

The Physician's Residence is located in the Laurel Hill area of Lorton, VA. It is listed as a contributing structure to the D. C. Workhouse and Reformatory Historic District. It is currently owned by Fairfax County and managed by the Department of Planning and Zoning.

According to research, it was originally constructed as the home and office for the prison physician in 1920. The original intent in construction of the house was to aid in attracting this necessary profession to the prison facility. By construction of an office wing with a separate entrance, the house plan easily allowed the physician to see non-facility patients and supplement his income.

The building is constructed of solid masonry exterior walls with interior wood framing. It is two full stories with a basement and attic. The total area of the house is approximately 5,000 square feet with 2,900 square feet on the two main levels.

The house was built using prison labor and prison-made brick. Like the Reformatory and Workhouse buildings, it was designed by the staff in the office of the Municipal Architect for the District of Columbia, Snowden Ashford. Its Colonial Revival style is in keeping with these associated buildings.

The house has been vacant since 1995 and appears to have been minimally maintained since that time. The building's overall condition is serviceable with the exception of the sunroom, which is in poor condition due to roof leaks.

The following scopes summarize the work necessary for the rehabilitation of the building and its grounds.

### Site Scope Summary

- Provide new parking area and improvements to driveway
- Provide new sidewalks and landscaping in coordination with new parking area

### Exterior Scope Summary

- Clean and repair stucco as needed
- Repair/paint exterior woodwork
- Rehabilitate existing windows and add storm windows
- Replace roof, gutters and downspouts
- Rebuild porches
- Rebuild (or remove) sunroom
- Rebuild chimneys
- Rebuild window wells and provide foundation drainage

### Interior Scope Summary

- Rebuild interior basement stair
- Remove inappropriate finishes, doors and trim
- Repair plaster finish
- Refinish existing pine floors
- Provide new bathrooms and kitchen
- Repair existing stile and rail doors and provide new doors to match when needed
- Provide new handicap accessible hardware

## EXECUTIVE SUMMARY

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### Sunroom

- Needs complete replacement due to deteriorated structural condition. The analysis of this report suggests that the historic significance of the sunroom is in doubt given its condition, design and original quality. As a result, options that include its removal are included. This change would need to be approved by preservation review agencies as stipulated in the property's covenants.

### Building Systems Scope Summary

- Remove boiler/radiator system and replace with new HVAC system with ducts in basement and attic
- Replace existing plumbing as part of work to bathroom and kitchens
- Provide new electrical service and new distribution throughout the house
- Provide new security and telecommunications systems
- Provide lighting appropriate to the period of the building and the proposed use

### Program

No user has been identified for the building at the time of this study. The Fairfax County Department of Planning and Zoning gave direction to the consultant team to examine the building and its associated grounds and to provide options for its use as office space and suggest possible occupants. The implications of multi-tenant office use were explored.

### Options/Cost Estimates

Two Building Design Options were developed to illustrate the opportunities and constraints of the building. The options will help potential tenants understand how they could occupy the building. The project costs summarized below provide an allowance for soft costs such as design and project management. It should also be noted that the square foot (SF) costs include site work. The square foot cost for Option 2 is less than Option 1 due to the greater amount of square foot area that is rehabilitated in that option.

#### Option 1 (Optimal Use of Building)

- Limit use of the building to the two main levels of the building (no basement or attic use)
- No exterior vestibule
- Rebuild sunroom
- Total Project Cost (hard and soft costs) = \$1M (\$352/SF)

#### Option 2 (Increased Use of Building)

- Maximize use of the building including basement and attic
- New exterior vestibule
- Replace sunroom with gable roof
- Total Project Cost (hard and soft costs) = \$1.2M (\$246/SF)