

Approved 2/27/02

Historic Huntley

Conceptual Development Plan



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ACKNOWLEDGEMENTS

CONCEPTUAL DEVELOPMENT PLAN FOR HISTORIC HUNTLEY

FAIRFAX COUNTY PARK AUTHORITY
January 2002

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ATTACHMENT

I. Conceptual Development Plan Graphic

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 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

HISTORIC HUNTLEY

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
- ◆ 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.