



# STANDARDS and GUIDELINES

for Rehabilitating Historic Buildings and for New Construction in the Laurel Hill Adaptive Reuse Area located within the District of Columbia Workhouse and Reformatory National Register Historic District, Fairfax County, Virginia





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Leanna L. Hush, *Laurel Hill Project Planner*

## CONSULTANTS

---

David H. Gleason Associates, Inc. Architects

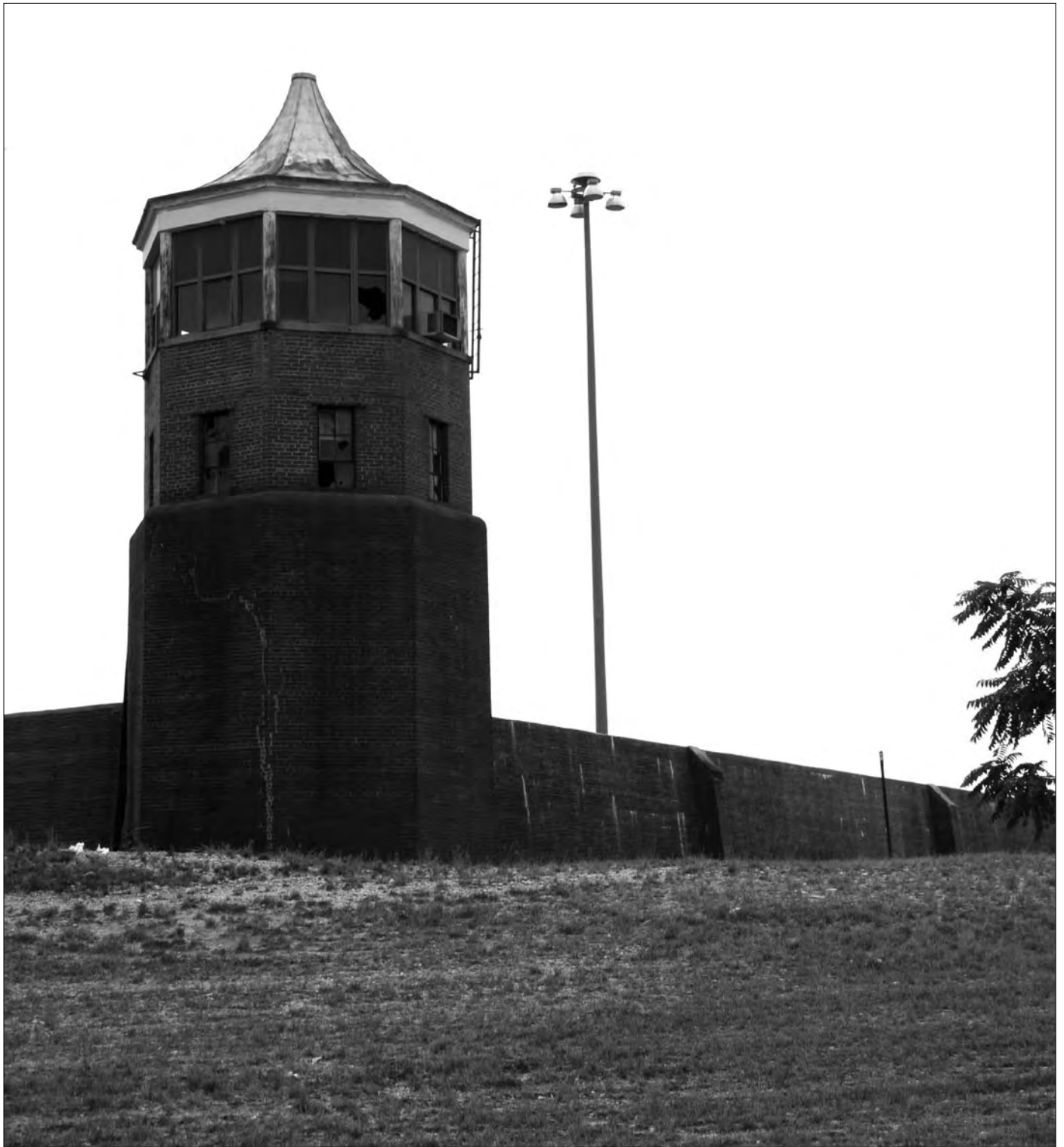


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## SECTION 1

# Introduction

## PURPOSE and FORMAT of THE STANDARDS & GUIDELINES

DESIGN STANDARDS AND GUIDELINES are created by communities concerned with the appearance of their buildings as well as how that appearance contributes to its economic health and civic pride. Over twenty-two hundred cities, towns, counties, and development areas across the country have adopted design standards and guidelines as part of their historic preservation efforts. Most design guidelines address the protection and enhancement of existing buildings and the compatibility of additions and new construction within designated areas. Most also address how the existing landscape, and elements in the landscape such as roads, sidewalks, parking areas and open spaces should be protected or enhanced to contribute to the overall quality of the district, and how new landscape elements should be designed to be compatible with the existing.

*The Standards and Guidelines for Rehabilitating Historic Buildings and for New Construction in the Laurel Hill Adaptive Reuse Area located within the District of Columbia Workhouse and Reformatory National Register Historic District, Fairfax County, Virginia* provide the basis for objective discussion and decisions about the appropriateness of proposed changes to the environment. This allows the Fairfax County Architectural Review Board, architects, developers, site engineers, landscape architects and others involved in rehabilitating, reusing and adapting the existing buildings and designing additions and new buildings in the Historic District to have a common understanding of what is and is not appropriate change. The Guidelines provide detailed guidance for how the Standards may be met without prescribing specific styles, materials, and building configurations.

These *Standards and Guidelines* pertain to the exterior of buildings and structures, landscape and archeological features, and open spaces within the District of Columbia Workhouse and Reformatory National Register Historic District. Interior spaces are not addressed.

The format used in these *Standards and Guidelines* is based on the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*. They provide a Standard for each section, as well as a series of Guidelines in the Secretary of the Interior's recommended and not recommended format. These Guidelines also follow the Secretary of the Interior's "preserve before repair, and repair before replace" process in the sections focusing on rehabilitation of existing historic resources. In the sections devoted to additions and new construction, the Secretary of the Interior's principal of compatibility as well as the concept of harmonious contrast forms the basis for the Guidelines.



# PROJECTS SUBJECT to REVIEW and REVIEW PROCESS

IN 1998, THE U.S. CONGRESS, under the Lorton Technical Corrections Act of 1998, authorized the Administrator of General Services to dispose of the Lorton Correctional Facilities Complex located in southern Fairfax County, Virginia. As required by the legislation, a Reuse Plan for the former prison property was prepared before the property was conveyed. The plan, which was adopted as part of the County's comprehensive plan, maximized open space, parkland, and recreation uses.

In 2001, the General Services Administration entered into a Memorandum of Agreement (MOA) executed by the Advisory Council on Historic Preservation, and signed by the Virginia Department of Historic Resources, Fairfax County, the Lorton Heritage Society, the Fairfax County Park Authority, Fairfax County Public Schools, the South County Federation, and the Northern Virginia Regional Park Authority. The MOA was negotiated as part of the transfer of the property from federal to county ownership and describes the procedures for addressing future actions on the property. (See Appendix A for copy of the MOA)

The MOA identifies historically contributing and non-contributing resources and contains covenants and procedures that govern new construction, alteration, demolition, and the adaptive use of historic structures. The MOA requires the county's Architectural Review Board to review undertakings on the property in the same way it would review undertakings in a locally designated Fairfax County historic overlay district. Although the property is not a Fairfax County historic overlay district, it was designated a National Register Eligible Historic District. It became a listed National Register Historic District in 2006, although it retains its status as an "Eligible District" for the purpose of dealing with actions on the former prison site. The MOA also refers to the use of the *Secretary of Interior's Standards for Rehabilitation* in the rehabilitation and adaptive use of the historic buildings.

Fairfax County developed detailed Reuse Plans for areas of the property associated with the former prison buildings within the Reformatory and Penitentiary Complexes, and Surrounding Areas, as well as the Occoquan Workhouse, located south of the Adaptive Reuse Area, with the idea that these early 20th century buildings would be adaptively used.

In December, 2004, the county Board of Supervisors voted to accept a citizen-developed Reuse Plan for the Reformatory and Penitentiary. The plan, as put forth in the Recommendations for the Adaptive Reuse Areas within Laurel Hill (November 2004), calls for mixed-use development on the 79-acre site located south of Silverbrook

Road. The Reuse Plan was formally adopted by the county in 2006 as part of the Fairfax County Comprehensive Plan (Fairfax County Comprehensive Plan, 2003 Edition AREA IV Lower Potomac Planning District, Amended through 9-25-2006). The amended Comprehensive Plan remains the representative Reuse Plan of record for the project area.

As mentioned, a National Register of Historic Places Historic District was created for the area in February, 2006. Known as the “District of Columbia Workhouse and Reformatory Historic District” this 511-acre site contains both the Workhouse site and the Reformatory and Penitentiary.

Many non-historic buildings at the Reformatory and Penitentiary have already been removed or demolished. Future development may require the removal of additional buildings to accommodate new infill development, however, the Reuse Plan indicates that development at the site should retain and adaptively reuse the historic buildings on site to the greatest extent possible. Any proposed building demolition is subject to the procedures outlined in the MOA.

Developers or other entities proposing to make changes to the existing buildings or landscape are required to submit plans, photographs and other pertinent documentation to the Fairfax County Architectural Review Board. The documentation submitted shall meet or exceed the minimum standards required by the Architectural Review Board for review of a project within a locally designated Fairfax County historic overlay district. Developers unsure of documentation requirements are urged to consult the Architectural Review Board website ([www.fairfaxcounty.gov/dpz/arb](http://www.fairfaxcounty.gov/dpz/arb)) or contact its staff. Copies of the documentation shall be simultaneously forwarded by the Board to the Lorton Heritage Society and Virginia Department of Historic Resources for review and comment as stipulated in the MOA. Both have 30 days to provide comments to the Architectural Review Board. Once comments are received, or the 30 day comment period has passed, the Architectural Review Board will place the project on its agenda according to the procedures and regulations of the Board.

# SECRETARY of the INTERIOR'S

## Standards and Guidelines for Rehabilitating Historic Buildings

*The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* was originally created in 1976 to determine the appropriateness of proposed changes to income-producing National Register buildings whose owners wished to take advantage of beneficial federal tax considerations. Since then they have become the basis for the majority of locally created design guidelines for historic districts, including those adopted by the Fairfax County Architectural Review Board for the Laurel Hill Adaptive Reuse Area.

*The Secretary of the Interior's Standards for Rehabilitation are:*

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes and construction techniques or examples or craftsmanship that characterize a historic building shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. When the severity of deterioration requires replacement of a distinctive feature, the new features shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical and physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize a property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.
10. New additions or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



# STATE and FEDERAL REHABILITATION TAX CREDITS

ADHERENCE TO THE DESIGN STANDARDS AND GUIDELINES in this document does not ensure that a project will qualify to receive state or federal rehabilitation tax credits. The Standards and Guidelines provide the Fairfax County Architectural Review Board, developers, architects and others involved in rehabilitation and new construction within the historic district with specific guidance in project review and approval process at the county level.

It should be noted that project review by the Fairfax County Architectural Review Board does not extend to building interiors. Rehabilitation tax credit projects, however, are subject to both interior and exterior review by the Virginia Department of Historic Resources and the National Park Service. Project developers seeking rehabilitation tax credits should do so as early in the development proposal process as possible and prior to application to the Architectural Review Board. The applicant must advise the Architectural Review Board of any tax credit application or any anticipated application to allow it to better understand the context of particular design proposals.

*Information on State and Federal tax credits can be obtained from:*

**Virginia Department  
of Historic Resources**

2801 Kensington Ave.  
Richmond, VA 23221

Telephone: 804.367.2323

<http://www.dhr.virginia.gov/>

**Heritage Preservation Services  
National Park Service**

1201 "Eye" Street, NW (2255)  
Washington, DC 20005

Telephone: 202.513.7270

<http://www.cr.nps.gov/hps/tps/tax/>  
[NPS\\_HPS-info@nps.gov](mailto:NPS_HPS-info@nps.gov)

## CHARACTER-DEFINING FEATURES

CHARACTER-DEFINING FEATURES are those buildings, structures, and landscape elements, including their forms, materials, and details that contribute to the architectural and historical significance of the historic district. They include, but are not limited to, wall and roof materials, roof shape, details, placement and proportions of openings, plan form, building orientation and a host of other descriptors of form and composition, along with natural and man-made landscape features such as topography, vegetation, open space, roads and parking areas. In addition, character-defining features may include views to and from particular buildings or objects in the landscape, or sites of historical importance.

The Laurel Hill Adaptive Reuse Area was part of a large prison and work farm complex founded in the 1920s on Progressive Era penal reform principles. The Progressives sought to rehabilitate prisoners through a mix of discipline, work, education and humane treatment. This led to prisons being constructed in rural areas, where prisoners would engage in farming, producing much of their own food; in learning a trade, such as brick making; and in basic education – reading writing and math. The overall plan of the former District of Columbia Workhouse and Reformatory complex includes the Laurel Hill properties, the Workhouse located south of the Adaptive Reuse Area, brick making kilns, and surrounding farm and pastures. (Map 1, page 11)





The National Register nomination for the District of Columbia Workhouse and Reformatory Historic District identifies the period of significance as 1910 – 1961. The majority of buildings in the Laurel Hill Adaptive Reuse Area were constructed between 1920 and 1940, with two principal exceptions – the Administration Building (1952) and the Chapel (1961). The terms “historic character” and “historic features” in this document primarily refer to the period 1920 - 1940 when the Colonial Revival architecture was popular throughout the country, as well as evident in most the prison buildings built at that time.

Discussed below are the most important character-defining features within the Reformatory Complex, Penitentiary Complex, and Surrounding Areas, including the Guards Quarters, Ball Field, and Parking Lots. (Map 2, page 13) While each has its own character-defining features, the relationship of the Complexes to each other, to the Surrounding Areas, as well as to the large context is also important to understand when rehabilitating existing buildings or adding new ones. The Laurel Hill Adaptive Reuse Area is located on the edge of a steep embankment that surrounds the Complexes and Surrounding Areas on the east, south and west. To the north, former fields and pastureland has been developed with houses and apartments. Since this character and the views from and to the Reuse Areas part of its historic character, it is important that it be retained in any development, with particular attention paid to view corridors within, through from and to the Reformatory, Penitentiary, and Surrounding Areas. (Map 3, page 14)



## Reformatory Complex

The site plan of the Reformatory Complex is an important character-defining feature that reflects the Progressive Era principles of penal reform. The main quadrangle, consisting of rows of dormitory buildings facing each other across a bare open space linked the dining hall by an open colonnade, was originally visually open on the western end allowing unrestricted views to the farmland and pastures. Behind the dining hall a row of workshops was constructed along a north-south road, which also visually connected the Complex to its hinterland. (Map 3)

Additional important defining features of the Reformatory Complex are the main entry gate, central open space flanked by twelve one-story dormitories and the two-story high gymnasium and dental facility/dormitory; terminating at one end by the dining hall and kitchen and at the other in the Administration Building. Other character-defining buildings and features include the complex of shops and other buildings along the brick road to the east of the dining hall, the brick road itself and its associated brick parking areas, the power plant, chapel, and guard towers. In addition, the lack of shrubs or trees, except near the chapel, is a defining characteristic of the landscape within the Reformatory Complex.

The octagonal brick and steel entry tower, with its broad roof overhang and brick and steel gateway, located in the southwest corner of the complex, serves as both a physical and symbolic transition between the outside world and the Reformatory Complex. The one and two-story brick buildings surrounding the open central space of the Reformatory Complex are linked together by an arched colonnade. Oriented toward the open space, the classically derived architecture of the older buildings, with regularly spaced openings for doors and windows, simple detailing, and restrained appearance, is echoed in the more recent Administration Building. Between the dormitories are exercise yards, some of which have been partially filled in with later additions.

To the south, north and east of the dining hall and kitchen are a series of one and two-story gable end buildings originally used for shops and other facilities. Organized along a main north – south brick road these buildings establish a regular rhythm along one of the complexes important view corridors. Similar in design to the buildings surrounding the Reformatory's main open space, the buildings project their utilitarian nature. Most have sloped gable end roofs, with some containing central light monitors. Many contain regular door and window openings, some of which have been altered.

The chapel, constructed in the late 1950s, is the only example of modern architecture in the historic district. Located apart from the other buildings, its design is more open than the other buildings while still retaining simple detailing typical of the rest of the buildings in the complexes. It is also the only building associated with landscaping.

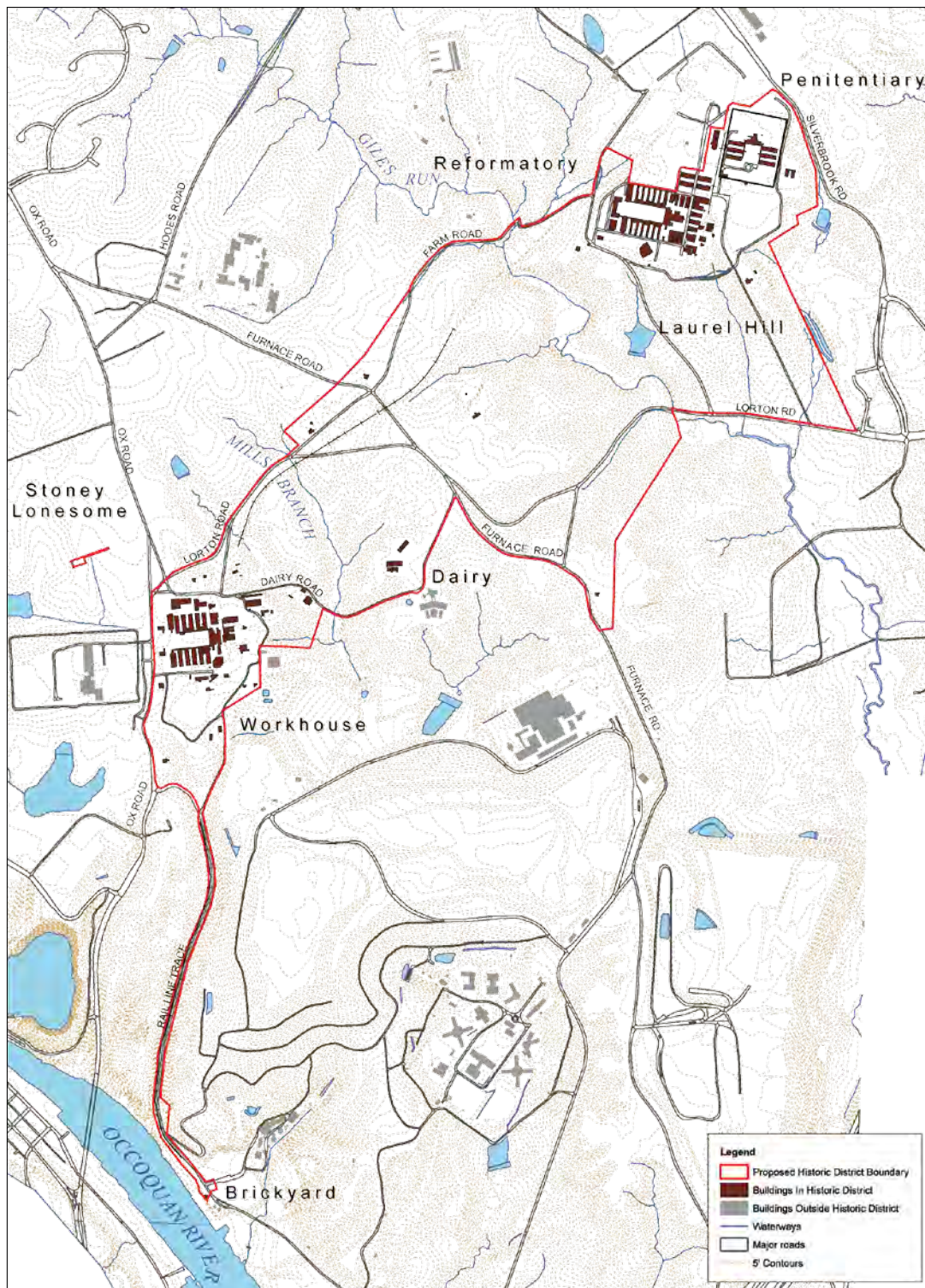


## Penitentiary Complex

The most important character-defining features of the Penitentiary Complex are the surrounding wall and guard towers, entry gateway, central open space, orientation of the principal buildings, and linking colonnade. The surrounding brick wall with its octagonal corner guard towers are the most and significant character-defining features of the Penitentiary Complex. Pierced in only three places, the main gateway, a secondary gateway on axis with the dining hall leading to the Ball Field, and a small sallyport leading the Guards Quarters, the wall is emblematic of prisons everywhere. Additional character-defining features include the clear open space between the cell blocks and surrounding walls to provide clear views from tower to tower. (Map 3) The whitewash at the base of the wall is also an important characteristic since it silhouetted prisoners. An equally important characteristic is the lack of landscaping within the Complex.

The main entry, with its dual gates and adjacent processing building, makes an important statement about transitioning from the outside world of freedom to the controlled environment of prison. The principal buildings are grouped around a clear, open central area, linked together by arched colonnades. Each of the brick cell blocks is oriented toward the central space. Between each cell block is a paved exercise yard. Enclosing one end of the central space is the two-story high, T-shaped dining hall.





The Laurel Hill Adaptive Reuse Area was part of a large prison complex that included farm and pasture land, the Workhouse complex, brick making kilns and other sites.

**Map 1: District of Columbia Workhouse, Reformatory and Penitentiary Complexes**



## Surrounding Areas

Equally important to the character of the historic district are the areas surrounding the Reformatory and Penitentiary Complexes on the east, south and west. The Surrounding Areas include the Guards Quarters, Ball Field, Parking Lots, perimeter patrol road and the sloped landscape and views to and from the historic district. Also included in the Surrounding are five free standing historic Guard Towers, and the Laurel Hill House, which is not subject to these *Standards and Guidelines*. The U-shaped two-story brick Guards Quarters with their regularly spaced windows, engaged dormers, and gable end entries exhibit the same restrained architecture found throughout the historic district. Connected by a one-story link, the Guards Quarters are located on the edge of a steeply wooded slope east of the Penitentiary.

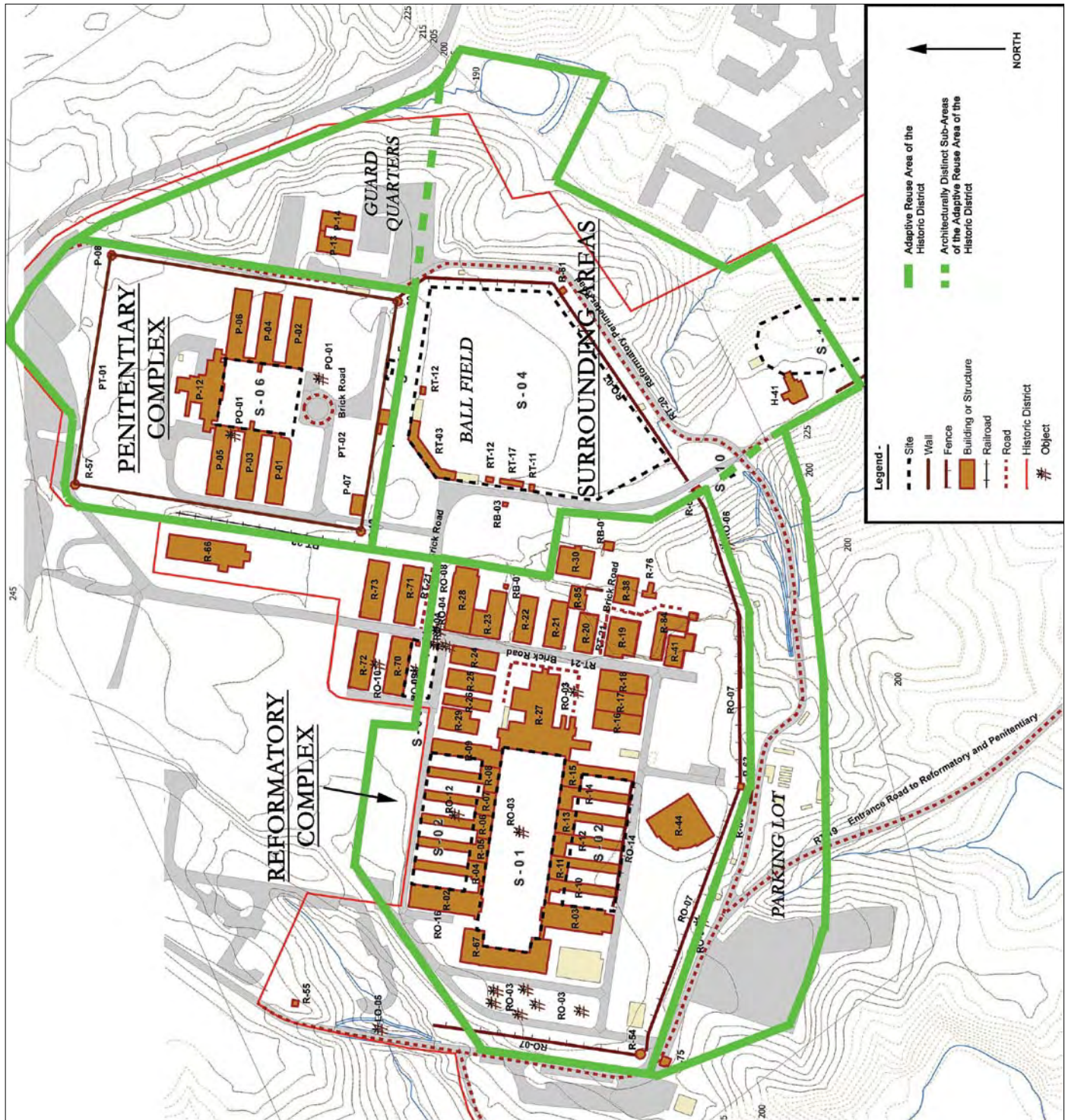
The Ball Field is located at the junction between the Penitentiary and Reformatory Complexes. Its covered grand stands and open bleachers, dugouts and outfield are character-defining features, as is the guard tower located in deep center field. The depth of the outfield is characteristic of prison Ball Fields, where inside the park home runs are the norm.



New development within the Surrounding Areas should retain, to the extent possible, major view corridors. It is also important to retain as much as possible views into the Laurel Hill Adaptive Reuse Area. From the west, principal views are from the Laurel Hill Golf Course. From the north and northwest, the site is visible from Laurel Crest Drive and along Silverbrook Drive, although the new development at Spring Hill has limited these views. Topography and vegetation limit views into the site from the east along Silverbrook Road and from the south.

The perimeter patrol road is also an important character-defining feature of the historic district. Running from the northeast tower of the Penitentiary to the main entry to the Reformatory, it separates the walls and fences surrounding the complexes from the Guards Quarters and wooded areas to the east and south, providing unfolding views around and into the historic district. (Map 3)

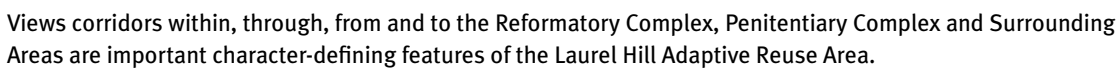




The Laurel Hill Adaptive Reuse Area refers to the 79 acres shown on the map above. This area is comprised of the Reformatory Complex, Penitentiary Complex, and the Parking Area, Ball Field and Guards Quarters, collectively referred to as the Surrounding Areas.

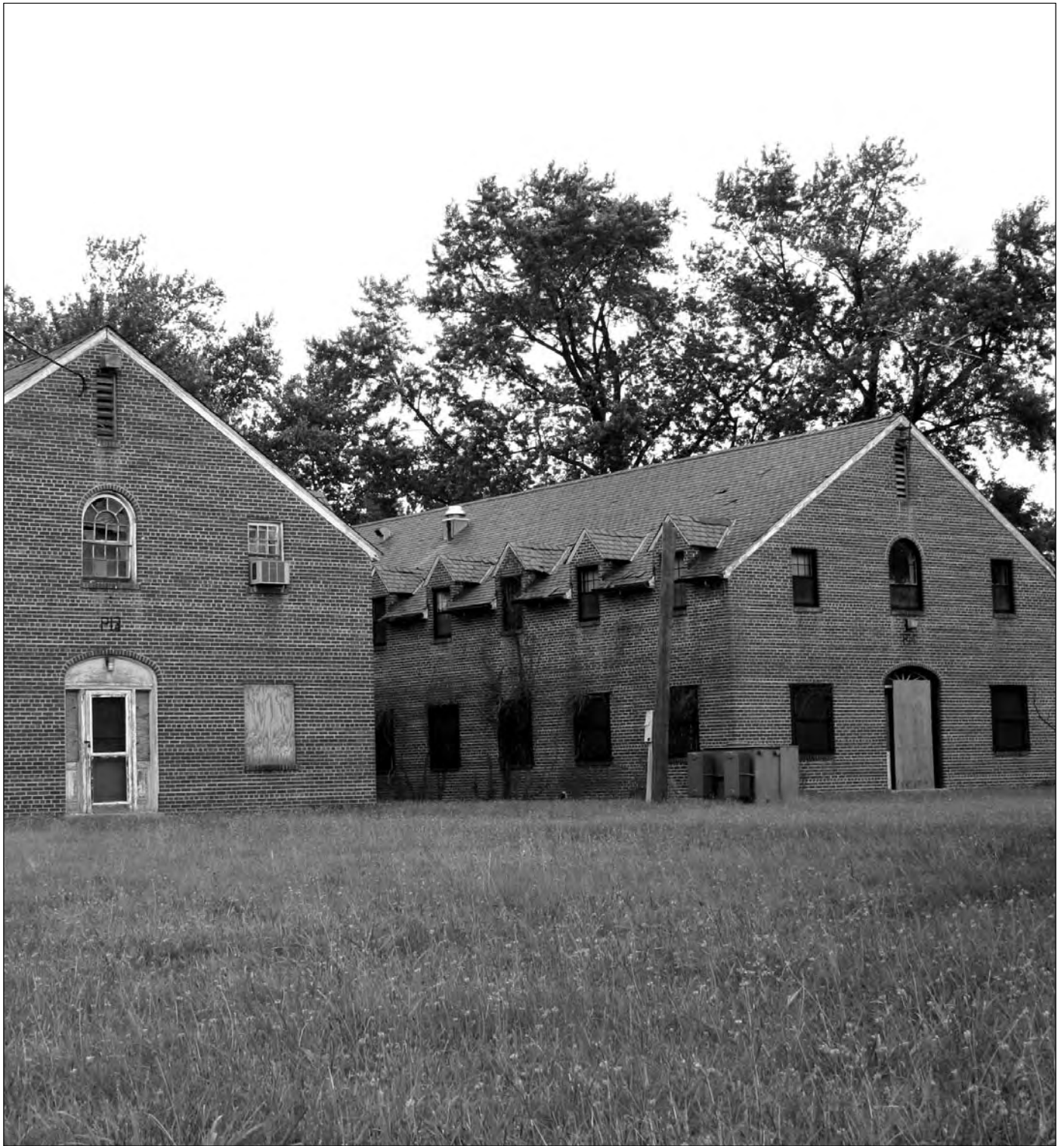
**Map 2: Adaptive Reuse Area**





### Map 3: View Corridors





## SECTION 2

# Rehabilitation of Historic Buildings and Structures



The wall surrounding the Penitentiary Complex, along with its Gateway, Sallyport and corner Towers are an important character-defining feature within the Laurel Hill Reuse Area, as is the main gateway into the Reformatory Complex. Constructed of brick, the surrounding wall, with its limited and highly controlled entries clearly divides the former prison from the outside world. Maintaining and preserving the Surrounding Wall, and its Gateways and Sallyports are important in any development.



### STANDARD

*Retain and preserve existing Surrounding Wall, Gateways and Sallyports, and the materials of which they are constructed.*

## SURROUNDING WALL, GATEWAYS and SALLYPORTS

The appearance of the Surrounding Wall, Gateways and Sallyports is derived from the type of materials of which they are constructed, including their sizes, shapes, finishes, and details. The primary materials used for the Surrounding Wall, Gateways and Sallyports are brick and steel. In addition to the height and shape of the wall, the appearance of the brick itself and how it is laid, the mortar used to bond the bricks together, the brick's color and profile, are important character-defining features of the Surrounding Wall. Similarly the size and shape of openings for the gateways and Sallyports, as well as the size, color and design of the steel gates themselves, defines the character of entries through the Penitentiary's Surrounding Wall and into the Reformatory Complex.

Most of the brick used in Surrounding Wall is fairly consistent in color, texture and quality. It is laid in common bond, capped with a concrete coping. It was manufactured by prisoners at the Brickyard located on the banks of the Occoquan River. (Map 1) The mortar used in most of the buildings in complexes is sand colored with flush joints of varying thickness. The Penitentiary wall originally rose to a height of 25', but in most areas was reduced to 15' due to structural problems. Remnants of the original wall are found abutting three of the four corner guard towers, while a larger section is intact at the southwest tower because it is structurally integral to the gateway. Engaged buttresses, located on the exterior of the wall provide structural stability as well as give a sense of scale to the structure.

At the corners of the Surrounding Wall stand four octagonal brick guard towers supporting glazed guard rooms providing 360° views, capped by octagonal metal roofs. Some of the most prominent features in the landscape, they can easily be seen from the surrounding development and open spaces.

The main Gateways into the Penitentiary and Reformatory Complexes are large enough to accommodate vehicles. Closed by heavy gray painted steel sliding gates, the Gateways are important character-defining features that should be retained and preserved. Similarly, two Sallyports penetrate the Surrounding Wall, one capped by a tower leads to the Ball Field, while another smaller ones opens to the Guard Quarters. Heavy steel doors secure both.

## GUIDELINES

### *Identifying, Retaining and Preserving Surrounding Wall, Gateways and Sallyports*

---



#### RECOMMENDED

- 1.a. Identifying, retaining and preserving Surrounding Wall, Gateways and Sallyports, including how their historic materials, size of openings, and decorative features.
- 1.b. Conducting a comprehensive survey of the condition of all existing Gateways and Sallyports early in a rehabilitation project.

#### NOT RECOMMENDED

- 1.a. Removing or radically altering historic materials, altering size of openings, or decorative features so that, as a result, their character is diminished or lost.
- 1.b. Replacing or rebuilding a major portion of the Surrounding Wall that could be repaired.
- 1.c. Applying paint or other architectural coatings such as stucco to the Surrounding Wall, Gateways or Sallyports, except as historically accurate, thereby creating a new appearance.
- 1.d. Removing and not recoating historically whitewashed areas of the Surrounding Wall.

## ***Protecting and Maintaining Surrounding Wall, Gateways and Sallyports***

### **RECOMMENDED**

**2.a.** Protecting and maintaining the Surrounding Wall, Gateways and Sallyports through appropriate cleaning and maintenance procedures.

**2.b.** Cleaning masonry only when necessary to halt deterioration or remove heavy soiling or pollutants.

**2.c.** Conducting masonry cleaning tests after it has been determined that cleaning is appropriate.

**2.d.** Cleaning masonry surfaces with the gentlest means possible starting with low-pressure water and detergents using natural bristle brushes.

**2.e.** Cleaning metal components of Gateways and Sallyports using appropriate methods that have been shown to be effective without damage to historic fabric.

**2.f.** Evaluating the overall condition of the Surrounding Wall, Gateways and Sallyports to determine whether repairs or replacement will be necessary.

### **NOT RECOMMENDED**

**2.a.** Failing to evaluate and treat the various causes of masonry and metal deterioration caused by natural or human actions.

**2.b.** Cleaning masonry and metal surfaces without testing or without sufficient time to evaluate the immediate and long-term effects of the cleaning.

**2.c.** Sandblasting masonry or metal, using dry or wet grit or other abrasives, or using high-pressure water to clean masonry.

**2.d.** Cleaning with inappropriate chemicals that will damage masonry or metal, or the inappropriate application of chemicals that may cause damage, or leaving chemicals and residue.

**2.e.** Failing to undertake adequate measures to protect character-defining features during rehabilitation.





### ***Repairing Surrounding Wall, Gateways and Sallyports***

#### **RECOMMENDED**

**3.a.** Repairing masonry where there is evidence of loose masonry units or water penetration. Repairs should reinsert loose masonry units using mortar that matches the existing as closely as possible in strength, texture, color, width, profile and other character-defining aspects of the existing mortar, or by clear caulking when repointing is inappropriate.

**3.b.** Repairing Gateways and Sallyports, and their decorative and functional features, by patching, or reinforcing historic material as necessary.

**3.c.** Repointing by removing deteriorated mortar by carefully hand-cutting the joints to avoid damaging the masonry units, and installing new mortar that matches the existing as closely as possible in strength, texture, color, width, profile and other character-defining aspects of the existing mortar, or by clear caulking when repointing is inappropriate.

#### **NOT RECOMMENDED**

**3.a.** Using new replacement brick when existing historic brick can be reused.

**3.b.** Replacing an entire Gateway or Sallyport when repair or selective replacement is appropriate.

**3.c.** Applying waterproofing, water repellents or non-historic coatings to masonry.

**3.d.** Removing non-deteriorated mortar or repointing the entire building solely to achieve a uniform appearance.

**3.e.** Repointing with modern high-content Portland cement mortar unless it was originally used. This may cause deterioration of the surrounding masonry units and historic mortar due to different coefficients of expansion and different porosity of the masonry and mortar.

**3.f.** Changing the joint width or profile when repointing.

## ***Replacing Gateways and Sallyports***

---

### **RECOMMENDED**

- 4.a.** Replacing in kind an entire masonry feature, Gateway or Sallyport that is too deteriorated to repair using physical, documentary or pictorial evidence to duplicate the feature.
- 4.b.** Using a substitute material that duplicates the original masonry in size, scale, color, texture and other visual aspects, and is chemically and physically compatible with surrounding materials.

### **NOT RECOMMENDED**

- 4.a.** Removing a masonry feature, Gateway or Sallyport that is repairable.
- 4.b.** Replicating a masonry feature, Gateway or Sallyport without using physical, documentary or pictorial evidence of its appearance and material.
- 4.c.** Using a substitute material that does not duplicate the original masonry in appearance or is chemically or physically incompatible with surrounding materials.

## ***Altering Existing and Adding Gateways and Sallyports***

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### **RECOMMENDED**

- 5.a.** Designing and installing new Gateways or Sallyports in the Surrounding Wall when required for access in a manner that preserves the historic character of the wall. If possible, new Gateways and Sallyports should not be added to the north elevation of the Penitentiary Complex's Surrounding Wall.
- 5.b.** Altering the appearance of existing Gateways and Sallyports for functional or appearance reasons only if the new exterior Gateway or Sallyport retains a sense of the appearance of the historic door.
- 5.c.** Leaving intact exterior gateways and sallyports that are no longer functional due to a new or continued use.

### **NOT RECOMMENDED**

- 5.a.** Installing new Gateways in the Surrounding Wall in such a manner as it allows vehicular traffic to easily circular through the Penitentiary.
- 5.b.** Enlarging exterior Gateway openings unless required for functional or public safety reasons.
- 5.c.** Installing new exterior Gateways or Sallyports on the north elevation of the Penitentiary Complex's surrounding wall.
- 5.d.** Removing and blocking-in existing Gateways or Sallyports that are no longer functional.



THE EXTERIOR APPEARANCE OF THE BUILDINGS are made up of their materials, scale, proportion, rhythm, windows, doors, roofs, and decorative details and ornamentation. All contribute to the building's or wall's architectural significance as well as to the overall character of the Laurel Hill Adaptive Reuse Area. Maintaining and preserving the exterior appearance of the buildings and surrounding walls are important to maintaining their historic significance.

## STANDARD

*Retain and preserve existing building facades and the materials of which they are constructed.*

## BUILDING FACADES

The appearance of building facades is derived from the type of materials of which they are constructed, including their sizes, shapes and finishes. The primary facade material found in the Laurel Hill Adaptive Reuse District is brick masonry. In addition to the appearance of the brick itself and how it is laid, the mortar used to bond the bricks together, the brick's color and profile, are important to the appearance of the exterior.

Most of the brick used in the buildings in the Reformatory and Penitentiary Complexes as well as in the Guard Quarters and Ball Field stands is fairly consistent in color, texture and quality. The brick facades are typically laid in common bond, punctuated by square head masonry openings for windows and doors. The mortar used in most of the buildings in complexes is sand colored with flush joints of varying thickness. The brick used in the buildings and surrounding walls is not only architecturally important, it is also historically significant since it was manufactured by prisoners in kilns located within the historic district on the Occoquan River.



## GUIDELINES

### *Identifying, Retaining and Preserving Building Facades*

#### RECOMMENDED

**1.a.** Identifying, retaining and preserving masonry is important to defining the overall historic character of the buildings, including how the bricks are laid, their color, painted areas, and profile and thickness of mortar joints.

#### NOT RECOMMENDED

**1.a.** Removing or radically altering masonry features which are important in defining the overall historic character of a building so that, as a result, their character is diminished or lost.

**1.b.** Replacing or rebuilding a major portion of exterior masonry walls that could be repaired so that, as a result, the buildings lose their historic integrity and are essentially new construction.

**1.c.** Applying paint or other architectural coatings such as stucco to masonry that has historically been unpainted or uncoated, creating a new appearance.





### ***Protecting and Maintaining Building Facades***

#### **RECOMMENDED**

**2.a.** Protecting and maintaining existing exterior masonry by providing proper drainage so that water does not stand or accumulate on surfaces or next to foundations.

**2.b.** Cleaning masonry only when necessary to halt deterioration or remove heavy soiling or pollutants.

**2.c.** Conducting masonry cleaning tests after it has been determined that cleaning is appropriate. Tests should be conducted on inconspicuous masonry surfaces and observed over a sufficient period of time so that both the immediate and long-term effects are known.

**2.d.** Cleaning masonry surfaces with the gentlest means possible starting with low-pressure water and detergents using natural bristle brushes.

**2.e.** Employing other appropriate cleaning methods such as steam or chemicals only after water and detergents have been shown not to be effective.

**2.f.** Evaluating the overall condition of the masonry to determine whether repairs or replacement will be necessary.

#### **NOT RECOMMENDED**

**2.a.** Failing to evaluate and treat the various causes of masonry deterioration caused by natural or human actions.

**2.b.** Cleaning masonry surfaces when they are not heavily soiled or covered with pollutants primarily to create a new appearance. This may needlessly introduce chemicals or moisture into historic masonry.

**2.c.** Cleaning masonry surfaces without testing or without sufficient time to evaluate the immediate and long-term effects of the cleaning.

**2.d.** Sandblasting masonry, using dry or wet grit or other abrasives, or using high-pressure water to clean masonry. These methods will permanently erode the surface of the material and accelerate deterioration.

**2.e.** Cleaning with chemicals that will damage or stain masonry, inappropriate application of chemicals that may cause damage, or leaving chemicals and residue on masonry surfaces.

**2.f.** Failing to undertake adequate measures to protect masonry features during rehabilitation.



### ***Repairing Building Facades***

#### **RECOMMENDED**

**3.a.** Repairing building facades, and their functional and decorative features, by patching, splicing, consolidating or otherwise reinforcing historic material.

**3.b.** Repointing by removing deteriorated mortar by carefully hand-cutting the joints to avoid damaging the masonry units, and installing new mortar that matches the existing as closely as possible in strength, texture, color, width, profile and other character-defining aspects of the existing mortar, or by clear caulking when repointing is inappropriate.

#### **NOT RECOMMENDED**

**3.a.** Replacing an entire building facade or its decorative features, when repair or selective replacement of parts is possible.

**3.b.** Using new replacement brick when existing historic brick can be reused.

**3.c.** Applying waterproofing, water repellents or non-historic coatings to masonry as a substitute for repointing, or repair and replacement of masonry units.

**3.d.** Removing non-deteriorated mortar or repointing the entire building solely to achieve a uniform appearance.

**3.e.** Using mechanical saws, hammers or other power driven tools that may damage surrounding masonry to remove deteriorated mortar.

**3.f.** Repointing with modern high-content Portland cement mortar unless it was originally used.

**3.g.** Changing the joint width or profile when repointing.

## ***Replacing Building Facades***

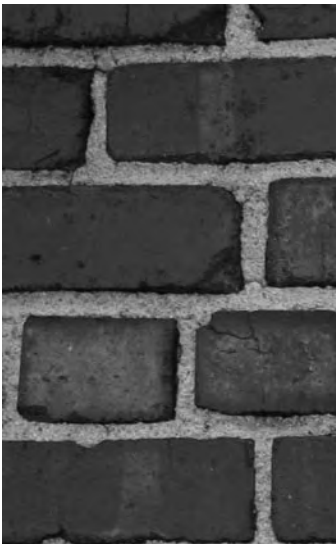
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### **RECOMMENDED**

- 4.a.** Replacing in-kind an entire feature that is too deteriorated to repair using physical, documentary or pictorial evidence to duplicate the feature.
- 4.b.** Using a substitute material that duplicates the original in size, scale, color, texture and other visual aspects, and is chemically and physically compatible with surrounding materials.

### **NOT RECOMMENDED**

- 4.a.** Removing a feature that is repairable.
- 4.b.** Removing a feature that is not repairable and not replacing it with a new feature.
- 4.c.** Replicating a feature without using physical, documentary or pictorial evidence of its appearance and material.
- 4.d.** Using a substitute material that does not duplicate the original in appearance or is chemically or physically incompatible with surrounding materials.



## ***Design of Missing Building Facade Features***

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### **RECOMMENDED**

- 5.a.** Designing and installing a new feature to replace a missing historic feature based upon physical, documentary or pictorial evidence.
- 5.b.** Installing a replacement masonry feature for one that is missing that is compatible in size, scale, material, color and texture with the historic building or structure.
- 5.c.** Following, as appropriate, the Secretary of the Interior's Standards for Reconstruction in the design of missing building facade features.

### **NOT RECOMMENDED**

- 5.a.** Creating a false historical appearance by replacing a missing masonry feature based on insufficient evidence or conjecture.
- 5.b.** Installing a new masonry feature that is incompatible in size, scale, material, color or texture.



## STANDARD

*Retain and preserve the free-standing Towers.*

## TOWERS

The free-standing Towers surrounding the Laurel Hill Adaptive Reuse Area are significant character-defining features. They provide elevated views of the Surrounding Areas, as well as adjacent fields and farmland. Most are square in plan with enclosed viewing platform capped by a hip roof. With large overhanging eaves protecting an exterior walkway.

## GUIDELINES

### *Identifying, Retaining and Preserving Towers*

#### RECOMMENDED

**1.a.** Identifying, retaining and preserving Towers, and their functional features, which are important in defining the overall historic character of the Laurel Hill Adaptive Reuse Area.

#### NOT RECOMMENDED

- 1.a.** Removing or radically changing Towers, so that, as a result, the character of the Laurel Hill Adaptive Reuse Area is diminished.
- 1.b.** Adding new Towers.

### ***Protecting and Maintaining Towers***

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#### **RECOMMENDED**

**2.a.** Protecting and maintaining historic materials that comprise the Towers, and their functional features, through appropriate cleaning and maintenance procedures.

**2.b.** Evaluating the overall condition of the Towers to determine if repair is necessary.

#### **NOT RECOMMENDED**

**2.a.** Failing to provide adequate protection to materials on a cyclical basis so that deterioration of the Towers results.

**2.b.** Repairing or replacing the Towers without first evaluating their overall condition.

### ***Repairing Towers***

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#### **RECOMMENDED**

**3.a.** Repairing the Towers, and their functional features, by patching, splicing, consolidating, repointing or otherwise reinforcing the historic materials.

#### **NOT RECOMMENDED**

**3.a.** Replacing an entire Tower when repair or selective replacement of parts is appropriate.

**3.b.** Using a substitute material for selective replacement.



## ***Replacing Towers***

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### **RECOMMENDED**

**4.a.** Replacing in-kind a Tower that is too deteriorated to repair using the existing Tower as a model for the design of the replacement.

### **NOT RECOMMENDED**

**4.a.** Removing a Tower and not replacing it with a new one that conveys the same appearance.

**4.b.** Using substitute materials.

## ***Design of Missing Towers Features***

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### **RECOMMENDED**

**6.a.** Designing and constructing a Tower feature when the historic one is missing based on physical, documentary or pictorial evidence.

### **NOT RECOMMENDED**

**6.a.** Creating a false historical appearance by replacing a Tower feature based on insufficient evidence or conjecture.

## ***Alterations and Additions to Towers***

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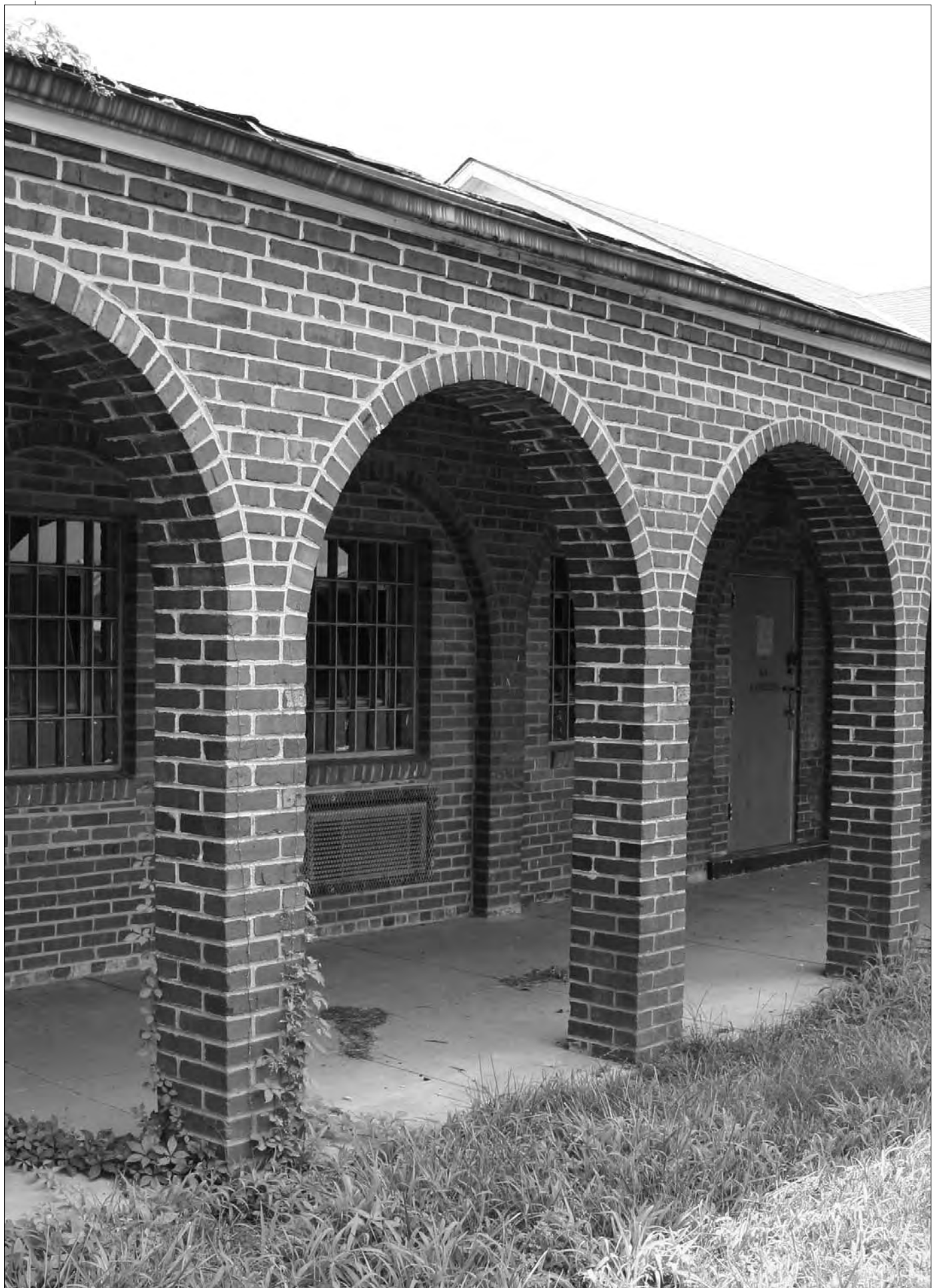
### **RECOMMENDED**

**7.a.** Designing alterations or additions to Towers that are compatible with their historic character.

**7.b.** Following, as appropriate, the Secretary of the Interior's Standards for Reconstruction in the design of missing Tower features.

### **NOT RECOMMENDED**

**7.a.** Removing Towers that are no longer functional.







## STANDARD

*Retain and preserve the Colonnades.*

## COLONNADES

The open Colonnades linking many of the buildings of the Reformatory and Penitentiary Complexes are significant character-defining features of both complexes. They provide shelter from the elements when walking between the buildings as well as an architectural order linking the cell block to the complexes' respective dining halls. Made of brick with unadorned round arches and simple wood trusses and joists, the Colonnades also provide a strong visual edge to the central green spaces within each complex.

## GUIDELINES

### *Identifying, Retaining and Preserving Colonnades*

#### RECOMMENDED

**1.a.** Identifying, retaining and preserving Colonnades, and their functional features, that are important in defining the overall historic character of the complexes.

#### NOT RECOMMENDED

**1.a.** Removing or radically changing Colonnades that are important character-defining elements of the complexes so that, as a result, the character is diminished.

**1.b.** Adding new Colonnades to existing buildings.

### ***Protecting and Maintaining Colonnades***

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#### **RECOMMENDED**

**2.a.** Protecting and maintaining historic materials that comprise Colonnades, and their functional features, through appropriate cleaning and maintenance procedures.

**2.b.** Evaluating the overall condition of Colonnades to determine if repair is necessary.

#### **NOT RECOMMENDED**

**2.a.** Failing to provide adequate protection to materials on a cyclical basis so that deterioration of Colonnades results.

**2.b.** Repairing or replacing Colonnades without first evaluating their overall condition.

### ***Repairing Colonnades***

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#### **RECOMMENDED**

**3.a.** Repairing Colonnades, and their functional features, by patching, splicing, consolidating, repointing or otherwise reinforcing the historic materials. Such repairs may also include limited replacement in-kind.

#### **NOT RECOMMENDED**

**3.a.** Replacing an entire Colonnade when repair or selective replacement of parts is appropriate.

**3.b.** Using a substitute material for selective replacement.

## ***Replacing Colonnades***

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### **RECOMMENDED**

**4.a.** Replacing in-kind a Colonnade that is too deteriorated to repair using the existing Colonnade as a model for the design of the replacement.

**4.b.** Reusing salvaged material whenever possible.

### **NOT RECOMMENDED**

**4.a.** Removing a Colonnade and not replacing it with a new one that conveys the same appearance.

**4.b.** Using substitute materials.

## ***Design of Missing Colonnades or Features***

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### **RECOMMENDED**

**5.a.** Designing and constructing a Colonnade or Colonnade feature when the historic one is missing based on physical, documentary or pictorial evidence.

**5.b.** Following, as appropriate, the Secretary of the Interior's Standards for Reconstruction in the design of missing Colonnade features.

### **NOT RECOMMENDED**

**5.a.** Creating a false historical appearance by replacing a Colonnade or Colonnade feature based on insufficient evidence or conjecture.

**5.b.** Introducing a Colonnade or features to existing Colonnades unless documentary evidence shows that one existed.



### *Alterations and Additions to Colonnades*

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#### **RECOMMENDED**

**6.a.** Designing enclosures for historic open Colonnades only when required for a new use in a manner that preserves the historic character of the Colonnade. For example, recessing the enclosure behind columns and other character-defining elements, and using large sheets of non-reflective glass rather than solid materials.

**6.b.** Reopening blocked or in filled Colonnade arches.

#### **NOT RECOMMENDED**

**6.a.** Enclosing open Colonnades in a manner that results in a diminution or loss of historic character.

**6.b.** Installing new Colonnades on existing buildings.

**6.c.** Removing Colonnades that are no longer functional.





## STANDARD

*Retain and preserve historic exterior doors wherever possible. If this is not possible, replacement doors should convey the historic character as much as possible.*

## DOORS

The historic exterior doors, including their size, decorative features, sills, lintels and surrounds, are important character-defining features of the buildings. They convey a sense of strength and confinement. Altering them to appear more inviting for non-prison uses, while continuing to convey their original character is a difficult design problem.

## GUIDELINES

### *Identifying, Retaining and Preserving Doors*



#### RECOMMENDED

- 1.a. Identifying, retaining and preserving historic exterior doors and their functional and decorative features that are important in defining the overall historic character of a building.
- 1.b. Conducting a comprehensive survey of the condition of all existing exterior doors early in a rehabilitation project so that their historic value along with appropriate repair and thermal upgrade methods, or replacement options, may be fully explored.

#### NOT RECOMMENDED

- 1.a. Removing or radically changing historic exterior doors that are important character-defining elements of a building so that, as a result, the character is diminished.
- 1.b. Stripping historic exterior doors of their materials and decorative features.
- 1.c. Removing or blocking up exterior doors.
- 1.d. Adding new exterior doors to primary elevations.
- 1.e. Adding elaborate decorative elements to historic exterior doors.

### *Protecting and Maintaining Doors*

#### RECOMMENDED

- 2.a. Protecting and maintaining historic materials that comprise exterior doors and their functional and decorative features through appropriate cleaning and maintenance procedures.
- 2.b. Evaluating the overall condition of exterior doors to determine if repair is necessary.

#### NOT RECOMMENDED

- 2.a. Failing to provide adequate protection to materials on a cyclical basis so that deterioration of exterior doors.
- 2.b. Repairing or replacing exterior doors without first evaluating their overall condition.

## *Repairing Doors*

### **RECOMMENDED**

**3.a.** Repairing exterior doors and their functional and decorative features by patching, splicing, consolidating or otherwise reinforcing the historic material.

### **NOT RECOMMENDED**

**3.a.** Replacing an entire exterior door or its decorative features when repair or selective replacement of parts is appropriate.

**3.b.** Using a substitute material for selective replacement.

## *Replacing Doors*

### **RECOMMENDED**

**4.a.** Replacing in-kind an exterior door that is too deteriorated to repair using the existing door as a model for the design of the replacement.

**4.b.** Replacing an exterior door in a compatible substitute material if using the historic material is not technically or economically feasible.

### **NOT RECOMMENDED**

**4.a.** Removing an exterior door or its decorative features, and not replacing it with a new one that conveys the same appearance.

**4.b.** Using a substitute material that is chemically or physically incompatible with, or that does not convey the same finished appearance as, the historic material.



## *Improving Thermal Performance of Doors*

### **RECOMMENDED**

**5.a.** Installing weather stripping, sweeps, seals or other devices to exterior doorframes or doors to reduce air infiltration when closed.

**5.b.** Installing automatic door closures that do not detract from the overall appearance of existing exterior doors.

### **NOT RECOMMENDED**

**5.a.** Installing incompatible storm doors, exterior air locks or otherwise adding incompatible features to existing exterior doors as a means of improving thermal performance.



### *Design for Missing Doors*

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#### **RECOMMENDED**

- 6.a.** Designing and constructing a new exterior door when the historic one is missing based on physical, documentary or pictorial evidence.
- 6.b.** Designing missing doors to fit within the original masonry openings.

#### **NOT RECOMMENDED**

- 6.a.** Creating a false historical appearance by replacing a missing exterior door based on insufficient evidence or conjecture.

### *Altering Existing and Adding New Doors*

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#### **RECOMMENDED**

- 7.a.** Designing and installing new exterior doors when required for a new use in a manner that preserves the historic character of the building. New exterior doors should not be added to primary elevations.
- 7.b.** Opening bricked-up door openings and installing compatible new doors.
- 7.c.** Altering the appearance of existing historic exterior doors for functional or appearance reasons only if the new exterior door retains a sense of the appearance of the historic door.
- 7.d.** Leaving intact exterior doors that are no longer functional due to a new or continued use.

#### **NOT RECOMMENDED**

- 7.a.** Enlarging exterior doors on primary elevations.
- 7.b.** Installing new exterior doors on primary elevations.
- 7.c.** Removing and blocking-in exterior doors on primary elevations that are no longer functional.





## STANDARD

*Retain and preserve existing materials, features and location of historic windows.*

## WINDOWS

The windows of historic buildings in the historic district reflect the uses for which the buildings were built. Those housing prisoners typically have heavy fixed steel mullions that are closely spaced. Large windows tend to have small operable awning windows set within fixed windows. Buildings constructed primarily for guards and administrators, such as the Guard Towers and Quarters, and Intake Center, typically contain double hung multi-light windows or single panes of glass within fixed frames. Many windows in prisoner buildings are equipped with later external heavy steel mesh security grates that allow the operable windows to open while still denying the use of the window as an escape route. These security grates are not considered to be character-defining.

The shape and profile of the sash and frames, number of lights, their materials and surrounds, and type of glass used are important character-defining features of the windows in the Laurel Hill Adaptive Reuse Area. Likewise the placement of windows in a building's facade or in a roof monitor is important to the overall character of a building.

## GUIDELINES

### *Identifying, Retaining and Preserving Windows*

#### RECOMMENDED

**1.a.** Identifying, retaining and preserving windows, and their functional and decorative features, that are important to defining the overall historic character of a building. Such features include frames, sash, muntins, glazing, sills, lintels, surrounds and moldings.

**1.b.** Conducting a comprehensive survey of the condition of all existing windows early in a rehabilitation project so that repair and thermal upgrade methods and appropriate replacement options may be fully explored.

#### NOT RECOMMENDED

**1.a.** Removing or radically changing windows that are important in defining the historic character of the building so that, as a result, the character is diminished.

**1.b.** Changing the number, location, size or glazing pattern of windows by cutting new window openings, blocking in existing windows, and installing replacement sashes that do not fit the historic window opening.

**1.c.** Changing the historic appearance of windows through the use of inappropriate designs, materials, finishes or colors that noticeably change the sash, depth of reveal, muntin configuration, reflectivity or appearance of the frame and surrounds.

**1.d.** Obscuring historic window features with other material.

**1.e.** Removing historic features from windows.

**1.f.** Replacing windows solely because of peeling paint, broken glass, stuck sash or high air infiltration.



## ***Protecting and Maintaining Windows***

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### **RECOMMENDED**

**2.a.** Protecting and maintaining wood and metal portions of a window, such as the frame, sash, muntins, hardware and surrounds, through appropriate surface treatments such as cleaning, rust removal, limited paint removal and re-application of appropriate protective coatings.

**2.b.** Improving thermal efficiency of existing windows by re-caulking and replacing or installing appropriate weather stripping.

**2.c.** Evaluating the overall condition of the window to determine if repair will be necessary.

### **NOT RECOMMENDED**

**2.a.** Failing to provide adequate protection of materials on a cyclical basis so that deterioration of the window results.

**2.b.** Improving thermal efficiency by replacing existing windows without first evaluating less intrusive methods.

**2.c.** Failing to protect and maintain historic windows during rehabilitation work.



## ***Repairing Windows***

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### **RECOMMENDED**

**3.a.** Repairing window frames and sash by patching, splicing, consolidating or otherwise reinforcing. Such repairs may also include limited replacement in-kind of those parts that are either extensively deteriorated or are missing when the design of the replacement parts is based on physical, documentary or pictorial evidence.

**3.b.** Repairing sash-opening devices.

### **NOT RECOMMENDED**

**3.a.** Replacing an entire window when repair and selective replacement of deteriorated parts is appropriate.

**3.b.** Failing to reuse serviceable window hardware such as locks, hinges and sash opening devices.

**3.c.** Using a substitute material for replacement that does not convey the finished visual appearance of the surviving parts of the window or is physically or chemically incompatible with surrounding material.

## *Replacing Windows*

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### RECOMMENDED

- 4.a. Replacing in-kind an entire window that is too deteriorated to repair using the same frame and sash material, configuration, glazing and design details.
- 4.b. Designing in-kind replacement windows to fit the historic opening and duplicating frame size and profile, glazing configurations, depth of reveal and other character-defining features of the historic windows.
- 4.c. Replacing windows when the character of the existing windows is inappropriate to the new use of the building. Replacement windows must fit the original masonry opening and be compatible with the design of the building.

### NOT RECOMMENDED

- 4.a. Removing a character-defining window and not replacing it with a new window that conveys the same appearance.
- 4.b. Using substitute material that is physically or chemically incompatible with surrounding material.
- 4.c. Blocking down an historic opening to fit a replacement window, blocking up an historic opening, or designing a replacement window that is not compatible with the character-defining features of the historic window.



## ***Improving Thermal Performance of Windows***

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### **RECOMMENDED**

**5.a.** Installing exterior or interior storm windows that match the size, materials, profile, divisions of existing windows and reflectivity of existing glazing.

If adding exterior or interior storm windows is not technically feasible, then a thermally upgraded new window may be used if it matches the existing in size, shape, profiles, reflectivity of glazing and other character-defining characteristics.

**5.b.** Installing double or triple pane glazing in replacement windows.

**5.c.** Installing appropriately designed interior shades or other shading equipment to reduce heat gain.

### **NOT RECOMMENDED**

**5.a.** Installing storm windows that do not match the size, materials, profile, number of lights and glazing of the historic windows.

**5.b.** Removing existing windows that can be technically upgraded to add new insulating windows.

## ***Design for Missing Window Features***

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### **RECOMMENDED**

**6.a.** Designing and installing new windows when historic windows are missing. The design of replacement windows should be compatible with the design of surrounding historic windows and should fill the original masonry opening.

### **NOT RECOMMENDED**

**6.a.** Designing and installing a new window design that is incompatible with the size of the historic opening or character of surrounding historic windows.



### ***Altering Existing and Adding New Windows***

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#### **RECOMMENDED**

**7.a.** Installing new windows only on non-primary elevations if required for a new use. The size of the opening and design of the windows, including the type of operable sash used, should be compatible with, but not duplicate, the historic windows and fenestration pattern of the building.

**7.b.** Providing an interior setback for dropped ceilings to allow the full height of the window and its opening to be retained.

**7.c.** Retaining sash-opening devices on existing windows even if no longer required.

#### **NOT RECOMMENDED**

**7.a.** Installing new windows on primary elevations.

**7.b.** Designing new windows that exactly duplicate the appearance of historic windows.

**7.c.** Designing new windows that are incompatible with the appearance of the historic windows.

**7.d.** Blocking down window openings or furring down historic ceilings over exterior glazing so that the exterior form and appearance of the window and its opening are changed.

**7.e.** Completely removing sash-opening devices.



## STANDARD

*Retain and preserve historic roofs, their materials, shapes and features.*

## ROOFS

The roofs of historic buildings in the Laurel Hill Adaptive Reuse Area, including their shape, materials and features, such as coping, dormers, chimneys, and light monitors are important architectural features that contribute significantly to their character.

Historically, the primary roofing materials used were slate, metal, and asphalt shingles, some of which still exist. Modern replacement asphalt shingle can also be found on the historic buildings. Many gable ends feature prominent tile coping. Gutters and downspouts tend to be modern replacements.



## GUIDELINES

### *Identifying, Retaining and Preserving Roofs*

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#### RECOMMENDED

**1.a.** Identifying, retaining and preserving roofs, and their functional and decorative elements, is important in defining the overall historic character of the building. This includes a roof's shape, decorative features, such as coping and chimneys, as well as the size, color, patterning and materials.

#### NOT RECOMMENDED

**1.a.** Radically changing, damaging or destroying roofs that are important in defining the overall historic character of a building so that, as a result, the character is diminished.

**1.b.** Removing a major portion of the roof or roof material that is repairable instead of replacing or repairing only the deteriorated portion.

**1.c.** Changing the configuration of a roof by altering its shape or adding new features such as dormer windows, skylights or vents, in such a way that the roof's historic character is diminished.



## ***Protecting and Maintaining Roofs***

### **RECOMMENDED**

**2.a.** Protecting and maintaining a roof by regularly cleaning gutters and downspouts, repairing or replacing deteriorated flashing, and repairing or replacing deteriorated roof material.

**2.b.** Inspecting and maintaining roof sheathing and vents to insure their integrity, proper ventilation of the roof cavity, and freedom from insect or animal infestations.

**2.c.** Providing adequate anchorage for roof material to prevent wind damage and moisture penetration.

**2.d.** Maintaining roof features such as tile coping and chimneys.

### **NOT RECOMMENDED**

**2.a.** Failing to clean gutters and downspouts, allowing flashing to deteriorate, or failing to repair or replace deteriorated roof material so that damage occurs to underlying sheathing or roof structure.

**2.b.** Failing to maintain roof sheathing and vents, allowing condensation to occur, or to prevent insect or animal infestation of the roof cavity or materials.

**2.c.** Allowing roof material fasteners, such as clips and nails, to corrode so that the roof material is subject to wind damage and moisture penetration.

**2.d.** Permitting a leaking roof to remain unprotected so that roof sheathing, structure or other materials are subjected to moisture penetration.

**2.e.** Allowing roof features to deteriorate.

**2.f.** Removing roof features important to the character of the building.



## *Repairing Roofs*

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### RECOMMENDED

**3.a.** Repairing roof material, gutters, downspouts and flashing by selectively removing the deteriorated portions and replacing with new materials that duplicate the color, shape, texture, appearance and reflectivity of the original.

**3.b.** Repairing roof features, such as cornices, light monitors and chimneys with new materials that duplicate the color, shape, texture, appearance and reflectivity of the original.

**3.c.** Saving and reinstalling sound roof material, such as slate, when repairs to roof sheathing, underlayment or roof structure is required.

### NOT RECOMMENDED

**3.a.** Removing and replacing the entire roof material rather than only deteriorated portions.

**3.b.** Replacing an entire roof feature when repair of historic material or limited replacement of deteriorated or missing parts is appropriate.

**3.c.** Using a substitute roof material that does not convey the appearance of the surviving parts of the roof or that is physically or chemically incompatible with surrounding materials.



## ***Replacing Roofs***

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### **RECOMMENDED**

- 4.a.** Replacing in-kind the entire historic roof material if it is too deteriorated to repair with the same roofing material.
- 4.b.** Replacing in-kind an entire roof feature, such as a chimney or light monitor, that is too deteriorated to repair, or a missing feature, using the same materials, form and detailing as the historic feature.
- 4.c.** If using the same roof material is not technically feasible, a compatible substitute material that is similar in size, shape, color, texture and reflectivity to the historic material may be used.
- 4.d.** Replacing later non-historic roof material with historic roof materials based on physical, documentary or pictorial evidence.

### **NOT RECOMMENDED**

- 4.a.** Removing an entire roof material or feature that is repairable.
- 4.b.** Removing an entire roof material or feature and replacing it with a new material or feature that does not convey the visual appearance of the original.
- 4.c.** Removing a roof feature and not replacing it.





### *Design for Missing Roof Features*

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#### **RECOMMENDED**

**5.a.** Designing and installing a roof feature that duplicates the finished appearance of the missing historic feature based on physical, documentary or pictorial evidence.

**5.b.** Designing and installing a roof feature for one that is missing that is compatible in size, scale, material, color, texture and reflectivity with the historic building.

#### **NOT RECOMMENDED**

**5.a.** Creating a false historical appearance by replacing a missing roof feature based on insufficient evidence or conjecture.

**5.b.** Installing a new roof feature that is incompatible in size, shape, color, texture, or reflectivity with the historic building.

### *Altering Roofs*

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#### **RECOMMENDED**

**6.a.** Installing roof mounted mechanical and service equipment, such as air conditioning, satellite dishes or antenna, so that they are inconspicuous and do not damage or obscure character-defining features of the roof.

**6.b.** Designing additions to roofs, such as elevator housing, air conditioning units and exhaust fans, so that they are compatible with the character of the building.

#### **NOT RECOMMENDED**

**6.a.** Installing mechanical or service equipment so that it damages or obscures character-defining elements.

**6.b.** Radically changing the roof shape or changing character-defining roof features through incompatible design of roof additions.



## SECTION 3

# Additions to Historic Buildings



ADDITIONS TO HISTORIC BUILDINGS are sometimes necessary to extend their useful life. When designing an addition, it is important to consider its location, scale, proportion, massing, rhythm, height, materials, roof and cornice, and exterior details and ornamentation.

Additions to an existing historic building should be based on one of two concepts – *compatibility* and *harmonious contrast*. Both start with a detailed understanding of the character-defining elements of the existing historic buildings, structures, landscapes, view sheds and other historically and architecturally important features of the Penitentiary and Reformatory Complexes and those of the Surrounding Areas. Typically, this understanding is gained through an analysis of how design principles were used to create the existing environment, and interpreting them to meet functional requirements of the new development. For example both the Reformatory and Penitentiary Complexes have a semi-urban character of hierarchical, grid-street and path systems with important buildings grouped around formal open spaces. They are both pedestrian oriented spaces, with vehicular traffic confined to the perimeters. Both contain focal points, with vistas linking them to their former fields and pasturelands.

Compatibility does not mean duplication. To copy an historic style, or reproduce one on the historic buildings in the complexes will create a false sense of history of the new building as well as compromise the historical and architectural importance of the existing buildings. Harmonious contrast does not mean to be starkly different. To do so would not build upon the existing architecture, the relationship of the buildings and structures to each other, and the relationship of both to the landscape.





## STANDARD

*Locate additions so that they compliment the historic building.*

## LOCATION

When deciding where to locate an addition, its visibility, the importance of the elevation to which it is attached and the affect it will have on the overall form and appearance of the historic building should be carefully considered. Map 4 (page 54) shows possible locations of additions to the historic buildings. The shaded areas are not meant to show the footprints of buildings. Rather they indicate the approximate locations of additions that would have the least detrimental effect on the historic buildings. To determine the overall effect of an addition, a concept development plan showing location, footprint, and bulk, must be submitted to the Architectural Review Board.

## GUIDELINES

### RECOMMENDED

- 1.a. Locating an addition on non-primary facades.
- 1.b. Locating an addition within the Reformatory and Penitentiary Complexes so that it respects the spacing between neighboring historic buildings.
- 1.c. Locating an addition so it respects existing view corridors.

### NOT RECOMMENDED

- 1.a. Locating an addition on primary facades.
- 1.b. Locating an addition within the Reformatory and Penitentiary Complexes so that it does not respect the spacing between neighboring historic buildings.
- 1.c. Locating an addition so that it blocks view corridors.



An addition should be located so it complements the historic building to which it is attached.

**Map 4: Possible Locations for Additions**



The facades of historic buildings in the Laurel Hill Adaptive Reuse Area are based on geometric proportions.

## STANDARD

*Additions to existing buildings in the Laurel Hill Adaptive Reuse Area should be related through scale and proportion to the buildings to which they are attached.*

## SCALE and PROPORTION

Scale is the relative or apparent size of a building or structure. Proportion is the relation of the dimensions of building elements to each other and to the facade of a building or structure as a whole. Scale is achieved through careful design of building elements, such as windows, doors, details, and colonnades, as well as the size and texture of primary facade materials. Often proportions are expressed as geometric or mathematical ratios; particularly those based on architectural theories of ancient Greece and Rome or Renaissance Italy. All the historic buildings in the Laurel Hill Adaptive Reuse Area are related through similar scale and proportion.

## GUIDELINES

### RECOMMENDED

**1.a.** Basing the scale and proportions of additions on the scale and proportions of the buildings to which they are attached and that of neighboring historic buildings.

### NOT RECOMMENDED

**1.a.** Drastically changing the scale or proportions of additions from the scale and proportions of the building to which it is attached.



## STANDARD

*The rhythm and massing of facades of an addition should complement the rhythm and massing of the facade of the historic building to which it is attached.*

## RHYTHM and MASSING

The rhythm and massing of facades of the historic buildings in the Laurel Hill Adaptive Reuse Area are derived from articulation of its facade through the design of doors, windows, gable ends, and parapet walls. In addition, the rhythm of the continuous colonnade connecting the buildings facing the principal green spaces of the Reformatory and Penitentiary Complexes is an important character-defining feature of both spaces.

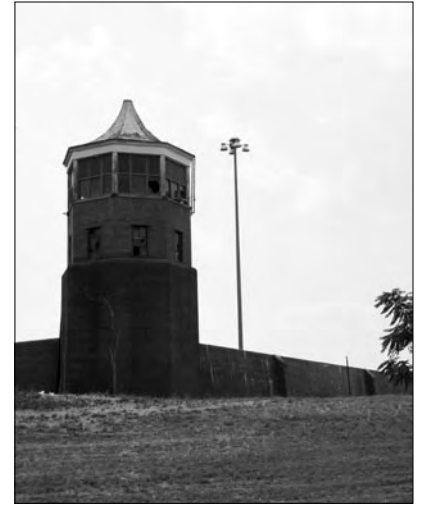
## GUIDELINES

### RECOMMENDED

**1.a.** Basing the rhythm and massing of an addition of the facade to which it is attached and the massing and rhythm of neighboring buildings.

### NOT RECOMMENDED

**1.a.** Drastically changing the rhythm and massing of an addition from that of the building to which it is attached or its neighboring buildings.



## STANDARD

*The height of an addition must be compatible with the height of the building to which it is attached. Additions located within the Penitentiary Complex must be compatible with the height of the surrounding wall.*

## HEIGHT

The similarity of height of the existing buildings in the Laurel Hill Adaptive Reuse Area significantly contributes to the district's overall character. Except for the Guard Quarters, which is located outside of the surrounding wall, the height of the buildings is less than that of the walls. The tallest historic structures are the Guard Towers.

## GUIDELINES

### RECOMMENDED

**1.a.** The height of an addition should be visibly distinct from the facade of the building to which it is attached.

**1.b.** Reducing the perceived height of an addition through careful application of proportion, scale, rhythm and other design principals derived from the historic building to which it is attached.

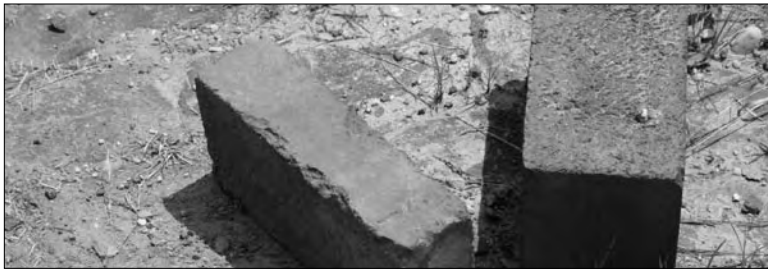
**1.c.** Consider using sloped roofs to reduce the perceived height of an addition.

### NOT RECOMMENDED

**1.a.** Designing an addition that is more than 12 feet higher or lower than the facade to which it is attached.

**1.b.** Failing to reduce the perceived height of an addition that is taller than the facade to which it is attached through careful application of proportion, scale, rhythm and other design principals





## STANDARD

*The exterior materials used for additions must be compatible with those of the existing building to which it attached as well as to the exterior materials of surrounding existing buildings.*

## MATERIALS

Exterior materials used for facades, windows, doors, roofs, cornices, chimneys, and other elements of the historic buildings in the Laurel Hill Adaptive Reuse Area contribute significantly to the character of the individual buildings as well as to the historic district as a whole. The size, scale, texture, finish, reflectivity and color of exterior materials are as important to defining that character as the type of material used. While there is a range of exterior materials found on historic buildings in the district, the most prominent are brick for facades and surrounding walls, metal and glass for windows and doors, slate, metal and asphalt shingles and tile coping for roofs, with wood used for cornices and exposed structure in the colonnades.

## GUIDELINES

### RECOMMENDED

**1.a.** Using exterior materials for additions that are compatible with the size, scale, texture, finish, reflectivity, color, and other defining characteristics of exterior materials found on the exteriors of the historic buildings.

### NOT RECOMMENDED

**1.a.** Using exterior materials for additions that are incompatible with exterior materials of the historic buildings.

### PROHIBITED

**1.a.** Using glass and metal curtain walls, Exterior Insulation and Finish System (EIFS), vinyl, oversize brick, Concrete Masonry Units (CMU), and similar non traditional materials with substantially different character from existing exterior materials.



## STANDARD

*Roofs and cornices of an addition should be compatible with the roof and cornice of the building to which it is attached.*

## ROOF and CORNICE

Sloped roofs and cornices, tile for coping on gable ends, along with chimneys and light monitors, serve as visual caps for the majority of the historic buildings in the Laurel Hill Adaptive Reuse Area. The roofs are typically gable end trimmed in wood or capped with tile coping, and covered in historic slate or modern asphalt shingles. Guard towers attached to the surrounding wall typically feature octagonal flat seam painted metal roofs.

## GUIDELINES

### RECOMMENDED

- 1.a.** Designing roof shapes and cornices for additions that are compatible with the roof shapes and cornices of the building to which it is attached as well as that of neighboring existing buildings.
- 1.b.** Reducing the perceived height of additions that are higher than the building to which they are attached by using sloped roofs.

### NOT RECOMMENDED

- 1.a.** Introducing roof shapes on an addition that is incompatible with the roof shapes of the building to which it is attached.
- 1.b.** Designing ornate cornices on an addition.
- 1.c.** Using roof materials that are incompatible with the roof material of the building to which it is attached.





## STANDARD

*The exterior colors, details and ornamentation of an addition should complement that of the existing historic building.*

## COLOR, DETAILS and ORNAMENTATION

The predominant colors of the historic buildings are red brick, with white paint applied to the lower portion of the surrounding wall, slate gray roofs and white and gray trim. The historic buildings have minimal details and ornamentation.

## GUIDELINES

### RECOMMENDED

- 1.a.** Using exterior colors for an addition that is compatible with exterior colors of the building to which it is attached.
- 1.b.** Leaving unpainted new brick, stone and other exterior materials that are typically not painted.
- 1.c.** Designing details and ornamentation for an addition that is compatible with those found on the building to which it is attached.

### NOT RECOMMENDED

- 1.a.** Introducing radically different colors on an addition.
- 1.b.** Using more than two applied exterior colors on an addition.
- 1.c.** Using elaborate details and ornamentation on an addition.



## SECTION 4

New Construction



**NEW CONSTRUCTION IS DEFINED** as any new building or structure, located within the Reformatory and Penitentiary Complexes, or within the Surrounding Areas not physically attached to an existing historic building or structure.

As with additions, the design of new construction within the Laurel Hill Adaptive Reuse Area should be based on one of two concepts – compatibility and harmonious contrast. The design of a new building must start with a detailed understanding of the character-defining elements of the existing historic buildings, structures, landscapes, view sheds and other historically and architecturally important features of the Penitentiary and Reformatory Complexes and those of the Surrounding Areas, gained through an analysis of how architectural design principles were used to create the existing environment. For example both the Reformatory and Penitentiary Complexes have a semi-urban character of hierarchical, grid-street and path systems with important buildings grouped around formal open spaces. They are both pedestrian oriented spaces, with vehicular traffic confined to the perimeters. Both contain focal points, with vistas linking them to their former fields and pasturelands. These principles should then be interpreted to meet the functional requirements of the new development through careful use of massing, scale, proportion, height, materials and the other principles of facade design discussed below.

In addition, it is very important that new construction reflex the period in which it is constructed, and that it does not attempt to replicate, mimic, or necessarily be subservient to the historic structures within the Laurel Hill Adaptive Reuse Area. The new building or structure should interpret the historic environment - its established grid pattern of development, vistas, open spaces and hierarchies - in new ways, respecting the existing while creating a new ensemble. New Construction should seek to be the link between the past and future. In short, a new building or structure should be a good neighbor, adding to, rather than detracting from, the historic architectural character of the district.

**STANDARD**

*Locate new construction so that it complements the historic character of the existing buildings and other new construction. New construction should be located within designated areas shown on Map 5.*

**LOCATION**

The location of new construction is critical to its compatibility with the existing historic buildings and structures in the Adaptive Reuse Area of the Historic District. This is particularly important for new construction located within the walls of the Reformatory and Penitentiary Complexes. In addition, the locational relationship of new construction to each other is important in retaining the overall character of the historic district. Map 5 (page 65) shows possible locations for new construction within the Laurel Hill Adaptive Reuse Area. The shaded areas are not meant to show the footprints of buildings. Rather they indicate the approximate locations of additions that would have the least detrimental effect on the historic buildings. To determine the overall effect of new construction, a concept development plan showing location, footprint, and bulk, must be submitted to the Architectural Review Board.

**GUIDELINES**

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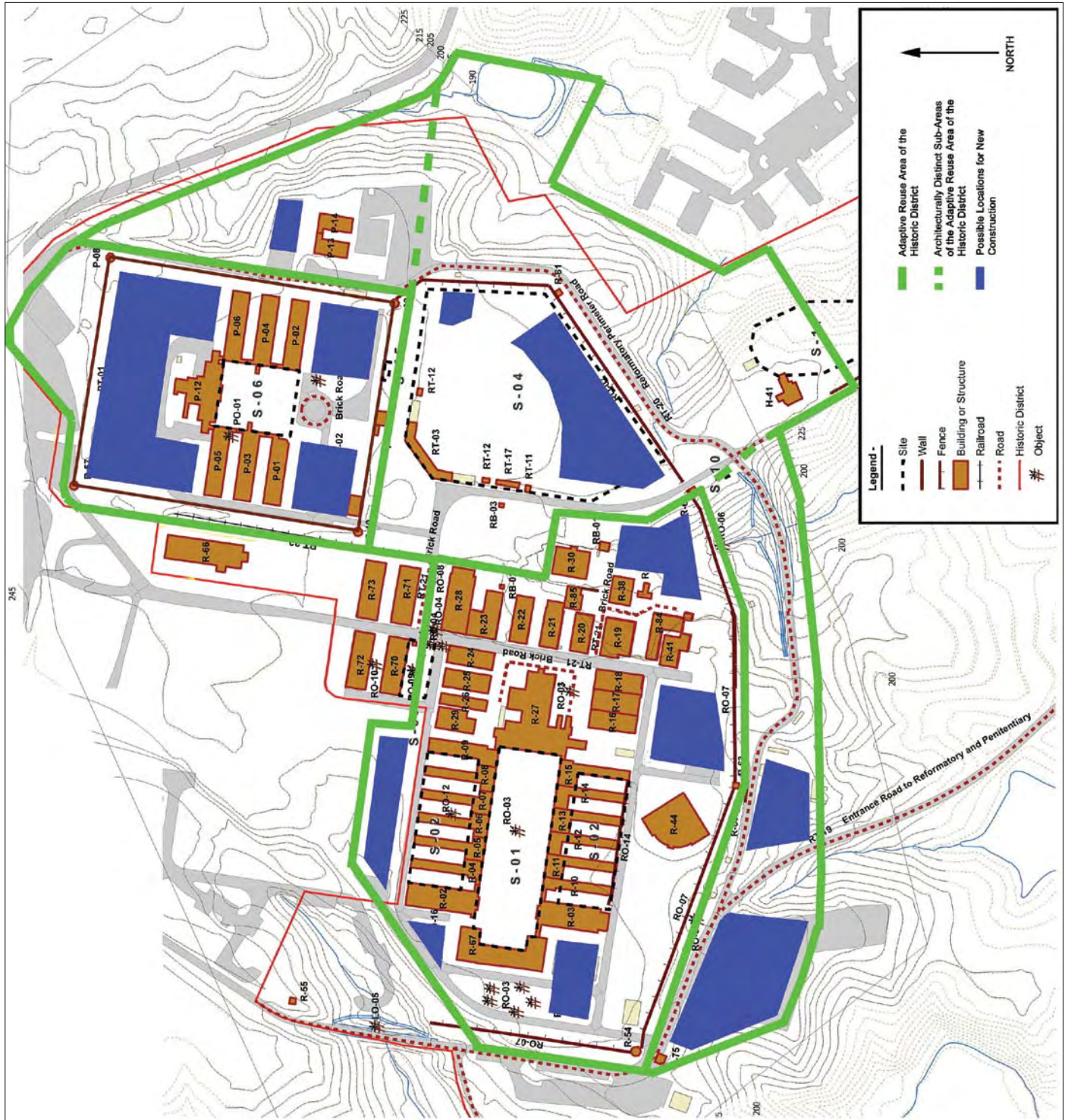
**RECOMMENDED**

- 1.a.** Locating new construction along view corridors so that it maintains the same setbacks of neighboring historic buildings.
- 1.b.** Locating new construction within the Reformatory and Penitentiary Complexes so that it respects the spacing between neighboring historic buildings.
- 1.c.** Locating new construction within the Penitentiary Complex so that it is no closer to the Surrounding Wall than the existing buildings.

**NOT RECOMMENDED**

- 1.a.** Locating new construction along view corridors that do not maintain the same setbacks as neighboring historic buildings.
- 1.b.** Locating new construction within the Reformatory and Penitentiary Complexes that does not respect the spacing between neighboring historic buildings.
- 1.c.** Locating new construction within the Penitentiary Complex closer than 30 feet to the Surrounding Wall.





The shaded areas indicate possible locations for new construction that respects important open space, vistas, and locations the historic buildings.

Map 5: Possible Locations for New Construction



## STANDARD

*Orient new construction so that it complements the historic character of the existing buildings and other new construction.*

## ORIENTATION

The orientation of a building is primarily determined by its primary facade, principal entry and roof form. For example, the cell blocks and dining halls of the Reformatory and Penitentiary Complexes are both oriented to their respective central green spaces, while the structures to the east of the Reformatory dining hall are oriented to the road.

## GUIDELINES

### RECOMMENDED

**1.a.** Orienting new construction within the Reformatory and Penitentiary Complexes so that it is compatible with its neighboring historic buildings.

**1.b.** Orienting new construction within the Surrounding Areas so that it complements the orientation of the existing historic buildings and surrounding walls.

**1.c.** Orienting new construction so that it reinforces view corridors.

### NOT RECOMMENDED

**1.a.** Dramatically changing the orientation of new construction from that of neighboring historic buildings.

**1.b.** Orienting new construction so that it does not complement existing historic buildings, Surrounding Wall or view corridors.





## STANDARD

*New construction within the Reformatory and Penitentiary Complexes should be based on the scale of the existing buildings. New construction within the Surrounding Areas should respect the scale of the existing historic buildings and structures.*

## SCALE

Scale is the relative or apparent size of a building or structure. Scale is achieved through careful design of building elements, such as windows, doors, details, colonnades, ornamentation, and other features, as well as the size and texture of primary facade materials. The historic buildings in the Laurel Hill Adaptive Reuse Area tend to be in scale with their neighbors through careful design.

## GUIDELINES

### RECOMMENDED

**1.a.** Basing the scale of new construction within the Reformatory and Penitentiary Complexes on the scale of neighboring historic buildings.

**1.b.** Respecting the scale of existing historic buildings and structures in the design of new construction located in the Surrounding Areas.

### NOT RECOMMENDED

**1.a.** Drastically changing the scale of new construction from that of existing historic buildings and structures.



The facades of historic buildings in the Laurel Hill Adaptive Reuse Area are based on geometric proportions.

## STANDARD

*New construction within the Reformatory and Penitentiary Complexes should be based on the proportions of the existing buildings.*

*New construction within the Surrounding Areas should respect the proportions of the existing historic buildings and structures.*

## PROPORTION

Proportion is the dimensional relationship of building elements to each other and to the facade of a building or structure as a whole. Often proportions are expressed as geometric or mathematical ratios; particularly those based on architectural theories of ancient Greece and Rome or Renaissance Italy. Many of the historic buildings located in the Laurel Hill Adaptive Reuse Area use proportional systems to compose facades, size and locate windows and doors, as well as compose the colonnades.

## GUIDELINES

### RECOMMENDED

- 1.a.** Basing proportions used in the facades of new construction within the Reformatory and Penitentiary Complexes on the proportions of the facades of neighboring historic buildings.
- 1.b.** Respecting proportions of existing historic buildings and structures in the design of facades of new construction located in the Surrounding Areas.

### NOT RECOMMENDED

- 1.a.** Drastically changing the scale of new construction located with the Reformatory and Penitentiary Complexes from that of existing historic buildings and structures.
- 1.b.** Not respecting the proportions of existing buildings in the design of new construction located in the Surrounding Areas.



## STANDARD

*New construction within the Reformatory and Penitentiary Complexes should be based on the facade rhythms of the existing buildings. New construction within the Surrounding Areas should respect the facade rhythms of the existing historic buildings and structures.*

## RHYTHM

The spacing and repetition of openings in the colonnades and facade elements, such as windows and doors, give a facade its rhythm. The rhythm of the open colonnade linking the buildings facing the principal green spaces of the Reformatory and Penitentiary Complexes is an important character-defining feature of both spaces. The regularly spaced windows on building facades are also character-defining.

## GUIDELINES

### RECOMMENDED

- 1.a.** Basing the rhythm of facades of new construction within the Reformatory and Penitentiary Complexes on the facade rhythms of neighboring historic buildings.
- 1.b.** Respecting the facade rhythms of existing historic buildings and structures in the design of facades of new construction located in the Surrounding Areas.

### NOT RECOMMENDED

- 1.a.** Drastically changing the facade rhythm of new construction from that of existing historic buildings and structures.
- 1.b.** Not respecting the facade rhythms of existing buildings in the design of new construction located in the Surrounding Areas.



## STANDARD

*New construction within the Reformatory and Penitentiary Complexes should be based on the massing and composition of the existing buildings. New construction within the Surrounding Areas should respect the massing and composition of the existing historic buildings and structures.*

## MASSING and COMPOSITION

The massing and composition of the historic buildings in the Laurel Hill Adaptive Reuse Area are derived from articulation of its facade through the design of doors, windows, gable ends, chimneys, and in some cases the colonnades. Most of the cell blocks and support buildings are designed as a single mass symmetrically composed. The dining halls, powerhouse, Surrounding Wall, and Guard Towers have articulated massing and more complex compositions, as do the colonnades.

## GUIDELINES

### RECOMMENDED

- 1.a.** Basing the massing and composition of facades of new construction within the Reformatory and Penitentiary Complexes on the massing and composition of neighboring historic buildings.
- 1.b.** Respecting the massing and composition of facades of existing historic buildings and structures in the design of facades of new construction located in the Surrounding Areas.

### NOT RECOMMENDED

- 1.a.** Drastically changing the massing and composition of facades of new construction from that of existing historic buildings and structures.
- 1.b.** Not respecting the massing of existing buildings in the design of new construction located in the Surrounding Areas.

**STANDARD*****Within Reformatory Complex***

*New construction within the Reformatory Complex shall not be higher than 50 feet.*

**STANDARD*****Within Penitentiary Complex***

*New construction within the Penitentiary Complex shall not be higher than the Surrounding Wall.*

**STANDARD*****Within Surrounding Areas – Guard Quarters, Ball Field and Parking Lot Sub-Areas***

*New construction within the Guard Quarters Sub-Area shall not be higher than the walls surrounding the Penitentiary. New construction in the Ball Field Sub-Area shall not be higher than 60 feet. New construction in the Parking Lot Sub-Area shall not be higher than 70 feet.*

**HEIGHT**

The similarity of height of the existing buildings in the historic district significantly contributes to its overall character. New construction located in the Reformatory Complex should respect the height of the existing buildings. New construction located within the Penitentiary Complex should respect the existing height of the buildings and surrounding wall. New construction located in the Surrounding Areas should respect the heights of the historic resources, including the buildings, structures and open spaces.

**GUIDELINES****RECOMMENDED**

**1.a.** Reducing the perceived height of new construction through careful application of proportion, scale, rhythm and other design principals in the design of new buildings and structures.

**1.b.** Designing new construction to be a minimum of two stories high.

**NOT RECOMMENDED**

**1.a.** Designing new construction that is only one-story high.



## STANDARD

*New construction within the Reformatory and Penitentiary Complexes should use exterior materials that are compatible with the existing historic exterior materials.*

*New construction in the Surrounding Areas should use exterior materials that respect the existing historic exterior materials.*

## MATERIALS

Exterior materials used for facades, windows, doors, surrounding doors, cornices, sloped roofs, chimneys, and other elements of the historic buildings in the Laurel Hill Adaptive Reuse Area contribute significantly to the character of the individual buildings as well as to the historic district as a whole. Their size, scale, texture, finish, reflectivity, and color are as important to defining that character as the type of material used. While there is a range of exterior materials found on historic buildings in the district, the most prominent are brick for facades and Surrounding Wall, metal and glass for windows and doors, slate and asphalt shingles for roofs, tile coping, with some wood for cornices and exposed structure in the colonnades.

## GUIDELINES

### RECOMMENDED

**1.a.** Using exterior materials for new construction within the Reformatory and Penitentiary Complexes that are compatible with the size, scale, texture, finish, reflectivity, and color of exterior materials found on the exteriors of the historic buildings.

**1.b.** Using exterior materials for new construction within the Surrounding Areas that respect the size, scale, texture, finish, reflectivity, and color of exterior materials found on the exteriors of the historic buildings.

### NOT RECOMMENDED

**1.a.** Using exterior materials for new construction that is incompatible with exterior materials of the historic buildings.



## STANDARD

*The windows and doors of new construction located within the Reformatory and Penitentiary Complexes should be compatible with the windows and doors of the existing buildings. New construction located within the Surrounding Areas should contain windows and doors that respect the character of the historic windows and doors.*

## WINDOWS and DOORS

The spacing of doors and windows, their height and width, materials, and other visual characteristics, contribute significantly to the character of the historic buildings in the Laurel Hill Adaptive Reuse Area. The doors convey a sense of strength and confinement. The windows of buildings housing prisoners typically have heavy fixed steel mullions that are closely spaced, while those constructed primarily for guards and administrators typically have multi-light double-hung sash.

## GUIDELINES

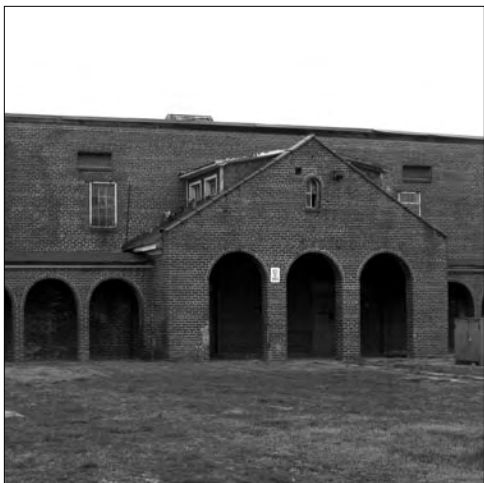
### RECOMMENDED

- 1.a. Designing windows and doors of new construction located within the Reformatory and Penitentiary Complexes that are compatible in location, size, shape, number of lights, materials and other defining characteristics of the windows and doors of historic neighboring buildings.
- 1.b. Designing windows and doors of new construction located within the Surrounding Areas that respect the windows and doors of the historic buildings.

### NOT RECOMMENDED

- 1.a. Designing windows and doors of new construction located within the Reformatory and Penitentiary Complexes that are not compatible with the windows and doors of the historic buildings.
- 1.b. Designing windows and doors of new construction located within the Surrounding Areas that do not respect the windows and doors of the historic buildings.





## STANDARD

*Roofs and cornices of new construction should be compatible with the roofs and cornices of the historic buildings.*

## ROOF SHAPES and CORNICES

Sloped roofs and cornices, along with chimneys and light monitors, serve as visual caps to the majority of the historic buildings in the Laurel Hill Adaptive Re-use Area. Sloped roofs are typically gable end, with historic slate or modern asphalt shingles. Gable end wood cornices or tile coping are also prevalent on the historic buildings. Guard Towers on the Surrounding Wall typically feature octagonal flat seam painted metal roofs.

## GUIDELINES

### RECOMMENDED

- 1.a.** Designing roof shapes and cornices for new construction that respect the roof shapes and cornices of neighboring historic buildings.
- 1.b.** Consider reducing the perceived height of new construction located within the Reformatory and Penitentiary Complexes by using sloped roofs.

### NOT RECOMMENDED

- 1.a.** Introducing roof shapes on new construction that are incompatible with the roof shapes of the historic buildings.
- 1.a.** Designing ornate cornices on new construction.

**STANDARD**

*The exterior colors of new construction should complement the existing exterior colors of the historic buildings.*

**COLOR**

The color of materials used on the exterior of historic buildings in the Laurel Hill Adaptive Reuse Area is important to defining their character. The predominant colors are red brick, with white paint applied to the lower portion of the surrounding walls, slate gray roofs and white and gray trim.

**GUIDELINES****RECOMMENDED**

- 1.a.** Using exterior colors for new construction that are compatible with exterior colors of the historic buildings.
- 1.b.** Leaving unpainted new brick, stone and other exterior materials that are typically not painted.
- 1.c.** Using a maximum of three applied colors on a facade of new construction.

**NOT RECOMMENDED**

- 1.a.** Using exterior colors for new construction that are incompatible with exterior colors of the historic buildings.
- 1.b.** Using more than three applied exterior colors on a facade of new construction.



## STANDARD

*New construction should respect the minimal details used in the historic buildings.*

## DETAILS and ORNAMENTATION

The historic buildings in the Laurel Hill Adaptive Reuse Area contain minimal details and ornamentation.

## GUIDELINES

### RECOMMENDED

**1.a.** Designing details and ornamentation for new construction that are compatible with those found on the historic buildings.

### NOT RECOMMENDED

**1.a.** Using elaborate details and ornamentation on the exterior of new construction.



## SECTION 5

# Landscapes

## PRESERVING and REHABILITATING EXISTING LANDSCAPES

THE LANDSCAPES OF THE LAUREL HILL ADAPTIVE REUSE AREA are varied and distinct. The landscapes within the Reformatory and Penitentiary Complexes are minimal with broad expanses of lawn areas, paved courts between many of the dormitories and cell blocks, and concrete, brick and asphalt roads and walks. No trees exist within the complexes. The only shrubs are found near the Chapel. The topography within the complexes is almost flat. Within the Surrounding Areas, the landscape of the Ball Field is also open and flat, albeit some eight to ten feet below the grade of the Reformatory and Penitentiary Complexes. On the other hand, the landscapes of the rest of the Surrounding Areas is typically steeply sloped and heavily wooded.

While the landscape of the Laurel Hill Adaptive Reuse Area is currently almost devoid of vegetation except for grass, further research in archival records may reveal that trees and shrubs were formerly associated with Reformatory, Penitentiary or Surrounding Areas. If so, the existence of a more robust plantings should be considered in rehabilitating the existing landscapes.





## STANDARD

*The existing minimal landscaping should be retained, particularly within the Reformatory and Penitentiary Complexes and near the structures associated with the Ball Field.*

## PLANTINGS and OPEN SPACES

The existing plantings consist primarily of open lawns, a few shrubs near the Chapel, and mature trees on the east, south, and west sides of the Laurel Hill Adaptive Reuse Area.

## GUIDELINES

### *Identifying, Retaining and Preserving Plantings and Open Spaces*

#### RECOMMENDED

**1.a.** Identifying, retaining and preserving existing plantings and open spaces is important to defining the overall historic character of the historic landscape.

#### NOT RECOMMENDED

**1.a.** Removing or radically altering existing open spaces by adding trees, shrubs and other plantings, particularly within the central open spaces of the Reformatory and Penitentiary Complexes and near the structures associated with the Ball Field, unless they are shown to be historically present.

### ***Protecting and Maintaining Plantings and Open Spaces***

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#### **RECOMMENDED**

- 2.a. Protecting and maintaining existing open spaces not designated as buildable from being paved or landscaped with trees, shrubs and other non-grass plant materials.
- 2.b. Protecting existing wooded areas from clearing or excessive thinning.
- 2.c. Maintaining the natural landscape in good condition.

#### **NOT RECOMMENDED**

- 2.a. Building upon, paving over or adding trees, shrubs or other non-grass plantings to open spaces not designated as buildable.
- 2.b. Failing to protect existing wooded areas from clearing or excessive thinning.
- 2.c. Failing to maintain the natural landscape in good condition.

### ***Designing New Plantings and Open Spaces***

---

#### **RECOMMENDED**

- 3.a. Designing and installing new landscaping that respects the design of the existing landscape.
- 3.b. Designing and installing plantings that are compatible with the character of the historic buildings and structures.
- 3.c. Designing and installing plantings that respect view corridors.

#### **NOT RECOMMENDED**

- 3.a. Creating new landscapes with a character radically different from the existing.
- 3.b. Designing and installing plantings that screen or obscure the historic buildings and structures.
- 3.c. Designing and installing plantings that do not respect view corridors.
- 3.d. Radically changing existing landscaping, particularly within the Reformatory and Penitentiary Complexes.





## STANDARD

*The materials and alignment of existing historic roads, driveways and pathways should be maintained and preserved.*

## PATROL ROADS, DRIVEWAYS, and PATHS

Existing patrol roads, driveways and paths are utilitarian in design. While adequate when designed, they no longer meet acceptable standards. Paved areas within the Reformatory and Penitentiary Complexes generally follow a grid pattern while the surrounding patrol road follows the surrounding fence and the topography of the land. Most roads and driveways are paved in asphalt, though earlier brick surfaces can be seen in some areas. Paths are typically paved in concrete or brick.

New roads, driveways and paths should be developed in response to new uses, accommodate a variety of vehicle classes, improved and vehicular and pedestrian access, and promote pedestrian safety. In doing so new roads, driveways and path areas must respect, and be compatible with, the existing alignments, character, and feeling of the historic vehicular and pedestrian circulation systems.

## GUIDELINES

### *Identifying, Retaining and Preserving Patrol Roads, Driveways and Paths*

#### RECOMMENDED

**1.a.** Identifying, retaining and preserving existing historic road, driveway and path alignments and materials, particularly those currently or historically paved in brick.

#### NOT RECOMMENDED

**1.a.** Removing or altering existing materials and alignments of historic roads, driveways and paths, particularly those currently or historically paved in brick.

### ***Protecting and Maintaining Patrol Roads, Driveways and Paths***

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#### **RECOMMENDED**

**2.a.** Protecting and maintaining existing historic roads, driveways and paths, particularly those currently or historically paved in brick.

#### **NOT RECOMMENDED**

**2.a.** Failing to protect or maintain historic roads, driveways and paths, particularly those currently or historically paved in brick.

### ***Repairing Patrol Roads, Driveways and Paths***

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#### **RECOMMENDED**

**3.a.** Repairing roads, driveways, and paths using in-kind materials, installed to retain the appearance of the existing.

**3.b.** Uncovering and repairing historic brick roads, driveways and paths that have been covered with another material.

#### **NOT RECOMMENDED**

**3.a.** Repairing roads, driveways and paths using different materials from those existing, or installing the same materials so that their appearance is different from the existing.

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### ***Designing New Roads, Driveways and Paths***

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#### **RECOMMENDED**

**4.a.** Locating and designing new roads, driveways and paths so they are compatible with existing historic roads, driveways and pathways.

**4.b.** Maintaining and reinforcing the grid created by existing roads, driveways and paths within the Reformatory and Penitentiary Complexes in the design and location of new roads, driveways and paths within the Reformatory and Penitentiary Complexes.

**4.c.** Locating new roads, driveways and paths to reinforce existing vistas to and from the Laurel Hill Adaptive Reuse Area including those between Guard Towers.

#### **NOT RECOMMENDED**

**4.a.** Locating new roads, driveways, and paths so they are not compatible with existing historic roads, driveways and paths.

**4.b.** Locating new roads, driveways and paths that do not reinforce existing vistas to and from the Laurel Hill Adaptive Reuse Area including those between Guard Towers.



## STANDARD

*Maintain and preserve brick paved parking and service areas.*

## PARKING and SERVICE AREAS

Similar to the roads, driveways and paths, most of the parking and services areas of the Laurel Hill Adaptive Reuse Area were constructed of brick manufactured by prisoners. They tend to be utilitarian in nature. Historically, parking areas within the Penitentiary and Reformatory Complexes were very limited. The primary existing parking area is located on the southern edge of the Surrounding Areas.

## GUIDELINES

### Identifying, Retaining and Preserving Parking and Service Areas

#### RECOMMENDED

**1.a.** Identifying, retaining and preserving existing parking and service areas within the Reformatory and Penitentiary Complexes, particularly those currently or historically paved in brick.

#### NOT RECOMMENDED

**1.a.** Removing or altering existing parking and service areas within the Reformatory and Penitentiary Complexes, particularly those currently or historically paved in brick.

## ***Designing New Parking and Service Areas***

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### **RECOMMENDED**

**2.a.** Locating and designing new parking and service areas to be as unobtrusive as possible, including underground.

**2.b.** Maintaining and reinforcing the grid created by existing roads, driveways and paths within the Reformatory and Penitentiary Complexes in the design and location of parking and service areas within the complexes.

**2.c.** Locating large parking areas outside of the Reformatory and Penitentiary Complexes.

**2.d.** Designing and installing new parking areas with internal tree islands and surrounding landscaped screening compatible with their locations.

### **NOT RECOMMENDED**

**2.a.** Locating new parking and service areas so they are not compatible with historic roads, driveways and paths.

**2.b.** Locating new parking and service areas so they do not reinforce existing vistas to and from the Laurel Hill Adaptive Reuse Area.

**2.c.** Locating large parking areas inside the Reformatory and Penitentiary Complexes.

**2.d.** Designing and installing new parking areas that are not appropriately screening or internal landscaping.

**STANDARD**

*Locate all new utilities, including transmission, receiving, and mechanical equipment, and street furniture, including pedestrian and street lighting, so they are as unobtrusive as possible.*

**UTILITIES and STREET FURNITURE**

Former utilities, including electrical and communication lines and heating tunnels, are located underground within the Laurel Hill Adaptive Reuse Area. Street furniture, except for pole, tower mounted lights and fire hydrants, do not exist within the area.

**GUIDELINES*****Designing New Utilities*****RECOMMENDED**

- 1.a.** Locating communication and electrical lines, and water, sewer, steam, gas and other utilities underground.
- 1.b.** Locating transmission, receiving, mechanical and other roof- or ground-mounted equipment so they cannot be seen from primary facades.
- 1.c.** Screening transmission, receiving, mechanical and other roof- or ground-mounted equipment from view.

**NOT RECOMMENDED**

- 1.a.** Locating communication and electrical lines, and water, sewer, steam, gas and other piping above ground.
- 1.b.** Locating transmission, receiving, mechanical and other roof- or ground-mounted equipment so they can be seen from primary facades.
- 1.c.** Failing to screen transmission, receiving, mechanical and other roof- or ground mounted equipment.

***Designing New Street Furniture*****RECOMMENDED**

- 2.a.** Locating and designing new street furniture, including pedestrian and light poles, benches, fire hydrants, direction and informational signs, and the like to be as unobtrusive as possible.
- 2.b.** Minimizing the number of pieces of street furniture installed in a project.

**NOT RECOMMENDED**

- 1.a.** Locating and designing street furniture so it detracts from the existing character of the historic buildings and landscapes.
- 1.b.** Installing more pieces of street furniture than is necessary for safety and convenience.



## SECTION 6

# Archaeological Resources



**STANDARD**

*Should any archaeological resources be discovered during construction, the Virginia Department of Historic Resources and Cultural Resource Management and Protection Section of the Fairfax County Park Authority should be contacted immediately to assess their potential significance. If determined to be potentially significant arrangements should be made in consultation with Virginia Department of Historic Resources and the Cultural Resource Management and Protection Section of the Fairfax County Park Authority for their recovery, preservation and study.*

THE LAUREL HILL ADAPTIVE REUSE AREA contains numerous historic and prehistoric archaeological resources. When uncovered they can yield valuable information about the use of the area as a prison and reformatory, as well as its uses prior to the period of significance. The Memorandum of Agreement executed by the Advisory Council on Historic Preservation in 2001 (see Appendix A) stipulates that archaeological surveys are to be conducted prior to any ground-disturbing activities. Developers and others contemplating rehabilitation, additions or new construction within the Laurel Hill Adaptive Reuse Area should contact the Virginia Department of Historic Resources and the Cultural Resource Management and Protection Section of the Fairfax County Park Authority to determine the necessary actions to meet this requirement.

**GUIDELINES*****Identifying, Retaining and Preserving Archaeological Resources*****RECOMMENDED**

- 1.a.** Identifying, retaining and preserving pre-history and historic archaeological resources that may yield information about the past.
- 1.b.** Surveying and documenting areas, by a qualified professional, that is likely to contain archaeological resources prior to beginning any construction project.
- 1.c.** Preserving archaeological resources in situ whenever possible.

**NOT RECOMMENDED**

- 1.a.** Removing or radically altering archaeological resources prior to survey, documentation and recovery by a qualified professional.
- 1.b.** Failing to conduct appropriate survey and documentation prior to beginning work on any construction project.
- 1.c.** Disturbing areas prior to completion of appropriate archaeological surveys, documentations or recovery.

### ***Protecting and Maintaining Archaeological Resources***

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#### **RECOMMENDED**

**2.a.** Protecting important archaeological resources prior to documentation and recovery by qualified professional.

#### **NOT RECOMMENDED**

**2.a.** Leaving archaeological resources unprotected or destroying archeological resources prior to documentation and recovery.

### ***Documenting and Recovering Archaeological Resources***

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#### **RECOMMENDED**

**3.a.** If unknown archaeological resources are discovered during any construction project, immediately cease work in the affected area and contact The Virginia Department of Historic Resources and the Cultural Resource Management and Protection Section of the Fairfax County Park Authority to determine the significance of the resource.

**3.b.** If the archaeological resource is determined to be significant, it is to be documented *in situ* by a qualified professional prior to its recovery and removal for preservation and further study.

#### **NOT RECOMMENDED**

**3.a.** Finding unknown archaeological resources during any construction and failing to stop work and contact the Virginia Department of Historic Resources and the Cultural Resource Management and Protection Section of the Fairfax County Park Authority.

**3.b.** Destroying archaeological resources until a determination has been made of its significance.

## SECTION VII: GLOSSARY

This Glossary contains definition of a number of words and phrases used in this document. For the definition of all other words and phrases, please consult the latest edition of *Webster's New Collegiate Dictionary*.

### **ADDITION**

New construction that is physically attached to an existing structure.

### **APPLIED COLOR**

Color that is applied to a surface by painting, staining and the like. *Also see Natural color.*

### **BUILDING**

A habitable structure.

### **CHEMICALLY COMPATIBLE MATERIALS**

Materials that if touching will not cause one or both to deteriorate, usually in the presence of moisture.

### **COMPATIBLE**

Existing together or near each other in harmony.

### **GATEWAY**

Primary vehicular and pedestrian entries into the Reformatory and Penitentiary Complexes.

### **HARMONIOUS CONTRAST**

Existing in harmony, but with distinctive and contrasting elements.

### **HISTORIC BUILDING**

A building listed as contributing to the Historic District.

### **HISTORIC STRUCTURE**

A structure listed as contributing to the Historic District

### **IN-KIND**

Using the same material, finished in the same manner, to replace a historic material too deteriorated to preserve or repair.

### **NATURAL COLOR**

Color that is inherent in a material due to its manufacturing process, such as brick or stone. *Also see Applied color.*

### **NEIGHBORING BUILDING**

Buildings and structures immediately surrounding the subject building or structure.

### **NEW CONSTRUCTION**

New buildings or structure that are not physically attached to an existing building or structure.

### **NON-PRIMARY FACADE**

Typically rear and side facades.

### **PRIMARY FACADE**

Typically facades facing the central open spaces or roads in the Reformatory and Penitentiary Complexes or the Perimeter Road in the Surrounding Areas.

### **RECONSTRUCTION**

To rebuild a missing feature, building or structure based on documentary or physical evidence.

### **SALLYPORT**

A controlled opening in a fence or wall.

### **STRUCTURE**

A man-made object that is typically not inhabited, such as the walls surrounding the Penitentiary.

### **SURROUNDING AREAS**

Areas within the Historic District, but outside the Reformatory and Penitentiary Complexes, consisting of the areas surrounding Guard Quarters, Ball Field, and Parking Lots.



## **APPENDIX A**

# **Memorandum of Agreement**

## Advisory Council On Historic Preservation

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The Old Post Office Building  
1100 Pennsylvania Avenue, NW, #809  
Washington, DC 20004

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JUN 28 2001

Mr. Stephen A. Perry  
Administrator  
General Services Administration  
1800 F Street NW  
Washington DC 20405-0002

Dear Mr. Perry:

The Council has now executed a Memorandum of Agreement regarding the disposal of the Lorton Correctional Complex in Fairfax County, Virginia, and has forwarded the fully-executed agreement to GSA. After almost two years of diligent effort on the part of many individuals within GSA, the Council is pleased that this important milestone has been reached and that consultation has been successfully concluded.

I would like to bring to your attention the particularly fine work of three members of GSA staff: John Mandell, Office of Property Disposal, and Richard Butterworth, Office of General Counsel (both of whom work in GSA's Central Office) and Phil Youngberg, Office of Property Disposal in the Southeast Sunbelt Region. Each of these GSA employees took the time to fully examine and analyze alternatives to potential legislative and regulatory barriers, worked diligently to understand the issues and concerns of the consulting parties explored new and different ways of resolving conflicting needs and interests of the various stakeholders. Without their dedication to finding creative solutions – and their interest in doing so in a manner that fully considered historic preservation interests and values – our work would have been significantly more challenging and we might have failed to reach a successful outcome.

I look forward to working with you and your staff on the Council and on future projects.

Sincerely,



John M. Fowler  
Executive Director

**Advisory  
Council On  
Historic  
Preservation**

**ATTACHMENT**

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The Old Post Office Building  
1100 Pennsylvania Avenue, NW, #809  
Washington, DC 20004

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JUN 26 2001

Mr. John G. Mandell  
Project Manager, Lorton Site  
Office of Property Disposal  
GSA  
1800 F Street NW  
Washington DC 20405-0002

REF: Lorton Correctional Complex  
Fairfax County, Virginia

Dear Mr. Mandell:

Enclosed is your copy of the fully executed Memorandum of Agreement for the referenced project. By carrying out the terms of the Agreement, you will have fulfilled your responsibilities under Section 106 of the National Historic Preservation Act and the Council's regulations. You should forward a copy of the agreement to the other signatories; the original will remain on file at our office.

Should you have any questions, please contact Ralston Cox at (202) 606-8528.

Sincerely,



Don L. Klima  
Director  
Office of Planning and Review

Enclosure

MEMORANDUM OF AGREEMENT  
BETWEEN THE GENERAL SERVICES ADMINISTRATION (GSA), THE  
BUREAU OF LAND MANAGEMENT (BLM), THE COUNTY OF FAIRFAX,  
VIRGINIA (THE COUNTY), THE FAIRFAX COUNTY PARK AUTHORITY  
(FCPA), THE FAIRFAX COUNTY PUBLIC SCHOOLS (FCPS), THE  
FEDERATION OF LORTON COMMUNITIES (FOLC), THE LORTON  
HERITAGE SOCIETY (LHS), THE NORTHERN VIRGINIA REGIONAL  
PARK AUTHORITY (NVRPA), THE VIRGINIA DEPARTMENT OF  
HISTORIC RESOURCES (VDHR), AND THE ADVISORY COUNCIL ON  
HISTORIC PRESERVATION (THE COUNCIL).

PURSUANT TO 36 CFR SECTION 800.6  
REGARDING THE TRANSFER OF THE LORTON CORRECTIONAL  
COMPLEX OUT OF FEDERAL OWNERSHIP

WHEREAS, the General Services Administration (GSA) proposes the transfer of the Lorton Correctional Complex, a property of approximately 2,700 acres, out of Federal ownership in accordance with the *Lorton Technical Corrections Act* of 1998, and

WHEREAS, the General Services Administration plans to transfer portions of the Lorton Correctional Complex to the following parties: the County of Fairfax, Virginia, the Fairfax County Park Authority, the Fairfax County Public Schools, the Northern Virginia Regional Park Authority, and the Bureau of Land Management (BLM), and

WHEREAS, BLM may exchange the portion called the Lorton Exchange Tract (in excess of 200 acres north of Silverbrook Road identified in the Fairfax County Reuse Plan, dated July 26, 1999 as land available for residential development in Land Units 1 and 2) for Meadowood Farm (in excess of 800 acres) on Mason Neck; and

WHEREAS, the BLM has conducted Phase IA and B studies on the Lorton Exchange Tract and determined that the exchange may have an adverse effect on the following potentially-eligible archaeological sites: 44 FX 2485 and 44 FX 2487; and

WHEREAS, the BLM has completed Phase IA studies for Meadowood Farm and will conduct additional studies needed to comply with Section 106 of the National Historic Preservation Act after the BLM has acquired the property and identified the proposed undertakings associated with management of the farm, and these compliance activities will be covered under separate Memorandum of Agreement documents; and

WHEREAS, GSA has determined that future development may have an adverse effect on yet unidentified archaeological resources in areas that have a high potential for disturbance and have a moderate or high sensitivity for the presence of archaeological sites (see Attachment C); and

WHEREAS, consultation by GSA with VDHR has resulted in the determination that the Lorton Correctional Complex contains a National Register-eligible Historic District of approximately 552



acres with 136 contributing resources and 106 non-contributing resources (hereinafter "Eligible District"); and

WHEREAS, a specific delineation of the boundaries of the Area of Potential Effect to historic structures, the Eligible District and the contributing resources within has been made in the January, 2000 *Final Historic Structures Determination of Eligibility Report*, prepared by GSA and concurred with by the Virginia Department of Historic Resources. (Report located in the files of VDHR, site number 029-947)

WHEREAS, GSA has determined that the property transfer will have an adverse effect upon the Eligible District, has consulted with the Virginia State Historic Preservation Officer (VDHR), and the Advisory Council on Historic Preservation (the Council) pursuant to 36 CFR Part 800, regulations implementing Section 106 of the National Historic Preservation Act (16 U.S.C. 470f), and has entered into this MOA in order to mitigate this adverse effect; and

WHEREAS, GSA and VDHR have also invited the Bureau of Land Management (BLM), the County of Fairfax Virginia, the Fairfax County Park Authority, the Fairfax County Public Schools, the Federation of Lorton Communities, the Lorton Heritage Society, and the Northern Virginia Regional Park Authority to participate in the consultation and to concur in this Memorandum of Agreement.

NOW THEREFORE, if GSA decides to proceed with the property transfer in a manner consistent with the terms that have been the subject of consultation to date, and summarized in the foregoing, upon the execution of this MOA GSA and the entities to whom GSA transfers the property in whole or in part shall ensure that the following stipulations are carried out.

#### Stipulations

#### GENERAL STIPULATIONS

- 1) **Enforcement of Compliance with the Stipulations of this MOA:** All parties to this agreement who accept title from GSA to property which is the subject of this MOA agree to enforce the terms of this MOA as a condition of the transfer. GSA and BLM, if BLM ultimately consummates the exchange and transfers title to the Lorton Exchange Tract, shall in any deed conveying any of the Lorton Correctional Complex property place a covenant on the property which requires compliance with the provisions of this MOA and specifies that such covenant shall run with the land. The County, GSA and BLM, if BLM ultimately consummates the exchange and transfers title to the Lorton Exchange Tract, shall each have the authority to enforce, and responsibility for enforcing, the provisions of this MOA.

- 2) **Archival documentation:** GSA shall turn over survey materials from GSA's Determination of Eligibility Report, and other related archival material housed with the D.C. Department of Corrections or District of Columbia Archives that enters into GSA custody and control, to the Virginia Room of the Fairfax Public Library, and/or another repository located within Fairfax City or County designated by the Fairfax Public Library. The materials include, at a minimum, any plans and drawings, 35mm photographic negatives, and a complete set of 3 ½" x 5" prints, along with a written photo log and photographic contact sheets.
- 3) **Creation of museum/display:** One or more building(s)-- to be identified by the County after consultation with LHS and FCPA—will be used for the creation of a permanent display or museum dedicated to the history of the Prison, the D.C. Department of Corrections, and/or the surrounding community. The museum may be operated by the FCPA or the County or LHS. However, there is no requirement to operate the museum unless funding is available. In the event that an organization such as the American Correctional Association (ACA) establishes a museum at Lorton, this requirement may be assigned to that organization as part of the conditions upon their use of the Lorton property. This would have to be coordinated with that organization. Coordination with the organization establishing a museum would be the responsibility of the County or the FCPA, whichever organization is in possession of the structure(s) proposed for museum use. If both possess the structure(s), coordination will be required with both.
- 4) **Stabilizing Contributing Resources:** While GSA has custody and control of the Lorton property, GSA will follow the procedures outlined in Preservation Brief 31, *Mothballing Historic Buildings*, to secure and stabilize all contributing resources within the Eligible District until the property is transferred out of Federal ownership.

Resources that are unlikely to be adaptively re-used may be excluded from this requirement by mutual agreement of the County, FCPA, LHS, GSA, and VDHR.

#### NEW CONSTRUCTION, ALTERATION, DEMOLITION, AND ADAPTIVE USE OF STRUCTURES WITHIN THE ELIGIBLE DISTRICT

- 5) **Rehabilitations according to Secretary of the Interior's Standards:** All exterior rehabilitations or exterior alterations of contributing structures within the Eligible District shall be performed in keeping with the *Secretary of the Interior's Standards for Rehabilitating Historic Buildings*, U.S. Department of the Interior, National Park Service, 1995. Ordinary and necessary repairs and routine maintenance that do not materially affect the external visual appearance of historic features shall not be considered alterations under this stipulation.
- 6) **Designation as a historic overlay district and review of undertakings within the Eligible District:**

If the Eligible District is a locally-designated historic overlay district, all parties to this MOA agree that any undertaking within the Eligible District shall be reviewed according to the following process:

An “undertaking” shall be defined for the purposes of this MOA as a project, activity, or program which alters structures or grounds within the Eligible District funded in whole or in part under the direct or indirect jurisdiction of a signatory to this MOA, including those actions carried out by or on behalf of a signatory to this MOA; those carried out with the financial assistance of a signatory to this MOA; and those requiring a permit, license or approval of a signatory to this MOA. The following shall not be considered an “undertaking:” Alterations to interiors of contributing structures, unless the specific interior feature is listed in Attachment A; demolition of non-contributing structures within the Eligible District, and alterations to the interior of non-contributing structures within the Eligible District.

Examples of an undertaking include, but are not limited to: alteration of the exterior of a contributing structure, demolition of a contributing structure, new construction within the Eligible District, re-grading or landscaping of 2,500 square feet or more, and road construction of roads that have not been identified in the approved reuse plan.

Should the Fairfax County Board of Supervisors designate the Eligible District as a historic overlay district, the laws and regulations of Fairfax County shall apply to the review of undertakings within the Eligible District. (Fairfax County Zoning Ordinance, Overlay and Commercial Revitalization District Regulations, Part 2, 7-200, et seq., Historic Overlay Districts), with the following additions:

- a) Undertakings that may affect structures with contributing interior features, as identified by Attachment A, shall also be subject to Fairfax County Architectural Review Board (ARB) review. (Note: The interiors of the buildings of the Central and Maximum Security facilities will be surveyed by GSA for potential historic significance following the release of care & custody of those facilities to GSA by the D.C. Department of Corrections.)
- b) The party proposing the undertaking shall submit plans, photographs and other pertinent documentation to the ARB. The documentation submitted shall meet or exceed the minimum standards required by the ARB for review of a project within a locally-designated Fairfax County historic overlay district. Copies of the documentation shall be simultaneously forwarded by the ARB to the LHS and VDHR. LHS and VDHR shall have thirty (30) days prior to the meeting of the ARB to provide comment in writing on the proposed undertaking to the ARB. Upon expiration of the thirty (30) day period, or receipt of comments from both VDHR and LHS, the undertaking may be placed on the agenda of the ARB for review according to the procedures and regulations of the ARB.
- c) Should changes be made to the proposed undertaking as a result of the meeting and decisions of the ARB, the record of the changes and the ARB meeting at which the decision was made shall be forwarded to both VDHR and the LHS.
- d) Any signatory to this MOA shall have the same rights granted to persons aggrieved by any decision of the ARB in 7-204.9 of the Fairfax County Zoning Ordinance, except as limited by Administrative Condition B5, to wit:

7-204.9: “Any person aggrieved by any decision of the ARB may appeal such decision to the Board of Supervisors, provided such appeal, which specifies the grounds for appeal, is filed in

writing with the Clerk to the Board of Supervisors within thirty (30) days of the ARB's decision."

Any signatory to this MOA shall also have the right, if aggrieved by the decision of the Board of Supervisors, to appeal such decision to the Circuit Court of Fairfax County as outlined in 7-204.11 of the Fairfax County Zoning Ordinance.

The procedure described under this stipulation shall take effect upon transfer of the Eligible District out of Federal ownership. Should a portion of the Eligible District be transferred out of Federal ownership while the Federal government retains ownership of the remainder of the Eligible District, the requirements of this stipulation shall apply to only those portions that have been transferred out of Federal ownership.

**7) Review of undertakings within the Eligible District if the Eligible District is not a Fairfax County historic overlay district**

If the Eligible District is not designated as a local historic overlay district, all parties to this MOA agree that any undertaking within the Eligible District shall be reviewed according to the following process:

- a) For the purposes of this MOA, the ARB shall have those powers and responsibilities granted to it over the Eligible District that it has over a locally-designated Fairfax County historic overlay district, as defined in the Fairfax County Zoning Ordinance, Overlay and Commercial Revitalization District Regulations, Part 2, 7-200, et seq., Historic Overlay Districts. Undertakings that may affect structures with contributing interior features, as identified by Attachment A, shall also be subject to ARB review.
- b) The party proposing the undertaking shall submit plans, photographs and other pertinent documentation to the ARB. The documentation submitted shall meet or exceed the minimum standards required by the ARB for review of a project within a locally-designated Fairfax County historic overlay district. Copies of the documentation shall be simultaneously forwarded by the ARB to the LHS and VDHR.
- c) LHS and VDHR shall then have thirty (30) days to provide comment in writing on the proposed undertaking to the ARB. Upon expiration of the thirty (30) day period, or receipt of comments from both VDHR and LHS, the undertaking may be placed on the agenda of the ARB for review according to the procedures and regulations of the ARB.
- d) Should changes be made to the proposed undertaking as a result of the meeting and decisions of the ARB, the record of the changes and the ARB meeting at which the decision was made shall be forwarded to both VDHR and the LHS.
- e) If the LHS or VDHR should object to the decision of the ARB, the LHS or VDHR or both may formally protest the decision in writing to the Clerk to the Fairfax County Board of Supervisors within fifteen (15) calendar days of the decision. Upon expiration of this fifteen (15) day period, if no written comment from VDHR or LHS has been recorded formally objecting to the ARB's decision, the undertaking may be approved or implemented by the Fairfax County Board of Supervisors with no further opportunity for objection under the procedures of this MOA granted to either the VDHR or LHS.

- f) Upon receipt of any such objection from VDHR or LHS, a thirty (30) day moratorium period shall be placed on the execution of the undertaking. During this thirty (30) day period, a historic preservation issues meeting or conference call shall be held with representatives of the objecting party (VDHR, LHS or both), the party proposing the undertaking, Fairfax County, and the Council. Other parties may attend this meeting and provide comment during a designated comment period within the meeting. Failure of the objecting party to make themselves available for such a meeting within the thirty (30) day period shall render their objection void at the expiration of the thirty (30) days. An extension of fifteen (15) days may be requested in writing to the Clerk of the Fairfax County Board of Supervisors prior to the expiration of the thirty (30) day period by the objecting party. If representatives of the party proposing the undertaking fail to make themselves available during this thirty (30) day period, the moratorium period shall be extended until the meeting is held.
- g) During this meeting, the parties shall negotiate regarding specific objections to the undertaking. The Council shall act as mediator of the process, suggesting preservation treatments and processes that may serve to provide a compromise between the party proposing the undertaking and the objecting party (ies). Within fifteen (15) calendar days of the historic preservation issues meeting, the following shall be forwarded to the Fairfax County Board of Supervisors:
  1. If the proposed undertaking is a demolition, the results of the adaptive use study undertaken as per stipulation 8.
  2. The written objection of the objecting parties.
  3. Minutes from the meeting between the objecting party (ies) and the party proposing the undertaking that have been prepared by the Council.
  4. A written response from the party proposing the undertaking to the objecting party.
  5. The comments of the Council.
- h) The Fairfax County Board of Supervisors shall then act to approve or disapprove the decision of the ARB according to the procedures stated in the laws and regulations pertaining to a Fairfax County historic overlay district.
- i) The procedure described under this stipulation shall take effect upon transfer of the Eligible District out of Federal ownership. Should a portion of the Eligible District be transferred out of Federal ownership while the Federal government retains ownership of the remainder of the Eligible District, the requirements of this stipulation shall apply to only those portions that have been transferred out of Federal ownership.
- 8) **Adaptive use studies of contributing resources:** If any contributing resources are proposed for demolition within the Eligible District, other than those listed in Attachment B, such resources shall be examined for the feasibility of adaptive use. The performance of such studies shall be the responsibility of the party proposing the demolition.

There is no requirement to perform feasibility studies for the contributing resources listed in Attachment B, if proposed for demolition.

- a) Within 6 months of the date of the execution of the agreement, the County shall have prepared a proposed scope and format for the feasibility study. The proposed scope and format for the study shall be circulated to VDHR, the LHS, and the Council. LHS and VDHR shall then have thirty (30) days to object to the scope or format for the study. Should VDHR or the LHS

object to the scope or format for the study, they may register in writing a formal objection to the Clerk of the Fairfax County Board of Supervisors. Should neither VDHR nor LHS object to the proposed scope or format within the thirty (30) day period, the Fairfax County Board of Supervisors shall act to approve or disapprove the scope and format for the study.

- b) Upon receipt of any such objection from VDHR or LHS, a meeting or conference call shall be held with representatives of the objecting party (VDHR, LHS or both), the Fairfax County Board of Supervisors, and the Council. Other parties may attend this meeting and provide comment during a designated comment period within the meeting. Failure of the objecting party to make themselves available for such a meeting within a thirty (30) day period shall render their objection void at the expiration of the thirty (30) days. An extension of fifteen (15) days may be requested in writing to the Clerk of the Fairfax County Board of Supervisors prior to the expiration of the thirty (30) day period by the objecting party. If representatives of the party proposing the undertaking fail to make themselves available during this thirty (30) day period, the moratorium period shall be extended until the meeting is held.
- c) Within fifteen (15) calendar days of the meeting, the following shall be forwarded to the Fairfax County Board of Supervisors:
  - 1. The written objection of the objecting parties.
  - 2. Minutes from the meeting, that have been prepared by the Council, between the objecting party (ies) and the party proposing the scope and format of the feasibility study.
  - 3. The comments of the Council.
- d) The Fairfax County Board of Supervisors shall then act to approve or disapprove the proposed scope and format for the feasibility studies. Once the scope and format have been approved by the Fairfax County Board of Supervisors, it shall be used for all future studies. Any changes to the scope or format shall require a new circulation of the proposed scope or format to LHS and VDHR, with an opportunity for objection granted to LHS and VDHR and approval of the new scope or format by the Fairfax County Board of Supervisors.
- e) The feasibility study shall be included with the documentation provided to the Fairfax County ARB under stipulation 6 or 7, whichever is applicable.
- f) If it is found by the party proposing demolition that it is not feasible to reuse the contributing buildings, and this finding is concurred with by the Fairfax County Board of Supervisors, then demolition may proceed following the completion of the photographic documentation required in stipulation number 9. If the party proposing demolition states that it is not feasible to reuse the buildings, but the Fairfax County Board of Supervisors does not agree, the Fairfax County Board of Supervisors shall be empowered to place a moratorium on demolition for a period of a minimum of three months, to require that the property be offered on the open market at fair market value to persons or entities who are willing to adaptively reuse the contributing resource. The precise length of the moratorium period will be determined according to the Fairfax County Zoning Ordinance, Overlay and Commercial Revitalization District Regulations, Historic Overlay Districts, 7-204.12(C). If the contributing resource is the property of Fairfax County, the moratorium period shall be for a minimum of six months. If a suitable purchaser cannot be found within the moratorium period, the party proposing the demolition may proceed to demolish the contributing resource after complying with stipulation number 9.
- g) The procedure described under this stipulation shall take effect upon transfer of the Eligible District out of Federal ownership. Should a portion of the Eligible District be transferred out

of Federal ownership while the Federal government retains ownership of the remainder of the Eligible District, the requirements of this stipulation shall apply to only those portions that have been transferred out of Federal ownership.

- 9) **Photographic documentation:** Any contributing buildings that are to be demolished shall be photographed with a large format (4" x 5" minimum negative) camera using black & white film prior to their demolition. Photographic recordation shall be done to the standards of the Historic American Buildings Survey (HABS). The number and angle of views shall be coordinated with FCPA prior to the taking of the photographs and completed photos shall be approved by FCPA prior to demolition. Such photographs shall be submitted to the Virginia Room of the Fairfax County Public Library, the District of Columbia Archives, and VDHR. The negatives shall be submitted to VDHR. The photographic documentation shall be the responsibility of the party proposing the demolition.
- 10) **Development of redevelopment or adaptive use strategies:** All parties to this MOA agree that they shall invite LHS, FOLC, VDHR, the ARB, the Fairfax County Economic Development Authority (EDA), Fairfax County Redevelopment and Housing Authority, and the Fairfax County History Commission to participate in the development of any redevelopment or adaptive use strategies for private development within the Eligible District. Such participation shall include, at a minimum, a period of thirty (30) calendar days prior to the release of any Requests for Proposal (RFPs) related to redevelopment or adaptive use for the LHS, ARB and VDHR to comment on the proposed RFP.

### ARCHAEOLOGICAL STUDIES

The prehistoric and historic archaeological resources shall be identified and evaluated and treatment plans shall be developed for National Register-eligible properties in accordance with the procedures outlined below before approval of any ground-disturbing activities at the Lorton Correctional Complex. The specific procedures are outlined below.

#### 11) Phase I Studies (Identification):

- a) GSA has conducted a Phase IA study of the entire Lorton Correctional Complex property. The BLM has completed a Phase IB of the Lorton Exchange Tract.
- b) GSA shall perform Phase IB testing at the Lorton Correctional Complex property, excluding the Lorton Exchange Tract. The testing shall encompass those areas that have a high potential for disturbance from implementation of the Fairfax County Land Use Plan and have a moderate or high sensitivity for the presence of archaeological resources. This totals approximately 224 acres, and is delineated in Attachment C to this MOA. GSA shall submit a report meeting the federal standards entitled Archaeology and Historic Preservation: Secretary of the Interior's Standards and Guidelines (48 FR 44716-44742, September 29, 1983), VDHR's Guidelines for Preparing Identification and Evaluation Reports for Submission Pursuant to Sections 106 and 110, National Historic Preservation Act, Environmental Impact Reports of State Agencies, Virginia Appropriations Act, 1992 Session Amendments (June 1992) to VDHR for review and comment. If no comments are received within 30 days, GSA can assume concurrence with the recommendations on eligibility made in the report.



- c) If, in the future, ground disturbing activities are proposed by the future owners of the Lorton property in areas of moderate or high sensitivity that have yet to undergo Phase IB testing (approximately 436 acres), the party proposing the ground-disturbing activity shall perform Phase IB field testing for archaeological resources and shall consult with VDHR and the County on the need for Phase II testing. If Phase II testing is determined to be required by the County in consultation with VDHR, then the party shall perform the Phase II testing and any required Phase III Treatment.
- d) All field testing shall be performed according to the published standards of VDHR for archaeological investigations within the Commonwealth of Virginia. To wit: Archaeology and Historic Preservation: Secretary of the Interior's Standards and Guidelines (48 FR 44716-44742, September 29, 1983), VDHR's Guidelines for Preparing Identification and Evaluation Reports for Submission Pursuant to Sections 106 and 110, National Historic Preservation Act, Environmental Impact Reports of State Agencies, Virginia Appropriations Act, 1992 Session Amendments (June 1992).

#### 12) Phase II studies (Evaluation):

Avoidance of potentially eligible archaeological sites is considered by VDHR to be the preferred treatment of identified sites. Avoidance of archaeological sites would obviate the need for Phase II investigations, reducing the cost of the undertaking and protecting the site.

- a) In areas where GSA conducts Phase IB testing, GSA in consultation with the VDHR and the County of Fairfax will identify the potentially-eligible archaeological resources and determine the need for Phase II-level studies.
- b) The owner of a property containing archaeological sites shall conduct Phase II archaeological studies prior to undertaking ground-disturbing activities that may adversely affect archaeological sites 44 FX 2485, 44 FX 2487, or any sites identified as per stipulation 11.
- c) Phase II-level studies shall be conducted in accordance with "Archeology and Historic Preservation: Secretary of the Interior's Standards and Guidelines" and the "Virginia Department of Historic Resources Guidelines for Archaeological Investigations."
- d) Based on the results of the Phase II studies, the County of Fairfax shall determine, in consultation with the VDHR, if the sites meet the National Register criteria for eligibility (36 CFR Part 60.4). If the VDHR does not object to the County's recommendation on eligibility within thirty (30) days of receiving the recommendation and supporting documentation, then the County will assume concurrence. If a site is not eligible for listing in the National Register, then the proposed activities may proceed.

#### 13) Phase III (Treatment of Archaeological Resources):

- a) If an archaeological site is determined to be eligible for listing in the National Register, then a treatment plan shall be prepared by the owner of the potentially impacted site in consultation with the County and VDHR. The preferred treatments are avoidance, preservation in situ, or incorporation into protected areas. Avoidance, preservation in situ, and incorporation into protected areas shall all be explored before data recovery is selected as a treatment option. If a preferred treatment is not implemented, then the treatment plan will involve data recovery and, if appropriate, curation of artifacts and public interpretation.

- b) The County shall submit the treatment plan to the VDHR for review and comment prior to its implementation. The VDHR will have thirty (30) days to review the plan and comment. Any comments received within thirty (30) days of VDHR's receipt of the plan shall be addressed in the final treatment plan. If the VDHR does not comment within thirty (30) days, then the County will assume concurrence and proceed with implementing the plan.

#### 14) Dispute Resolution for Archaeological Resources:

- a) If the County of Fairfax and the VDHR disagree on the National Register eligibility of a site, then VDHR will refer the eligibility issue to the Council and the Council will obtain an opinion from the Keeper of the National Register.
- b) If the County and VDHR disagree regarding the impacts of the project or the appropriate treatment plan, then VDHR will obtain the comments of the Council. The Council will provide comments within thirty (30) days of receiving the request for comment and the supporting documentation.
- c) If after receiving the comments of the Council or the Keeper, the County and VDHR still cannot agree on an issue of National Register eligibility, anticipated effects on eligible properties, or treatment, then the County, in cooperation with the VDHR, will submit the issue to the Board of Supervisors for resolution.

#### Administrative Conditions

##### A. Amendments

Any party to this MOA may propose to GSA that the MOA be amended, whereupon GSA shall consult with the other parties to this MOA to consider such an amendment in accordance with 36 CFR Part 800.6.

##### B. Resolving Objections

1. Should any party to this MOA object in writing to GSA regarding any action carried out or proposed with respect to the implementation of this MOA, GSA shall consult with the objecting party to resolve the objection. If after initiating such consultation GSA determines that the objection cannot be resolved through consultation, GSA shall forward all documentation relevant to the objection to the Council including GSA's proposed response to the objection. Within thirty (30) days after receipt of all pertinent documentation, the Council shall exercise one of the following options:
  - a) Advise GSA that the Council concurs in GSA's proposed response to the objection, whereupon GSA shall respond to the objection accordingly;
  - b) Provide GSA with recommendations, which GSA shall take into account in reaching a final decision regarding its response to the objection; or
  - c) Notify GSA that the objection will be referred for comment, and proceed to refer the objection and comment.

2. Should the Council not exercise one of the above options within thirty (30) days after receipt of all pertinent documentation, GSA may assume the Council's concurrence in its proposed response to the objection.
3. GSA shall take into account any Council recommendation or comment provided in accordance with this stipulation with reference only to the subject of the objection; GSA's responsibility to carry out all actions under this MOA that are not the subjects of the objection shall remain unchanged.
4. At any time during implementation of the measures stipulated in this MOA, should an objection pertaining to any such measure or its manner of implementation be raised by a member of the public, GSA shall notify the parties to this MOA and take the objection into account, consulting with the objector and, should the objector so request, with any of the parties to this MOA to resolve the objection.
5. Nothing in this agreement shall prevent a party to this agreement from seeking redress in a court of law to enforce the terms of this agreement, except in the case where any party to this Memorandum of Agreement is given the opportunity to raise objections and does not raise any objections in a timely manner. Such party shall not be permitted to seek redress in a court of law to enforce the terms of this Memorandum of Agreement with respect to the matter to which it raised no timely objections. If a court of law should find that the process outlined in either stipulation 6 or 7, whichever is applicable, was not followed, the party proposing the undertaking agrees to an immediate moratorium on the undertaking that shall continue until the process is completed.

#### C. Review of Implementation

If the stipulations have not been implemented within two years after execution of this MOA, the parties to this agreement shall review the MOA to determine whether revisions are needed. If revisions are needed, the parties to this MOA shall consult in accordance with 36 CFR Part 800.6 to make such revisions.

#### D. Termination

1. If the BLM discontinues its role in the proposed exchange or if the exchange proposal is suspended, then the BLM will cease to be a party to this MOA as it relates to the Lorton Exchange Tract. If the BLM discontinues its role, then GSA shall assume the BLM's responsibilities as delineated in this MOA.
2. If GSA determines that it cannot implement the terms of this MOA, or if the Council or the VDHR determines that the MOA is not being properly implemented, GSA or the Council or the VDHR may propose to the other parties to this MOA that it be terminated.

3. The party proposing to terminate this MOA shall so notify all parties to this MOA, explaining the reasons for termination and affording them at least thirty (30) days to consult and seek alternatives to termination. The parties shall then consult.
4. Should such consultation fail, GSA or the Council or VDHR may terminate the MOA by so notifying all parties.
5. Should this MOA be terminated, GSA shall either:
  - a) Consult in accordance with 36 CFR Part 800.6 to develop a new MOA; or
  - b) Request the comments of the Council pursuant to 36 CFR Part 800.7.

Execution of this Memorandum of Agreement by GSA, the Council, and VDHR, and implementation of its terms, evidence that GSA has afforded the Council an opportunity to comment on the property transfer and its effects on historic properties, and that GSA has taken into account the effects of the undertaking on historic properties.

GENERAL SERVICES ADMINISTRATION

By: Gordon S. Creed Date: April 9, 2001  
Name  
Gordon S. Creed  
Deputy Assistant Commissioner  
Office of Property Disposal  
Name/Title (printed)

VIRGINIA DEPARTMENT OF HISTORIC RESOURCES

By: Kathleen S. Kilpatrick Date: 6/9/01  
Name  
Kathleen S. Kilpatrick, Director  
Name/Title (printed)

ADVISORY COUNCIL ON HISTORIC PRESERVATION

By: John M. Fowler Date: 6/28/01  
John M. Fowler, Executive Director

CONCUR:

**BUREAU OF LAND MANAGEMENT**

By:

\_\_\_\_\_  
Name

Date:

\_\_\_\_\_  
Name/Title (printed)



## United States Department of the Interior

## BUREAU OF LAND MANAGEMENT

Eastern States

7450 Boston Boulevard  
Springfield, Virginia 22153  
<http://www.blm.gov/eso>



IN REPLY REFER TO:

2200 (9100)

JUN 26 2001

Mr. Phil Youngberg  
Environmental Manager  
General Services Administration  
77 Forsyth Street, Suite 450  
Atlanta, Georgia 30303

Dear Mr. Youngberg:

The purpose of this correspondence is to provide official notification that, having discontinued its role in the Lorton exchange proposal, the Bureau of Land Management (BLM) declines the offer to be a signatory to the Memorandum of Agreement, regarding the transfer of the Lorton Correctional Complex out of Federal ownership. BLM assumes that per Section D.1 of the proposed MOA, GSA shall assume any responsibilities in the proposed agreement which would otherwise have been assigned to BLM. Should you have questions concerning this matter, you may contact Charles Bush, Meadowood Project Manager, on (703) 440-1745.

Sincerely,

Acting State Director  
Eastern States



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CONCUR:

COUNTY OF FAIRFAX

By:

Name



Date:

5/30/01

ANTHONY H. GRIFFIN, COUNTY EXECUTIVE

Name/Title (printed)

CONCUR:

FAIRFAX COUNTY PARK AUTHORITY

By:

Name



Date:

5/14/01

PAUL L. BALDINO, DIRECTOR

Name/Title (printed)

CONCUR:

FAIRFAX COUNTY PUBLIC SCHOOLS

By:

Name



Date:

6/15/01

Jane K. Strauss, Chairman, Fairfax Co. School Board

Name/Title (printed)

CONCUR:

FEDERATION OF LORTON COMMUNITIES

By: Linnwood Garholm Date: June 18, 2000  
Name

Linnwood Garholm - President Lorton Federation  
Name/Title (printed)

CONCUR:

LORTON HERITAGE SOCIETY

By: Harry Lettmore Date: 6-18-01  
Name

Harry Lettmore, President  
Name/Title (printed)

By: Irma A. Chilton Date: 6-18-01  
Name

Irma A. Chilton, Project Manager  
Name/Title (printed)



CONCUR:

NORTHERN VIRGINIA REGIONAL PARK AUTHORITY

By:

Name

Date:

Walter L. Mess, Chairman

Name/Title (printed)

**Attachment A: Structures with contributing interior features,  
Eligible District**

Occoquan Workhouse, Residences, Farm Buildings & Miscellaneous:

- H-40: Intact original woodwork and interior doors.
- H-41: Laurel Hill home, not comprehensively surveyed, but original features known to exist.
- H-42: Intact original fireplace, front door, woodwork & interior doors.
- H-43: Intact original fireplace, woodwork and interior doors.
- H-49: Intact original fireplace, woodwork, and interior doors.
- H-51: Intact original fireplace, woodwork and interior doors
- H-53: Intact original fireplace, woodwork, built-in bookcases and interior doors.
- H-63: Intact original fireplace, front door, woodwork and interior doors.
- W-12: Gymnasium/Assembly Hall. The proscenium, stage, and undivided interior space.
- W-22: Livestock Barn: Intact livestock stalls

Central Facility (Reformatory & Penitentiary)

There are no architecturally significant interior features in the open-plan Central Facility buildings that set them apart for special preservation. However, one of the dormitories, survey No. R-20, retains its open, visible timber framing which may remain behind the ceilings of the other dormitory structures. This framing system contributes visually to the historic character of the dormitories and should be considered for preservation in any re-use plan for these buildings.

**Attachment B:** Contributing structures that do not require Feasibility Studies for Adaptive Use, prior to demolition, Eligible District

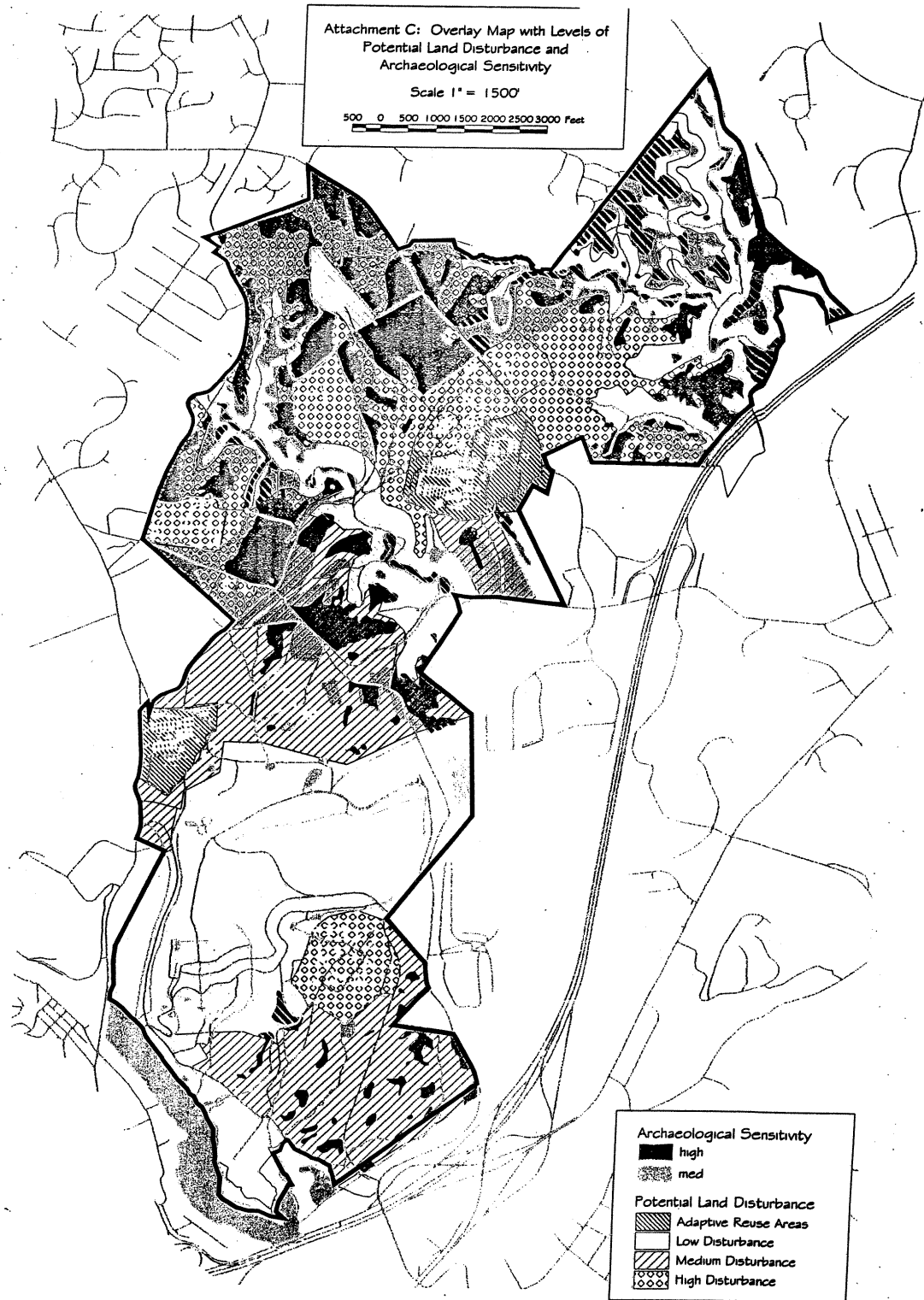
*(The structures identified as not requiring feasibility studies for adaptive reuse fall into one of two categories:*

- 1) Structures of a unique construction or unusual function that are unlikely to be adaptable.*
- 2) Structures that are small and of a simple construction and floor plan--usually a single open space.)*

*Additional contributing structures may be added to or removed from this list by the County. LHS and VDHR shall be given 30 days to review and comment on revisions to the list.*

	Key Number/Name	Building Name
1	W-29	Former Heating Plant
2	W-30	Equipment Storage - Farm
3	W-37	Building "H", by former sewage tanks
4	W-66	Storage Shed (Farm)
5	W-68	Farm Barn
6	W-70	Greenhouse (Farm)
7	W-86	Building by former sewage tanks
8	W-98	Former Slaughterhouse Building
9	W-Conc. Pad Tank Cover	Underground water tank associated with former sewage tanks
10	W-Corn Crib	
11	W-Farm Shed #1	Apple Barn Storage Shed
12	W-Farm Shed #2	Smoke House
13	W-Feed Barn #1	
14	W-Feed Barn #2	
15	W-Garage/Storage	Former Poultry Incubator
16	W-Guard Shack #1	
17	W-Guard Shack #2	
18	W-Guard Shack #3	
19	W-Guard Shack #4	
20	W-Sewage Tank #1	
21	W-Sewage Tank #2	
22	W-Steam Tunnels	Underground utility tunnels
23	W-Storage Barn #1	
24	Former Sewage Plant Bldg. #01	
25	Former Sewage Plant Bldg. #02	
26	Former Sewage Plant Bldg. #03	
27	Former Sewage Plant Bldg. #04	
28	Stoney Lonesome	Cemetery
29	R-38	OFACM Shops
30	R-56	Tower # 3
31	R-61	Tower # 8
32	R-76	OFACM (Storage Shed)
33	R-85	OFACM (Paint Shop)
34	R-86	Security & Storage
35	Boxing Area	
36	Storage	Small shed directly south of R-30 (Steam Heating Plant)
37	R-Steam Tunnels	Underground utility tunnels

Attachment C: Overlay Map dated June 9, 2000  
Levels of Potential Land Disturbance and Archaeological Sensitivity.







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**Department of Planning & Zoning**  
Telephone: 703.324.1380  
or 711(Virginia Relay)  
Website: <http://www.fairfaxcounty.gov/dpz/>