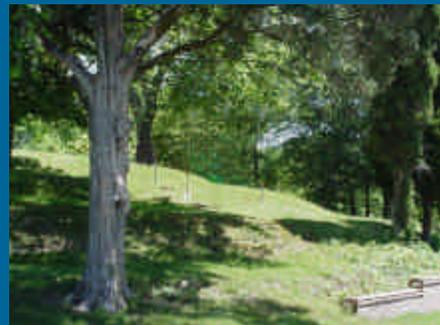
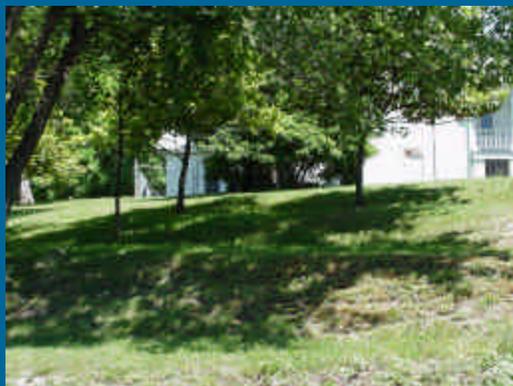


Historic Huntley

General Management Plan



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P
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ACKNOWLEDGEMENTS

GENERAL MANAGEMENT PLAN FOR HISTORIC HUNTLEY

**FAIRFAX COUNTY PARK AUTHORITY
January 2002**

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HISTORIC HUNTLEY

GENERAL MANAGEMENT PLAN FOR HISTORIC HUNTLEY

LIST OF ACRONYMS/TERMS

ARB	Architectural Review Board
DPWES	Fairfax County Department of Public Works and Environmental Services
FCPA	Fairfax County Park Authority
FOHH	Friends of Historic Huntley
FOHMP	Friends of Huntley Meadows Park
GMP	General Management Plan
HABS	Historic American Building Survey
Historic Huntley	Refers to entire site: all buildings and cultural and natural resources
HMP	Huntley Meadows Park
Huntley	Refers to entire site; all buildings and cultural and natural resources
Huntley Historic Site	Fairfax County Park Authority designation for the entire site; all buildings and cultural and natural resources
RPZ	Resource Protection Zone
WAAC	Washington Alexandria Architectural Symposium

I. INTRODUCTION

A. Purpose and Description of the Plan

The purpose of this General Management Plan (GMP) is to serve as a guide for all future planning and programming. This document should be referred to before future planning and design projects are started.

This GMP describes the existing natural, cultural and historic resources of the park, as well as other existing conditions. Management zones have been established, with accompanying lists of potential uses for each zone. The uses are described in general terms, so that as visitor needs change, the uses provided can change.

General Management Plans are meant to be flexible, to change with the changing needs of park visitors. Every GMP should be updated periodically, to reflect changes that occur both on- and off-site.

B. Park Description

Historic Huntley is situated on a 2.75-acre site. It is located at 6918 Harrison Lane, Alexandria, in the Huntley Historic District and in the Lee Supervisory District. The principal feature of this site is the 19th-century residence called Huntley and its supporting structures, consisting of the main house, the domed ice house and attached office, root cellar, the large necessary, the foundations of a structure adjacent to the main house found through excavation, the tenant



house and ruins of a springhouse. Land features include an historic entrance way from Harrison Lane, and terracing on the slope to the south of the main house. The site is bounded by Huntley Meadows Lane on the south, Harrison Lane on the east, Ransom Place on the north and the Stoneybrooke subdivision on the west.

C. Historic Background

1785 Thomson Francis Mason, son of General Thomson Mason and Sarah McCarty Chichester, and grandson of George Mason IV of Gunston Hall, born at Gunston Hall.

1820 General Thomson Mason's will is proved, leaving 800 acres of his Little Hunting Creek plantation, including slaves and livestock to his wife Sarah. He also leaves land on Dogue Run to his four sons.

1821 Thomson Francis Mason and Richard Chichester Mason each own 624 acres on Dogue Run. Thomson F. Mason owns an additional 100 acres adjoining it acquired from Brookes, and 12 acres adjoining acquired from Simms. He is taxed on this property but not on any buildings.

1822 Thomson F. Mason acquires 170 acres, future site of Huntley, from Dr. Thomas Triplett.

1825 First year in which Thomson F. Mason is taxed on buildings at Huntley. This entry in Fairfax County Tax Code, plus receipts for building materials and labor, in Thomson F. Mason's receipt books for the years 1824-1830 make it apparent that Huntley was built during this period. It's unusually sophisticated Federal Villa plan recalls the work of Benjamin Latrobe and George Hadfield, prominent architects of the period, as well as Thomson's uncle's house, Analostan, built on what is now Roosevelt Island in the Potomac. The landscape includes terracing reminiscent of Gunston and the house of Thomson F. Mason's uncle on Gunston Neck, although

HISTORIC HUNTLEY

neither of those curves around a hill.

1826 Overseer living at Mason's Farm.

1827 Thomson F. Mason is elected as Mayor of Alexandria for first of four terms. He is president and attorney of the Middle Turnpike Company (now Route 7), and represents Alexandria on the committee to plan the route of the C & O Canal from Washington to Alexandria.

1838 Thomson F. Mason is appointed first judge of the Criminal Court of the District of Columbia, but dies December 27, 1838.

1859 Betsy Mason, widow of Thomson F. Mason, deeds 1000-acre property of Huntley (including the buildings and the bottomlands where Huntley Meadows Park is today) and 85 slaves, including 6 living at Huntley, to her sons Arthur Pendleton Mason and John Francis Mason (Deed Book #4, pg. 448). She later serves as Vice-Regent from Virginia at the Mt. Vernon Ladies Association of the Union, and consults for the interior restoration of Mt. Vernon.

1859 Arthur and John put up the Huntley property as surety on a loan to be paid to Benjamin King.

1861 The Civil War begins. Arthur Pendleton and John Francis enlist. Arthur Pendleton serves on the staff of family friend Robert E. Lee, and later on the staff of General Johnston.

1861 3rd Michigan Infantry camps on Huntley hill and builds log cabins. Quartermaster and wife stay in Huntley.

1862 Masons default on loan, and Benjamin King buys Huntley property. King is a doctor on the Union side. His tenant, George Johnson, hauls supplies for Union Army.

1868 Huntley and 890.5 acres is sold by King to Albert W. Harrison and Nathan W. Pierson of New

Jersey (Deed Book 1, #4, pg. 236). A.W. Harrison lives at Huntley and becomes a leader in the farming community.

1871 Harrison and Pierson divide the Huntley tract (Deed Book 0, #4, pg. 236).

1911 A.W. Harrison dies, leaving Huntley to his three children, Clara B. Harrison, Mary C. Harrison, and Albert R. Harrison, who runs a dairy farm on the property (Deed Book J, No. 7, pg. 22, April 5, 1911).

1946 Albert R. Harrison dies, and property is sold to August W. and Eleanor S. Nagel (Deed Book 515, pg. 60).

1949 Huntley is sold to Col. and Mrs. Ransom G. Amlong (Deed Book 694, pg. 400).

D. Administrative History

c. 1825-30 Construction at Huntley commences.

1965 Church builds facility and parking lot at bottom of Huntley's terraces.

1969 Historic American Buildings Survey (HABS) is conducted.

1970 Tony P. Wrenn writes Huntley, A Mason Family Country House.

1972 United States Department of the Interior, National Park Service lists Huntley on the National Register of Historic Places for its architectural significance as an outstanding example of Federal Villa style architecture.

1974-75 FCPA tries, unsuccessfully, to acquire the 16.3184-acre Huntley property.

1976 Fairfax County Board of Supervisors adopts Fairfax County Historic Overlay District for Huntley. The Fairfax County's Office of

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Comprehensive Planning prepares booklet, Huntley Historic District.

1976 Glave Newman Anderson and Associates, Inc prepares A Preservation Study for Huntley for FCPA.

1979 FCPA offers to buy Huntley and 5.7 acres; owners reject bid.

1980s Various private sector efforts to purchase and develop property; extensive vandalism occurs.

1982 Huntley's owners file for rezoning approval.

1983 Plans for a restoration architect to restore Huntley unsuccessful.

1984 County approves rezoning with restoration requirements.

1988 Townhouse construction begins on 13+ acres. Land is cleared, and an access road and retaining walls are constructed, cutting off Huntley's bottom terrace and destroying the vaulted springhouse on the southeast corner of the property.

1988 Fairfax County Park Bond passes with money to buy Huntley and part of the tract.

1989 FCPA purchases 2.5 acres of property with Historic Huntley buildings.

1989 Hilltop Sand and Gravel Company Special Exception Amendment development condition fee adjustment is established per truckload to deposit in FCPA Proffers account for "acquisition and restoration of Huntley."

1990 Huntley is "mothballed." Ongoing efforts to secure and maintain Huntley include



installing a security system and chain link fence, boarding up the windows, and removal of some of the remaining mantels original to the house. Architectural and engineering services contractor performs structural analysis and selective stabilization report.

1990 FCPA staff estimates over \$1 million to preserve and develop the property.

1990 Friends of Historic Huntley (FOHH) is established.

1990 State Historic Marker is placed on Harrison Lane.

1990 FOHH and FOHMP testify at Fairfax County Architectural Review Board hearings to minimize impact of townhouses on the Huntley viewshed.

1991 Eight-week historic landscape preservation studio from George Washington University studies Huntley with support of the FCPA.

1992 National Society Daughters of the American Revolution, Freedom Hill Chapter, install commemorative plaque at Huntley.

1992 FOHH, with support from FCPA and Huntley Meadows Park staff, initiate semi-annual open houses to open the property to the public and to interpret the house and early 19th-century plantation life, and to give lectures on Huntley and related topics.

1995-present Fairfax County Supervisor Kauffmann supports FOHH efforts to promote preservation and interpretation of Huntley. Lee District Planning Board Member Jack Kelso and FCPA Board Member Harold Henderson lend support and guidance to the efforts.

1996-1998 Archaeological investigation by FCPA staff.

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1997-99 Under contract with Virginia Tech, Office of Sponsored Programs, the Virginia Tech/ Washington Alexandria Architectural Symposium (WAAC) works in partnership with the FCPA and members of FOHH to complete a Joint Research Initiative for Historic Huntley that included documentation, historic research, cultural resource evaluation, exhibit design, development and implementation. In addition, the project includes creation of HABS-criteria structural drawings, construction of scale model, topographical renderings of the entire site, and an architectural investigation that is conducted as an on-site Virginia Tech/WAAC graduate-level seminar with a resulting summary report.

1998 Fairfax County Park Bond passes with \$1 million designated to stabilize and begin development of Huntley as an educational center based on its historic cultural resources.

1999 HMP employs a part-time interpreter to prepare, publicize, and present "History Mystery Tours" at Huntley aimed at fourth graders.

2000 Virginia Department of Historic Resources Grant is received by FCPA, awarding \$15,000 for a Historic Structures Report, provided that funds are matched.

2000-01 Planning process for GMP takes place. Task Force is established, includes FCPA and FOHH.

E. Restrictive Conditions

Historic Overlay District:

Regulations within the Huntley Historic Overlay District are intended to protect against destruction of/ or encroachment upon historic areas, structures, and premises. Details of the regulations can be found on pages 7-7 through 7-18, Part 2, 7-200 Historic Overlay Districts, Fairfax County Zoning Ordinance.

Architectural Review Board:

The ARB is part of the Site/Zoning Review Board process and must approve all plans at the site.

Preservation:

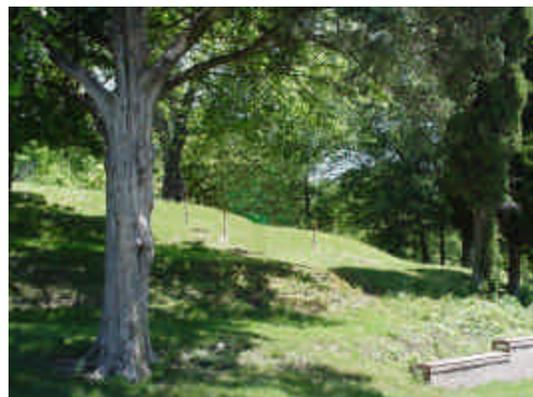
Accepted Preservation Standards as detailed in the Secretary of the Interior's Standards for Historic Preservation will be followed.

Access/ADA:

Alterations after January 26, 1992, to existing places of public accommodation must be accessible to the maximum extent feasible. Physical barriers to entering and using existing facilities must be removed when easily accomplished and at a relatively small expense. The added accessibility costs are disproportionate if they exceed 20 percent of the original alteration. Possible barrier removal measures include installing ramps; making curb cuts at sidewalks and entrances, widening doorways or adding raised letters or Braille and similar measures. Fifty percent of entrances at a building must be accessible. An accessible route must connect accessible features and spaces within the structures.

Topographic Restrictions:

Due to the severe slope and the terracing found at the Historic Huntley Site, any construction, such as a parking area or entrance road, will greatly affect



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the site (see page 9a). The slope is highest at the north portion of the property and slopes downward toward the southeast corner of the property near the ruins of the springhouse. The steepest slope is at the terracing of the house and along Harrison Lane. The terracing was built at the south and east sides of the main house structure leading down to the lower elevations. The terracing elevation rises 20 feet within 90 feet. Along the third and fourth terrace from the house lies the carriage way/drive that parallels Harrison Lane. The flattest area on the site lies between the tenant house and the necessary. The elevation rises 11 feet within 120 feet.

Parking:

Approximately (1) parking space per 300 sqft of floor area. This number is based on using the "Public Uses" designation as per the Fairfax County Zoning Ordinance. Based on the square footage of the main floor of the main house (approximately 1200 sq. ft), up to 4 parking spaces could be built on site. However, the FCPA also can determine the number of parking spaces based on parking requirements for the site.

Standing Structures Description:

The standing structures description report, as described below, is based on a description taken from the Appraisal Report for Fairfax County Park Authority Property of Ransom G. & Marguerite K. Amlong; Tax Assessment Map 92-2-((1))-8A. The original document was prepared by Accredited Real Estate Appraisal Service, Inc. in the 1970s.

Main House:

The house is of brick construction laid in common American bond with a course of headers every fifth row. The average brick size is 8-3/8 inches by 4 inches by 2-1/4 inches thick.



Room Arrangement:

Originally, the house was "H" shaped. The center block is two stories with a banked cellar opening on the south side and one room deep. The wings on either side are one story with a cellar and two rooms deep. The major entrances are on the first floor of the main block, although each southern facing wing has a cellar opening. The wings project about half their width south and north from the center section. This arrangement provides a large center room on the first floor, with two rooms on each side. On the second floor, which is likely a later development, there is only one large center room, while the cellar has a large center room with two flanking rooms on each side. There is no obvious physical evidence for an interior stairway to the second floor.

A wing has been added to the northwest portion of the house. This is of brick and wood construction. The north side of the main block has been framed to create a hall space and an enclosed stairway to the second floor room and access to the cellar. It too is built partially of



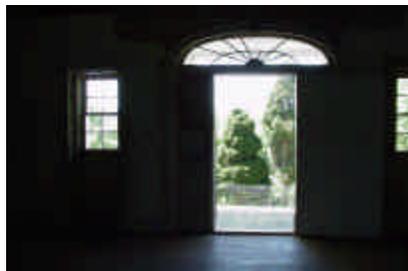
HISTORIC HUNTLEY

brick and wood. On the second floor, the extension provided an extra room and a bath. The exact construction date is unknown.

On the south side of the main block is a porch addition. This may have been built around earlier steps, which are formed from cut quarried stone. The porch is supported by four brick piers. The present porch roof covers and obscures the brick arch and top of the fanlight over the south side entrance. There was probably no covered porch on the house originally.

Windows and Doors:

Windows in the facade are unique in that they are set into recessed brick frames. While the frames in the root cellar (below the office) are arched, those in the residence are square panels, with the window set into the center of the frame. According to architectural historian E. Blaine Cliver, the exterior window construction is quite simple with a double beaded frame set into the brick two to three inches from the front surface. The simplicity of the window framing, which is Federal in style, would place the house somewhat after the late Colonial period, in the early 19th century. Windows on the cellar and first floor are six-over-six, double-hung sash, except adjacent to the south side entrance where they are four-over-four. The windows on the second floor consist of a single, nine-pane sash, which opens to the side on hinges. The pane size is 8-1/2 inches by 10 inches. The exterior shutters consist of a single



panel of fixed louvers and some shutter hardware survives. This includes several types of shutter stops, which are generally wrought rather than stamped.

The south door entrance has framing sidelights and an elliptical fanlight with wood tracery. In general, the oval fanlight came into use after the 1790s and went out of common use around 1825; although according to Mr. Cliver it probably was not



common in this area until after 1800. The stiles of the entrance are basically the pilaster types, although the reeding within the pilaster is rounded rather than flat. An opposing door at the north facade of the main block also was originally an exterior entrance but is now incorporated in the later addition. The keystone over the fanlight has a beaded center portion, which is similar to those found in the work of 19th-century architect Asher Benjamin.

Interior Features:

The center block first floor room has an excellent fireplace mantel, which is also similar in proportion to the Federal styles of Asher Benjamin. The mantel is somewhat busy, and a little heavy, yet it has delicate detailing and reeding on the sides. Basically, the proportions are the same and dateable to the early 19th Century. All four of the side mantels are of the same basic design, but each has been given an individual detail or refinement.



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The second floor room has a simple fireplace mantel and moldings. It has the oval curve in the molding around the architrave, which was common in the 18th century and persisted into the 19th century. This room would have been less used than downstairs rooms and the moldings reflect this in their simplicity. This room had a tray ceiling of the type one would expect to find beneath a hip roof, such as Huntley had in the 19th century.

Much of the flooring in the house is original, consisting of wide random width pine boards. The saw marks in the sub-flooring above the first floor center block are vertical, but from a mechanical saw. Beams under this portion of the house appear hand-sawn on one side and broad-axed on the other.

The door and window architrave in the center block cellar, and in the rooms in the east-wing have corner blocks, while those in the west wing do not. Detail of the architrave throughout is early, and those with corner blocks are probably contemporary with the rest of the house. In the center block, first floor, the mantel, door and window architraves, and paneling beneath the windows all have the same molding details, indicating that all woodwork is of the same age.

Exterior Features:

On the two wings the wooden cornice is fairly deep, approximately 8 inches, providing a slight projection. This may be indicative of a later date architectural development more in keeping with the Greek Revival period. If they are of a later date, it is certainly within 30 to 40 years after the house was constructed, or no later than the mid-19th century. The saw-tooth cornice line does not run behind the



present wooden cornice, indicating, along with the fact that brick bonding continues into the gable end, that the roof configuration on the wings is probably original. The only probable differences between the original roof and what is now in place is that the gable ends over the center section were clipped, giving the appearance of a hip roof when seen from the front. This roof continued, shed style, over the wings.

Necessary and Storage Area:

The building, once referred to as the slave quarters, does not seem

to have been suitable for the housing of human beings, and likely was never used for this purpose. It is a one-story brick structure with a gable



roof over three rooms. Neither of the end rooms has a finished floor or ceiling, nor do they appear to have had finished walls; the windows are wall openings protected by iron bars; each room has four brick

diamond-shaped ventilators and neither seems to have been heated, as there is no evidence of



chimneys or flues. It is likely that both rooms were used for storage spaces and, from the evidence in existing doors and windows, secure ones. The overall measurements of the building are approximately 34 feet 8 inches by 10 feet 10 inches, each end room measuring approximately 11 feet 11 inches by 10 feet 10 inches.

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The necessary, a privy or outdoor toilet, occupies the central recessed portion of the structure between the two end storage rooms. It measures approximately 10 feet 10 inches by 5 feet 5 inches, and includes (what was probably) separate men's and women's sections.



Office and Root Cellar:

This building, located 15 feet northwest of the house and adjacent to the icehouse, consists of a one-story brick structure above ground (office), approximately 15 feet 2 inches square, with a full cellar below ground level (root cellar). Access to the root cellar is through steep steps of rough cut stone, located on the east side of the structure. Access to the icehouse is directly opposite the stairway.



Evidence of ventilators can be seen on both north and south walls. These were barred openings approximately 6 inches deep with vents to the surface. They were finished with brick and faced with quarried stone at ground level. The bars are now gone, but they were horizontal, instead of vertical, as are those in the storage rooms adjacent to the necessary, and are of approximately the same size.

The root cellar walls are brick, laid in common bond, with three courses of stretchers to one of headers. This bond is uniform for the structure, above and below ground. The average size of bricks is 8-3/8 by 4 by 2-1/2 inches. The plain cornice is uniform, probably indicating that the roof was originally hipped.

With exception of the brick walls, which stand substantially as constructed, the structure has been entirely rebuilt. Windows in these walls are set into brick arches, which are decorative rather than structural. The recessed windows of the building, like those in the house, are of particular interest.

Archaeology Site:

To date there has been one subterranean building site archaeologically located at Huntley Historic Site. It lies directly east of the existing above ground "office" or storage outbuilding found adjacent to the icehouse. The archaeological site defines a one-story building measuring 16 by 16 feet and lying approximately 15 feet north and 15 feet east of the main house. It is a mirror image of the "office" and completes the five-part classical format of the main house complex.



The structure differs from the above ground "office" by lacking a cellar and being banked slightly into the sloping terrain of the east side of the park. The building's construction is somewhat unusual in that the last course of bricks forming the

HISTORIC HUNTLEY

east foundation wall rests on subsoil that was not completely excavated to the corresponding depth of the west foundation wall. This seems to have more to do with the expediency than some type of unique building method. The short cut may have led to the building's early demise, as the clays in this area of Fairfax County are not very stable.

The building function could not be identified archaeologically but it is likely that it was an additional storage area for dry goods. Because few artifacts were found that could help date the structure, other means were employed. A comparison of brick size and manufacturing style between the main house and "office" were found to be identical. Additionally, the composition of the mortar was analyzed and reflects a sand and shell base, a mix used extensively in the early 19th century and before. Dating can also be accomplished through architectural means. Based on the symmetry presented in the design of the main house, construction of the "office" alone on the landscape would be incompatible with the classical architecture so evident at Huntley.

Tenant House (circa 1880):

The tenant house is a brick two-story structure with a gable roof, a slightly off-center interior chimney and a three-bay front. The building is approximately 32 feet long and 22 feet wide. A seven-foot projection on the right end, added in the 20th century, houses bath and kitchen facilities. It is approximately 270 feet west of the house.



This structure reportedly burned in 1947 leaving only the exterior brick walls. However, there is no burn evidence in the attic or from archaeological

excavations adjacent to the structure. The windows, doors and interior features are modern, but whether this is due to a fire or done to update the aging house is unclear. As part of the Huntley complex, it is still a visually important building.



Icehouse:

The icehouse, located on the grid 15 feet north and 30 feet west of the northwest corner of the main house, is one of the most striking structures at Huntley, and one that differs from most other Virginia icehouses. It exhibits a quality of design and workmanship seldom seen in a utilitarian structure. Most icehouses are square, a simple form which would offer easier construction than the round structure at Huntley. Not only is this structure round, but the roof is hemispherical, forming a complete circular dome. Construction of the dome is all brick headers. Some of the bricks are fired to a dark color but there is no discernable pattern in the brickwork.

All of the structure is below ground. At the top of the dome is a square opening of quarried stone, which is at ground level. The stone here shows the wear of ropes, which were used to lower and raise ice. Most other icehouses are at least partially above ground, with some type of superstructure, or revetted into a bank or side of a hill. They require some depth, and insulation, so that they are usually finished in brick or stone. Sawdust was an ingredient commonly used for storing ice, used in alternating layers of block ice and sawdust. Sawdust may have been used in the icehouse at Huntley due to the spongy nature of the "floor." Because of this overburden, the total depth cannot

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be ascertained but the icehouse is greater than 12 feet deep with a diameter of approximately 15-1/2 feet.

Additional access to the icehouse is from the adjacent root cellar. One stone step exists in the root cellar wall. There may have been a ladder or wooden steps at one time. The walls between the root cellar and icehouse are separate, indicating that the two structures were constructed at different times but clearly in association with each other.

Springhouse:

Ruins of a dairy or springhouse are located at the base of the hill, some 155 feet southeast of the house. This spring, and the one immediately across the road, forms the source of the south branch of Little Hunting Creek. The springhouse is brick and partially overgrown, and was damaged during the construction of Huntley Meadow Lane. The structure may have had a door and shelves in the brick wall. The roof is arched, one brick course deep, and the structure is banked into the hillside.

There was another spring on the hill to the northwest above the house, which was destroyed during the construction of the townhouse development. This, too, was encased with bricks, all below ground, and could have furnished water to the house through gravity flow. Since both the cistern type springhouse and the springhouse below the house were probably contemporary with the house, the lower one may have served exclusively as a dairy.

II. PARK PURPOSE AND SIGNIFICANCE

A. Park Purpose: What is the purpose of the park?

Park Purpose statements are intended to provide an umbrella for planning and decision making. If a proposed use conflicts with any one of the purposes listed, it will be considered an incompatible use. By establishing park purposes, future plans can remain flexible, as legislative requirements and visitor

preferences change.

The purpose of Historic Huntley is to:

- * Preserve and protect the house, its surviving outbuildings, remnants of the historic designed and natural landscapes, archaeological resources, and the viewsheds to and from the site.
- * Provide the setting and tangible resources for educating a broad and diverse public constituency in the specific attributes of the site's significance.
- * Provide the setting for other community uses compatible with, and subordinate to, the fragile character of the tangible resources and the unique significance of the historic ensemble, and consistent with currently accepted preservation standards.

B. Significance Statement: Why is this park important?

General Historic Significance:

Mason family ownership of the land that became Huntley contributes to its historic significance. The land where Historic Huntley stands was originally part of the holdings of George Mason IV of Gunston Hall, author of the Virginia Bill of Rights. His grandson, Thomson Frances Mason, inherited Hunting Creek Farm from his father and shortly thereafter changed the name of the farm to Huntley.

Thomson F. Mason was a prominent businessman and Mayor of the City of Alexandria. Historic Huntley contributes to our understanding of particular economic and social trends in the 19th century. The Huntley site is a good example of the local farm enterprise that dominated Fairfax County throughout most of the 19th century and an example of a productive absentee-owner farm.

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It is documented that Huntley was used as an encampment during the Civil War, when over 20,000 troops occupied Northern Virginia. There are historic accounts of burials on the property and photographs of soldiers camped on the property. The site tells the story in microcosm of the evolution of the land from agricultural to suburban use, to public uses compatible with conservation and preservation.

Significance of the Known Cultural Resources:

The architectural significance of this historic property is pronounced. The high quality of early 19th - century architectural design and detail of the house set it apart from other dwellings. The design of the house is a unique example in this area, if not the country, of multifaceted building type, i.e., the "country house" or "lodge" as a functional type, and the "pavilion" as a conceptual paradigm in terms of scale, form, and spatial concepts.

The house and outbuildings at Huntley demonstrate a unified sophistication of site design which integrates structures, siting, and landscape into a coherent work of art and experience that is of national significance. The relatively complete assemblage of support buildings is also significant. The high quality of the architectural design and overall site design led to the listing of the property on the National Register of Historic Places in 1972. The planned coordination of these elements provides the local, regional, and national communities with an educational opportunity rarely offered in Fairfax County.

Significance of Landscape Features and Natural Resources

The historic records show that the siting of the house provided a sweeping view of the Hybla Valley. The viewshed is still virtually intact and one of the most stirring aspects of the site. It is possible to stand on the porch of Huntley and see the trees that George Washington planted at Mount Vernon and three white oaks planted along the double ditches used as

boundary markers along George Mason's land in the 18th century.

Hybla Valley, now incorporated to a great extent into Huntley Meadows Park, was part of the 624-acre estate eventually willed to Thomson F. Mason. Huntley Meadows Park and Historic Huntley represent a portion of the original plantation used to grow various crops and provide a summer retreat for the Thomson F. Mason family. The historic relationship between the two properties is significant and should remain an important aspect of the interpretation of both.

The house at Huntley is incorporated into a terraced hillside. Evidence suggests that the practice of terracing can be found all along the East Coast, the first terraced gardens appearing in Williamsburg in 1720. In addition to practical purposes, such as erosion control, terraces were used for other purposes, including: demonstrating social status, manipulating the natural environment, enhancing the view of the house and the vistas from the house, and creating gardens and other outdoor spaces for entertaining. Further archaeological investigation and research may need to be undertaken on the terraces in an effort to understand the reason for this type of designed landscaping at Huntley.

C. Visitor Experiences: What will the visitor experience at this park?

Visitors will come from local, regional, state, and national communities. Programming will be directed to all of these audiences.

At this park, visitors will:

- * Learn the history and lifestyles of the residents of Historic Huntley from the 19th and 20th centuries and their impact on the history of the area.
- * Discover the architectural significance of the house, the icehouse, office, root cellar,

and necessary.

- * Experience the spatial sequencing of the buildings on the site in relation to the expansive view that is still virtually intact.
- * Learn about preservation philosophy, goals, and appropriate treatments of historic fabric during restoration and rehabilitation.
- * Learn about changing agricultural life in rural Northern Virginia.
- * Learn about the historic connection between Historic Huntley and Huntley Meadows Park, thus enhancing the educational opportunities of both properties.
- * Use Historic Huntley for appropriate community activities.
- * Enjoy expanded experiences made possible by the FCPA partnerships with local and national Educational and professional organizations for appropriate programs.

III. EXISTING CONDITIONS

A. Slopes

Due to the severe slope and the terracing found at the Historic Huntley Site, any construction, such as a parking area or entrance road, will greatly affect the site (see Page 16a). The gradient is most severe at the north portion of the property and slopes downward toward the southeast, near the ruins of the springhouse. The steepest slope is at the terracing of the house and along Harrison Lane. The terracing was built at the south and east sides of the main house structure leading down to the lower elevations. The terracing elevation rises 20 feet within 90 feet. Along the third and fourth terrace from the house lies the carriage way/drive that parallels Harrison Lane. The flattest area on the site lies in between the tenant house and the necessary. The elevation rises 11 feet

within 120 feet.

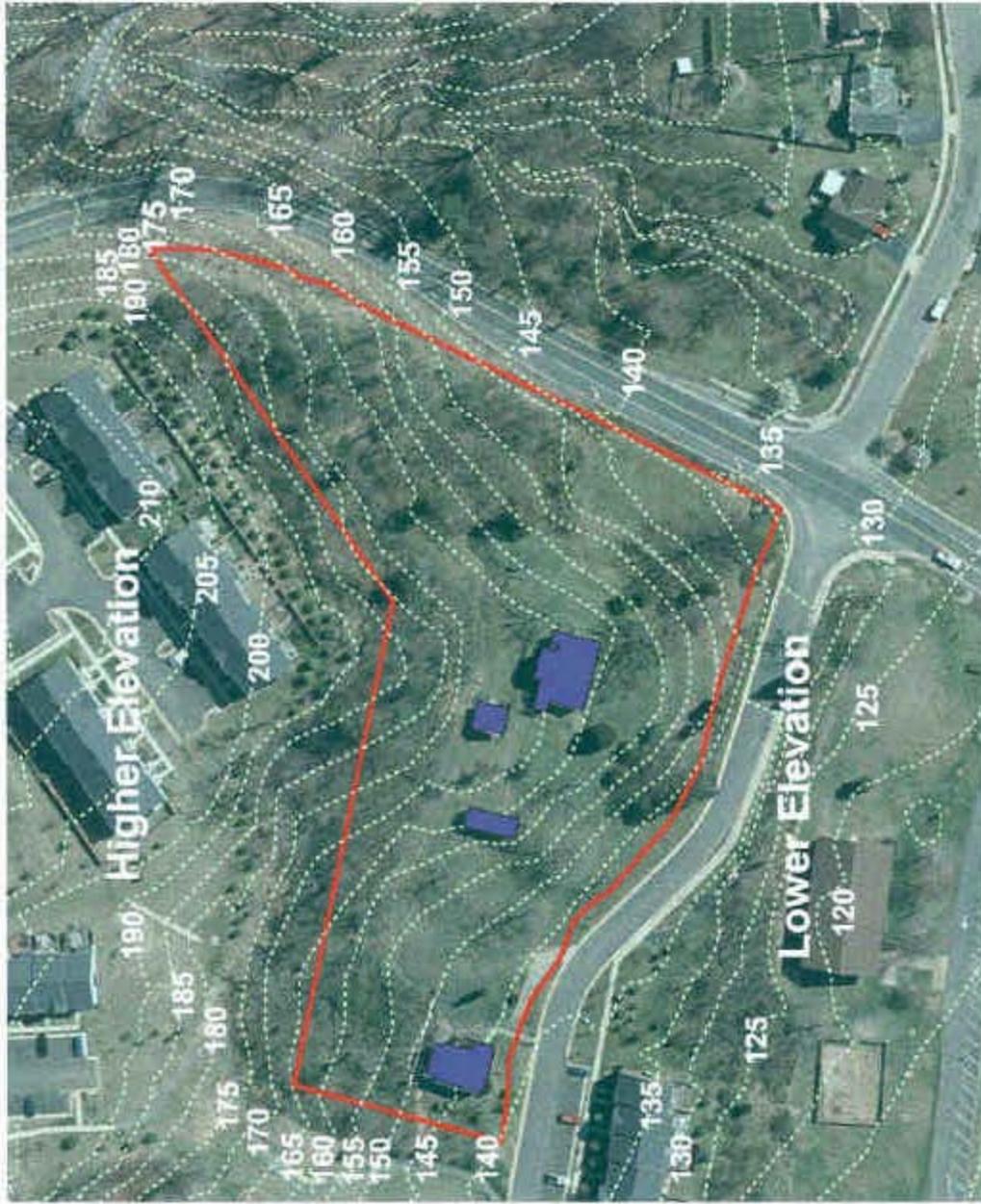
B. Soils

The description of the soils at Historic Huntley is based on a description from the Fairfax County Real Property Identification Maps: Soils.

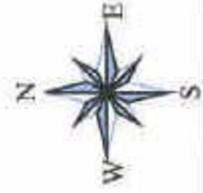
The soil that is found at the Historic Huntley site is marine clay (Patapsco clay formation) as shown on page 16b. This clay material is yellowish-brown, dark brown to gray color and in some places has a greenish tint. It is plastic and sticky when wet and becomes quite hard when dry. This formation contains sand lenses that may be water bearing. This is especially true where these lenses are connected to overlying porous material of land or sand mixed with gravel. In areas where the clay has been exposed for long periods during the removal of gravel or during grading operations, the clay shrinks during long dry spells. Shrinkage results in deep cracks and fissures creating more serious deep-seating progressive clay instability. The Patapsco clay formation occurs in disconnected areas from Lincolnia to Gunston. This clay material ranges from 5 to 40 feet or more in thickness with an average of about 25 feet. In most cases, land slippage has occurred on slopes that exceed 15 percent.

Patapsco clay shrinks when it dries under footings. This change in volume of clay has resulted in damage to many homes in Fairfax County. The damage is usually in the form of broken footings, cracked walls, windows that will not open, doors that fail to close, and chimneys pulling away from houses. All tree roots within 20 feet of the walls of the house should be cut because they interfere with the foundation soil moisture stability by absorption through the roots. Under no conditions should the Patapsco clay be used for back fill material around buildings. Where slab construction is used, a special design will be required.

Historic Huntley: Slope Map



Legend:
Contour Intervals = 5 feet
 FCPA



Historic Huntley: Soils Map



LEGEND

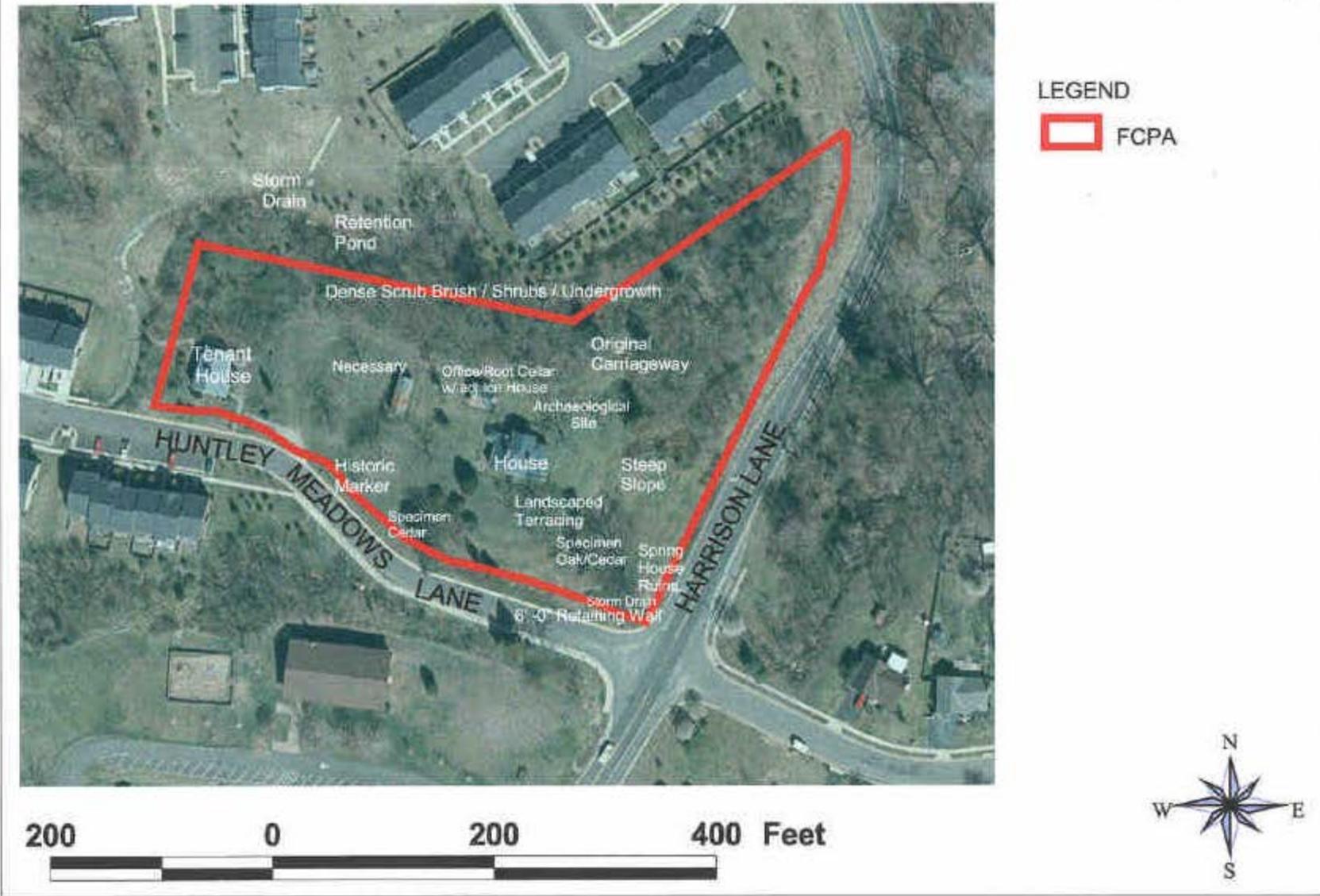
-  Fcpa
-  118 - Marine Clay - Soils Type A
-  34 - Woodstown - Soils Type B
-  47 - Dragston - Soils Type B
-  49 - Lunt - Soils Type A
-  6 - Hyattsville - Soils Type B
-  61 - Loamy - Type A

- Type A Soils are characterized as having unstable slopes and land slippage, high shrink-swell clays, poor foundation support and/or high water table conditions. A geotechnical report is mandatory for all construction and grading within these problem soils areas.

- Type B Soils are characterized as having wetness and drainage problems that can be addressed with foundation drainage and waterproofing for basements and crawl spaces. A geotechnical report may not be required if the site plan includes adequate provisions to address soil related problems.



Historic Huntley: Standing Structures and Cultural Resources Map



HISTORIC HUNTLEY

C. Standing Structures - See page 17a, for location.

Main House:Basement:	1026.49 SQFT
First Floor:	1282.80 SQFT
Second Floor:	490.45 SQFT
Ice House:	129.31 SQFT
Office:	100.00 SQFT
Necessary:	437.29 SQFT (Approximate)
Tenant House:	704.00 SQFT
Archaeology Site:	256.00 SQFT (Approximate)

D. Cultural Resources - See page 17a.

Principal Features:

- House



- Office/Root Cellar with adjacent Ice House



- Necessary



- Archaeological Site



- Tenant House



- Springhouse Ruins
(Not Pictured)

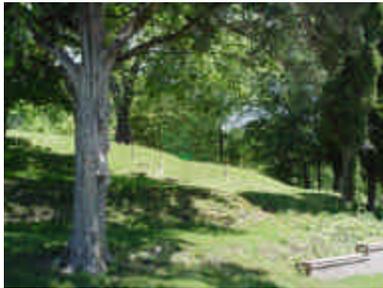
Land Features:

- Original Carriage Way (from Harrison Lane)



HISTORIC HUNTLEY

- Landscaped Terracing (terracing viewing to the east) & 6'-0" Retaining Wall



Quercus falcata

Quercus alba
Rosa multiflora

Prunus serotina

Oaks
Southern Red Oak
White Oak
Multiflora
Rose
Black Cherry

Location 4

Prunus serotina

2 Black Cherries

Secondary Features:

- Historic Marker
- Dense Scrub Brush/Shrubs/Undergrowth
- Steep Slope
- Storm Drain
- Specimen Oak/Cedar
- Specimen Cedar

Location 5

Juglans cinerea

White Walnut or Butternut

Location 6

Magnolia sp.
Ulmus americana
DBH
33" est. age: 100+ years

2 small trees
American Elm

E. Natural Resources - See page 18a.

Survey of Trees

Diameter Breast Height (DBH) indicated if diameter is over 1 foot

Location 7

Juglans cinerea
DBH 22 1/2"

White Walnut or Butternut

Location 8

Juglans nigra

Black Walnut

Location 1

Prunus sp.	8 small trees
Juniperus sp.	multiple shrubs
Robinia pseudo-acacia	Black Locust
Ailanthus altissima	Ailanthus
Ligustrum vulgare	Common Privet
Rubus sp.	Bramble

Location 9

Juniperus virginiana
DBH 18"

Red Cedar

Location 10

Tilia americana

American Basswood

Location 2

Quercus alba	White Oak
DBH 40 3/4"	
est. age: 200 years	

Location 11

Juniperus virginiana
DBH 29 3/4"

Red Cedar

Location 3

Juniperus virginiana	Red Cedar
DBH 23 1/4"	
Quercus stellata	Post Oak
Quercus phellos	5 Willow

Location 12

Juglans nigra
DBH 17"

Black Walnut

Historic Huntley: Natural Resources Map



 FCPA

Reference Page 22 of the GMP Text for Section E. Natural Resources, Survey of Trees for descriptions to match the graphics numbers.

200 0 200 Feet



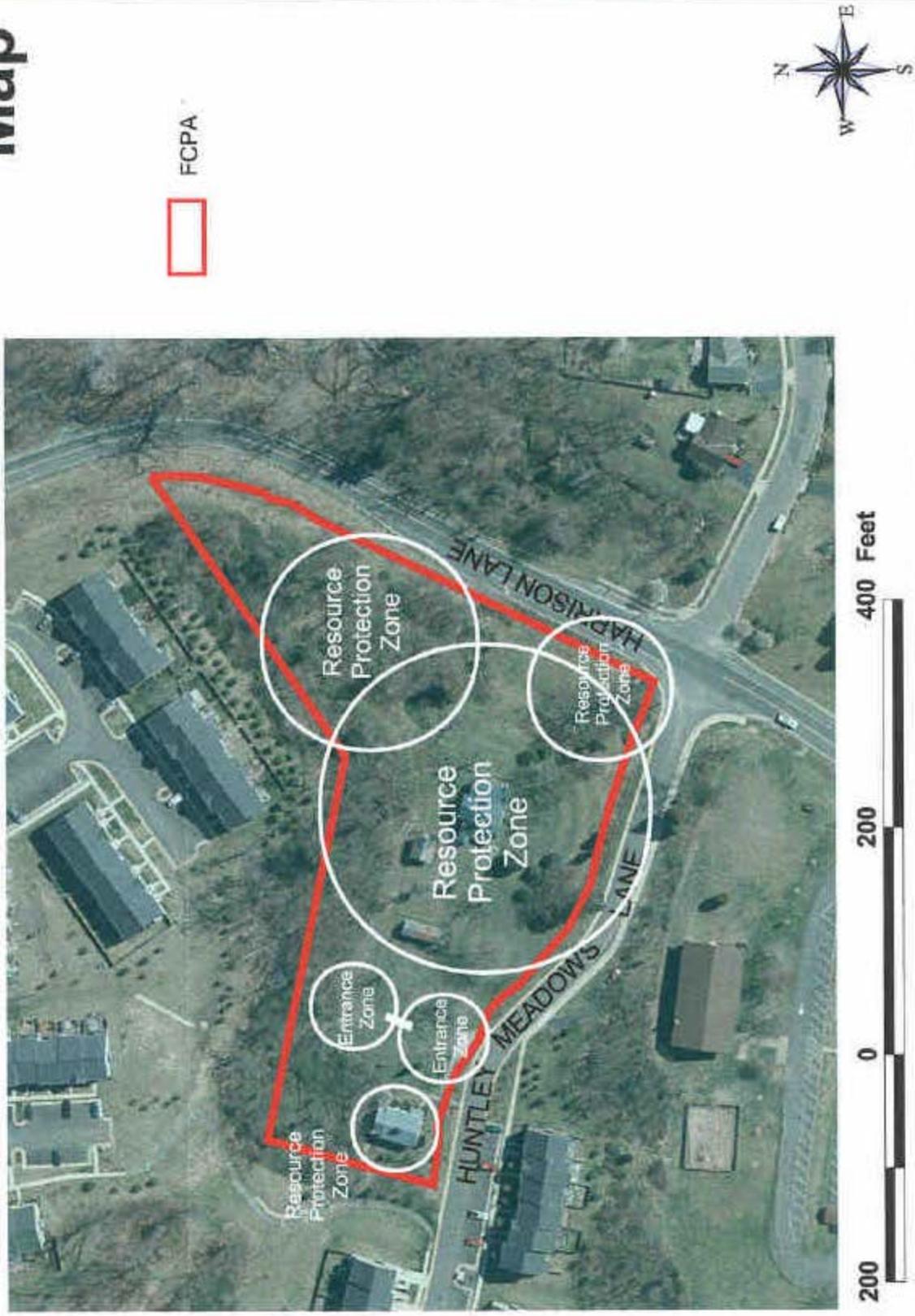
HISTORIC HUNTLEY

<u>Location 13</u> Juniperus virginiana DBH 26"	Red Cedar	<u>Location 23</u> Juniperus virginiana Sassafras albidum	Red Cedar several
<u>Location 14</u> Magnolia sp.		<u>Location 24</u> Cornus sp.	4 recently planted Dogwood shrubs
<u>Location 15</u> Juglans nigra DBH 20"	Black Walnut		
<u>Location 16</u> Tilia americana	American Basswood (4 trunks)	<u>Location 25</u> Juniperus virginia Ailanthus altissima	2 Red Cedars (tall - obstruct view from porch) several small specimens
<u>Location 17</u> Ailanthus altissima DBH 16 1/2"	Ailanthus	<u>Location 26</u> Ailanthus altissima Robinia pseudo-acacia	3 small trees 2 small trees
<u>Location 18</u> Juniperus virginiana	Red Cedar		
<u>Location 19</u> Robinia pseudo-acacia DBH 18 3/4"	Black Locust		
<u>Location 20</u> Juglans cinerea Quercus palustris	White Walnut or Butternut 2 Pin Oaks recently planted		
<u>Location 21</u> Juniperus virginiana DBH 27 1/2" Ulmus rubra	Red Cedar Slippery Elm (4 trunks)		
<u>Location 22</u> Magnolia sp.	4 clustered		

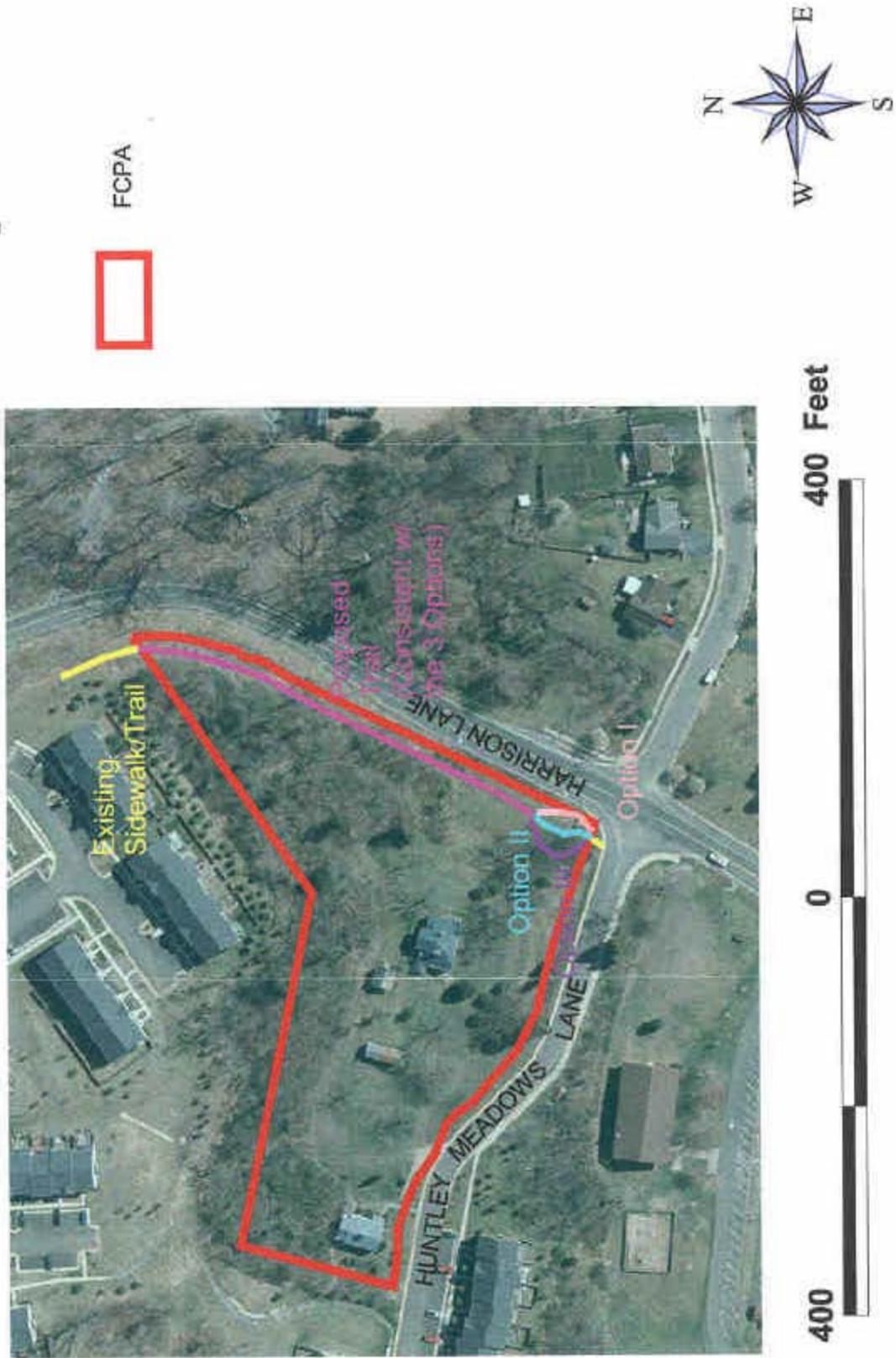
F. Access

Access into the site should occur at three locations. The first entrance should be for vehicular traffic located in the Entrance Zone as shown on page 19a. The area is located between the tenant house and the necessary. This area has the least amount of slope on the site. The area should contain parking facilities and trails leading to the various Resource Protection Zones. Additional entrances should be from Countywide Trail as shown on page 19b. Trail plan shows that the Countywide Trail has two terminating ends on the north and south sides of Historic Huntley along Harrison Lane. The connection of the two terminations should occur along Harrison Lane. However, the springhouse, located along Harrison Lane, rests in the proposed trail's path. DPWES has formulated three alternatives for the proposed trail that will not disturb the springhouse. Reference page 19b, for the three proposals. The three proposals each have pros and cons such as running too close to the road, running through saturated soil and too close to the

Historic Huntley: Management Framework Map



Historic Huntley: Countywide Trail with Options



HISTORIC HUNTLEY

springhouse or segregating the springhouse from the rest of the site. Any trail to be located on site will be coordinated with DPWES with conservation of natural and cultural resources a priority.

G. Existing and Planned Land Use

All contiguous properties are classified as Residential Districts within the Huntley Historic Overlay District. Existing area land use is R-2 with a density not to exceed (2) dwelling units per acre and other selected uses, which are compatible with the low-density residential character of the district. R-8 residential district is present on the Huntley site and the adjacent townhouse community (density not to exceed (8) dwelling units per acre and other selected uses, which are compatible with the density residential character of the district). Other area land uses are R-3, R-5 and R-20 residential districts, however, none of these uses are contiguous with Historic Huntley. For further information, the Fairfax County Zoning Ordinance, Section 3 Residential Districts and Section 7 Overlay Districts can be referenced (See page 20a).

H. Historic Overlay District

The Huntley Historic District was established to protect the Historic Huntley Site. Although existing R-2 Residential District zoning is applicable to any development on the site, the Huntley Historic Overlay District enacts further development controls. The ARB and the Fairfax County Board of Supervisors review and regulate signs, building demolition, lot size, open space and off-street parking/loading. However, the existing use outside of the Historic Overlay District also applies (See page 20b).

I. Countywide Trail

The Countywide Trail system runs to the north edge and south edge of the property along Harrison Lane. However, no trail is present on the Historic Huntley Site. DPWES is currently working on the design for

alignment of the Countywide Trail on this site. The trail will run along Harrison Lane, however, several options are under consideration in routing the trail around the springhouse located at the southeast edge of the site. Any trail to be located on site will be coordinated with DPWES with conservation of natural and cultural resources a priority.

IV. MANAGEMENT FRAMEWORK

The management framework integrates research, site analysis and basic data presented in this document. Management zones have been defined to provide a framework for decision -making. Existing uses, existing conditions, recommendations from the Task Force and recommendations from FCPA staff were considered in the development of the management zones. The framework provides broad flexibility within a range of potential uses for each management zone.

The "Potential Uses" stated for the zone describe what uses are acceptable for each zone. If a use is not listed for a zone, by its omission it is considered an incompatible use for that zone. The potential uses are intentionally general to allow flexibility when making decisions.

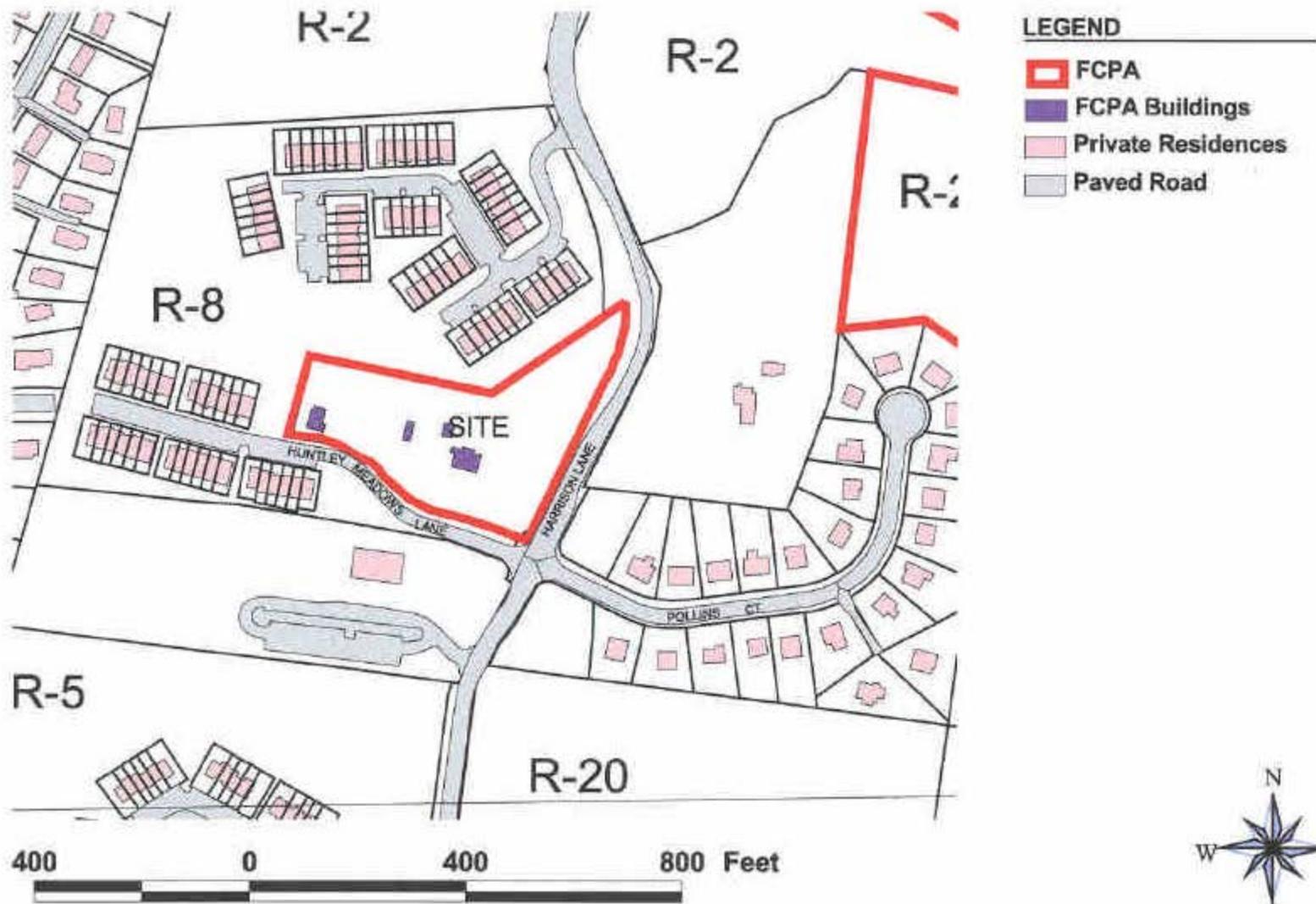
A. Resource Protection Zone

The entire study site with the exception of the Entrance Zone will be included as areas of valuable cultural and natural resources and be protected by a Resource Protection Zone (RPZ). Human impact in this zone will be kept to a minimum. Management of the cultural and natural resources will be allowed, but degradation of this zone shall be prohibited.

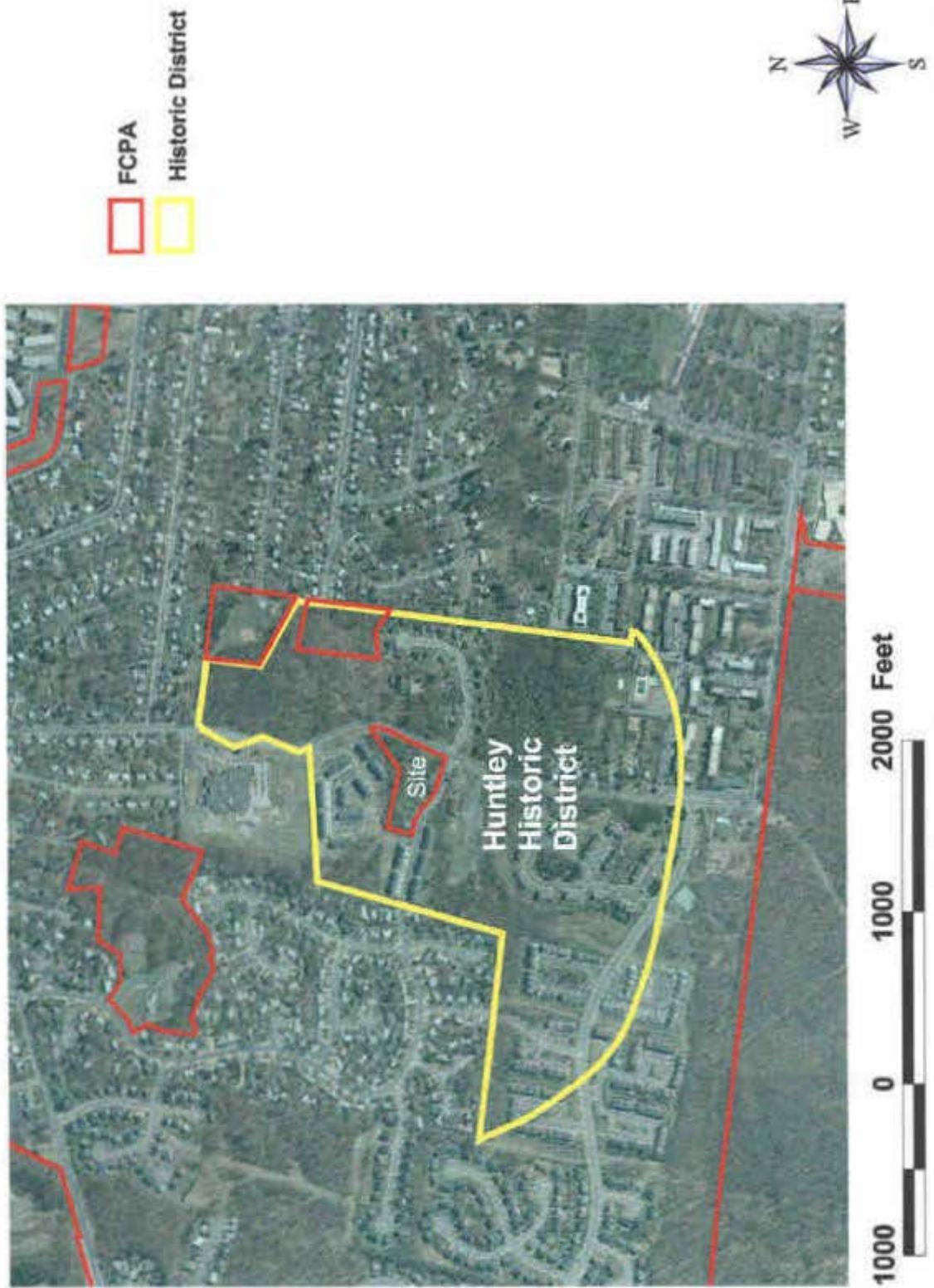
POTENTIAL USES:

- * Preservation of Cultural and Natural Resources
- * Research, Interpretation, and Education

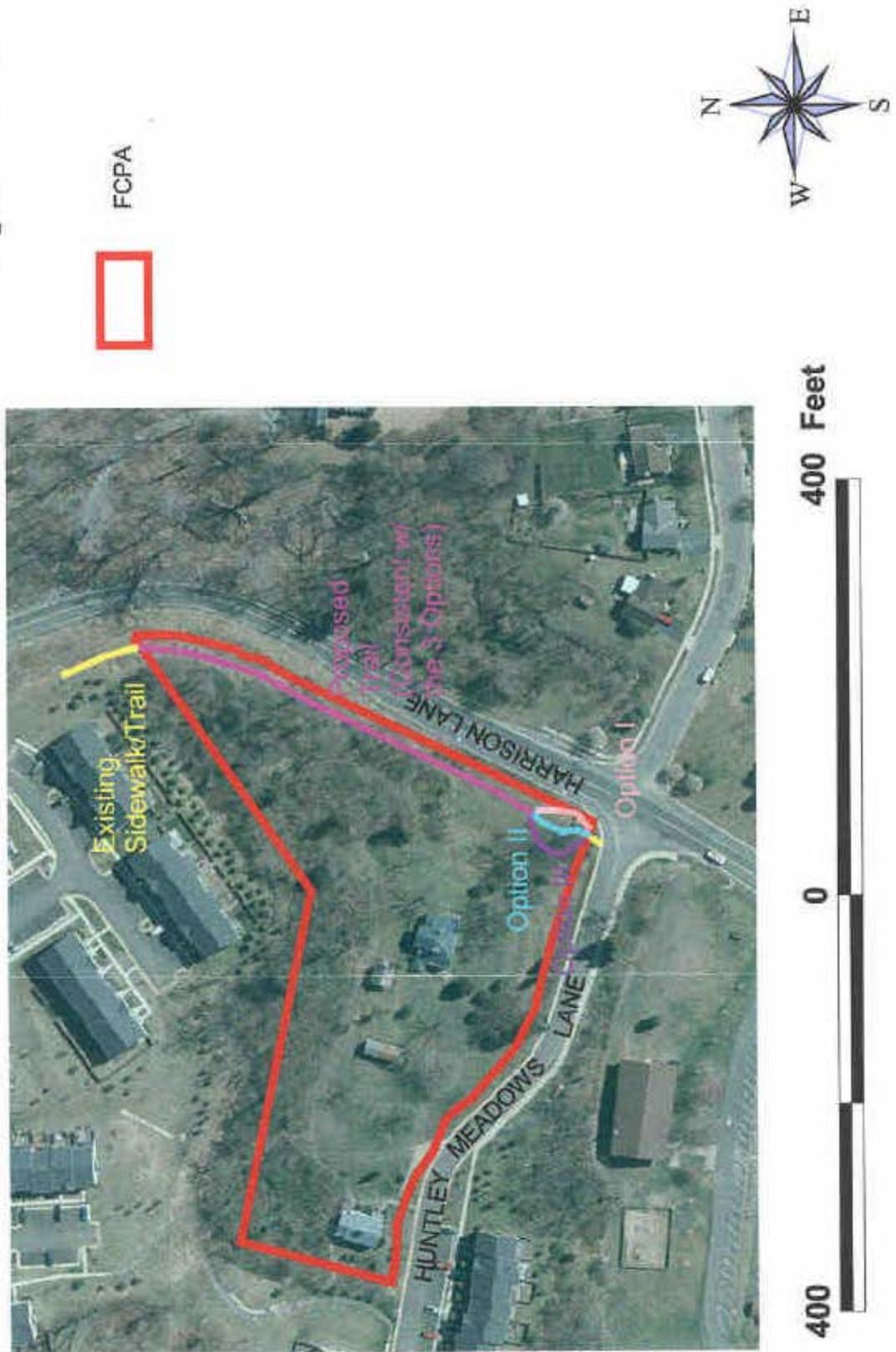
Historic Huntley: Zoning and Parcel Map



Historic Huntley: Historic District Map



Historic Huntley: Countywide Trail with Options



HISTORIC HUNTLEY

- * Gateway for Historic Properties Tour
- * Trails
- * Roads and Road Improvements
- * Utilities (such as water and telephone)

B. Entrance Zones

An entrance has been identified for the site. The entrance for the historic portion will be off Huntley Meadows Lane.

POTENTIAL USES:

- * Entrance Drive and Road Improvements
- * Visitor Services (may include orientation/exhibit area, gift area, restrooms and/or office)
- * Utilities
- * Signage

V. SITE MANAGEMENT RECOMMENDATIONS

Until the creation of a Conceptual Development Plan or Resource Management Plan, the following recommendations will be used to provide guidance for the site management of historic resources at Historic Huntley. (See ATTACHMENT I General Management Plan)

- * Continue to stabilize structures, landscape, and archaeological resources to prevent further deterioration.
- * Continue to identify, record, preserve and interpret historic resources and events that occurred at Huntley.
- * Preserve and/or restore structures at Huntley using the Historic Structures Report as guidance with particular attention to the following:
 - House: decisions will need to be made regarding whether or not to retain 19th- and 20th-century additions which obscure

the original H-shaped plan and roof configuration.

- Tenant house: adaptively reuse interior, retaining as much of the original fabric as possible. For the time being, the tenant house is used as a residence.
- Ice house/Office/Root Cellar and Necessary: probably these structures would be used for interpretation purposes.
- Archaeological resources: protect, identify and interpret.
- Designed landscape: protect, research, and restore basic outlines.
- * Continue an outline of potential uses for the structures other than interpretive programming in order to make fuller use of the site's potential.
- * Foster attitudes and practices that support the restoration and conservation of historic resources and responsible stewardship.
- * Maintain the cooperative relationship between Historic Huntley and Huntley Meadows Park.

Historic Huntley: General Management Plan



FCPA

400 Feet

0

400

Historic Huntley

Conceptual Development Plan



F
C
P
A



ACKNOWLEDGEMENTS

CONCEPTUAL DEVELOPMENT PLAN FOR HISTORIC HUNTLEY

FAIRFAX COUNTY PARK AUTHORITY
January 2002

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ATTACHMENT

I. Conceptual Development Plan Graphic

HISTORIC HUNTLEY

I. INTRODUCTION & BACKGROUND

A General Management Plan (GMP) for Historic Huntley was completed in June of 2001. The GMP provides direction for the conceptual planning stage of development. The park purpose, desired future visitor experience and park themes establish important guidelines for the Conceptual Development Plan (CDP).

The CDP for Historic Huntley describes the recommended improvements to existing facilities and recommendations for future park development. The CDP contains descriptions of the concept plan elements; design concerns and plan (map) that indicates the general locations of recommended projects. (See ATTACHMENT I)

A. Park Purpose

The purpose of Historic Huntley (park) is to:

- * Preserve and protect the house, its surviving outbuildings, remnants of the historic designed and natural landscapes, archaeological resources and the viewsheds to and from the site.
- * Provide the setting and tangible resources for educating a broad and diverse public constituency in the specific attributes of the site's significance.
- * Provide the setting for other community uses compatible with, and subordinate to, the fragile character of the tangible resources and the unique significance of the historic ensemble and consistent with currently accepted preservation standards.

B. Desired Future Visitor Experience

- * Learn the history and lifestyle of the residents of Historic Huntley from the 19th and 20th centuries and their impact on the history of the area.
- * Discover the architectural significance of the

house, the icehouse, office, root cellar, and necessary.

- * Experience the spatial sequencing of the building on the site in relation to the expansive view that is still virtually intact.
- * Learn about preservation philosophy, goals and appropriate treatments of historic fabric during restoration and rehabilitation.
- * Learn about changing agricultural life in rural Northern Virginia.
- * Learn about the historic connection between Historic Huntley and Huntley Meadows Park, thus enhancing the educational opportunities of both properties.
- * Use Historic Huntley for appropriate community activities.
- * Enjoy expanded experiences made possible by the FCPA partnerships with local and national educational and professional organizations for appropriate programs.

C. Property Description

Historic Huntley is located at 6918 Harrison Lane, in the Huntley Historic District in Alexandria, Virginia, within the Lee



Supervisory District. This site is 2.75 acres in size. The principal feature of this site is the 19th century residence called Huntley and its supporting structures, consisting of the domed icehouse and attached office, root cellar, the large necessary, the foundations of a structure adjacent to the main house found through excavation, the tenant house and ruins of a

HISTORIC HUNTLEY

springhouse. Land features include an historic carriage way from Harrison Lane and terracing on the slope to the south of the main house.



D. Park Designation

Historic Huntley is an historic site designated as a Cultural Resource Park. It reflects the architectural and agrarian history and cultural significance of the site and its improvements in Fairfax County during the 19th and 20th centuries. Cultural Resource Parks, as noted in the Fairfax County Park Authority Register of Parks and Facilities 2000, protect and preserve archaeological sites and historic properties that meet the eligibility requirements for the National Register of Historic Places Criteria or the Public Significance Criteria as designated by the Fairfax County (Virginia) Heritage Resource Management Plan. Historic Sites and Archaeological Parks may be located wherever evidence of human occupation exists on or beneath the land and waters. Depending on the extent of the resource, the Cultural Resource Park site may be designated as a Countywide Park or as sub-unit of another park classification. Acquisition, identification and preservation of cultural resources are for purposes of stewardship; use of the site is defined within stewardship parameters. Development of these parks should include opportunities for public education and enjoyment. To the extent that they do not adversely impact the cultural resources themselves, portions of the site may be developed with demonstration areas and support

facilities such as restrooms and parking.

E. Park Themes

Historic Huntley theme:

Cultural Resource Park (cultural and natural history, education and recreation) as described in Section D above.

F. Existing and Proposed Facilities

The following facilities are currently existing at Historic Huntley:

◆ Main House



◆ Necessary and Storage Area



◆ Office and Root Cellar



HISTORIC HUNTLEY

◆ Archaeology Site



◆ Tenant House

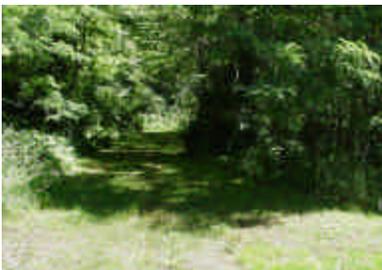


◆ Icehouse (not pictured)

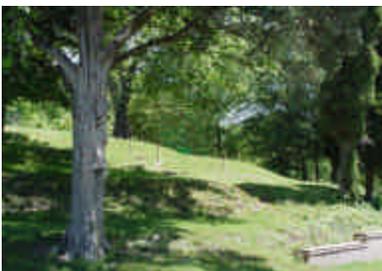
◆ Springhouse (not pictured)

◆ Site Landscape

• Carriageway



• Terrace Remains



• Site Grounds

The following facilities are proposed:

- * Parking Area and Vehicular Access
- * East Office (Reconstructed)
- * Trails
 - Site Trails
 - Countywide Trail Plan

An Historic Structures Report will be performed and used as a guide for the preservation of the 19th century structures at Historic Huntley. The investigations necessary to complete this report will include, but not be limited to, the following:

- * Documentation of the existing conditions;
- * Engineering evaluation of structural systems of the buildings;
- * Evaluation of the structures' modifications over time;
- * Identification of character-defining features; and,
- * Formulation of recommendations for treatments consistent with the Secretary of Interior's Standards and the Park Authority's preservation objectives.

II. DESCRIPTION OF THE CONCEPTUAL DEVELOPMENT PLAN ELEMENTS

A. Description of Plan Elements Use/Reuse

The main house and outbuildings at Huntley demonstrate a unified sophistication of site design which integrates structures, siting and landscaping into a coherent work of art and experience that is of national significance. The relatively complete assemblage of support buildings is also significant.

1. Main House

The structure is architecturally significant.

Stabilization is necessary to make the structure sound and safe for use.

The structure should be restored to its



original configuration, within the confines of building code regulations, accessibility requirements, use needs and the Historic Structures Report.

Once stabilized and restored, the main house shall be used as an exhibit area. Material culture, decorative arts and traveling exhibits may be displayed. The space will be used for appropriate groups with minimal equipment needs such as tables and chairs. Small gatherings, as well as school groups may use the main house. The lower level of the main house will be developed for interpretive and other uses.

2. Necessary and Storage Area

The necessary and storage areas need stabilization and restoration for interpretive use. The adjoining storage areas may be used as storage.



3. Office and Root Cellar

The existing west office will be stabilized.

It may be used as an interpretive area to reflect family life and architecture of the time period. The root cellar may also be utilized for interpretation of the icehouse.



4. Archaeology Site

The east office may be reconstructed to complete the architectural symmetry of the site. A secondary use may be to meet visitor services needs. The exterior of the new structure should resemble the existing office in style.



5. Tenant House

The tenant house may be used as office space with a retail area on the first floor. There may be an area designed as an interpretation area used for orientation to the site. History of the site and possibly the vicinity, will be displayed in this area. The

tenant house may also contain restrooms and a cold pantry. The second floor may be renovated for resident staff pending the final recommendation from the Historic Structures Report. The first and second floors may contain storage space.



6. Icehouse (not pictured)

Once stabilized and made safe for the public's approach, the icehouse will be viewed by the public and used to educate the public. Lighting inside the icehouse will be provided for public viewing and interpretation of the space. The historic integrity of the steps leading into the icehouse, should be maintained.

7. Springhouse (not pictured)

The ruins of the springhouse will be stabilized. Interpretive signs will be provided and periodic cleaning and maintenance on the spring will occur.

8. Site Landscape

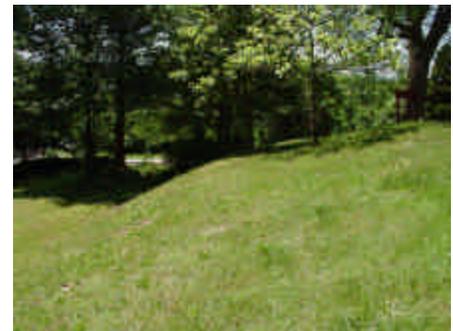
a. Carriageway



The carriageway is to be maintained as a site feature for interpretation. The ground surface will be grass.

b. Terrace Remains

The site terraces will be stabilized with obvious inconsistent elements removed. Site stabilization is a priority. The terraces will be maintained until a specialized archaeologist can be consulted. A garden archeological study will be implemented to determine the shape, slope and materials used in the terraces. Research will be performed for terrace gardens of the early 19th century. The landscaped terracing and vistas will be restored as feasible.



c. Site Grounds

At the northwest corner of the site, brush is to be cleared and some evergreen screening is to be planted.

9. Parking Area and Vehicular Access

Located in the Entrance Zone, brush clearing will be necessary. Site access will be from Huntley Meadows Lane. Vehicular access to the top of the site may be provided. A service road with a turnaround will lead to the main house. The parking area will have low profile low intensity

bollard lighting as well. Site grading may be necessary. There will be a maximum of 12 spaces (2 staff, 10 visitor) located at the low point of the site and 2 accessible spaces located at the top of the site. The road leading to the spaces will be constructed of an appropriate material.

10. Trails

a. Site Trails

A Site Trail system will be established on site. It may consist of trails, railings, bollard lighting, and benches. In certain areas, the site may need grading to accommodate an accessible trail system. In meeting ADA accessibility requirements, cognizance of the historic integrity of the site will be necessary.

b. Countywide Trail Plan

The Board of Supervisors adopted the Countywide Trail Plan in 1976 as part of the Comprehensive Plan of Fairfax County adopted under the provisions of Title 15.1, Chapter 11, Va. Code, as amended. The Plan shows a minor paved pedestrian trail that can vary from 4 feet to 7 feet 11 inches in width on the Huntley side of Harrison Lane. If it is decided that the trail is not paved, a waiver to the Comprehensive Plan will be necessary. However, the Department of Public Works is currently working on a design for the trail. Several options are under consideration that address and react to the location of the springhouse. No option has been identified and no A & E firm has been selected. The trail shall maintain the historic integrity and reflect the small and congested nature of the site.

B. Design Concerns:

1. Site and site feature stabilization should be top priority.
2. Site and structure restoration should be performed in accordance with the Historic Structures Report recommendations.
3. Site grading may be necessary to provide limited public access, however, historic landscape features should be preserved.
4. Period materials and construction techniques must be considered when reconstructing former site features.
5. Placement of utilities should have minimal effect on the site and site features.