

LAUREL HILL HOUSE

Historic Structure Report and Treatment Options



APPENDICES



Appendix 1: Memorandum of Agreement (MOA)

The Laurel Hill House is listed as a contributing structure to the District of Columbia Workhouse and Reformatory National Register of Historic Places Historic District. The house is governed by the Memorandum of Agreement (MOA). The MOA is an attachment to the Corrected Quitclaim Deed (July 2002) which transferred the property from the Federal Government to Fairfax County. The MOA provides procedural stipulations and review requirements for any “undertaking” within the National Register Eligible Historic District. The MOA requires the county’s Architectural Review Board (ARB) to review undertakings on the property in the same way it would review projects in a locally designated Fairfax County historic overlay district. Undertakings, as defined in the MOA, include, among other things, exterior rehabilitations or exterior alterations to contributing structures. The MOA requires the ARB to solicit comments from the Virginia Department of Historic Resources and the Lorton Heritage Society. Any rehabilitations and alterations to the house must be in keeping with the *Secretary of the Interior’s Standards for Rehabilitating Historic Buildings*.

The MOA addresses the review and documentation procedures for the demolition of any contributing structure. These procedures include coordination, review, and comment by the County Architectural Review Board, the Lorton Heritage Society, the Virginia Department of Historic Resources, and the Board of Supervisors. The MOA includes procedures if a commenting party objects to a proposed demolition.

Section 10 of the MOA provides that the parties to the MOA shall invite the Lorton Heritage Society (LHS), Federation of Lorton Communities (generally recognized now as the South County Federation), the Virginia Department of Historic Resources (VDHR), the Fairfax County Architectural Review Board (ARB), the Fairfax County Economic Development Authority, the 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. This participation includes a 30-day review of and comment on any proposed Request for Proposals by LHS, the ARB, and VDHR.

Advisory Council On Historic Preservation

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

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 7

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

JUN 28 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,

for 

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

ATC

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: [Signature] Date: 6/19/01
 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

ATG

CONCUR:

BUREAU OF LAND MANAGEMENT

By: _____ Date: _____
Name

Name/Title (printed)

ATG



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

Bo



CONCUR:

FAIRFAX COUNTY PARK AUTHORITY

By: Paul L. Baldino Date: 5/14/01
Name

PAUL L. BALDINO, DIRECTOR
Name/Title (printed)

CONCUR:

FAIRFAX COUNTY PUBLIC SCHOOLS

By: Jane K. Strauss Date: 6/15/01
Name

Jane K. Strauss, Chairman, Fairfax Co. School Board
Name/Title (printed)

CONCUR:

FEDERATION OF LORTON COMMUNITIES

By: Linwood Gerholm Date: June 18, 2000
Name

Linwood Gerholm - President Lorton Federation
Name/Title (printed)

ATG

CONCUR:

LORTON HERITAGE SOCIETY

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

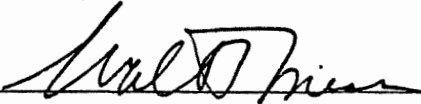
Harry Lattimore, President
Name/Title (printed)

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

IRMA A. CLAYTON, Project MANAGER
Name/Title (printed)

CONCUR:

NORTHERN VIRGINIA REGIONAL PARK AUTHORITY

By:  Date: May 15, 2021
Name

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.

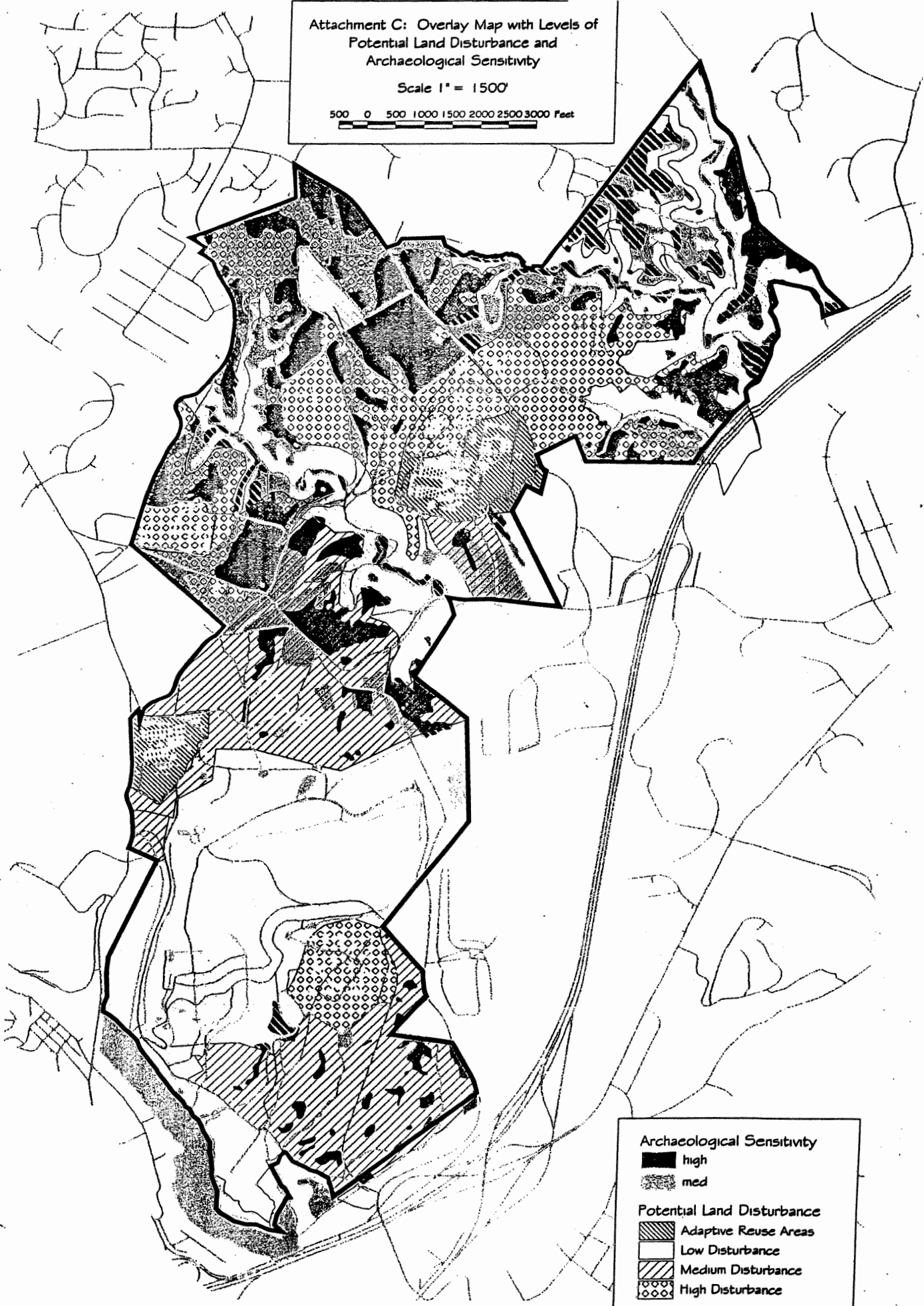
	Key Number/Name	Building Name
1	W-29	Former Heating Plant
2	W-30	Equipment Storage - Farm
3	W-37	Building "H", by former sewage tanks
4	W-66	Storage Shed (Farm)
5	W-68	Farm Barn
6	W-70	Greenhouse (Farm)
7	W-86	Building by former sewage tanks
8	W-98	Former Slaughterhouse Building
9	W-Conc. Pad Tank Cover	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.**

Attachment C: Overlay Map with Levels of
Potential Land Disturbance and
Archaeological Sensitivity

Scale 1" = 1500'

500 0 500 1000 1500 2000 2500 3000 Feet



Archaeological Sensitivity

- high
- med

Potential Land Disturbance

- Adaptive Reuse Areas
- Low Disturbance
- Medium Disturbance
- High Disturbance

Appendix 2: Secretary of Interior's Standards

Standards for Preservation

1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will 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 elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will 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.

Standards for Restoration

1. A property will be used as it was historically or be given a new use which reflects the property's restoration period.
2. Materials and features from the restoration period will be retained and preserved. The removal of materials or alteration of features, spaces, and spatial relationships that characterize the period will not be undertaken.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Materials, features, spaces, and finishes that characterize other historical periods will be documented prior to their alteration or removal.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.
6. Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.
7. Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.
8. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

9. Archeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
10. Designs that were never executed historically will not be constructed.

Standards for Reconstruction

1. Reconstruction will be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture, and such reconstruction is essential to the public understanding of the property.
2. Reconstruction of a landscape, building, structure, or object in its historic location will be preceded by a thorough archeological investigation to identify and evaluate those features and artifacts which are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures will be undertaken.
3. Reconstruction will include measures to preserve any remaining historic materials, features, and spatial relationships.
4. Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. A reconstructed property will re-create the appearance of the non-surviving historic property in materials, design, color, and texture.
5. A reconstruction will be clearly identified as a contemporary re-creation.
6. Designs that were never executed historically will not be constructed.

**Appendix 3: Meeting Notes:
Laurel Hill House Study**

- A.** Laurel Hill House Study: Meeting #1
Agenda and Meeting Notes 08/03/07
- B.** Laurel Hill House Study: Meeting #2
Agenda and Meeting Notes 10/30/07
- C.** Laurel Hill House Study: Meeting #3
Agenda and Meeting Notes 01/22/08

**Appendix 3A: Laurel Hill House Study: Meeting #1
Agenda and Meeting Notes 08/03/07**

LAUREL HILL HOUSE STUDY KICK-OFF MEETING
AUGUST 23, 2007
9:00 A.M.
LAUREL HILL SECURITY OFFICE, 8515 SILVERBROOK ROAD

AGENDA

1. WELCOME & INTRODUCTIONS

- Fairfax County Department of Planning and Zoning
- Frazier Associates
- Committee Members

2. GENERAL SCOPE OF WORK AND DESCRIPTION OF STUDY

- Architectural/Historic Structure Assessment and Strategies for Preservation, Interpretive History

3. ROLES & RESPONSIBILITIES

- County Staff – DPZ will manage the study, provide website updates, and will include other county agencies, as needed.
- Consultants – The consultants can only provide findings to, and respond to questions from, the County. Please direct questions to County staff.
- Citizen / Staff Committee – Provide help and value by
 - Communicating desires, issues, and perspectives to the study
 - Reacting to and commenting on the study findings
 - Providing feedback on the options developed for future use of the house and property

4. SCHEDULE (TENTATIVE)

- ↻ SEPTEMBER 2007
 - Frazier Associates continue work at site
 - Site Tour for Committee
- ↻ OCTOBER 2007
 - OCTOBER 24TH OR 25TH-COMMITTEE MEETING #2
 - Frazier Associates will present research and findings, and suggest strategies
 - Committee to provide feedback
 - Goal: Two options for further study
- ↻ NOVEMBER 2007
 - NOVEMBER 28TH OR 29TH – COMMITTEE MEETING #3
 - Frazier Associates will present detailed analysis on 2 options
 - Analysis will include construction costs, zoning information etc.
 - Goal: Committee feedback on the final two options
- ↻ FINAL REPORT TO DPZ AND COMMITTEE BY END OF 2007

5. Q & A RE: SCOPE, ROLES, OR SCHEDULE

6. 20-MINUTE ROUND TABLE – FOCUS QUESTIONS FOR THE COMMITTEE

BACKGROUND: THE LINDSAY HOUSE IS AN 18TH C. PLANTATION HOUSE THAT HAS MODERN ADD-ONS AND NOW SITS ADJACENT TO A FORMER PRISON. PRISON-ERA FORMAL GARDENS ARE PART OF THE PROPERTY AND PARKLAND WILL ABUT ONE SIDE OF THE SITE.

7. FOLLOW-UP Q&A

8. ADJOURN

Notes

LAUREL HILL HOUSE STUDY KICK-OFF MEETING
AUGUST 23, 2007
9:00 A.M.
LAUREL HILL SECURITY OFFICE, 8515 SILVERBROOK ROAD

MEETING NOTES

WELCOME & INTRODUCTIONS

- Fairfax County Department of Planning & Zoning
- Frazier Associates
- Committee Members

Chris Caperton welcomed the group to the meeting and began the introductions. A list of the meeting attendees is included at the end of this document.

It was noted that residents of Spring Hill have been invited to participate (through Dale Johnson) and that one resident was interested but was unable to attend this meeting. The principal at South County Secondary School, Dale Rumberger, and Jeffrey Schneider, a social studies teacher have both been informed of the study. Bill Crosby at the Virginia Department of Historic Resources has been invited to participate but will be unable to attend meetings. Staff will keep VDHR informed and request comment on the study. It was also noted that a descendant of the Lindsay family (Marilou Smith Ninowsky) has been in touch with staff, and DPZ will ensure that this descendant stays informed as the study progresses.

History Commissioner Gretchen Bulova was unable to attend because of vacation plans but has confirmed her interest in participating.

GENERAL SCOPE OF WORK AND DESCRIPTION OF STUDY

- o Architectural/Historic Structure Assessment and Strategies for Preservation, Interpretive History

Leanna Hush of DPZ introduced the handouts provided. These are now posted on the website:

1. List of the committee members,
2. Aerial photograph of the adaptive reuse site,
3. A sketch of the original house and information excerpted from *The Lindsays of America*,
4. A map of the site from the National Register nomination and related descriptions,
5. Photographs of the exterior of the Laurel Hill House, taken on 8/22/07.

The general concepts behind the scope of the project were discussed. The Laurel Hill House is listed on the National Register and was the home of Major William Lindsay,

who served in the Virginia Militia during the American Revolution. The house most recently (in the 1970s) served as a home for the Superintendent of the prison. The house has been vacant since that time.

Frazier Associates has been hired to prepare an Architectural and Historic Structure Assessment of the house and to develop four strategies for preservation and interpretation of the house. From those four options the committee will help to choose two for further analysis by Frazier Associates.

Frazier will provide a description of the house illustrated with plans, perform research on the history of the house and its significance, provide a sequence of construction, and recommend options for reuse.

As background, Leanna Hush briefly described the requirement that VDHR, the Lorton Heritage Society, and the Fairfax County Architectural Review Board review, per the Memorandum of Agreement, any undertakings related to structures. In addition, DPZ will release a Request for Proposal (RFP) for a Master Developer for the adaptive reuse site (former reformatory and penitentiary site) of which the Laurel Hill House is a part. It is envisioned that this study will provide information and recommendations to that upcoming process.

Bill Frazier provided a brief background about Frazier Associates and then provided general observations about the house after their first visit on Wednesday 8/22/07. The team will use rectified digital photography in their assessment of the house. Frazier will bring a structural engineer to the site in September to perform additional research. As part of the project Frazier will identify costs for replacement and reconstruction options.

These are initial observations that may change based on further research:

- Overall the structure is extremely deteriorated; the porch is not structurally sound and there are several places in the first floor with holes in the floor. The staircase to the second floor has partially collapsed and a ladder is needed to reach the second floor. If the house were to be taken back to the original structure it would require new materials due to the deterioration and lack of the existing materials.
- The majority of the additions to the house (right wing and back wing) appear to date to the early 20th century, and perhaps were done by Washington, D.C. lawyer Howe Totten, who kept the home as a second residence prior to its purchase by the Federal Government as part of the D.C. prison property.
- Portions of the skeleton structure of the original house exist as well as the original stone foundation. It was noted that these are salvageable.
- Within the original skeleton the doorways, windows, wall treatments, and chimneys, where present, all appear to be newer additions. Few if any original exterior features are present. The original stone chimneys were either demolished or replaced.
- Any future reuse of the house should perhaps focus on a particular period of significance; the late 18th century farmhouse, the early 20th century second home, or

the relationship of the house to the prison in the early 20th century. The committee can assist with input.

- Frazier noted that some original beams and support structures had newer support pieces attached as a result of termite or other deterioration. Frazier will need to examine the full extent of termite or insect damage.
- Two windows on the second floor appear to be a different style than the other windows in the house and may be original to the first farmhouse.

ROUNDTABLE DISCUSSION

A roundtable discussion was held to capture recommendations and ideas from the group for the house and site (Number 6 on the Agenda). The following was identified:

- Preservation and re-use - the grounds should tell a story
- Maintain the historic 18th century core – the farmhouse is a unique representation of an “ordinary” class family within Fairfax County (as compared to other historic plantation upper-class homes such as Mount Vernon, Woodlawn, etc.). It could represent the way of life for a particular time period (furnished modestly, period house museum)
- Adjacent Lindsay Cemetery:
 - Locate additional gravesites and confirm the veracity of the two marked graves
 - Put together the cemetery piece of the story for public use and historic interpretation
 - Concern about the existing road acting as a barrier/separation between the house and cemetery; need to have a comprehensive treatment for the site
 - Contact the DAR about any future work on the gravesites and to keep them informed of the study
- Concern about where parking and access will be located. Discussion about uniqueness of the driveway and entrance features to the site.
- Restore the adjacent gardens and make them part of the overall experience, do not isolate the house from the garden
- Use as an education piece for school children, beginning of larger tour, welcome center, visitor center
- Picnic areas, part of larger Laurel Hill Park, receptions in gardens and on site with house as backdrop
- Don't want to just see the foundation of the original house – want to see something substantial
- Possible re-use as a park employee residence
- Fairfax County Park Authority typically manages historic structures, the Board of Supervisors does not have the same mechanisms in place to maintain historic structures

- Committee should dialogue with the BOS because we are breaking new ground with the possible re-use
- Ramsey House in Alexandria is an example of what can be done – a visitor center
- Consider use of low-impact vehicles (golf carts) to traverse the area
- Consider archaeological resources for the larger area – perhaps dig a builder’s trench for further investigation. It should be noted that the scope of work for this project does not include provisions for cultural investigations of the site or carbon-dating of features within the house.
- Possible permanent exhibit of the progression of development of the house through photos and displays
- Maintain contact with Bill Crosby and VDHR staff
- Property is planned for public use (heritage resource area) and under control of the Board of Supervisors
- Focal point to adjacent adaptive reuse area
- Location just off of (permanent) cross-county trail location
- Consider Section 106 responsibilities if State or Federal funds are used
- Consider connections to George Washington as well as Scots-Irish history of the house

Other Comments

- A comment was made about the lack of funds spent on the house as recommended in the 2004 building survey prepared for the county. Applied Management Engineering, Inc. (AME) conducted visual inspections of all (approximately 90) Laurel Hill buildings and structures in March - June of 2004. The AME report recommended weatherization and stabilization efforts for the Laurel Hill House and estimated these costs to be \$59,000 in 2005 and \$29,000 in 2009. Some weatherization efforts took place in 2005, including patching a significant portion of the roof covering the original house structure. While the AME inventory identified a variety of house deficiencies, many of the proposed improvements to the house (e.g., replacing concrete foundation walls and replacing the porch) are more appropriate in the context of the future plans for the house, i.e., the current historic structure assessment and recommendations. See last bullet for near-term improvements.
- Several newspaper articles were mentioned related to the costs of historic preservation for Oak Hill, Salona and Mt. Gilead. Copies of these articles were provided to Frazier Associates.
- Questions related to the scope and inclusion of archaeological work at the site. Archaeological work is not included in the scope of work.

- ↪ The consultant noted some specific deterioration in the house due to one hole in the roof and other problems created by earlier water damage. DPZ staff will investigate and make near-term repairs as needed to allow safe access and to prevent further deterioration.

The group then briefly discussed the following roles and responsibilities, and the upcoming schedule.

ROLES & RESPONSIBILITIES

- ↪ County Staff – DPZ will manage the study, set agendas, take meeting notes, provide website updates, and include other county agencies, as needed.
- ↪ Consultants – The consultants can only provide findings to, and respond to questions from, the County. Please direct questions to County staff.
- ↪ Citizen / Staff Committee – Provide help and value by
 - Communicating desires, issues, and perspectives to the study
 - Reacting to and commenting on the study findings
 - Providing feedback on the options developed for future use of the house and property

SCHEDULE (TENTATIVE)

- ↪ SEPTEMBER 2007
 - Frazier Associates continue work at site
 - Site Tour for Committee (**Note that this may not include the interior of the house due to safety concerns**)
- ↪ OCTOBER 2007
 - OCTOBER 24TH OR 25TH-COMMITTEE MEETING #2
 - Frazier Associates will present research and findings, and suggest strategies
 - Committee to provide feedback
 - Goal: Two options for further study
- ↪ NOVEMBER 2007
 - NOVEMBER 28TH OR 29TH – COMMITTEE MEETING #3
 - Frazier Associates will present detailed analysis on 2 options
 - Analysis will include construction costs, zoning information etc.
 - Goal: Committee feedback on the final two options
- ↪ FINAL REPORT TO DPZ AND COMMITTEE BY END OF 2007

Meeting adjourned at approximately 11:00 am.

8-30-07

Meeting Attendees 8/23/07

Chris Caperton, Laurel Hill Project Coordinator, Department of Planning and Zoning (DPZ)

Linda Blank, Historic Preservation Planner, DPZ

Leanna Hush, Laurel Hill Planner, DPZ

Aimee Wells, Fairfax County Park Authority Cultural Resource Management and Protection Section

Bob Betsold, Fairfax County Park Authority

Thomas Howard, Fairfax County Board of Supervisors (Mount Vernon District office)

Irma Clifton, Lorton Heritage Society, Fairfax County History Commission

Neal McBride, Lorton Heritage Society, Laurel Hill Task Force, SRC

Kenena Spalding

Willie Evans, Jr., Lorton Heritage Society

Bill Frazier, Frazier Associates

Carter Green, Frazier Associates

**Appendix 3B: Laurel Hill House Study: Meeting #2
Agenda and Meeting Notes 10/30/07**



FRAZIER
ASSOCIATES

AGENDA

DATE: 10/30/07

LAUREL HILL HOUSE HISTORIC STRUCTURES REPORT AND TREATMENT OPTIONS MEETING #2

I. OVERVIEW: HOW DOES LAUREL HILL HOUSE FIT INTO LARGER DEVELOPMENT

- A. NAMESAKE OF LARGER DEVELOPMENT.
- B. STARTING POINT IN HISTORY OF SITE
- C. TIED INTO PRISON ERA AND RELATED TO THE REMAINING BUILDINGS AT THE REFORMATORY
- D. ADJACENT TO PROPOSED RECREATIONAL USES

II. PRESERVATION APPROACHES

- A. REHABILITATION – MAKING POSSIBLE AN EFFICIENT COMPATIBLE USE FOR A PROPERTY THROUGH REPAIR, ALTERATIONS AND ADDITIONS WHILE PRESERVING THOSE PORTIONS OR FEATURES THAT CONVEY ITS HISTORICAL, CULTURAL OR ARCHITECTURAL VALUES.
- B. RESTORATION - ACCURATELY DEPICTING THE FORM, FEATURES AND CHARACTER OF A PROPERTY AS IT APPEARED AT A PARTICULAR PERIOD OF TIME BY MEANS OF THE REMOVAL OF FEATURES FROM OTHER PERIODS IN ITS HISTORY AND RECONSTRUCTION OF MISSING FEATURES FROM THE RESTORATION PERIOD.
- C. RECONSTRUCTION - THE ACT OR PROCESS OF DEPICTING, BY MEANS OF NEW CONSTRUCTION, THE FORM, FEATURES AND DETAILING OF A NON-SURVIVING SITE, LANDSCAPE, BUILDING, STRUCTURE OR OBJECT FOR THE PURPOSE OF REPLICATING ITS APPEARANCE AT A SPECIFIC PERIOD OF TIME AND IN ITS HISTORIC LOCATION.

III. HISTORIC SIGNIFICANCE

- A. HOUSE HAS LOCAL SIGNIFICANCE MORE THAN REGIONAL OR NATIONAL (WITH POSSIBLE EXCEPTION OF ITS RELATIONSHIP TO PRISON PRACTICES DURING WARDEN OCCUPANCY).
- B. HOUSE IS AN EXAMPLE OF 18TH CENTURY VIRGINIA PLANTATION OF PERSON WITH MODEST MEANS. ALSO THE ORIGINAL OWNER WAS A REVOLUTIONARY WAR FIGURE.
- C. EARLY 20TH CENTURY ALTERATIONS ARE EXTENSIVE AND GIVEN LOSS OF ORIGINAL HISTORIC FABRIC, THEY COULD BE INTERPRETED AS ANOTHER PERIOD OF SIGNIFICANCE FOR THE HOUSE.
- D. GARDENS WITH THEIR NEOCLASSICAL DESIGN AND ASSOCIATION WITH PROGRESSIVE PRISON PRACTICES ARE SIGNIFICANT AND HOUSE IN CURRENT CONFIGURATION GOES WITH THEM.

IV. BUILDING HISTORY

- A. TIMELINE
- B. PROBABLE CONSTRUCTION SEQUENCE

V. BUILDING CONDITION

- A. DETERIORATION DUE TO AGE, ABUSE, WATER INFILTRATION
- B. LOSS OF HISTORIC FABRIC DUE TO ALTERATIONS
 - 1. REMOVAL OF ORIGINAL DOORS, WINDOWS, TRIM AND FIREPLACE
 - 2. SHED DORMERS, SIDING
- C. STRUCTURAL CONDITION

VI. PROPOSED TREATMENT OPTIONS

A-1. RESTORATION OF ORIGINAL HOUSE

AND

A-2. ORIGINAL HOUSE WITH FIRST EAST ADDITIONS (SIMILAR TO A-1)

THESE APPROACHES WOULD BE BASED ON A CONJECTURAL RESORATION AND FROM AN ANALYSIS OF EXISTING HOUSE WITH UNKNOWN ELEMENTS RECREATED BASED ON OTHER LOCAL HOUSES OF SAME ERA AND TYPE.

- 1. PRO- MORE MANAGEABLE SCOPE AND COST, CREATES A LANDMARK BUILDING FOR THE DEVELOPMENT WITH A STRAIGHTFORWARD INTERPRETATION, CREATES AN ARCHITECTURAL SYMBOL FOR THE LARGER DEVELOPMENT.
- 2. CON- LITTLE ORIGINAL HISTORIC FABRIC REMAINS AND THE SMALL SIZE MAY LIMIT SOME POTENTIAL USES.
- 3. PROPOSED USES: HOUSE MUSEUM/ EDUCATIONAL PIECE, WELCOME/ VISITORS CENTER, CARETAKER/ STAFF RESIDENCE.

A-3. ORIGINAL HOUSE WITH REDESIGNED ADDITIONS

THIS APPROACH WOULD ALLOW THE CREATION OF A NEW ADDITION TO EFFICIENTLY HOUSE NEEDED USES USING THE FOOTPRINT OF SOME OF EARLIER ADDITIONS.

1. PRO – SAME AS ABOVE BUT THE NEW ADDITIONS COULD BE DESIGNED TO POSSIBLY MEET NEW USES MORE EFFICIENTLY THAN CURRENT CONFIGURATION.
2. CON – EVEN WITH A NEW ADDITION THE SMALL SIZE STILL MAY LIMIT SOME POTENTIAL USES.
3. PROPOSED USES: SAME AS ABOVE

B-1. EARLY 20TH CENTURY HOUSE

THIS APPROACH INCLUDES RESTORATION OF THE PORCH AND REAR ADDITION.

REMOVE SOME OF THE OTHER LATER SIDE ADDITIONS AND RESTORE EARLIER DORMERS.

1. PRO – BETTER ABLE TO HOST EVENTS IN BUILDING, CREATES BUILDING STYLE THAT CAN BE INTERPRETED ALONG WITH GARDENS
2. CON – POOR CONDITION OF HOUSE WILL MAKE FOR AN EXPENSIVE CONSTRUCTION PROJECT, AND IT WILL BE DIFFICULT TO DETERMINE EXACT CONFIGURATION OF THE HOUSE AT THAT TIME.
3. PROPOSED USES: ALL OF THE EARLIER SUGGESTED USES PLUS THE POSSIBILITY OF ADDING MEETING/RECEPTION FACILITY USED IN CONJUNCTION WITH GARDENS, POSSIBILITY OF HAVING SPACE FOR SMALL EXHIBITS.

B-2. RESTORE HOUSE IN CURRENT CONFIGURATION

THIS APPROACH INCLUDES PRESERVING THE HOUSE IN ITS CURRENT CONFIGURATION.

1. PRO-BETTER ABLE TO HOST EVENTS IN BUILDING, CREATES BUILDING STYLE THAT CAN BE INTERPRETED ALONG WITH GARDENS. THIS APPROACH RETAINS ALL ERAS AND CHANGES TO THE HOUSE.
2. CON – POOR CONDITION OF HOUSE WILL MAKE FOR AN EXPENSIVE CONSTRUCTION PROJECT.
3. PROPOSED USES: SAME AS B-1

VII. GROUNDS AND LANDSCAPE CONSIDERATIONS



FRAZIER
ASSOCIATES

Laurel Hill House - Timeline

- 1787-1790 Property purchased by William Lindsay
1787-1791 Likely time of construction of the original house
1787-1873 Lindsay (and extended family ownership)
- 1880's Sketch showing original house and first addition(s) to east
1906 Property purchased by DC attorney Howe Totten
- Early
20th Century Photograph showing porch addition
- 1910 DC government purchases 1,155 acres adjoining the Laurel Hill property to use a Workhouse for the city's prisoners
- 1914 153 acres of the Laurel Hill property are condemned to use for the DC Reformatory
- 1916-1923 Record of repairs to Laurel Hill House by Reformatory
- 1918 Plan of Reformatory showing Laurel Hill House with with current footprint minus bathroom addition and final additions on east side
- 1919 Remaining 10 acres of Totten property purchased by DC for expansion of the Reformatory
- Ca. 1920 Photographs showing shed dormers on house, garden to rear, bathroom addition, and garage. Final additions on east do not appear
- 1937 Aerial photograph showing house in current configuration and terraced gardens under construction
- 1970 HABS inventory notes use as residence and building exterior and interior in good condition
- 1996 Fairfax County Landmarks Register Form notes the building still being used as a guesthouse but to be "in need of repair"

LAUREL HILL HOUSE STUDY
MEETING # 2
OCTOBER 30, 2007, 7:00 P.M.
LAUREL HILL COMMUNITY ASSOCIATION CLUBHOUSE
8380 LAUREL CREST DRIVE, LORTON, VA 22079

MEETING NOTES

WELCOME

Chris Caperton welcomed the group to the meeting and reviewed the agenda and process for the evening. Frazier Associates would present their findings and 4 options for the preservation of the house, and DPZ would document the comments from the group and post online to allow for additional comments and suggestions. DPZ will then review all the comments provided and direct Frazier as to the 2 options for further study. Those two options will be presented at a future meeting (tentatively scheduled for November 28, 2007).

The agenda, timeline, and PowerPoint presentation are posted separately under the October 30, 2007 meeting date at

http://www.fairfaxcounty.gov/dpz/laurelhill/laurel_hill_house.htm

Note that the summary below includes descriptions and definitions found on the agenda provided by Frazier Associates.

PRESENTATION BY FRAZIER ASSOCIATES

Carter Green of Frazier Associates reviewed the work completed to date in order to prepare a historic structure report for the house. This discussion included the location of the house in the larger area, the house as the namesake (Laurel Hill) of the larger development and area, and the recognition of the history of the house from both the Lindsay and Prison eras.

Preservation Objectives were reviewed and the following definitions provided:

Rehabilitation – making possible an efficient compatible use for a property through repair, alterations and additions while preserving those portions or features that convey its historical, cultural or architectural values.

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

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

Building History (Timeline and Probable Construction Sequence) and Condition

The building history was reviewed. Photographs and drawings of the house were shown. These included a sketch from the 1880s, a photograph from the early 20th century, a survey post 1918, photos from the 1920s, aerial photographs from 1937 and 1953, and photographs from the 1970s.

The floor plan of the house highlighting the probable construction sequence for nine different areas of the house was shown. Please see the PowerPoint presentation for this image. The earliest additions were to the east side of the house.

The building condition was reviewed. The house has deteriorated due age and water infiltration, and there has been a loss of historic fabric due to alterations (removal of original doors, windows, trim and the fireplace). The structural condition was also evaluated, and it was found that the house has significant structural integrity to merit consideration for restoration, although the structure is not without faults. There would be limits to the uses that are possible in the house without additional structural work.

Frazier Associates provided various photographs of the exterior and interior of the house and provided comments on various aspects of the house that led to their conclusions (doors, mantel, rafters, framing).

Historic Significance

The historic significance of the house was discussed. The original owner of the house (William Lindsay) was a Revolutionary War figure and the house has local significance more than regional. It is an example of an 18th century Virginia plantation of a person of modest means. The early 20th century alterations are extensive and given the loss of the historic fabric, they could be interpreted as another period of significance for the house. The gardens with their neoclassical design and association with progressive prison practices are significant and the house in its current configuration goes with them.

Proposed Treatment Options

The proposed treatment options were presented.

A-1. Restoration of Original House (the Brush-Everard House in Williamsburg, VA was shown as an example of the A-1 approach).

and

A-2. Original house with first east additions (similar to A-1)

These approaches would be based on a conjectural restoration and from an analysis of existing house with unknown elements recreated based on other local houses of same era and type.

Pro-more manageable scope and cost, creates a landmark building for the development with a straightforward interpretation, creates an architectural symbol for the larger development.

Con- little original historic fabric remains and the small size may limit some potential uses.

Proposed Uses: House museum/educational piece, welcome/visitors center, caretaker/staff residence.

A-3. Original house with redesigned additions

This approach would allow the creation of a new addition to efficiently house needed uses using the footprint of some of earlier additions.

Pro – same as above but the new additions could be designed to possibly meet new uses more efficiently than current configuration.

Con – Even with a new addition the small size still may limit some potential uses.

Proposed Uses: same as above

B-1. Early 20th Century House

This approach includes restoration of the porch and rear addition. Remove some of the other later side additions and restore earlier dormers.

Pro – Better able to host events in building, creates building style that can be interpreted along with gardens

Con – Poor condition of house will make for an expensive construction project, and it will be difficult to determine exact configuration of the house at that time.

Proposed uses: All of the earlier suggested uses plus the possibility of adding meeting/reception facility used in conjunction with gardens, possibility of having space for small exhibits.

B-2. Restore house in current configuration

This approach includes preserving the house in its current configuration.

Pro-Better able to host events in building, creates building style that can be interpreted along with gardens. This approach retains all eras and changes to the house.

Con – Poor condition of house will make for an expensive construction project.

Proposed uses: same as B-1

Grounds and Landscape Considerations

Elisabeth Lardner of Lardner/Klein Landscape Architects presented an overview of the grounds of the Laurel Hill House and the adjacent gardens. The house was sited on a north/south ridge between two drainage ways, which is typical for an 18th century house. There are reports that there were views of the Potomac River, but now those views are blocked by vegetation. The house grounds comprise approximately 2 acres and the gardens comprise approximately one-half acre. Ms. Lardner also discussed roads and circulation in the context of the house. There is a construction road trace to the east of the house. The outbuildings (a garage that sat to the north of the house) and gardens were also discussed, as well as the Lindsay family cemetery across the perimeter road.

The Park Authority is completing a study of the Laurel Hill House Gardens (due January 2008). These neoclassical gardens to the southeast are structurally in good condition and many of the design elements are visible.

Discussion

Bill Frazier of Frazier Associates began the discussion about the options for the house. He stated that any restoration would require reconstruction due to the condition of the house, and that new materials would be needed regardless of the approach chosen. He said that there may not be enough historic fabric for the house to be an education tool if the goal was to have an original 18th century house.

The reuse options need to take into consideration that the building is small with small spaces (second floor offices, exhibits, etc.) rather than assemblies or use for larger events. It was noted that larger events or uses would require additional structural work. Bill Frazier noted that the costs will be high for these options (costs for two options will be provided at the next meeting). He also described briefly that different levels of restoration are possible (using similar finishes that would have been used with the original house, etc.). He also noted the importance of tying the future use of the house into the site and surrounding area.

The committee and meeting attendees then asked questions and made comments on the presentation, which were captured by staff in both notes and on a flipchart.

Options for Restoration and Use

1. The A-1 and A-2 options present an opportunity for Fairfax County to tell the story of a modest, ordinary house of the late 18th century. Frazier Associates would look at other houses in Virginia in this timeframe to get an idea of what was there since so much of the historic fabric has been lost. Additional research and archaeological investigations are necessary to take the house back to the original structure.
2. One option could be to demolish the house, keep the foundation and install a historical marker and look at ways to tell the story of what was there.
3. If the original house option is chosen, it may be necessary to keep some of the additions to utilize for space for bathrooms, kitchen, office, and to comply with ADA requirements. It was suggested that a checklist be compiled to list what we want to see out of the building.
4. Comment to have a “How we know what we know” type of display, describing how preservation work is done, and utilize this project as part of a strategic plan for that educational purpose. This could be set up as a 20 year plan to showcase the Laurel Hill House project. This could be on-going to show the evolution and journey of the site.
5. Use the restored house as an “ordinary house” example next to a Fairfax County History Museum (if that museum was located in the adjacent adaptive reuse site).
6. A determination needs to be made if the reuse of the house should tie-in the 1930s gardens with an 18th century house? Would this create a disjointed story or interpretation?
7. The future use could link to the gardens – perhaps weddings or similar events could take advantage of the site as a whole.

8. Cost considerations may be significant – the cost would probably be less to take the house back to the original structure (fewer rooms, etc.) than restoring the existing building (more cost but more space).
9. If the house is restored as the original structure use photos to tell the story of the 1930s house.
10. Use the house as a Lindsay house museum (with picnic areas, trails, etc)
11. If federal funding is used, need to investigate Section 106 requirements.
12. Why do we want a house museum? House museums are closing, have funding problems, need staff, and are costly. Why should we create a house museum with these cost implications? Are there existing funds for this?
13. Restoring the original house structure could cost \$300 per square foot or more (this is not an official estimate)

Restoration and Rehabilitation

1. How do we go back to the original house and what needs to be removed? The porches, windows, and interior elements need to be removed. The character defining areas would be restored accordingly.
2. Does restoration involve the use of fiberglass and machine cut pieces for restorations? Frazier noted that for a restoration for this house the same materials could be used, without using new products like fiberglass given the small amount of materials.
3. Research into the historic elements can be quite involved, if one chooses, examining nails, scraps of wallpaper, paint, and decorative trim, etc.
4. Does restoration require the installation of sprinkler systems? Code analysis would be needed to determine requirements based on use and the size of the house.

Site Considerations

1. Archaeological investigation would help to determine the location of outbuildings on the property. GPR or remote-sensing techniques could be used to locate the gravesites.
2. A determination needs to be made if the reuse of the house should tie-in the 1930s gardens with an 18th century house? Would this create a disjointed story or interpretation?
3. 18th century sites are often interpreted with 20th century Colonial Revival gardens. The different time periods can be documented by signage and other interpretive means.
4. We should use the gardens and brickwork along original road to the house to showcase heritage plants from the area.
5. The future use could link to the gardens – perhaps weddings or similar events could take advantage of the site as a whole.

Miscellaneous

1. Comment that a newspaper ad that William Lindsay's widow placed listed the outbuildings on the property—a copy will be provided to Frazier Associates.
2. Staff should provide the full chapter of the Lindsays of America that was referenced. Staff will coordinate this with the committee and Frazier Associates.

11-6-07

3. Could students work on restoring the house? This might be possible with proper instruction on preservation, perhaps utilizing the preservation trades network.
4. A request was made that staff provide the Park Authority's plans for interpretive signs in Laurel Hill Park. Several of these signs are now installed in the recently opened areas of the park. The remainder of the signs are in draft form. The signs discuss the larger area, and are not specific to the Laurel Hill House. Staff has confirmed with the Park Authority that the draft signs are not yet available for posting online or distribution.

The meeting adjourned at approximately 9:00 p.m.

**Appendix 3C: Laurel Hill House Study: Meeting #3
Agenda and Meeting Notes 01/22/08**



FRAZIER
ASSOCIATES

DATE: January 22, 2008

MEETING TOPIC: Laurel Hill House – Historic Structures Report and Treatment Options

I. Introductory Remarks

II. Presentation

A. Overview

B. Building History

C. Building Condition

D. Historic Significance

E. Proposed Treatment Options

Option 1: Restoration of 18th Century House with Redesigned Additions

Option 2. Rehabilitate House in its Current Configuration

Option 3. Selective Demolition, Preserve Foundations and Interpretive Plan

F. Grounds and Landscape Considerations

G. Criteria for Judging Treatment Options

III. General Discussion

LAUREL HILL HOUSE STUDY
MEETING # 3
JANUARY 22, 2008, 7:00 P.M.
LAUREL HILL COMMUNITY ASSOCIATION CLUBHOUSE
8380 LAUREL CREST DRIVE, LORTON, VA 22079

MEETING NOTES

WELCOME

Leanna O'Donnell welcomed the group to the last scheduled meeting, reviewed the process to date, and outlined the agenda for the meeting. Frazier Association would present their findings for the 3 treatment options they were asked to examine from a building code and cost estimate perspective. These three options were:

1. Reconstruction of 18th Century house with redesigned additions, evaluated as publicly-accessible house museum
2. Reconstruction of 1930s house in current configuration, evaluated as a publicly-accessible welcome center/visitor's center
3. Selective demolition to the foundation of the house, and options for interpretation of the house and site

The goal of the meeting was to hear Frazier's analysis, and make comments and ask questions. The final report will be provided to DPZ in mid-February.

The meeting materials can be viewed at

http://www.fairfaxcounty.gov/dpz/laurelhill/laurel_hill_house.htm

The **Agenda** is posted under the January 22, 2008 meeting date, and the **Presentation** can be found under Resources entitled "Laurel Hill House Final Presentation."

PRESENTATION BY FRAZIER ASSOCIATES

Bill Frazier and Carter Green of Frazier Associates reviewed the work completed to date in order to prepare a historic structure report for the house. This discussion included the location of the house in the larger area, the house as the namesake (Laurel Hill) of the larger development and area, and the recognition of the history of the house from both the Lindsay and Prison eras. Frazier Associates reviewed much of the material presented at the October meeting of the Committee, which included the building history, building condition, historic significance of the house, and proposed treatment options.

The following proposed treatment options were presented.

Restoration of Original House (18th Century Dwelling with Redesigned Additions)

Pros:

- More Manageable scope and cost than a complete rehabilitation of current house
- Creates a “landmark” building for the development that relates to the original era of development

Cons:

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

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

Potential New Uses: Small museum (reconstruction)

*Note this was the use that Frazier was asked to use for this analysis

Reconstruction of 20th Century House

Pros:

- Creates building period of significance that can be interpreted along with garden
- Retains all eras and changes to the house to reflect FCPA preservation policies
- May provide more flexibility in potential uses for building

Cons:

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

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

Potential New Uses: Visitor center, special events

*Note this was the use that Frazier was asked to use for this analysis

Interpretive Site

Pros:

- Least expensive options
- Easiest to implement
- Preserves some minimal aspect of the building
- Provides a historical and educational function through an exhibit to interpret all eras of property

Cons:

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

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

Potential New Uses: Interpretive Historic Site

Grounds and Landscape Considerations

Elisabeth Lardner of Lardner/Klein Landscape Architects presented an overview of the grounds of the Laurel Hill House and the adjacent gardens. The house was sited on a north/south ridge between two drainage ways, which is typical for an 18th century house. There are reports that there were views of the Potomac River, but now those views are blocked by vegetation. The house grounds comprise approximately 2 acres and the gardens comprise approximately one-half acre. Ms. Lardner also discussed roads and circulation in the context of the house. There is a construction road trace to the east of the house. The outbuildings (a garage that sat to the north of the house) and gardens were also discussed, as well as the Lindsay family cemetery across the perimeter road.

An important landscape consideration is how the house will connect to the gardens based on the option chosen for the house.

Site Options were presented based on the treatment options under discussion. There is limited evidence of site features, gardens and outbuilding for the 18th Century dwelling. For the 20th Century house option, the adjacent garden exists today, and there is good documentation of the yard and outbuildings from this time period through photos and surveys. There is also good information available for interpretive panels if used with the altered foundation and adjacent gardens.

Draft Criteria for Judging Options

Frazier Associates reviewed the preservation approaches (preservation, rehabilitation, restoration and reconstruction) and then presented draft criteria that may be used as treatment options are evaluated. These include:

1. Overall Goals for the Laurel Hill Adaptive Reuse Project
2. Historical Significance of House and Site
3. Current Condition of House and Site
4. Range of Possible Uses that fit House and Site
5. County, State and National Historic Preservation Standards or Policies
6. Funding Amount and Availability
7. Operational Responsibilities

DISCUSSION

Bill Frazier noted during the presentation that the costs presented are an estimate, and described them as an “Opinion of Costs” as they do not include soft costs such as additional research, archaeological work, landscape architecture work, etc. The costs only represent estimates of construction.

The discussion and questions have been organized by theme below:

Treatment Options

1. Comment that with Option 2 (20th Century house), it would be possible to include the garden restoration.
2. In evaluating the options using the criteria, timing is important because Option 2 will be affected the longer the house remains in its current condition; Option 1 will not be as affected as there is not much original historic fabric there.
3. Option 2-are there any challenges with building codes? Need to examine requirements for exits, enclosed stairways, sprinklers, structural improvements, second egress from the second floor, ADA access, storage and utilities, among others if building was open to the public.
4. Option 3 (interpretive site) would not be taken lightly by VDHR
5. Perhaps investigate constructing a roofline over the foundation with Option 3 to create a pavilion with a link to the garden.
6. Most of the Lindsay landscape is gone-the house doesn't tell much of that story without the outbuildings and surrounding land as a former prison. Need to be sure we are honest about the story we tell.
7. Williamsburg example-treatment began with less historic fabric than the Laurel Hill House has now. It was noted that many buildings in Williamsburg are considered examples of conjectural preservation.
8. How would these options be perceived by VDHR? Approach with VDHR should have options.

Draft Criteria for Judging Options

1. Criteria #1: What role could this criteria play, to ensure that this site is not isolated from the larger Laurel Hill Adaptive Reuse site?
2. Criteria #1 (overall goals for Laurel Hill), #5 (preservation policies), and #7 (operational responsibilities) seem most important.

General Comments

1. Comment to involve students in research of the house, or create internships.
2. Are there any recommendations for temporary protective measures that could be taken now to further stabilize the house? Mention of potential treatment for termites.

3. It was noted that different individuals will associate significance to the property according to individuals, events, etc.
4. Comment that more research should be provided into the Lindsay family history.
5. What are the next steps if funding is the bottom line?
6. Can a contributing structures become non-contributing if it has been altered or in poor condition?
7. Nationally, in last 30-40 years, it is generally considered better to preserve the history of the building through time because each generation has had an impact. May have issues with significance and contribution to National Register District if take house back to 18th Century-need to know what we are taking it back to.
8. Has any research been done as to the interest of the public for a house museum vs. the use of the 1930s house?
9. Memorandum of Agreement stipulates review procedures for the house.
10. What would the use be if the Park Authority had responsibility for the house? No opinion at this point, FCPA has experience with historic structures and their challenges. Most important to tell the story, regardless of the option chosen.
11. Can FCPA collections save historic pieces of the house? Probably not.
12. Discussion of moving the Oakton Schoolhouse

Appendix 4: Comments Received

- A.** Fairfax County Park Authority Comments:
Laurel Hill House with attachments
- B.** Comments by Neal McBride
- C.** Comment Request to Virginia Department of
Historic Resources, Fairfax County Architectural
Review Board and Lorton Heritage Society
- D.** Lorton Heritage Society Comments
- E.** Donna Beach Comments
(Lindsay family descendant)

**Appendix 4A:
Fairfax County Park Authority Comments:
Laurel Hill House with attachments**



FAIRFAX COUNTY PARK AUTHORITY

M E M O R A N D U M



TO: Chris Caperton, Laurel Hill Planning Coordinator
Department of Planning and Zoning

FROM: Kirk Holley, Manager
Special Projects Branch

DATE: November 28, 2007

SUBJECT: Comments on Laurel Hill House Preservation and Development Options
Frazier Associates Historic Structures Report

A meeting of the Laurel Hill House Oversight Group was held on October 30 to discuss preliminary findings by Frazier Associates in their work to prepare a Historic Structures Report (HSR) for that house. In addition, a meeting was held on November 6 to expand the Park Authority's understanding of this work. In response to your request we have provided comments about the potential treatment and use of the structure.

Overview and Background

The primary purpose of the HSR is to research, evaluate and document the historic background, documents, traditions of place and building fabric to determine a building's physical, architectural and use history. Existing conditions analysis is a key component in the treatment plan phase of the HSR. Both the use and the construction type of the building must be considered to evaluate reasonableness or rehabilitation and cost. A treatment plan should include realistic use options considering the building context, construction type classification and use classification. The latter two have specific definitions and requirements under the building code. Fairfax County follows the Commonwealth of Virginia Uniform Statewide Building Code (USBC) which is founded in the International Building Code (IBC) and has three parts of which the first two are of particular importance in this instance:

- Part I: Virginia Construction Code
<http://www.fairfaxcounty.gov/dpwes/publications/2003vcc.pdf>
- Part II: Virginia Rehabilitation Code
<http://www.fairfaxcounty.gov/dpwes/publications/2003vrc.pdf>

The Fairfax County Park Authority has an historic preservation policy to to guides decision makers in the appropriate preservation practices and application of options based on preservation objectives of the project. We also rely on the guidelines established by the National Trust for Historic Preservation. These have been provided in Attachment 1 for reference.

Laurel Hill House: Specific Comments

1. A linkage between the HSR and the HSR Treatment Plan must be made to the Laurel Hill House Gardens Cultural Landscape Report and Treatment Plan. The basic issue is that the 'period of significance' for the present cultural landscape, due to the extant garden complex, is the Lorton Progressive Era (ref. Lorton National Register: <http://www.fairfaxcounty.gov/dpz/laurelhill/natlregister/nrntext.pdf>) and, thus, what period of significance should the house represent (Colonial? Progressive Era? Other)? A discussion of having the house and cultural landscape (which includes hardscape features) from the same period of significance vs alternative periods of significance as well as the interpretive objectives of each warrants merit.
2. Terms such as 'Restoration,' 'Preservation,' 'Rehabilitation,' and 'Reconstruction' have different technical definitions and are not interchangeable. The decisions about how the structure is to be used and preserved impact which term of preservation should be applied. In this case the so-called option of 'Restoration of Original House' [Wm. Lindsay period of significance] appears to be the most appropriate context if the primary focus is to physically represent a "18th Virginia plantation of a person of modest means" thru the visual representation of the house from that period however it is unclear whether it would be a restoration, rehabilitation or reconstruction. It does not necessarily answer the question of most appropriate use or building construction. The Policy and Code considerations include:

Policy

- A. Generally, it is better to preserve than repair, better to repair than restore, better to restore than reconstruct.
- B. Usually, it is better to retain genuine old work of several periods than to arbitrarily "restore" the whole by new work to its aspect at a single period.

Building Codes

- A. What is the existing structure composed of? What are the materials? Do they need to be recreated? Are they flammable? What are the proposed loads?
- B. Will this be publicly accessible? Will it be used for meetings? Storage? A museum? Offices? Will it just be a landscape feature? Do we need to accommodate more than 50 people?
- C. Virginia USBC Parts I and II.

The Policy allows for some flexibility. It states:

“The above guidelines are not intended to be dogmatic and inflexible, but rather to provide the Park Authority a firm foundation for its own work. They are broad enough

that other points of view can be accommodated, but they are specific enough that the difference is clear between good and bad preservation.“

The Building Codes are less flexible. A decision to have public access (house museum for example) and not just a non publicly-accessible landscape structure (of a period of significance other than house) will trigger building code requirements that could destroy the historic house fabric and the very reason for the project. After all the structural modifications, MEP installs and additions, fire code requirements, ADA access, and so on, is it a ‘restoration’ when the building is of practically all new material with a few original pieces placed here and there? The USBC Part II Chapter 10 it reads:

1001.2 Report. The code official shall be permitted to require that an historic building undergoing repair, alteration or change of occupancy be investigated and evaluated by an RDP or other qualified person or agency as a condition of determining compliance with this code.

1001.2 suggest *some* leeway in code issues, but if you read the entire Part II document (13 pages) it is rather specific to code compliance.

Other Options

We also recommend consideration of a 6th option under the **Proposed Treatment Options- ‘Selective Demolition to Foundations and Preserving Foundations [with the addition of an extensive interpretive treatment plan]’**. The model for this preservation and interpretive approach is Mount Air Cultural Resource Park. We believe this option is viable since the HSR clearly notes correctly “the house has deteriorated due to age and water infiltration and there has been a loss of historic fabric due to alterations...the 20th century alterations are extensive and given the loss of historic fabric...” We question the statement “the house has significant structural integrity to merit consideration for restoration... although the structure is not without faults.” It appears many portions of the house are structurally unsound and unstable and if placed in the context of modern building codes (USBC) would be considered structurally unsound warranting condemnation.

Conclusion

It is our opinion that the existing Laurel Hill house structure is in very poor condition and renovation/restoration of its original configuration or some variation including more recent additions will be very costly. As options are considered they should list both the proposed building construction type as well as the proposed use type as defined by the USBC. An

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Laurel Hill Planning Coordinator
Department of Planning and Zoning
November 28, 2007
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assembly use (Type A) or even a business use (Type B – which permits some public use) is likely to be in direct conflict with a proposed “restoration” of the original Lindsey House making it a very costly project and perhaps requiring construction that would not represent the original house in any way recognizable to authorities, such as the National Register for Historic Places. Public meeting options exist at the nearby South County Secondary School, the Laurel Hill Golf Course Club House, the Springhill Clubhouse and potentially at the proposed redeveloped ReUse Area. If building occupancy is an important criterion to justify renovation then residential use should be considered. A list of reasonable options for this project should include demolition and interpretation.

We appreciate the opportunity to review the preliminary HSR and look forward to continuing discussions about the future of the Laurel Hill House and Gardens.

Attachment: Fairfax County Park Authority Policy 205 Historic Preservation
Appendix 12 National Trust for Historic Preservation Guidelines

cc: David Bowden, Director, Planning and Development Division
Cindy Walsh, Acting Director, Resource Management Division
Kay Rutledge, Manager, Land Acquisition Branch
Michael Rierson, Resource Management Division
Bob Betsold, Section Supervisor, Special Projects Branch

Policy 205 Historic Restoration

Following guidelines established by the National Trust for Historic Preservation* and the Secretary of the Interior's Standards and Guidelines*, the Park Authority policy on historic restoration requires that treatment of cultural resources with structural integrity shall be performed according to the following philosophical principles:

- A. Generally, it is better to preserve than repair, better to repair than restore, better to restore than reconstruct.
- B. Usually, it is better to retain genuine old work of several periods than to arbitrarily "restore" the whole by new work to its aspect at a single period.
- C. Every reasonable care and expense is justified to approximate in new work the materials, methods and quality of old construction.
- D. Modern uses should be consistent with the preservation of the building's values.

* See Appendix 15, Guidelines for Archaeological Investigations in Virginia, p. A-100; Appendix 16, Guidelines and Procedures for Historic Collections Management, p. A-117; and Appendix 14, Curatorial Care of Archaeological Objects, p. A-71.

Appendix 12 National Trust for Historic Preservation Guidelines

In any attempt to reconcile these divergent claims and motives for preservation and restoration there must be an informed and experienced guide. The following make up a brief guide:

1. The restoration of old and historic buildings requires the professional knowledge and special skill of trained and competent architects, historians, archaeologists, landscape architects, museumologists and experienced craftsmen.
2. No final decision as to a course of restorative action should be taken until (a) reasonable efforts have been made to exhaust the archaeological and documentary evidence as to the form and gradual changes of the monument, and (b) efforts that have been made to secure the record of such evidence, by drawings, photographs, notes and transcripts should be kept, and originals or copies made available to students in appropriate central libraries and where possible, published. In no case should evidence offered by the structure itself be

destroyed or covered up until it has been fully recorded. Sample specimens of physical evidence should also be preserved. All changes proposed should be studied in drawing and specification form to ensure thorough communication between laymen, architect and craftsmen.

3. In the treatment of surviving old buildings it is generally better to preserve than repair, better to repair than to restore, better to restore than to reconstruct. It is also advisable, before initiating a project, to consider carefully the possibility that once begun it may lead to "creeping reconstruction." There is the possibility that repair may lead to restoration and thence to reconstruction. Reconstruction is frequently acceptable and advisable if the entire structure is not available; it is deplorable when a structure survives in its entirety.

4. It is ordinarily better to retain genuine old work of several periods rather than to arbitrarily "restore" the whole, by new work, to its aspect at a single period. This applies to work of periods later than those now admired, provided it represents a genuine creative effort, or is a part of the life's history of the building. In no case should our own artistic preferences or prejudices lead us to modify, on aesthetic grounds, work of a past period representing other tastes.

Truth is not only stranger than fiction, it is more varied and more interesting. However, it should be recognized that it is sometimes essential to remove later work in order to obtain evidence of the structure pertaining to an earlier and more important period. No surviving old work should be removed or rebuilt for structural reasons if any reasonable additional trouble and expense would suffice to preserve it.

5. Every reasonable additional care and expense is justified to approximate in new work, the materials, methods and quality of old construction. But new work should be permanently identified and great discretion should be used in simulating old materials with modern materials. If old materials from other buildings are used in a restoration, their source and use should be permanently recorded. The use in an appropriate manner of old materials and details of the period and character is commendable when those materials are otherwise doomed to loss or destruction and their use is thereby an act of preservation. In securing materials for restoration work there should be no demolition or removal of buildings where there is a reasonable prospect that they will remain intact or as historic ruins on their own site. Where missing features are to be replaced without sufficient evidence as to their own original form, careful study should be made of other surviving examples of the period and region and precedents found for the replacement.

6. The nature of preservation and restoration work is such that it generally involves more time than would be expected in new construction. Many of the most important problems are unsuspected until the fabric is opened up.

7. When for educational or preservation purposes it is deemed necessary for a building to be removed to another site, its restoration should be guided by sound restoration principles as outlined above.

8. Complete reconstruction for educational purposes should also follow the above principles, with the caveat that any but a reconstruction based on the most substantial of evidence is a sham.

9. When an historic building survives into modern times, fortunately in its original use, it is important to retain all its principle features with only minor modification for modern use. When an historic building ceases to be used for its original purpose other uses should be sought to perpetuate its life.

Only modern uses should be adopted which are consistent with the preservation of the building's outstanding values. In such cases, limited compromise with restoration standards may be justified, especially in the interior, in order to obtain such conveniences as are necessary to modern life.

Since our needs and capabilities are always expanding, important or interesting features that cannot be restored at the moment should be covered over and protected to await future treatment.

Only a limited number of historical buildings, and even exceptional buildings, are important enough to be preserved solely for exhibition. These buildings must be cared for and restored with the utmost fidelity to the highest professional restoration standards.

The above guidelines are not intended to be dogmatic and inflexible, but rather to provide the Authority a firm foundation for its own work. They are broad enough that other points of view can be accommodated, but they are specific enough that the difference is clear between good and bad preservation.

I see these guidelines as forming the underpinnings of one of the best and most admirable programs in the nation, and certainly in the metropolitan area. As the parklands themselves preserve and protect natural resources, so historic preservation protects manmade resources. By means of historic preservation, we can better maintain the cultural ecology of our community and help to create an environment that is a joy to live in. As this environment grows and changes its cultural ecology must be balanced. The evidences of our past must be preserved to explain and enrich both the past and the present.

**Appendix 4B:
Comments by Neal McBride**

Subject: Comments/Suggestions to the Notes/Minutes and Consultants' Presentations (made at the 10/30/07 meeting of the LH House Committee)

1. Page 1, Presentation Section, 1st paragraph:

--- Suggest that Frazier needs to add at least a passing reference in its next presentation and in its final Study Report about the Lindsay Family's "Scots-Irish Diaspora-related" naming of its Laurel Hill Plantation, due to the Family's well-practiced habit of naming its homes after one or the other of its ancestrally-sourced homes in Scotland and Ireland. In our FC's case (as is detailed in the introductory chapter of the "Lindsay's in America" book), it seems that our Laurel Hill was named after the original Lindsay Family plantation estate located in the north of Ireland (County Derry/River Bann area) that is also known as Laurel Hill Plantation. In this same vein, Major Wm. Lindsay's predecessor family members had named their primary Fairfax plantation-estate, "The Mount" --- upon settling in Northern Virginia in late 17th Century after emigrating from Ireland following some one of the several British/Anglican-led pogroms of "recalcitrant" Presbyterian Scots-Irish at the time --- after the very first Lindsay Clan's homestead located in the southern or Skye area of Scotland.

2. Page 2, Building History Section, 3rd paragraph:

--- Suggest that Frazier should add a comment about the reference that Mary Oakey makes in her book, "Journey From the Gallows" (Chapter 11, page 123, end of 2nd paragraph) that even the D.C. Government thought enough of the heritage/meaning of Laurel Hill that it had developed plans apparently to restore the house on its own. Oakey's reference reads as follows: "Over the years, several additions have been made to the house; nevertheless, the original structure as well as the grave sites have remained intact. ... Plans have been underway in recent years to restore "Laurel Hill" by the Department of Corrections." [Note: It's possible that Ms. Oakey (who is supposed to be working on an updated/sequel book about the D.C.D.C. starting from when she ended her "Journey" book's narrative in 1982 up to present day/early-21st Century time) or others within the D.C. HQ or the D.C. D.C. Retirees' Association may have more details about those presumably late-1970's plans and what may have later happened to cause the D.C. Govt. to cancel them.]

3. Page 2, Historic Significance Section:

--- Suggest that Frazier do more research on and then integrate into its final LH House Study Report the actual nature of the Calvert Family's involvement (if any) with the LH Plantation --- especially as to how Ann Calvert and Wm. Lindsay came to be betrothed. For example, maybe there is some relevancy worth noting within the alleged "close inter-family friendships" --- between the neighboring FC-area Lindsay and Washington Families' and the even earlier Lindsay/Washington/Calvert Families' relationships (especially since the Calvert Family had apparently controlled land on the Maryland side of the Potomac River, right across from Mt. Vernon). In all reality, one of the more "historically-exciting" angles vis-a-vis Laurel Hill and the Lindsay/Washington Families of that early- to mid-18th Century era that REALLY make this story of the LH House all that truly interesting today is how inter-connected the so-called "Old Aristocracy or Patrician Families" of Maryland and Virginia actually were during that early-Colonial Period in their various mercantile, religious and governmental pursuits.

4. Page 2, Historic Significance Section:

--- Suggest that Frazier do more research on Wm. Lindsay's Revolutionary War service with the end-purpose of confirming (or denying) whether in fact he was actually one of General George Washington's war-time "aides". It is known that G.W. had a variety of so-called "Commander's Staff Assistants". Therefore, it would stand to reason that Wm. Lindsay (as one of the sons of G.W.'s "close neighbors/friends") could actually have performed some such service at

one time or another --- among those others from FC who had heeded the call of the Great General during the six active years of the Revolution itself.

5. Page 2, Proposed Treatment Options Section:

--- I believe that our Committee's priorities --- to be eventually outlined in its final recommendations (vis-a-vis being the most realistic or "the best option") --- should be as follows:

a. Priority 1 --- chose A-2, but it should be performed in phases --- as funds/sponsors become available, with the A-1 portion to be done up-front/first. In line with my comments noted above, the REALLY "unique/special nature" of the Laurel Hill House relates not only to the very fascinating "first-families-of-Virginia" inter-connection and history (vis-a-vis the Scots-Irish/French-Catholic diaspora and the Washington/Calvert/Lindsay manorial-aristocracy activity among the early settlers and leaders of the Mid-Atlantic Colonies, involving later on some of the key characters during and after the Revolutionary War Era), but also to its "small-plantation" life-style experiences and its architectural design of which we in FC have very few if any extant examples anymore. Certainly, the early-20th Century Attorney Totten/DC Prison-initiated changes are not all that historically important nor even moderately architecturally exceptional in any case.

Also, using this option as our Priority 1 should also make it easier to provide for a "What-If/Ultimate Case Scenario" as a longer-term option, with the readily-available potential for eventually restoring/reconstructing the additional facility portions as circumstances allow.

b. Priority 2 --- chose A-3 option as a back-up to Priority 1; again, so as to allow provision as in a. above for a "What-If/Ultimate Case Scenario".

[Note: As for the Proposed Uses' option, the "house museum/educational piece" one listed by Frazier in this Section would seem to offer the more realistically supportable and financially-reasonable one --- that can still allow for a later-on/phased expansion of uses --- if such proves worthwhile upon further experience.]

6. Page 3, Grounds and Landscape Considerations Section, 1st paragraph, 3rd sentence:

--- Suggest that Lardner/Klein research the potential or "what-ifs" vis-a-vis restoring at least some of the original traces and viewshed characteristics. Of course, we don't want to remove ALL of the mid-to-late 20th Century forest-growth; but just enough to be able to restore the look of those earlier-eras' visual and horticultural experiences. This would then reflect the fact that the LH House Garden Area was originally planned as a rather wide-open almost tree-less feature, with the "lower-lawn" (just below the upper-gardens brickwork/stair-steps area) being a relatively expansive lawn designed for hosting large events and/or family activities sponsored by the Prison Superintendent.

7. Page 3, Grounds and Landscape Consideration Section, 2nd paragraph:

--- Suggest that Frazier and/or Lardner/Klein research the recent Dunbarton Oaks Park's Cultural Landscape Study experience (as outlined in the 11/8/07 Washington Post article about Dunbarton Oaks). This review could include studying the possibility of inviting that Park's landscape study consultants to discuss their experiences with the LH House and LH House's Gardens' Consultants so the latter could learn more as to how FC should go about restoring/preserving its similarly-impacted park and garden. Due to the many recent years of landowner-caused neglect at LH House (resulting in humongous invasive species and other over-growth problems), it would seem that the rather substantive environmental-remediation activities necessary to accommodate the kind of restoration experience performed at Dunbarton Oaks House and Park could also be replicated by FC at Laurel Hill.

--- Strongly recommend that the LH House Committee defer its final meeting and/or report until AFTER not only these kinds of extra-careful consultancy research activities can be performed but also so that the Committee and the County's Staff/Consultants can have the collegially-important opportunity of reviewing the final FCPA-ordered LH House Gardens Cultural Landscape Study that is due in January as well.

Page 4, Discussion Section, paragraph 2, last sentence:

--- This is one of the more important comments/suggestions made by FC's consultants. As noted above in my several historically-oriented references, we would most likely not even be considering ANY of these restorative/reuse opportunities anywhere within the overall Laurel Hill Property if it weren't simply the case that the original house (i.e., its residents and uses and interactions with 18th Century plantation life and Revolutionary War/FC Family experiences) --- and its later-on Prison-developed Supt. House/Gardens' associations --- gave it the unique historical, architectural and political-social-cultural importance that are arguably found nowhere else in America, never mind in our Fairfax County!

Page 4, Options for Restoration and Use Section, 1st Comment:

--- Although this particular restorational-concept idea is probably THE single best one expressed so far, it actually understates its case or rationale. As a result, it could possibly be seen as much too-subtly negative to its end-point proposal --- when read out of context somewhat later-on by County decision-makers. By all accounts, the various Lindsay/Calvert/Washington/Waggener Families' historically-relevant connections and the site itself are really MUCH MORE "intertwined" with the overall pre- and post-Revolutionary War story concerning the people of Fairfax County's various experiences and roles (to include the aspects of plantation life between the Revolutionary War and the Civil War's Reconstruction Eras) that occurred during much if not all of the House's first century's existence.

Page 5, Options for Restoration and Use Section, 8th Comment:

--- As result of the rather significant expense necessary to restore the house to its current configuration/size, I agree with this idea --- i.e., taking the House back to the original LH Plantation/Lindsay Family-oriented structure and purpose. However, it should be done in such a way that any later-decided-upon restorations-additions can be accommodated as funding-availability allows and/or as interest/need demands.

Page 5, Options for Restoration and Use Section, 11th and 12th Comments:

--- We need to quickly resolve and come to consensus about this issue so as to disavow the rather naysaying/risk-adverse outlooks expressed in these two observational/what-if types of commentaries. As recent research by Frazier, LHS and others have increasingly revealed, the Laurel Hill House is not JUST an "ordinary" house --- as some may choose to negatively interpret that descriptive word ("ordinary"). In fact, it is an amazingly eclectic and somewhat complex residence that also tells a series of "stories" that serve to provide an overview of much of Fairfax County's familial, social and political experiences over the past two hundred-plus years of its or its various owners' existence. Even with a \$300/SF restoration cost for the approximately 1800-SF house (assuming completely re-doing all 3 levels of the original structure), this would only be about \$500,000. This is a relatively modest amount compared to what FC has spent in previous years on all sorts of other historic house site purchases, reconstructions, etc. --- some of which have provided FC citizens with somewhat limited or restricted public use/access (e.g., Oak Hill, Salona, Mt. Gilead). And when compared to what home-buyers are being required to pay for new homes on/around the immediate Laurel Hill area (e.g., between \$500K to \$700K for a 1600-SF to 2200-SF home on a 1/25th to 1/20th-acre lot), this is a bargain! [Note: FCPA is proposing in its draft 2008 Bond Referendum Package to spend several millions of dollars on the restoration/expansion of its Lamond House Property, which excludes the \$4 million that I believe FC spent to purchase it just a few years ago!]

Page 5, Site Considerations, 2nd thru 3rd Comments:

--- It is definitely quite appropriate --- in fact, I would argue quite necessary --- to have the prison-era gardens and the House's associated brick-lined roadway be tied in to the restored original Laurel Hill Plantation House. In addition to the opportunity to juxtapose the different eras that these two facilities represent, there is also the inter-connective story to be told vis-a-vis the historic experiences of the formal garden developed for and by the Lorton Prison's Leaders and of the informal but equally decorative and meaningful rose and other 18th-century style flower gardens that were nurtured by "Grand'mere Lindsay" Herself and by the House's later residents. As a result, taken together --- even though separately done and purposed --- these two historically-, horticulturally- and architecturally-significant facilities add up to FAR MORE than just the sum of each others' parts!

Page 5, Site Considerations, 4th and 5th Comments:

--- These two comments embody great ideas on which the FCPA's Cultural Resources Department, Lorton Heritage Society, FC History Commission, FC ARB and area garden clubs should consider collaborating. Contact could also be made with the horticultural experts working with the other South County Area historically-oriented plantation-type homes that have extensive garden complexes (i.e., Woodlawn and Gunston Hall). Additionally, and probably even more importantly (esp. so as to help minimize any cost concerns that such a garden-preservation/restoration project could entail), consideration should be given for FC and LHS/FCHC to develop a partnership with the nearby Mt. Vernon Estates' and the American Horticultural Society's River Farm's gardening experts. They should find this particular project rather exciting, due to Major Lindsay's and Laurel Hill House's relationships with the original owner of both of those complexes --- General George Washington himself!

Page 6, Miscellaneous Section, 3rd Comment:

--- This is an excellent idea! It is especially prescient for this project as a result of the very recently-approved resolutions by the FCPA and FCPS (that originally originated from a recommendation by the FCBOS) that direct each agency to work with one another in developing, planning and even funding their respective programs where joint-use sharing of one-another's lands and facilities can be mutually beneficial. With the multitude of immediately-contiguous educational and recreational facilities on the Laurel Hill Property itself (such as the new and planned South County High and Middle Schools and the Laurel Hill Elementary Schools for FCPS as well as the new and planned Laurel Hill Park's Sportsplex, Giles Run Meadow Park, Cold War Museum and Equestrian Center for FCPA), this should be a veritable "no-brainer" for everybody concerned.

Conclusionary Note:

With respect to achieving access to governmentally-sourced funds to plan, design and build the appropriately-restored/preserved Laurel Hill House and Gardens Projects, there should be some quite reasonable opportunities for appropriating such relatively minimally-needed monies (about \$650-\$750,000+/-) just by tapping into the soon-to-be available FC gains via the upcoming Vulcan Quarry Land-Deal (\$15 million) and the already-being-achieved FC profits via the existing LH Golf Course (about \$3 million since 2005). Each of these were the direct outcome of past Laurel Hill Planning Task Forces and BOS recommendations that resulted in the final/1999-approved Comprehensive Plan for the entire Laurel Hill Community Planning Sector. In effect, monies made from County-initiated Laurel Hill-related commercially-oriented ventures should first be considered for being spent on other County-initiated ventures within that same LH Community Planning Sector that may not have the kind of readily-accessible sources of funding available to help defray their expenses as did the others.

3-7-08

TO: Chris Caperton, Laurel Hill Program Coordinator, FC DP&Z
FROM: Neal McBride, Member, Laurel Hill House Committee
SUBJECT: Response-Analysis and Comments: 2/1/5/08 Draft Historic Structure Report and Treatment Options for Laurel Hill House

As requested, outlined below are a number of analyses and comments --- and a few recommendations --- about the subject draft report that I believe are worthy of your and the rest of the Laurel Hill House Committee's considerations in advance of its producing the final version for submission to and acceptance by those officials or agencies within and outside of Fairfax County Government that will have final say over the more specific implementation actions vis-a-vis the Laurel Hill House's future scope of preservation/restoration and whatever adaptive reuse may eventually be approved as a result.

Overall, I believe that the Draft Report is exceptionally thorough and well-developed and presents its technically-required informational materials in a very professional, easy-to-follow and understandable fashion. However, due to the functional and technical constraints embodied within the production of a typical historic structures report, it can be viewed as somewhat incomplete. This is of course due to its very limited presentation of the full and rich body of background heritage involving the "True Story" of Laurel Hill House and its myriad of familial, societal, cultural, economic and archeological history vis-a-vis not only the Lorton Area and Fairfax County in particular, but also its direct or indirect relationships with the wider historical panorama of events and persons that extends even beyond Fairfax County into far-distant lands.

As a result, although I am pleased to see that Fairfax County's consultant firm has itself recognized these shortcomings --- outlined in Section IV. Recommendations For Further Study (Recommendations B., C. and F.) on page 69 of the Draft Report --- I need to add some advisory recommendations of my own if this particular concern is to be appropriately and completely resolved and if the eventual preservation/restoration/rehabilitation decision to be made about the House itself is going to have any viable meaning. The key factor here is that whatever decision is made, it must be able to withstand the test of any potential administrative or legal challenge by any number of agencies or groups --- especially those that have legislatively-mandated oversight vis-a-vis Laurel Hill, such as Lorton Heritage Society, Virginia Department of Historic Resources, Fairfax County Architectural Review Board and the White House Advisory Council on Historic Preservation.

Comments/Recommendations:

1. *Comment:* By definition, due to the relatively severe technically-restrictive constraints that arise from historic structure reports, the Draft Report is unfortunately quite inadequate in its delineation and presentation of the myriad of very important heritage-oriented socio-economic, political and familial-based research that is directly or indirectly intertwined within and grow out of the so-called "Real History" of the House and its environs. As a result of this almost total absence of any substantive presentation

of "The True Story of Laurel Hill" being developed in this kind of a report, there is inadequate background information that would otherwise provide those officials and regulatory agencies (who have authority over Laurel Hill House and its Workhouse and Reformatory Historic District) with the kind of informed decision-making that is crucial to the ultimate selection of appropriate options for preservation-restoration, rehabilitation and/or re-use of the House and its surrounding environs --- especially, if the outcome of this Report leads to the House's NOT being recommended for preservation/restoration or rehabilitation, but demolition instead.

Recommendation: A full series of cultural resources' research and studies (at least as substantive as those recommended for further study by the Consultant) must be undertaken as soon as possible; certainly before any decision to demolish the House, if that option were ever to be recommended.

2. *Comment:* It is not clear to me as to the exact extent of the Consultant's scope of contractual responsibilities or of any specific staff limitations that were assigned to them in the production of this Draft Report. Absent a more definitive explanation of exactly what was entailed, someone could very easily make the interpretation that it was inadequate to the task at hand which would possibly result in unnecessary delays and challenges; this would then result in even further deterioration of the site and very likely substantially-increased costs as well.

Recommendation: The full Statement of Work that was assigned to the Consultant should be included as an appendix item to the final Report.

3. *Comment:* Absent from the Draft Report is the very relevant series of statements about Laurel Hill House made in the original Fairfax County Comprehensive Plan for the Laurel Hill Property that was initially approved by the Board of Supervisors in 1999, as amended. I feel that these are very instructive to anyone who may later-on need to understand how and why the Laurel Hill House Committee carried out its assignment and whether or not the County Government responded adequately to both that original plan or any of the other cultural resource stewardship responsibilities required of it vis-a-vis the Laurel Hill Property. They would also assist in furthering the better understanding of the Draft Report's narrative and conclusions.

Recommendation: The three specific narrative references in the 2007 edition of the Fairfax County Comprehensive Plan (LP1, Laurel Hill Community Planning Sector) as to how Fairfax County Government and its citizens believe the Laurel Hill House should be treated need to be added as an appendix to the final Report. These are copied below:

--- "Laurel Hill House should be preserved as a heritage resource area within a public park to ensure conservation." [Open Space/Pedestrian Systems Recommendations and Guidelines, page 34, Bullet 5]

--- "Environmentally sensitive features such as the Nike and Laurel Hill house sites and appropriate physical facilities ... should be preserved and are planned for adaptive reuse." [Land Unit Recommendations, Land Unit 3, page 39, 2nd paragraph, 1st sentence]

--- "The Laurel Hill House and its gardens should be designated as a heritage resource area within the Countywide Park to ensure conservation of these resources." [Sub-unit 3B, page 43, Bullet 2]

Conclusionary Analysis:

Any government-initiated downplaying of local history (as evidenced by accepting a treatment option that results in the outright demolition of Laurel Hill House and only preservation of its foundation) is especially worrisome as it relates to Laurel Hill. For this is not only the official name of the entire 3,000-acre property, but Laurel Hill House itself has long been recognized as a noteworthy element within America's national experience --- both with the Anglo-Irish Plantation-Farming System and with the Revolutionary War Period due to its original founding families, the Lindsay's and the Calvert's. That former system originally came to Virginia with the Presbyterian Scots-Irish Diaspora (of which Laurel Hill's Lindsay Family was a part) beginning in the 17th Century from its "old-country" locus in the Derry-Coleraine Counties' area of Ireland, where allegedly the first Laurel Hill Plantation of the Irish-based branch of the Lindsay's was located following their clan's earlier "forced" emigration from Scotland.

Laurel Hill is not only registered as number 157 within the official Historic American Buildings Survey Inventory, but the adjacent Lindsay Family Cemetery is an officially-recognized preservation site by the National Society of the Daughters of the American Revolution. Additionally, prior to the initial early-1990's Federal efforts to seek closure and transfer of the former Lorton Federal Reservation, the D.C. Govt. was planning not only to preserve but to actually restore "Laurel Hill". This was then --- and still can be now --- very possible since much of the original late-18th Century structure is still reasonably intact as a result of the several 20th Century additions that served to protect and conserve it during its many decades of prison-oriented use, first as the Prison Superintendent's Official Residence and later on as his Guest House. Unfortunately, in the ten years since the U.S. Congress originally approved the closure of the former D.C. Prison and the concomitant transfer of the Lorton Federal Reservation to first the Federal Government's and then the County's (2002) stewardship, only very recently has any substantive work been undertaken to even begin to research, stabilize or protect --- never mind preserve and conserve --- either the Laurel Hill House structure itself nor even its uniquely-designed adjacent formal brick gardens and related properties.

In effect, the not-so-subtle message that could be inferred by any potential private-sector partners seeking to adaptively reuse County-owned facilities (at Laurel Hill or anywhere else in Fairfax County for that matter) from this so-far rather minimalist cultural resources' stabilization and protection being shown by local Government is that it also cares little about preserving, restoring, commemorating or even memorializing those kinds of special but lesser-known iconic-like relics and sites that were once so important at various stages of Fairfax County's and the Nation's development as a maturing democratic society. In the case of Laurel Hill, this would apparently mean the diminution of its involvement in the Colonial, Revolutionary War, Slave-Holding, Civil War, Reconstruction, Prison Reform, Women's Suffrage and Industrial Farming Movements and even its later-on relationships with the Cold War and Civil Rights' Eras.

For further justification of this demand for conducting much more than just this relatively simplistic historic structures report activity, one only need to review the more

relevant technical and heritage publications concerning the overarching Laurel Hill Plantation and its associated Laurel Hill House, formal brick gardens and as well as the myriad of events that occurred on it, or were influenced by its various occupants throughout its 220-year history: Margaret Isabella Lindsay's 1889 book, "The Lindsay's of Virginia" (esp. its Laurel Hill Chapter, pages 66-73); Mary Oakey's 1993 book, "Journey From the Gallows" (espe. The Lorton Reformatory Chapter, page 123); and John Milner Associates' 2005 report, "District of Columbia Workhouse and Reformatory National Historic Register Nomination" (Section 7, page 48; Section 7, page 76; Section 8, pages 3-5).

In summary, the County's preservation and conservation efforts involving Laurel Hill House --- including the professional development of appropriate background research and technical materials (such as this Historic Structures Report and any other follow-on reports) that can contribute to any conclusions and recommendations vis-a-vis the informed decision-making contributing to its eventual restoration and adaptive reuse --- need to show the kind of positive commitment towards upholding the strong cultural resources stewardship mandate that is embodied in any number of governmental planning and land-use documents. Otherwise, the County may be accused of giving the subtle but distinct impression that it is on a covert mission to abandon this rather amazing feature of Fairfax's and America's heritage --- somewhat like what the Town of Vienna did to the Morefield House several years ago, until its local heritage society came to the rescue. At the very least, FC must initiate a serious campaign to bring Laurel Hill House back --- starting with some substantive heritage-research and interim preservation-stabilization efforts --- into the full light of historical learning and commemorative recognition for those future generations who would otherwise unfortunately lose the opportunity to respect and to understand such a special period in our Nation's development as a complex grouping of freedom-striving peoples.

Recommendation: FC has very commendably in recent years obligated many millions of dollars to help purchase the rights to or to preserve and restore just three privately-held historic homes (Lamond House, Salona and Oak Hill in the upscale Mt. Vernon, Great Falls and Ravensworth areas, respectively), the latter two of which will only be sporadically available for limited public-access/enjoyment. Therefore, it can surely also commit just a relatively small portion of those funds towards its Laurel Hill House project. First to exhaustively investigate and then to fully implement a similarly aggressive "heritage conservation and preservation program" on this equally deserving publicly-owned facility in the heritage- and culturally-rich Greater Lorton Area: The permanent or temporary home of such major and minor American luminaries as George Mason, Robert Duvall, William Lindsay, Ann Calvert, Chuck ("Godfather of Go-Go") Brown, Lucy Burns, Petey ("Talk to Me") Greene, Jonathan Edwards, Donna Dixon, Norman Mailer, Ed Bierley and Ferdinand Danton, among others.

From: neal mcbride
Sent: Monday, March 10, 2008 12:56 PM
To: Caperton, Chris B
Cc: irma - LHS clifton; O'Donnell, Leanna
Subject: New Comments/suggestions - Draft LH House Rprt

Chris,

I neglected to add two specific suggestion to those recommendations I made in this past Friday's reply to your request for comments/suggestions about the Draft Historic Structure Report.

The first one is that you or the consultant need to add --- either as a separate Section within the overall Report or as an appendix to it --- the Phase I Cultural Resources/Landscape and Treatment Plan Study Report that was conducted for the FCPA about the Laurel Hill House's Gardens Area. Including that report --- along with a copy of the soon-to-be completed Phase II Study Report will provide some potentially very valuable background information that should be of some significance as our Committee and later on the County's decision-making officials make their respective final comments and recommendations.

The second suggestion is that we need to reconvene the Committee --- probably after the scheduled completion next month of the Phase II Garden's Cultural Landscape Report --- to review and discuss all of the relevant study materials and reports conducted for the House and Garden so far, as well as to consider any and all of the various comments and suggestions that would have been made by that time vis-a-vis the Historic Structure Report itself.

I also want to take this opportunity to re-emphasize --- but possibly in a better way than I did in my 3/7/08 response --- that the primary reason why it is singularly so vital to include the ENTIRE social, cultural, economic, and archeological history of this important resource is because it is EXACTLY this history that will provide citizens with the context through which even the most casual observer can understand the benefits of and drawbacks to each of the several treatment options presented by the consultants. In other words, how can we select any option regarding the disposition of this important resource without understanding the myriad of background reasons why this resource is so significant in the first place?

The very purpose for the historic structure study itself is to provide information that will be factored into a decision concerning the eventual disposition of this resource. If one does not understand the full picture, then it stands to reason that an informed decision concerning this resource's ultimate fate cannot really be made. And if by some strange quirk an UN-informed decision results, then the County would undoubtedly be vulnerable to a challenge that accuses it of taking an action that could easily be deemed arbitrary or capricious.

It is an inarguable fact that this cultural resource was deemed historically significant during the process that resulted in the eventual transfer of the property from Federal to County ownership. As a direct result of all that, a lengthy memorandum of agreement process not only became part of the formal deed of transfer but that particular MOA actually aided in the official determination of the overall historic district, which obviously included the Laurel Hill House as a key part of it. That decision was of course made after all of then relatively-limited amount of its social, cultural, economic, and archeological history was factored in.

Similarly, when our County makes its formal decision regarding the fate of the Laurel Hill House, it needs to have made sure that it has looked at much more than just a arguably very sterile monetary cost/benefit analysis to its preservation and/or restoration. Indeed, the extent of the WHOLE cultural resource picture needs to be considered in order to evaluate both the benefits and the costs to the citizenry at large. Moreover, it is the benefit feature especially that is best reflected in the MOA that was negotiated between the interested parties when the land was transfered to the County. In short, to neglect and/or to disregard Laurel Hill House's amazing panoply of actual or potential value to the public at this point in the Committee's review process --- or even to minimize it as some FCPA staff seem to be inferring --- will simply not provide an adequate basis upon which to make a final decision regarding the disposition of this important resource that will stand up to any later-developed challenging questions by other parties.

Thank you.
Neal

**Appendix 4C:
Comment Request to Virginia Department of
Historic Resources, Fairfax County Architectural
Review Board and Lorton Heritage Society**



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

March 13, 2008

William Crosby
Senior Historic Architect
Virginia Department of Historic Resources
2801 Kensington Avenue
Richmond, VA 23221

Dear Bill:

As you are aware, the Department of Planning and Zoning (DPZ) hired Frazier Associates to produce a Historic Structure Report for the Laurel Hill House. The Laurel Hill House is located within the Adaptive Reuse Area of the former Lorton Prison Reformatory and Penitentiary in southern Fairfax County. The house is listed as a contributing structure to the District of Columbia Workhouse and Reformatory National Register of Historic Places Historic District.

The Memorandum of Agreement (MOA) for the former Lorton Prison property provides procedural stipulations and review requirements for any "undertaking" within the National Register District. The MOA requires that the county's Architectural Review Board solicit comments from Virginia Department of Historic Resources (VDHR) and the Lorton Heritage Society regarding any undertakings, which include, among other things, exterior rehabilitations or exterior alterations to contributing structures.

In an effort to keep VDHR informed about this process, the Draft Historic Structure Report was sent to you on February 28, 2008 (the report can also be found online at http://www.fairfaxcounty.gov/dpz/laurelhill/laurel_hill_house.htm). In addition to information about the structure itself, the draft report provides treatment options for the house. These options were chosen to provide an evaluation framework for different functional uses and estimated costs. The options do not represent an endorsement of any proposed use, function, or treatment of the Laurel Hill House.

The County is not reviewing any specific proposal for the house and is therefore not proposing or considering any specific "undertaking" at this time. Please forward any comments or questions about the draft report to me by April 14, 2008. Please also let me know if you do not have any comments at this time. If no comments are received, DPZ will assume that the content of the draft report is acceptable to VDHR and will proceed to finalize the report.

William Crosby
March 13, 2008
Page 2

Per the requirements of the MOA, Fairfax County will coordinate any and all future proposed undertakings with VDHR – either directly or through the county's Architectural Review Board.

Sincerely,

Leanna H O'Donnell

Leanna H. O'Donnell
Laurel Hill Planner
Department of Planning and Zoning

cc: Chris Caperton, Laurel Hill Project Coordinator, DPZ
Linda C. Blank, Historic Preservation Planner, DPZ
John A. Burns, Chairman, Fairfax County Architectural Review Board



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

March 13, 2008

John A. Burns, FAIA, Chairman
Fairfax County Architectural Review Board
2402 Brentwood Place
Alexandria, VA 22306-2547

Dear John:

As you are aware, the Department of Planning and Zoning (DPZ) hired Frazier Associates to produce a Historic Structure Report for the Laurel Hill House. The Laurel Hill House is located within the Adaptive Reuse Area of the former Lorton Prison Reformatory and Penitentiary in southern Fairfax County. The house is listed as a contributing structure to the District of Columbia Workhouse and Reformatory National Register of Historic Places Historic District.

The Memorandum of Agreement (MOA) for the former Lorton Prison property provides procedural stipulations and review requirements for any "undertaking" within the National Register District. The MOA requires that the county's Architectural Review Board solicit comments from Virginia Department of Historic Resources (VDHR) and the Lorton Heritage Society regarding any undertakings, which include, among other things, exterior rehabilitations or exterior alterations to contributing structures.

In an effort to keep the ARB informed about this process, the Draft Historic Structure Report was sent to you on February 28, 2008 (the report can also be found online at http://www.fairfaxcounty.gov/dpz/laurelhill/laurel_hill_house.htm). In addition to information about the structure itself, the draft report provides treatment options for the house. These options were chosen to provide an evaluation framework for different functional uses and estimated costs. The options do not represent an endorsement of any proposed use, function, or treatment of the Laurel Hill House.

The County is not reviewing any specific proposal for the house and is therefore not proposing or considering any specific "undertaking" at this time. Please forward any comments or questions about the draft report to me by April 14, 2008. Please also let me know if you do not have any comments at this time. If no comments are received, DPZ will assume that the content of the draft report is acceptable to the ARB and will proceed to finalize the report.

John A. Burns
March 13, 2008
Page 2

Per the requirements of the MOA, Fairfax County will coordinate any and all future proposed undertakings with VDHR, the ARB, and Lorton Heritage Society.

Sincerely,

Leanna H. O'Donnell

Leanna H. O'Donnell
Laurel Hill Planner
Department of Planning and Zoning

cc: Chris Caperton, Laurel Hill Project Coordinator, DPZ
Linda C. Blank, Historic Preservation Planner, DPZ



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

March 13, 2008

Irma Clifton
President, Lorton Heritage Society
8912 Ox Rd
Lorton, VA 22079

Dear Irma:

As you are aware, the Department of Planning and Zoning (DPZ) hired Frazier Associates to produce a Historic Structure Report for the Laurel Hill House. The Laurel Hill House is located within the Adaptive Reuse Area of the former Lorton Prison Reformatory and Penitentiary in southern Fairfax County. The house is listed as a contributing structure to the District of Columbia Workhouse and Reformatory National Register of Historic Places Historic District.

The Memorandum of Agreement (MOA) for the former Lorton Prison property provides procedural stipulations and review requirements for any "undertaking" within the National Register District. The MOA requires that the county's Architectural Review Board solicit comments from Virginia Department of Historic Resources (VDHR) and the Lorton Heritage Society regarding any undertakings, which include, among other things, exterior rehabilitations or exterior alterations to contributing structures.

In an effort to keep the Lorton Heritage Society informed about this process, notice of the Draft Historic Structure Report's availability online was sent to you on February 25, 2008 (the report can be found online at http://www.fairfaxcounty.gov/dpz/laurelhill/laurel_hill_house.htm). I have included a hard copy of the report as well. In addition to information about the structure itself, the draft report provides treatment options for the house. These options were chosen to provide an evaluation framework for different functional uses and estimated costs. The options do not represent an endorsement of any proposed use, function, or treatment of the Laurel Hill House.

The County is not reviewing any specific proposal for the house and is therefore not proposing or considering any specific "undertaking" at this time. Please forward any comments or questions about the draft report to me by April 14, 2008. Please also let me know if you do not have any comments at this time. If no comments are received, DPZ will assume that the content of the draft report is acceptable to the Lorton Heritage Society and will proceed to finalize the report.

Irma Clifton
March 13, 2008
Page 2

Per the requirements of the MOA, Fairfax County will coordinate any and all future proposed undertakings with VDHR, the ARB, and Lorton Heritage Society.

Sincerely,

Leanna H O'Donnell

Leanna H. O'Donnell
Laurel Hill Planner
Department of Planning and Zoning

cc: Chris Caperton, Laurel Hill Project Coordinator, DPZ
Linda C. Blank, Historic Preservation Planner, DPZ

Appendix 4D:
Lorton Heritage Society Comments

4/22/08

Comments from Lorton Heritage Society on the Laurel Hill House Draft Historic Structures Report

Keep 18th Century only. (At least through 1st phase with potential of additions later depending upon funding.)

Keep 18th Century only with first addition to be used as museum/information area.

Keep 18th Century for interpretation as upper middle class farm home-plus any additions before 1800. (Study first wing.)

Of the ten voting members all voted to preserve the 18th Century structure. This is option one from the Frazier and Associates recommendation. Option two being to preserve at its 20th Century level and option three to demolish and preserve the foundation. Option three was vehemently rejected.

**Appendix 4E:
Donna Beach Comments (Lindsay family descendant)**

From: Donna Beach

Sent: Tuesday, April 22, 2008 2:33 PM

To: O'Donnell, Leanna

Subject: Re: visit Laurel Hill property? - Planning and Zoning, Department of - Lorton/Laurel Hill Property Website Contact

Dear Leanna, Thank you so much for arranging with security personnel our recent visit to my great, great, great, great, grandparents homestead, gardens and cemetery. We took several photos of the three youngest generations while there, and I also want you to know, we have in our possession, photos from my Aunt Mary and Grandmother's 1979 visit to what had been her great grandparents home there at Laurel Hill. If you would like copies, I would be happy to send them to you.

Thoughts from our leg of the family regarding the future of the Lindsay house are as follows. We would very much like to see the house restored to its original 1780's glory. There are so few homes left in this country today where such effort in restoration and historical preservation has been put forth. We feel monies spent on this project would not only be worthwhile but yield a priceless glimpse back in time to that revolutionary era that rooted and etched this country into what it is today.

You may or may not know that Ann Calvert Lindsay who is buried there in the cemetery next to her husband Major William Lindsay was a great granddaughter of Cecil Calvert, (Lord Baltimore,) the founder and proprietor of Maryland. She was fabulous at the spinning wheel, a devoted gardener, and excellent housewife. The old Telegraph road, used throughout the Revolution for the mail and armies, and in direct communication with Mount Vernon, passed the dividing line of Laurel Hill. Sometimes, regiments halted there and the hospitalities of the old homestead were called into action, always we are told with great credit to it and to Ann Calvert. Catherine or (Kitty) was the youngest child born there at Laurel Hill to William and Ann in 1791. She married the wealthy Reynald Grimes. Their third child was Ann Catherine who married John Carlisle. Their son Walter William was my great grandfather. My father, (also named Walter) was very interested in this particular vein of family history so he has left me with a number of photos and records regarding these ancestors.

If I can be of help in any way please feel free to contact me. We are very pleased at the studies to date regarding the fate of the Lindsay home and understand the need to possibly reuse the site as an information center for the reformatory. Please keep us posted as to the property outcome. While I may not have answers to all of your questions, I will be happy to supply whatever information I can which might add to the historical value of this house, it's grounds and the ancestors that inhabited it before reformatory days. Thank you very much for considering this request.

Donna Beach

Appendix 5: Scope of Work of this Report



Lardner/Klein Landscape Architects, P.C.

Memorandum:

To: Bob Betsold
From: Elisabeth Lardner
Date: 5/24/07
Subject: Laurel Hill House Historic Structure Report and Treatment Options

Project Understanding

The scope of the project is to conduct an architectural/historical assessment of the Laurel Hill House at the former Lorton prison site in Fairfax County, Virginia, and to develop strategies for preservation or interpretive history of the house. The scope of work will include the following elements:

- Measure and draw the Laurel Hill House as it is today.
- Photograph and document the existing conditions of Laurel Hill House. Examine and assess the physical evidence to determine construction phases of the house and determine what portions of the original house remain.
- Gather and review existing documentation of the house. Conduct additional research.
- Review Laurel Hill Cultural Landscapes report for the Gardens (Phase I, Initial Draft)
- Meet with Steering Committee, set up by Fairfax County Department of Planning and Zoning, to review findings and discuss potential uses for the house and site in the greater context of the former Lorton prison site in Task 2 and 3.
- Prepare schematic options (e.g., retaining and repairing the entire existing house; restoring the house to its original 18-century configuration, etc).
- Prepare cost estimates for schematic options.
- Present schematic options to the Steering Committee. Select up to two options for inclusion in a final report and optional Meeting #4 presentation.
- Prepare report describing condition, history and proposed uses for the Laurel Hill House including drawings and photographs. The report will conform to applicable elements of the National Park Service's "Preservation Brief 43: The Preparation and Use of Historic Structure Report."
- Explore opportunities for appropriate and responsive use of outdoor space surrounding house and its immediate landscape setting.

Scope of Services

Our process for completing the design services is broken down into phases as described below:

Task 1 - Project Start-up, Programming, Documentation, Historic Research

This step includes the creation of scaled base plans and elevations and on-site physical (including structural) and historic analysis of the house and its immediate landscape surroundings. Existing historic documentation will be reviewed and additional research will be prepared. Written summaries of the analysis and research will be prepared along with annotated plans of the building construction chronology. One client meeting (Kick-off Meeting #1) is included in this phase, and will include the Steering Committee. This will be a kickoff meeting that can be held the morning of the site visit at Laurel Hill.

Task 2 - Schematic Design Options

This phase is based upon information gathered in Task 1. We will generate no more than four schematic design options based on research and the meeting with the Steering Committee in Task 1. Building and zoning code analysis are included. The options will be presented to the Steering Committee in Meeting #2 and a facilitated discussion will determine two alternative approaches to treatment for the house. Schematics will be revised and submitted for approval. Cost estimates will be prepared for the selected alternatives. If required, an optional meeting - #4 - will be held to select the appropriate approach between the final two alternatives.

Task 3 -Report

Based on the information gathered in Task 1 and 2 a final report will be prepared summarizing the findings and organized as follows:

- Written description of house illustrated with plans, elevations and photographs of existing conditions;
- Written historic research of the house and its significance;
- Analysis of sequence of construction of house including illustrative plans;
- Written description of options for reuse illustrated with plans and elevations;
- Written summary of code analysis, scope of rehabilitation work and construction costs;
- Recommendations for funding sources for rehabilitating the house.

Four copies of the final report plus digital files will be provided.

One meeting (Meeting #3) will be held to present the results of the study. The Steering Committee is the intended audience but the meeting may be opened up for a broader audience.