



**Resident Curator Program  
Fairfax County Historic Property  
Site Summary**

*Stempson House*



**Stempson House  
Furnace Road, Lorton  
Owner: Fairfax County Park Authority**

**Laurel Hill Park  
Mount Vernon Supervisory District**

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## **Resident Curator Program for Fairfax County Virginia and selected Historic Properties of the Fairfax County Park Authority**

### **Site Summary Purpose:**

**The Resident Curators program was approved for a feasibility study in 2013-2014 for future implementation based on Virginia state and Fairfax County legislation. The purpose of this site summary is to give potential curators a brief overview of the current property with present available background information. All improvements/rehabilitation/restoration of the properties proposed by curators will adhere to the specific guidelines of *the Secretary of the Interior's Standards for Historic Properties*.**

In January 2011, the General Assembly amended Va. Code Ann. § 15.2-2306 authorizing localities to develop resident curator programs. Va. Code Ann. § 15.2- 2306(A)(4) enables localities to create, by ordinance, “a resident curator program such that private entities through lease or other contract may be engaged to manage, preserve, maintain, or operate, including the option to reside in, any such historic area, property, lands, or estate owned or leased by the locality.”

At the direction of the Fairfax County Board, staff in the Department of Planning and Zoning and the Park Authority have worked with the History Commission to evaluate the potential costs and benefits that might result from the implementation of a resident curator program. John Milner Associates prepared a report for the County that examines how states and localities across the country have implemented resident curator programs as a way to foster the maintenance and preservation of publicly owned historic properties. The report also provides recommendations for the establishment of a resident curator program in Fairfax County. The report was provided to the Board and was presented at the September 30, 2014 meeting of the Board's Development Process Committee.

Va. Code Ann. § 15.2-2306(A)(4) requires resident curator programs to be established by ordinance.

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Chapter 125, The Resident Curator Program Ordinance, to *The Code of the County of Fairfax, Virginia* and established a resident curator program in late 2014. This program, designed to preserve and maintain historic properties owned or leased by the County, will lease historic properties to individuals or businesses subject to regulations established by the County Executive or his designee. Such regulations will require that resident curators maintain and improve the leased properties according to the Secretary of the Interior's Standards for the Treatment of Historic Properties, 36 CFR Part 68 (2013), as amended. Additionally, all leases for historic properties included within the resident curator program will provide for public access consistent with the historic property's nature and use.

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## **Summary of the Resident Curator Program Overview as of January 2015**

By definition, a resident curator (RC) program enables an individual, a group of individuals, or an organization, to serve as the caretaker (or "curator") of a property. A RC program is intended to reduce the public costs associated with the care and preservation of the properties by enabling groups or individuals to take over the responsibility. In addition to caring for the day-to-day management of the property, the curators are responsible for the rehabilitation and continued maintenance of the property. Generally, properties that are included in RC programs are deemed historically significant and meet established criteria of eligibility for curatorship.

Chosen through a pre-defined application process, the selected curator signs a lease which includes the agreed-upon work plan outlining the rehabilitation of the historic resource. The work associated with the rehabilitation process is funded by the curator, who in turn has the privilege of occupying the building and using the associated grounds as determined by the lease. Depending on specific guidelines or regulations applicable to the establishment or management of the program, and the historic significance, integrity, and function of each property, RC programs may accept proposals including a variety of functions. In addition to residential curators, non-profit organizations and businesses can serve as curators.

### **Historic Curator Program Basics – Rehabilitate, Reuse and Maintain**

See guidelines and John Milner study (Resident Curator Program Study Final Report John Milner Associates, Inc. 2014.)

<http://www.fairfaxcounty.gov/plans/plandev/downloads/resident-curator-program-final-report.pdf>

### **Property Name, Address, Location Area and Brief History:**

The circa 1937 Stempson House is located on Furnace Road at Laurel Hill Park in Lorton, Virginia in the County of Fairfax.

### **History Overview:**

(Summary of the History and Property Description from *The Stempson House Structure Report*, Shaffer, Wilson, Sarver and Gray, P.C., November 2006.)

Although a 1909 survey of the property shows an L-shaped house and a barn located nearby, the present structure is a circa 1932 vernacular farm style residence with Colonial Revival style elements. The garage appears to be an earlier structure, probably built circa 1920. The home is significant due to its association with the Occoquan Workhouse and Reformatory, later known as Lorton Prison. Lorton Prison is significant due to the

incorporation of Progressive Era reform ideals and for its association with the Women's Suffrage movement of the early 1900s.

Originally the land on which the house sits was part of a land grant to Robert "King" Carter in 1729. The land was devised to Thomas, Lord Fairfax who then granted 960 acres to Dr. Charles Green in 1742. Dr. Green was the first permanent rector of Pohick Church, at that time located at Pohick Creek, about 1.5 miles from its current location.

By 1757, the 960-acre tract had returned to the Fairfax family who then sold the land to Hector Ross. In 1763, a road order was issued to determine the most convenient way for a road from the Ox Road to Colchester. Colchester, a nearby port on the Occoquan River had been established in 1753 but was only serviced by an old mill road. The new road was ordered cleared and in 1764, Ross was responsible to keep a portion of the road in good condition. This is today's Furnace Road.

After the Revolutionary War, William Lindsay, a major and aide to George Washington purchased the land in 1787 and called it Laurel Hill. By the time of his death in 1813, about 90 acres had been sold or devised to his daughter, Maria. This is the parcel of land on which the Stempson House is located. Maria Lindsey called this tract, Marble Hill.

Although Maria Lindsay's daughter, Ann Dawson, sold off a portion of the land, the land on which the Stempson House is located remained in the Lindsay family until it was sold to the United States for the District of Workhouse in 1910.

The 1930s was a decade of growth for the prison. Funds were raised to expand facilities and introduce new business operations. Brick making, dairy operations, vegetable farming and orchards were introduced with prisoners supplying the labor. In the 1930s the orchard was large, however by the mid-1940s the orchards were losing money. About 1,200 apple trees were chopped down to make way for more productive agricultural activities. By 1956 only 100 acres of apple orchard remained next to the Stempson House.

## **Tax Map, Zoning and Land Use**

- Tax Map: 107-3 01 0019
- Zoned: RC, 1-2 DU/AC
- Land Use: Public Parks

**This property is zoned residential. Any other uses would need to be authorized by the County of Fairfax.**

## **Square Footage**

- Residence: Approximately 1500 square feet
- Garage: Approximately 400 square feet

## **Property Description:**

### **Exterior**

The residence is a three bay by two bay frame house with equal-sized, two-bay deep addition that effectively doubled the size for the building's rectangular footprint (25'x30'). The house has a side gable roof, and the addition has a gable roof running perpendicular to it. Lunettes ventilate the attic. The house is clad in wide cove lap novelty siding with corner board trim. It has vinyl one over one replacement windows installed along with aluminum panning over the 1 by 5 trim boards that surround the openings. It is believed the building was originally painted white. And the exposed brick foundation walls were once painted green.

The building has a standing seam metal roof with wide eaves that include large eave returns. The house has three porches: a front –gabled front porch on square wood posts with capitals, a screened-in shed roofed side porch and a shed roofed rear addition, half of which is an enclosed sun porch and the other half is either a pantry or small bathroom. A wood deck built of treated timber extends from the floor line of the screened-in porch along the south and east elevations.

Brick was used in the construction of the basement walls, chimneys, portico floors, walkways and basement areaways. Bricks also line landscape beds existing under the pressure-treated wood deck.

The construction materials and methods used are typical of residential housing construction in the early 1930s.

### **Interior:**

The first and second floor spaces are for the most part finished in wood flooring. Plaster with cement on wood lath comprises the walls, which were covered with brown paper prior to painting. This two-coat plaster has a first coat of hard-wall plaster with the addition of black and white hair. (Possibly Keene?) On top of that is a finish or white coat. First floor ceilings are covered with plastered sheet rock. There is evidence of the use of joint tape. No plastered ceiling remain on the second floor, although there is evidence of plaster over sheetrock on the attic side of the ceiling.

### **Living Room**

The room is dominated by a large pyramidal shaped brick fireplace painted white. The fire brick has been installed upside down. Plaster walls were covered with paper before a first coat of paint. A texture finished ceiling has been applied to a new ceiling. A wood stairway connects to the second floor hallway.

### **Office**

The walls are plaster with the southernmost wall covered with faux wood fiber board. The floor shows the fade marks of a large area rug.

## **Kitchen**

There are no appliances, equipment or cabinetry existing. New base board gives evidence that cabinets and appliances were originally located along the north and west walls. The west wall was originally covered in patterned wall paper.

## **Dining Room**

This room is adjacent to the kitchen and the living room. The present tongue-and-groove floor replaced the original flooring. There is framed penetration to the basement. Walls are plastered and the ceiling has a bulkhead and chase for plumbing. There is access to the porch through an exterior door.

## **Vestibule**

This was created by enclosing part of the open back porch. Materials are original with the exception of the vinyl tile covering the original floor.

## **Toilet Room and Closets**

The toilet room and closets appear to have been constructed at the same time as the vestibule. The original floor was 9"x9" tile. Baseboard is missing in areas as are the original interior shutters.

## **Bedrooms**

The bedrooms still have their original tongue-and-groove flooring. Walls are plastered with wallpaper or painted. Radiators heat the spaces. The larger bedroom has been created out of the original two and at present has carpet over original floors. One wall is mirrored.

## **Toilet Room and Bathroom**

The toilet room is covered in vinyl tile with vinyl base. The bathroom has new fixtures. One inch ceramic square tiles covered the floor. The walls in the toilet and lavatory areas are covered in vinyl wallpaper and ceramic tiles cover the walls in the bath area.

## **Attic**

The attic unfinished. Deteriorated insulation between the floor joists has deteriorated. The east chimney extends through the attic, joggling around the original lunette.

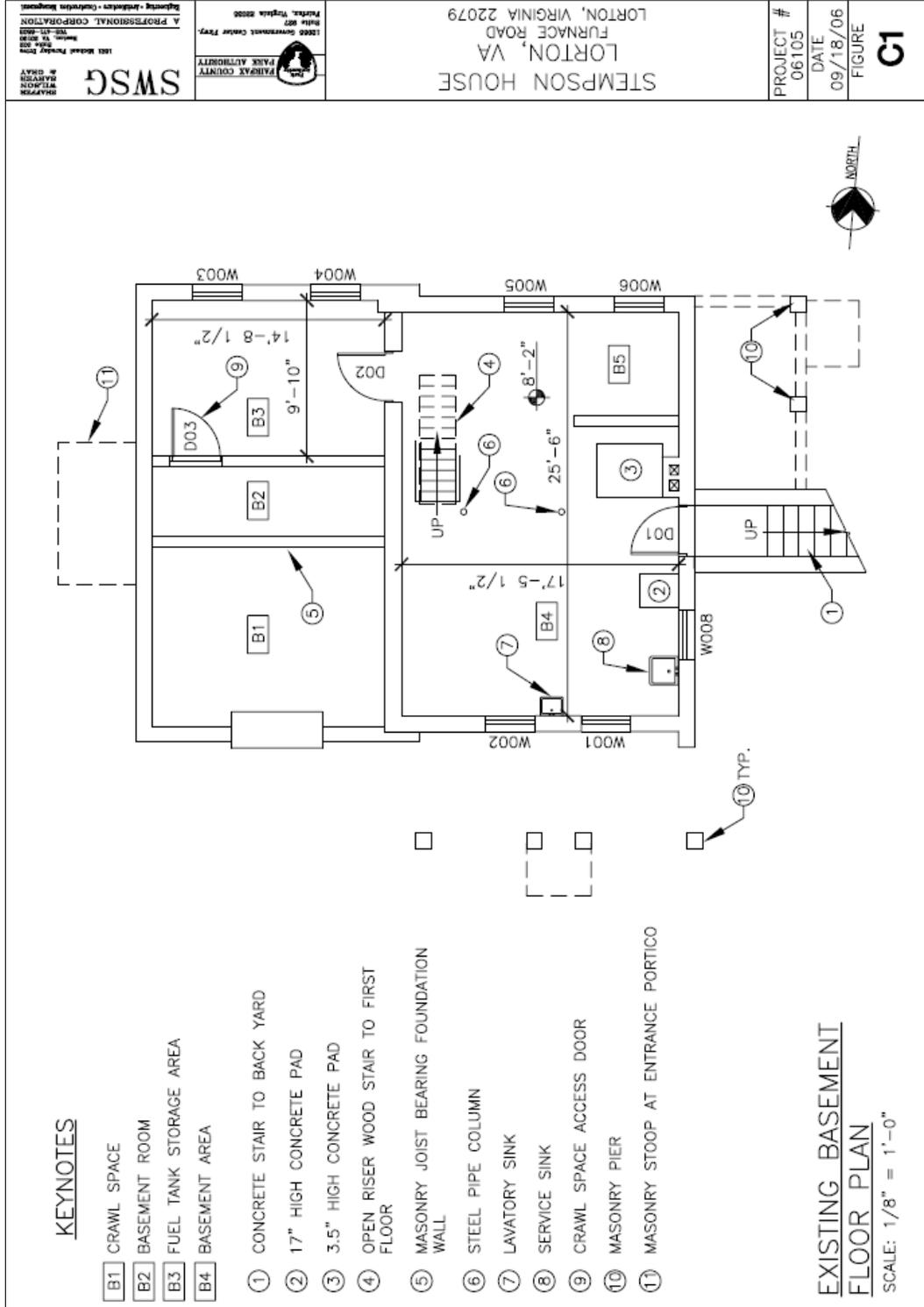
## **Basement**

Brick walls in the basement support the joists for the first floor. Also, a timbered beam supported by pipe columns carries the load of the rear portion of the house. The floor is concrete. There is a crawlspace hatch from the smaller room to what appears to have been a coal storage area. An open riser stair connects to the kitchen on the first floor. Access to the rear of the house is through an open stairway constructed of brick. The basement houses all the mechanical systems for the house.

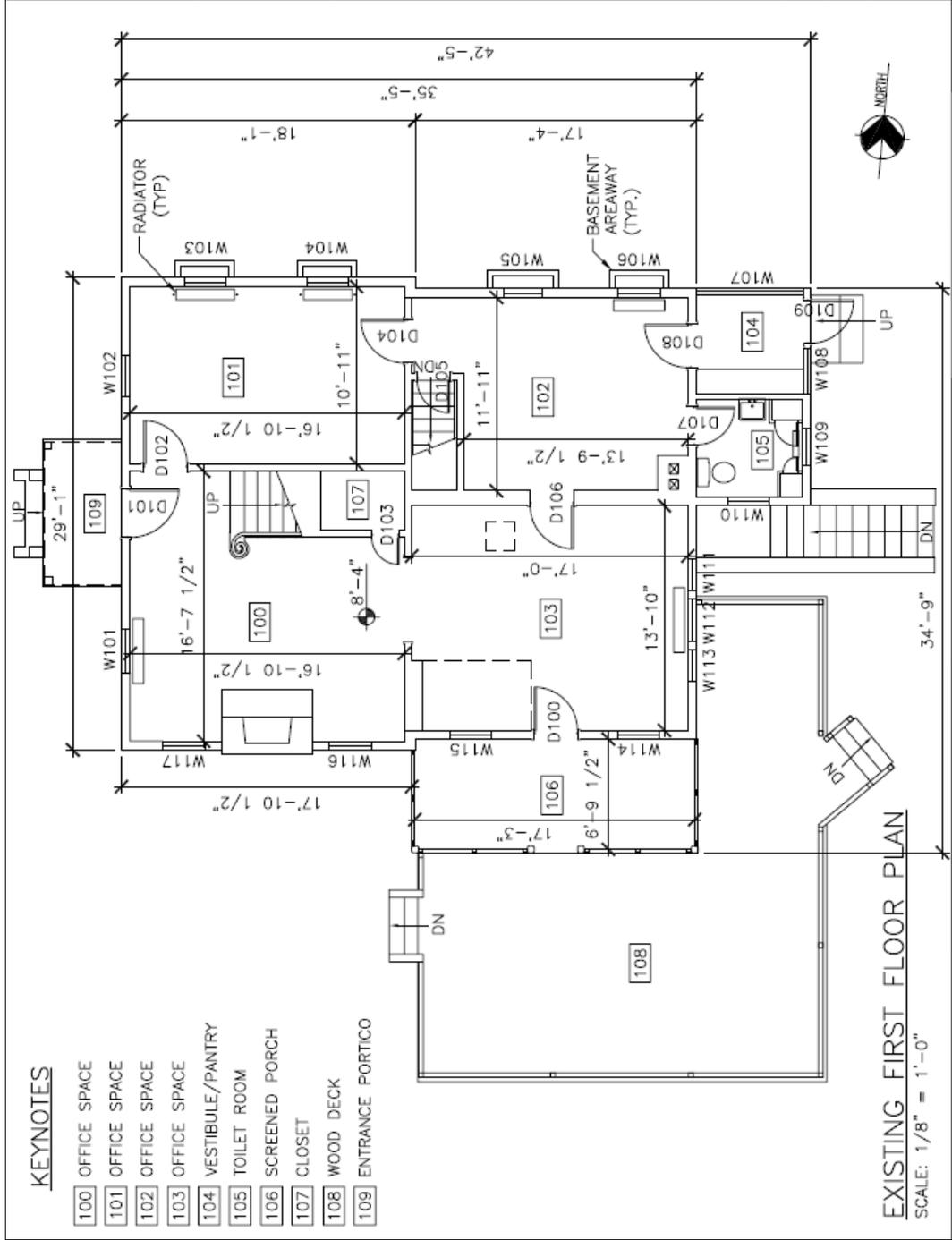
**Utilities: Electricity, Gas, Oil, Water and Sewer**

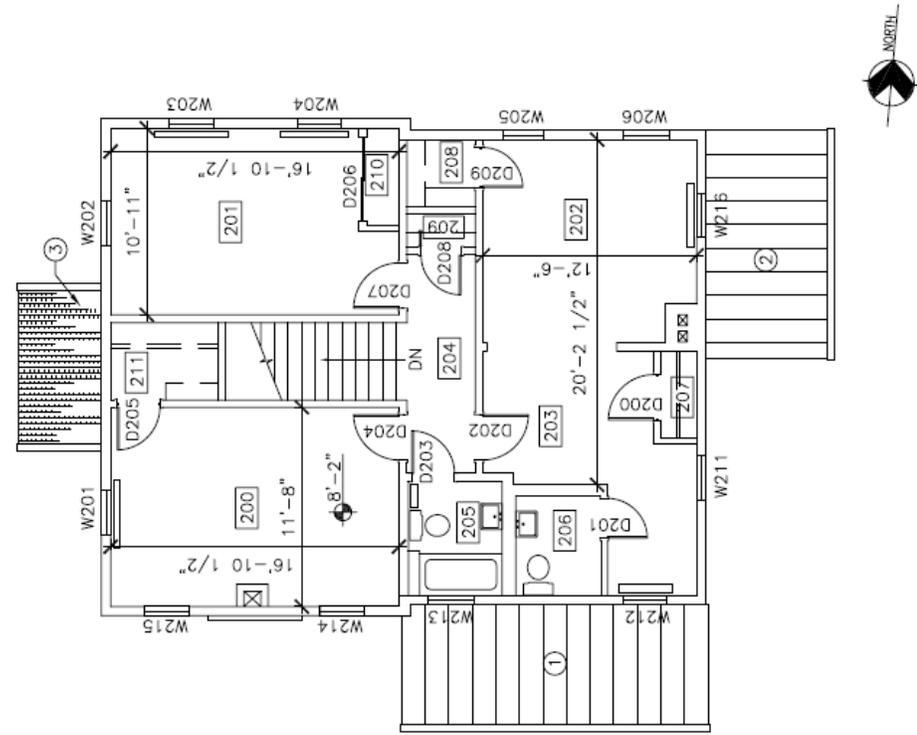
- Electricity available
- Water available
- Sewer available
- Gas not currently available

# Floor Plans



**EXISTING BASEMENT FLOOR PLAN**  
SCALE: 1/8" = 1'-0"





**KEYNOTES**

- 200 OFFICE SPACE
- 201 OFFICE SPACE
- 202 OFFICE SPACE
- 203 OFFICE SPACE
- 204 HALL
- 205 BATHROOM
- 206 TOILET ROOM
- 207 CLOSET
- 208 CLOSET
- 209 CLOSET
- 210 CLOSET
- 211 CLOSET
- ① METAL ROOF OVER SCREENED PORCH
- ② METAL ROOF OVER TOILET AND PANTRY
- ③ PORTICO ROOF

**EXISTING SECOND FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"

## Photos Exterior, Interior of Property and Landscape

### Exterior photos



*Front Elevation*



*Side Elevation with masonry chimney*



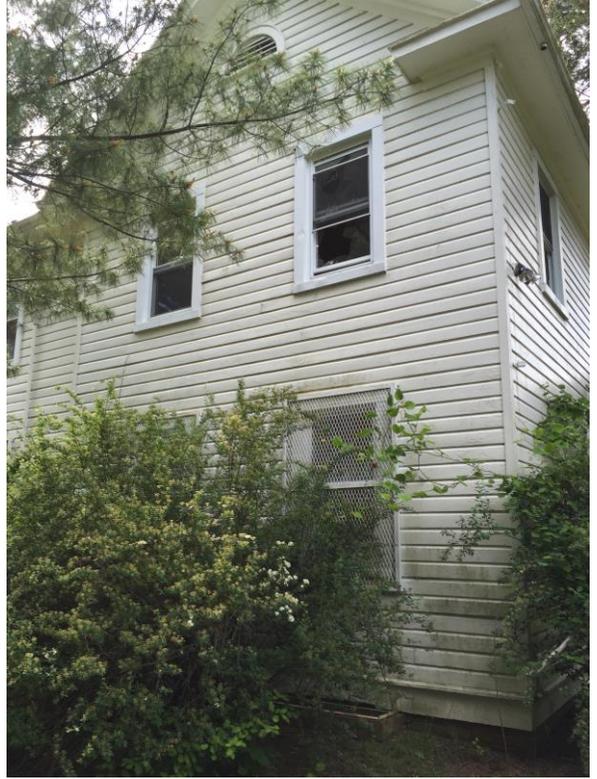
*Side Elevation with basement egress*



*Decking on side looking toward basement egress*



*Side Elevation with porch*



*Side Elevation*



*Rear porch*



*Rear roof line with porch*

### **Other Structures on Site**

- Garage – Two Bay, Contributing Structure to National Register District

### **Conditions assessment performed**

- Historic Structure Report, November 23, 2006
- Building Evaluation performed 2015.

### **Past and current use:**

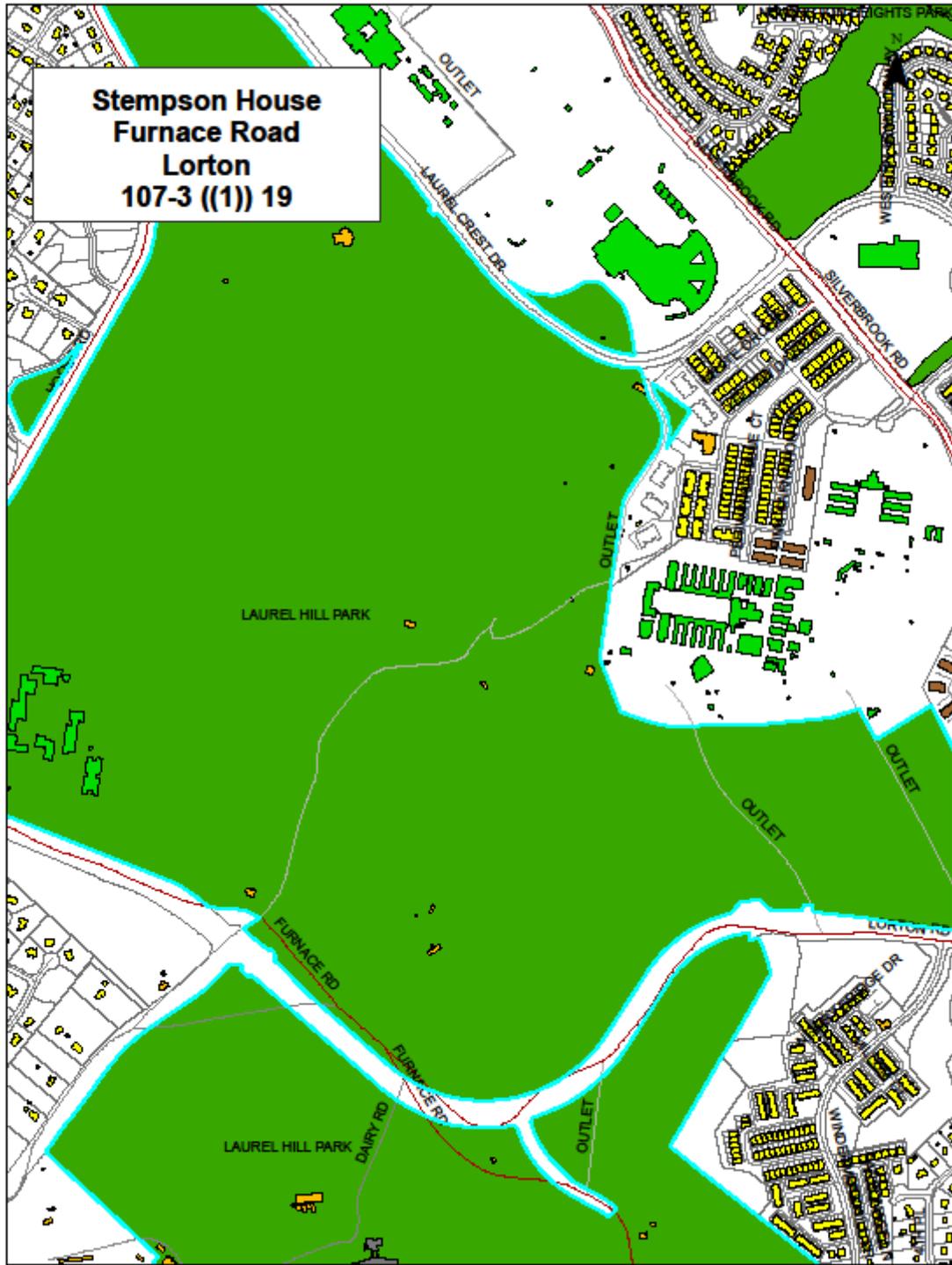
- Past: Residence/Office
- Current: Vacant
- Proposed: Caretaker/Curator

### **Historic Status**

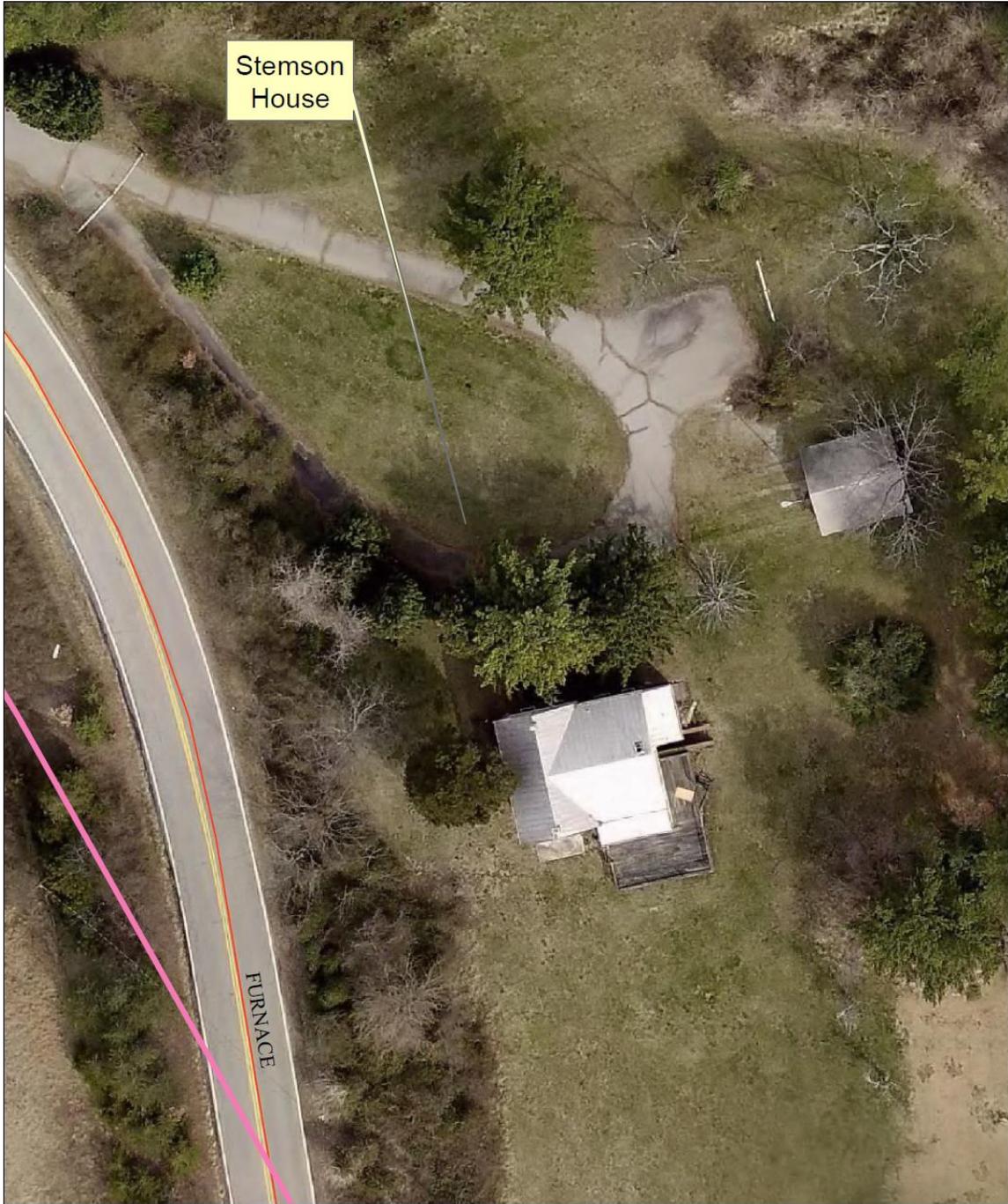
The Stempson House and associated garage are listed as contributing structure to the District of Columbia Work House and Reformatory National Register of Historic Places and Historic Districts, as amended in 2012.

At present the Stempson House is not listed on the Inventory of Historic Sites for the County of Fairfax. (July, 2015)

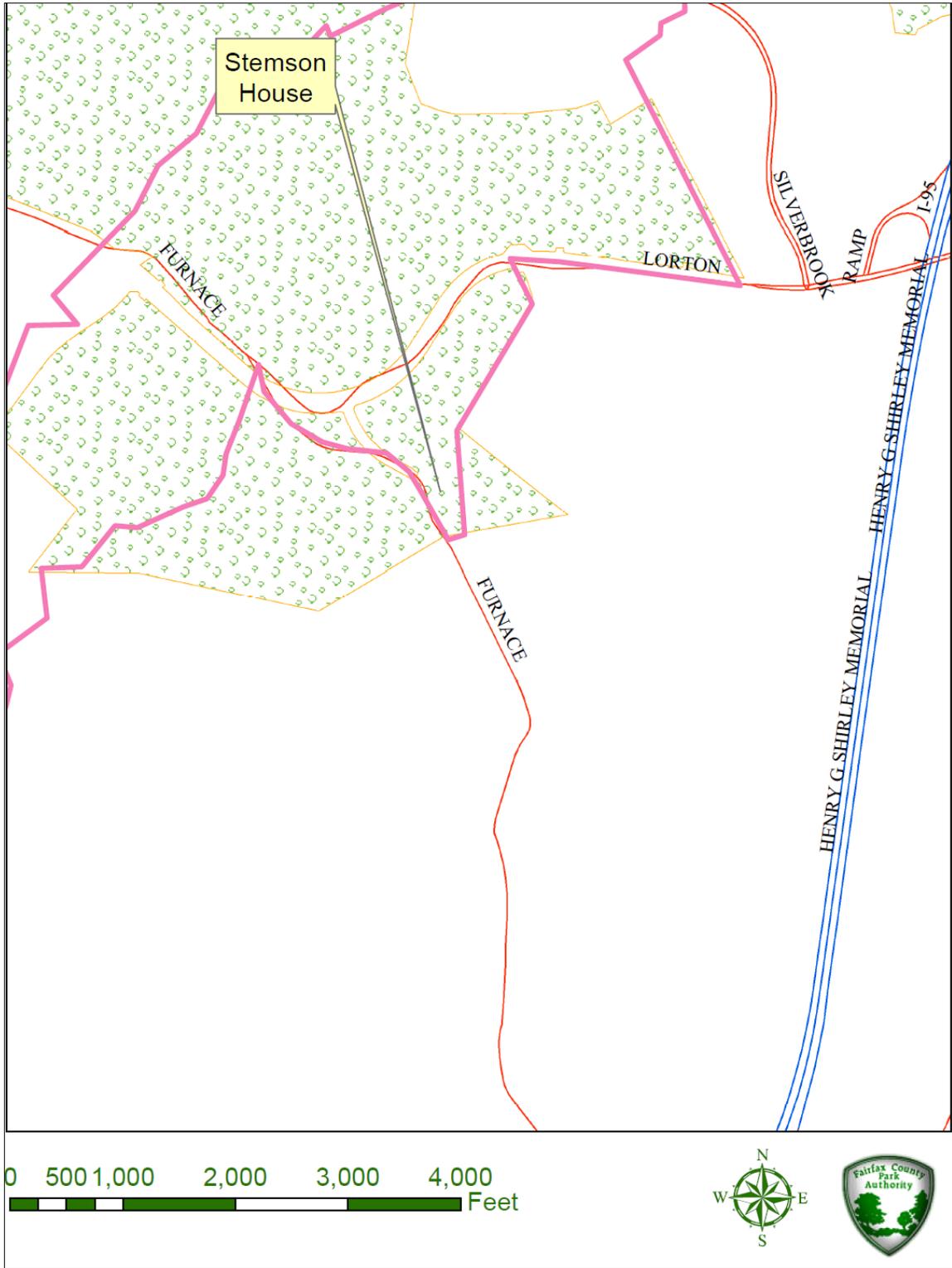
# Stempson House Map



# Stempson House Aerial



# Stemson House Map



## Supplemental

*The Stempson House Structure Report*, Shaffer, Wilson, Sarver and Gray, P.C., November 2006. Available from the Fairfax County Park Authority.

## Appendices

### Memorandum of Agreement:

#### Summary

The Stempson House is governed by a Memorandum of Agreement (MOA) which was attached to the Quitclaim Deed (July 2002) which transferred the property from the federal government to Fairfax County.

The MOA requires Fairfax County Architectural Review Board (ARB) to review and approve of any undertakings on the property the same as it would review projects in any Fairfax County Historic Overlay Districts. Among other things, this includes exterior rehabilitations or exterior alterations to contributing structures.

The MOA further stipulates that the ARB ask for comments from the Lorton Heritage Society and the Virginia Department of Historic Resources. All work must conform to the Secretary of the Interior's Standards for Rehabilitating Historic Buildings.

Any proposed demolition review and documentation procedures must also be coordinated with, reviewed and commented on by the Fairfax County Board of Supervisors.

#### Cultural Resource Management Plan

<http://www.fairfaxcounty.gov/parks/gmp/crmpfinal.pdf>

#### Master Plan or Conceptual Development Plan

<http://www.fairfaxcounty.gov/parks/laurelhill/>

#### Historic Structures Report or Historic Structure Assessment

*The Stempson House Structure Report*, Shaffer, Wilson, Sarver and Gray, P.C., November 2006. Available from the Fairfax County Park Authority.

#### Cultural Landscape Reports or Natural Resource Report

None available

### National Register listing:

The District of Columbia Work House and Reformatory Historic District was listed as a contributing structure in the National Register of Historic Places in 2005.

[http://www.fairfaxcounty.gov/dpz/laurelhill/natlregister/lorton\\_nrn\\_text\\_for\\_web.pdf](http://www.fairfaxcounty.gov/dpz/laurelhill/natlregister/lorton_nrn_text_for_web.pdf); amended in 2012  
: [http://www.fairfaxcounty.gov/dpz/laurelhill/natlregister/029-0947\\_dc\\_workhouse\\_hd\\_2012\\_revision\\_nrhp\\_final.pdf](http://www.fairfaxcounty.gov/dpz/laurelhill/natlregister/029-0947_dc_workhouse_hd_2012_revision_nrhp_final.pdf)

## Park Policy Statements

<http://www.fairfaxcounty.gov/parks/parkpolicy/park-policy-manual.pdf>

<b>Policy 203</b>	<b>Title:</b> Cultural Resources	
<b>Date Approved:</b> 6/26/2013	<b>Last reviewed:</b> 1/11/2012	
<b>Objective:</b> Ensure the long-term protection, preservation and sustainability of natural, cultural and park resources in accordance with adopted park standards and adherence with natural and heritage resource management guidelines and Countywide Policy Plan obligations.		

**Purpose:** Consistent with the Fairfax County Park Authority's cultural resource stewardship mission, the Park Authority shall preserve and protect cultural resources on parkland in accordance with guidelines outlined in the Park Comprehensive Plan (2011), Objective 3.

**Policy Statement:** In order to carry out its role as the primary steward of Fairfax County's cultural resources, it shall be the policy of the Park Authority to identify, evaluate, preserve, and interpret cultural resources located on parkland, as well as countywide archaeology (as discussed in Policy 204), according to federal, state and local laws and regulations, Park Authority policy and regulations, the Cultural Resource Management Plan, and approved park plans. Cultural resource management will be conducted using current professional standards and guidelines and best practices.

When undertaking any project that results in ground-disturbing activity, the Park Authority shall consider the effects on potentially significant archaeological resources. Such resources shall be documented and, if feasible, protected. If there is no prudent and feasible alternative to disturbing these resources, mitigation measures shall be developed and implemented.

### References:

1. Secretary of the Interior's Standards for the Treatment of Historic Properties  
<http://www.nps.gov/tps/standards.htm>
2. Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines for the Treatment of Cultural Landscapes  
<http://www.nps.gov/tps/standards/four-treatments/landscapeguidelines/index.htm>
3. Virginia Department of Historic Resources Guidelines for Conducting Historic Resources Survey in Virginia  
[http://www.dhr.virginia.gov/pdf\\_files/Survey%20Manual-RevOct.2011Final.pdf](http://www.dhr.virginia.gov/pdf_files/Survey%20Manual-RevOct.2011Final.pdf)
4. Park Comprehensive Plan  
<http://www.fairfaxcounty.gov/dpz/comprehensiveplan/policyplan/>
5. Cultural Resource Management Plan  
<http://www.fairfaxcounty.gov/parks/GMP/CRMPFinal.pdf>

<b>Policy 204</b>	<b>Title:</b> Countywide Archaeology
<b>Date Approved:</b> 6/26/2013	<b>Last reviewed:</b> 2/8/2012
<b>Objective:</b> Ensure the long-term protection, preservation and sustainability of natural, cultural and park resources in accordance with adopted park standards and adherence with natural and heritage resource management guidelines and Countywide Policy Plan obligations.	

**Purpose:** Consistent with the Park Authority's long standing cultural resource stewardship mission, in accordance with guidelines outlined in the Fairfax County Heritage Resource Management Plan (Fairfax County Board of Supervisors, 1988), and the Park Authority's Cultural Resource Management Plan, and in recognition of the need to provide a broader cultural context for cultural resources, it is Park Authority policy to:

**Policy Statement:**

1. Serve as the countywide representative to ensure compliance with all federal, state and local laws and ordinances which are meant to identify, evaluate, document and/or preserve cultural resources as part of the development review process both on parkland and countywide.
2. Protect, conserve, and where feasible, recover threatened archaeological resources not otherwise protected by federal, state, regional or county laws, guidelines or ordinances through an active partnership with volunteers, friends' groups, and avocational and professional archaeologists.
3. Serve as the central repository for all archaeological collections recovered for Fairfax County, including the artifacts themselves, supporting documentation, and all reports. These collections include materials generated by county staff, university programs, and other professional archaeologists, including those from federal and state agencies and archaeological consultants.
4. Develop and implement a range of public outreach activities to educate county citizens and visitors about the history and archaeology of the county as part of the larger stewardship education initiative.

**References:**

1. Virginia Department of Historic Resources Guidelines for Conducting Historic Resources Survey in Virginia  
[http://www.dhr.virginia.gov/pdf\\_files/Survey%20ManualRevOct.2011Final.pdf](http://www.dhr.virginia.gov/pdf_files/Survey%20ManualRevOct.2011Final.pdf)
2. VDHR Collections Management Standards  
[http://www.dhr.virginia.gov/pdf\\_files/Collections%20Mgmt%20Standards%2016June2011.pdf](http://www.dhr.virginia.gov/pdf_files/Collections%20Mgmt%20Standards%2016June2011.pdf)

<b>Policy 205</b>	<b>Title:</b> Historic Preservation	
<b>Date Approved:</b> 6/26/2013	<b>Last reviewed:</b> 01/11/12	
<b>Objective:</b> Ensure the long-term protection, preservation and sustainability of natural, cultural and park resources in accordance with adopted park standards and adherence with natural and heritage resource management guidelines and Countywide Policy Plan obligations.		

**Purpose:**

The Park Authority is steward of historic resources on parkland as is set forth by its mission.

**Policy Statement:** As such, the Park Authority:

1. Shall conduct historic preservation studies in accordance with federal, state and local standards, guidelines and policies and the Cultural Resource Management Plan.
2. Shall perform treatment of historic properties following the Secretary of the Interior's Standards for the Treatment of Historic Properties.

These principles apply to all historic landscapes, buildings, sites, structures, objects and districts.

The Secretary of the Interior's Standards for the Treatment of Historic Properties states:

There are Standards for four distinct, but interrelated, approaches to the treatment of historic properties--preservation, rehabilitation, restoration, and reconstruction.

- a) Preservation focuses on the maintenance and repair of existing historic materials and retention of the property's form as it has evolved over time. (Protection and stabilization are included in this treatment.)
- b) Rehabilitation acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character.
- c) Restoration depicts a property at a particular time in its history, while removing evidence of other periods.
- d) Reconstruction recreates vanished or non-surviving portions of a property for interpretive purposes.

**References:**

1. Secretary of the Interior's Standards for the Treatment of Historic Properties  
<http://www.nps.gov/tps/standards.htm>
2. Secretary of the Interior's Standards for the Treatment of Historic Properties and with Guidelines for the Treatment of Cultural Landscapes  
<http://www.nps.gov/tps/standards/four-treatments/landscapeguidelines/index.htm>
3. VDHR Guidelines for Conducting Historic Resources Survey in Virginia  
[http://www.dhr.virginia.gov/pdf\\_files/Survey%20ManualRevOct.2011Final.pdf](http://www.dhr.virginia.gov/pdf_files/Survey%20ManualRevOct.2011Final.pdf)
4. Cultural Resource Management Plan  
<http://www.fairfaxcounty.gov/parks/GMP/CRMPFinal.pdf>