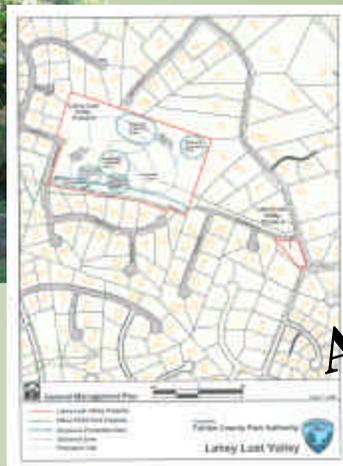


Fairfax County Park Authority
July 2002

General Management Plan &
Conceptual Development Plan for



LAHEY LOST VALLEY PARK



Approved 7/31/02

**Fairfax County Park Authority
Lahey Lost Valley General Management Plan & Conceptual Development Plan
July 2002**

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Lynn S. Tadlock, Director, Planning & Development Division
Timothy K. White, Director, Park Operations Division

Project Team

Todd Bolton, Resource Management Division
Alan Crofford, Park Operations Division
Brian Daly, Park Operation Division
Paul Engman, Park Services Division
Barbara Naef, Resource Management Division
Michael Rierson, Resource Management Division
Todd Roberts, Planning and Development Division
John Rutherford, Resource Management Division
Richard Sacchi, Resource Management Division
Joseph Sicenavage, Planning and Development Division

**LAHEY LOST VALLEY
GENERAL MANAGEMENT PLAN & CONCEPTUAL DEVELOPMENT PLAN**

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**LAHEY LOST VALLEY
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List of Acronyms/Terms:

FCPA	Fairfax County Park Authority
PAB	Fairfax County Park Authority Board
GMP	General Management Plan
HABS	Historic American Buildings Survey
WOD Trail	Washington and Old Dominion Railroad Trail
RPZ	Resource Protection Zone
CAS	County Archaeological Services
CRP	Cultural Resource Protection
CDP	Conceptual Development Plan
VDOT	Virginia Department of Transportation

I. GENERAL MANAGEMENT PLAN

A. INTRODUCTION

1. 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.

2. Park Description

Lahey Lost Valley 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 18th, 19th and 20th centuries.



Lahey Lost Valley is located at 9750 Brookmeadow Drive, Vienna, Virginia, Tax Map 28-3-((1)) Parcel 8 and Tax Map 28-3-((22)) Parcel A. The Parcel 8 is 22.6605 acres and Parcel A is considerably smaller. On the south

side, Brookstone Lane and Brookmeadow Drive bound Parcel 8. On the west, Brookhill Lane bounds Parcel 8. Brookmeadow Lane, on the south, and Brookside Lane, on the east, bounds Parcel A. Clark's Crossing Park is located nearby. As shown on Page 6, Parcel 8, Parcel A and Clark's Crossing Park parcels are noted. Existing and proposed trails are shown on Page 7, Countywide Trails Plan.

Principal Site Features:

- * Circa 1760 brick dwelling house with 1940's kitchen/bedroom wing.

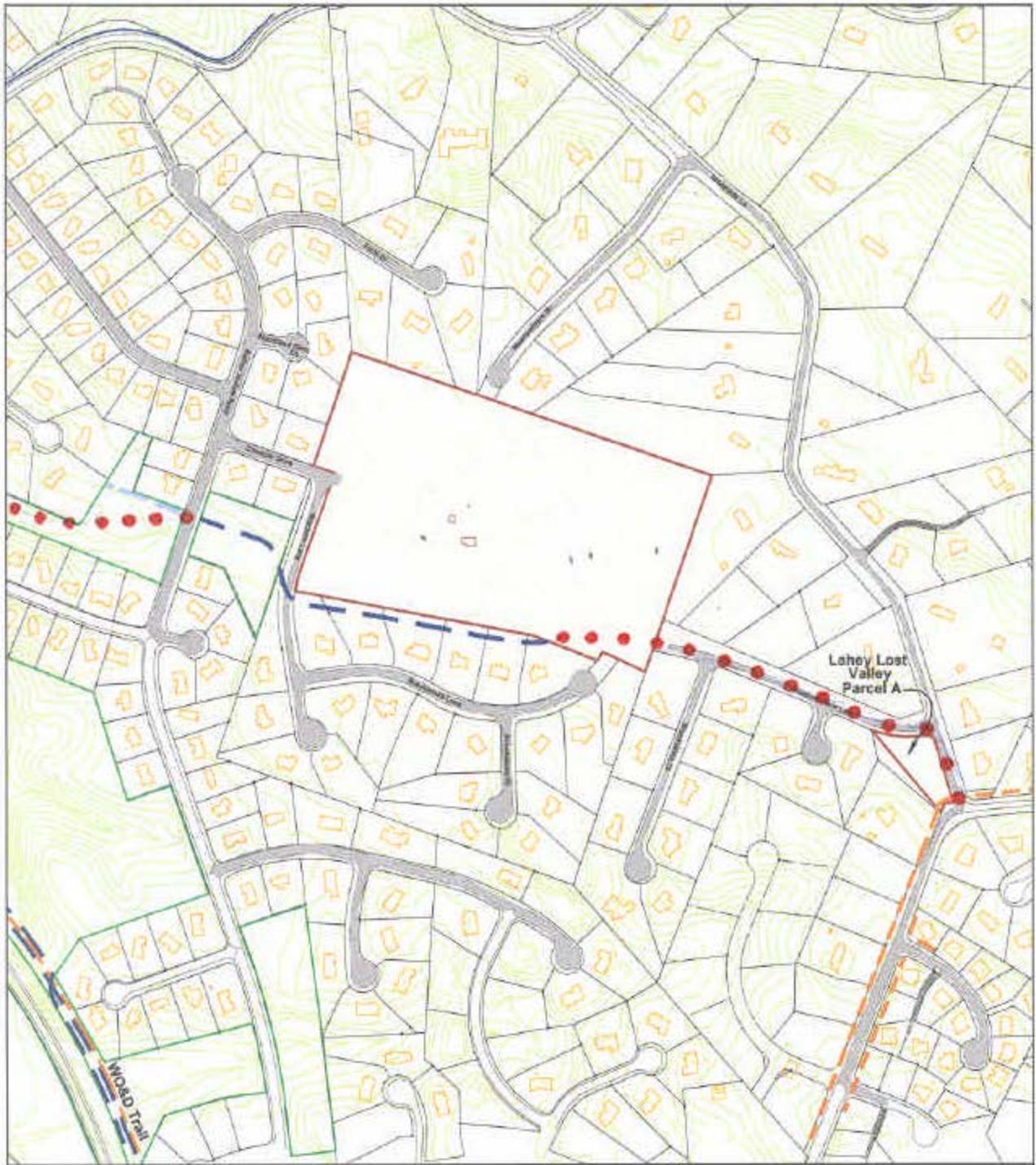


- * Brick terrace attached to house and lawns.



- * Cottage (small wood frame building, former kitchen appendage to main house used as an artist studio by Laheys)





Countywide Trails Plan



Scale 1" = 400'

-  Lahey Lost Valley Property
-  Other FCPA Park Property
-  Soft Surface Trails - Natural or Stone Dust
-  Hard Surface Trails - Asphalt or Concrete
-  Proposed Countywide Trail

Prepared By:
Fairfax County Park Authority



Lahey Lost Valley

* Collapsed Barn Ruins (not shown)

* Unpaved driveway into property



* (2) Burial grounds (not shown)

* Site gardens (not shown)

* Large ash trees located near house



* Small stream valley (Difficult Run stream valley)



3. Historic Background

1730 Original land grant consisting of 966-acre Gunnell Tract that is eventually parceled to various family members.

1741 William Gunnell equally deeds 800 acres to his two sons.

1760 Earliest reference to the brick dwelling is the will of William Gunnell.

1792 Henry Gunnell, son of William, dies, bequeathing acreage to five sons. Henry, called Major Henry, acquired land that included the future Lahey Lost Valley Park.

1821 Major Henry bequeathed 547 acres to his son, William Henry, including the mansion house in the center of the tract. Major Henry's widow, Sarah Gunnell, did not want to leave the house, went to court to petition her request. As a result a dower was established for her of 145 acres and the house. The resulting plat, part of the court record, shows the location of the house surrounded by orchards and stream. The House is illustrated with twin chimneys.

1856 Wife of William Henry, daughter-in-law of Sarah died and the court divided 547 acres among the six children of William Henry. Margaret Gunnell (Jackson) inherited the center tract of 45 acres with the Gunnell family home.

Late 1930's Laheys purchase the 45-acre property.

Late 1980's Carlotta Lahey sells 22+ acres to developer.

Feb. 1999 Carlotta Lahey dies, bequeathing the 22.6605 remaining Gunnell

acreage to the Park Authority with the house and its contents.

4. Administrative History

1990 Carlotta Lahey expresses desire to donate the remaining 22+ acres of land, her house and the antiques she and her late husband collected to the Park Authority. Fred Crabtree, then a member of the PAB, is designated by Mrs. Lahey as her exclusive contact with the Park Authority and the Park Authority Board.

Oct. 1990 Park Authority Board, in executive session, approves "the acceptance of the historic Lahey House and 22.6605 acres if willed to the Fairfax County Park Authority by its owner to be maintained as an historic park area".

Dec. 1990 Fred Crabtree, Michael Rierson and Barbara Naef visit Carlotta Lahey, examine her collections, early photos of the property and collect general history of the Lahey occupancy of the site as they found it in the 1930's.

Jan. 1991 Carlotta Lahey writes a letter to Park Authority Director William Beckner detailing the language from her will referencing the house and its contents (antiques).

Feb. 1991 Director William Beckner responds to Carlotta Lahey's letter.

1991 Carlotta Lahey requests the property be known as The Lahey Lost Valley Park.

May 1992 Carlotta Lahey purchases service to fumigate the house.

Dec. 1995 A consulting engineer is hired to perform a site survey to determine the structural integrity of the house.

1996-1997 Construction work begins in the lower level area of the house to replace windows, exposed first floor beams are repaired, restore and/or replace plaster walls. New electrical wiring, a new heating unit and copper guttering is installed.

Mid 1997 A large tree on the south side of the house is removed and other tree work is performed. FCPA Natural Resource Protection Group is on site to supervise the work.

Feb. 1999 Carlotta Lahey dies.

Feb. 1999 Bank trustee letter to FCPA acknowledges Mrs. Lahey's bequest to FCPA and authorizes FCPA to access, secure and protect the property, house and its contents.

Apr. 1999 Objects are packed and stored to make room for a resident caretaker.

Oct. 1999 The FCPA Board approves the establishment of Lahey Lost Valley Park (Hunter Mill District).

Mar. 2000 Limited Archaeological testing for installation of water and sewer lines occurs. Artifacts dating from the 18th through the 20th centuries are recovered but not in significant quantities.

5. Restrictive Conditions

Preservation:

Accepted Preservation Standards as detailed in the Secretary of the Interior's Standards for Historic



Preservation will need to be followed in restoration, reconstruction and/or adaptation of the 18th century structure.

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 to a relatively small expense. The added accessibility costs are disproportionate if they exceed 20 percent of the original alteration. Possible barrier removal measures may occur. Fifty percent of entrances at a building must be accessible. An accessible route must connect accessible features and spaces within the structures.

Parking Spaces:

The number of parking spaces is based on using the "Public Uses" designation and Off-Street Parking and Loading, Private Streets section as per the Fairfax County Zoning Ordinance. It states that "As determined by the Director, based on the parking requirements for the most similar type of use or facility set forth herein." Based on this and the square footage of the house and cottage (approximately 2,109 square feet), it is determined that (12) parking spaces could be built on site with (2) additional ADA accessible spaces located near the house. Additional parking will occur in the park caretaker's parking area, (4) spaces, and an overflow parking area may occur in the grassy area located adjacent to the proposed parking area and left of the entrance road upon entering the site.

6. Standing Structures Description:

The standing structures description report, as described below, is based on a description taken from the Fairfax County Inventory of Historic Sites.

House:

The house appears to have been built in the 3rd quarter of the 18th century prior to the Revolution. It is constructed of brick on a stone foundation. Two small rooms on the first floor which are each accessed by a door on the north side of the house, are connected through an interior doorway and also through access from both sides of box stairs that lead to a second floor where two additional chambers are located. The distinctive twin chimneys are associated with fireplaces in each of the four rooms. The east parlor on the first floor also has a south elevation exterior door. Fireplace mantles are carved.

The lower level, partially subterranean on the north elevation, has a stone fireplace; the ceiling is simply the first floor planking with supporting beams. A large stone fireplace is located in the single room. Records have not yet revealed the original configuration of this space and use.

The south elevation of the house has (2) lower level windows, a door with a single sidelight (on the western side). There are (2) first level windows. The north elevation of the house has (2) first level windows and a door. The east elevation has (2) gable windows. All the windows in the house are constructed with a brick arch over the openings. Brick dental molding exists just below the roofline.

The Laheys removed the 19th-century kitchen wing, relocated it 50 feet northwest of the house and adapted it as an artist's studio. Their c.1940 two story addition was built to include a kitchen with fireplace, a pantry and furnace room on the first floor and a bedroom and bathroom on the second floor. They also added brick patios outside.

A new slate roof was installed recently on the house and wing to match the earlier gabled roof. Air conditioning, bathroom upgrades and new kitchen appliances were added during the summer of 2001.



Cottage:

The cottage, as noted, was originally the 19th century kitchen wing of the house, located on its west elevation. It was relocated and adapted for use as an artist's studio for Richard Lahey. What had been a porch area was enclosed as a small storage room with windows. The single room with fireplace was fitted with a bay window and french doors to admit as much light as possible.



Burial Grounds:

There are two burial grounds located within the park. At one location several gravesites can be discerned; at least two stones are existent, including one for Margaret Gunnell. The other burial site is under investigation.

Site Gardens:

The remains of Mrs. Lahey's gardens with many flowering shrubs surround the house. Plant types that are present include rhododendron and magnolia.



B. PARK PURPOSE and SIGNIFICANCE

1. 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 Lahey Lost Valley is to:

- * Preserve and protect the significant historic, natural and cultural resources including the house, the artist cottage, the two burial grounds, the spring site, the large walnut trees, any and all archaeological resources within the park and to exhibit on a selectively rotating basis the Lahey Collection of antique furnishings and artwork inside the structures on site.
- * Protect and preserve, in its current state, Parcel A as dedicated open space.
- * Provide the setting and tangible resources for educating a broad and diverse public constituency in the specific attributes of the site's and structures' significance, including the 18th-century house, the evolution of Fairfax County from colony through the Revolution and into the period of the New Nation; and the movement of artists to Fairfax County during the early part of 20th century and possibly creating partnerships with area art schools.
- * Provide the setting for creating partnerships with area art schools and 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 current accepted preservation standards.

2. Significance Statement: Why is this park important?

General Historic Significance:

The house is one of the oldest surviving house structures in Fairfax County and is listed on the Fairfax County Inventory of Historic sites. The Lahey property had been the center of the 966-acre land grant received by William Gunnell in 1730. The earliest reference to the residence on the land is 1733. The property or a portion thereof, including what is now Lahey Lost Valley Park, remained in the family for the next 200 + years. The Gunnell family was well known in the colonial, revolutionary and new republic periods of Fairfax County history. The tombstone of Margaret Gunnell has been located on the site.

Carlotta Lahey donated her home, its contents and 22 acres in Vienna to the FCPA upon her death in 1999. Carlotta Lahey was the widow of Richard Lahey, a painter of distinction in the Washington area and the "principal" of the Corcoran School of Art.

Significance of the Known Cultural Resources:

The architectural significance of this historic property is pronounced. The house is a classic example of mid-18th century Virginia vernacular architecture. The house appears to have been built in the 3rd quarter of the 18th century prior to the Revolution. It is constructed of brick on a stone foundation. Prior to the Laheys acquiring the property, it was farmland. The 22-acre property is now wooded except for the house clearing. The Laheys removed the 19th-century kitchen wing just northwest of the house and adapted it as an artist's studio. Several large walnut trees are present on site.

Significant archeological resources are present on site in areas; some yet to be discovered that included barns, outbuildings, slave quarters and old roadbeds. Park Authority Cultural

Resource Protection staff have conducted some initial tests and found artifacts dating from the 18th through the 20th centuries on site.

A long unpaved driveway leads to the house. In a dramatic setting resting between large trees.



This property donation is unusual in that virtually all of the contents of the house were also given to the FCPA. The contents include artwork, antiques, collectibles and household goods appraised at a value of \$143,477. Artwork on display in the house was donated to the FCPA.

3. 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 Lahey Lost Valley from the 18th, 19th and 20th centuries and their impact on the history of the area.
- * Learn of the movement of artists to Fairfax County during the early to mid part of the 20th century.
- * Experience how farms within early Fairfax County were transformed into Country Estates.
- * Learn about the family that owned the property during the 18th and 19th centuries.
- * Learn about changing agricultural life in rural Northern Virginia.

- * Use Lahey Lost Valley for appropriate community activities.
- * Enjoy expanded experiences made possible by the FCPA partnerships with local and national educational, art and professional organizations for appropriate programs.

C. EXISTING CONDITIONS

1. Slopes

Slopes range from 0% to 5% grade and 5% to 7% grade throughout the entire site. Although the highest slope of 7% to 10% grade is found throughout the site, it is predominately found along the western part of the site near Brookhill Lane and the eastern part of the site near Brookmeadow Drive. The highest point of the site is on the eastern part of the site. The lowest point of the site is located at the southwestern corner of the property. As shown on Page 14, several areas within the site show steep slopes. Area I shows slope rising 25 feet in approximately 300 horizontal feet. Area II shows slope rising 45 feet in approximately 400 horizontal feet. Area III shows slope rising 20 feet in approximately 250 horizontal feet. At the center of the site, near the structures and towards the northern property line, a level area of approximately 400 square feet exists.

2. Soils

Three different soils types can be found on site, as shown on Page 15. They are as follows:

20B+ Meadowville

This soil occurs in drainageways and footslopes, derived from schists, granites and alluvium. Clays and silts overly silty and sandy decomposed rock. Depth to seasonal high water table ranges from two to four feet. Depth to hard bedrock ranges from ten to one hundred feet. Permeability is moderate.

21D2 Manor

This silty and sandy soil occurs on sloping uplands underlain by micaceous schist. Depth to hard bedrock ranges from five to one hundred feet but may be shallower on steeper slopes. Permeability is moderate to moderately rapid.

55B2, 55C2, 55D2 Glenelg

This soil occurs on hilltops and sideslopes underlain by micaceous schist. Silts and clays overly silty and sandy decomposed rock. Depth to hard bedrock ranges from five to one hundred feet. Permeability is moderate to moderately rapid.

3. Standing Structures (See Page 16 for location)

House:

Pre-Revolutionary 18th-century brick structure.

Cottage:

19th-century kitchen wing to the house, relocated.

Burial Grounds:

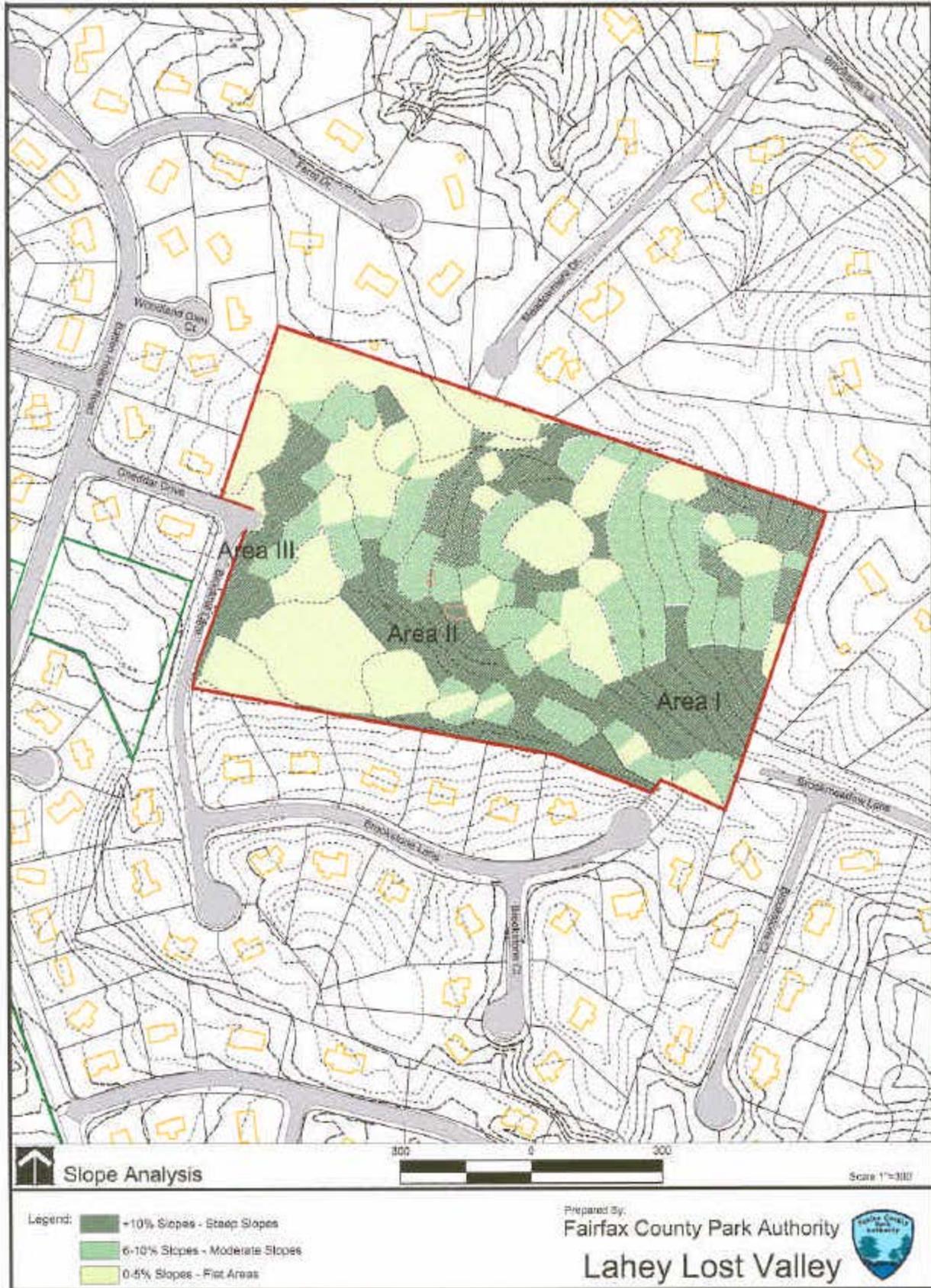
Cultural resource survey work not complete, (2) burial ground areas located.

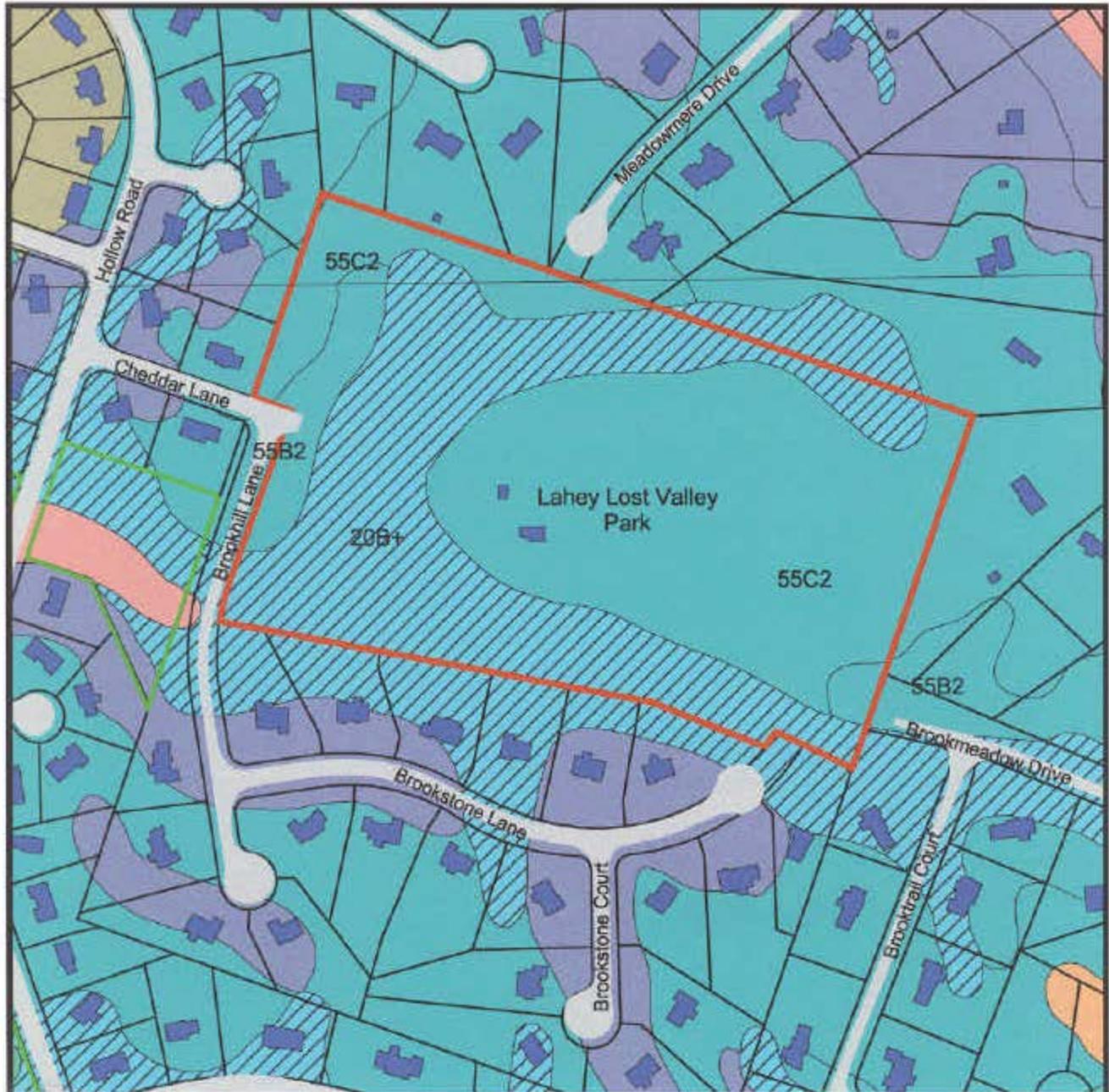
4. Cultural Resources

Principal Features:

- * House







Soils Map

300 0 300 Feet

Scale: 1"=300'

-  Group B Soils - A Geotechnical engineering report may not be required if the site plan includes adequate provisions to address soil related problems
-  Group C Soils - A Geotechnical engineering report is not required as long as construction is in natural soils and not in disturbed soil or fill

Prepared By:
Fairfax County Park Authority



Lahey Lost Valley

- * Cottage



- * Barn ruins (not shown)
- * Springhouse (not shown)
- * Burial Grounds (not shown)
- * Original roadbed (not shown)
- * Entrance



5. Natural Resources

The park is a mesic mixed hardwood forest comprised of woodlands, a small stream, drainage swells and small areas of wetland. Old growth tulip poplar trees dominate the majority of the park with a variety of other tree species co-dominating. Late succession forests dominate the vegetative communities within the site. A mowed lawn area occurs near the center of the site around the house. Large trees stand at the southwest corner of the house. FCPA Forestry crews continue to monitor the trees and have cabled some of their branches.

Topography consists of gradually sloping hills with the steepest slopes occurring south of the house. A total of seven vegetative communities were identified within the park. All, but one, are priority forest structures. No poor forest structures were identified within the site.

Wetlands, stream corridors and forest communities were identified within the park and field verified.

No rare threatened or endangered species of fauna or flora were identified or documented in the immediate vicinity of the site

6. Access

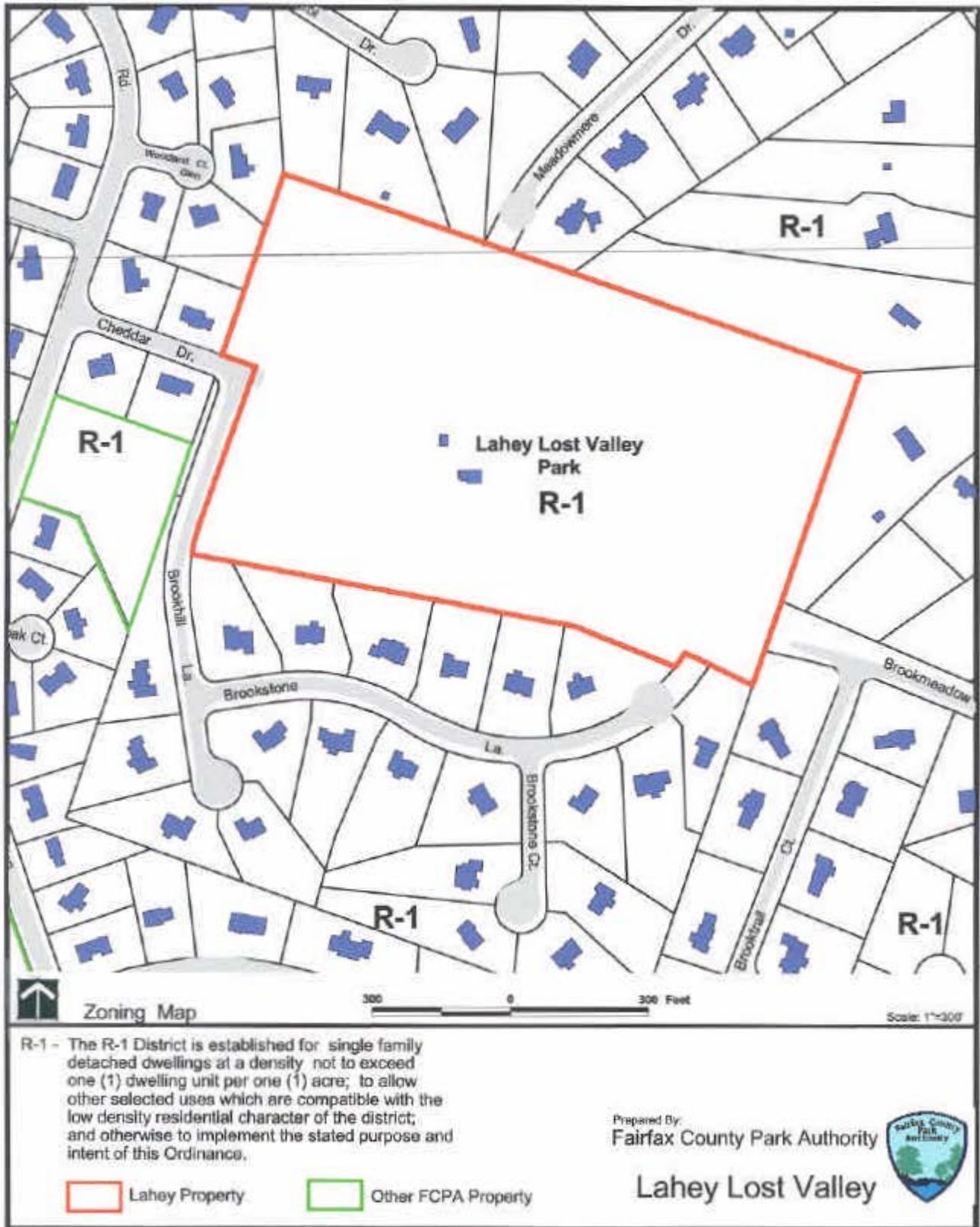
Vehicular and pedestrian access into the site will occur predominately in one location. This entrance is an extension of Brookmeadow Drive. However, secondary access into the park will occur near the entrance. A connection is planned between the community trail, located along the southern property line of the park and the entrance road near the southeastern corner of the site.

7. Existing and Planned Land Use

All contiguous properties, including Lahey Lost Valley, are classified as Residential Districts. Existing area land use is R-1 established to provide for single family detached dwellings at a density not to exceed one (1) dwelling unit per one (1) acre and to allow other selected uses which are compatible with the low density residential character of the district. For further information, the Fairfax County Zoning Ordinance, Section 3-100 R-1 Residential District. One Dwelling Unit/Acre (See Page 18).

D. 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 Lahey Lost Valley Park



Planning Workshop in January 2002 and recommendations from Park Authority 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.

1. Resource Protection Zones

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
- * Trails
- * Utilities (Possible improvements to utilities already present on site)

2. Entrance Zones

The park entrances, vehicular/pedestrian and pedestrian entrances, have been identified for the site. Access will be from Brookmeadow Drive and from a community trail located along the southern property line of the site, terminus at the southeastern corner of the site.

POTENTIAL USES:

- * Entrance Drive and Road Improvements

- * Visitor Services (may include visitor orientation kiosk, exterior restrooms, exhibit area, and office within existing structures.)

- * Utilities

- * Signage

ACCESS:

- * Access into the site should occur at two locations.
- * The first entrance should be for vehicular and pedestrian traffic located in the Entrance Zone. The area is located at the main property entrance at the end of Brookmeadow Drive. This area already has an established entrance with lockable gate. The Entrance Zone should contain parking facilities and trails leading to the various Resource Protection Zones.
- * Access will also be from the southeastern part of the site by a trail connection to the community trail located along the park's southern property line. It will connect to the entrance road.
- * The site is in close proximity to the Washington and Old Dominion Trail (WOD Trail) owned and operated by the Northern Virginia Regional Park Authority. Access to the WOD Trail is located approximately 3600 feet south and west of the site.
- * Any trails to be located on site will be considered with conservation of natural and cultural resources a priority.
- * Entrance and exit from the park will be monitored by staff involved with facility events and the caretaker living at the site. Access to all facilities in the park will be monitored. All usage will be in a controlled environment due to staff and caretaker presence. Restrooms and all

other site structures will be locked. After park hours, the entrance road gate, located at the entrance to the park will be locked preventing vehicular access.

E. SITE MANAGEMENT RECOMMENDATIONS

The following recommendations will be used to provide guidance for the site management of natural and cultural historic resources at Lahey Lost Valley. (See Page 21, General Management Plan).

- * Continue to renovate and preserve structures, landscape, and archaeological resources to prevent further deterioration.
- * Continue to identify, record, preserve and interpret historic resources and events that occurred at Lahey Lost Valley Park.
- * Preserve and/or restore structures at Lahey Lost Valley Park.
- * House: the 1940's wing of the historic house will continue to serve as a tenant's apartment for purposes of security and daily oversight of the property.

* House: lower level large room can either be a part of the tenant apartment as it is presently or as a general purpose gathering place for small group orientation.



- * Because of the nature of the 18th-century stairway to the top garrett area cannot be made available to the public on a regular basis due to safety concerns.
- * Two rooms on first floor: they are to retain their 18th-century character and interior architecture. The Park Authority has an

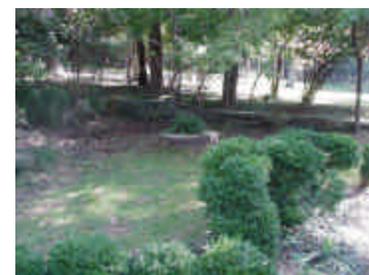
obligation to exhibit selected pieces of the Lahey Collection at Lahey Lost Valley. These two rooms will be used as gallery space for rotating exhibits of art, furniture and decorative arts. Public access to the house in this area will be at a minimum.

- * Cottage: has been renovated and adapted by the Lahey's as their artists' studio. It is configured to allow continued use for art-related activities. The space, with adequate light, could be used by a single artist as a studio or made available for small classes.

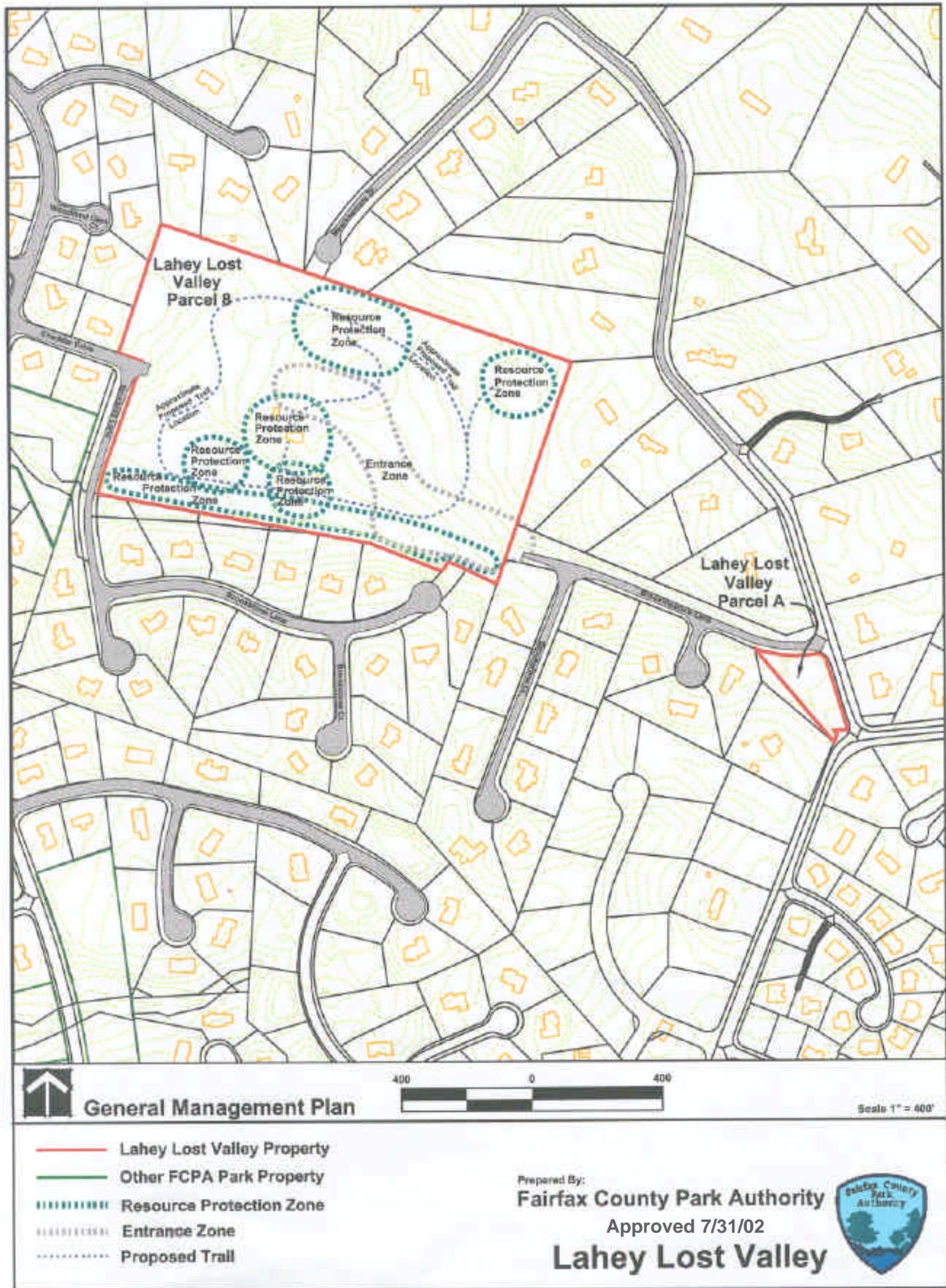


- * Core around the house/cottage/burial grounds: the house and the artists' cottage occupy a lawned and landscaped area within the forested 22-acre site.

Mature flowering shrubs and trees form a beautiful stage for the historic structures. Restoration of the garden plantings will initiate a horticultural maintenance program to preserve the intent of Mrs. Lahey to encircle the house with plantings reflective of her artist's eye.

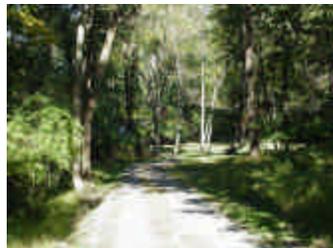


- * Burial Grounds: there are two known historic burial grounds located in Lahey Lost Valley Park. What appears to be the Gunnell family cemetery is northeast of the house in a wooded area now overgrown with brambles. Restoration of the grounds will include selective clearing, identification of the gravesites and reconstruction of the wall. The second burial ground area, located further east of the house clearing,



requires further exploration to determine its extent and nature. Following these activities, restoration will include clearing and marking of the area to insure its preservation.

- * The entrance road may be constructed of asphalt with a rolled and pressed stone gravel topping compatible with



the historic nature of the site. The road will continue in its current configuration and alignment to its current terminus. The entrance road may be of adequate width for two (2) lanes of traffic for entrance and egress to the park.

- * The parking area will be of similar material for compatibility with the historic nature of the site. Parking will include (12) regular spaces and (2) ADA accessible spaces



located near the house. Additional parking can occur at the caretaker's parking area that includes

(4) spaces and will be surfaced in a similar way. Overflow parking will occur in the grassy area located to the left of the entrance road upon entering the park. The parking surface will remain as grass.

- * Preserve and restore the historic structures at Lahey Lost Valley.
- * Site Cleaning: initial site cleaning will occur once all archaeological research occurs. Periodic cleaning, as in any other FCPA property will occur as well.
- * General Park Hours: limited to dawn through dusk.

- * Facility Usage: Limited to 10 a.m. through 9 p.m.
- * Continue to protect, preserve and study the cultural resources (archeological) located in the park.
- * Manage the Lahey Lost Valley forest to maintain a healthy habitat for flora and fauna.
- * Research, investigate and pursue activities at the park that make full use of the site's potential, meet the intent of the Lahey bequest, including exhibition of the Lahey Collection, and ensure the protection of park's natural and cultural resources.
- * Foster attitudes and practices that support the artist connection between Lahey Lost Valley and the local artistic communities.
- * Cultivate the integral relationship between Lahey Lost Valley and the Corcoran School of Art.

II. CONCEPTUAL DEVELOPMENT PLAN

The CDP for Lahey Lost Valley describes the recommended improvements to existing facilities, proposed facility 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, as shown on page 27.

A. PARK THEME

Lahey Lost Valley theme:

Cultural Resource Park (cultural and natural history, education and recreation) as described in Fairfax County Park Authority Register of Parks and Facilities 2000. Cultural Resource Parks 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. The service area of Cultural Resource Parks is Countywide.

B. EXISTING and PROPOSED FACILITIES

The following facilities are currently existing at Lahey Lost Valley:

- * House

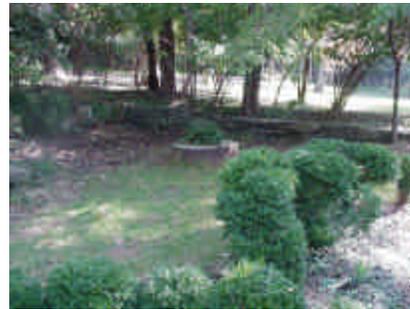


- * Springhouse ruins (not shown)
- * Cottage



- * Burial Grounds (not shown)
- * Barn complex archaeological site (not shown)

- * Site Gardens



The following facilities are proposed at Lahey Lost Valley:

- * Restrooms (2 fixtures each)
- * Interpretation Kiosks
- * Parking Area
- * Site Trails/Access Road
- * Connecting Trail (from community into the park)

An abbreviated Historic Structures Report will be performed and used as a guide for the preservation of the 18th-century house at Lahey Lost Valley. The investigation 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 building;
- * Evaluation of the structures' modifications over time;
- * Identification of character-defining features; and
- * Formulation of recommendations for treatments consistent with the Secretary of the Interior's Standards and the Park Authority's preservation objectives.

C. DESCRIPTION of the CONCEPTUAL DEVELOPMENT PLAN ELEMENTS

1. Description of Plan Elements Use/Reuse

The house and supporting structures at Lahey Lost Valley are illustrative of how 18th-century farms in early Fairfax County were transformed into country estates in the mid-twentieth century. The Gunnell family owned this property and many more acres surrounding the site during the 18th, 19th and into the first third of the 20th centuries. The Lahey purchase of the remaining 45 acres of Gunnell land in the 1930's was reflective of the movement of artists, writers, and intelligentsia into Fairfax County during the early part of the 20th century.

a. House

The structure was built during the early to mid 18th-century. Continued stabilization is necessary to make the structure sound and safe for use. The 1940's wing of the historic house will continue to serve as a tenant's apartment for purposes of security and daily oversight of the property. The lower level of the large room can either be a part of the tenant apartment as it presently is or as a general purpose gathering place for small group orientation, or for staff use only (storage, supplies etc.). The second floor cannot be made available to the public due to the nature of the 18th-century stairway and safety concerns. Two rooms on the first floor are to retain their 18th-century character and interior architecture. The Park Authority has an obligation to exhibit selected pieces of the Lahey Collection at Lahey Lost Valley Park. These two rooms will be used as gallery space for rotating exhibits of art, furniture and decorative arts. Public access to the house will be in this area.

Once final stabilization and restoration occurs, the house shall be used as a meeting place and exhibition area for the Lahey Collection of antiques and art. The space will be used for appropriate groups with minimal equipment needs such as tables and chairs. Small

gatherings, as well as artist groups may use the house.

The following work items have been completed:

- * New public sewer/water service installed
- * New roof installed
- * New electrical wiring installed
- * Fire/security alarms installed
- * Heating system upgraded
- * Realigned chimneys
- * Repointed all masonry walls
- * Repaired entrance steps
- * Repaired brick patios

b. Cottage

The cottage has been renovated and adapted by the Lahey's as their artists' studio. It is configured to allow continued use for art-related activities. The space, with adequate light, could be used by a single artist as a studio or made available for small classes.

The following work items have been completed:

- * New electrical wiring installed
- * New structural framing installed
- * New windows installed
- * New roof installed

c. Burial Grounds

There are two known historic burial grounds located in Lahey Lost Valley Park. What appears to be the Gunnell family cemetery is northeast of the house in a wooded area now overgrown with brambles. Restoration of the grounds will include clearing, identification of the gravesites and, if considered appropriate, installation of decorative fencing. The second burial ground area, located further east of the house clearing, requires further exploration to determine its extent and nature. Following these activities, restoration will include clearing and marking of the area to insure its preservation.

d. Site Gardens

The remains of Mrs. Lahey's gardens with many flowering shrubs surround the house. Plant types that are present include rhododendron and magnolia. Restoration of the garden plantings will initiate a horticultural maintenance program to preserve the intent of Mrs. Lahey to encircle the house with plantings reflective of her artist's eye.

e. Proposed Restrooms

A small restroom building will be placed in the area just southwest of the house. A sewer line runs along the south border of the property and can be tapped to serve a small restroom facility. The building will be similar to either the barn or the house in architectural design and building materials. It is proposed to be limited usage and locked during non-use of the facilities. In-house restrooms are present, however, ADA accessibility is not possible due to their construction and location within the house. Use of the restroom will be monitored by the caretaker living at the park and by staff involved with usage of the facility.

Restrooms:

- (2) two toilets for the women's facility.
- (1) one toilet and (1) one urinal for the men's facility.

The exterior of the restroom facility will mimic in material and design but at a much smaller scale, pictures of the barn once present on site.

f. Interpretation Kiosks

Small interpretation kiosks located in the trail area, adjacent to the parking area, leading to the house and other site features. These small structures will cover small interpretive signs and graphics. The small structures will be similar either to the barn or the house in architectural design and building materials.

g. Parking Area

Internal to the site, the parking area will be located near the barn ruins (within an area cleared of any cultural resource sites). The surface will duplicate that of the entrance road and be constructed of asphalt with a rolled and pressed stone gravel topping. There may be a maximum of 12 spaces in the parking area. Two ADA accessible spaces will be located near the house. Caretaker's parking area includes (4) spaces and will be surfaced in a similar way. Overflow parking will occur in the grassy area located to the left of the entrance road upon entering the park. The parking surface will remain as grass.

h. Trails

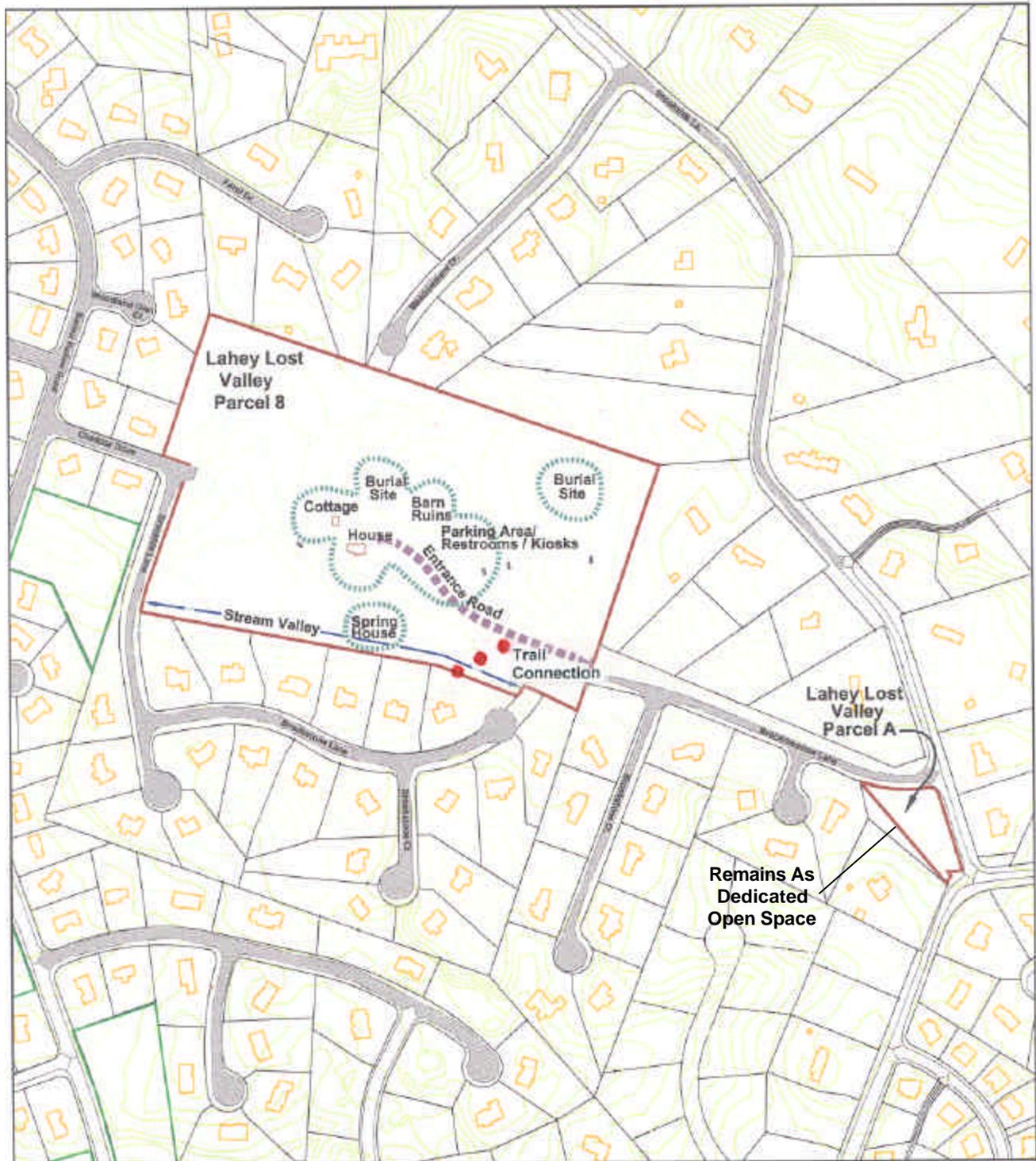
A site trail system will be established to connect cultural resources located throughout the site and an entrance trail will be established for park access. Minimal clearing is proposed so that natural and cultural resources are preserved. Some grading may be necessary to meet ADA accessibility requirements. Cognizance of the historic integrity of the site will be necessary.

i. Entrance Road

The existing entrance road, extension of Brookmeadow Drive, will remain as the only means of access into the park. The entrance road may be constructed of asphalt with a rolled and pressed stone gravel topping compatible with the historic nature of the site. The road will continue in its current configuration and alignment to its current terminus. The entrance road may be of adequate width for two (2) lanes of traffic for entrance and egress to the park. Cognizance of the historic integrity of the site will be necessary. Usage of the park will be limited to dawn to dusk hours and controlled by a lockable gate at the entrance to the park. Facility use will be from 10 a.m. to 9 p.m. Park use and its facilities will be monitored by staff and a caretaker living on site.

D. DESIGN CONCERNS

1. Since Lahey Lost Valley Park is not in an historic district, design concerns will involve preserving the 18th-century interior as well as the exterior of the house. Ingress and egress through the 18th-century doors into the parlor and the library will present design concerns due to their narrow nature.
2. Determining the best use for the lower level room and appropriate separation of the tenant and public spaces with sympathetic treatment of the house interior.
3. Additions of public use facilities (road, parking area, restroom structure, trails, etc) must have minimum impact on the natural and cultural resources.
4. Any road improvements shall be completed to VDOT standards. Cul-de-sac design, if necessary, shall be within the park property line.
5. New or additional lighting shall be prohibited from the park unless required by law.



Remains As Dedicated Open Space



Conceptual Development Plan



Scale 1" = 400'

-  Lahey Lost Valley Property
-  Other FCPA Park Property
-  Stream Valley
-  Proposed Road
-  Connection to Countywide Trail

Prepared By:
Fairfax County Park Authority
Approved 7/31/02
Lahey Lost Valley

