$1,736.00	N/A		Work previously completed by FCPA						
Arch-Ext Walls	Assess areas of wood rot in exterior siding. Repair or replace as needed. Depending on condition, may require completed replacement.	1	ls	\$50,000.00	PREVIOUSLY COMPLETED	\$50,000.00	N/A		Work previously completed by FCPA						
Site-Misc.	Apply extermination to remove all insects.	1	ls	\$500.00	N/A	\$500.00	N/A		Duplicate item						
Arch-North Porch	Install replicated balusters, as needed.	75	lf	\$150.64	PREVIOUSLY COMPLETED	\$11,298.00	N/A		Work previously completed by FCPA						
Arch-North Porch	Reattach detached balusters, as needed.	4	loc	\$816.00	PREVIOUSLY COMPLETED	\$3,264.00	N/A		Work previously completed by FCPA						
Arch-North Porch	Prepare and repaint the flaking off or wearing thin areas, as needed.	236	sf	\$11.20	PREVIOUSLY COMPLETED	\$2,643.00	N/A		Work previously completed by FCPA						
Arch-North Porch	Remove and replace all rotted wood and missing sections, as needed.	56	lf	\$101.50	PREVIOUSLY COMPLETED	\$5,684.00	N/A		Work previously completed by FCPA						
Arch-North Porch	Repair of the out-of-plane wood floorboards, as needed.	236	sf	\$40.66	PREVIOUSLY COMPLETED	\$9,596.00	N/A		Work previously completed by FCPA						
Arch-Misc.	Install clip for downspout on the west side of the building.	1	ea	\$56.00	Curator	\$56.00	N/A		Work previously completed by FCPA						
Fire Suppression-Misc.	Provide fire sprinkler system.	1	ls	\$33,820.00	N/A	\$33,820.00	N/A		Included in Treatment Plan for Assembly Use						
Fire Suppression-Misc.	Provide domestic water line.	25	lf	\$41.80	N/A	\$1,045.00	N/A		Included in Treatment Plan for Assembly Use						
Fire Suppression-Misc.	Provide backflow preventer.	1	ea	\$1,139.00	N/A	\$1,139.00	N/A		Included in Treatment Plan for Assembly Use						
Fire Suppression-Misc.	Provide service valve.	1	ea	\$1,245.00	N/A	\$1,245.00	N/A		Included in Treatment Plan for Assembly Use						
Mechanical-Misc.	Remove existing HVAC equipment and provide new, as outlined: Sensible AHU, Fresh Air Unit 1000 cfm.	1	ls	\$13,560.00	N/A	\$13,560.00	N/A		Included in Treatment Plan for Assembly Use						

	ESTIMATED COST (2020 Treatment Plan)	PROPOSED COSTS (estimated)	IN-KIND VALUE OF CURATOR LABOR	COMMENTS
Estimated Total (HSR)	\$292,955.00	N/A	N/A	
Removed Scope (work completed by FCPA/intended for assembly use)	\$167,614.00	N/A	N/A	See list of work completed in Appendix H.
BASE SCOPE: ESTIMATED TOTAL (PHASE 1)	\$48,098.00	\$51,548.00	\$1,366.00	
BASE SCOPE: ESTIMATED TOTAL (PHASE 2)	\$104,959.00	\$39,201.00	\$67,458.00	
ESTIMATED TOTAL (BASE SCOPE)	\$153,057.00	\$90,749.00	\$68,824.00	
ALTERNATIVES: ESTIMATED TOTAL (PHASE 1)	N/A	\$59,500.00	\$2,600.00	
ALTERNATIVES: ESTIMATED TOTAL (PHASE 2)	N/A	\$35,500.00	\$7,000.00	
ESTIMATED TOTAL: PHASE 1	N/A	\$111,048.00	\$3,966.00	
ESTIMATED TOTAL: PHASE 2	N/A	\$74,701.00	\$74,458.00	
CONSTRUCTION CONTINGENCY (5%)			\$9,287.45	
ESTIMATED TOTAL (BASE SCOPE + ALTERNATIVES)	N/A	\$195,036.45	\$78,424.00	

YEAR	PROPOSED COSTS (estimated)
0-1	\$132,983.00
2-3	\$28,575.00
4-5	\$18,191.00
6-7	\$5,500.00
8+	Maintenance + Operations Expenses

DRANESVILLE TAVERN
11919 LEESBURG PIKE
HERNDON, VA 20170

Phase 1 General Notes

- Total electrical gut and re-wire of property.
- Provide new water heaters and plumbing.
- Install weatherstripping at exterior windows and doors.
- Remove insect nests and clean left over traces.
- Repair damaged areas of door frames, prepare and repaint.

Phase 2 General Notes

- Repair basement walls and repair any water infiltration damages prior to refinish and paint.
- Repair basement floors, renew finishes, as needed.

Alternatives General Notes

- Additional wiring and electrical accessories.
- Additional piping, ventilation, and equipment for laundry.

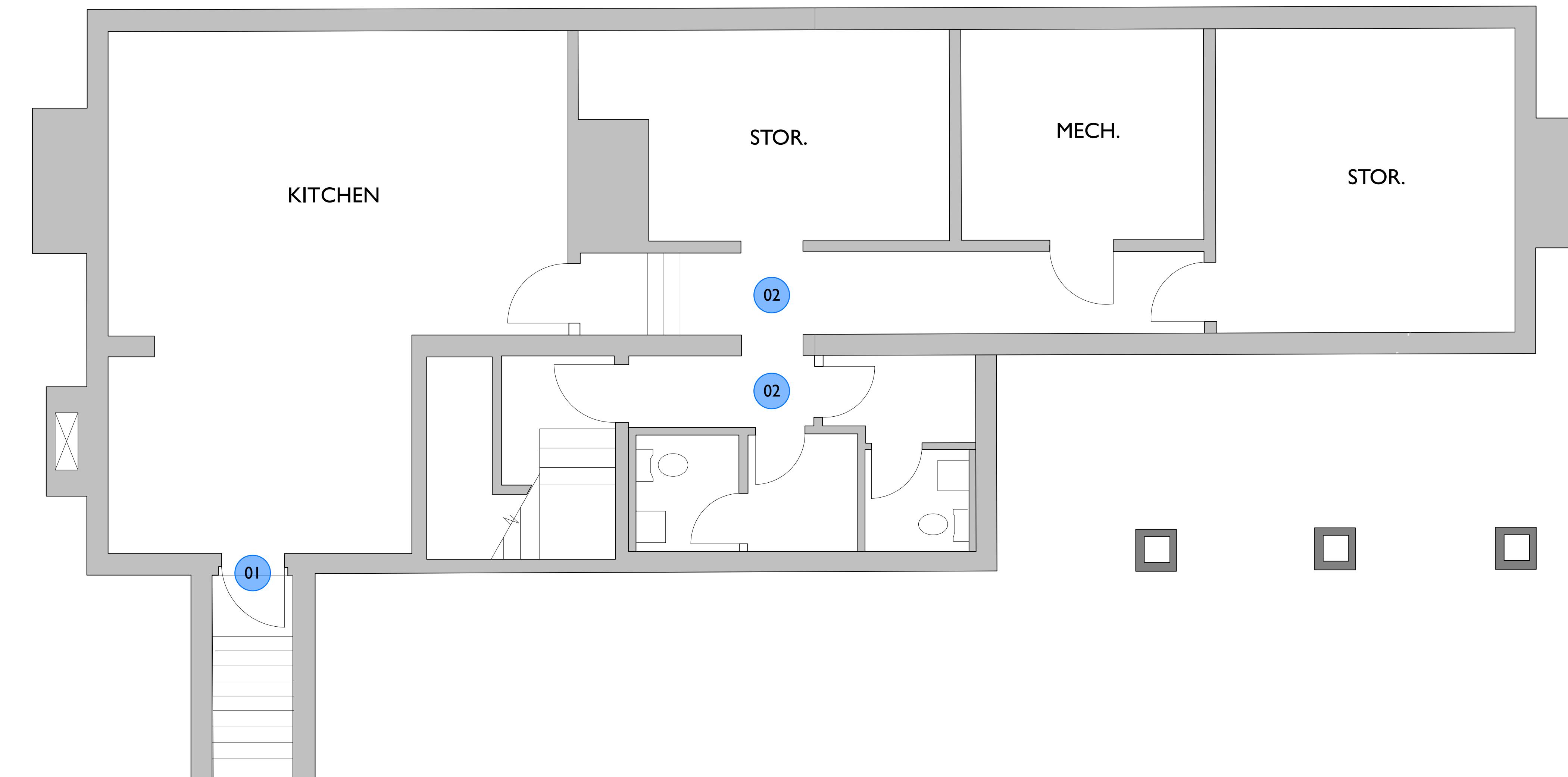
01 Phase 1—Replace exterior door in basement.
02 Phase 2—Provide missing ACT in basement.

Location-Specific Scope

Phase 1 Base Scope

Phase 2 Base Scope

Alternative Scope

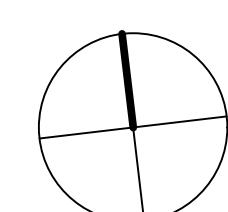


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BASEMENT FLOOR PLAN (1976)

1/4" = 1'

20'



DRANESVILLE TAVERN
11919 LEESBURG PIKE
HERNDON, VA 20170

Phase 1 General Notes

- Total electrical gut and re-wire of property.
- Provide new water heaters and plumbing.
- Install weatherstripping at exterior windows and doors.
- Repair damaged areas of exterior door frames, prepare and repaint.
- Remove insect nests and clean left over traces.
- Clear away piles of leaves and organic material from the foundation, walls, and beneath the porches.

Phase 2 General Notes

- Retain and repair plaster walls, as needed.
- Strip and repaint, as needed, on plaster or wood.
- Remove vegetation touching the building and the ramp and cut back to a distance at least 1' from the bldg.
- Repair damaged areas of interior door frames, prepare and repaint.
- Repair damaged areas of shutters, prepare and repaint.
- Install s-shaped holdbacks for shutters where missing
- Wash down the surfaces of porches and upper balcony.
- Retain and repair wood trim, as needed.
- Clean sandstone with appropriate cleaning solutions at chimeney and foundation.
- Remove and repoint mortar at chimney and foundation, as needed.
- Replace stones as needed with matching sandstone.

Alternatives General Notes

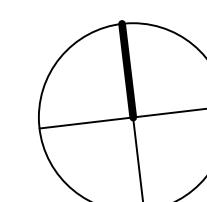
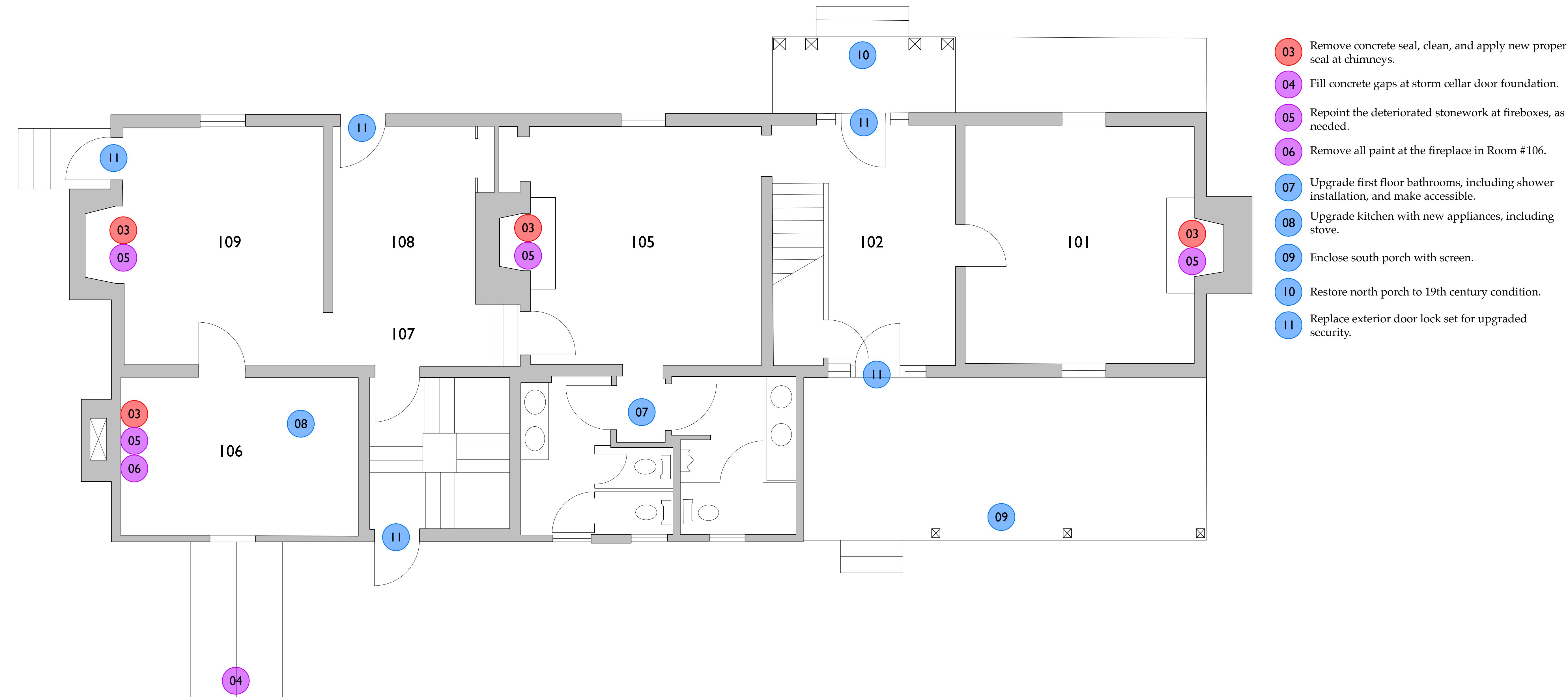
- Additional wiring and electrical accessories.
- Additional piping, ventilation, and equipment for bathrooms, kitchen.
- Provide alarm system.
- Provide internet.
- Refinish wood floors.
- Check all windows for operability / watertightness.
- Provide inboard storm windows at all windows.
- Provide new light fixtures.
- Provide landscape water management.
- Provide plantings at north fence.
- Provide new cabinetry.
- Wallpaper rooms, where appropriate.
- Refinish hardware.

Location-Specific Scope

Phase 1 Base Scope

Phase 2 Base Scope

Alternative Scope



DRANESVILLE TAVERN
11919 LEESBURG PIKE
HERNDON, VA 20170

Phase 1 General Notes

- Total electrical gut and re-wire of property.
- Provide new water heaters and plumbing.
- Install weatherstripping at exterior windows and doors.
- Repair damaged areas of exterior door frames, prepare and repaint.

Phase 2 General Notes

- Retain and repair plaster walls, as needed.
- Strip and repaint, as needed, on plaster or wood.
- Repair damaged areas of interior door frames, prepare and repaint.
- Repair damaged areas of shutters, prepare and repaint.
- Install s-shaped holdbacks for shutters where missing
- Retain and repair wood trim, as needed.

Alternatives General Notes

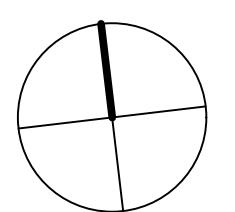
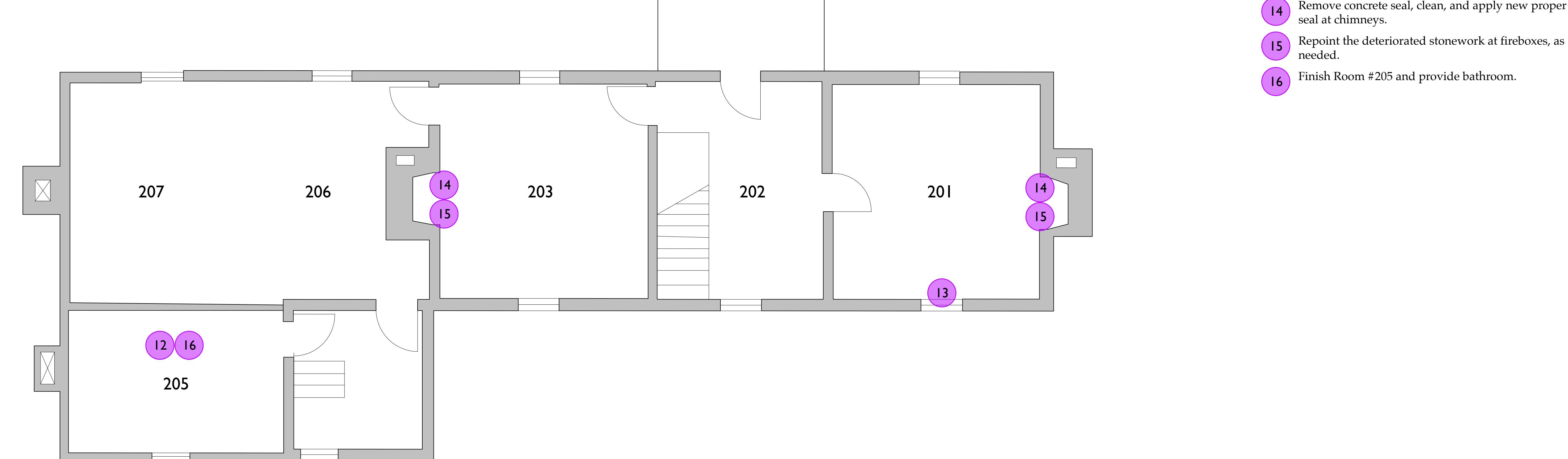
- Additional wiring and electrical accessories.
- Additional piping, ventilation, and equipment for bathrooms, kitchen.
- Refinish wood floors.
- Check all windows for operability / watertightness.
- Provide inboard storm windows at all windows.
- Provide new light fixtures.
- Provide new cabinetry.
- Wallpaper rooms, where appropriate.
- Refinish hardware.

Location-Specific Scope

 Phase 1 Base Scope

 Phase 2 Base Scope

 Alternative Scope



APPENDIX F: IMAGES

Old-fashioned dinner at Dranesville Tavern

Make your reservations now for a taste of history. An old-fashioned country dinner will be served by candlelight at historic Dranesville Tavern on July 18 from 7 to 9 p.m. The cost is \$25 per person, and reservations are required.

The buffet dinner will include turkey, gravy, stuffing, ham, fresh-from-the-garden vegetables. Top it all off with homemade desserts. Reservations are limited and should be made by July 9.

Dranesville Tavern was a popular stopping place on the Leesburg Turnpike for people traveling between the Shenandoah Valley and Alexandria during the 19th and early-20th centuries. Farmers, peddlers, drovers and stagecoach travelers stopped at the tavern for a night's rest and a good meal. Guests enjoying dinner at the tavern during this special evening of private entertainment will hear music of the 19th century.

Dranesville Tavern is preserved by the Division of Historic Preservation, Fairfax County Park Authority. Country food for the dinner will be prepared by the women of the Dranesville United Methodist Church.

Dranesville Tavern may be reached by taking the Beltway Exit 10 (Leesburg Pike, Va. 7) west about 10 miles to park entrance on the left.

For reservations and information, call (703) 759-5241.

Figure 1. "Old-fashioned dinner at Dranesville Tavern," *Potomac News* (Woodbridge, VA), June 24, 1987.

The theater is located at 600 Wolfe Street, Alexandria.

Folk music concert at The Barns at Wolf Trap

The Barns at Wolf Trap presents the folk music of Schooner Fare, Oct. 26 at 8 p.m. and Oct. 27 at 7:30 p.m.

Schooner Fare performs sing-alongs, ballads and harmonies. Tickets are available at The Barns office at 1635 Trap Road in Vienna; call (703) 938-2404.

Leningrad orchestra performs at GMU

The Leningrad Conservatory Chamber Orchestra, conducted by Saulia Sondetsky, performs Oct. 28 at 3 p.m. in the concert hall at George Mason University's Center for the Arts.

The 25-member chamber orchestra is from the Rimsky-Korsakov Conservatory in Leningrad. This performance is part of the group's premier tour of the United States. This visit coincides with the 150th anniversary of the birth of Peter Illich Tchaikovsky, the conservatory's first and most famous graduate.

Tickets are \$15 and are available at the center box office. Call (703) 764-7970 for information.

Dranesville site of basketry festival

The Fairfax County Park Authority Division of Historic Preservation and the High Country Basketry Guild are co-sponsoring a basketry festival at Dranes-

ville Tavern, Nov. 3 and 4 from 10 a.m. to 5 p.m. on Saturday and noon to 4 p.m. on Sunday. Admission is free.

The festival includes sales of handmade traditional and contemporary baskets and supplies, children's activities, and a demonstration by basket makers and an exhibit of prize-winning baskets.

Dranesville Tavern is located at 11919 Leesburg Pike in Dranesville. For information call (703) 759-5241.

Prince William Symphony sets second concert

The second concert celebrating the new season of the Prince William Symphony Orchestra and its new music director Joel Rezen, will be held Nov. 3 at 8 p.m. at Gar-Field High School.

The orchestra will open the concert with Wagner's "Siegfried Idyll," a gift to his wife Cosima upon the birth of their son, Siegfried. Handel's "Concerto in B minor" will feature violist Carolyn Riley, 1990 PWSO scholarship winner.

Stravinsky's "Dumbarton Oaks" will feature 16 instruments performing as a solo instrument within the orchestra.

Tickets are \$12, general admission; \$8, senior citizens and \$6, students.

Tickets are available at Music & Arts Centers, Potomac Festival in Woodbridge, K-Mart Shopping Center in Manassas, Dale City Music, Center Plaza, Old Bridge Festival, The Golden Goose and at the door.

For more information call 494-6691.

Figure 2. "Dranesville site of basketry festival," *Potomac News* (Woodbridge, VA), October 25, 1990.

CRAFT SHOWS

Craft Shows

Holiday House, a group of local crafters, will present their 12th Annual Craft Boutique, Thursday through Sunday, Nov. 10-13 at historic Dranesville Tavern located 10 miles west of Tysons Corner on Rt. 7. Call (703) 818-0555.

Baldwin Third Annual Holiday Craft Show and Bake Sale — is slated for 9 a.m. to 3 p.m. Saturday, Nov. 12 in the school cafeteria at

Figure 3. "Craft Shows," *News and Messenger* (Woodbridge, VA), November 11, 1984.



Mr. and Mrs. Riddick

Riddick-Smidt

h **a** **ic** **ok** **e** **as** **d** **sa** **of** **re** **as** **of** Amy Boor Smidt and Kevin E. Riddick were married May 5, 2001, at Dranesville Tavern in Fairfax County. The bride is the daughter of Bruce and Paula Boor of Stafford County. The groom is the son of Shelby Riddick of Beckley, W.Va. and the late Earl Riddick. Maid of honor was Sarah Riddick, the groom's daughter. Best man was Mark Stewart. A reception was held at Dranesville Tavern. The couple live in Burke. Mrs. Riddick, a graduate of Stafford High School, received her bachelor's degree in chemistry from James Madison University. She is employed by Fairfax County Public Schools. Mr. Riddick, a graduate of Groveton High School, received his bachelor's degree from Strayer University in Alexandria. He is director of systems administration at TNSI in Reston.

Figure 4. "Riddick-Smidt," *The Free Lance-Star* (Fredericksburg, VA), July 29, 2001.

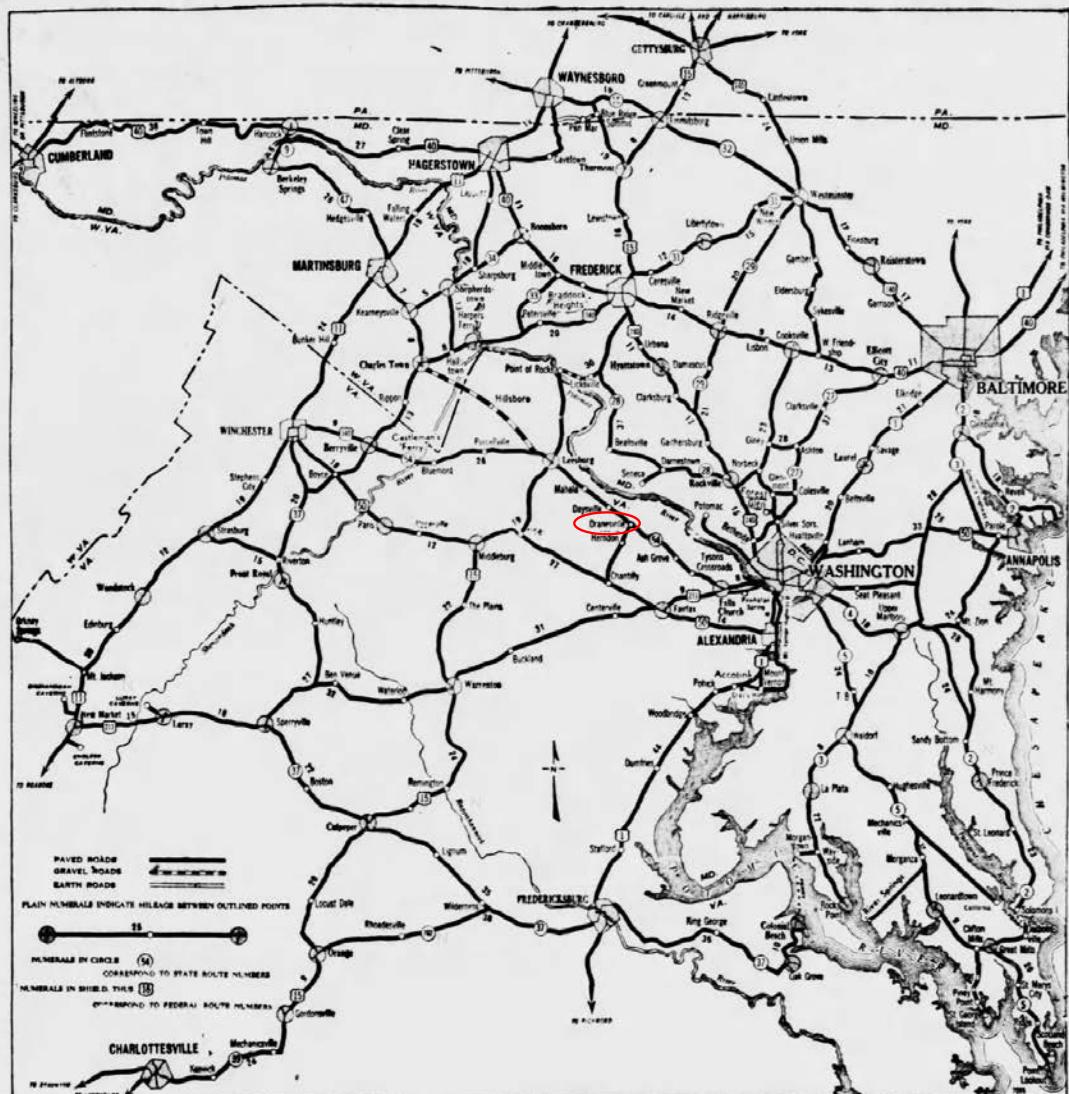
ring prior to camp will be made, and calls upon regimental and separate organization commanders to make recom-

silvester, Capt. John A. Autrey, Technical Sergeant, Michael L. Marguiles, Sergeant

Kimmell, Major James De B. Walbach, Captain, R. C. Snidow, Sergeant, C. F. Buck,

Fort Monroe, Va.—(See) running military. Sergeant, Albert Smith, as instructors, and the Capt. R. C. Snidow, Sergeant, C. F. Buck, previous Friday, directing all the troops to report at the Armory by 10:30 o'clock on Sunday morning.

WHERE TO MOTOR AND DINE



DISTRICT OF COLUMBIA

MARYLAND

Takoma Inn, Takoma Park.
Blue Lantern Inn, Annapolis. Route 56.
Brooke Manor, Ashton. Route 27.
Bon Aire, Pen-Mar. Routes 246-13-14.
Chestnut Inn, 1 mile north of Gaithersburg. Route 240.
Colonial Inn, Westminster. Routes 246-29.
Inglewood Inn, 4 miles north of Bethesda. Route 240.
Lord Calvert Inn, College Park. Route 1.
Mayflower House, near Marlboro. Route 4. 11 miles from District line.
Normandy Farm, Wiss Avenue, River road, turn right at Potomac.
Olney Inn, Olney. Route 28.
Riverside Inn, Bethesda. Routes 246-28.
Snyder's Hotel. Routes 246-29. 2 miles past Henderson's Corner.
The Inn, Lutherville. Route 28.
Woodlawn Lodge, between Olney and Ashton. Routes 27 or 28.

VIRGINIA

Collingwood Tea House, Mount Vernon Highway, 8 miles this side of Mount Vernon.
Gray's Inn, 1 mile from Gray's Bluff, Mount Vernon Boulevard or Route 1. (See map.)
Lafayette Inn, Leesburg. Route 54.
Mountaintop Cabin, Leesburg Pike, 11 miles west of Tyson's Crossroads. Route 54.
MOUNTAIN HILL, Leesburg, Route 54.
OAKS, Darnestown, Route 54.
OAKS, Springy Brook, Oakton, Leesburg Pike. Route 54.
OAKS, 50-11.
Rosedale Inn, 1 mile west of Falls Church. Route 51.
THE ROSE, 1 mile south of Alexandria. Route 1.
The Black Cat, Leesburg. Route 54.
The Heights, Falls Church. Route 54.
TIP o' the Hill Tea Room, beyond Purcellville. Route 54.
Twin Oaks Tavern, Bluemont. Route 54.

PENNSYLVANIA

Chapman Manor, Blue Ridge Summit. Routes 246-15-16.
Dunbar Inn, Blue Ridge Summit. Routes 246-15-16.

Figure 5. "WHERE TO MOTOR AND DINE," *Evening Star* (Washington, DC), July 24, 1932.

PEOPLE COME HERE JUST FOR THE ANTIQUES.

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Friday, Aug. 11, 1989

The Philadelphia Inquirer



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Figure 6. "PEOPLE COME HERE JUST FOR THE ANTIQUES," *The Philadelphia Inquirer* (Philadelphia, PA), August 11, 1989.



Figure 7. Undated image of Dranesville Tavern. Note the Queen Anne details at the north porch as well as the sign that calls it the "Dranesville Hotel" (Fairfax County 250th Commemoration).



Figure 8. Detail of "Dranesville Hotel" sign in undated image of Dranesville Tavern (Fairfax County 250th Commemoration).



Figure 9. Room #205, view looking west. Photo by applicants.



Figure 10. Exposed historic framing in Room #205. Photo by applicants.



Figure 11. Dranesville Tavern, 1968. View looking west. Note the screen around the south porch (Historic American Building Survey VA-503).

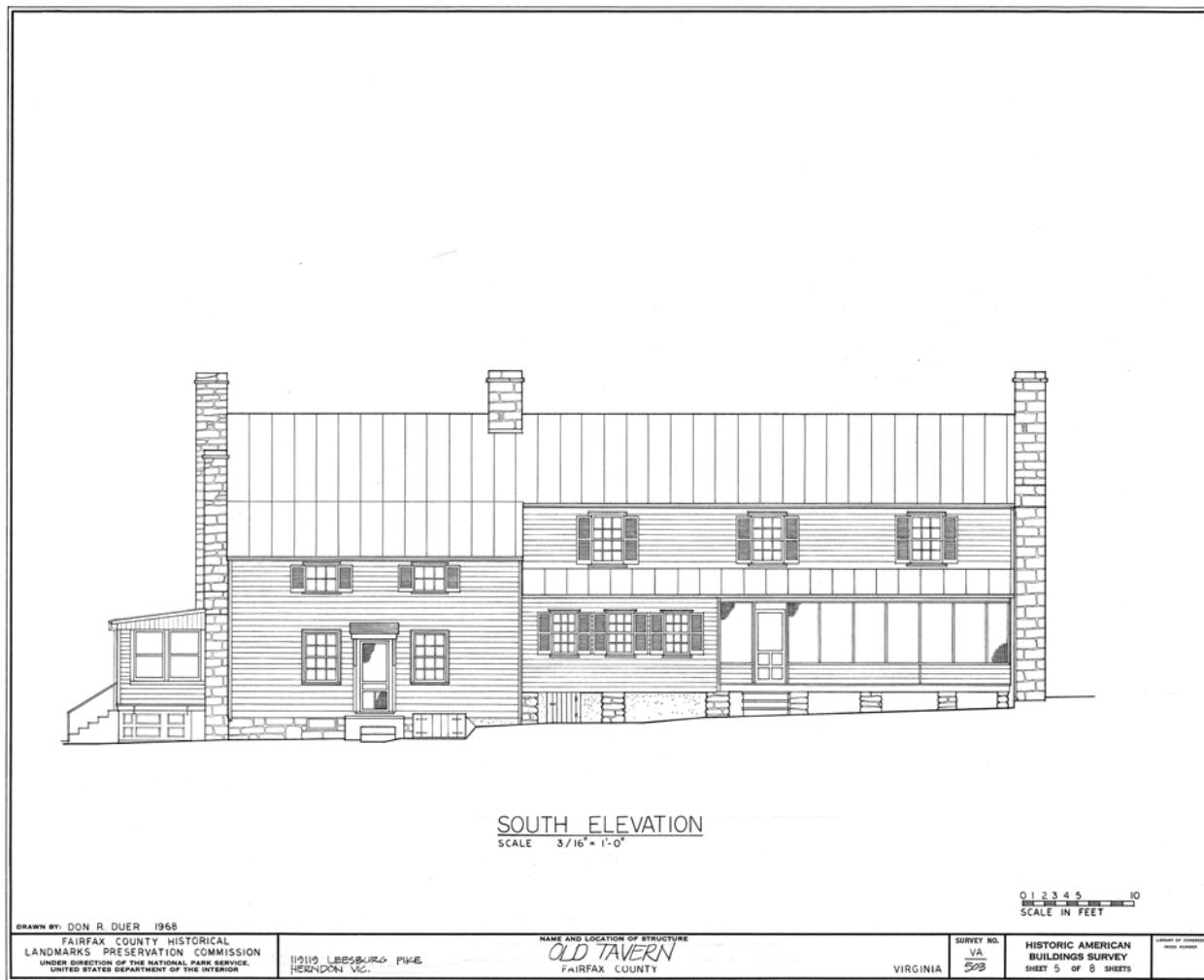


Figure 12. Dranesville Tavern south elevation HABS drawing, 1968. Note the screen at the south porch (Historic American Building Survey VA-503).