

# LAUREL HILL HOUSE



## Historic Structure Report & Treatment Options

January 22, 2008



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# Overview



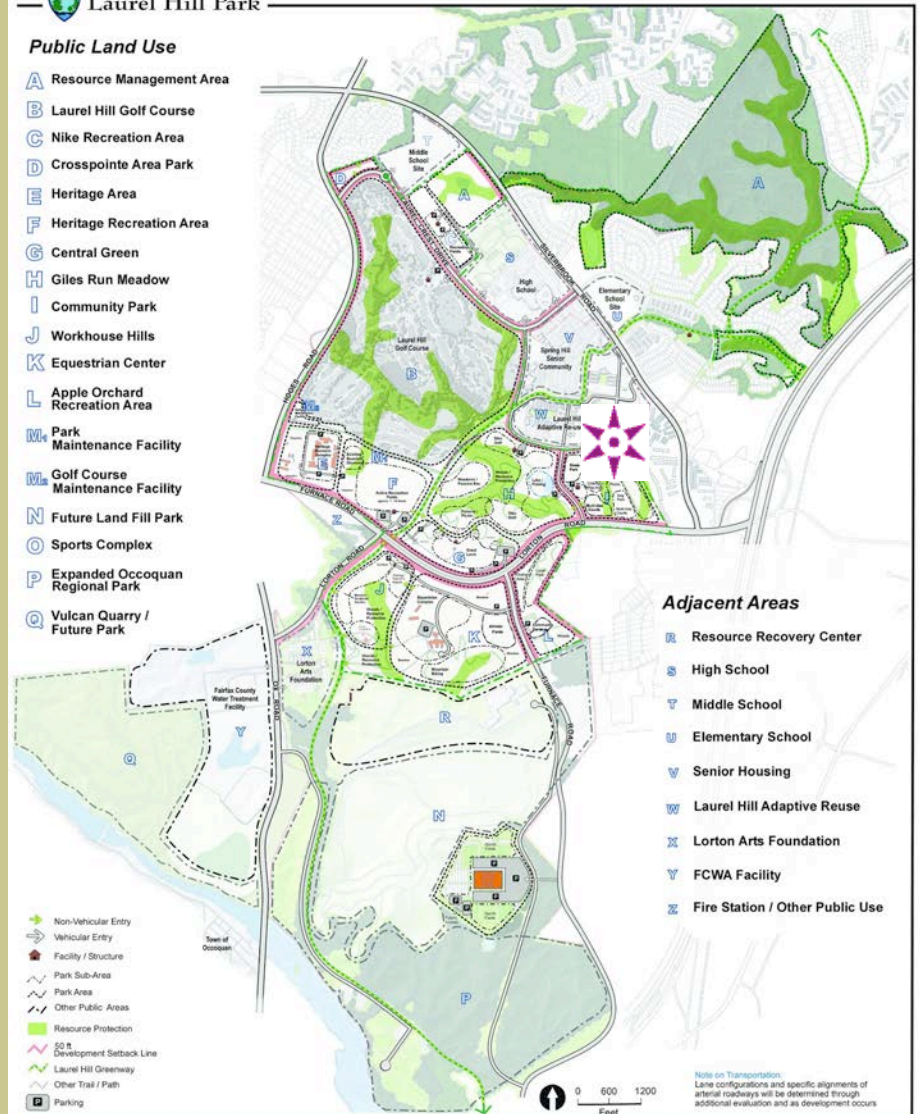
## Laurel Hill House



## Laurel Hill Park

### Public Land Use

- A Resource Management Area
- B Laurel Hill Golf Course
- C Nike Recreation Area
- D Crosspointe Area Park
- E Heritage Area
- F Heritage Recreation Area
- G Central Green
- H Giles Run Meadow
- I Community Park
- J Workhouse Hills
- K Equestrian Center
- L Apple Orchard Recreation Area
- M Park Maintenance Facility
- N Golf Course Maintenance Facility
- O Future Land Fill Park
- P Sports Complex
- P Expanded Occoquan Regional Park
- Q Vulcan Quarry / Future Park



### Adjacent Areas

- R Resource Recovery Center
- S High School
- T Middle School
- U Elementary School
- V Senior Housing
- W Laurel Hill Adaptive Reuse
- X Lorton Arts Foundation
- Y FCWA Facility
- Z Fire Station / Other Public Use



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Conceptual Development Plan  
October 2005



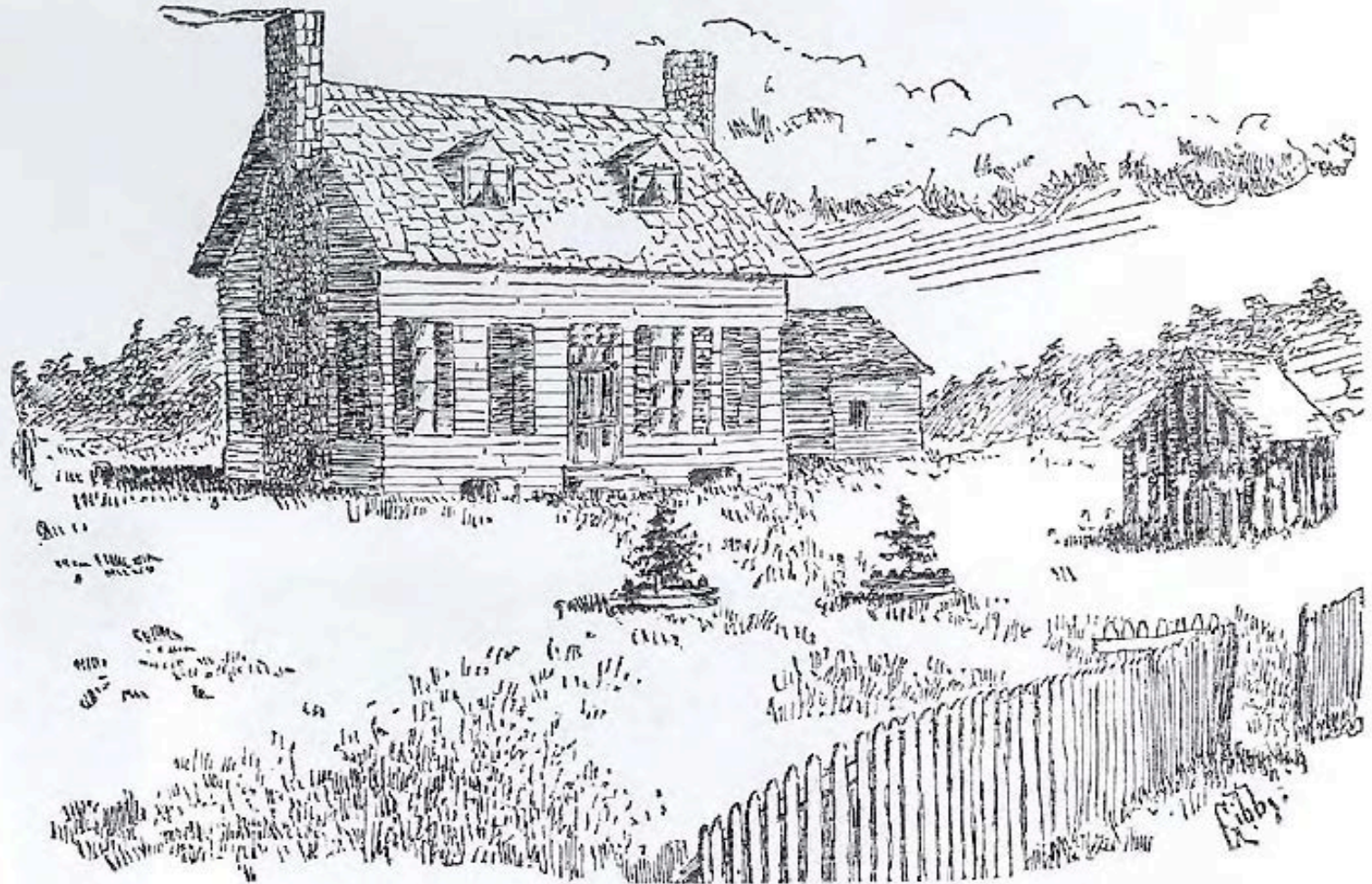
# How does Laurel Hill fit into larger development?

- Namesake of larger development.
- Starting point in history of the site.
- Tied into prison era and related to the adjacent prison buildings in proposed adaptive reuse area.
- Located adjacent to proposed recreational uses.





# Building History



LAUREL HILL.

Source: Lindsay, *The Lindsays of America*, 68.

1880s sketch of Laurel Hill.



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# Building History

Early 20th century  
photograph of Laurel  
Hill, south elevation.



Source: Irma Clifton.

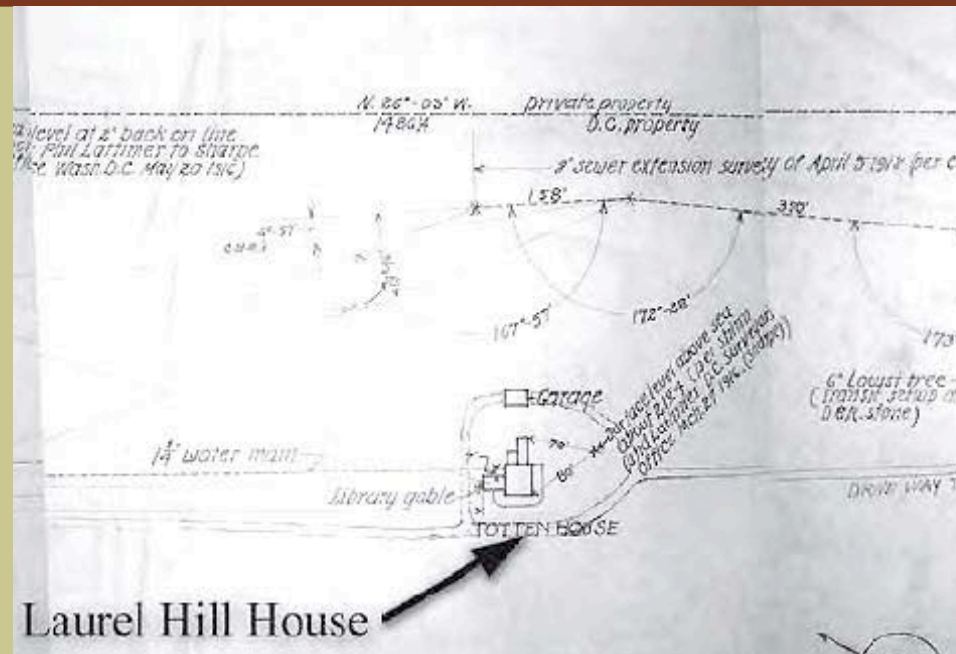


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# Building History

Survey of the Totten House  
(Laurel Hill) and temporary  
Reformatory buildings, post-1918.



Laurel Hill House

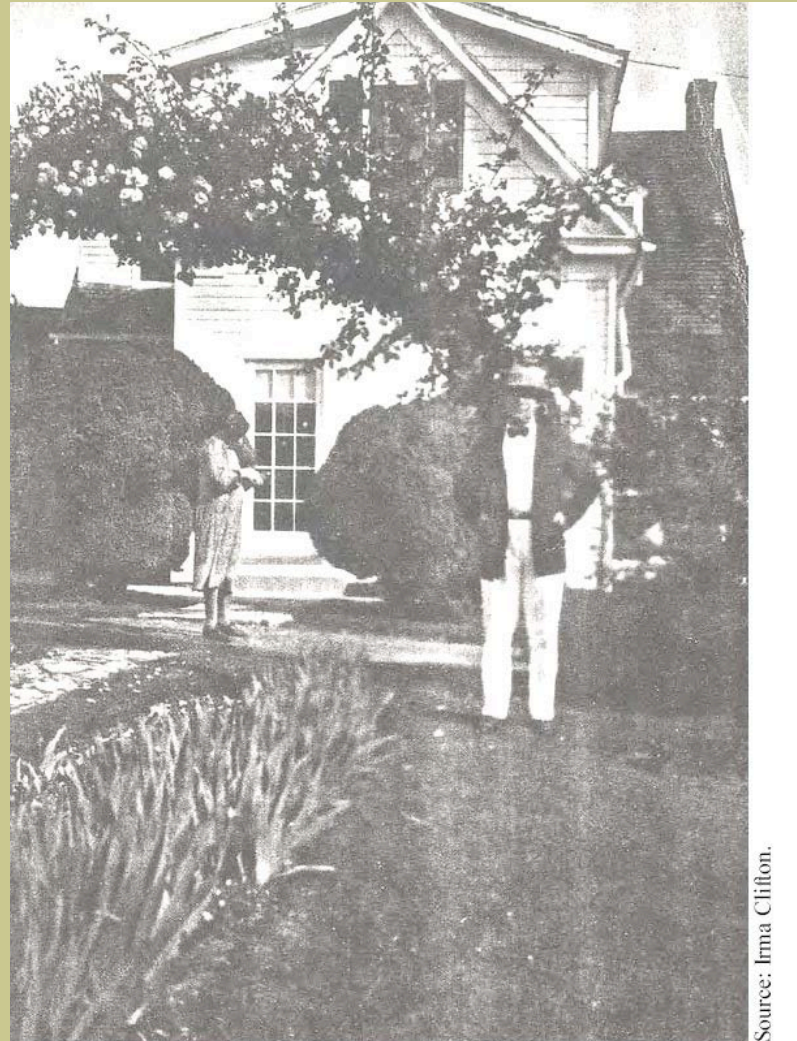


# Building History

Laurel Hill, north elevation with rear wing, and rose arbor, ca. 1920.



Source: Imma Clifton.



Source: Imma Clifton.

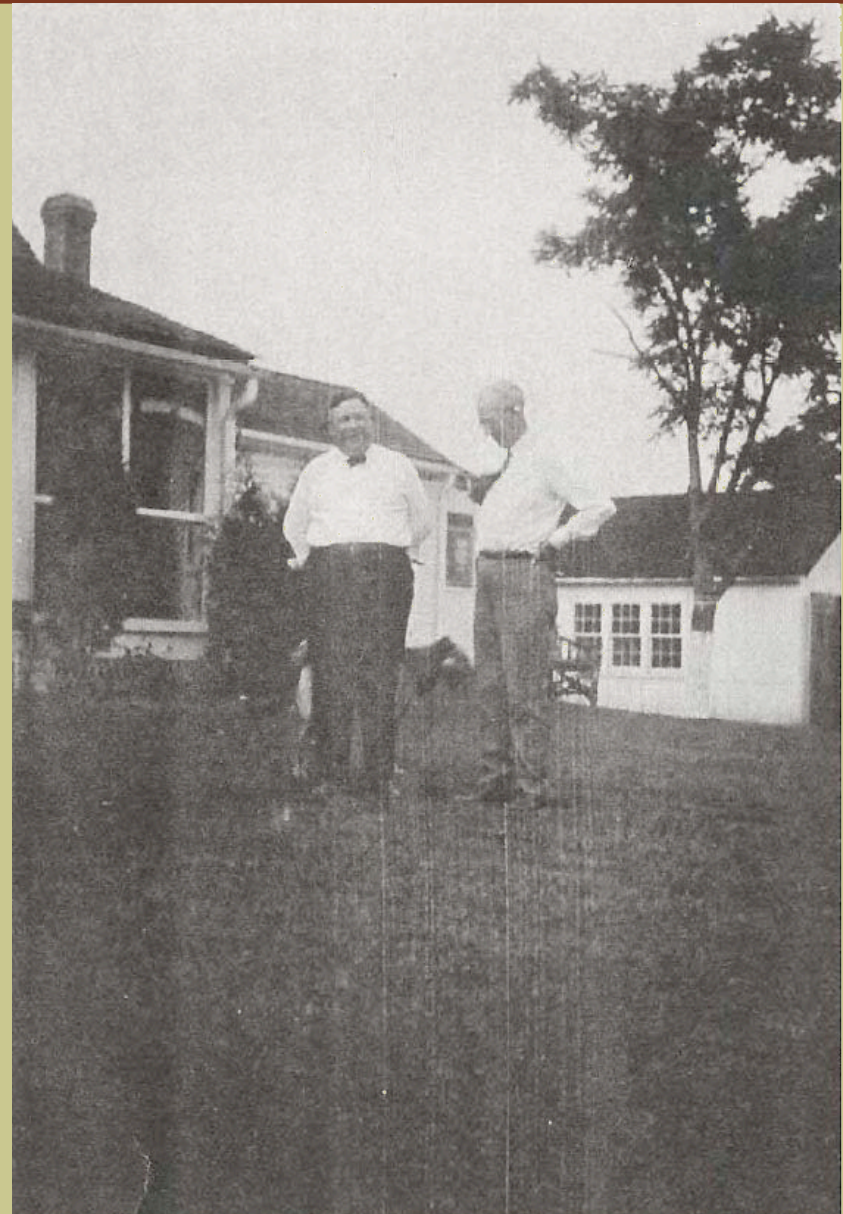


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# Building History

Laurel Hill, southeast  
corner of house with garage  
in background, ca. 1920.



Source: Irma Clifton.



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# Building History

Detail, aerial photograph of  
Laurel Hill vicinity, 1937.

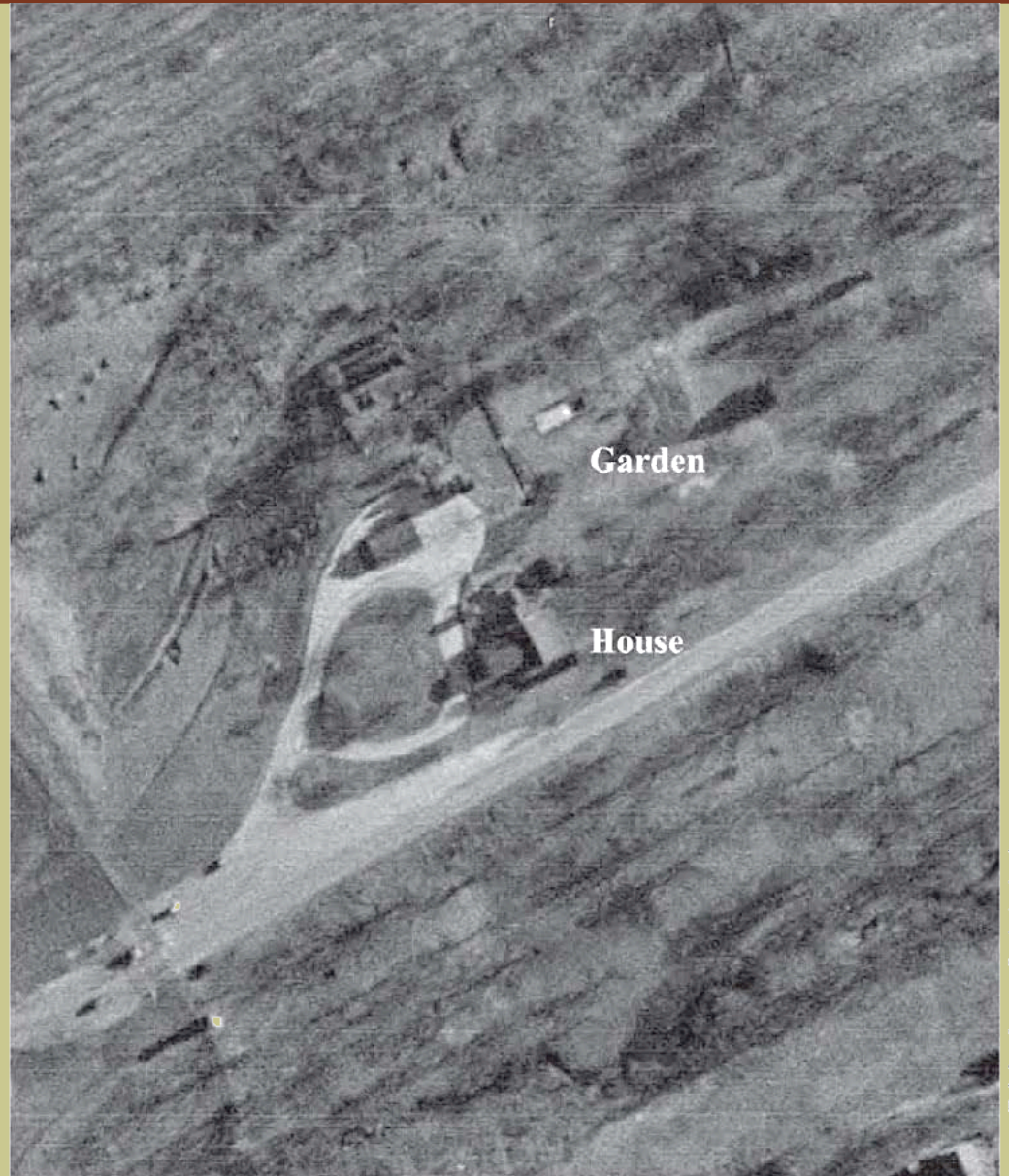


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Source: Fairfax County Park Authority.

# Building History

Detail, aerial photograph of  
Laurel Hill vicinity, 1953.



Source: Fairfax County Park Authority.



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# Building History

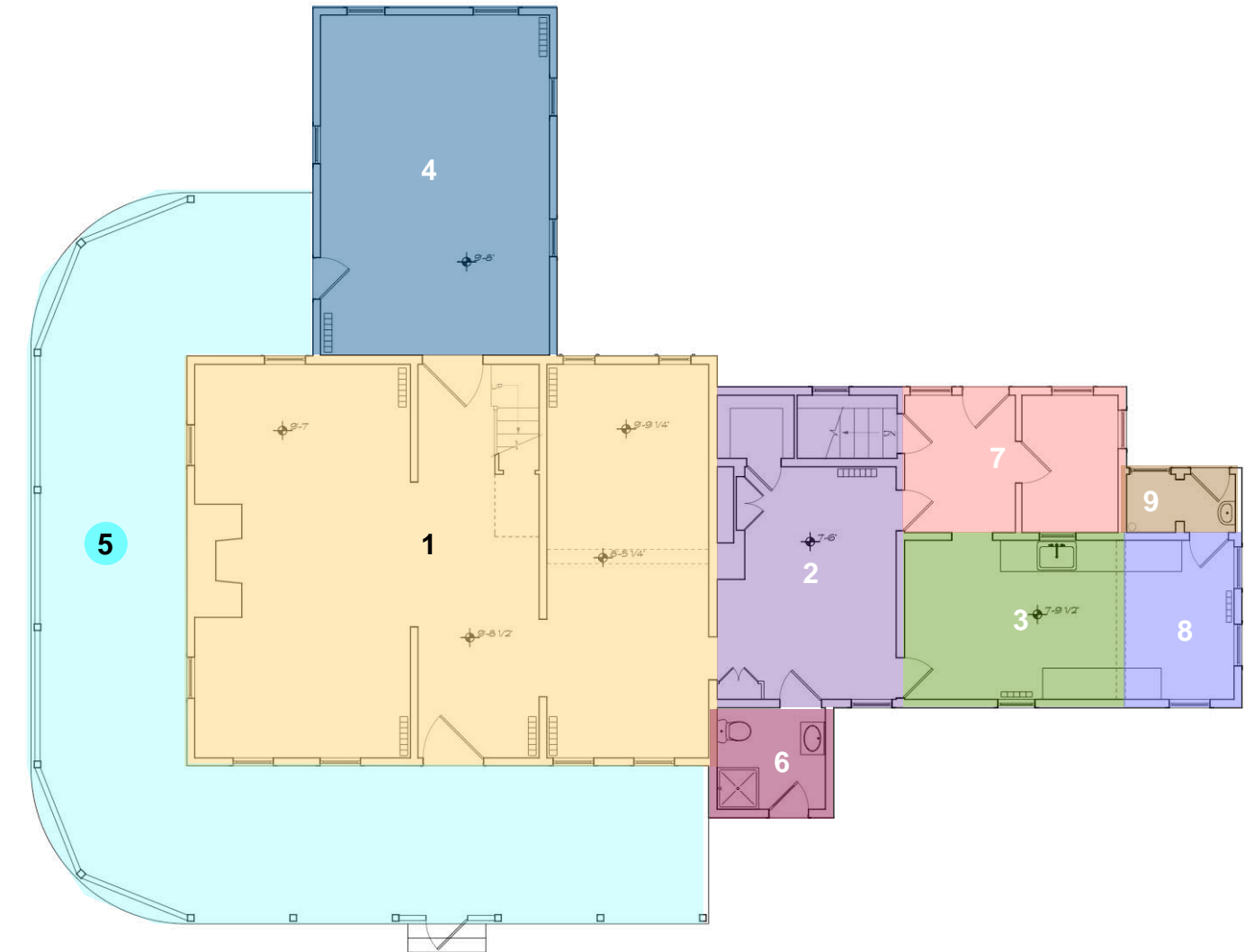


Laurel Hill, 1970s.



# Building History

Floor Plan showing  
construction  
sequence.



1 FIRST FLOOR  
SCALE: 1/4" = 1'-0"



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# Building Condition

Exterior - South

- A. Deterioration due to age, vacancy, water infiltration and lack of maintenance
- B. Loss of historic fabric due to numerous alterations and additions
- C. Structural condition - not without faults but has sufficient structural integrity to merit consideration for restoration.



# Building Condition



Exterior - Northeast



Exterior - East





# Building Condition



Exterior - Northwest



Exterior - Porch



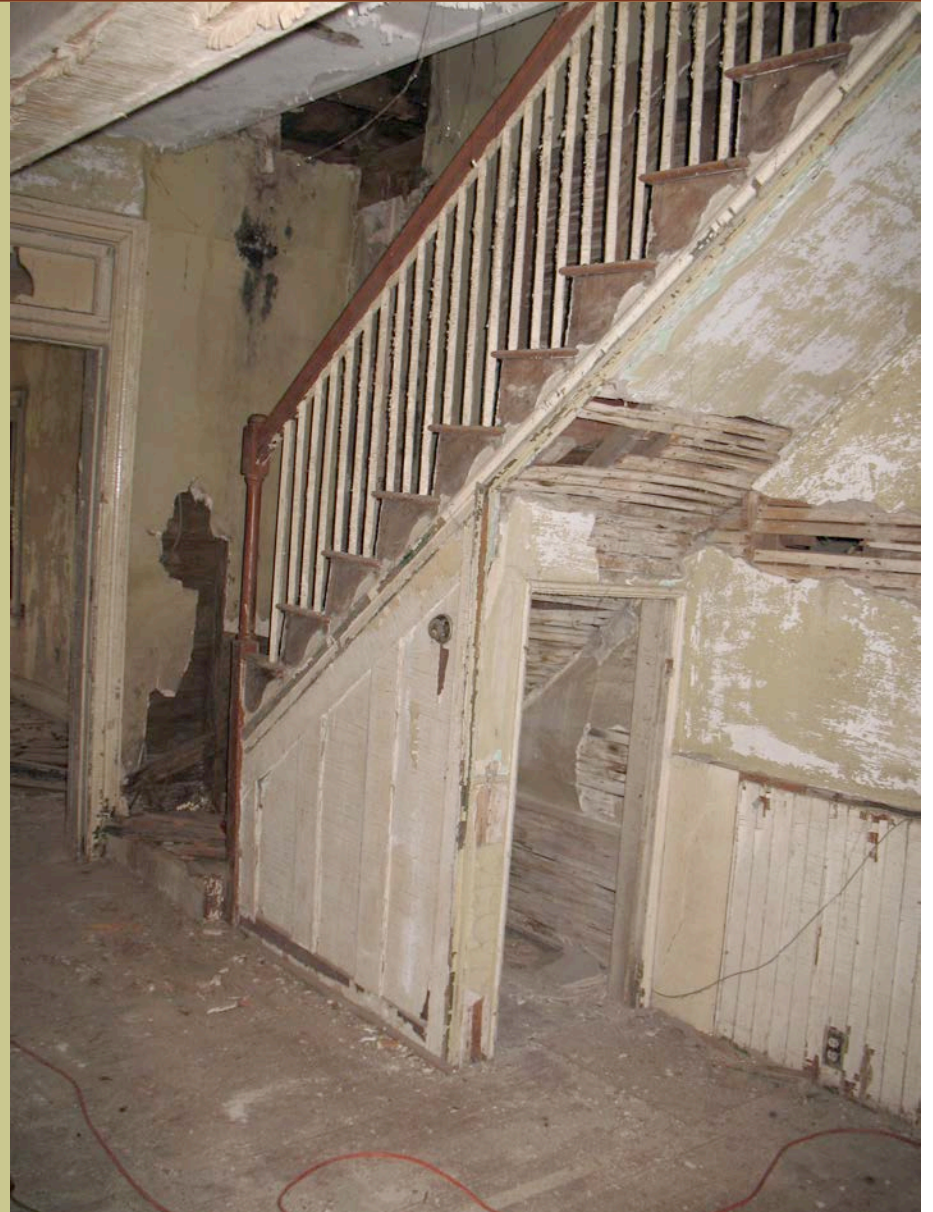
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# Building Condition



First Floor Hall



First Floor Hall



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# Building Condition



First Floor Hall - Original House West



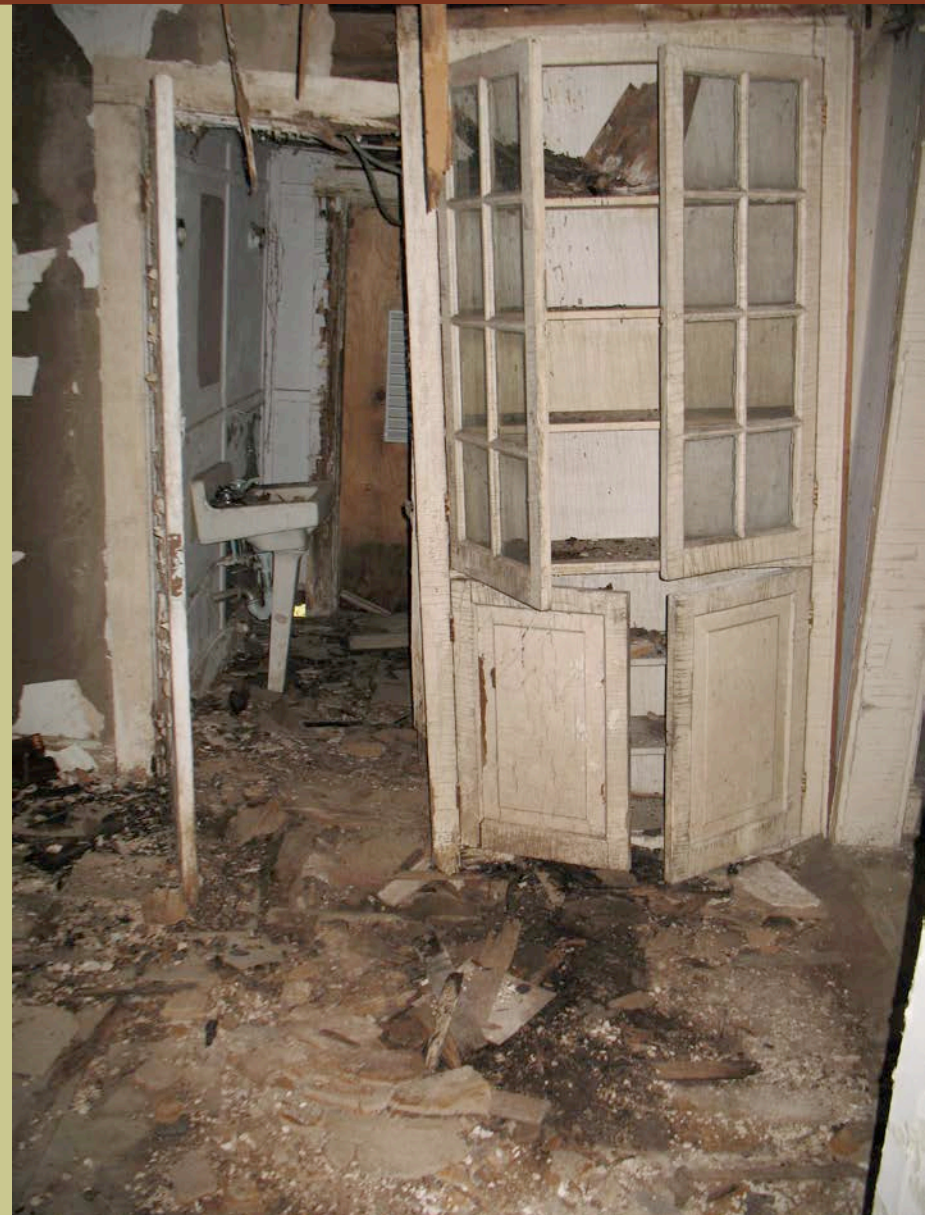
Mantel removed from house and stored.



# Building Condition



First Floor - Original House East



First Floor - First East Addition



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# Building Condition



First Floor - Kitchen



First Floor - Rear Addition



# Building Condition



Second Floor - Hall



Second Floor - Original House West





# Building Condition



Second Floor - Rear Addition



Original House - Attic



# Historic Significance of Laurel Hill

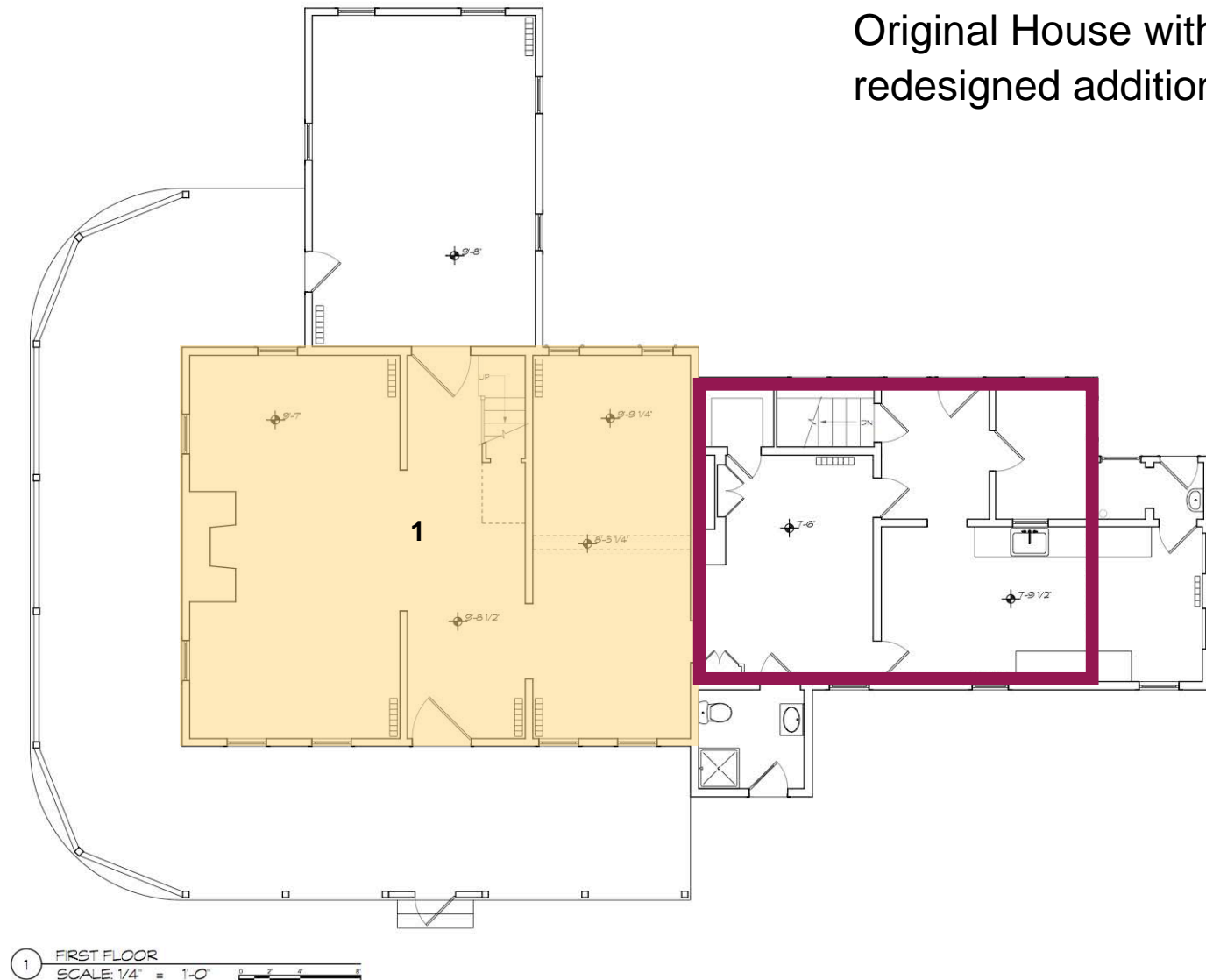
- A. Has local significance more than regional or national (with possible exception of its relationship to prison practices during warden occupancy)
- B. Example of 18th century plantation of person with modest means. Also a Revolutionary War figure.
- C. Early 20th century alterations are extensive. Given loss of original historic fabric this period could be interpreted as a period of significance. Outbuildings from this era have been demolished.
- D. Gardens - neoclassical design, association with progressive prison practices





# Proposed Treatment Option 1: 18th Century Dwelling

Original House with  
redesigned addition



# Proposed Treatment Option 1: 18th Century Dwelling

## Original House with redesigned addition





# Proposed Treatment Option 1: 18th Century Dwelling



Dr. Barraud House  
Williamsburg, Virginia



# Proposed Treatment Option 1: 18th Century Dwelling



Brush-Everard House - before  
Williamsburg, Virginia





# Proposed Treatment Option 1: 18th Century Dwelling



Brush-Everard House - after  
Williamsburg, Virginia



# Proposed Treatment Option 1: 18th Century Dwelling

## PROS:

- more manageable scope and cost than a complete rehabilitation of current house
- creates a “landmark” building for the development that relates to the original era of development

## CONS:

- little original historic fabric remains on which to base restoration/reconstruction
- will require additional historical research, architectural investigations and archaeology
- period of significance does not relate to current physical context or garden period
- small size may limit uses
- staffing and operations costs

**Projected Cost Range: \$760,000 - \$950,000**

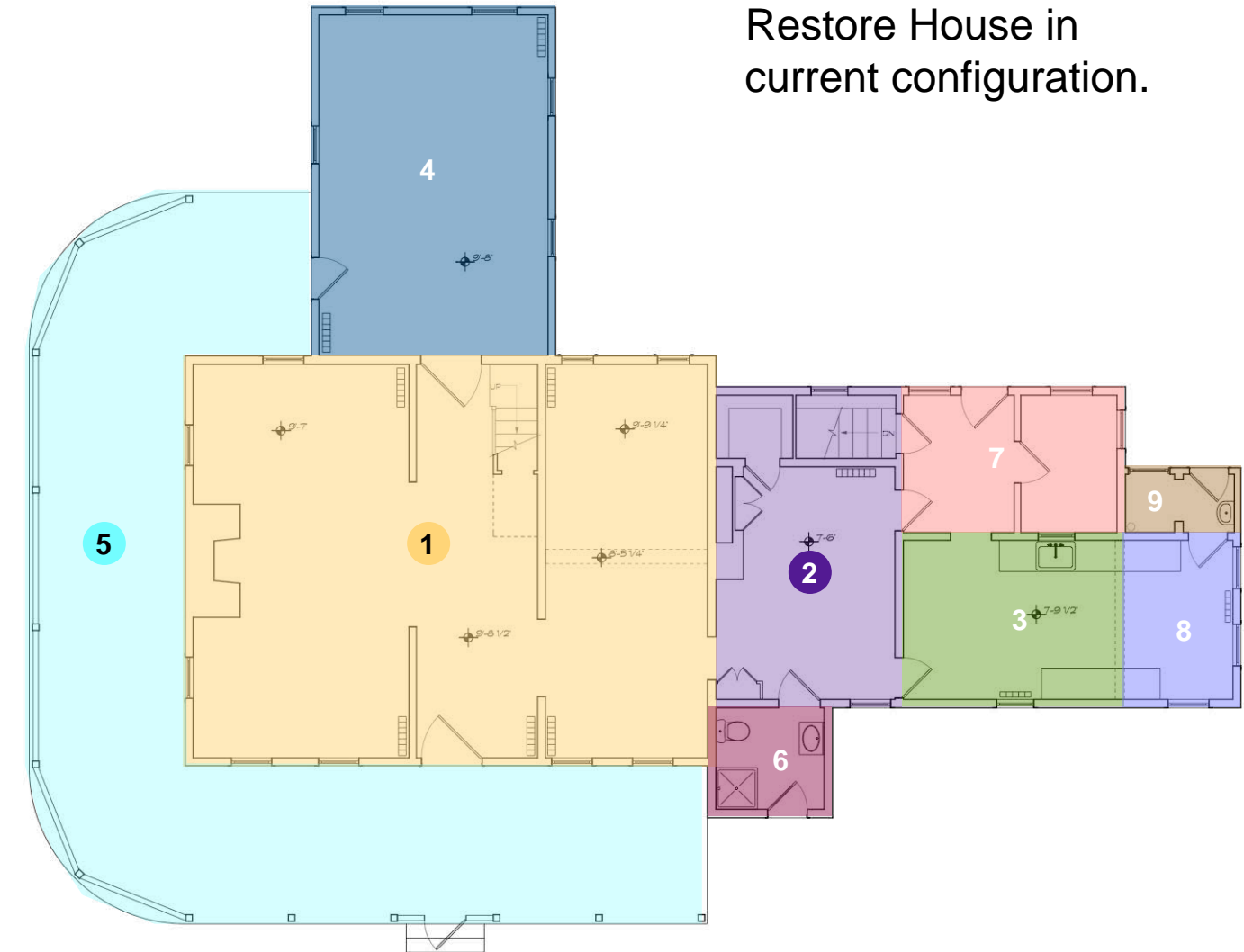
**Potential New Uses: Small museum (reconstruction)**





# Proposed Treatment Option 2: 20th Century House

Restore House in  
current configuration.



1 FIRST FLOOR  
SCALE: 1/4" = 1'-0"



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# Proposed Treatment Option 2: 20th Century House

Restore House in



1 SOUTH ELEV B-2  
SCALE 1/4" = 1'-0"



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# Proposed Treatment Option 2: 20th Century House



Exterior - Northwest



Exterior - Southwest



# Proposed Treatment Option 2: 20th Century House



Exterior - Northeast



Exterior - Southeast





# Proposed Treatment Option 2: 20th Century House

## **PROS:**

- creates building period of significance that can be interpreted along with garden
- retains all eras and changes to the house
- may provide more flexibility in potential uses for building

## **CONS:**

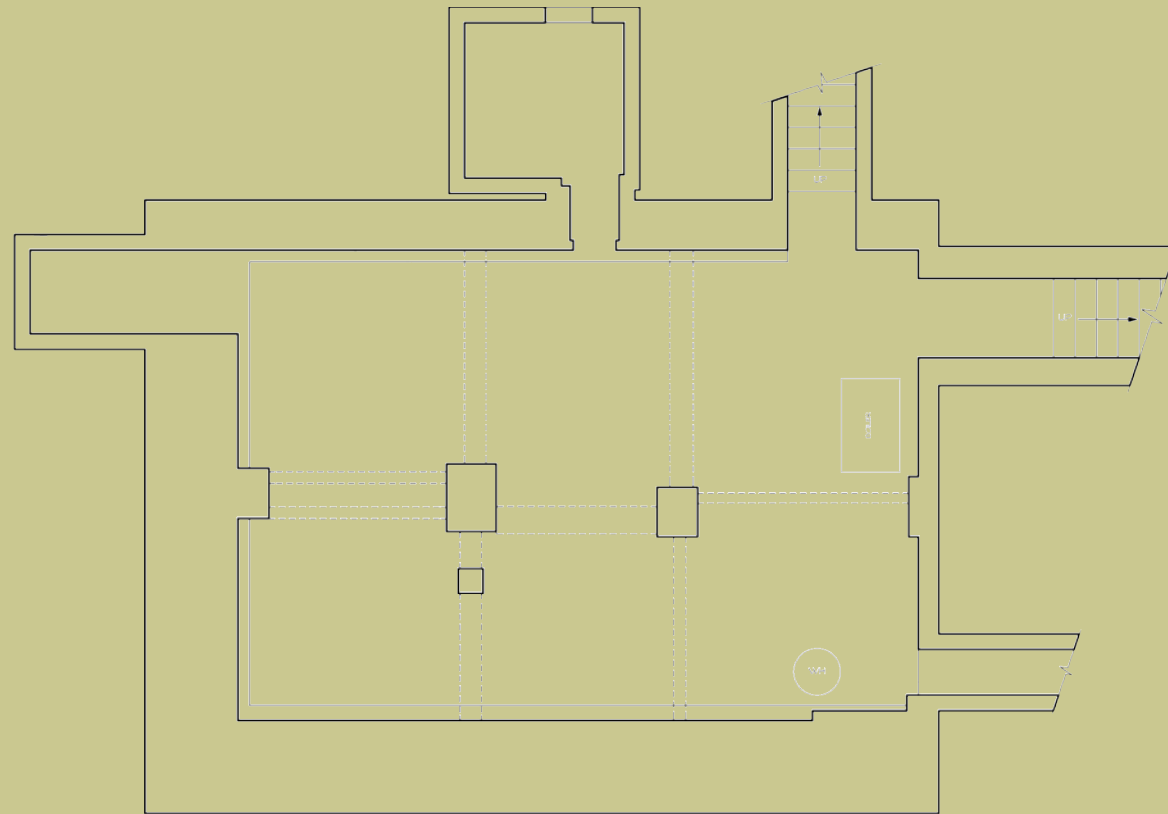
- poor condition of house will make for an expensive construction project
- alterations have compromised architectural integrity of 18th century design that may have more public appeal than current design
- staffing and operations costs

**Projected Cost Range: \$910,000 - \$1,140,000**

**Potential New Uses: Visitor center, special events**

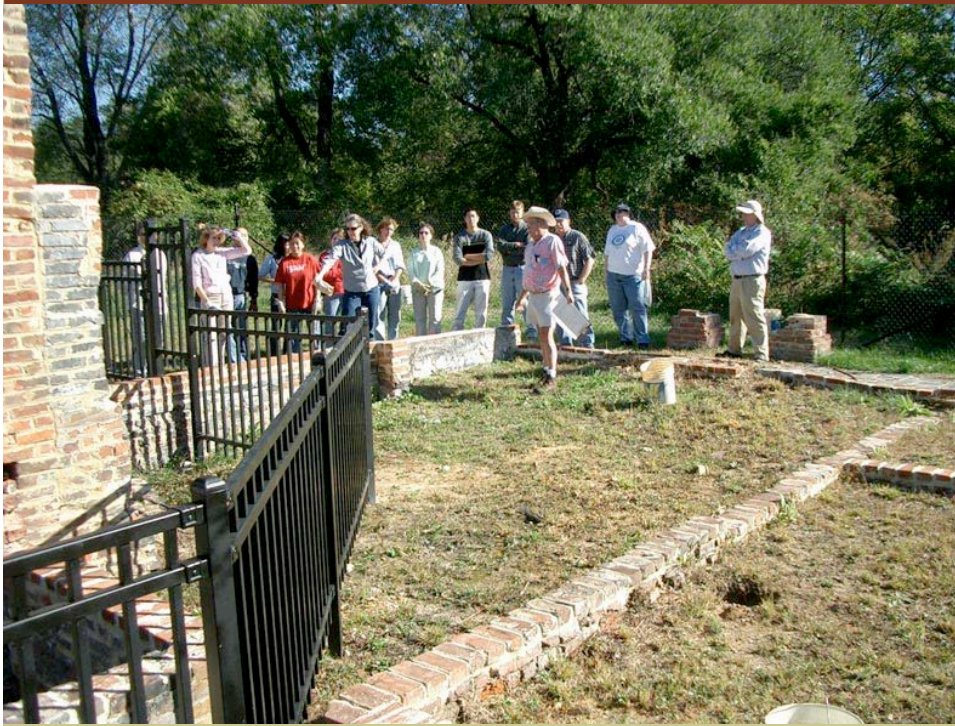


# Proposed Treatment Option 3: Interpretive Site





# Proposed Treatment Option 3: Interpretive Site



Mt. Air Site of Ruins



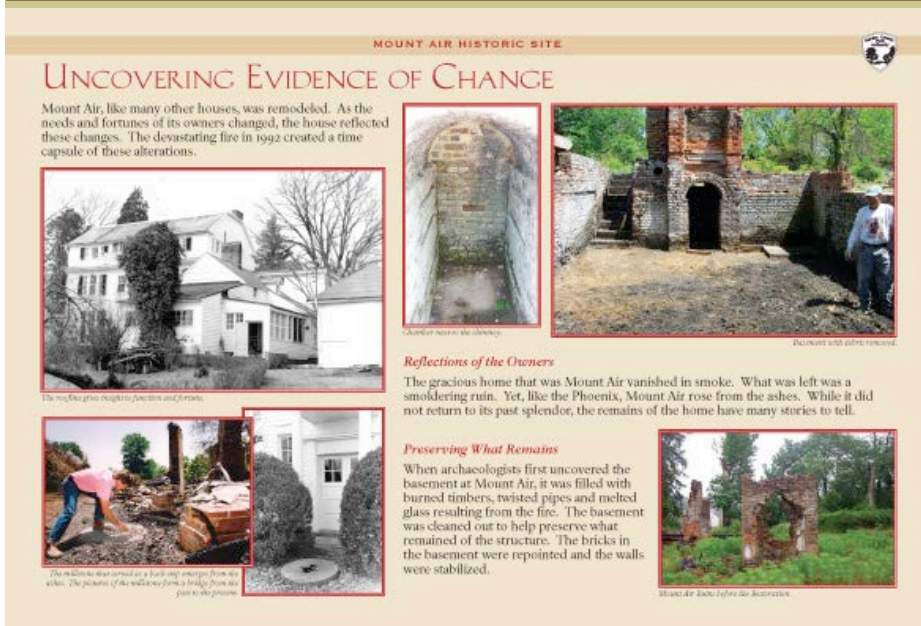
Mt. Air Basement Foundation



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# Proposed Treatment Option 3: Interpretive Site



Mt. Air Ruins with Protective Railing

Mt. Air Interpretive Sign





# Proposed Treatment Option 3: Interpretive Site

## **PROS:**

- least expensive option
- easiest to implement
- preserves some minimal aspect of the building
- Provides a historical and educational function through an exhibit to interpret all eras of property

## **CON:**

- Severe impact on historic fabric of a building determined to be a contributing structure in a state and National Register historic district.

**Projected Cost Range: \$170,000 - \$210,000**

**Potential New Uses: Interpretive Historic Site**



# Laurel Hill House Site

- Setting: House and Grounds
  - Placed on north/south ridge between two drainage ways
  - Siting typical of 18th century house
  - Reports of views to the Potomac River, now overgrown
  - Area - approx. 24 acres
    - House grounds - approx 2 acres
    - Garden - approx 1/2 acre
  - Late 19th century image of house w/picket fence & outbuilding in front yard
  - Early 20th century photos show stone walk, boxwoods, rose arbor and flower beds rear of house
  - Outbuildings of this era also seen in photos include garage and small shed in rear yard (both demolished)





# Laurel Hill House Site: Roads

## •Roads/Circulation

-Drive shown in 1918 survey -'Y'-shaped around south front of house, connected to current Lorton Road

-Reformatory Entrance Drive 1918-1950's west of house, connected to current Lorton Road





# Laurel Hill House Site: Roads

- Roads/Circulation

- Current alignment/perimeter road/1960's north of house
- Construction road trace to east of house





# Laurel Hill Site Elements

- Outbuildings and Garden Structures
  - Garage on north side of house, shed to rear
  - Lindsay Family Cemetery - intersection of Reformatory Perimeter Road and former entrance drive (*best estimate by DAR in 1930's*)





# Laurel Hill Site: Gardens

## •Gardens

- Neoclassical gardens to southeast of house

Structural and spatial garden design elements clearly visible in good condition today include: spaces, walks, walls, stairs, pools, axial relationships, few plantings remain





# Laurel Hill Site Options

- **OPTION 1: 18TH C. DWELLING** - Limited evidence of site features, gardens, and outbuildings
- **OPTION 2: 20TH C. HOUSE** - Surviving garden, good documentation of yard and outbuildings with photos and surveys
- **OPTION 3: INTERPRETATION OF SITE-**  
Surviving altered foundation and gardens, good information for interpretive panels



# Preservation Approaches

- A. Preservation** - the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property.
- B. Rehabilitation** - making possible an efficient compatible use for a property through repair, alterations and additions while preserving those portions or features that convey its historical, cultural or architectural values.





# Preservation Approaches

**C. Restoration** - accurately depicting the form, features and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period.

**D. Reconstruction** - the act or process of depicting, by means of new construction, the form, features and detailing of a non-surviving site, landscape, building, structure or object for the purpose of replicating its appearance at a specific period of time and in its historic location.



# Draft Criteria for Judging Options

- 1. Overall Goals for Laurel Hill/Lorton Adaptive Use Project**
- 2. Historical Significance of House and Site**
- 3. Current Condition of House and Site**
- 4. Range of Possible Uses that Fit House & Site**
- 5. County, State or National Historic Preservation Standards or Policies**
- 6. Funding Amounts and Availability**
- 7. Operational Responsibilities**

