

**Appendix K:
Historic Preservation**



COMMONWEALTH of VIRGINIA

Department of Historic Resources

2801 Kensington Avenue, Richmond, Virginia 23221

Travis A. Voyles
Secretary of Natural and Historic
Resources

Julie V. Langan
Director
Tel: (804) 482-6446
Fax: (804) 367-2391
www.dhr.virginia.gov

July 27, 2023

Susan Morrison
Timmons Group
5410 Trinity Rd., Suite 102
Raleigh, NC 27607

Re: Old Town Hall Rehabilitation
Fairfax, Virginia
DHR File No. 2023-4049

Dear Ms. Morrison:

The Department of Historic Resources (DHR) has received your request for our review and comment on the project referenced above pursuant to Section 106 of the National Historic Preservation Act of 1966, as amended. Our comments are provided to assist the Department of Housing and Urban Development (HUD) in fulfilling its responsibilities pursuant to Section 106.

The proposed project consists of interior and exterior improvements to Old Town Hall, which is located within the National Register of Historic Places-listed City of Fairfax Historic District (DHR ID #151-0003). Proposed improvements include replacement and relocation of mechanical systems; renovations of the interior stairwell, doors, and restrooms; renovations of components of the building envelope; and repairs to parking areas, among other work items.

It is DHR's understanding that the current HUD grant is intended to finance the development of architectural plans for the proposed undertaking. DHR believes that the grant request to develop architectural plans for the rehabilitation of the historic property will have No Adverse Effect, on the condition that draft architectural plans be submitted to DHR for review and comment when they become available.

Thank you for consulting with our office. If you have any questions regarding these comments, please contact me at 804-482-6090 or via email, jennifer.greentree@dhr.virginia.gov.

Western Region Office
962 Kime Lane
Salem, VA 24153
Tel: (540) 387-5443
Fax: (540) 387-5446

Northern Region Office
5357 Main Street
PO Box 519
Stephens City, VA 22655
Tel: (540) 868-7029
Fax: (540) 868-7033

Eastern Region Office
2801 Kensington Avenue
Richmond, VA 23221
Tel: (804) 367-2323
Fax: (804) 367-2391

Sincerely,

Jennifer Greentree

Jennifer Greentree
Project Review Architectural Historian
Review and Compliance Division

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City of Fairfax
Old Town Hall
3999 University Drive
Proposed Exterior Renovation/Rehabilitation

HUD/State ID B-22-CP-VA-0894

Prepared by City of Fairfax Department of Public Works
for use in completing Environmental Assessment and Preliminary VA DHR Review



Fairfax Old Town Hall (ca. 1900)



West (front) Elevation (historic)

Restoration of the masonry foundation, replacement of concrete deck with wood flooring, installation of an ADA compliant access ramp and new stairs were recently completed as part of a project necessitated by the failure of the left (northwest) column. The failed column was replaced with a new wood column. The remaining three columns were removed, restored and returned to use. This work was completed in May 2023 using local funding.

Proposed grant-funded work on this elevation is limited to repairs to damaged and rotted trim, restoration of windows, doors and tympanum vent, and repainting of siding and trim at façade and tympanum. The exterior wood siding on the historic portion of the building appears to match the original siding based on the historic photograph (see cover page) but was clearly replaced at a more recent point as “Tyvek” material can be seen behind the siding material. Research as to appropriate colors is in process through historic records and paint analysis. Consideration is also being given to re-installing shutters on the first-floor windows to replace those seen in the historic photograph.

No land disturbance is anticipated on this elevation.



North Elevation (historic)

New stairs were added to the end of the front porch to facilitate access to the parking area as part of the porch repair work. These stairs were included in an informal review presented to the Virginia Department of Historic Resources and comments were incorporated into the design. A formal review was not completed as only local funds were expended for this work. The area to the left of the picture shows an addition that was completed in the 1990's.

Proposed grant-funded work on this elevation includes the removal of the two HVAC compressors (with relocation to the flat roof of the addition), removal of the screening walls that were added to screen the HVAC units, removal of the wood trash enclosure, localized repair or replacement of damaged trim and siding, restoration of windows, rehangng improperly sloped gutters, repointing of the stone foundation wall and localized areas of the brick chimney, and painting of entire façade (see notes on front elevation regarding siding and paint selection). Replacement of the temporary wood stairs leading to the entry door to the addition is proposed as part of this work. As with the front elevation, providing new shutters consistent with those shown in a historic photograph is under consideration.

Land disturbance will include removal of the wood timber retaining wall and regrading of the area along this elevation (approximately eight feet by forty feet), construction of footings for replacement stairs, and installation of new curbing along existing sidewalk.



Additional View of North Elevation (addition/historic)

This view shows HVAC units to be relocated, screen walls and trash enclosure to be removed and stairs to be replaced. Light fixture above door will also be replaced with a more appropriate unit. The entrance elevation of the addition will also be considered during the exterior redesign, including potentially eliminating the recessed entrance and creating a more complimentary rhythm to the openings.



North Elevation (addition)

Proposed work on this elevation is limited to repair or replacement of damaged and rotted trim and siding and repainting to match other elevations. No land disturbance is anticipated in this area.



East (rear) Elevation (addition)

This view also shows part of the addition that was completed in the 1990's. Proposed grant-funded work on this elevation includes repair or replacement of damaged and rotted trim and siding and repainting to match other elevations. In addition, the lattice screen covering the electrical service will be replaced with a more appropriate design. This elevation will be reviewed as a part of the exterior redesign of the addition, including enclosing the existing open porch to the left of the image as well as potentially providing additional windows to create a more complimentary rhythm. Consideration is also being given to constructing a ramp to this rear door for accessibility purposes. The front entrance of the building was made accessible as part of the front porch restoration, but an accessible entrance at the rear is desired as it provides the most direct access by elevator to the second floor.

Land disturbance in this area would be limited to raising the level of and potentially widening the existing walkway.



South Elevation (addition)

On this façade the proposed grant-funded work includes enclosing the upper porch and area below to provide additional storage for the facility. As evident in the photograph, the upper porch is currently used to store equipment, which is inappropriate and unsightly. The exterior redesign of the enclosed porch will seek to provide a more appropriate relationship of the addition to the original building, including resolving misaligned elements and improving the relationship of the building to the surrounding grade. Damaged and rotted trim would be replaced and painted as needed. The ramp to the left would be eliminated and replaced with a new, compliant ramp on the right side of the parking area. The parking area would be regraded to provide ADA compliant parking and the brick sidewalk passing in front of the parking spaces would be widened to match the adjacent sidewalk.

Land disturbance would be needed to regrade the parking area, remove the existing non-compliant concrete ramp, and to provide an accessible ramp. Note that this area has been heavily disturbed previously to provide underground power in the area (including this building). An electrical utility vault, which will remain in place, is visible at lower right.



South Elevation (historic)

Proposed grant-funded work on this portion of the south elevation would be limited to repairs to damaged and rotted trim, replacement of corroded flashings, restoration of windows, and repainting of siding at façade. As with the front elevation, shutters may be installed on the first-floor windows to match those shown in the historic photograph. Paint selection would be subject to the notes provided for the front elevation. The vent flue visible to the left of the roofline will be eliminated if it is possible to replace a gas-fired duct heater in the attic with a different heat source, or replaced if removal is not possible. Surface-mounted wiring and defunct conduit will be removed from the elevation.

No land disturbance is anticipated for this area other than as noted on the previous page.



COMMONWEALTH of VIRGINIA

Travis A. Voyles
Secretary of Natural and
Historic Resources

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2801 Kensington Avenue, Richmond, Virginia 23221

Julie V. Langan
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June 13, 2023

Susan Morrison
Timmons Group
5410 Trinity Rd, Suite 102
Lynchburg, VA 24501

RE: Old Town Hall Rehabilitation
3999 University Drive, Fairfax, VA
DHR File No. 2023-4049

Dear Ms. Morrison,

The Virginia Department of Historic Resources (DHR) has received your request for review of the project referenced above pursuant to Section 106 of the National Historic Preservation Act of 1966, as amended. The project has been awarded an Economic Development Initiative, Community Project Funding (EDI, CPF) grant administered through HUD's Office of Community Planning and Development, Congressional Grants Division. DHR understands the undertaking to consist of interior and exterior improvements to Old Town Hall in Fairfax, Virginia.

Our comments are provided to assist the U.S Department of Housing and Urban Development (HUD) and the Responsible Entity fulfill their responsibilities pursuant to Section 106 of the National Historic Preservation Act of 1966, as amended.

We have reviewed the documents sent by your office. At this time, additional information is requested before DHR can issue a recommendation:

- Please provide a detailed project description to include architectural/construction plans as well as planting plans that depict the location and extent of ground disturbance.

Please submit the requested information so we may complete our review. Should you have additional questions, do not hesitate to contact me at 804-482-8097 or chelsea.jeffries@dhr.virginia.gov.

Sincerely,

Chelsea Jeffries, AICP
Architectural Historian
Review and Compliance Division

C: Jonathan Connolly, DHR; Jennifer Greentree, DHR

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Fax: (540) 868-7033

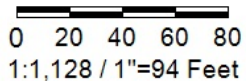


Legend

- Architecture Resources
- Architecture Labels
- Individual Historic District Properties
- Archaeological Resources
- Archaeology Labels
- DHR Easements
- County Boundaries



Feet



Title: Old Town Hall Rehabilitation

Date: 3/20/2023

DISCLAIMER: Records of the Virginia Department of Historic Resources (DHR) have been gathered over many years from a variety of sources and the representation depicted is a cumulative view of field observations over time and may not reflect current ground conditions. The map is for general information purposes and is not intended for engineering, legal or other site-specific uses. Map may contain errors and is provided "as-is". More information is available in the DHR Archives located at DHR's Richmond office.

Notice if AE sites: Locations of archaeological sites may be sensitive the National Historic Preservation Act (NHPA), and the Archaeological Resources Protection Act (ARPA) and Code of Virginia §2.2-3705.7 (10). Release of precise locations may threaten archaeological sites and historic resources.

Property Information

Property Names

Name Explanation	Name
Historic/Current	Old Town Hall

Property Evaluation Status

DHR Board: Eligible
 This Property is associated with the Fairfax Historic District.

Property Addresses

Alternate - Main Street And University Drive
 Current - Main Street And University Drive
 Current - 3995 University Drive

County/Independent City(s): Fairfax (Ind. City)

Incorporated Town(s): *No Data*

Zip Code(s): *No Data*

Magisterial District(s): *No Data*

Tax Parcel(s): *No Data*

USGS Quad(s): FAIRFAX

Additional Property Information

Architecture Setting: Urban

Acreage: *No Data*

Site Description:

No Data

Surveyor Assessment:

Though not used as an official government center, the Hall was the center of social activities of the Town, used for movies, dances and a variety of civic meetings. Several churches also have used the Hall as a meeting place.... For many years, the Huddleson Library, named for Elizabeth Huddleson Chilcott, has occupied the first floor of the building.

Surveyor Recommendation: *No Data*

Primary Resource Information

Resource Category: Government

Resource Type: City/Town Hall

NR Resource Type: Building

Historic District Status: Contributing

Date of Construction: 1900

Date Source: Site Visit

Historic Time Period: Reconstruction and Growth (1866 - 1916)

Historic Context(s): Education

Other ID Number: *No Data*

Architectural Style: Other

Form: *No Data*

Number of Stories: 2.0

Condition: *No Data*

Threats to Resource: *No Data*

Cultural Affiliations: *No Data*

Cultural Affiliation Details:

No Data

Architectural Description:

No Data

Exterior Components

Component	Component Type	Material	Material Treatment
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Windows	Sash, Double-Hung	Wood	6/6
Roof	Gable	Asphalt	Shingle
Porch	Portico	Wood	Other
Foundation	Solid/Continuous	Stone	Rubble, Random
Windows	Sash, Double-Hung	Wood	4/4
Structural System and Exterior Treatment	Frame	Wood	Weatherboard

Secondary Resource Information

Historic District Information

Historic District Name: Fairfax Historic District
Local Historic District Name: *No Data*
Historic District Significance: *No Data*

CRM Events

Event Type: NRHP Nomination

DHR ID: 151-0007
Staff Name: *No Data*
Event Date: 2/1/1984
Staff Comment

Not listed individually, but in the district.

Event Type: DHR Board: Eligible

DHR ID: 151-0007
Staff Name: State Review Board
Event Date: 10/18/1983
Staff Comment

No Data

Event Type: PIF

Project Review File Number: *No Data*
Investigator: Massell, Richard C.
Organization/Company: Unknown (DSS)
Photographic Media: *No Data*
Survey Date: 8/30/1983
Dhr Library Report Number: *No Data*
Project Staff/Notes:

No Data

Bibliographic Information

Bibliography:

No Data

Property Notes:

No Data

Property Information

Property Names

Name Explanation	Name
Current Name	City of Fairfax Historic District
NRHP Listing	City of Fairfax Historic District

Property Evaluation Status

NRHP Listing
VLR Listing

This Property is associated with the City of Fairfax Historic District.

Property Addresses

Alternate - Chain Bridge Road Route 123
Current - Main Street Route 236

County/Independent City(s): Fairfax (Ind. City)

Incorporated Town(s): *No Data*

Zip Code(s): 22030

Magisterial District(s): *No Data*

Tax Parcel(s): *No Data*

USGS Quad(s): FAIRFAX

Additional Property Information

Architecture Setting: Urban

Acreage: 24

Site Description:

August 1986 NRHP Summary Description [excerpt]:

The City of Fairfax is located in the geographic center of Fairfax County, approximately 15 miles west of the District of Columbia. It originated as the Town of Providence when the Fairfax County Courthouse was relocated in 1799 to a central site at the intersection of Little River Turnpike and the Ox Road. These two historically important transportation routes remain today as heavily-traveled thoroughfares extending through the core of the City of Fairfax Historic District. The district incorporates this intersection, two blocks of Little River Turnpike (Main Street) to the east, and north and south extensions along Chain Bridge Road, formerly the Ox Road.

August 1986 NRHP Boundary Justification:

The City of Fairfax Historic District boundaries coincide for the most part with property lines of lots in the City: the lot of Truro Episcopal Church in the NW corner and the rear and/or side lot lines of all buildings facing on Chain Bridge Road, Main Street, North Street and University Drive. The boundaries are drawn to include the greatest concentration of historic buildings in the City of Fairfax, located generally to the east, north, and south of the County Courthouse. Buildings outside the district boundaries in all directions were excluded from the district because they are considered to be contemporary (noncontributing) elements. Five buildings at the corner of Old Lee Highway and North Street were excluded from the district. They were determined to be noncontributing buildings due to extensive alterations which compromised their original architectural character.

December 2015: The City of Fairfax Historic District is located within the City of Fairfax, Virginia and serves as its historic core. The district is centered around the Fairfax County Courthouse and Jail (151-0003-0001) and includes resources along Chain Bridge Road, Main Street, North Street, and University Drive. The district boundaries extend on the northwest to encompass the property lines of the Truro Episcopal Church complex. The City of Fairfax Historic District includes 48 buildings, 32 of which are contributing resources that represent the historical development of the town from 1800 to the 1930s.

Surveyor Assessment:

August 1986 NRHP:

The City of Fairfax Historic District is an area encompassing the Fairfax County Courthouse and the supporting buildings constructed for office and retail functions on major transportation routes adjacent to the courthouse lot. Also included in the district are four residences and a church complex. The thirty-two contributing buildings represent each period of historical development of the town from 1800 to 1930s. The significant elements of the district are associated with the major events in the history of the county seat. Certain elements are also architecturally significant for their representation of a continuum of building types and development patterns. These reflect the changing needs of the community as it evolved from an 1800 brick courthouse and tavern crossroads to a city of 20,500 people. The historic core continues its function as the county seat for a county numbering 687,000 in population while still retaining the scale and character of an early 20th-century small town. See nomination for Historical Background.

December 2015: The City of Fairfax Historic District is located in the center of Fairfax County and contains a mix of commercial, government, religious, and residential buildings. Historically, the district has served as the seat of government for Fairfax County since around 1800 and continues to do so today. Once the location had been selected as the new county seat, a small community soon developed, and in 1805, the town of Providence was established. In 1875, the name of the town was changed to Fairfax. In the last quarter of the nineteenth century, the town experienced relatively little growth, being largely isolated and without a railroad. With the coming of electric rail service and general road improvements in the early twentieth century, the town once again experienced a small measure of growth.

Although the earliest buildings in the district date to the early nineteenth century, the majority of contributing resources date to the early twentieth century after electric rail service was established. The district currently comprises 48 buildings, 16 of which are non-contributing. The remaining 32 resources consist of 34 commercial buildings, four single-family dwellings, five local government buildings, and a religious complex containing five buildings.

The City of Fairfax Historic District was listed in the Virginia Landmarks Register (VLR) in 1986 and in the NRHP in 1987 under

Criterion A in the areas of commerce and politics/government for its association with the major events in the history of the county seat, and under Criterion C for its architectural resources, which include the Fairfax County Courthouse and Jail (151-0003-0001), 34 commercial buildings, a church complex, and four dwellings (Saxe 1987). Although some of the buildings have been altered or modified to varying degrees, most retain sufficient integrity and still collectively contribute to and reflect the district's historic character and shared historical associations. Given the area's importance to the larger narrative of the development of the City of Fairfax and greater Fairfax County in the nineteenth and early-twentieth centuries, and the generally good condition and continuing integrity of many of its buildings, it is recommended that the City of Fairfax Historic District remains listed on the NRHP under Criteria A and C. This resource was not evaluated under Criterion D.

Surveyor Recommendation: Recommended Eligible

Ownership

Ownership Category	Ownership Entity
Local Govt	No Data
Private	No Data

Primary Resource Information

Resource Category: Other
Resource Type: Historic District
NR Resource Type: District
Historic District Status: No Data
Date of Construction: Ca 1800
Date Source: Site Visit
Historic Time Period: Early National Period (1790 - 1829)
Historic Context(s): Architecture/Community Planning, Commerce/Trade, Domestic, Government/Law/Political, Religion
Other ID Number: No Data
Architectural Style: Mixed (more than 3 styles from different periods, 0)
Form: No Data
Number of Stories: No Data
Condition: Good
Threats to Resource: Development
Cultural Affiliations: No Data
Cultural Affiliation Details: No Data

Architectural Description:

August 1986 NRHP Summary Description [excerpt]:
Included in the district are 48 buildings. There are 34 commercial buildings, four residences, five local government buildings, and five buildings in a church complex. Among these are 16 buildings considered to be non-contributing elements of the district. The district is comprised of six brick buildings which pre-date 1850; a group of 16 buildings, residential and commercial, constructed around the turn of the 20th century; and a group of ten buildings dating from the 1920s and early 1930s which represents a diversity of building types. The historic district is a mixture of building age and function, but most elements conform to the use of brick or wood materials, a consistent 2-story height and "Main Street" scale, and a decidedly vernacular character. About 75% of the buildings are presently in commercial use.

See nomination for Architectural Analysis and for the inventory of properties in the district.

December 2015: The City of Fairfax Historic District is centered around the Fairfax County Courthouse and extends north, south, and east to encompass the historic core of the City of Fairfax. The district is comprised primarily of government and commercial buildings, although single-family dwellings and a religious complex are included within its boundaries. The north portion of the district begins just south of Accotink Creek and includes five single-family dwellings along Chain Bridge Road, constructed between circa 1820 (151-0012) and 1948 (151-0003-0018) in the Classical Revival and Colonial Revival styles. The northwest corner of the district extends from the commercial core to include the religious complex of Truro Episcopal Church, which consists of five brick buildings: Truro Chapel (151-0003-0026), erected in 1933, the 1958 Truro Episcopal Church (151-0003-0023), the 1953 Church Office (151-0003-0025), the 1965 Church School (151-0003-0024), and the Rectory (151-0006), constructed in 1850.

The core of the district consists of three blocks along Main Street between West Street and East Street, and along Chain Bridge Road south of North Street. The most prominent building in this portion of the district is the Fairfax County Courthouse, a brick building constructed in 1800 and designed by James Wren. Other contributing buildings include the brick Jail, constructed in 1885 in the Italianate style, and a wide variety of one- and two-story commercial buildings constructed between 1830 and the 1930s in the Greek Revival, Georgian Revival, Colonial Revival, Cape Cod, and vernacular styles and forms. Several of these buildings originated as single-family dwellings but have since been converted to commercial use.

Secondary Resource Information

Historic District Information

Historic District Name: City of Fairfax Historic District

Local Historic District Name: *No Data*

Historic District Significance: 1986: The City of Fairfax Historic District is an area encompassing the Fairfax County Courthouse and the supporting buildings constructed for office and retail functions on major transportation routes adjacent to the courthouse lot. Also included in the district are four residences and a church complex. The thirty-two contributing buildings represent each period of historical development of the town from 1800 to 1930s. The significant elements of the district are associated with the major events in the history of the county seat. Certain elements are also architecturally significant for their representation of a continuum of building types and development patterns. These reflect the changing needs of the community as it evolved from an 1800 brick courthouse and tavern crossroads to a city of 20,500 people. The historic core continues its function as the county seat for a county numbering 687,000 in population while still retaining the scale and character of an early 20th-century small town.

December 2015: The City of Fairfax Historic District is located in the center of Fairfax County and contains a mix of commercial, government, religious, and residential buildings. Historically, the district has served as the seat of government for Fairfax County since around 1800 and continues to do so today. Once the location had been selected as the new county seat, a small community soon developed, and in 1805, the town of Providence was established. In 1875, the name of the town was changed to Fairfax. In the last quarter of the nineteenth century, the town experienced relatively little growth, being largely isolated and without a railroad. With the coming of electric rail service and general road improvements in the early twentieth century, the town once again experienced a small measure of growth.

Although the earliest buildings in the district date to the early nineteenth century, the majority of contributing resources date to the early twentieth century after electric rail service was established. The district currently comprises 48 buildings, 16 of which were determined non-contributing. The remaining 32 resources consist of 34 commercial buildings, four single-family dwellings, five local government buildings, and a religious complex containing five buildings.

CRM Events

Event Type: Survey:Phase I/Reconnaissance

Project Review File Number: 2016-0425

Investigator: M. Chris Manning

Organization/Company: Dovetail CRG

Photographic Media: Digital

Survey Date: 12/3/2015

Dhr Library Report Number: FX-644

Project Staff/Notes:
Blondino, Joseph R., M. Chris Manning, and Earl E. Proper
March 2016
Phase I Cultural Resource Survey of the Chain Bridge Road Sidewalk Project Area, City of Fairfax, Virginia.
Dovetail Cultural Resource Group, Fredericksburg, Virginia.
FX-644

Surveyor's NR Criteria Recommendations: A - Associated with Broad Patterns of History, C - Distinctive Characteristics of Architecture/Construction

Event Type: NRHP Listing

DHR ID: 151-0003

Staff Name: NPS

Event Date: 10/27/1987

Staff Comment:
No Data

Event Type: NRHP Nomination

DHR ID: 151-0003

Staff Name: Emma Jane Saxe

Event Date: 7/17/1987

Staff Comment:
Preservation Consultant for City of Fairfax Department of Community Development and Planning

Event Type: VLR Listing

DHR ID: 151-0003
Staff Name: VHLC
Event Date: 10/14/1986
Staff Comment:
No Data

Event Type: Survey:Phase I/Reconnaissance

Project Review File Number: *No Data*
Investigator: Emma Jane Saxe
Organization/Company: VA Dept. of Historic Resources
Photographic Media: Film
Survey Date: 3/1/1986
Dhr Library Report Number: *No Data*
Project Staff/Notes:
Survey conducted in support of the nomination of the City of Fairfax Historic District (151-0003). Photographs by Emma Jane Saxe and Al Stern
Surveyor's NR Criteria Recommendations: A - Associated with Broad Patterns of History, C - Distinctive Characteristics of Architecture/Construction

Bibliographic Information

Bibliography:

"Historic Buildings in the City of Fairfax"
Prepared by The Fairfax City Board of Architectural Review
July 1967
Manuscript on File, DHR Archives (151-0003)

December 2015:
Saxe, Emma Jane
1987City of Fairfax Historic District. National Register of Historic Places Inventory—Nomination Form. Electronic document,
http://www.dhr.virginia.gov/registers/Cities/Fairfax_City/151-0003_CityofFairfax_HD_1987_Final_Nomination.pdf, accessed December 2015.
1988Survey of Historic Resources, City of Fairfax, Virginia. Emma Jane Saxe (Consultant), Fairfax, Virginia.

Property Notes:

No Data

Property Information

Property Names

Name Explanation	Name
Function/Location	Single Dwelling, 10386 Main Street
Historic	Earp's Ordinary
Current	Ratcliffe-Allison House

Property Evaluation Status

NRHP Listing
 VLR Listing
 This Property is associated with the City of Fairfax Historic District.

Property Addresses

Current - 10386 Main Street

County/Independent City(s):	Fairfax (Ind. City)
Incorporated Town(s):	No Data
Zip Code(s):	22030
Magisterial District(s):	No Data
Tax Parcel(s):	No Data
USGS Quad(s):	FAIRFAX

Additional Property Information

Architecture Setting:	Town
Acreage:	No Data

Site Description:

Facing south, this dwelling is located on a level lot, and fronts directly on Main Street.

Surveyor Assessment:

1972: "The small brick building referred to as Earp's Ordinary near the Fairfax County court house survives as an important example of early-nineteenth century northern Virginia vernacular architecture, and is a familiar landmark in this historic county seat. For many years the structure was thought to date from the mid eighteenth century and to have been built and operated as an ordinary by the Earp family who were early settlers in the area. Recent evidence, however, has shown that it was built between 1805 and 1813 on land formerly owned by Richard Ratcliffe. The confusion over its history may stem from the fact that a Caleb Earp did operate a store nearby which was standing prior to the establishment of the town. This building probably was owned by Ratcliffe as well. An old tavern and store on the site of Earp's store was demolished around 1920, and it was about that time the present early nineteenth century brick house nearby seems to have inherited the history and legend of Caleb Earp's building." Contributing.

2004: This building is a landmark element of the district as an example of early-nineteenth-century Northern Virginia vernacular architecture. It is also associated with Fairfax's historical development as a stage coach stop and inn along the Little River Turnpike. This building is individually listed in the National Register of Historic Places. It contributes to the significance of the City of Fairfax Historic District.

Surveyor Recommendation:	Legacy
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Ownership

Ownership Category	Ownership Entity
Public - Local	No Data

Associate

Property Associate Name	Property Associate Role
Allison, Gordon	Owner
Allison, Robert	Owner
Barrett, Kate Waller	Owner
Logan, Henry	Owner
Pozer, Charles	Owner
Ratcliffe, Richard	Owner

Primary Resource Information

Resource Category:	Domestic
Resource Type:	Single Dwelling
NR Resource Type:	Building
Historic District Status:	Contributing
Date of Construction:	Ca 1805
Date Source:	Written Data

Historic Time Period: Early National Period (1790 - 1829)
Historic Context(s): Architecture/Community Planning, Commerce/Trade, Domestic
Other ID Number: *No Data*
Architectural Style: Other
Form: *No Data*
Number of Stories: 2.0
Condition: Good
Interior Plan: Central Passage, Single Pile
Threats to Resource: None Known
Cultural Affiliations: *No Data*
Cultural Affiliation Details:

No Data

Architectural Description:

1972: Architecture Summary: "This diminutive two-story, single-pile brick structure near the Fairfax County court house is in the simple early-nineteenth century vernacular style prevalent in northern Virginia towns and villages. As indicated by the distinct line near the center of the facade, the building was built in two sections." "The original section is believed to be the two-bay east portion as it contains an entrance hall and the only stair in the building. Also, the three-bay west section contains but one room on its first floor and this would seem unlikely to be the earlier portion. As a unit, the two sections have a Flemish bond facade and five-course American bond rear and side walls. The facade has been given a mellow aspect by a faded coat of whitewash. A well-executed hound's tooth cornice is employed on both front and rear elevations. Projecting from near the center of the shallow gable roof is a single chimney stack which serves the whole building. The windows throughout are topped by simple brick jack arches and have unornamented wooden sills. Several of the first floor windows retain their early six-over-six sashes, but it is not certain if any of the nearly square three-over-three sashes on the second floor are original."

Interior Description: "The building's simple interior preserves much of its original appearance and fabric. One of its most distinctive features is the vertical board partition between the entrance hall and the adjacent room. The narrow flight of stairs, entered at the rear of the hall, is also enclosed by a vertical board partition. Both the east section's room and the stair have batten doors. The wainscot of the east section's room is old but not original to the house, although portions of the large mantel may be. The west room is considerably more spacious than the east room, and features a projecting chimney breast with a simple mantel composed of a plain shelf, frieze, and wide architrave surround. The room also has a simple paneled wainscot which like that in the east room is a later addition. The second floor rooms have quite plain trim but are more spacious than their tiny windows would suggest."

2004: This five-bay, two-story vernacular dwelling is a brick masonry structure constructed of Flemish bond on the facade and five-course American bond on the sides and rear. It is capped by a side-gabled roof sheathed in wood shingles. The facade fenestration is comprised of 6/6 wood sash windows. Additional features of the house include a decorative brick sawtooth cornice, flat arches, and knee windows in the second story.

Exterior Components

Component	Component Type	Material	Material Treatment
Foundation	Solid/Continuous	Unknown	Not Visible
Windows	Sash, Double-Hung	Wood	6/6
Roof	Gable, Side	Wood	Shingle
Structural System and Exterior Treatment	Masonry	Brick	Bond, American, 5-course
Structural System and Exterior Treatment	Masonry	Brick	Bond, Flemish
Chimneys	Central interior	Brick	Cap, Corbeled
Porch	2-story, 1-bay	Wood	Posts

Secondary Resource Information

Historic District Information

Historic District Name: City of Fairfax Historic District
Local Historic District Name: Old Town Fairfax Historic District
Historic District Significance: *No Data*

CRM Events

Event Type: Survey:Phase I/Reconnaissance

Project Review File Number: 151-0003-0041
Investigator: GMM, EHT Tracerics, Inc.
Organization/Company: Unknown (DSS)
Photographic Media: *No Data*
Survey Date: 6/1/2004
Dhr Library Report Number: NRHP Nomination
Project Staff/Notes:
historic district survey
Project Bibliographic Information:
DHR CRM Report Number: NRHP Nomination
Record Type: NRHP Form
Bibliographic Notes: United States Department of the Interior, National Park Service, National Register of Historic Places Inventory-Nomination Form: Earp's Ordinary, by Virginia Historic Landmarks Commission Staff, Richmond, VA, 1973.
Surveyor's NR Criteria Recommendations: A - Associated with Broad Patterns of History, C - Distinctive Characteristics of Architecture/Construction
Phase II Intensive Survey Integrity Recommendations: Association, Design, Feeling, Location, Materials, Setting, Workmanship

Event Type: Survey:Phase I/Reconnaissance

Project Review File Number: 151-0002
Investigator: Saxe, Emma Jane
Organization/Company: Unknown (DSS)
Photographic Media: *No Data*
Survey Date: 6/1/1986
Dhr Library Report Number: NRHP Nomination
Project Staff/Notes:
No Data
Project Bibliographic Information:
DHR CRM Report Number: NRHP Nomination
Record Type: NRHP Form
Bibliographic Notes: United States Department of the Interior, National Park Service, National Register of Historic Places Inventory-Nomination Form: Earp's Ordinary, by Virginia Historic Landmarks Commission Staff, Richmond, VA, 1973.
Surveyor's NR Criteria Recommendations: A - Associated with Broad Patterns of History, C - Distinctive Characteristics of Architecture/Construction
Phase II Intensive Survey Integrity Recommendations: Association, Design, Feeling, Location, Materials, Setting, Workmanship

Event Type: NRHP Listing

DHR ID: 151-0002
Staff Name: NPS
Event Date: 2/16/1973
Staff Comment
No Data

Event Type: VLR Listing

DHR ID: 151-0002
Staff Name: VHLC
Event Date: 1/16/1973
Staff Comment
No Data

Event Type: NRHP Nomination

DHR ID: 151-0002
Staff Name: VHLC staff
Event Date: 12/1/1972

Staff Comment

No Data

Event Type: Survey:HABS Inventory

Project Review File Number: *No Data*
Investigator: Worthington, III, George
Organization/Company: Unknown (DSS)
Photographic Media: *No Data*
Survey Date: 1/1/1958
Dhr Library Report Number: NRHP Nomination

Project Staff/Notes:

No Data

Project Bibliographic Information:

DHR CRM Report Number: NRHP Nomination
Record Type: NRHP Form
Bibliographic Notes: United States Department of the Interior, National Park Service, National Register of Historic Places Inventory-Nomination Form: Earp's Ordinary, by Virginia Historic Landmarks Commission Staff, Richmond, VA, 1973.

Surveyor's NR Criteria Recommendations: A - Associated with Broad Patterns of History, C - Distinctive Characteristics of Architecture/Construction

Phase II Intensive Survey Integrity Recommendations: Association, Design, Feeling, Location, Materials, Setting, Workmanship

Bibliographic Information

Bibliography:

No Data

Property Notes:

No Data

Property Information

Property Names

Name Explanation	Name
Function/Location Current	Single Dwelling, 10386 Main Street Earp's Ordinary Addition

Property Evaluation Status

Not Evaluated
This Property is associated with the City of Fairfax Historic District.

Property Addresses

Current - 10386 Main Street

County/Independent City(s): Fairfax (Ind. City)

Incorporated Town(s): *No Data*

Zip Code(s): 22030

Magisterial District(s): *No Data*

Tax Parcel(s): *No Data*

USGS Quad(s): FAIRFAX

Additional Property Information

Architecture Setting: Town

Acreage: *No Data*

Site Description:

Facing west, this dwelling is located on a sloping grassy lot, and is surrounded by mature trees and shrubs. It is attached on the south side to the main block of Earp's Ordinary (see: 151-0003-0041). A stone-paved patio is located in front of the entry, to the west of the building.

Surveyor Assessment:

This building contributes to the significance of the City of Fairfax Historic District by age, materials, and design.

Surveyor Recommendation: *No Data*

Ownership

Ownership Category	Ownership Entity
Public - Local	<i>No Data</i>

Primary Resource Information

Resource Category: Domestic
Resource Type: Single Dwelling
NR Resource Type: Building
Historic District Status: Contributing
Date of Construction: Ca 1920
Date Source: Site Visit
Historic Time Period: World War I to World War II (1917 - 1945)
Historic Context(s): *No Data*
Other ID Number: *No Data*
Architectural Style: Colonial Revival
Form: *No Data*
Number of Stories: 2.0
Condition: Good
Interior Plan: Other
Threats to Resource: None Known
Cultural Affiliations: *No Data*
Cultural Affiliation Details:
No Data
Architectural Description:

This three-bay, two-story dwelling is a frame structure clad with wood weatherboarding, and is capped by a side-gabled roof sheathed in asphalt shingles. The facade fenestration is comprised of 6/6 wood sash windows. Additional features of the house include wood lintels and sills, and four-light wood-paneled sidelights.

Exterior Components

Component	Component Type	Material	Material Treatment
Foundation	Solid/Continuous	Unknown	Not Visible
Roof	Gable, Side	Asphalt	Shingle
Windows	Sash, Double-Hung	Wood	6/6
Chimneys	Interior	Brick	Cap, Corbeled
Chimneys	Interior End	Brick	Cap, Corbeled
Structural System and Exterior Treatment	Frame	Wood	Weatherboard

Secondary Resource Information

Historic District Information

Historic District Name: City of Fairfax Historic District
Local Historic District Name: Old Town Fairfax Historic District
Historic District Significance: *No Data*

CRM Events

Event Type: NRHP Listing Addendum

DHR ID: 151-0003-0042
Staff Name: GMM, EHT Tracerics, Inc.
Event Date: 6/1/2004
Staff Comment:
No Data

Event Type: Survey:Phase I/Reconnaissance

Project Review File Number: *No Data*
Investigator: Saxe, Emma Jane
Organization/Company: Unknown (DSS)
Photographic Media: *No Data*
Survey Date: 6/1/1986
Dhr Library Report Number: *No Data*
Project Staff/Notes:
No Data

Bibliographic Information

Bibliography:

No Data

Property Notes:

No Data

Snapshot

Date Generated: February 01, 2023

Site Name: Ratcliffe-Allison House
Site Classification: Terrestrial, open air
Year(s): 1800 - 1899, 1900 - 1999
Site Type(s): Dwelling, single, Military quarters
Other DHR ID: 151-0002
Temporary Designation: 057-4H02

Site Evaluation Status

Not Evaluated

Locational Information

USGS Quad: FAIRFAX
County/Independent City: Fairfax (Ind. City)
Physiographic Province: Piedmont
Elevation: 430
Aspect: Flat
Drainage: Potomac/Shenandoah River
Slope: 0 - 2
Acreage: 0.500
Landform: Ridge Top
Ownership Status: Public - Local
Government Entity Name: No Data

Site Components

Component 1

Category: No Data
Site Type: No Data
Cultural Affiliation: Indeterminate
Cultural Affiliation Details: No Data
DHR Time Period: Antebellum Period, Civil War, Early National Period, Reconstruction and Growth
Start Year: 1800
End Year: 1899
Comments: No Data

Component 2

Category: No Data
Site Type: No Data
Cultural Affiliation: Indeterminate
Cultural Affiliation Details: No Data
DHR Time Period: Post Cold War, Reconstruction and Growth, The New Dominion, World War I to World War II
Start Year: 1900
End Year: 1999
Comments: No Data

Component 3

Category: Military/Defense
Site Type: Military quarters
Cultural Affiliation: No Data
Cultural Affiliation Details: No Data
DHR Time Period: No Data
Start Year: No Data

End Year: No Data

Comments: [2007 WMCAR] A .44 caliber pistol bullet was the only Civil War military artifact recovered during the 2007 WMCAR survey of Site 44FX1065. The bullet, which looks like it has been bitten, exhibits the one groove, rebated base, and punch-hole that are characteristic of Roberts Bartholow's bullet. Given that Bartholow did not receive a patent for his bullet until August, 1862, the pistol bullet recovered from Site 44FX1065 may represent occupation by cavalry units of Sigel's XI Corps in the fall of 1862 or by cavalry of Stoughton's 2nd Vermont Brigade, which replaced the XI Corps in December, 1862.

Although a number of the domestic artifacts recovered during the study no doubt represent domestic activities associated with civilian occupation of the house, it is likely that some portion of the nineteenth-century domestic artifacts also represent domestic activity associated with military occupation of the property.

Component 4

Category: Domestic

Site Type: Dwelling, single

Cultural Affiliation: No Data

Cultural Affiliation Details: No Data

DHR Time Period: No Data

Start Year: No Data

End Year: No Data

Comments: [2007 WMCAR] Site 44FX1065 is a previously recorded archaeological site with evidence of historic occupation during the nineteenth through twentieth centuries. The historic component consists of a scatter of domestic artifacts.

[1986 Richardson] No artifacts were found which were diagnostic of an Ordinary. Historic research indicates this building was not Earp's Ordinary, which was an adjoining building. See the Significance Statement in the NRHP nomination.

Bibliographic Information

Bibliography:

No Data

Informant Data:

Name: Unknown
Company 1: Historic Fairfax City, Inc.
State: Virginia
Owner Relationship: Property Manager

CRM Events

Event Type: Other

Project Staff/Notes:

Added information from Richardson 1986 and 1987. Fairfax Co. Archeology, 2855 Annandale Rd., Falls Church, VA 22042. 703-534-3881 x404

Project Review File Number: No Data
Sponsoring Organization: Local Government
Organization/Company: ASV (DSS)
Investigator: Gailey, C.K.
Survey Date: 1/11/2013

Survey Description:

[1986 Richardson] Original brick structure with brick extension on west end. Modern wood frame addition to rear(North). Investigated a narrow strip of land in front of the existing structure: 4 5' X 5' excavation units, excavation of 11' X 14' cellar. [1986-7] 26 2' X 2' excavation units on 5' interval grid, east of Old Town Hall. All soil screened through 1/4" mesh.

[2007 WMCAR Cost-Share]: Archaeological field inspection involved surface inspection and excavation of three judgmental shovel tests augmented by judgmental metal detecting in the yard behind the standing nineteenth-century house.

Current Land Use	Date of Use	Comments
Municipal building	12/13/2007 12:00:00 AM	The Ratcliffe-Allison house is currently used as the office for the City of Fairfax Historic Resources Department.

Threats to Resource: Deterioration, Development
Site Conditions: Site Condition Unknown
Survey Strategies: Informant, Metal Detection, Observation, Subsurface Testing, Surface Testing
Specimens Collected: Yes
Specimens Observed, Not Collected: Yes

Artifacts Summary and Diagnostics:

[1986 Richardson] Normal household discards (ceramic & glass), levels 1 & 2 considered artificially discarded
 West Side (Old Town Hall): construction material
 Cellar: upper layer: glass bottles, 4 Civil War artifacts, 3 coins (2-1910, 1-1914)

[2007 WMCAR Cost-Share]: All three shovel tests and six metal detector targets were positive, producing a total of 97 artifacts. A .44 caliber pistol bullet recovered from MD 6 was the only Civil War military artifact recovered during the survey of Site 44FX1065. Domestic artifacts recovered from the site include 19 nineteenth-century whiteware ceramic sherds, 14 window glass fragments, 10 nail fragments, nine animal bone fragments, six pearlware ceramic sherds, four wire nails, four colorless bottle glass fragments, four cut nails, three bone china ceramic sherds, three amber bottle glass fragments, three green bottle glass fragments, two unidentified nails, two unidentified refined earthenware sherds, two yellowware ceramic sherds, one eighteenth century plain brass button with a wire shank, one American gray stoneware ceramic sherd, one coarse earthenware ceramic sherd, one porcelain ceramic sherd, one modern .38 caliber bullet, one pattern-molded blue-green bottle glass fragment, one solarized bottle glass fragment, three gold foil stars, and one iron bar. An additional 48.5 g of oyster shell, 1.6 g of slate, 944.8 g of handmade brick, and 1.4 g of asphalt siding were also recovered.

Summary of Specimens Observed, Not Collected:

[1986 Richardson] a layer of dry-laid bricks

Current Curation Repository: [1986 Richardson] City of Fairfax, [2007] WMCAR
Permanent Curation Repository: No Data
Field Notes: Yes
Field Notes Repository: WMCAR
Photographic Media: No Data
Survey Reports: No

Survey Report Information:

Netherton, Nan, et al., 1997. "Fairfax, Virginia, A City Traveling Through Time."

 Moore, William, David Lewes, Courtney J. Birkett, Carl G. Carlson-Drexler, 2008. "Comprehensive Report: Thematic Survey of Civil War Archaeological Resources in the City of Fairfax, Virginia." A report prepared for Virginia Department of Historic Resources, Stephens City, and City of Fairfax, by William and Mary Center for Archaeological Research, Williamsburg, Virginia.

 Richardson, Malcolm L., 1988. "Earp's Ordinary: A Rescue Project, Site No. 44FX1065." The Northern Virginia Chapter, Archeological Society of Virginia. Occasional Paper 88-1.

 Rust, Jeanne Johnson, 1960. "A History of the Town of Fairfax".
 Templeton, Eleanor Lee and Nan Netherton, 1966. "Northern Virginia Heritage."
 Hopkins Atlas, 1878.
 Historic American Buildings Survey, 1974. (#Va-663)
 Listed on Virginia Landmarks Register and National Register of Historic Places.

Survey Report Repository:	Fairfax Co. Archeology, WMCAR
DHR Library Reference Number:	FX-485
Significance Statement:	Given that much of the City of Fairfax has been affected by twentieth-century commercial and residential development, the rare, potentially intact Civil War archaeological deposits represented by Site 44FX1065 have the potential to address Civil War Defense/Military research themes for the City of Fairfax specifically as well as for the region as a whole. Therefore, 44FX1065 is recommended as potentially eligible for the NRHP under Criteria A and/or D; Criteria B and C are not applicable.
Surveyor's Eligibility Recommendations:	Legacy
Surveyor's NR Criteria Recommendations, :	B, C
Surveyor's NR Criteria Considerations:	Birth Place or Grave, Cemetery, Commemorative Property, Moved Property, Reconstructed Property, Religious Property, Significance of less than Fifty Years

Event Type: Survey:Phase I/Reconnaissance

Project Staff/Notes:

The William and Mary Center for Archaeological Research conducted a thematic survey of Civil War archaeological sites within the City of Fairfax, Virginia from August 9, 2006 through March 7, 2008. The investigation was performed for the City of Fairfax under a cost-share agreement with the City and the Virginia Department of Historic Resources. The goal of the project was to identify as many Civil War archaeological resources as possible through archival research, interviews with local Civil War collectors, and reconnaissance survey of selected locations with a potential for containing unrecorded Civil War archaeological resources. In total, 93 Civil War locations were identified within the City during the study. Field inspection of 62 locations resulted in the identification of 25 newly recorded and three previously recorded archaeological sites, as well as four isolated finds.

Site 44FX1065 was first identified as an archaeological site by the Northern Virginia Chapter of the Archeological Society of Virginia, which conducted excavations at the site in 1986. The Ratcliffe Allison House was built by 1810 and is listed as the oldest extant property in Fairfax. Although a number of the domestic artifacts recovered during the study no doubt represent domestic activities associated with civilian occupation of the house, it is likely that some portion of the nineteenth-century domestic artifacts also represent domestic activity associated with military occupation of the property. The identification of stratified archaeological deposits within Shovel Test 3 suggests the site is well preserved.

Project Review File Number:	No Data
Sponsoring Organization:	Virginia Department of Historic Resources
Organization/Company:	WMCAR (DSS)
Investigator:	Moore, William
Survey Date:	12/13/2007
Survey Description:	No Data
Threats to Resource:	No Data
Site Conditions:	No Data
Survey Strategies:	No Data
Specimens Collected:	No Data
Specimens Observed, Not Collected:	No Data
Artifacts Summary and Diagnostics:	No Data
Summary of Specimens Observed, Not Collected:	No Data
Current Curation Repository:	No Data
Permanent Curation Repository:	No Data
Field Notes:	No Data
Field Notes Repository:	No Data
Photographic Media:	No Data
Survey Reports:	No Data
Survey Report Information:	No Data
Survey Report Repository:	No Data
DHR Library Reference Number:	No Data
Significance Statement:	No Data
Surveyor's Eligibility Recommendations:	No Data
Surveyor's NR Criteria Recommendations, :	No Data

Surveyor's NR Criteria Considerations: No Data

Event Type: Archaeological Data Recovery

Project Staff/Notes:

Under guidance of Susan Henry, Consulting Archaeologist.

Project Review File Number: No Data
Sponsoring Organization: Local Government
Organization/Company: ASV (DSS)
Investigator: Richardson, Malcolm L.
Survey Date: 4/21/1987

Survey Description:

No Data

Threats to Resource: No Data
Site Conditions: No Data
Survey Strategies: No Data
Specimens Collected: No Data
Specimens Observed, Not Collected: No Data

Artifacts Summary and Diagnostics:

No Data

Summary of Specimens Observed, Not Collected:

No Data

Current Curation Repository: No Data
Permanent Curation Repository: No Data
Field Notes: No Data
Field Notes Repository: No Data
Photographic Media: No Data
Survey Reports: No Data
Survey Report Information:
No Data
Survey Report Repository: No Data
DHR Library Reference Number: No Data
Significance Statement: No Data
Surveyor's Eligibility Recommendations: No Data
Surveyor's NR Criteria Recommendations, : No Data
Surveyor's NR Criteria Considerations: No Data

Event Type: Survey:Volunteer

Project Staff/Notes:

Under guidance of Susan Henry, Consulting Archaeologist.

Project Review File Number: No Data
Sponsoring Organization: Local Government
Organization/Company: ASV (DSS)
Investigator: Richardson, Malcolm L.
Survey Date: 6/1/1986

Survey Description:

No Data

Threats to Resource: No Data
Site Conditions: No Data
Survey Strategies: No Data

Specimens Collected:	No Data
Specimens Observed, Not Collected:	No Data
Artifacts Summary and Diagnostics:	
No Data	
Summary of Specimens Observed, Not Collected:	
No Data	
Current Curation Repository:	No Data
Permanent Curation Repository:	No Data
Field Notes:	No Data
Field Notes Repository:	No Data
Photographic Media:	No Data
Survey Reports:	No Data
Survey Report Information:	
No Data	
Survey Report Repository:	No Data
DHR Library Reference Number:	No Data
Significance Statement:	No Data
Surveyor's Eligibility Recommendations:	No Data
Surveyor's NR Criteria Recommendations, :	No Data
Surveyor's NR Criteria Considerations:	No Data

Detailed Project Narrative

Old Town Hall is a contributing structure included in the City of Fairfax National Register Historic District and is within a locally designated historic overlay district. Built in 1900 by Joseph E. Willard, the building was presented to the Town of Fairfax in 1901. The intent of Mr. Willard's gift of the building was to provide a civic gathering place and cultural facility for the growing town. An addition was constructed in 1990 which added an elevator, accessible restrooms and a warming kitchen for use by caterers. The building is a popular venue for civic events including the City's July 4th celebration, concerts and plays presented by the Cultural Arts Division and "Chocolate Lover's Festival." These events draw several thousand visitors per year. The building is also offered as a rental facility for private events, such as weddings and parties, and hosts over a hundred of these in a typical year.

At approximately 3:45 a.m. Friday, Aug. 14, 2020, the column on the north side of historic Old Town Hall's portico failed and fell onto the sidewalk. As a result of the column failure, the City completed an evaluation of the building porch and front façade and identified significant rehabilitation needs. The columns and portico are currently being repaired at a cost approaching \$1,000,000 from the City's General Fund. Further evaluation of the entire building indicated that significant additional work is required to preserve, rehabilitate and upgrade the facility to ensure that it continues to serve the community into the future. The proposed efforts include replacement and relocation of mechanical systems, and renovations of the interior stairwell, doors, restrooms, the flat roof area, and related aspects of the building envelope. Federal funding is essential to this effort as the City has expended significant reserve funding to effect the repairs dictated by the column failure. On notification of the grant award, the City is prepared to conduct a thorough evaluation and proceed with the work to stabilize and restore this historic structure.

The proposed work is divided into several areas:

- 1) The first effort will be to conduct a comprehensive survey of the structure, develop plans and construction documents and obtain the necessary approvals from the various regulatory authorities, including the City's Board of Architectural Review and building department and review for compliance with Section 106 of the National Historic Preservation Act. An environmental review will also be completed as part of this effort. This work will be led by an architectural firm experienced in rehabilitation of historic structures, supported by engineering firms and others with appropriate expertise.
- 2) The exterior building envelope requires a thorough evaluation and appropriate repair. The column failure identified above was caused by wood rot at the column base, exacerbated by a lack of proper ventilation due to the original design. Additional areas of wood damage are visible in several areas of the structure, on both the historic portion and the 1990's addition. Several of the window sashes require repair. Many of the windows retain the original glass panes, now over 100 years old, so repairs must be undertaken with due care and by qualified craftsmen. Distinctive "rose" windows were part of the original design. These units are fragile and were stabilized during a renovation in the 1990's but additional repairs are needed. The standing seam metal roof on the main structure was replaced recently, however flat membrane roofs installed over the addition are now over 30 years old and will need replacement. Wood siding and trim will be

repaired or replaced with appropriate materials as needed and the entire exterior will be painted. The benefit of this effort will be to preserve the historic fabric and maintain the integrity of the structure into the future.

- 3) As a public structure, accessibility is a key feature. As part of the rehabilitation of the front façade and portico necessitated by the column failure, a wheelchair accessible ramp is being added to ensure access through the front doors. A ramp was previously constructed as part of the 1990 addition; this ramp leads to a rear door adjacent to the elevator. This older ramp is in need of repairs and upgrades to meet the current standards. ADA access to the rear of the building is necessary as this allows direct access to the elevator lobby for those attending events in the second-floor space. There are currently two parking spaces used for staff parking. These spaces currently do not meet the ADA requirements for accessible parking but could be reconfigured for compliance.
- 4) The mechanical systems in the building are aging and inefficient. In addition, the HVAC units are located in a very visible area which detracts from the appearance of the historic structure. The intent of the project will be to identify a more suitable location, possibly on the flat roof of the addition, and to replace the units with quieter, more efficient equipment. The current equipment provides air conditioning only, with heat provided by natural gas duct heaters. Replacement with modern, high efficiency heat pumps will provide environmental benefits, lower energy consumption, and reduced operating costs.
- 5) As an intensively used public structure and rental venue, the restrooms and other areas require maintenance and upgrades to provide an attractive, useful, and fully accessible facility. An evaluation of the interior spaces, particularly within the 1990 addition, will be conducted to determine the needs for improvement. The addition included an outdoor balcony area; however this space is mainly used for storage of portable stage platforms and is unsightly. Conversion of this area into an enclosed space would make it more attractive and useful. The area provided for use by catering staff should be upgraded to provide greater efficiency and utility. This portion of the project will provide for greater utility of the facility and improve the experience of guests at both civic and private events.
- 6) The exterior landscaping and parking areas require evaluation to provide for accessibility, utility, and appearance. Old Town Hall is located adjacent to a congested intersection. There is currently limited space for vehicles to pause to drop off and collect passengers. The current small parking lot could be redesigned to accommodate a drop-off area. The stairs to the north rear entrance are constructed of treated lumber and are not suited to the character of the building. These stairs should be replaced with more appropriate material and design. A new, underground electrical service was provided to the building as part of a larger utility undergrounding program in the Old Town area. The equipment should be provided with more appropriate screening to improve the appearance. With the relocation of the HVAC equipment, an area along the north wall will be available for landscaping. Plants appropriate to the area and the historic context would be used in this location. Given the frequent events where catering is provided, a more appropriate solution for trash containers and collection will be provided. A brick retaining wall adjacent to the rear of the building provides support for columns that support the 1990 addition. This wall is deteriorating and is in need of repair. The area needs to be re-graded to divert water away from the structure.

- 7) The interior of the structure will be evaluated for improvements to include window treatments to prevent damage from ultraviolet light and to assist with energy conservation. Use of LED lighting and the installation of interior storm glazing will be evaluated for practicality and effectiveness. In addition, consideration will be given to the need for power, lighting and audio/visual systems to properly support the needs of performing arts programs. The building is equipped with fiber-optic cable, which allows our local access television station to broadcast various events to the community, however setup for these events is complicated by the lack of power and lighting. The interior wall finishes show significant cracking of plaster. The wall finishes will be reviewed to determine the historic context and will be restored as needed.

The above improvements are needed to ensure that this historic structure is appropriately preserved while allowing its continued use to support civic and private events. As noted above, the original purpose of Mr. Willard's gift was to provide a place that would host events and foster a sense of community. We are proud to be able to continue the community heritage served by this building.

Note: Form SF-LLL Disclosure of Lobbying Activities is omitted from this submission because City of Fairfax does not engage in lobbying activities.