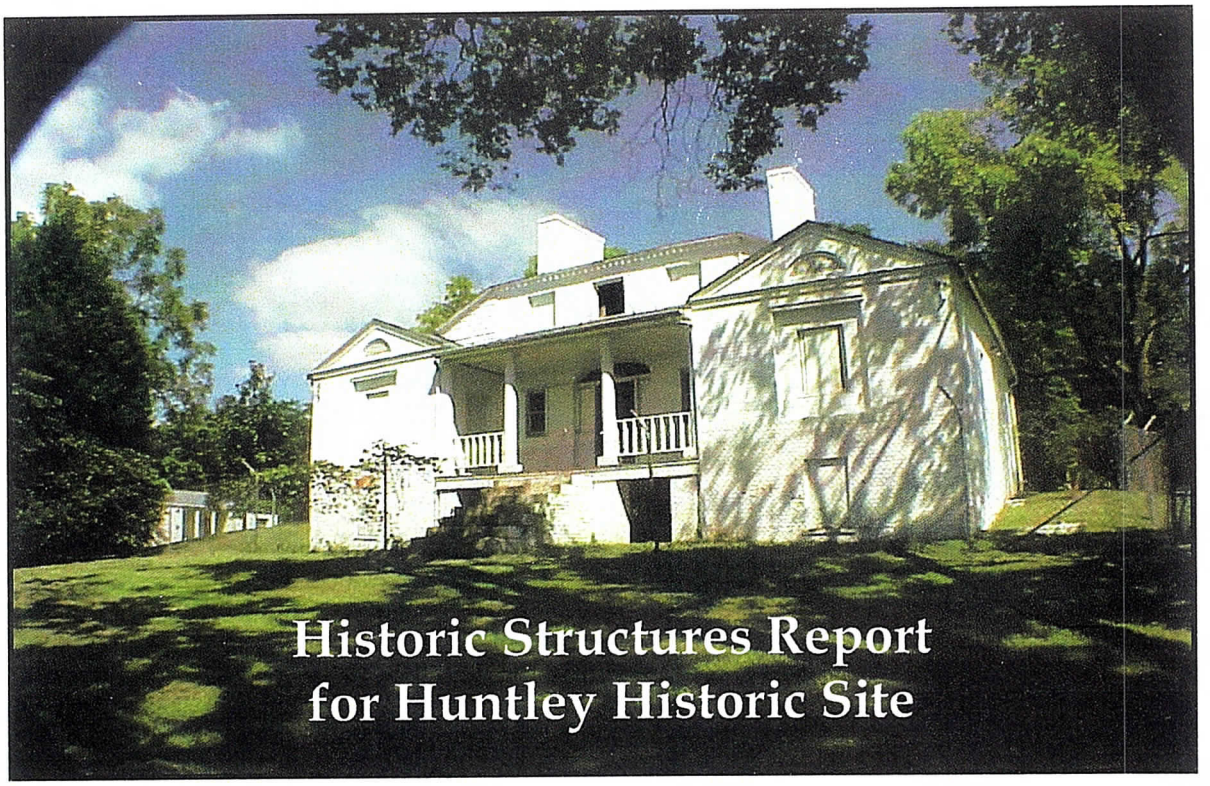
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Historic Structures Report for Huntley Historic Site

This project is funded in part through a Certified Local Government Grant from the Virginia Department of Historic Resources with matching funds from the Fairfax County Park Authority

March 2002

Prepared for:

Fairfax County Park Authority
Resource Management Division
Cultural Resources Protection Group

1821 Michael Faraday Drive Suite 302 Reston, VA 20190 Tel (703) 471-6803 Fax (703) 742-3975

When we form the habit of learning about history, we make ourselves resistant to the feeling of senselessness and discontinuity. Spending time with history makes us a sovereign people; it forms our internal identity and autonomy as individuals and as a group. Knowing history enables us to free ourselves from the herd mentality. We verify our own identity by confronting the history of the heroes and places of times past, and in the process, we become a more complete society.

The staff of Shaffer, Wilson, Sarver & Gray

In April of 2001, the Architecture & Engineering office of Shaffer, Wilson, Sarver & Gray, P.C. was contracted by the Fairfax County Park Authority to prepare a *Historic Structures Report for Huntley Historic Site*. The site is listed on the National Register of Historic Places and I`s owned and managed by the Fairfax County Park Authority (FCPA). This Historic Structures Report was designed as a guide for the preservation of the 19th century structures at Historic Huntley.

FUNDING

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Prepared by:

C. Richard Bierce, AIA
Historical Architect & Preservation Consultant
121 South Royal Street
Alexandria, VA 22314
Phone: 703-836-9085
Fax: 703-836-9107
E-mail: CRBIERE@AOL.COM

In Partnership with:

Shaffer, Wilson, Sarver & Gray, PC
1821 Michael Faraday Drive
Suite 302
Reston, VA 20190
Phone: 703-471-6803
Fax: 703-742-3975

SWSG

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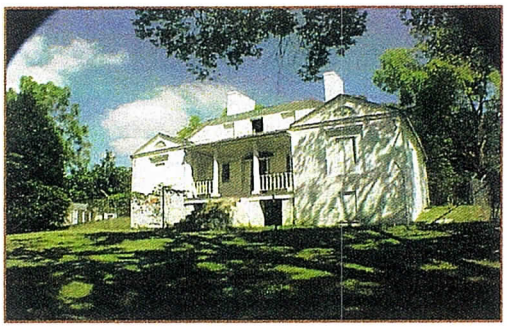
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INTRODUCTION

PURPOSE OF THIS REPORT



Historic Huntley

Huntley has been the subject of a great deal of research, deliberation, speculation and hypothesis over the past several years since it has been more in the forefront of public consciousness and more accessible. With this awareness, a strong and growing sense of the significance of Huntley has developed in respect to its unique and interesting attributes. A number of monographs and other scholarly and professional treatises and collections of observations about the origins and evolution of Huntley have appeared (some of which were published, but most of which were not). Most recently, a volunteer effort to compile the primary source documentary records has filled many gaps in the historical record of the property.

Previous historical research and scholarly analysis of the surviving physical resources at Huntley have been compiled with only limited access to the architectural fabric, building systems and material substrates. Many of the theories and concepts pertaining to the evolution of the plan and form of these resources have merit and were useful in the initial assessment of the house. However, they lack closure in the form of physical evidence and some may have been purely speculative.

When acquired by the Fairfax County Park Authority (FCPA), the buildings were undergoing a comprehensive rehabilitation by private owners, resulting in the removal of many layers of modern finishes and modifications, such as kitchens and bathrooms. As was later determined, this process also led to the removal and destruction of physical evidence of the original construction and early evolutionary changes to the structures. Little, if any, of this evidence was known to have been documented or retained by the property owners, but the shell and structure of the buildings were opened, and remain so, to an unprecedented level of access.

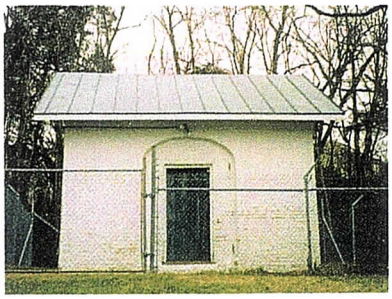
As a fundamental step prior to developing Historic Huntley as a public site, the FCPA has established a priority objective of completing the architectural history and analysis of the buildings to the greatest extent possible. This effort is intended to review thoroughly all previous documentary and research sources for clues and indicators to the physical history of the buildings and to integrate the results of an intensive analysis of the building fabric and systems into a coherent description of the original appearance of the buildings and documentation of subsequent changes and alterations.

This paper summarizes those findings and will "serve as a guide for the long term objectives of preserving the 19th century structure at Huntley," as defined by the FCPA in the request for proposals. The secondary purpose for this report is to provide guidance for interpretation of the architectural history of the buildings, with primary emphasis on the main house.

PRESERVATION OBJECTIVES

Long-term objectives for the preservation and development of the property as a public site have been determined for the primary historic buildings and structures included in the scope of this report. These include the Main House; the joined complex structures of the Office, Root Cellar, and Ice well; and the privy/storage building. The Tenant House has been substantially altered over time and is excluded from the scope of this effort, as is the Spring House, which was heavily damaged by road construction several years ago.

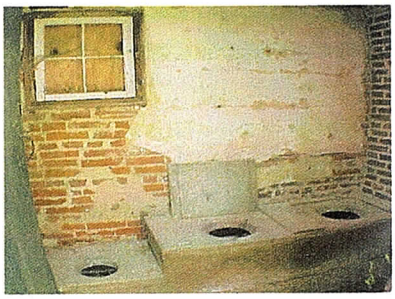
The two subordinate buildings, the Office and Privy, are to be restored to their original appearance.



Office-South Face

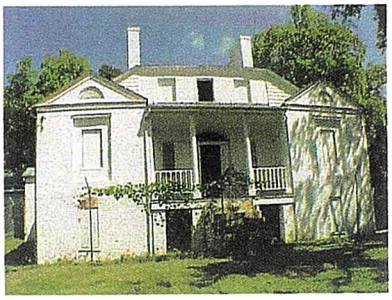


Privy-East Face

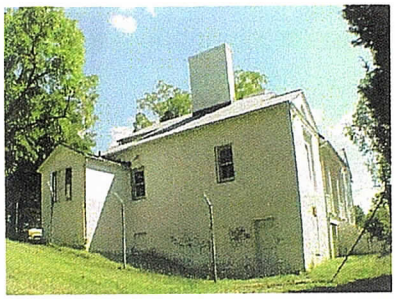


Privy-Interior

The Main House is to be rehabilitated to accommodate public access, and selected features are to be restored. Recommendations for the features and elements to be restored in accord with *The Secretary of the Interior's Standards* are presented in following sections of this report.



Main House-South Face



Main House-West Face



Main House-North Face

METHODS OF EVALUATION

As stipulated by the FCPA, documentary research for this project was to be limited to the review of all known extant documentation pertaining to Huntley, including published and unpublished sources. The FCPA files at Headquarters and at the regional offices of the Cultural Resources Protection group were scoured thoroughly, and most of the primary or secondary source material reviewed and cited herein was provided through these agencies. The Huntley Historic District Administration files pertaining to the Fairfax County Architectural Review Board also were examined and, although they yielded only a small number of documents, they proved to be vital to the task of understanding Huntley.

All of these written documents were examined for references, descriptions or other potential clues useful to understanding the site and its buildings. Citations that addressed specific aspects of the site or components and areas of the buildings were checked individually in the field in order to confirm or disprove the validity of the writers' observations or hypotheses. Some were confirmed, but many were not.

Key personnel within the FCPA with long-term and first-hand knowledge of Huntley and its diverse resources were interviewed in order to glean useful insights and observations about its history and evolution. Obtaining a sense of their expectations for this project was helpful as well.

Visual records, including photographs ranging in age from 100+ years to comparatively recent (less than 20 years old), were scrutinized closely to identify anomalies and to compile an inventory of changes to the buildings. The majority of those photographs were not clearly attributed or dated definitively, thus leaving a degree of imprecision. A few random sketches were found in the files, most of which provided less useful information than the photographs.

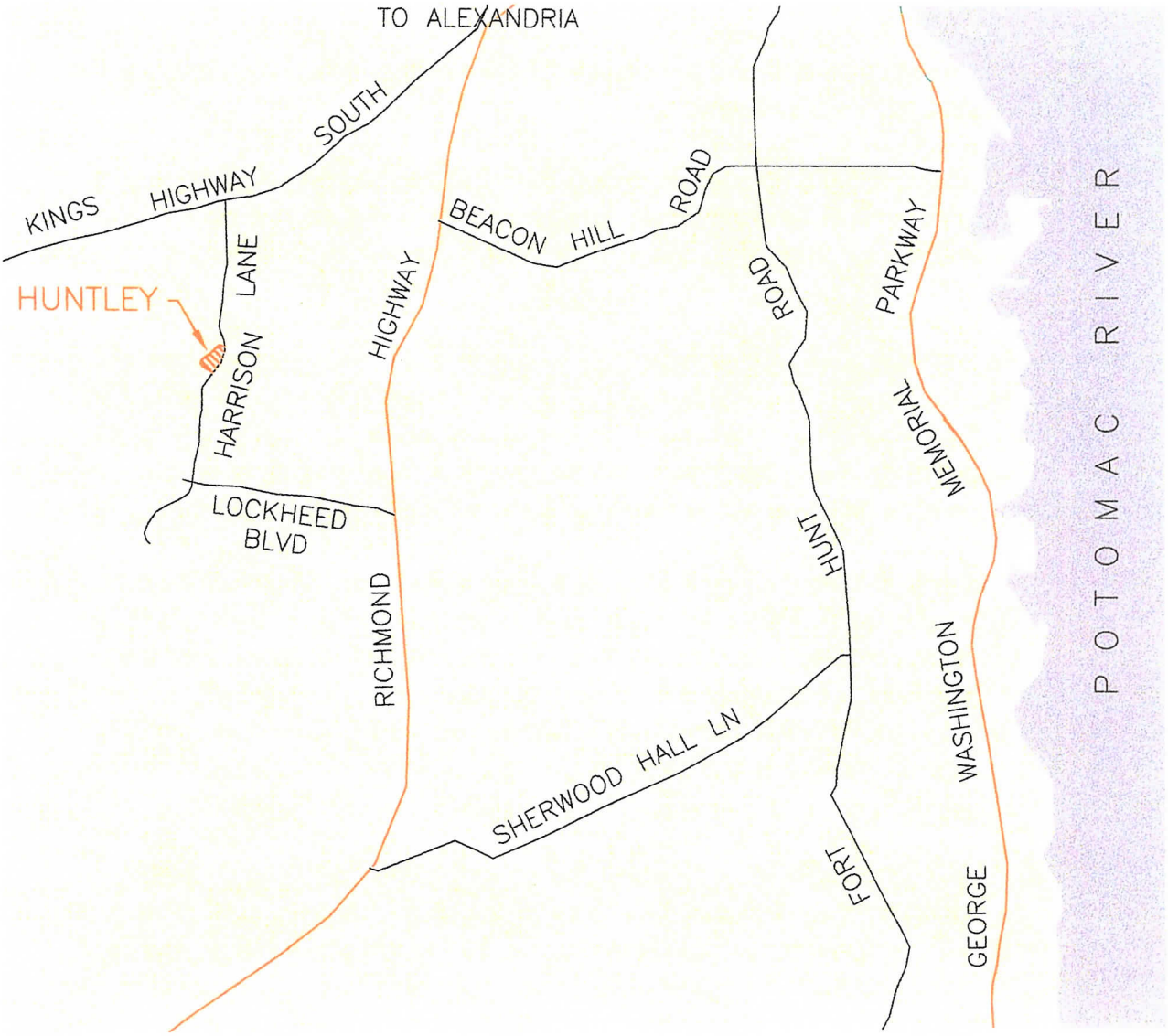
The measured drawings prepared by Richard Lucente, a graduate student in the architecture program at Virginia Tech in 1998, provided the most complete visual record of the buildings in the form of plans, sections, and elevations. The drawings were done to conform to recordation standards of the Historic American Buildings Survey (HABS). In the course of this project, certain details were amended to illustrate specific features more accurately, and reference numbers were added to the plans of the Main House to identify spaces, doors and windows.

The most critical and valuable steps in this process were those which led to visual examination of every aspect, feature, element and surface of the buildings as they exist today in order to establish a clear sense of the probable age and to record the condition of each item. This included comparative analyses of millwork details and profile and the inspection of mantels purportedly from Huntley, which are stored at the FCPA McDannald Restoration Shop.

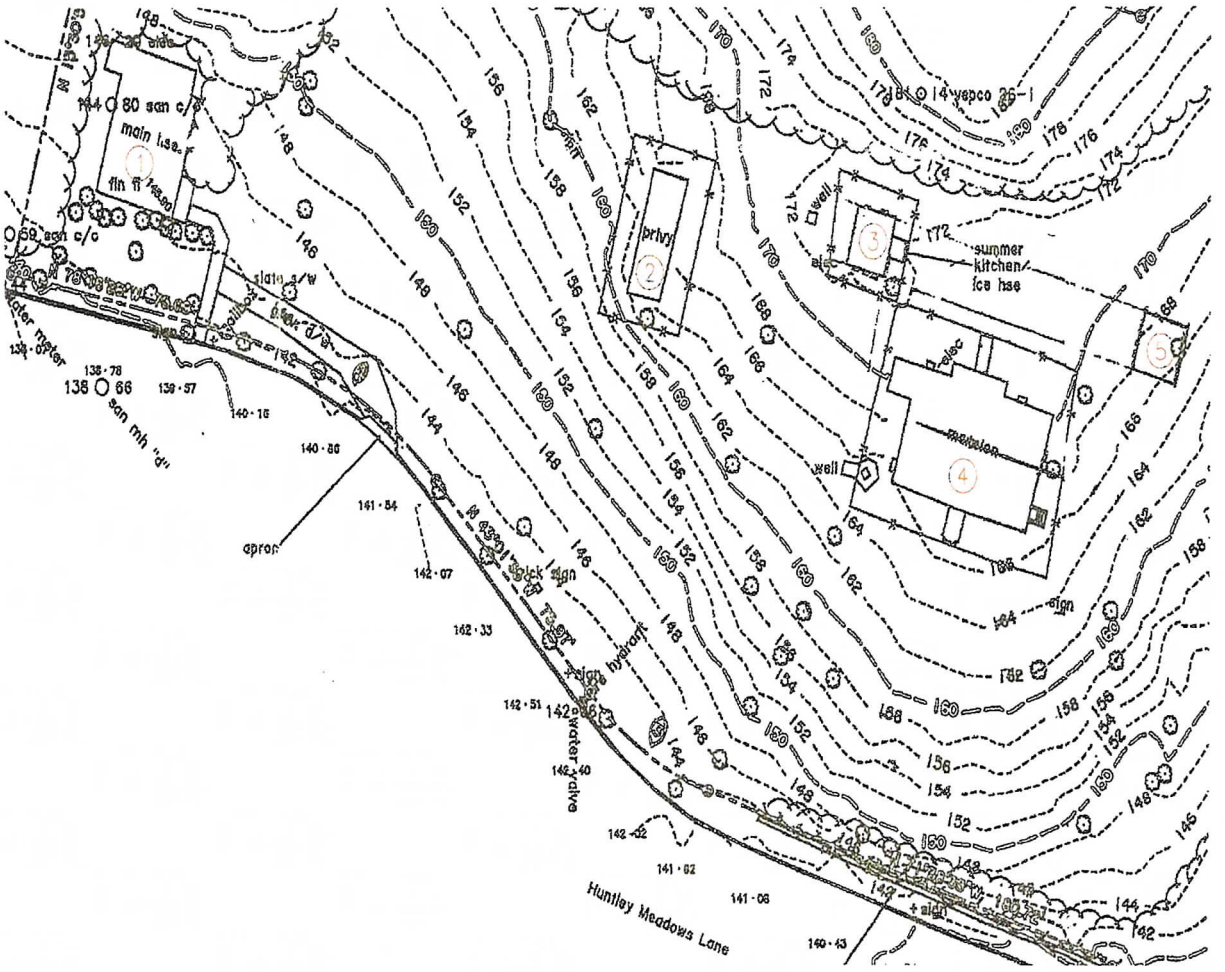
Subsurface examination was limited to non-destructive removal of a few pieces of casing at door or window jambs, the removal of some plaster in locations already damaged, and the collection of samples for paint and finish analysis.

Location Of Property

Historic Huntley, situated on a grassy knoll overlooking the Potomac River basin, is located at *6918 Harrison Lane, Alexandria, Virginia.* During early occupancy, the nearby City of Alexandria was easily reached via a gravel road, now known as the Kings Highway. The site location is shown on the map below.



The Main House, Privy, Office/Root Cellar/Ice Well structure, and Tenant House were located on the property to take advantage of the topography of the site.



KEY

① = Tenant House ② = Privy ③ = Office/Root Cellar/Ice Well
④ = Main House ⑤ = Site of structure of undetermined use

HISTORY OF THE PROPERTY

SUMMARY OF SIGNIFICANCE

As has been well documented, the full significance of Huntley is comprised of the following three principal components:

- Historical associations with persons, events and trends important in American and local history
- Landscape design and site development
- Architectural concept, composition and integrity

HISTORICAL ASSOCIATIONS

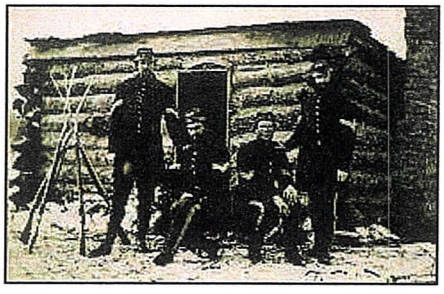


Believed to be a portrait of Thomson F. Mason. Source: FCPA Library

Thomson F. Mason, the builder of Huntley, was born at Gunston Hall and was a grandson of George Mason IV, author of the Virginia Bill of Rights. This distinguished family had numerous property holdings in eastern Fairfax County and participated in all aspects of the county's social, economic, religious and political life, in addition to the signal contributions to state and national events of the early Republic.

T. F. Mason was himself a notable person in the more limited milieu of Alexandria D.C. and its Virginia environs in the first four decades of the 19th century. He was an attorney and was elected to the Office of Mayor of Alexandria several times. He lived at Colross, a notable Federal-style mansion in Alexandria, where he entertained the social and political elite of the period.

Huntley was the scene of a large encampment of Union troops during the Civil War, and there is a growing body of work that describes and analyzes this relatively brief, but intense, brush with the events of that conflict during the Occupation. Following the sale of Huntley out of the Mason family, and beginning more in earnest after the War, the property was farmed by owner-occupants of the Harrison family who owned it until the 1940s. It was a fairly typical example of land use practices, which dominated eastern Fairfax well into the 20th century. As the County became more intensely developed and



3rd Michigan camped at Huntley. Michigan and Family History Dept, Grand Rapids Public Library Source: FCPA Library

urbanized after WWII, Huntley stood as a prototypical example of a steadily diminishing agrarian survivor, as its lands were gradually sold off by later owners in the midst of the transformation of Fairfax into a suburban commerce-based economy. Its last transformation will be from private occupancy into a public site with educational services in conservation, preservation and history.

LANDSCAPE DESIGN AND SITE DEVELOPMENT

The fundamental brilliance of the landscape design concept and its skillful adaptation to this site remains discernible even in its current state of disrepair and degradation. In plan, the main house is at the center of an ordered hierarchy of terraced landforms, axially related building forms, and controlled spaces near the buildings, and the focused view sheds to the south and west. The whole was made to work on a fairly steep and dramatic piece of ground.



Too little is yet known about the design antecedents for this stunning composition, and there is no known attribution for a designer. Terraced gardens and large scale landscape design projects were being done in this country in the late 18th and early 19th centuries, but most of the known examples in the Chesapeake region are associated with large plantation or manor houses, and none were associated with a secondary residence, as Huntley was at its inception.

The composition and its execution are highly sophisticated examples of the type, rendered even more significant by their rarity. It seems unlikely that Thomson F. Mason was the designer *per se,* but it is highly probable that he was aware of the state of the art of the times. It is even possible that he was advised by some professionals who were busy at work in the creation of the new capital city. Much work remains to

be done in the areas of research and *in situ* documentation of this complex design, and the pursuit and further clarification of historical evidence will enrich the significance of Huntley Historic Site.

ARCHITECTURE

The architectural concept and plan of the Main House is no less sophisticated than the landscape concept, and it is equally as elusive in terms of establishing credible attribution for its design. As with landscape design of the period, Mason was surely aware of the emerging new paradigms of forms, style ideology and decorative treatments in the civic and domestic architecture of the time and place. It is equally likely that he knew, or knew of, the professionals who were designing these structures. A great deal of speculative comparative analysis of built works by Latrobe, Hadfield and Thornton has tried to demonstrate a conceptual link or derivation for the plans of Huntley from one of these distinguished practitioners. There are plausible relationships between some of their works with Huntley, but nothing that could be considered definitive. Furthermore, there has been no specific link ever established between T.F. Mason and any of these, or other, architects of the period. It may be that Mason was a keen observer with an adventuresome sense of design who applied some new ideas to his project in Fairfax County.

The sources of the design of Huntley may never be known for sure, but its unique form, massing and plan (all more suggestive of a *villa* than of the predominant domestic models of the period) its somewhat unique original function as a secondary residence or retreat, its fundamental integrity (altered, but not destroyed), its relationship with the surviving dependencies and landscape all contribute substantially to its significance as an architectural landmark on the state and national levels.

SUMMARY OF PRIMARY DOCUMENTATION

The outline of citations from primary documentary sources and other pertinent records as listed below is intended to establish a rough chronological context for the development and evolution of Huntley and its principal cast of characters. All of these citations and extracts are borrowed from the unpublished manuscript containing the exhaustive work done by the Friends of Historic Huntley over an extended period of time in the early 1990s, and to whom all credit should be given for its compilation.

The earliest reference to the property records a land grant from the proprietors of the Northern Neck to John Ball, September 1695.

George Mason IV of Gunston Hall acquired a portion of the tract granted to John Ball; (DB K1, p.54), 1772.
Thomson F. Mason was born at Gunston Hall, son of Thomson and grandson of George Mason IV, 1785.

Thomson F. Mason matriculated at Princeton, graduating with honors, 1805-07.

T.F. Mason was known to be practicing law in Alexandria, 1812.

Mason was married to Elizabeth C. Price of Loudoun County, 1817.

Daughter Sarah was born, 1819.

Daughter Ann was born, 1820.

Upon the death of Thomson Mason, the property that would become Huntley, with other lands, was willed to his four sons including T.F. Mason,
November 21, 1820.

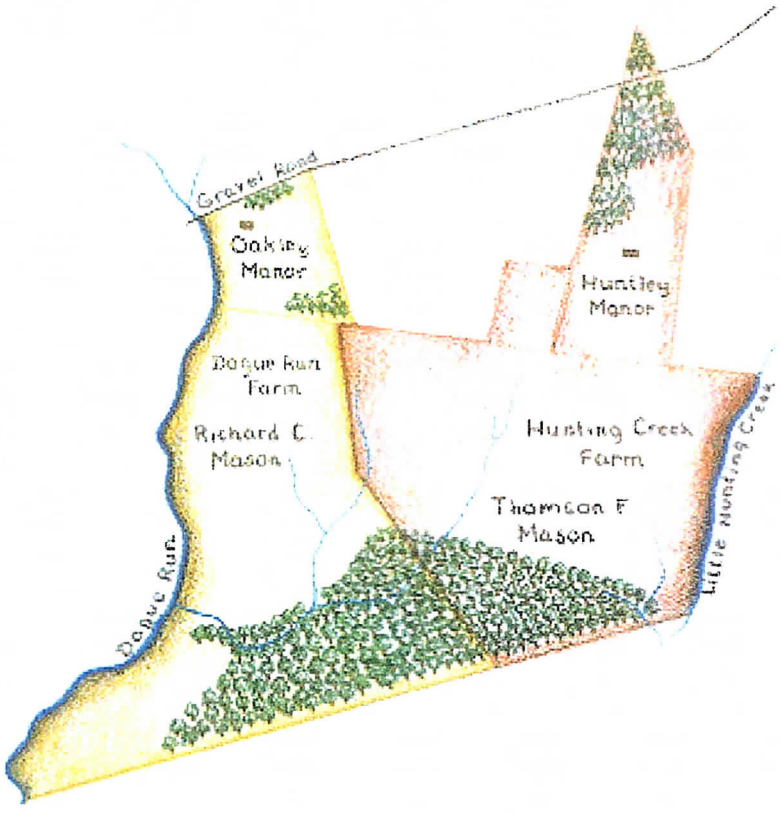
Daughter Matilda was born, February 1821.

Fairfax County Assessment Records indicate that T.F. Mason held 624 acres of land on Dogue Run, but no buildings were listed, 1822.

Thomas Triplett owned a parcel of 179.5 acres adjacent to Mason's land, and it had no buildings, 1822.

Fairfax County Assessment Records note the value of the unimproved land at Dogue Run as $2,880, 1823.

Heirs of George Mason release their claims on the Hunting Creek Farm to T.F. Mason; it is described as adjacent to the Dogue Run farm of his brother, thus assumed to be the same parcel described in the assessments, but renamed, 1823.



Dogue Creek and Hunting Creek Farms c. 1845. Map by Beth Mitchell
Source: FCPA Library

Fairfax County Assessment records again fail to list any structures on the T.F. Mason property, 1824.

T.F. Mason elected to the Alexandria Common Council, 1824-1826.

Fairfax County Land Records indicate that Mason had acquired the Triplett tract, which was assessed $1,260 for the value of buildings; this is the earliest possible date of construction for Huntley or any of its several buildings, 1825.

Son Thomson Francis was born, January, 1825.

T.F. Mason was elected four times as Mayor of Alexandria, 1827-1830.

Son John Francis was born, August 28, 1828.

Mason served as a justice of the Peace, 1828-1838.

Daughter Caroline was born, March 9, 1832.

A letter from the overseer at Huntley to Mason asked whether of not the new floor should be laid; this suggests that the house was not completely finished, 1832.

Son Arthur was born, 1835.

Mason was appointed as a judge in the Criminal Court of the District of Columbia, 1838.

Mason died, December 27, 1838.

Mason's widow deeded Huntley to sons John and Arthur; the property contained over 1,000 acres; (Fairfax County Deed Book B#4, p.448), November 7, 1859.

Huntley was transferred to Benjamin King to satisfy a debt from the Mason brothers; (Fairfax County Deed Book E #4, p. 195), June 12, 1862.

King sold Huntley to Albert W. Harrison and Nathan Pierson, which they later divided; (Fairfax County Deed Book I #4, p. 338), November 21, 1868.

Upon Harrison's death, the property was deeded to his children; (Fairfax County Deed Book J, No. 7, p. 22), April 5, 1911.

Albert Harrison died; the property was sold to Mr. & Mrs. A.W. Nagel; (Deed Book 515, p.60), September 1946.

Col. & Mrs. Ransom Amlong purchased Huntley; (Deed Book 694, p. 400), June 11, 1949.

The Fairfax County Park Authority acquired Huntley with less than 3 acres of land, 1989.

Descriptive Evolution Of The Main House

Principal Phases of Construction

As suggested by the critical references from assessment records, Mason had not improved any of the property he had acquired in the Dogue Run area of Fairfax County through at least 1824. The clear and sharp rise in the assessment for 1825 provides a definitive point of departure for consideration of the origins and evolution of the architecture at Huntley. As will be seen, the construction to a degree of habitable completion evidently took some time, and it is equally possible that this time was expended prior to 1825, as it may have been after that watershed date. In either case the congruence of a probable chronology for the conceptual bases for the house design, with the decorative or stylistic elements and the construction techniques, is entirely consistent with this period and it is acceptable if qualified by the use of *circa.*



Photo H-22
Original door opening

Huntley was built in a series of phases in a sequence not usually encountered in a building with such a strongly organized plan and such a distinctive hierarchy of forms and spaces. These phases are manifest most clearly as anomalies in the masonry shell of the house where cold joints between abutting walls appear with regularity. A more common practice would be to build abutting walls assumed to be coeval with one another with interlocking, or keyed bricks at the intersections and with the adjoining masonry courses aligned horizontally.

This is not so at Huntley. It is clear that the rectangular masonry shells of the east and west blocks were built first and that the enclosure of the central bay between them followed separately. This condition is illustrated in the Phase I plan (see Appendix A for scaled drawings depicting the phases for each floor level.)

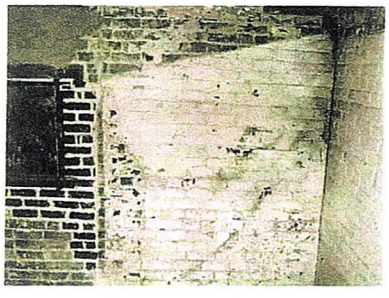
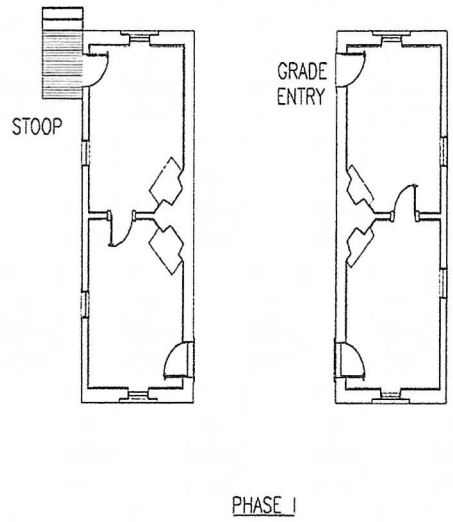


Photo H-41
Wall not bonded or keyed



The primary evidence for this conclusion is found at the intersection of the transverse, or north and south walls of the center bay with the north and south inner walls of the side blocks. In no case is the masonry from one wall bonded or keyed with the other, as the walls of the center bay are built up to and rest against the earlier walls of the wings at all levels of the house.

The probability that the wings were built first is further reinforced by the fact that all of the door openings (four in the basement and two on the main level) that connect the center space to spaces in the wings were punched through finished wall surfaces. The rough masonry openings are just that, with broken and uneven brick edges abutting the jamb and lintel casings. No dressed masonry jambs were found in any of these openings. Other openings to the exterior sides of these wings were built properly with masonry lintels and dressed jambs.



Photo H-46
Rough masonry opening

This finding does not imply that the two isolated masonry shells were either finished or habitable. As will be seen a complex roof framing system on the house is designed with continuous shared framing members between the center block and the wings so that they could not exist or be roofed independently of one another. Severe grade differentials around the perimeter of the house also preclude viable occupancy of the wings without access to the main level porch on the south elevation.

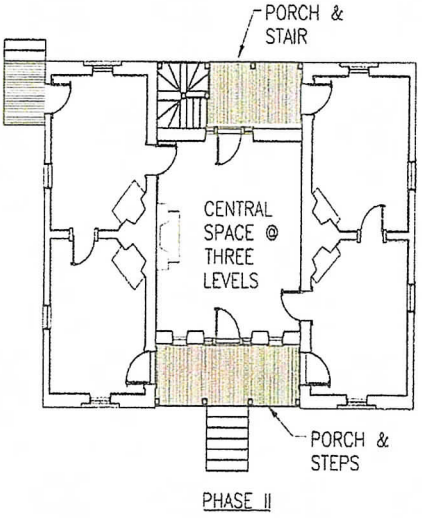
What these conditions do suggest is that there may have been a decision to defer completing the central bay, perhaps due to a lack of materials. In doing this, the interior walls of the wings were erected without regard for the need to have any connecting door openings. This oversight was corrected, crudely, when the center bay was later finished.

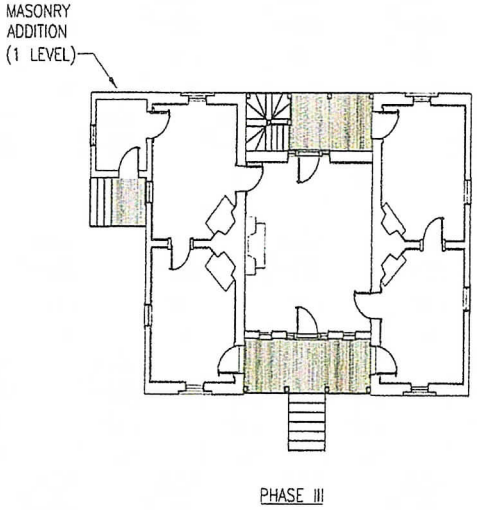
The other issue to be considered is that of the probable gap in time between the wings and the infill of the center block. In all likelihood, the time span was not a long one, perhaps a few months to a year. As the construction was probably carried out by Mason's own slaves, or those borrowed from neighboring farms trained with building craft skills, their availability might have been affected by the seasonal exigencies of farming. Winter was likely a factor as well, and although little is now known of the

state of T.F. Mason's financial affairs, it is possible that construction delays were also a function of cash flow. It is known that Mason had numerous other rural as well as urban properties, including his several principal residences in Alexandria, which he occupied over his three decades of residency. Even if affordable, it is conceivable that completing the construction of Huntley, never intended to be his primary residence, simply was not always at the top of his priority list. This process of start and stop is illustrated in the lack of absolute continuity in the details of the millwork in the principal spaces. All of it is similar in scale and type, and is generally of a period, but there are enough differences to mark clearly the several phases of work. *See Appendix B: Selected Historic Millwork Profiles.*

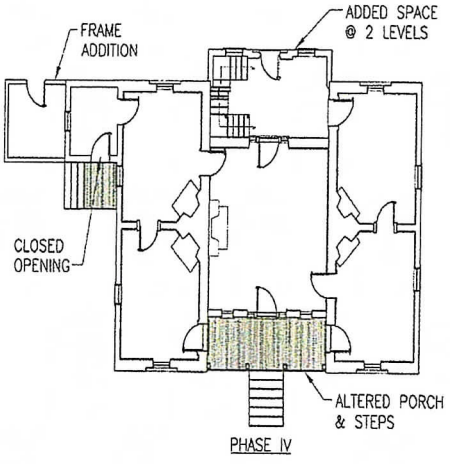
Later masonry additions to the house followed the same practice of simply abutting the new work to the old and trying to key it. These changes are readily discernible and are generally datable from context; if not, they are more precisely known from available documentation.

Completion of the original design resulted in the configuration shown in plan as Phase II. The details of this plan, and the exterior forms it represents, will be discussed in the next section.



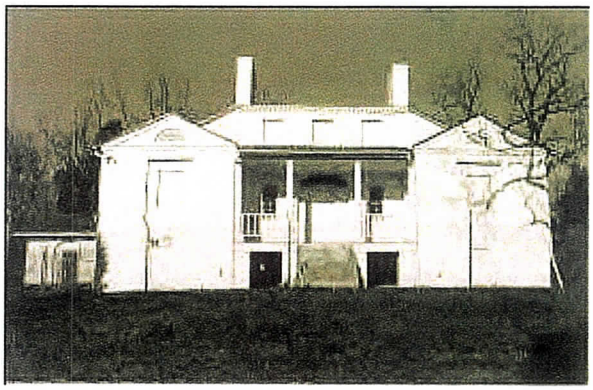


Phase III differs only with the presence of a small masonry addition to the northwest corner of the house at the main level. The date of this small wing is not known, but it was in place when the north elevation of the house was photographed ca. 1890. It is possible that this wing was built early in the Harrison period, or ca. 1870. The plan labeled Phase III in Appendix A shows this addition.



Phase IV represents the most complete assemblage of additions and major alterations to the house. Enclosure of the north porch, thought to date from around the turn of the 20th century, resulted in the creation of a new room on each level and a new stair. The original hipped roof on the north side was raised and changed to a gable form, which extended

to the south hip as well. These changes may have been done at or near the time the house passed from Harrison senior to his son in 1911, but there is no documentation to that effect.



Huntley Mansion-South Elevation, Photograph from 1990 Source: FCPA library

Purchase of the property by the Amlongs in 1948 signaled the last steps in the exterior changes to the house. It is believed that they built a one-level frame extension to the west side of the earlier masonry wing at the northwest corner. It is also believed that they were responsible for extending the deck on the south porch to envelop the stone steps as shown in plan. Both of these later elements were subsequently removed during abortive rehabilitation projects begun by the Amlongs and continued sporadically by other interim owners prior to FCPA's acquisition of Huntley.

Other changes and minor alterations to the plan and, to a lesser degree, the exterior elevations were completed through the life of the house. Many of these, such as closets and bathrooms can be seen *in absentia* in the form of ghost marks on walls or floors, while others can be tracked by examination of masonry surfaces and other finishes. Many of these later alterations were removed in the rehabilitation project of the 1980s and there is no coherent record of their appearance. Fortunately, most of them have proven to be reversible in the sense that there was not a significant loss of integrity to the historic fabric as they came and went.

More critically, it is clear from physical evidence, as well as from fragments of documentary records, that the rehabilitation work resulted in the loss of original fabric and physical evidence of the earliest changes to the house. Case files of the Architectural Review Board were again scoured for any of the construction documents submitted by the architects for the rehabilitation in 1986 to no avail. Attempts to locate the architects, who were from Richmond, were not successful, as they seem to have gone out of business. It is regrettable to report that there are significant gaps in the documentary record of recent alterations to the house, as well as to note that evidence critical to understanding the earliest form of the house has been lost as well.

DESCRIPTION OF MAIN HOUSE

IDENTIFICATION

Room names and numbers have been assigned arbitrarily to provide a means to identify them consistently and concisely throughout the discussions that follow. Names do not reflect any presumption of original or subsequent use.

BASEMENT	MAIN LEVEL	UPPER LEVEL
B-1 Center room	100 Central hall	200 Chamber
B-2 Southeast chamber	101 Southwest chamber	201 North addition/stair hall
B-3 Northeast chamber	102 Northwest chamber	
B-4 Northwest chamber	103 Northeast chamber	
B-5 Southwest chamber	104 Southeast chamber	
	105 North entry/stair hall	
	106 West addition	

SYNOPSIS

The main floor plan of Huntley consists of a compactly arranged group of spaces, which form a large abstract 'H'. The legs of the H are rectangular wings which measure 14' wide by 32' long on the north-south axis and which contain two identical mirror image chambers. The wings abut the central hall, the bar of the H, the interior dimensions of which form an 18' square. A door opening links the rooms in the wings, and the southeast and northwest chambers are linked to the central hall.



Photo H-7
Fanlight

Each of the four chambers in the wings has a corner fireplace and single windows with double-hung sash on each of its exterior walls. There is a larger fireplace on the west wall of the central hall. This space is marked by the presence of elliptical fanlights over entry doors and sidelights in the north and south walls. Two narrow window openings flank the south entry ensemble.

There are no corridors or spaces dedicated solely to circulation in the house. An exterior porch one level above finish grade links the wings and center room on the south. The former exterior porch and stair enclosure nearly at grade on the north side have been fully enclosed to create living spaces on the main and upper levels. A small 8' by 10' masonry room was appended to the northwest chamber in the 19th century, thus altering the north-south axial symmetry. This space had an exterior door at one time.

The basement plan is identical to the main level in terms of the spatial configuration. The center room was reached initially only by the brick stairwell from the north porch area and later by openings into each of the four chambers in the wings. The southern chambers of the wings each had large 4' doors on the east and west sides, both of which have been reduced in width. These spaces have a single window on the south side. The north rooms originally had a single window opening on the east and west walls, but both now have small openings on the north side as well. Operable fireplaces were built into the south chambers, and where the northeast chamber has a round arched niche in lieu of the firebox, the northwest chamber has only a flush masonry chimneybreast.

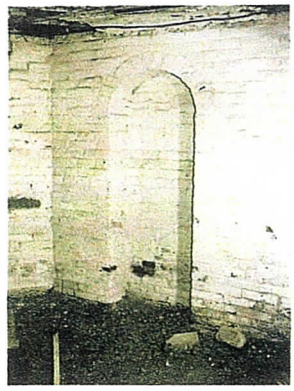


Photo H-49
Arched niche

The upper level originally consisted only of the space above the central hall. It has a fireplace on the west wall and is characterized by the distinctive tray ceiling formed by the hip roof framing. The space is illuminated by three small casement sashes on the south wall, formerly matched by one on axis at the north wall. The space was and is accessed by means of an original door opening in the north wall at the west corner. This door opening was reached originally by one of two possible means. There was oral anecdotal reference from a former owner to the use of a ladder, and it has been established graphically that a winding wood stair is viable in this location and could have been there as well.

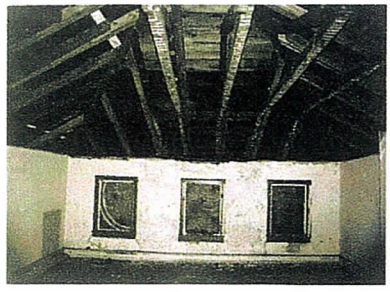


Photo H-29
Hip roof framing and casement windows

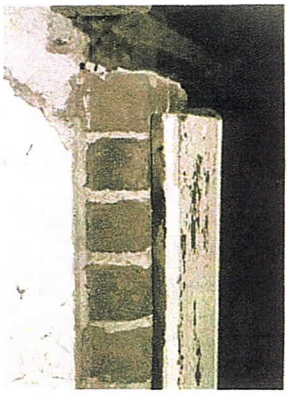


Photo H-31
Door opening

SPACE FUNCTION

An interesting aspect of the plan is the fact that every space on the main level had an original outside door opening. Three openings led to the south porch, two to the north porch, and the last to an exterior stoop on the north end of the west wing. The reason that this last opening did not provide access to the north porch may be explained by the fact that a stair was planned to be built in the area where the door would have been. This proliferation of exterior doors is an unusual phenomenon, and it may be a clue as to how the house was used and occupied originally. It is known that the Mason family never lived at Huntley on a permanent basis and that it was to have been, according to different sources, a lodge, a retreat or a summer house to which they escaped from the heat and closeness of the city.

As such, there would have been a need for a number of bedchambers to accommodate family and other guests and a concomitant need for some degree of privacy during all of the comings and goings. The spaces could easily have supported other designated uses, too. The central hall on the main level was at the spatial and functional core of the complex and probably served a number of roles from social hall, parlor, or dining room. The nature of the upper-level chamber, it being somewhat inaccessible and out of the main flow of life in the house, suggests that it may have been a large communal bedchamber perhaps for children or young men.

The basement spaces may have provided quarters for slaves or servants, at least the two with fireplaces. The rear or northern rooms may have been storage spaces. The center room had no source of heat or natural light and was most likely purely a service area.

One enduring mystery not resolved by this review has been the inability to identify the original kitchen for the property. None of the original fireplaces in the house, even those in the basement, are suitable for cooking, and despite intensive search efforts, no trace of an exterior kitchen building has been located to date. After the house became a permanent residence for later owners, it is likely that the center room in the basement served this role. Two windows were let into the south wall of the room, which gave into the area under the south porch, and a large hole was hacked into the east chimney base to receive a stovepipe connection.

CENTRAL HALL DESCRIPTION

As noted, the central hall, room 100, is the visual, spatial and functional focus of the house. It is dominated by the matching entry ensembles on the north and south walls. These elements consist of identical wide and flat elliptical fanlights that are carried upon narrow pilasters with slightly arched reeding and with shallow capitals. Fixed sidelights over paneled spandrels flank the door opening. A small keystone block and radial muntins define the transom. The south windows are defined by flat, reeded architraves which have corner blocks at the top and which terminate in plain plinth blocks at the floor. The jamb reveals are paneled, as are the recessed spandrels, which match the panels under the sidelights. Architraves at the side doors both feature corner blocks, and the one at door 102 has a reeded panel similar to the windows and exterior doors. The architrave at door 103 has a simple flat recess in lieu of the reeding.



Photo H-8 Main House Detailed of Fanlight and Pilaster



Photo H-11
Central Hall Mantel

The mantel in this space is the only survivor *in situ*. It shares some characteristics with the entry motif in the use of reeded pilasters and finely scaled profiles and banding in the shelf and frieze. The pilasters rest upon stone plinths, which are original. There is no evidence of a chair rail or of a decorative cornice in this space, or anywhere else in the house.

The flooring is original random-width tongue and groove boards, which are shimmed and scarfed on the underside to account for irregularities in the joists. The joists are original to the construction of the center bay and are similar in dimension and finish to those, which support the floor of the upper level. Those upper-level joists are original to the construction of the center bay as well, as they rest upon the setback ledge formed by the change from three wythes of brick at the upper-level floor elevation. All of these joists span the 18' space, they are nominally 3" by 9" and they are finished with both hewn and vertically sawn faces.

East Wing Description

Architraves at door and window openings in the east wing are similar in scale and detail to those in the central hall with corner blocks and flat recessed panels. Windows have flush spandrels and the jambs of both door and window openings terminate in plain plinths, with the anomalous exception being the plain flat board surround at the room 104 side of door 103. The jamb reveal at door 105 is paneled and the door itself is one of only two originals in the house. Mantels have been removed from both spaces, but the plaster ghosts are crisp and clear. Floor materials in room 104 are original, but have been replaced in room 103. Window 105 contains upper and lower sash, which appear to be original to the house.

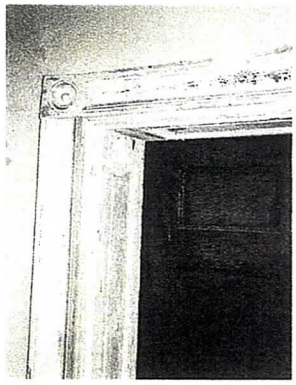


Photo H-19
Corner blocks and recessed panels

West Wing Description

The spaces of the west wing vary only slightly in that the architraves of doors and windows have no corner blocks, and they feature a flat and shallow recessed band adjacent to the beaded interior edge at the opening. This somewhat more sparely expressed geometric motif is consistent in feeling with the simple applied banding which characterizes the frieze and pilasters of the mantels originally in place in these rooms. Although previous owners removed the mantels, the FCPA was able to salvage the two that belong to room 101 and room 102. They were examined and

measured and found to be near perfect fits for the respective spaces. The floor in room 101 is original, but the original boards in room 102 have been covered with modern narrow boards.

What is currently identified as room 105 was originally the north porch. This enclosed space was created by the addition of a 3'-6" one-story masonry pavilion that projects to the north of the wall plane of the flanking wings. Wall surfaces are painted brick except for the framed upper level of the north wall. A recent concrete slab covers the floor and the early 20th century staircase is adjacent to the west wall. The original brick stair to the basement level is in place below the wood stair.

The south wall, formerly the north exterior wall of the center block, bears a series of markings in the west corner that are suggestive of marks that could have been left by the stringer or trim from a previous stair structure in this area. The marks are not definitive, however. On this wall surface there are also vertical marks on both levels, which are adjacent to the sidelight on the first level. Again, not conclusive, the evidence suggests the former presence of a structural element such as a pilaster. If so, this pilaster could have been part of the porch support structure in this area.



Photo H-42
Marking on masonry

Upper Level Description

Room 200 is the only historic space on the second level. It is nearly square in plan and is distinguished by the tray ceiling formed by the low-pitched hip roof framing. The side walls rise to a height of 5' and the flat center of the ceiling is at 7'-6". There is a fireplace on the west wall, with plaster bead detailing of the chimney breast, which matches that on the floor below. Three window openings punctuate the south wall, and a similar window formerly existed in the center bay of the north wall. The architraves are modeled after an earlier prototype than is found on the main level, and consist of a flat, unarticulated frame trimmed with a simple molded backband and a beaded apron under the sill. The wood floor consists of random width tongue and groove boards similar to those of the space below on the main floor, and they rest upon original joists that span north to south. There were no points of access from this space to the high attics over the east and west wings originally, although door 200 was cut through to the west wing only a few years ago.



Photo H-34
Plaster bead detail

It had been surmised by some observers that this space was not original to the completion of the center block but was a later expedient to accommodate the needs of permanent residents.

Because of the interesting, though not unusual, feature of the tray ceiling, the proportions of the center block, square in plan, and the complete lack of evidence for a historic means of access to the space, it was thought that the center block had only a single space two levels in height. The floor-to-ceiling height from the first level to the tray surface is a little over 16'; nearly matching the 18' plan width. If this space had been built as been surmised, it would have been nearly cubic in its volume, recalling some of the ideas of the more forward-thinking architectural theorists of the early 19th century. These designers were actively exploring new ways of organizing and composing architectural volumes and were consciously moving away from the rigid and restraining dictates of Palladian classicism.

It is altogether likely that the prominent architects at work in the new capital were aware of these trends, and indeed some of Latrobe's work was clearly influenced by them. But to bring the issue to closure, no matter how lofty and avant-garde the design intent for the center block at Huntley may have been, the physical evidence is unequivocal in its more pedestrian manifestation of an elegant but simple and functional space. The structure of the center block is consistent throughout, and all parts of it are coeval. The wall construction, as illustrated in the drawing located in appendix A4 entitled Setback Ledges, shows that the east and west walls were built with a bearing ledge for the second-floor joists as an integral component of the masonry system. There is no evidence to support the hypothesis that joist pockets were cut into the finished masonry at a later period. Also, all physical characteristics of the joists themselves on both levels and of finished flooring on both levels are similar, if not identical, and consistent with a single phase of construction. The following items summarize the evidence cited for this theory:

- The center block was built at one time.
- The framing systems on both levels are integral with the masonry walls and bearing ledges.
- Framing members and finish flooring on both levels are similar in material, finish and detail.

The vexing issue of access has been revealed as well, although some aspects of the physical evidence have been lost. Although much of the north masonry wall at the second level has been destroyed recently (prior to acquisition by the FCPA), one original dressed masonry jamb of door 201 survives. This was the historic point of access to the space, reached by a ladder, or more likely, a winding staircase from the north porch. It is not possible to determine whether or not this stair was completely enclosed originally, but it is clear that it was under cover and may have been

enclosed very early in the building's existence as a practical matter. *Refer to appendix A-3* for a plan view of this feature. A more complete description of this feature is developed in the next section of the report.

As all plaster ceilings have been removed throughout the house, the roof structural framing is open to view. The upper roof of the center block is hipped, with a 6:12 pitch on the east and west planes and a 4:12 on the north and south planes, meeting in a short ridge, which runs east to west. Some of the 3' by 4" hip rafters survive, some have been sistered, and some have been replaced. The long surfaces on the east and west planes are supported by continuous members that rise from plates resting on the outer edges of the ceiling joists of the wings and terminate either at the masonry mass or continue onto the upper-hip plane. Original sheathing boards remain in many areas; they are typically 15" wide and bear the vertical marks of a reciprocal saw.

The rafters of the north hip were extended over the north porch area to provide a roof covering for the entry to the main space on the first level and to protect the stair to space 200. Paint ghosts clearly mark this structure on the east and west walls of what is currently room 201, created by the expansion and enclosure of the porch in the early 20th c. As noted previously, the sequence of masonry construction for the principal building elements of wings and central block was somewhat unconventional. A precedent, which was continued as the building, was taken to its initial conclusion in the north porch area.

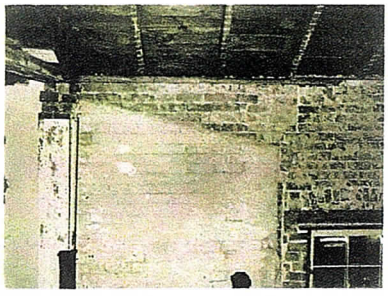


Photo H-40
Paint ghosts marking stair structure

Upon resumption of construction for the central block, and with the need to protect the wood-framed stair feature, it is likely that the builder recognized the need to extend vertically the portion of the walls of the wings, which enclosed the north porch, either at the time or perhaps shortly thereafter. [The finished masonry shell of the wings rose only to the first floor eave line, marked by the sawtooth masonry cornice.] This accounts for the fact that the upper section of those walls now rests upon a portion of the cornice and, more significantly, abut but do not key into the north wall of the center block. There is also a cold joint on the north side of those upper-wall areas, which marks the beginning of the portion of the wall known to have been added in the early 20th c.

When that addition was completed, the north hip of the main roof had been covered with new and higher framing with a continuous gable ridge, which extended from the south wall of the central block to the new north wall. The former porch area was gutted of all elements, which pertained to the early construction of roof, stairs and supporting members. The original sawtooth cornice on the upper-level eave of the

north wall was partially removed to permit the creation of a new finished interior space at this level. As noted above, there are traces of paint ghosts and scribed lines on the north exterior face of the central block, which were probably part of the former roof support system.

Basement Description

The basement replicates the basic plan of the main level with wings flanking the center space. Because of the steep bank, the south rooms of the wings are essentially walkout at grade, whereas the north rooms had no direct access to grade. Those original east and west doors were wider when built, suggesting the possibility of storage use for the lower level. Operable fireplaces were built into these spaces but the north rooms had no source of heat. The south rooms had windows in the south wall, and the north rooms had a single small window on the side wall. None of the rooms had finished wall surfaces. The devising partition of the east wing is not bonded to the exterior wall, yet the west wing partition is bonded, another anomaly in the masonry shell. This is perhaps explained as an oversight during the initial work as the east wall was laid up first and the partition, integral with the masonry mass of the fireplaces, done later as the work progressed on this level of the wing.

The center room had no exterior source of light, no heating source and was accessed only by the masonry stair from the north porch at grade. The dressed masonry jamb at the stair opening indicates this, and the unaltered clear surface of the areaway formed by the lower foundation of the west wing. Early use of the space may have been purely storage if in fact it was used. It is possible that it was only a shallow crawl space as speculated by previous observers, with later phases of underpinning to create the useable space. It is clear that the openings to the adjacent rooms were punched through after construction was complete, however. Windows were let into the south wall of this room fairly late in the 20th c.

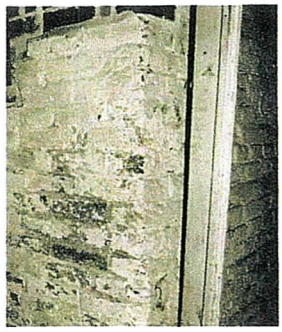


Photo H-45
Dressed masonry jamb at stair opening

Exterior Description

The exterior form of the house epitomizes the unique character of this American villa in its compact massing and vertical projection of the plan configuration. Although there is always room to debate the issue in the absence of a statement of the designer's original intent, it is clear in this instance that the principal elevation of the house, the side which is seen by and which receives visitors graciously, was and is the south facade. Because of the steep grade on which the house was sited, this elevation

appears to rest upon a "raised" basement level, in actuality what in modern terms is known as a "walk-out". The three principal elements of the building mass are expressed most clearly and completely on this elevation, and consist of the two story, essentially square, center block abutted by the east and west wings each of single story.

SOUTH ELEVATION

As reflected in plan, the south wall plane of the center block is recessed from that of each wing, creating the space for the main entry porch. This level is reached from grade by means of seven stone treads which bear upon brick support walls. The existing porch deck and roof were re-constructed in the mid-1980s and recall, but do not replicate precisely, the historic forms. The wood columns and pilasters stand upon stone plinths. The roof is a fairly deep shed form, which obscures the physical evidence of the earlier structure and also partially blocks visual access to the fanlight.



Photo H-1
South Elevation

Built of five-course American bond, this wall had no openings at the basement level originally. The main entry motif consists of a shallow elliptical fanlight with radial muntins, which rests upon a deep transom bar characterized by a series of shallow rectangular panels carved with a chevron pattern. The single-leaf door opening is defined by reeded pilasters, which separate the paneled sidelights. A single punched window opening with a flat arch lintel flanks each side of the entry. The upper level of the wall is penetrated by three openings, nearly square, which are fairly tight to the corbelled bed course of the sawtooth masonry cornice.

The eave is only five feet above the second floor elevation thus reducing the visual mass of the upper level, the effect of which is reinforced by the low pitched (4:12) hip roof which rises from the eave. The side-walls are framed by the tall chimney stacks, which rise an additional ten feet above the eave.

The narrow end walls of the wings are defined by the gabled pediment with a shallow raking cornice and horizontal cornice all of wood, and which contain wide lunettes with wood louvers. The single windows on the main level are set within recessed masonry panels which have a shallow molded cap rail set immediately below the masonry rowlock. This device is often found in neo-classic buildings of this period as well as the Greek Revival period, which followed into the 1830s and 1840s. The effect, if not the purpose, was to infer a somewhat monumental scale on the facade with the larger opening for the recessed panel, mitigated by the actual window opening, itself more in keeping with the basic scale and proportions of the building.

The recessed panel also provided a shadow line, at least on the southern exposure, adding visual interest and further countering the scale of large expanses of unarticulated masonry (or as will be noted, large expanses of even more ascalar planes of stucco surfaces). The recessed panels were created in walls constructed with three wythes of brick, thus reducing the wall thickness at the window locations. This construction technique allowed the window openings in the north and south walls to be the same depth as the window openings in the east and west walls which are two wythes of brick thick due to the joist setback ledges.

The interior gable roof planes of the pediments on the wings terminate as they reach the south wall plane of the center block. The exterior planes of the gables continue to rise at their 6:12 pitch to form the east and west hip surfaces of the upper roof over the center block, an altogether unique resolution of the geometric complexities of joining two roof forms on adjacent and unequally sized building masses. The large triangular spaces abutting the sidewalls of the higher center block are framed and shingled in the same plane of the south wall surface, thus diminishing somewhat the sense of verticality and independence of the center block. The rising hip roof surfaces of different pitch met originally in a short ridge which runs east to west, but which is currently obscured by later alterations to the north side of the roof.

The overall composition of this principal elevation is tightly defined and visually coherent when viewed as a unit, a unit which is aptly and compatibly placed into the context of which it is the primary focus.

NORTH ELEVATION

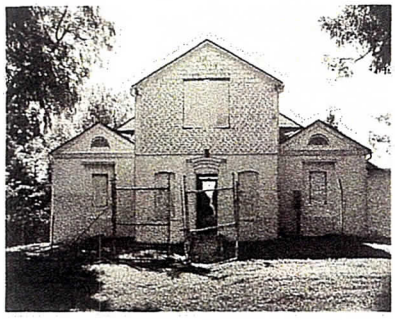


Photo H-6
North Elevation

The north elevation was comprised of the same group of principal building elements, including the fanlight entry from the recessed porch, but varied from the south front in that prevailing grade elevation is at the first-floor level. The gabled end pavilions of the wings are retained, but the recessed space of the porch was obliterated by the later construction of a two-story projecting bay topped by a higher gable roof which extended over the hipped ridge. The first level of this infill bay has a single-entry opening set into a recessed masonry panel, topped by an unresolved, three-course corbelled segmental arch lintel. Two window openings with segmental arched lintels flank the door panel. The upper level of the bay was built of frame, covered with wood shingles laid in a decorative pattern, and punctuated by a double window.

EAST ELEVATION



Photo H-4
East Elevation

The long side of the wing and the continuous surface of the hybrid gable-into-hip 6:12 roof plane, broken only by the wide face of the tall chimney, dominate the east elevation. The wall surface is relieved only by the two small windows of the main level, and the door into the south room of the basement. The wall terminates in the corbelled sawtooth cornice design found on the center block. The elevated and projecting mass of the north infill bay counter the original symmetry of the primary forms of the upper roof.

WEST ELEVATION



Photo H-5
West Elevation

Although fundamentally the mirror image of the east, the west elevation differs in the presence of the narrow gable roofed masonry appendage to the west wall of the wing at the north end. This side is different too in the windows at the basement level, one of which, the northern, is original, the other of which is not.

ORIGINAL CONSTRUCTION MATERIALS

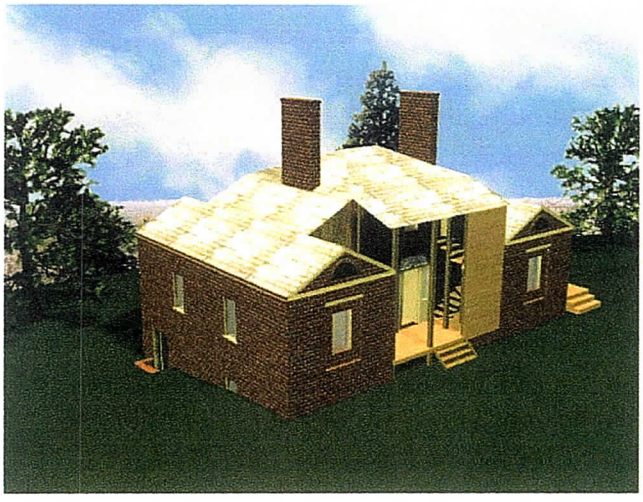
Historic Huntley is fortunate to have retained many of its original construction materials. All extant window trim and baseboards on the first and upper levels are original. The door jambs on the main level are original to their period of construction. The jambs for doors D-102 and D-103 were constructed slightly later, but still date to a very early period. Additionally, most of the surviving plaster finishes on the main and upper levels are original. Original paint coatings remain in place on all surviving original and early woodwork and plaster surfaces as well. *See the chart on the following page that identifies specific original items.*

ORIGINAL CONSTRUCTION MATERIALS

ROOM, DOOR, & WINDOW NUMBERS

HISTORIC HUNTLEY	LINTEL	DOOR JAMBS	FLOOR JOIST	FLOOR BOARD	MANTEL	DOOR	MANTEL STONE PLINTH	UPPER/ LOWER SASH	HIP RAFTERS	SHEATHING BOARDS	PLASTER WALLS	ORIGINAL PAINT
100	✓	✓	✓	✓	✓ in situ		✓				✓	✓
101	✓	✓	✓	✓	✓ offsite		✓			✓	✓	✓
102		✓		✓ now covered	✓ offsite					✓	✓	✓
103		✓	partial	✓						✓	✓	✓
104		✓	✓	✓						✓	✓	✓
200			✓	✓					some	some	✓	✓
D-105						✓						
D-108						✓						
D-1 In B-1	✓	✓										
W-105								✓				

DESCRIPTION OF ORIGINAL PLAN AND FORM



The conceptual schematic restoration drawings and 3-dimensional renderings, which appear in Appendix C, illustrate the best judgment of this observer as to the configuration in plan and exterior envelope of the main house *as they appeared upon completion of the entire structure during its period of significance, defined as the Mason family occupancy.*

It is important to note that the building was constructed in stages, as there are numerous indicators throughout the house of structural discontinuities, which clearly

define a sequential process of construction. No clear sense of the time interval, which separated those structural discontinuities, has emerged thus far. As the site was occupied early in its history, it is reasonable to assume that the phased construction of the house was completed early as well, possibly within 2 to 3 years of its inception.

The fundamental sequence shows that the masonry shells of the east and west pavilions were built first, with no provisions made for later openings into what is now identified as the central hall. It is not clear if the interior walls of the pavilions were built initially to their present full height, but it is not likely, as the many of the rafters in place today are continuous from the outside walls of the pavilions up to form the east and west hipped surfaces of the main roof of the center bay. The north and south walls of the center bay were built later between the pavilions. The last part of the "original" masonry shell to be completed was the vertical extension of the panels over the north interior porch walls of the east and west wings.

The conclusions presented here are based upon physical evidence found in the house (key indicators are tabulated in the next section) and an attempt to reconcile the evidence with all of the many hypotheses and theories about the origin and evolution of this enigmatic building. As the story was unfolding through this investigative process, corroboration in the form of paint and finish analysis was being completed. The most important source of documentary corroboration was the finding of two late 19th century photographs in the files of the Architectural Review Board.

In summary, paint analysis revealed that the interiors of the house were fundamentally white in the earliest completed appearance. Despite the several distinctive periods of installation of similar but distinct models of door and window frames and the hierarchy of forms and motifs exemplified in the central hall of the main level, all interior trim was white, and the walls were whitewashed. The exterior walls were not painted originally. Most of the original exterior wood trim including the window frames, sash and the cornices on the gable ends of the east and west wings was white. The only exception was found in the louvered ventilators, which had been green, a convention common to the period for shutters and ventilating blinds, to which these elements are related.

As has been noted by several observers, the relatively poor quality of the exterior, in terms of finish craftsmanship in joint treatments and coursing, suggests the probability that the walls were intended either to have been painted or, more likely, clad in stucco. This treatment emphasizes the planar quality of the surfaces and adds to the perception of a structure more monumental than in fact it is. This was a practice often found in the neo-classic buildings of the period and was even more an intentional feature of the buildings designed with a more progressive theoretical base. Several examples of stuccoed buildings were known in the area, but few survive, one example being Latrobe's St. Paul's Church in Alexandria.

Of the two photographs reproduced in Appendix D, the south elevation is the better known, as it was published in the monograph by Tony Wrenn in 1971. It had been provided by Mrs. Ransom Amlong and was identified as the "rear facade" c. 1890. The photo of the north elevation has the same quality of exposure and texture and is *assumed* to be contemporary with the south elevation photo. It was not identified in the files in which it was found, nor was there any attribution as to its source. Each of the photos provides a strong basis for designing the restoration of Huntley.

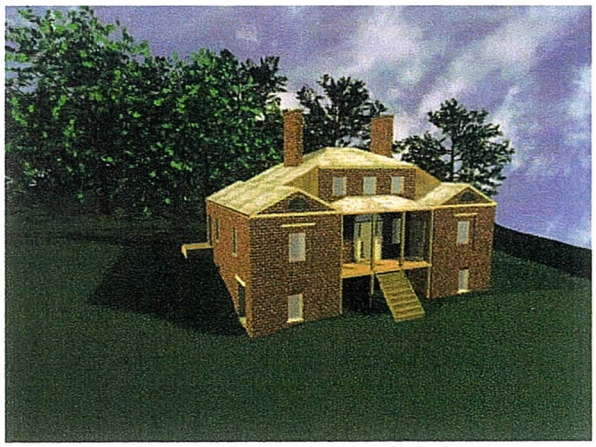


South Facade c.1890
Source: FCPA Library

The south elevation photo illustrates that the essence of this face has changed very little in the last 110 years. The freestanding stone steps, the hip roof forms (and ridge), the porch structure (with no balustrade) and the basic composition of the gabled end of the wings are either intact or have been rebuilt compatibly. The building is painted, the roof is shingles, and the boarded panels or gussets under the extended east and west hip planes are visible. It is notable that the east dependency is no longer extant at the time of this photo and that there is an access path which arcs around the front steps east to west.

More striking is the evidence shown in the north elevation photo, which includes the center porch area. The elements of the center porch are described in detail below, including the porch roof form and the enclosure on the west side for the stair to the upper level. Of note, the masonry addition to the west wing is in place.

Descriptions Of Restoration Drawings



The "as-built" basic first floor plan configuration of four chambers in the pavilions surrounding the central hall survives, with several key elements restored. The north door on the west pavilion is an original feature, and the wooden stoop is shown as the likely means by which grade was reached. This opening corresponds in function to the original north side opening on the east pavilion, but opens to the exterior in response to the fact that there is, and always was, a stair feature on the west side of the north entry recess. Interior doors from the center hall to the pavilions are known to be not original, but are most likely coeval with the completion of the entire structure.

The south entry porch was configured approximately as it is today, but the entire structure is to be restored with wooden components. There has been a canopy roof over this porch for many years, and was probably original, but based upon visual and physical evidence, it was much shallower in profile and higher in elevation that that which exists today.

Removal of the small masonry wing on the west side of the house will restore the west elevation of the wing to its original appearance, with an exterior door opening which led to a low, probably wooden stoop. The most significant features to be restored on this level are the stair and porch canopy within the north entry recess. As noted previously, access to the upper level room of the center bay has always been in this location originally and after late 19th c. alterations. Those later changes obliterated all physical evidence of the original stair structure. The winding stair as drawn in this restoration plan has been designed to function and to fit appropriately within the physical constraints and dimensions of original walls and openings in this area.

The other feature shown for restoration is the roof canopy, with some means of a vertical support system. There is physical evidence, that suggests some parts of this system, and there is the obvious need to consider protection for the wooden stair. If it did in fact exist within this plan, as suggested by the photo, it is likely to have been clad vertically as well. Examples of open, but not unprotected, exterior stairs such as this are known in the area. One such example is Batchelor's Hope in St. Mary's County, Maryland.

The second-floor plan illustrates the upper level terminus of the stair, continuation of the posts or columns, and the probable configuration of the roof planes of the pavilions. Physical evidence is clear for the existence of the door and window openings on the north wall.

The basement plan conforms to the basic four rooms around the center bay of the main level. The masonry access stair from the north entry recess, although altered, is original to the construction of the north wall. Openings to spaces in the pavilions are not original, but also likely to be coeval with completion of the center bay.

The east elevation illustrates the restored roof form of the combined and completed center bay and pavilion. The east gable pitch of the pavilion extends continuously to form the east hip roof plane of the center bay. The south hip terminates at the south wall of the center bay, but the north hip continues in the same pitch to form the canopy roof over the north entry porch as described above. The north elevation clarifies the geometry of the entry and stair configuration, which is hypothecated as original. The pedimented gable ends of the pavilion's eave have an interior plane, which terminates at the masonry wall of the center bay. The triangular insert panel above that gable is filled with dressed boards (currently shingled), which remain in place.

The extended north hip roof terminates with the north wall plane of the pavilions and is shown to be supported with what are nearly two level posts. The bay to the right (west) is shown to be enclosed with horizontal siding to protect the stair structure. The original window at the upper level is partially obscured by the projected roof plane. The original fan light entry is under cover but is an exterior feature in this configuration.

Whether or not an upper level deck or floor was ever in place under the canopy is not now discernible from available evidence, but it is thought to be unlikely. What is more likely is the probability that the entire wall plane under the roof was enclosed completely.

In the basic geometry of the roof forms, the south elevation replicates that of the north. The roof canopy is/was located below the sill line of the three south windows of the center bay.

In sum, Huntley possesses a relatively high degree of historic and architectural integrity, despite some of the disfiguring changes its has undergone over time. Substantial amounts of historic fabric remain in place and can be conserved, repaired, and restored, as necessary. The fundamental character-defining attributes of the tightly organized and geometrically distinctive floor plan concept, and the equally compact massing and formal hierarchy with the distinctive confluence of hip and gable roof forms, remain essentially intact. Most of the secondary attributes of surface treatment and finishes, as well as examples of original decorative elements from each of the principal spaces and periods remain as well. The structural shell in its final composite form and the majority of its systems and components are in place.

Summary Of Primary – Restoration Recommendations

- Remove small masonry room on west elevation.
- Build wooden stoop with stairs to grade for northwest door access.
- Restore south entry porch and stairs with wooden components.
- Build wooden winding stair, porch, and canopy in the north entry recess.
- Demolish north gable addition and existing stairs in north entry recess.
- Reconstruct upper-level north wall with door and window.
- Restore roof form by reconstructing edge and installing wide board gussets.
- Widen basement doors to 4'-0".
- Reinstall mantels currently in storage.
- Remove infill from lower-level northeast window opening and install window.
- Remove new flooring in room 102 to expose original wood floor beneath.
- Remove all previous paint coatings from exterior masonry surfaces.
- Hang shutters on all window openings on main level.
- Remove the standing seam metal roofing.

- Restore substrate of roof sheathing to receive shingles.
- Re-clad the roof with sawn wood shingles
- Repaint all exterior and interior wood elements in accord with findings documented in paint analysis, Appendix E.

Key Indicators Of Physical Evidence

This list tabulates and describes briefly many of the key indicators identified in the architectural fabric of the house as important elements in understanding the physical history and evolution of the structure. These notes are shown graphically on plans in Appendix F.

Main Level

1. Sp. 100: Southwest corner: The south masonry wall abuts the west masonry, indicating that the south wall was built after the west wall.

2. Sp. 100: Ceiling joists at south wall: The joists rest upon a 4" ledge where the wall is reduced to 2 wythes of brick in thickness. The inner wythe of masonry above the bearing elevation is laid up to the face of the joists, with no evidence of joist pockets having been cut out after construction of the wall.

3. Sp. 100: The chimney breast has a ¾" corner bead, unpainted above the ceiling elevation, which is also a nailing stop for the riven lath on the furring studs.

4. Sp. 100: The majority of ceiling joists are similar in size and finish; each is roughly 9-½" deep by 2-$^{5}/_{8}$" to 2-¾" wide, with clear traces of pit sawing on the sides and occasional marks from an adze. They are spaced uniformly at 20" on center.

5. Sp. 100: No evidence was found in plaster surfaces or framing connections for the former presence of a decorative crown molding in this space.

6. SP.100: Fragments of riven lath remain on the ceiling in a few locations.

7. Sp. 100: Original random width flooring remains in place.

8. Sp. 100: No evidence of an original chair rail or decorative cornice was found this space or others.

9. Sp. 100: The tile hearth and wood surround are later alterations to the fireplace.

10. Sp. 100: The masonry opening for Door 104 was cut through the finished masonry wall.

11. Sp. 104: The masonry opening for Door 104 was constructed as a finished opening.

12. Sp. 104: The 3" beveled trim at the hearth appears to be original.

13. Sp. 104: The reveal of the opening for Door 105 is finished with a paneled soffit and jambs.

14. Sp. 104: Ceiling joists are sized from 2-1/2" to 2-7/8" wide, with at most a depth of about 6". They are spaced at about 21" on center, and all show either adze marks or reciprocal saw marks.

15. Sp. 104: Random width tongue and groove flooring, ranging from 4-1/2" to 9" wide remains in place.

16. Sp. 104: No visible or discernible evidence for a chair rail or crown molding was seen.

17. Sp. 104: Original roof rafters bear on a 1" plate, which rests upon the upper surface of the ceiling joists. The joists themselves rest upon a plate atop the east masonry wall and the outside corners are clipped to conform to the roof pitch. 15" sheathing is laid upon the joists and rafters, with a nominal 3" gap, indicating that the original that the roofing material was wood shingles.

18. Sp. 103: Door 105 is an original feature. It measures 33-3/4" by 77-1/4" by 1-1/16" thick, it has 6 raised panels facing this space, is hung upon a pair of 3" iron butt hinges, and formerly had a 3-1/3" by 5" rim lock.

19. Sp. 103: The 6 over 6 double-hung sash remaining in Window 105 may be the only original sash left in the house.

20. Sp. 103: The ceiling and flooring have been replaced recently.

21. SP. 103: The masonry jamb for Door 106 appears to have been built as a finished opening and was an exterior door. It has a flat lintel, in contrast to masonry jack lintels, which are in all other exterior openings, an anomaly not readily explained, unless it has been rebuilt or that it was considered to be a secondary entry when built.

22. Sp. 102: Ceiling joists vary considerably in depth, from 5-1/2" to 8-1/2", which required the heavy use of scantling as shims to provide a level plastering surface. All joists have reciprocal sawing or hewing marks.

23. Sp. 103: There is inconclusive evidence that there may have been a shallow, 3" crown molding in place at some point, if not originally.

24. Sp. 103: The masonry opening for Door 110 was constructed as a finished opening. This suggests that this door led originally to a stoop/stairs, which would have provided access to the service areas of the site from the west pavilion.

25. Sp. 103: There is no physical evidence of a door opening on the east wall of the space which would have given access to the north entry porch, thus suggesting the builder's intent to construct a stair or other means of access to the second level in this area of the north porch.

26. Sp. 104: The finished masonry opening for Door 109 is original.

27. Sp. 104: The ceiling joists are varied in dimension but show finishing characteristics similar to all other original framing members on this level.

28. Sp. 106: The masonry shell for this space is not bonded to the original masonry of the west pavilion.

29. Sp. 105: Southeast and southwest corners: the south wall is not bonded to the east or west walls, consistent with the condition found at the south wall of the center bay.

30. Sp. 105: South wall: Marks on the masonry surface may be traces of former stair structure to the upper level.

31. Sp. 105: Wood sill at Door 101 suggests the possibility that there was a wood deck or porch floor at this area.

32. Sp. 105: Concrete floor obscures all evidence of former porch structure or enclosure.

UPPER LEVEL

33. Sp. 200: Masonry jamb for Door 201 is original as a full height opening.

34. Sp. 200: The east jamb for Window 204 remains in place and is the same size as windows on the south wall.

35. Sp. 200: Original random width tongue-and-groove flooring remains in place.

36. Sp. 200: Corner bead at chimney breast is consistent with detail and condition on floor below.

37. Sp. 201: East and west masonry walls are not bonded to the south wall, indicating that they are added features. This is consistent with the fact that they are laid upon the original hound's tooth cornice of the former exterior walls of the east and west pavilions.

38. Sp. 201: Vertical trace marks and paint ghosts on the south wall could be possible framing ghosts for a porch roof ensemble.

39. Sp. 201: East and west walls: Paint traces at the extended roof pitch of the north hip face of the center bay strongly suggest the pre-existing presence of a roof or canopy of some sort that may have partially enclosed the north entry.

40. Sp. 201: Original hound's tooth cornice on the south wall has been chipped off, presumably when the space was fully enclosed and finished in the early 20th c.

41. Sp. 200: Unpainted masonry and what appear to be joist pockets in the south face of the exterior wall below the windows are evidence form the original porch roof on this elevation.

BASEMENT

42. Sp. B-1: Lintel at Door 01 is original to the construction of the north wall.

43. Sp. B-1: The finished east jamb for the opening to Door 01 is original to the construction of the wall.

44. Sp. B-1: Masonry openings for Doors 02, 04 and 06 are not original as they were cut through the north/south walls built first.

45. Sp. B-1: Ceiling joists are consistent at 3" by 9-1/2", spaced at 20"-22" on center, and all show pit saw marks.

46. Sp. B-1: North and south walls do not bond into the east and west walls.

47. Sp. B-1: The masonry pier under the fireplace is not bonded into the west wall.

48. Sp. B-3: Original window opening W-4 has been partially closed.

49. Sp. B-3: Dividing east/west partition is not bonded into the masonry of the east exterior wall.

50. Sp. B-2: Original opening for Door 05 was 48" wide.

51. Sp. B-4: Door 07 and casing may be original features.

52. Sp. B-5: Original masonry opening for Door 08 was 48" wide; the existing circular-sawn wood lintel is a later replacement.

Description Of The Privy

The original masonry privy structure located about 100' to the west of the house is a rare survivor of its type and one with a remarkable degree of integrity of form, plan and materials, despite known losses. It is rectangular in plan, measuring about 12' by 35' and it is aligned on the same north-south orientation as the house. It demonstrates a conceptual relationship in plan with the house in that the central bay on the principal, or east, elevation is recessed under the main roof in order to provide a sheltered vestibule for the chambers.

The building plan consists of two square storage rooms on the north and south ends, each with a door and window opening in the east wall. Vertical security bars remain in place in the north room. If there ever were wood framed floors in each space, they have been lost. Ventilators were built into the masonry of the west wall as well as on the north and south walls. The privy chambers are located in the center of the building and are reached from the recessed exterior space under the roof, which has a brick-paved surface. The columns in this recess were replaced about 1970. The board and batten doors and thumb latch hardware are early and may be original. The south chamber features the three-seat fixture, two for adults and one for children, with one lid still intact.

The north chamber held a single-seat fixture, no longer intact. The walls of the chambers were plastered and there was a finished ceiling, most of which has been lost. The chamber seats were built over a pit at grade level. The pit was accessible for cleaning from outside the building by means of access ports in the wall created by a long timber lintel.

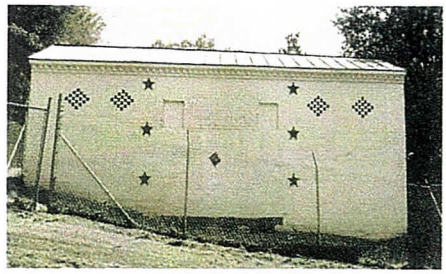


Photo P-3
West Elevation

The building was sited on the edge of a drop in grade, which may have been part of the original site terracing system. Thus the east elevation is right on grade and the west, or rear, elevation is about 1/3 of a level lower. The roof is a low 6:12 gable, the same as that on the east-west hips of the house, currently clad in standing seam metal. The east elevation is defined by the center bay recess and has four door openings and two windows. The north and south elevations have only the paired ventilators. The west wall has the paired masonry ventilators in the storage rooms and has window openings, but no sash, in the chambers. The east and west walls terminate in a corbelled sawtooth cornice like that on the main house. The cleanout port is visible at grade.

Storm damages in the 1980s precipitated removal and replacement of the entire superstructure. Evidently at the same time, steel tie rods and star plates were added to stabilize the east and west walls.

Summary Of Primary – Restoration Recommendations

- Remove all previous paint coatings from exterior masonry surfaces.
- Restore seat and frame in the single privy bay.
- Repaint all wooden elements in accord with paint analysis.
- Remove the standing seam metal roofing.
- Restore substrate of roof sheathing to receive shingles.
- Re-clad the roof with sawn wood shingles.
- Restore missing elements of south bay window opening to match north bay.

Description Of The Office

This ancillary masonry service structure, located about 20 feet from the northwest corner of the house actually contains spaces intended for three different functions. The entry level at grade has a door in the south wall and windows on each of the others. The floor is wood, and there is no indication that the structure was ever heated. Office usage for this part of the building is an arbitrary and probably erroneous attribution based upon other extant examples of similar structures found on more traditional plantation properties of the period. If not built for an active use, dry storage is equally as much a possibility as any. The lower level of the full basement below grade is credible as a root cellar as it retains its earthen floor and two original ventilators at grade. The ice well adjoins the root cellar and is reached by means of a portal in the west wall of the cellar.

The main level is a single space approximately 16' square and is finished completely with materials. The cellar walls are exposed masonry, and the modern floor and framing are exposed above. The cellar is reached by means of steep stone and brick stairs built into the areaway on the east side.

The ice well structure is one of the more remarkable features to have been built and to have survived at Huntley. It is circular in plan, nearly 15' in diameter and is topped with a hemispherical dome constructed entirely of header bricks. The large ice well at Huntley is comparable in size and construction technique to the domed masonry ice well at Gadsby's Tavern in Alexandria, which was built a few years earlier than Huntley's ice well to serve a thriving commercial establishment. The need for such a large well at Huntley can only be surmised. A stone-framed access port at grade remains in place, and the lintel at the portal from the cellar is stone as well. Although contiguous, the cellar and ice well are not coeval and there is no visible structural bond in the masonry.

The exterior of the building is defined by the elliptical arched recessed panels in each wall into which the door and window openings are built. This feature is similar to the window panels at the gable ends of the east and west pavilions of the house, affirming the relationship in design intent for both buildings. The building currently has a gable roof with the ridge on the east-west axis at pitch anomalous to either of those on the house.

It is known that previous owners replaced the roof framing and superstructure in its entirety in the mid-20th century, but there is no known documentation of the previous roof form. The gable ends are currently finished with vertical boards with scalloped ends at the top of the masonry wall. As the building is square in plan and the masonry walls rise only to the eave line (there is no masonry cornice), it has been speculated that the original roof was hipped. This is a reasonable hypothesis given the prevailing geometry of the main house roof, but it is not inconceivable that this secondary building was always gabled, as is the privy. More destructive subsurface probing will be required to determine if any more definitive evidence can be found to document the original form of the roof. It is possible that original framing or other structural evidence of the original building was dropped in the ice well during 20th c. renovations and should be examined as well.

Summary Of Primary – Restoration Recommendations

- Remove all previous paint coatings from exterior masonry surfaces.
- Follow restoration paint scheme for wood features in accord with findings on other structures.
- Remove metal areaway doors; restore wood doors.

- Restore windows in accord with physical evidence of surviving sash in the house.
- Remove the standing seam metal roofing.
- Restore substrate and install sawn wood shingle roofing.
- Restore exterior door to match board and batten originals at the privy.
- Restore basement window frames.
- Remove all debris from bottom of ice pit.

ARCHITECURAL CONDITION ASSESSMENT

DESCRIPTION OF EXISTING CONDITIONS & RECOMMENDATIONS FOR STABILIZATION TREATMENTS

MAIN HOUSE

The recommendations for intervention in this section are intended to serve only as short-term measures to protect the structure until full-scale restoration and rehabilitation can be initiated.

Huntley has been unoccupied for well over fifteen years, during which time it was the subject of a broad scope rehabilitation project, which evidently was not completed. Some minor vandalism was known to have occurred prior to its purchase and being secured by the FCPA. Despite the inevitable degradation of surface integrity and finishes over time as an unoccupied and unheated structure, the overall condition of the house remains sound for the most part. As noted by the structural engineering assessor, there are no imminent threats to its stability, but there are a number of structural conditions that should be monitored. A complete loading analysis to evaluate code compliance should be done before any public use of the building is initiated.

The most obvious and prevalent sense of deterioration in the house is associated with finishes and decorative systems. They are the most vulnerable and least difficult to address once restoration is underway. Original wood floors remain in most spaces and need only to be swept, damp mopped and protected with a temporary sacrificial surface such as kraft paper for the time being. Most of the original plaster surfaces on the walls remain intact and in stable condition. Original plaster ceilings were removed on all spaces and part of a new ceiling remains in place in Space 103. No specific intervention is needed at this time. Paint has failed on most wood surfaces. Exterior surfaces should be maintained with periodic inspections and applications to prevent failure to, and loss of, substrate integrity. Interior surfaces require no action at this time.

Window openings have been secured with solid panels to prevent weather damage and entry by animals. Some have been loosened by wind or by human action and should be resecured to ensure their continued viability. As noted by the engineer, structural framing is generally sound throughout the floor and roof areas. Earlier damage from insect infestation appears to have been arrested, but not completely repaired, in the floor framing under Spaces 103 and 104. These areas should be monitored to ensure that there is no active threat to stability.

The areas of greatest concern are located in the masonry walls of the east wing. As described above, there are numerous areas of structural discontinuity; some built into the system and others the result of careless alterations. Specifically, lintels in openings punched through finished walls are generally inadequate and some may have failed to the point of inducing extensive cracking in the walls above them. This is most noticeable in Space 104, and in the east wall of B-1. Additionally, the partition in the basement of the east wing has pulled from the exterior wall, and there is a crack in the east wall of Space B-3. These areas should be watched closely and crack monitors installed to measure more precisely the rate of movement.

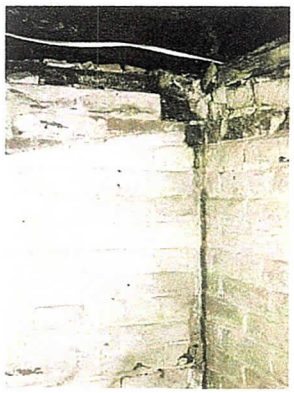


Photo CH-6
Space 201
Settlement of north wing wall away from east wall of center block

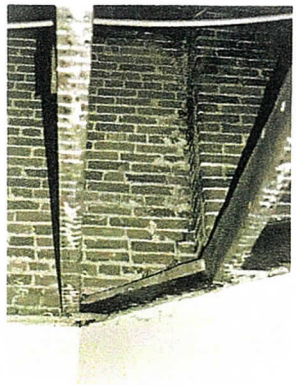
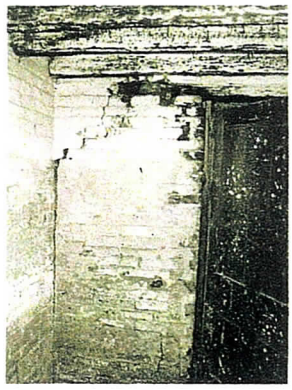


Photo CH-5
Space 104 Cracks in upper wall above door 102

Photo CH-7
Space B-3 Settlement of south partition wall away from east exterior wall



The accelerated deterioration of exterior bricks in the lintel of Window 9 is a matter of concern primarily because its cause is not yet fully understood. Moisture is clearly a contributor and instances of animal attack of masonry are not unknown. This lintel will have to be partially rebuilt in restoration but does not appear to be at failure now. A protective cover such as a top-flashed piece of exterior plywood applied with masonry anchors into the mortar joints should be sufficient until restoration is begun. All other exterior masonry surfaces, including mortar joints, appear to be in sound condition.

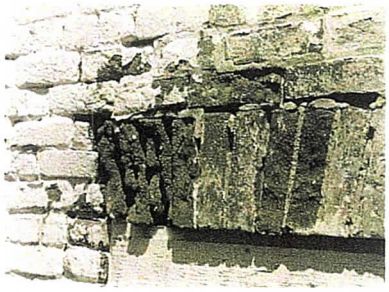


Photo CH-1
Deterioration of masonry units in the lintel of window nine

The standing seam metal roof installed ca. 1986 appears to be in sound condition and is one of the primary defensive systems at work to protect the historic fabric. No intervention is required other than to conduct periodic inspections of all surfaces and flashing systems to ensure its continued viability until restoration is begun.

Perimeter surface drainage appears to be effective in directing water away from the base of the building. Grass should be kept well trimmed within the fence line to

ensure this condition and to enable early detection should there be any loss of good drainage.

THE PRIVY

A great deal of reconstruction and rehabilitation was completed in the 1986 project, including new roof framing and roofing as well as masonry repair and stabilization with tie rods. The interior surfaces of unfinished masonry walls appear to require some additional repointing work and should be surveyed closely to determine the extent to which any work may be needed at this time. There is a concern for the stability of the west wall. Deflection in the area of the timber sill at the cleanout should be watched closely with crack monitors. A volunteer tree located very close to the south wall should be removed as it has the potential to damage the wall.

THE OFFICE/ROOT CELLAR/ICE WELL

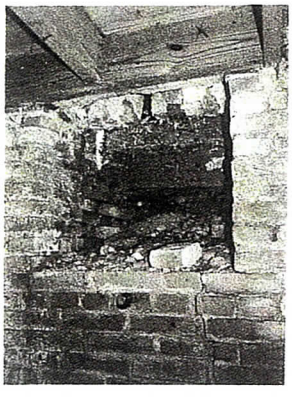


Photo CO-3
Cellar

The major concerns for this structure are all related to the masonry shell of the building. Short of commencing restoration work out of turn, which does not appear to be warranted, there are some critical areas which require close and frequent monitoring to ensure that more damage does not ensue. In particular, the openings at grade for the ventilators in the root cellar are highly unstable. Insertion of a treated wood frame designed to simply hold loose bricks in place should be considered.

Movement in the west wall has been caused by pressure from the direction of the ice well. The wall above grade has a pronounced concave deflection and below grade, there is lateral displacement in the masonry and the stone lintel at the portal to the well. Crack monitors should be installed at several locations. There is a large crack in the arch of the north window, which should have a monitor as well.

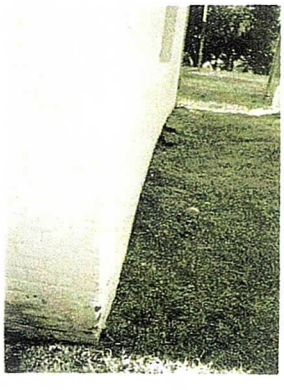


Photo CO-1
West Elevation: Deflection in masonry at grade

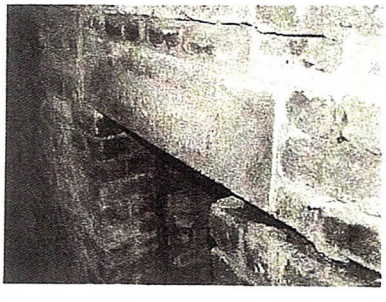


Photo CO-2
Cellar deflection and failure in west wall at lintel opening to icewell

Evaluation Of Proposed Uses

The proposed uses of the house, which include small-scale public gatherings, meetings, exhibitions and educational tours are entirely consistent with the capacity and character of the house. The plan of the main level is ideally suited for simultaneous activities of different types in the spaces on the wings. Floor load requirements of code can be met fully and discretely, and the entire first level will be readily compliant with the accessibility requirements of the ADA.

The lower level offers the same ability to serve differing functions simultaneously, although with less flexibility and elegance than on the main level. As the overall site is designed and configured to be accessible, the lower-level entrances can be adapted to be accessible as well. The upper level cannot be made accessible, but any use that may be assigned to it should permit visual access to the historic features within the space for limited public tours.

The privy will be fully accessible for viewing as an interpretive feature. Interior access to the spaces should not be allowed for the public. At least one of the end bay storage rooms should be included in the interpretive design.

The main level of the office could readily serve any of several support roles for park staff, primarily one as the uphill staff duty station. It could also serve as an exhibition space or interpretive space as well. It will be physically accessible. The cellar and ice well should be interpreted as architectural artifacts, but physical access must, of necessity, be highly restricted.

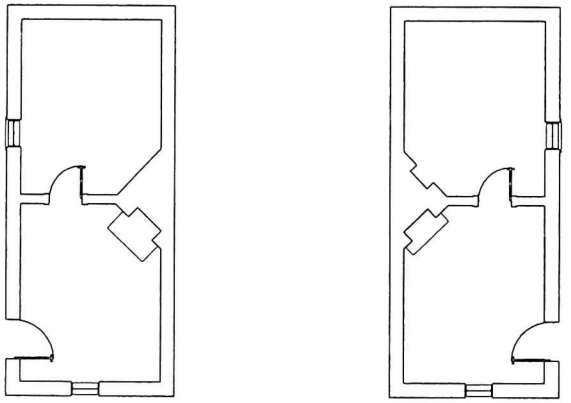
Recommended Preservation Treatments & Protection Of Historic Character

The FCPA established preservation objectives for this project, which were cited in the introduction to this document. They included restoration to the original appearance for the privy and for the office building. This objective is appropriate and attainable for these buildings, with the caveat that some additional destructive investigation remains to be done in the superstructure of the office. If restored, the integrity and long-term preservation of the character-defining features of both buildings will be assured.

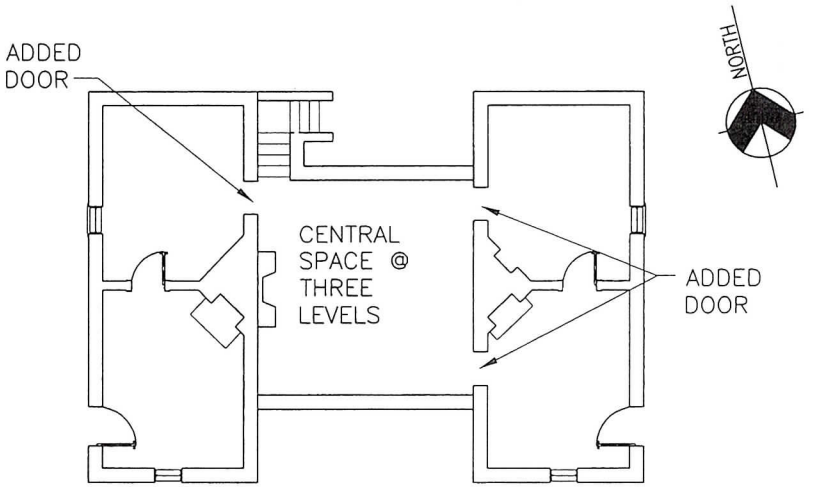
The initial objectives for the main house were rehabilitation to accommodate public access with selected restoration. Given the relative ease that accessibility can be achieved, the high degree of historic and architectural integrity retained in the structure and the extent of evidence that exists, it is recommended that Huntley be restored to its original appearance to the greatest extent possible. If restored, the integrity and long-term preservation of the character-defining features of the house will be assured and its significance and educational value enhanced.

APPENDICES

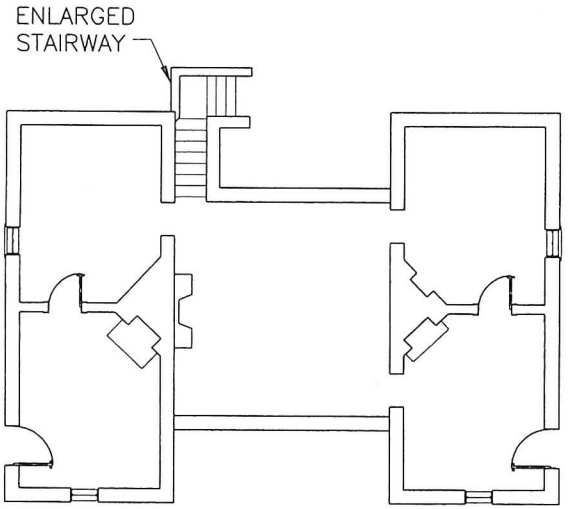
A	FLOOR PLAN EVOLUTION
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A-2	Main Floor Evolution
A-3	Upper Level Evolution
A-4	Setback Ledges
B	SELECTED HISTORIC MILLWORK PROFILES
B-1	Jamb Sections
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C-4	Restored South Elevation
C-5	Restored North Elevation
C-6	Restored West Elevation
C-7	Restored Southwest Isometric
C-8	Restored Northeast Isometric
D	HISTORIC PHOTO IMAGES
D-1	Index
E	TECHNICAL ANALYSES AND REPORTS
E-1	Microscopical Paint and Color Analysis Welsh Color & Conservation, Inc. Bryn Mawr, PA
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F-1	Key Indicators of Physical Evidence – Main Floor Plan
F-2	Key Indicators of Physical Evidence – Upper Level Floor Plan
F-3	Key Indicators of Physical Evidence – Basement Floor Plan
G	MEASURED DRAWINGS
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H	RECORD PHOTOGRAPHS
H-1	Photo Key Plan/Basement
H-2	Photo Key Plan/Main Level
H-3	Photo Key Plan/Second Level
I	CONDITION PHOTOGRAPHS
J	STRUCTURAL EVALUATION SWSG, PC
K	RECOMMENDATIONS FOR FURTHER STUDY
L	BIBLIOGRAPHY



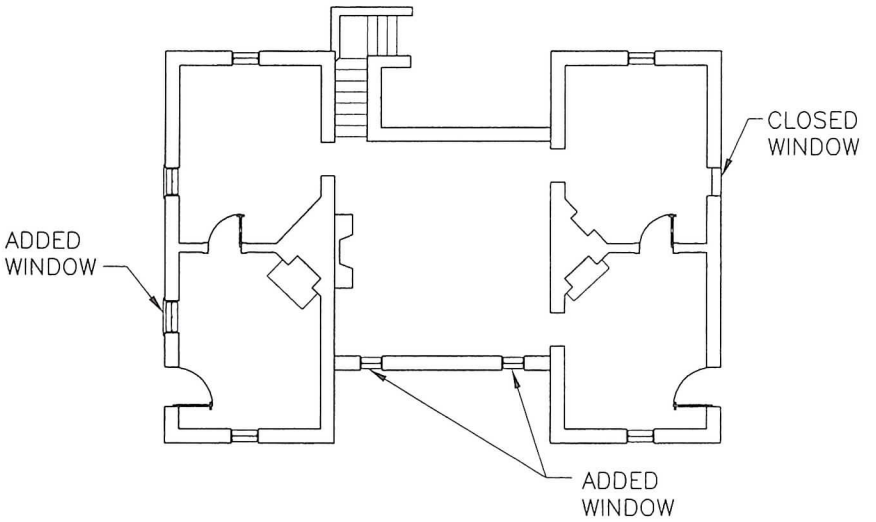
PHASE I



PHASE II



PHASE III



PHASE IV

BASEMENT EVOLUTION

SCALE: 1/16" = 1'-0"

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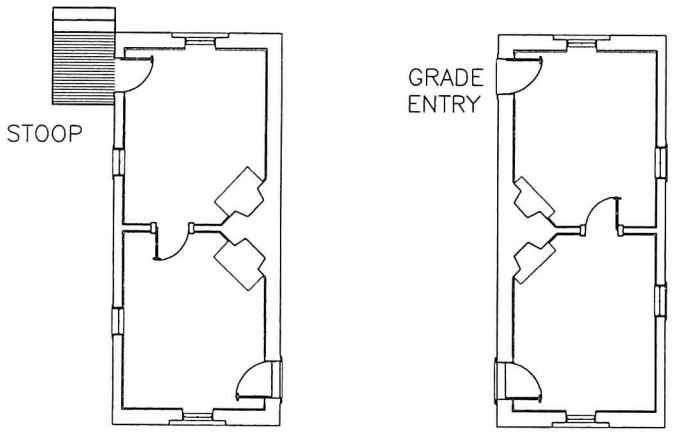
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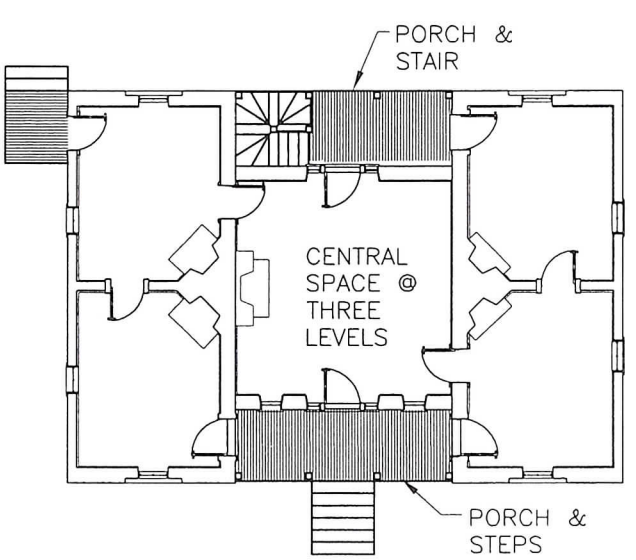
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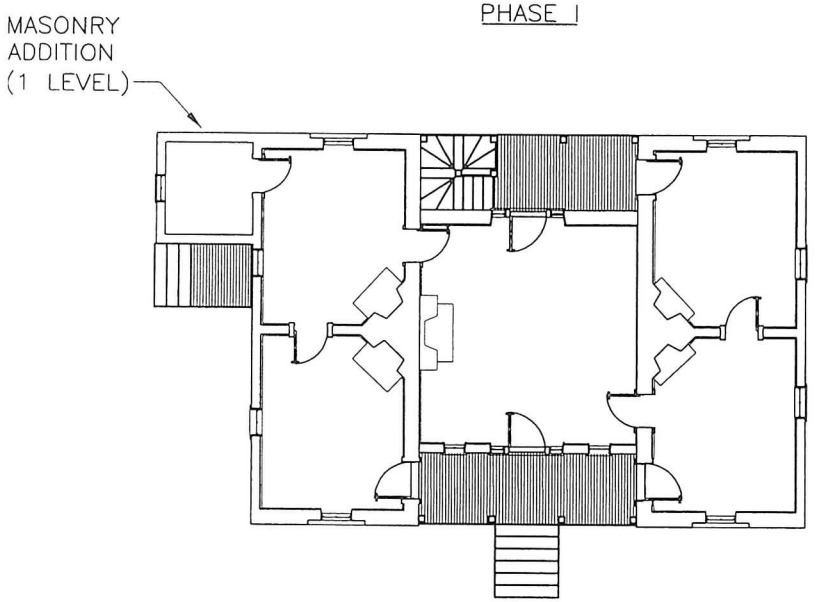
FIGURE A1



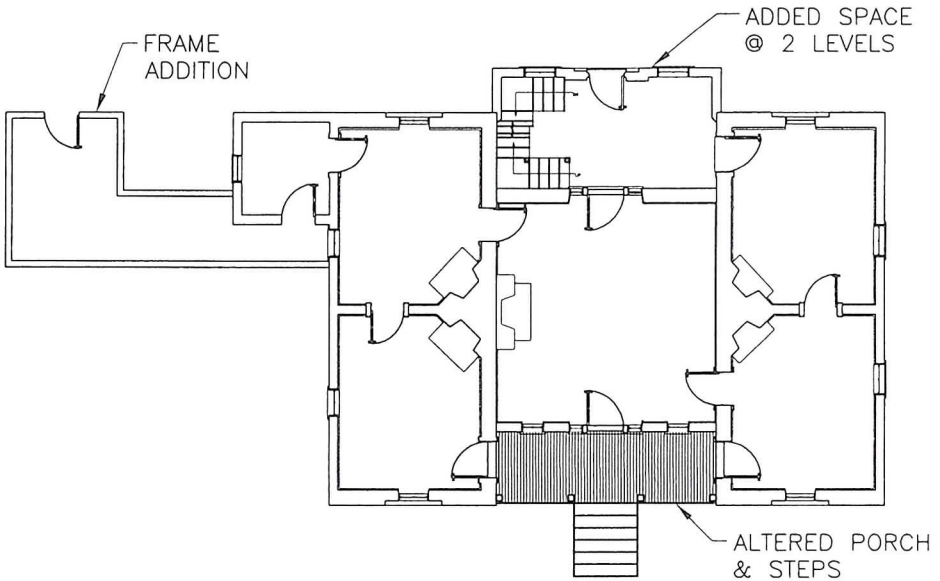
PHASE I



PHASE II



PHASE III



PHASE IV

MAIN FLOOR EVOLUTION

SCALE: 1/16" = 1'-0"

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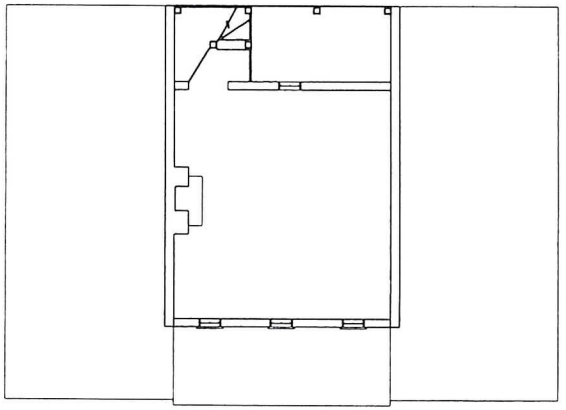
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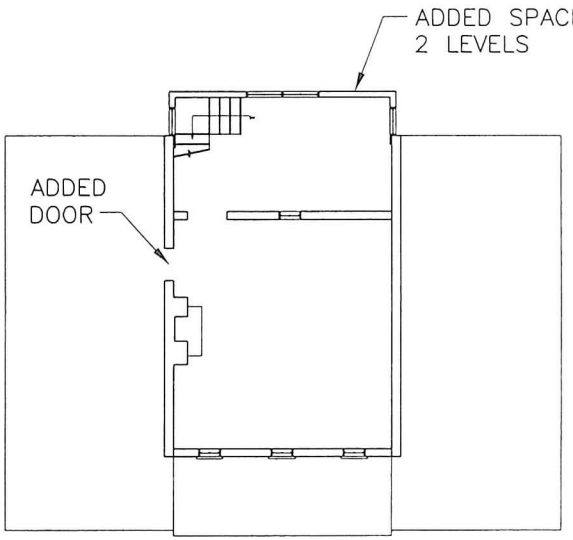
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FIGURE A2



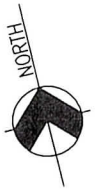
PHASE II



PHASE III

UPPER LEVEL EVOLUTION

SCALE: 1/16" = 1'-0"



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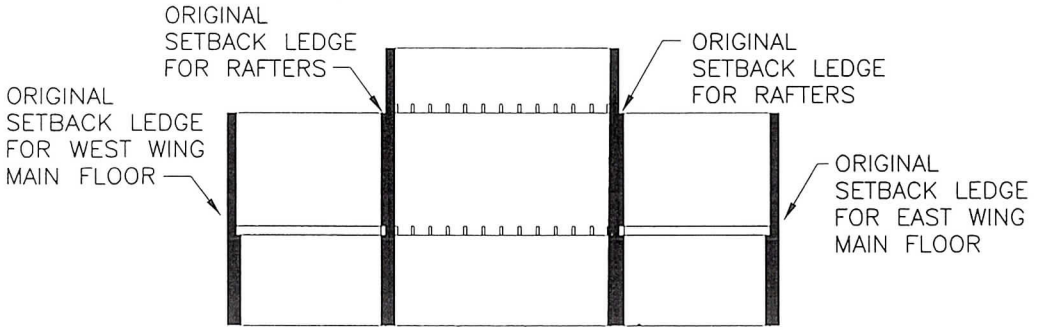
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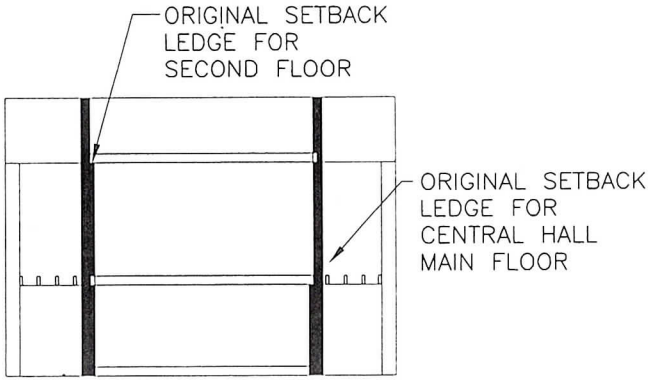
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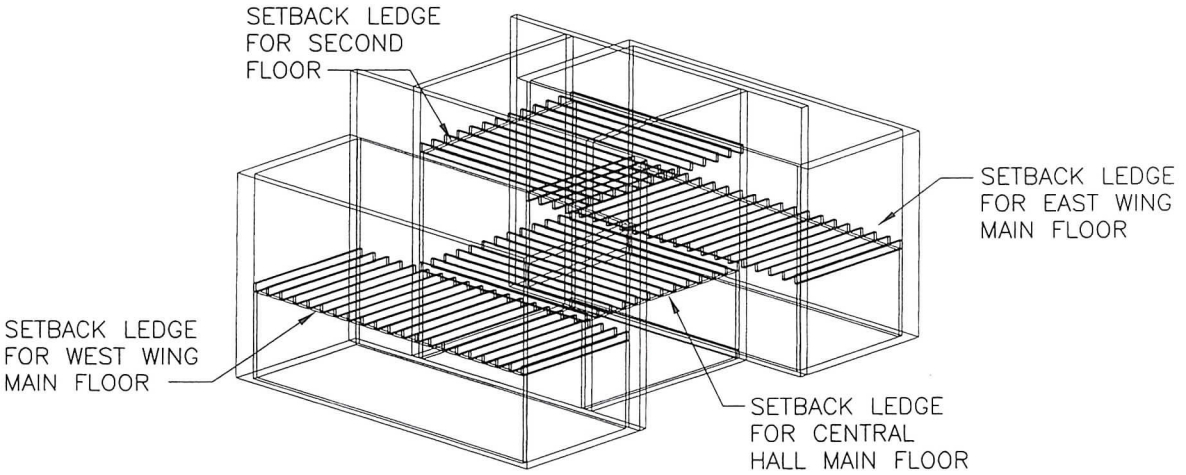
FIGURE A3



SOUTH VIEW SECTION



EAST/WEST SECTION



ISOMETRIC VIEW

SETBACK LEDGES

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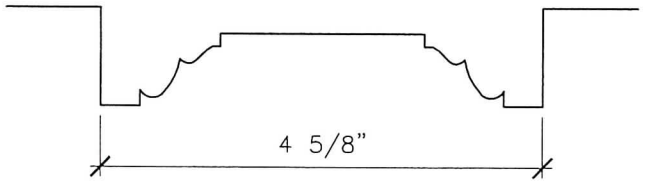
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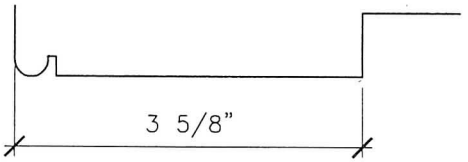
DATE 02/14/02

FIGURE A4



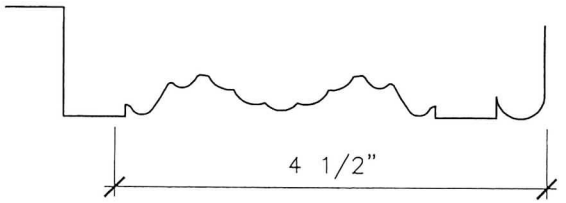
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RM 100



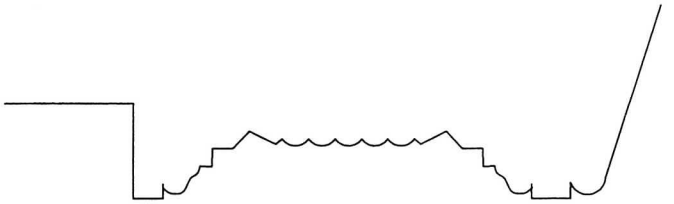
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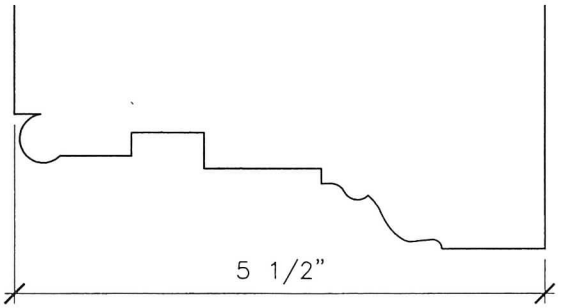


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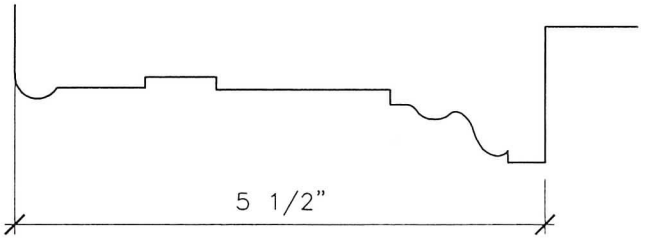


(D) JAMB D–100, W–101



(E) JAMB D–103

RM 102



(F) JAMB D–108

RM 102

(G) JAMB D–110

SAME AS "F" W/ MINOR DIMENSION DIFFERENCE

RM 102

JAMB SECTIONS

SCALE: 1/2" =1"

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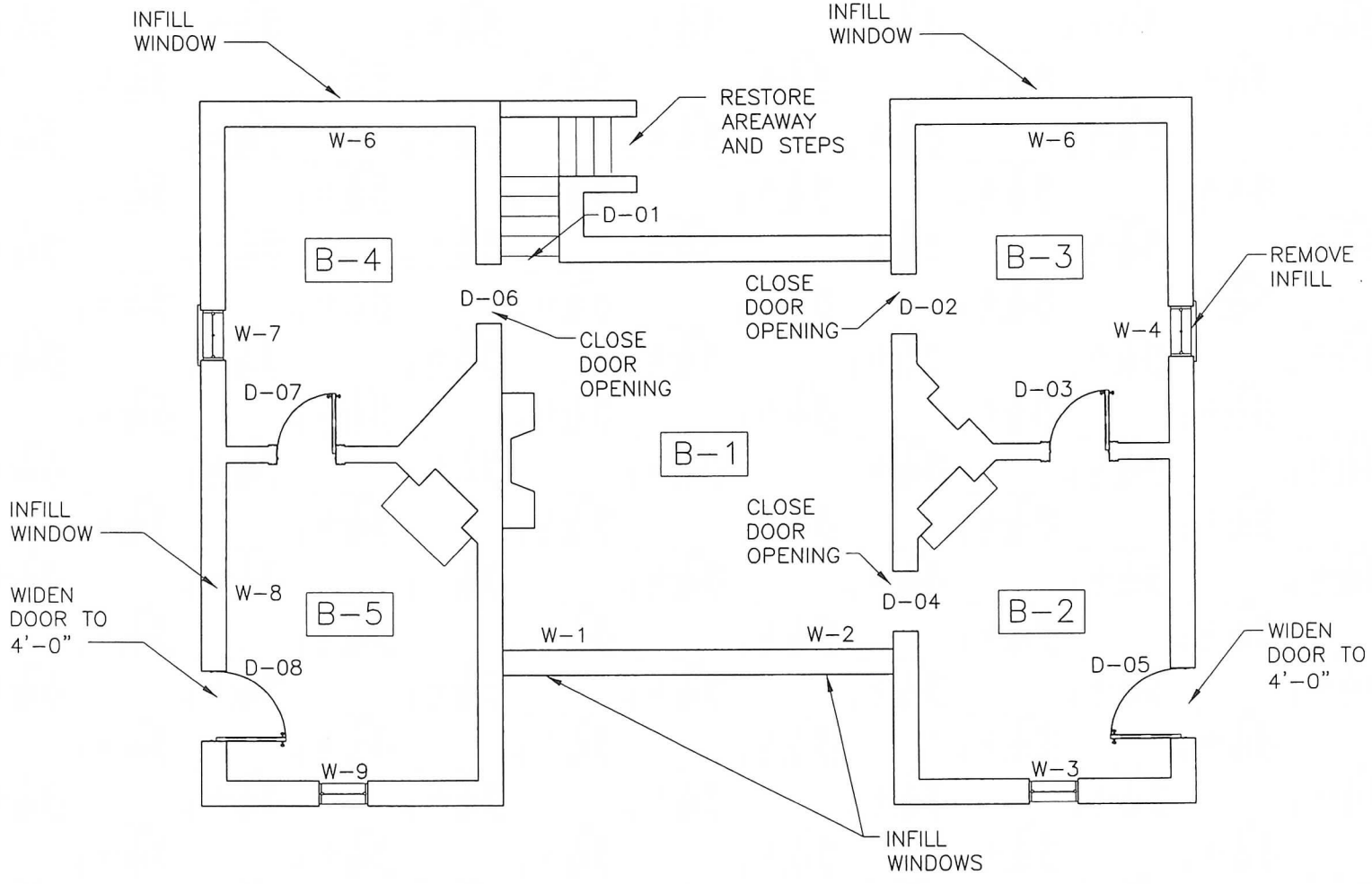
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FIGURE B1



RESTORED BASEMENT PLAN

SCALE: 1/8" = 1'-0"

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NORTH

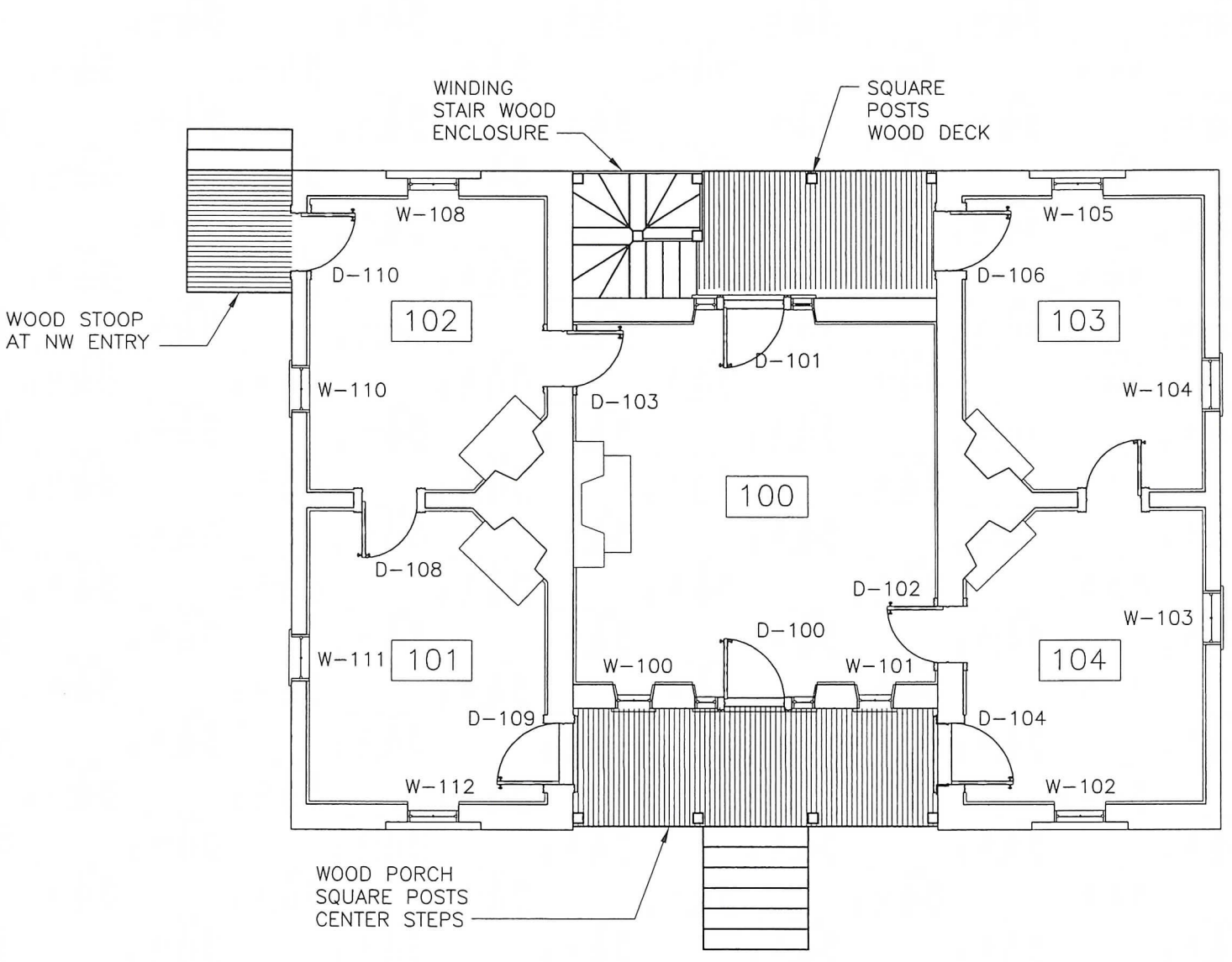
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FIGURE C1



RESTORED MAIN FLOOR PLAN

SCALE: 1/8" = 1'-0"

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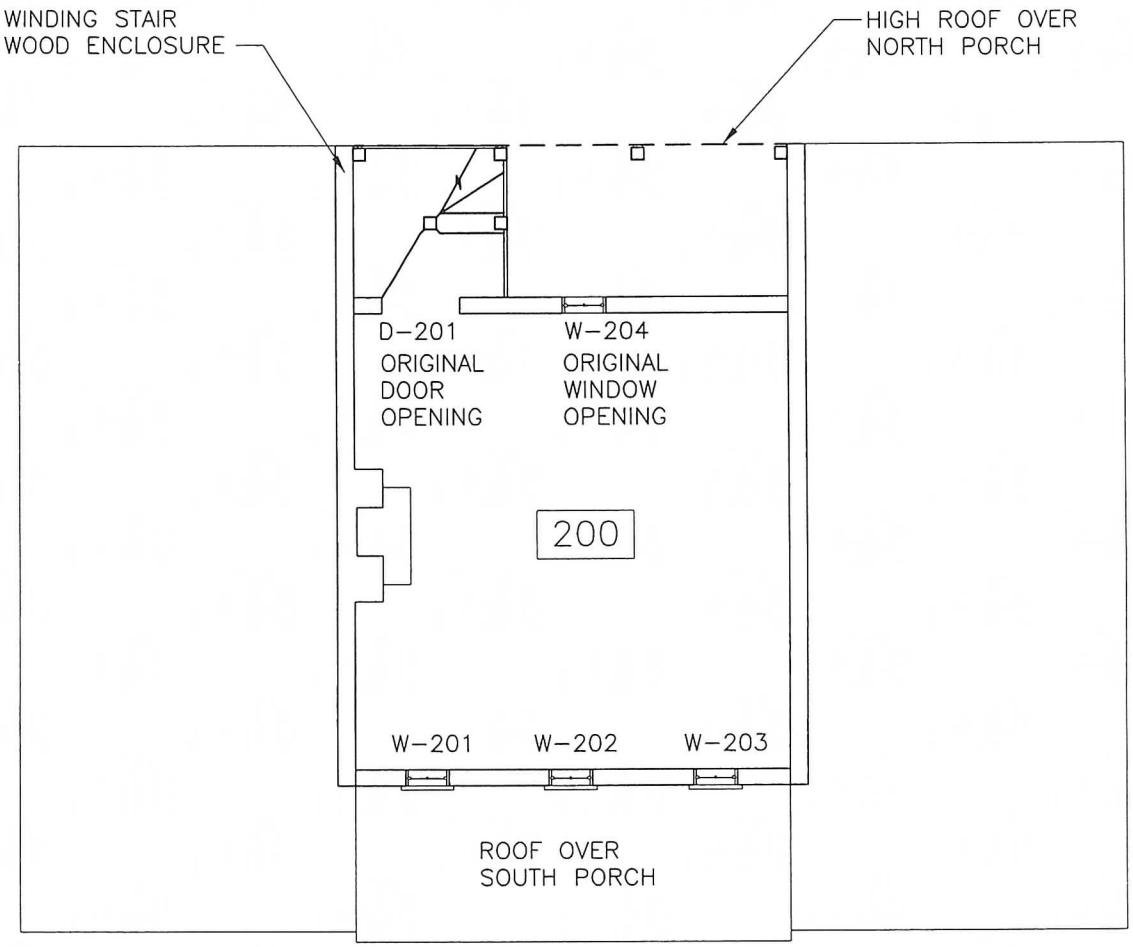
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FIGURE C2





RESTORED UPPER LEVEL FLOOR PLAN

SCALE: 1/8" = 1'-0"

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(703) 838-9085

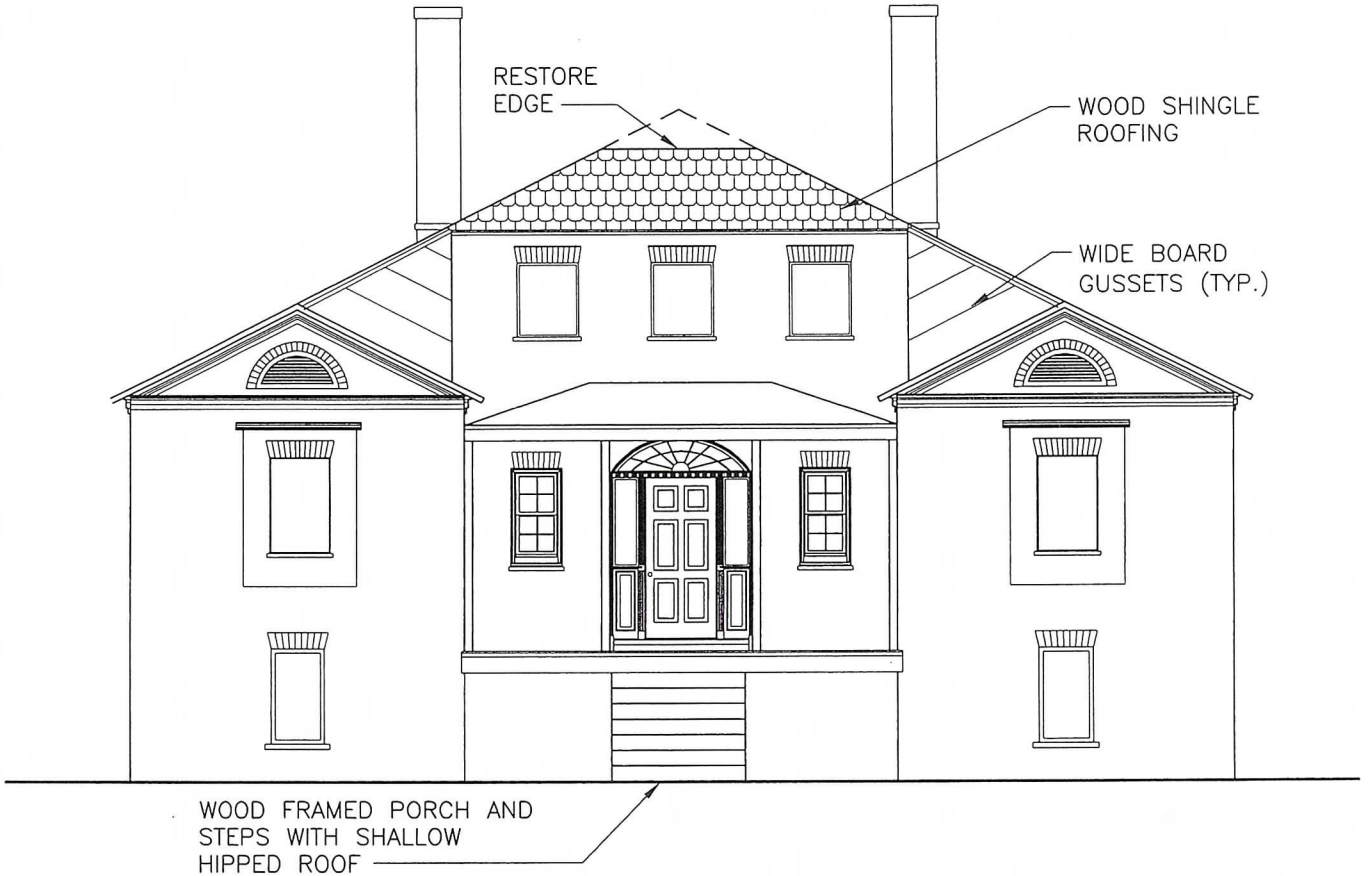
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FIGURE C3



RESTORED SOUTH ELEVATION

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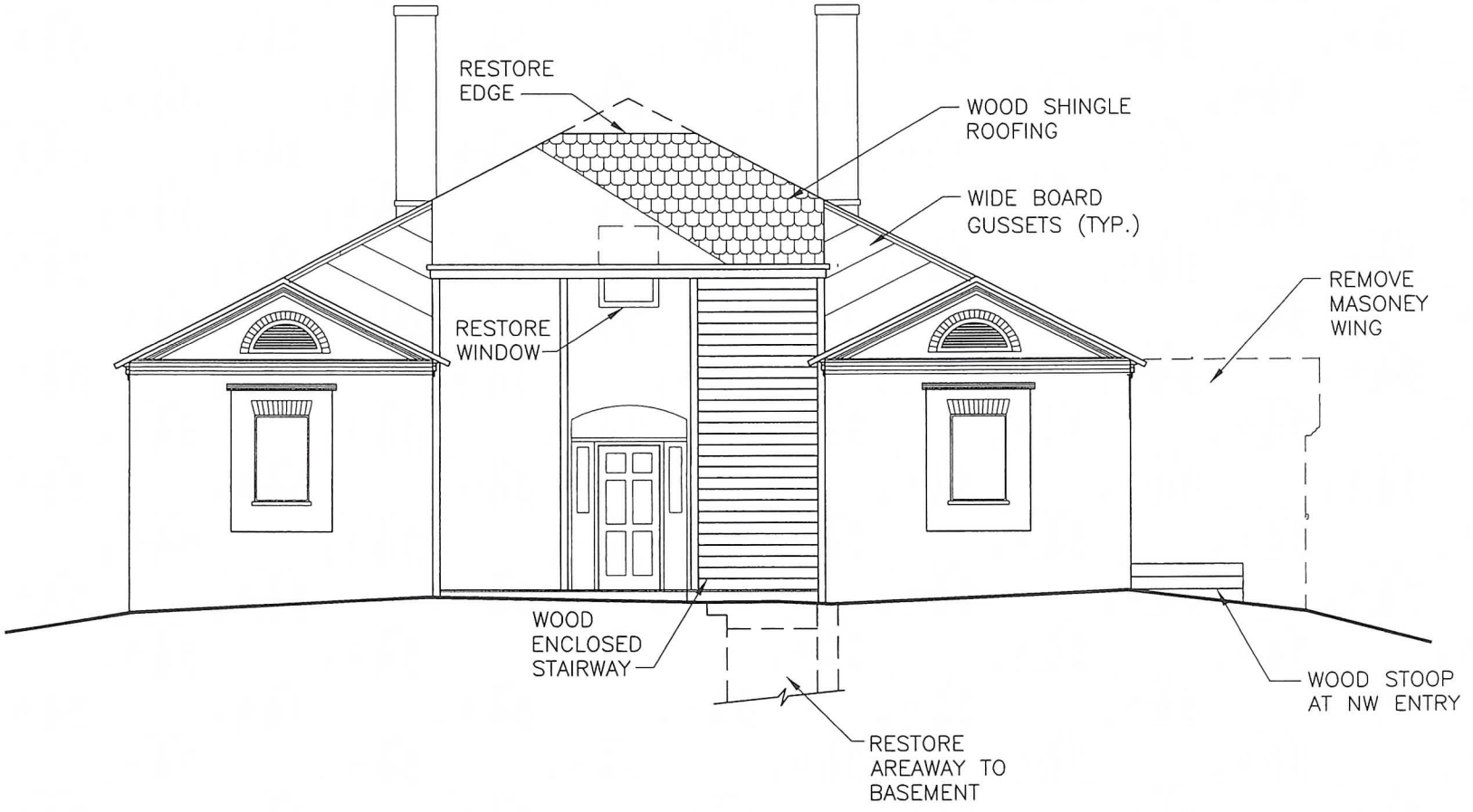
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FIGURE **C4**



RESTORED NORTH ELEVATION

SCHEMATIC

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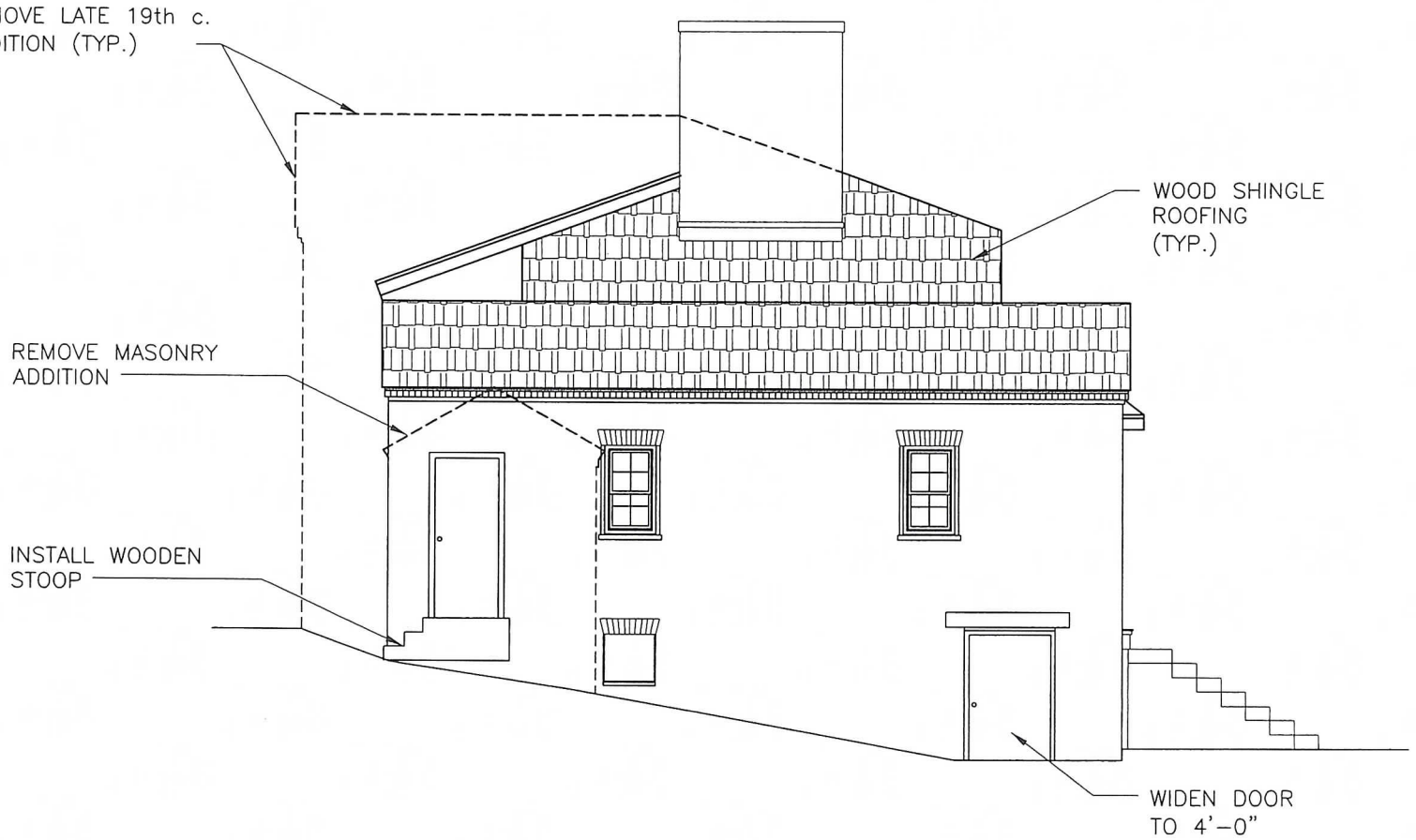
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FIGURE C5



RESTORED WEST ELEVATION

SCHEMATIC

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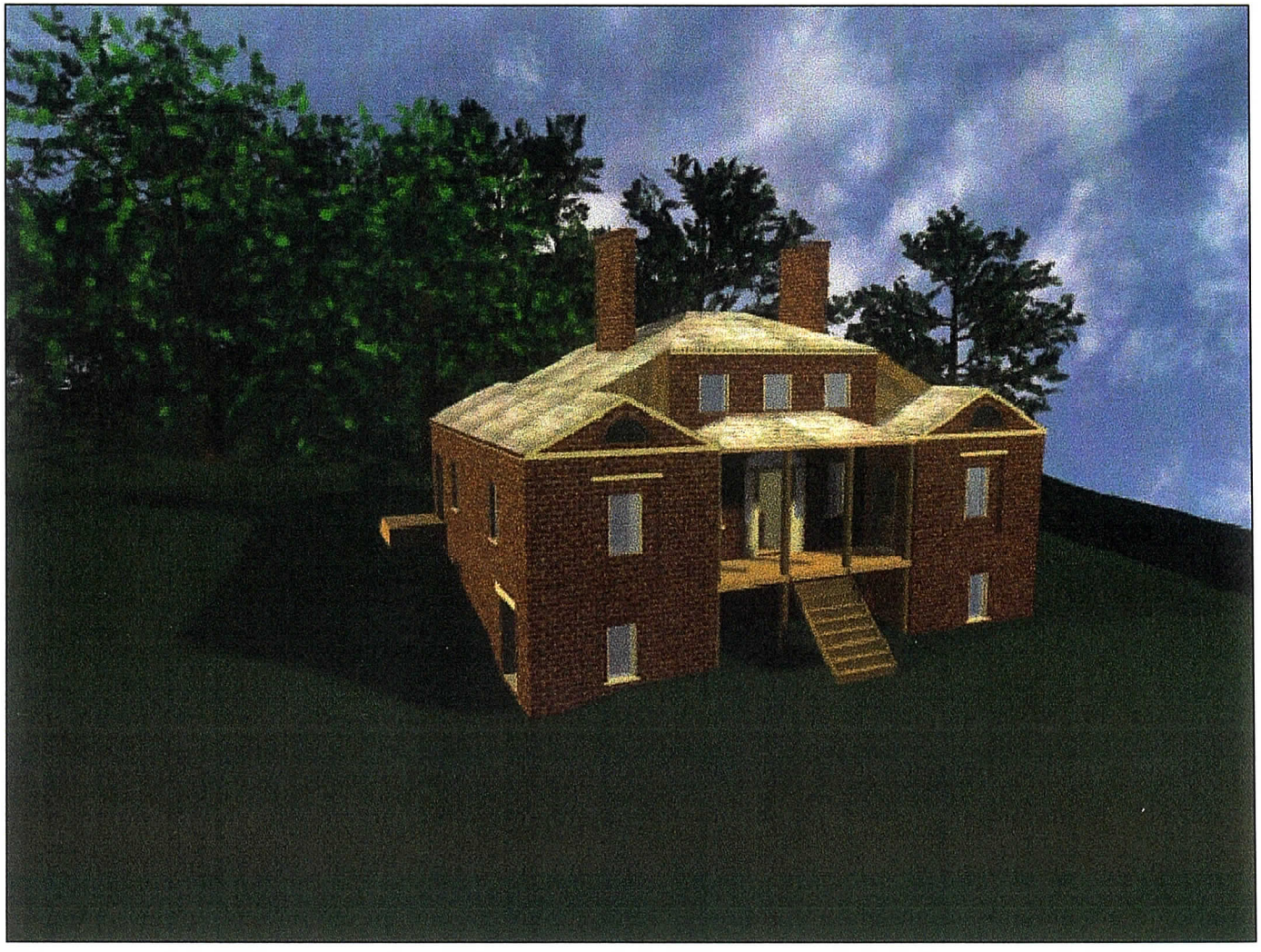
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FIGURE **C6**



RESTORED SOUTHWEST ISOMETRIC

3-DIMENSIONAL RENDERING

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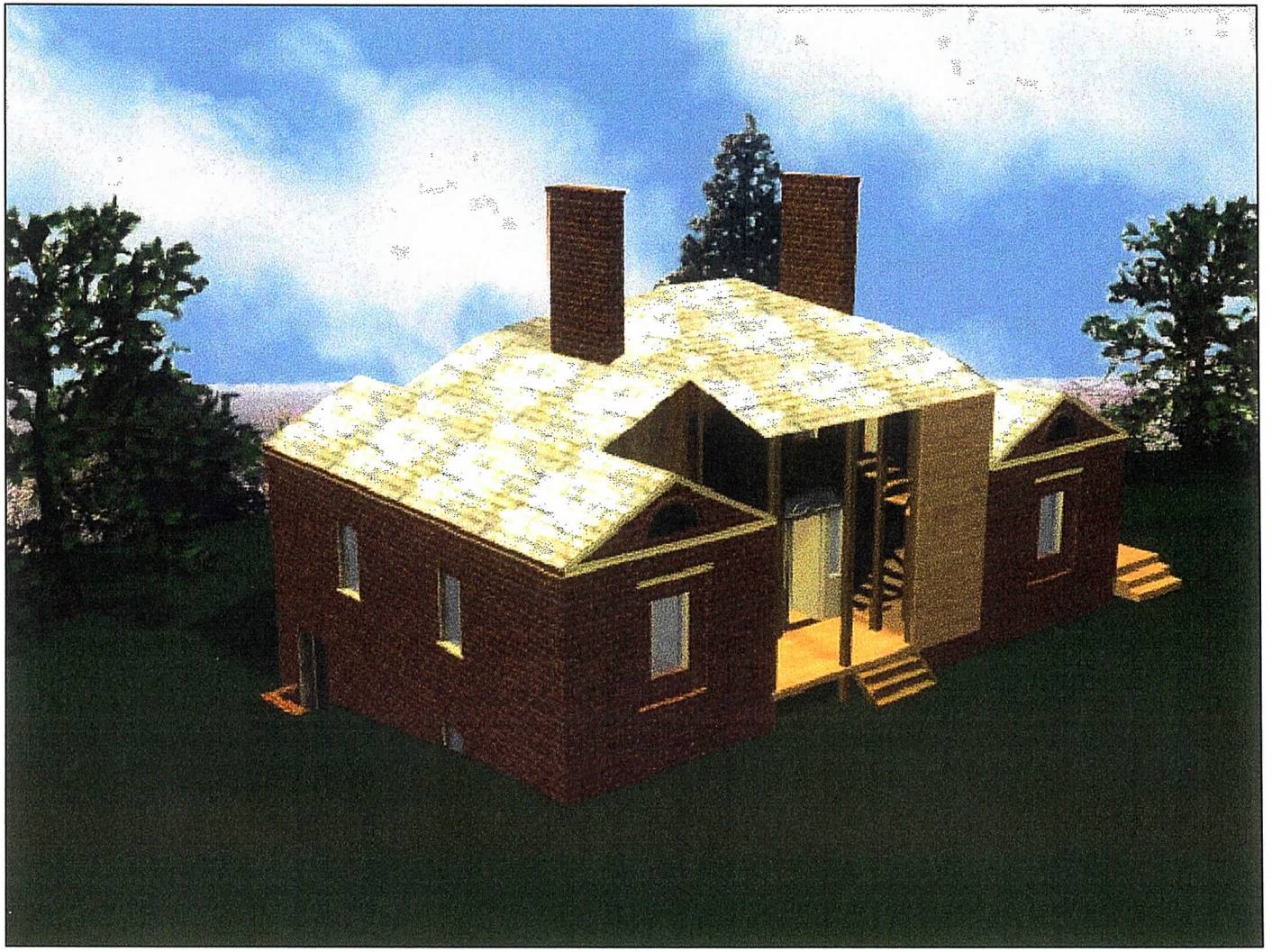
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FIGURE C7



RESTORED NORTHEAST ISOMETRIC

3–DIMENSIONAL RENDERING

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12055 Government Center Pkwy. Fairfax, Virginia 22035

HISTORIC HUNTLEY
6918 HARRISON LANE
ALEXANDRIA, VIRGINIA 22306

PROJECT # 01054

DATE 02/14/02

FIGURE **C8**

INDEX

PICTURE NO.	DESCRIPTION
HUNTL-019	Huntley South Facade
	Huntley North Facade
HUNTL PO20	Huntley South Facade
HUNTL-025	Huntley North Facade
HUNTL-P.008	Huntley House and Barn Complex Viewed From South
HUNTL-011	Huntley North Facade
HUNTL-001	Huntley South Facade
HUNTL P026	Huntley North Facade
HUNTL-003	Huntley North facade
HUNTL Pviii	Huntley View From Southwest
HUNTL-P032-16	Huntley Privy and Tenant House
HUNTL P34-18	Huntley Privy Detail of Door
HUNTL P028	Huntley Mantel Central 1st Floor Room
HUNTL p028-2	Huntley Mantel, North Room, 1st Floor
HUNTL P030-14	Huntley North Door, Central Space
HUNTL-026	Joe Wood, Kenneth Morris, Albert Harrison, and J. Norman Gibbs Sitting on South Steps
HUNTL-027	Group of Children Sitting on South Steps
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HUNTL P048-30-2	Huntley Basement Plan
HUNTL P048-30	Huntley First Floor Plan
HUNTL P049-32	Huntley Second Floor Plan
HUNTL P048-29	Huntley South-Side Elevation
HUNTL P047	Huntley North-Side Elevation
HUNTL-005	Huntley West-Side Elevation
HUNTL-004	Huntley East-Side Elevation
SOURCE: FAIRFAX COUNTY PUBLIC LIBRARY PHOTOGRAPHIC ARCHIVE	









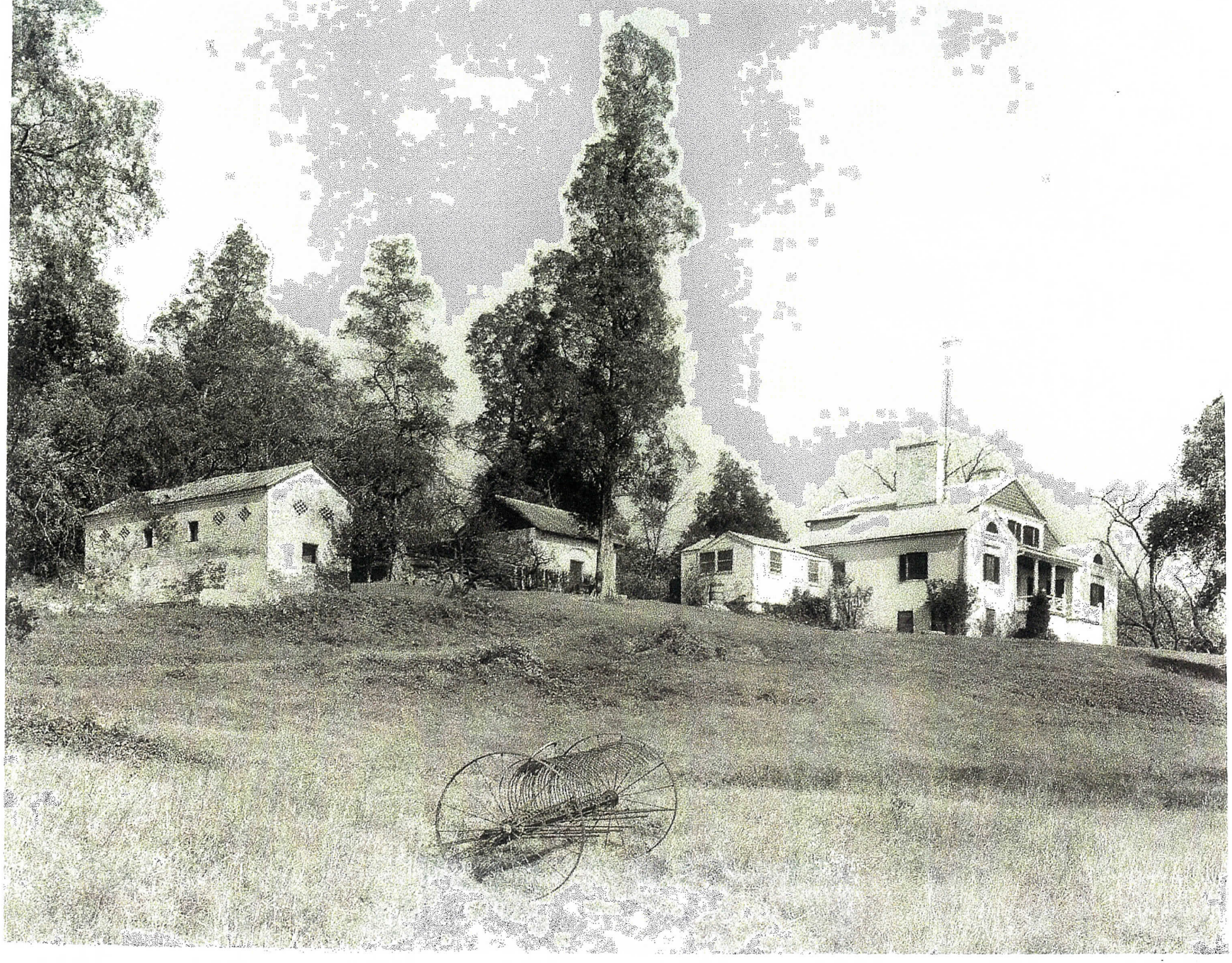














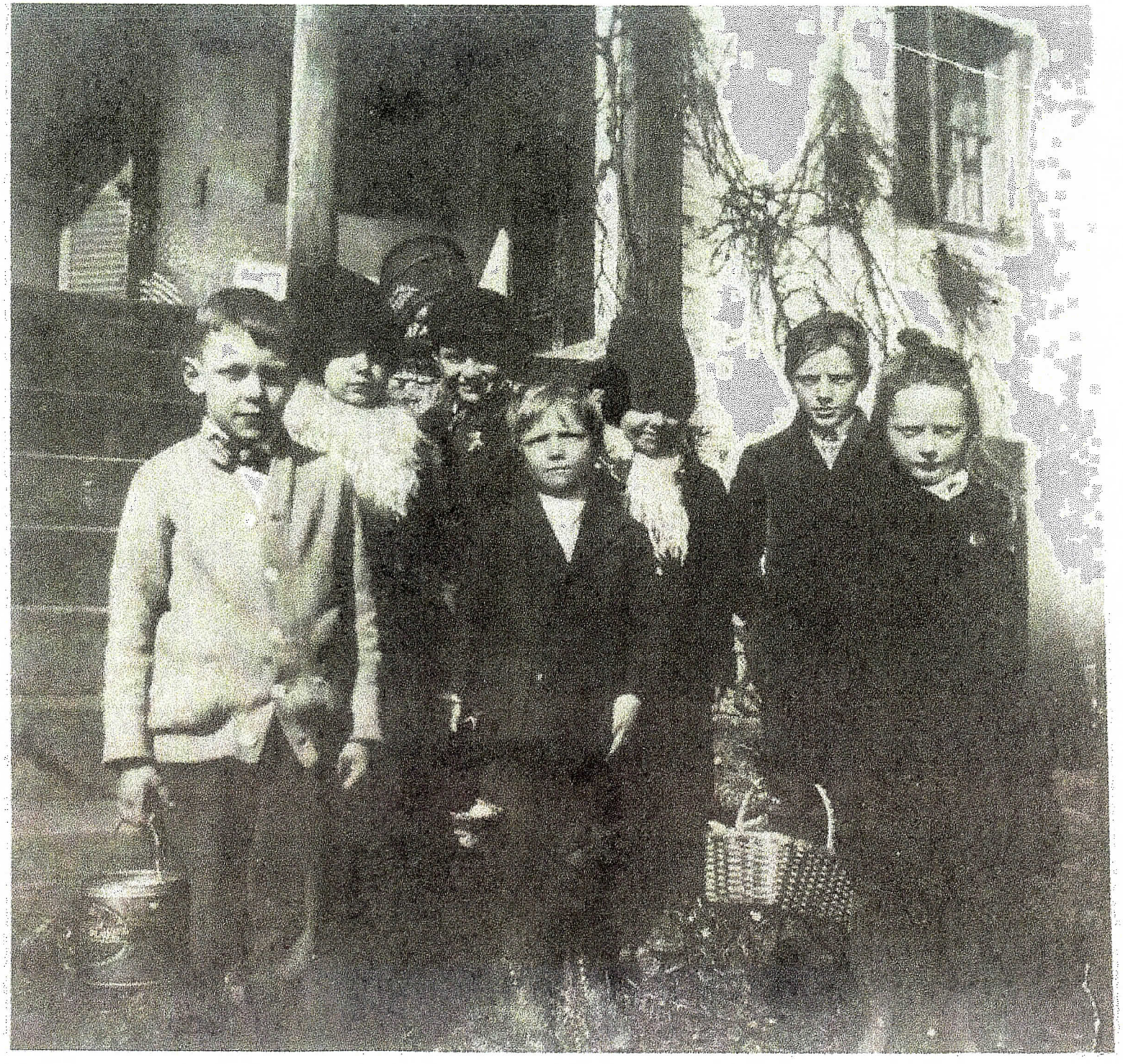




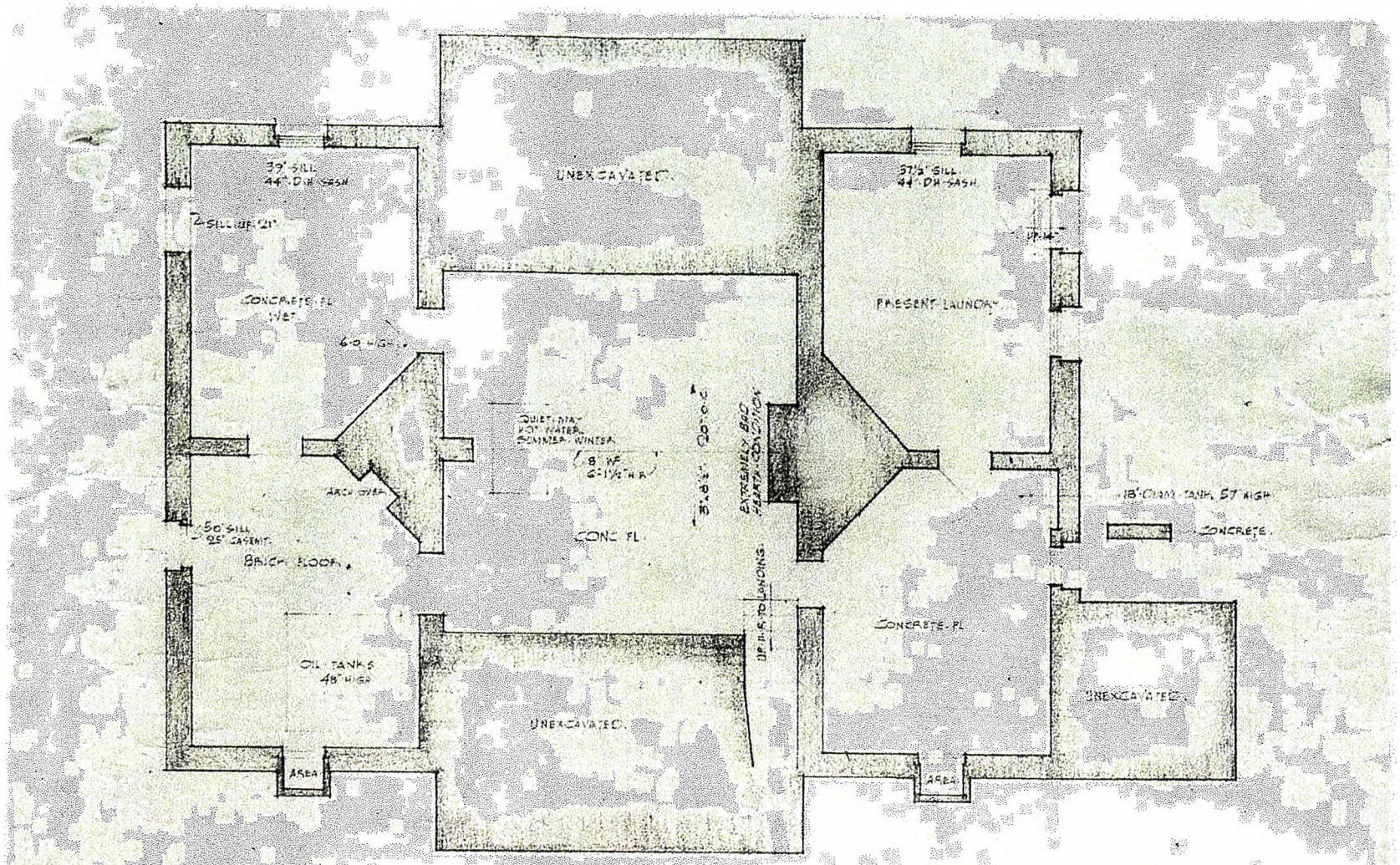












BASEMENT

SURVEY OF HOUSE AT ALEXANDRIA VA.
FOR MR. & MRS. A.W. NAGEL

EDWARD M. PRATT ARCHITECT, ARLINGTON VA.

9-10-40

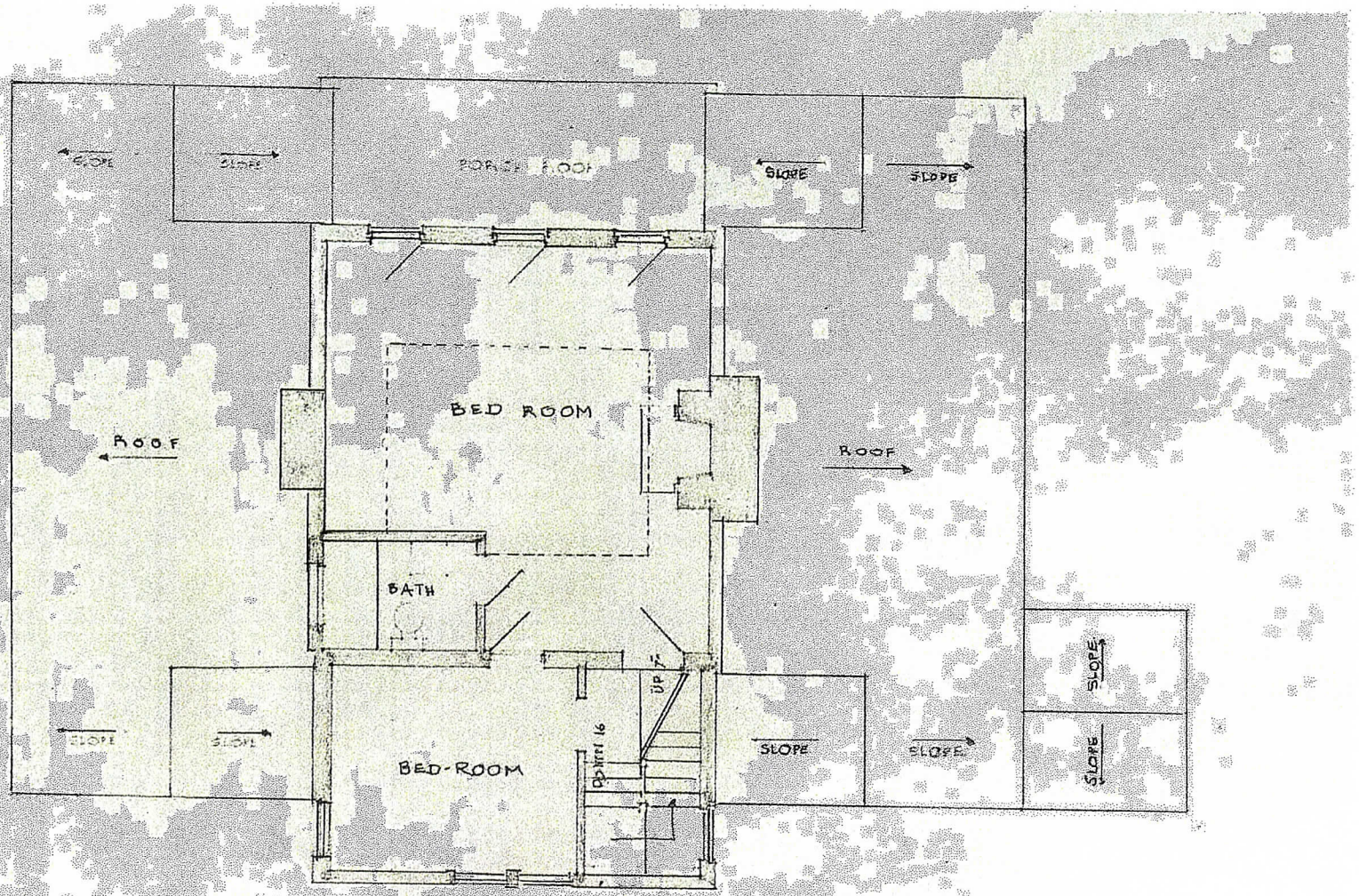


FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

2

SURVEY OF HOUSE AT ALEXANDRIA VA.
FOR MR. & MRS. A.W. NAGEL

EDWARD A. FITT, ARCHITECT, ARLINGTON VA.
8-10-36



SECOND FLOOR PLAN

SCALE : ¼" - 1'-0"

SURVEY OF HOUSE AT ALEXANDRIA, VA.

FOR MR. & MRS. A. N. NAGEL

EDWARD M. PIST ARCHITECT, ARLINGTON, VA.

8-10-46



REAR ELEVATION
SCALE : ¼"-1'-0"

SURVEY OF [illegible] FOR MR & MRS A W [illegible]

EDWARD [illegible] ARCHITECT [illegible]

8 - [illegible] - 46



FRONT ELEVATION
SCALE 1/4"=1'-0"

4

SURVEY OF HOUSE AT ALEXANDRIA, VA.
FOR MR. & MRS. A.W. NAGEL

EDWARD M. PITT, ARCHITECT, ARLINGTON, VA.
8-10-46



SIDE ELEVATION
SCALE 1/4"-1'-0"

SURVEY OF HOUSE AT ALEXANDRIA, VA.
FOR MR & MRS. A.W. NAGEL

EDWARD M. PITT - ARCHITECT, ARLINGTON, VA.
8-10-46.



SIDE ELEVATION
SCALE 1/4"=1'-0"

7.

SURVEY OF HOUSE AT ALEXANDRIA, VA.
FOR MR. & MRS. A.W. NAGEL

EDWARD M. PITT, ARCHITECT, ARLINGTON, VA.

8-10-46.

Welsh Color & Conservation, Inc.
Analysis of Historic Paints and Wallpapers

P.O. Box 767
Bryn Mawr, PA 19010-0767
Tel: 610-525-3564 Fax: 610-525-1333
E-mail: fswelsh@bellatlantic.net

Website: www.welshcolor.com

MICROSCOPICAL PAINT AND COLOR ANALYSIS

PROJECT INFORMATION	CLIENT INFORMATION
Name: Huntley Location: Fairfax County, Virginia Construction Date: 1824 Style: 1½ story, brick Owner: Fairfax County	Name: Mr. C. Richard Bierce, AIA Company: Historical Architect & Preservation Consultant Address: 121 South Royal Street Alexandria, VA 22314 Phone: 703-836-9085 Fax: 703-836-9107 *Today's Date: 11/20/01*

DESCRIPTION OF PROJECT

Huntley was constructed by Thompson F. Mason, grandson of George Mason of Gunston Hall, in ca. 1824 on a high hill overlooking southern Fairfax County.

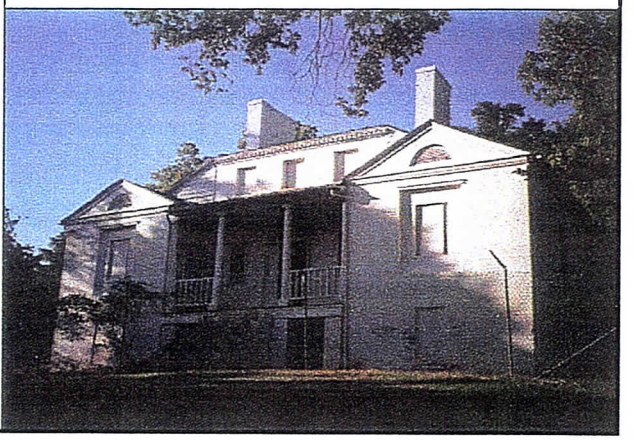
Our investigation and analysis of the finishes disclose that the exterior trim (not blinds) was white originally and that the bricks were unpainted on the exterior. On the interior, the trim was yellowish white originally and the walls were whitewashed white.

SCOPE OF PROJECT

- Space: Exterior and Interior
- Period of Significance: Original (1824)
- Finishes analyzed for composition:
  - ■ original
  - ☐ later
  - ☐ none
- Finishes analyzed for color:
  - ■ original
  - ☐ later
  - ☐ none
- Color system used:
  - ■ CIE LAB (illuminant C^2)
  - ■ Munsell
  - ☐ none
- Finishes described by general color name only:
  - ■ all, above original
  - ☐ all, including original
- Historic documents referenced:
  - ■ photographs
  - ☐ illustrations
  - ■ written
  - ☐ none

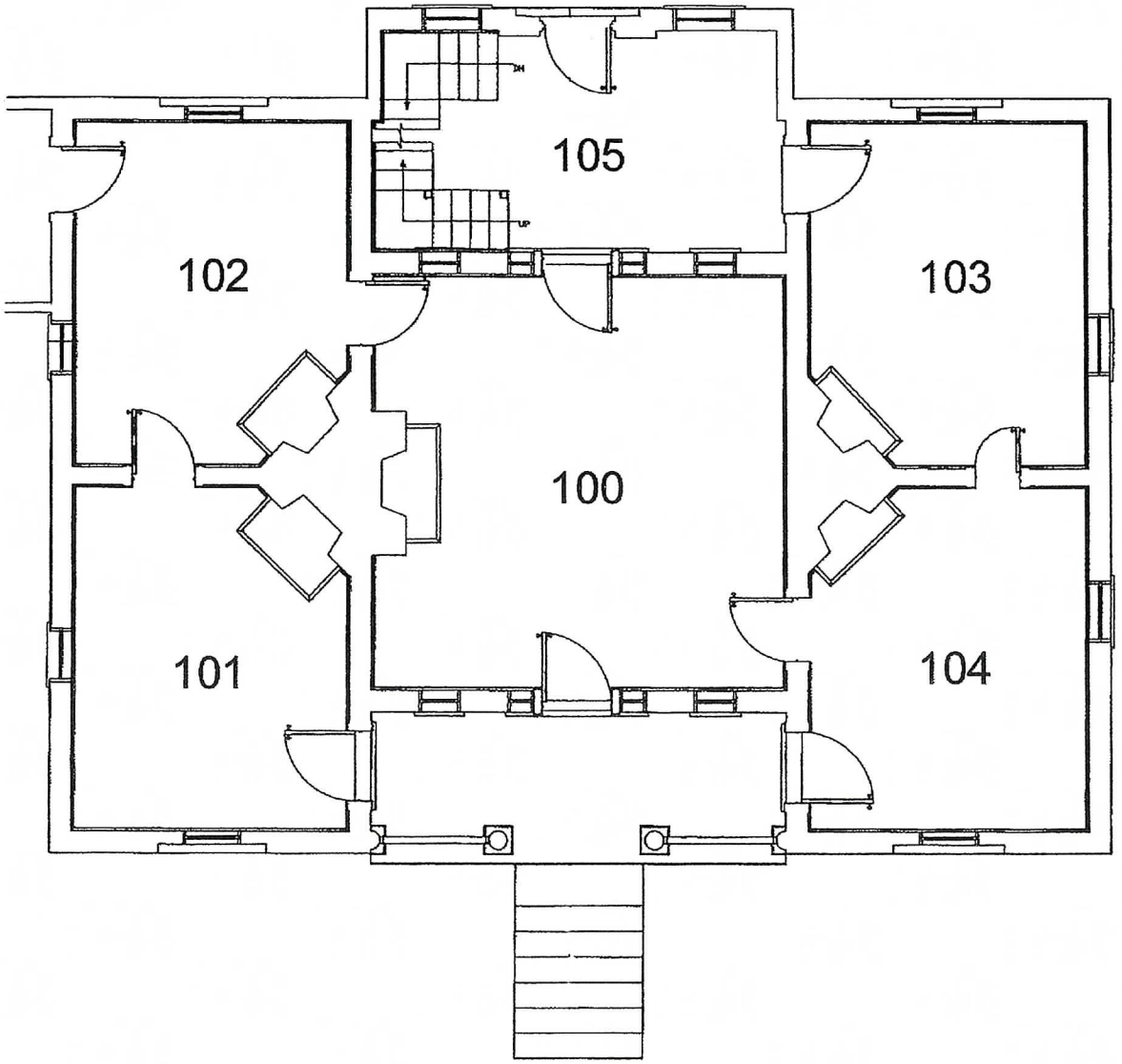
SITE INVESTIGATION/SAMPLING

- Sampled by: Frank S. Welsh
- Date sampled: September 11, 2001
- No. of samples taken: 48
- No. of samples analyzed:
  - 48 with stereomicroscope
  - 1 with polarized light microscope (PLM)
  - 0 with scanning electron microscope
  - 0 with FTIR
  - 0 crossection photomicrographs



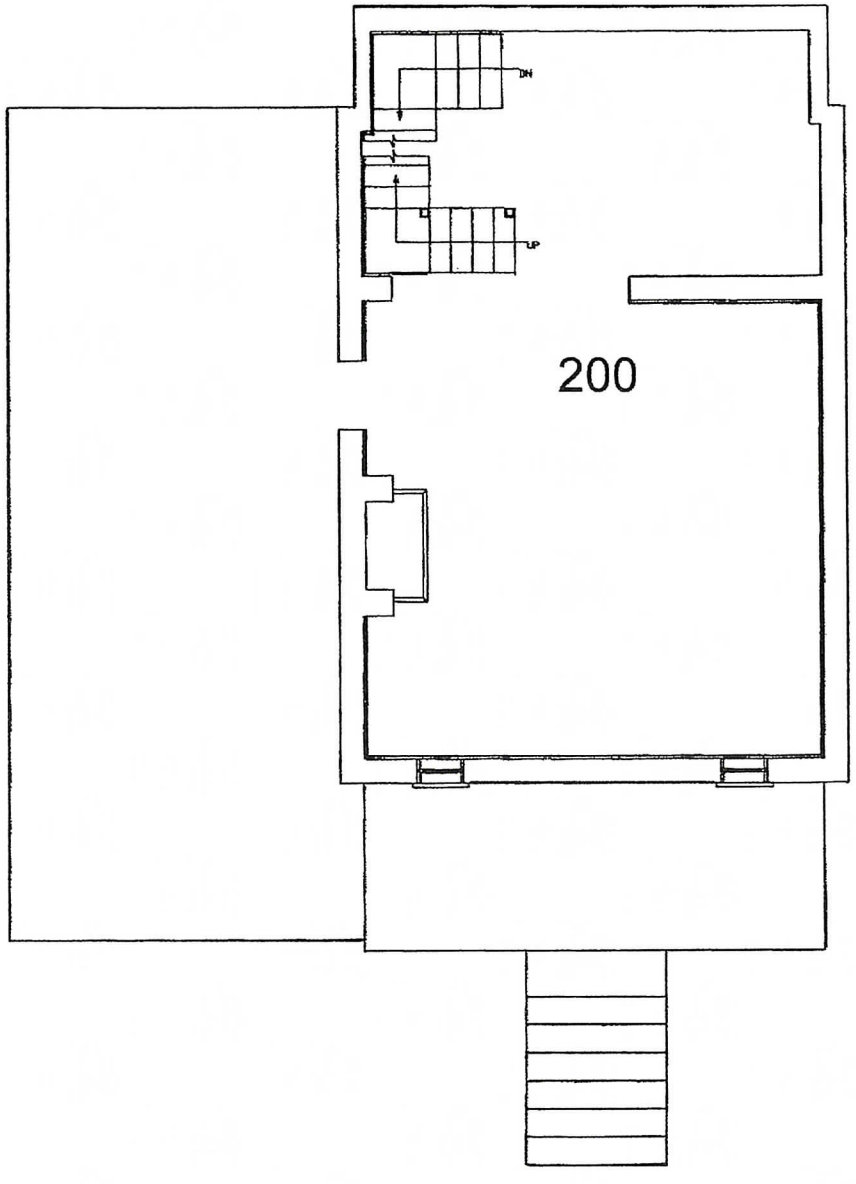
FLOOR PLANS

FIRST FLOOR



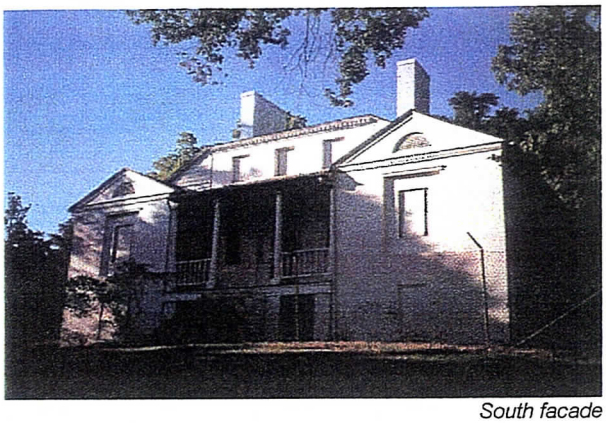
FLOOR PLANS

SECOND FLOOR



SUMMARY OF FINISHES

Exterior



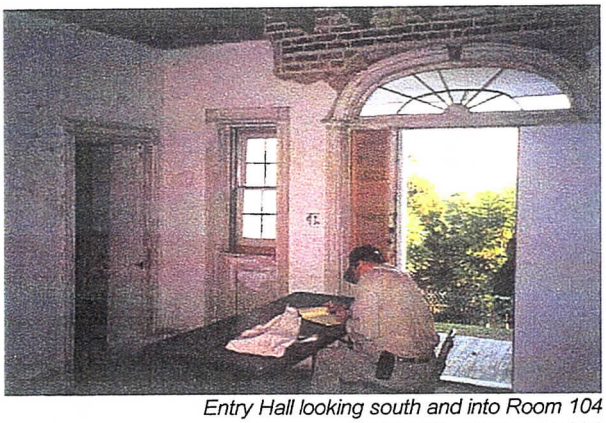
South facade

The paint evidence on the north facade, that is now within the 20th-century addition (Room 105), indicates that all of the brick was unpainted originally and remained unpainted throughout most of the 19th century. The bricks now have numerous coats of whitewash on them as well as more modern white coatings. The other brick outbuildings on the site probably were treated in the same way.

The wood trim, which would include cornices, door and window trim, sash and doors, was painted white originally. The louvered ventilators in the four gables do not retain original paint evidence; however, there are many layers of dark green paints on them which suggests a tradition of use for that color. Dark green was the typical color for louvered blinds in the 1800s. I suspect that if there were blinds on all of the windows at Huntley, they would have been painted with a dark green that could have been made either with Prussian blue, yellow ocher and white lead, or else with verdigris alone in an oil-resin medium.

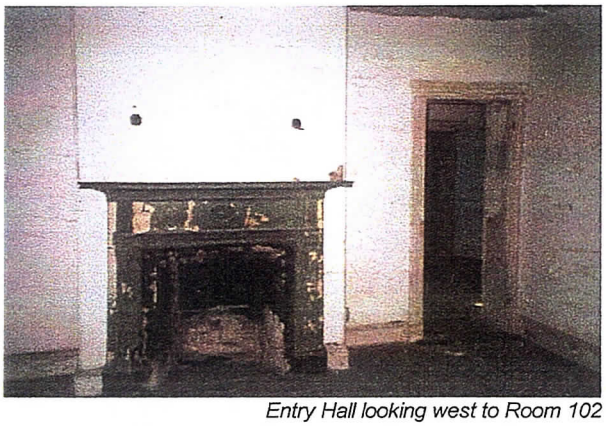
If the porches had columns originally with shafts made of wood, then they could have been sand-painted to match their stone bases and capitals. On the other hand, if the columns' shafts were stone, they and the bases and caps may have remained unpainted originally. It is less likely that the columns were painted white with the wood trim, especially if there was no balustrade, as there is presently.

Interior



Entry Hall looking south and into Room 104 (architect R. Bierce at table)

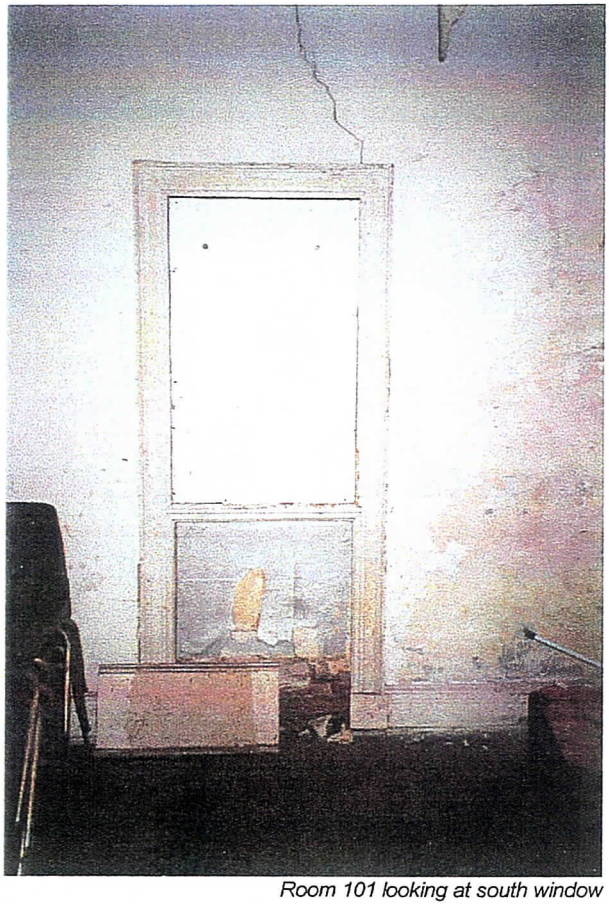
All of the first and second floor trim in the house was originally painted with a yellowish white that was made primarily with white lead and calcite. It was tinted with burnt sienna and charcoal black. The trim of the doorway to Room 104 (to the left of the window in the photo above) is original; however, the jambs and corresponding trim on the Room 104 side are not. These later features were grained when they were installed, probably before 1850.



Entry Hall looking west to Room 102

The trim on both sides of the doorway between the Hall and Room 102 is not original. It, too, appears to date prior to ca. 1850. When installed, the Hall trim was painted yellowish white and the jambs and trim on the Room 102 side were grained. The evidence suggests that the two doorways from the Hall to these two side rooms were altered at the same time.

All of the plaster walls in the house were coated with a thin coat of white lime whitewash in the earliest period. The evidence varies from room to room, but it appears to indicate that whitewashes were used for at least the very early 1800s in all of the rooms. At some time in the 1800s, it is very likely that wallpapers were used in the principal rooms and that by the 20th century all rooms were papered.



Room 101 looking at south window

Some of the 20th-century wallpaper survives in Room 101 on the panels below the windows. Intact fragments were found behind the tall, later baseboards when they were removed. No 19th-century wallpaper evidence was found in the house.

SUMMARY OF FINISHES
EXTERIOR & INTERIOR

Feature: All interior wood trim

Color: Yellowish White
Finish Type: Oil
Reflectance: Semi-gloss

Color sample:

The CIE LAB (illum C²; 0-45° geometry) color references are:

L* = 87.86
a* = +1.05
b* = +11.27

The Munsell Color notation is:

0.4 Y 8.7/1.6

Note: Polarized light microscopical analysis of the pigments used to make this original paint identified white lead, calcite, burnt sienna and charcoal black.

Feature: All plaster walls (and ceilings)

Color: White
Finish Type: Whitewash
Reflectance: Flat

Color sample:

The CIE LAB (illum C²; 0-45° geometry) color references are:

L* = 95.65
a* = -0.00
b* = -0.00

The Munsell Color notation is:

N 9.5/

Feature: All exterior wood trim

Color: White
Finish Type: Oil
Reflectance: Gloss

Color sample:

The CIE LAB (illum C²; 0-45° geometry) color references are:

L* = 90.84
a* = -0.68
b* = +4.11

The Munsell Color notation is:

5 Y 9/0.5

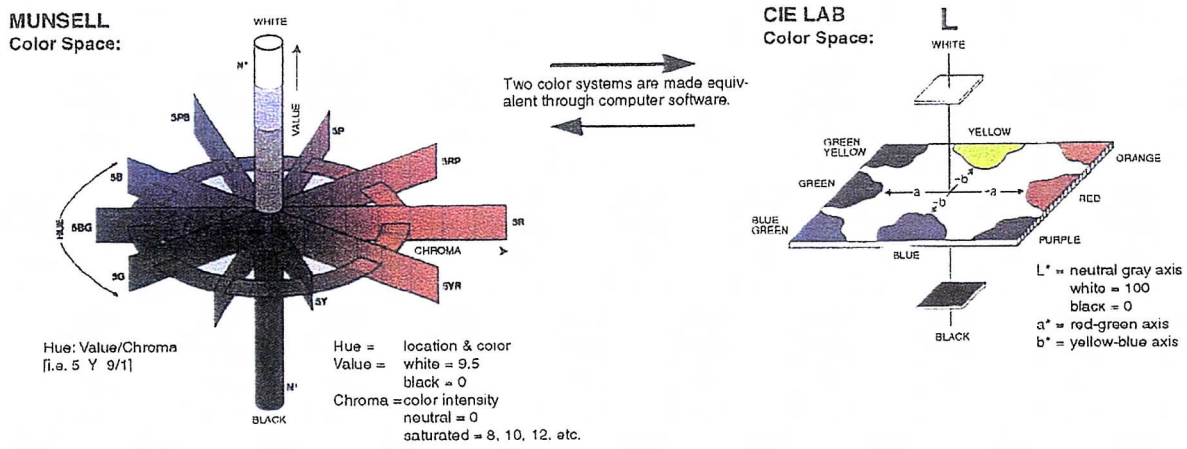
Note: The louvered ventilators have only 20th century layers of dark green under a recent white. It is very likely that they were painted dark green originally also. If louvered blinds were used originally at the windows, they too probably would have been painted dark green.

Evidence indicates that the brick was unpainted originally.

PROJECT	DATE OF ANALYSIS
HUNTLEY	September 13, 2001
SPACES	**ANALYST**
Interior and Exterior	Frank S. Welsh

EQUIPMENT AND METHODOLOGY

- Equipment
  - Bausch & Lomb stereomicroscope (10 - 105x)
  - Nikon SKE polarized light microscope
  - Schott halogen fiber-optic illuminator (3200K)
- Evaluation of samples for original color
  - Architectural paints discolor as they age
  - Attempts made to find cleanest & brightest evidence
- Color assessment and matching:
  - Visual matching in tungsten light 3200K
  - Colors named according to traditional usage
  - Mathematical color system: CIE LAB (L* a* b*)
  - Visual color system: Munsell
  - Portable spectrophotometer (0 - 45° geometry)
  - General illumination: Tungsten (2400K)
  - PC for spectrophotometric & CIE to Munsell software
  - Requisite samples bleached with U.V. radiation to attempt reversal (20% - 50%) of yellowing of oil binder



DESCRIPTION OF PRESENTATION OF LABORATORY DATA FROM THE ANALYSIS

- The following pages contain all of the requisite information found on each sample gathered during the laboratory analysis of the historically significant coatings.
- The information on these pages is the data from which the conclusions have been drawn that are presented in the summary of finishes.
- The key to abbreviations used in the data sheets is found on the following page.
- Illustrations diagramming the locations from which the samples were taken are included in the Field Note - Sample Location sheets.

KEY TO THE ABBREVIATIONS USED IN THE LABORATORY DATA SHEETS

For Layer/Coat:

- P = prime or sealer coating
- I = intermediate or second prime
- Gr = ground or base coating for marbling or graining
- F = finish for final coating

For Color Name:

- W = white
- YW = yellowish white
- YG = yellowish gray
- GY = grayish yellow
- BL = blue
- GRN = green
- BRN = brown
- MRB = moderate reddish brown
- MOY = moderate orange yellow
- POY = pale orange yellow
- LT = light
- MED = medium
- VRY = very
- PL = pale
- GRY = gray or grayish
- BLK = black

For Munsell Value:

- This is the color reference value in the Munsell Color System.

For Type of coating:

- O = oil
- D= distemper or calcimine
- Wsh = whitewash
- Vrn = varnish
- Stn = stain
- Pb = lead content

For Gloss:

- Fl = flat finish
- L = low gloss
- S= semi-gloss
- G = gloss
- H= high-gloss

For Age:

- orig = original
- er = early
- md = middle
- lt = late
- c = century

PRELIMINARY LABORATORY DATA SHEETS

ROOM 100 : HALL

Sample Number	Location/ Description	Layers and Comments
100-1	Vertical face of baseboards	1P YW 0.4Y 8/7/1.6 O. orig 2F YW " O;S(Pb) " 3F Lt Greenish Gray 4F Medium Gray 5F Graining on Lt Brown 6-13Fs YWs, Ws.
100-2	Cap molding of baseboards	1P YW 2F YW 3F Lt Greenish Gray. 4F YW cr/19th C 5F white. 6-13Fs YWs, Ws.
100-3	Face of plinth blocks and base height trim of South ext. doorway	Same as 100-1
100-4	Trim of North ext. doorway	Same as 100-2
100-5	Trim of doorway to Room 102 (not original)	1P YW cr/19th C 2F YW " 3F White 4-11Fs YWs, Ws
100-6	Trim of doorway to Rm 104 above plinths	Same as 100-2.
100-7	Window trim	Same as 100-2
100-8	Mantelpiece	Same as 100-2
100-9	Stone plinths of mantel	Charred - no original paints.
100-10	Plaster walls	Traces of whitewash on a few sections of a few walls. Above are a newer yellow + pink followed by recent aluminum paint and whites. Probably wallpaper was used in the mid/l 19th C and into the 20th C.

PRELIMINARY LABORATORY DATA SHEETS

ROOM 101: S.W. ROOM

	Sample Number	Location/ Description	Layers and Comments
*	101-1	Vertical faces of baseboards.	1P YW 2F YW 3F Lt Greenish Gray 4F DK Green 5F Graining on Grysh Brown 6-10F's YW's, W's
*	101-2	Cap moldings of baseboards.	1P YW 2F YW 3F Lt Greenish Gray. 4F Graining on yel. white. 5-10 YW's; W's
	101-3	Plinth blocks of doorway to Rm. 102	Same as 101-1
	101-4	Trim of doorway to Rm 102 above plinths	Same as 101-2
	101-5	Door to Room 102	Same as 101-2
	101-6	Plaster walls	1-5+ Fs white whitewash + wallpaper usage - early 20th c wallpaper - several new paints including aluminum paint Note: Large fragments of the early 20th c wallpapers survive on walls under windows where the radiators once were.
	101-salvage	Mantelpiece	Same as 101-2 (Sampled at 3 places by R. Bierce).

PRELIMINARY LABORATORY DATA SHEETS

ROOM 102: N. W. ROOM

Sample Number	Location/ Description	Layers and Comments
102-1	Vertical faces of baseboards	1P YW 2F YW 3F Lt Greenish Gray 4F Dark Green 5F Graining on Brownish Gray. 6-14Fs YW's, W's.
102-2	Top bead of baseboards	Same as 102-1
102-3	Plinth blocks at North window trim	Same as 102-1
102-4	Trim of North window	1P YW 0.4Y 8.7/1.6 2F YW 3F Lt Greenish Gray 4F Graining on YW 5-14Fs YW's, W's.
102-5	Trim of doorway + jambs to Rm 100	1F Graining on YW 2-11Fs YW's, W's.

Sample Number	Location/ Description	Layers and Comments
102-6	Door to Room 101	Same as 102-4 PCM = White Lead, Calcite, Burnt Sienna, Charcoal Black. (YW = 0.4Y 8.7/1.6)
102-7	Plaster wall	1-5± Fs White whitewashes 6F Wood pulp wallpaper (20th C) 7-10 Fs Pinks, Alum Paint (20th C) W
102-Salvage	Mantelpiece	Same as 102-4 (Sampled in 3 locations by R. Bierce).

PRELIMINARY LABORATORY DATA SHEETS

ROOM 104: SE ROOM.

Sample Number	Location/ Description	Layers and Comments
104-1	Vertical face of baseboards	1F YW 2F YW 3F Olive 4F Med Gray 5F Graining on Gray Brown 6-9Fs YW's, W's.
104-2	Cap molding of baseboards	1F YW 2F YW 3F Lt Greenish Gray 4F Graining on YW. 5-9Fs YW's, W's.
104-3	Faces of plinths of doorway to Rm 103	Same as 104-1
104-4	Trim & jambs of doorway to Rm 100	1F Graining on YW 2-6Fs YW's, W's
104-5	Trim of doorway to Rm 103	Same as 104-2.
104-6.	Door to Room 103	Same as 104-2 but last 2 layers are dark browns
104-7.	Plaster walls	1-7± Fs white whitewash 8-12Fs Pinks, Green, Yellow ~20C

PRELIMINARY LABORATORY DATA SHEETS

SECOND FLOOR ROOM & BASEMENT ROOMS

Sample Number	Location/ Description	Layers and Comments
200-1	Beaded Baseboard.	1F YW 2F Lt Yellow 3F Med Gray 4F YW 5F Grysh Brown 6-9Fs YWs, Green, Ws.
200-2	Jamb + Trim of doorway at head of stairs	1P YW 2F YW 3F Lt Greenish Gray 4F YW + Yellow 5F Graining 6-8Fs YWs, Ws.
200-3	Window trim	1P YW 2F YW 3F Yellow 4-10Fs YWs, Ws, Orange

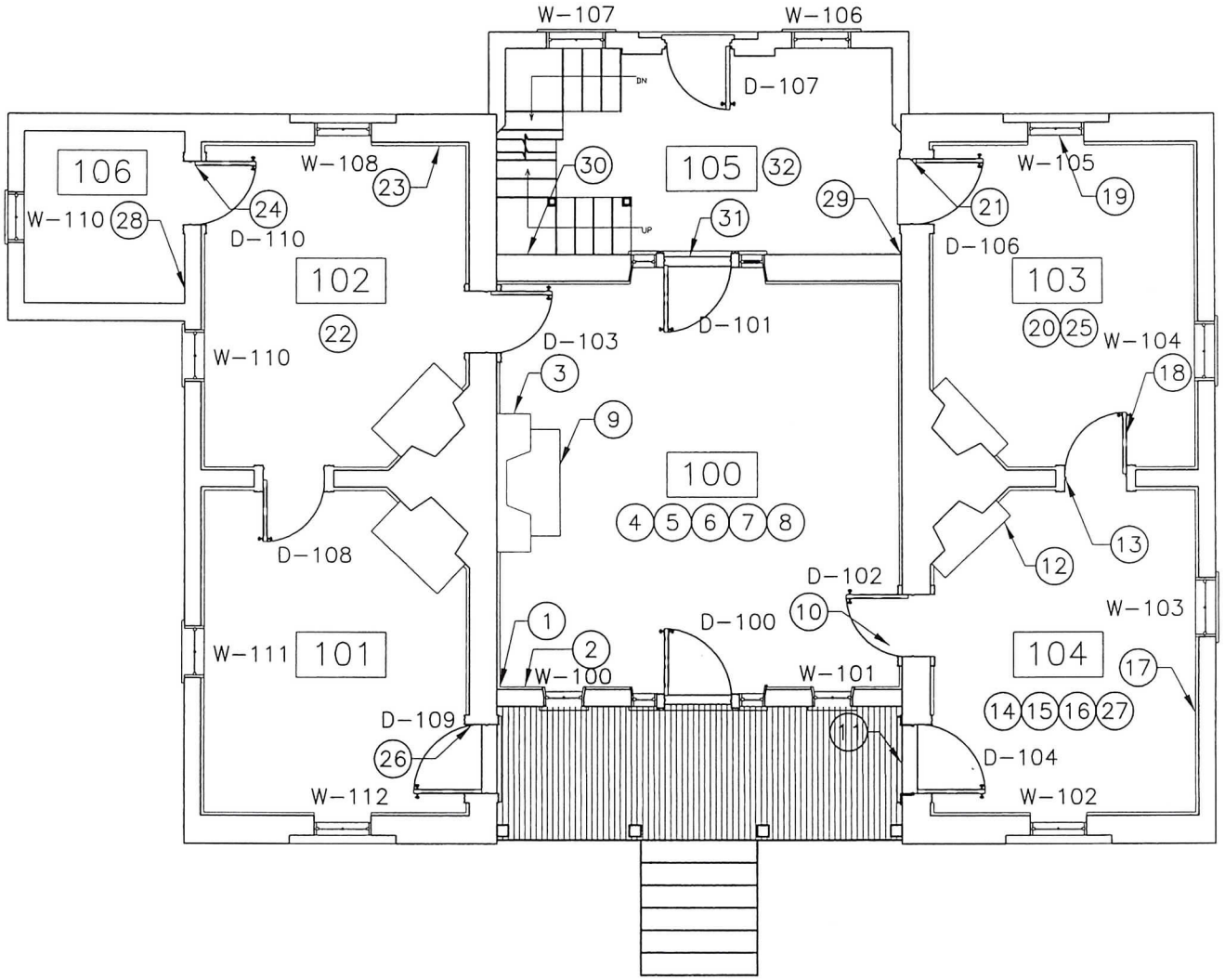
Sample Number	Location/ Description	Layers and Comments
B-1 & B-2	Trim of doorway between rooms	1P Dark Brown 20th C 2F " " "

PRELIMINARY LABORATORY DATA SHEETS

EXTERIOR

Sample Number	Location/ Description	Layers and Comments
Ext.-1	S. Front doorway trim.	1P white Orig 2F " 3-5 F's W's 19/20th C 6F Dk Green 20th C 7F White "
Ext.-2	Transom Sash at S. Front doorway	Orig. White Some 19th C. W's Black - 20th C W's - 20th C
Ext.-3	Trim of doorway to Rm 102	Many many layers Orig White - ext. then interior colors.
Ext.-4	North Facade - E. Wing Window Trim	Same as Ext.-1
Ext.-5	North facade - E. wing Window Sash	Same as Ext.-1

Sample Number	Location/ Description	Layers and Comments
Ext.-6	N. Facade - West Side Window Lintel	No old paints survive - too weathered
Ext.-7	N Facade West Side Louvered Ventilator	No old paints - too weathered.



NORTH

KEY INDICATORS OF PHYSICAL EVIDENCE – MAIN FLOOR PLAN

SCALE: 1/8" = 1'-0"

DRAWN BY RICHARD LUCENTE, VPI&SU, 1998
REVISED AND ANNOTATED BY SWSG, PC, 2/14/02

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SHAFFER WILSON SAUNDERS & GRAY
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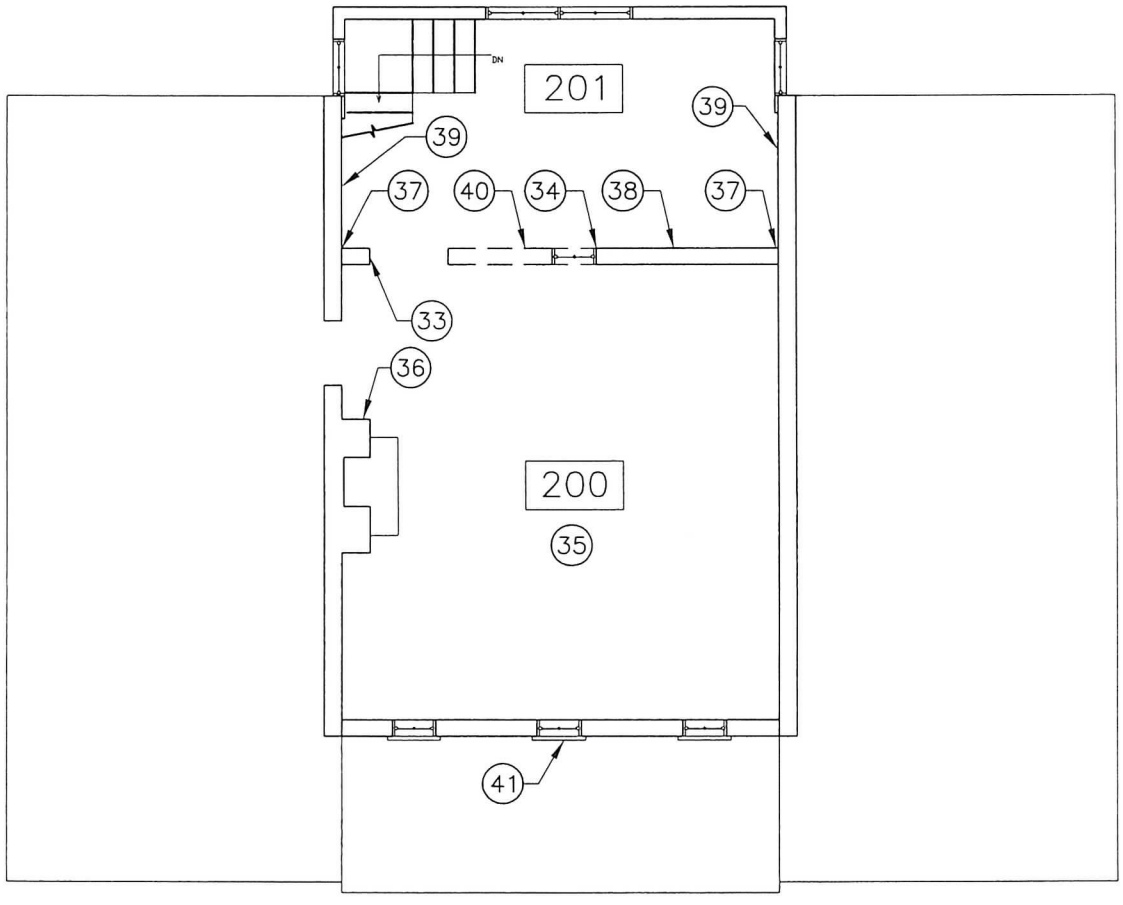
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PROJECT # 01054

DATE 02/14/02

FIGURE **F1**



NORTH

KEY INDICATORS OF PHYSICAL EVIDENCE
UPPER LEVEL FLOOR PLAN

SCALE: 1/8" = 1'-0"

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REVISED AND ANNOTATED BY SWSG, PC, 2/14/02

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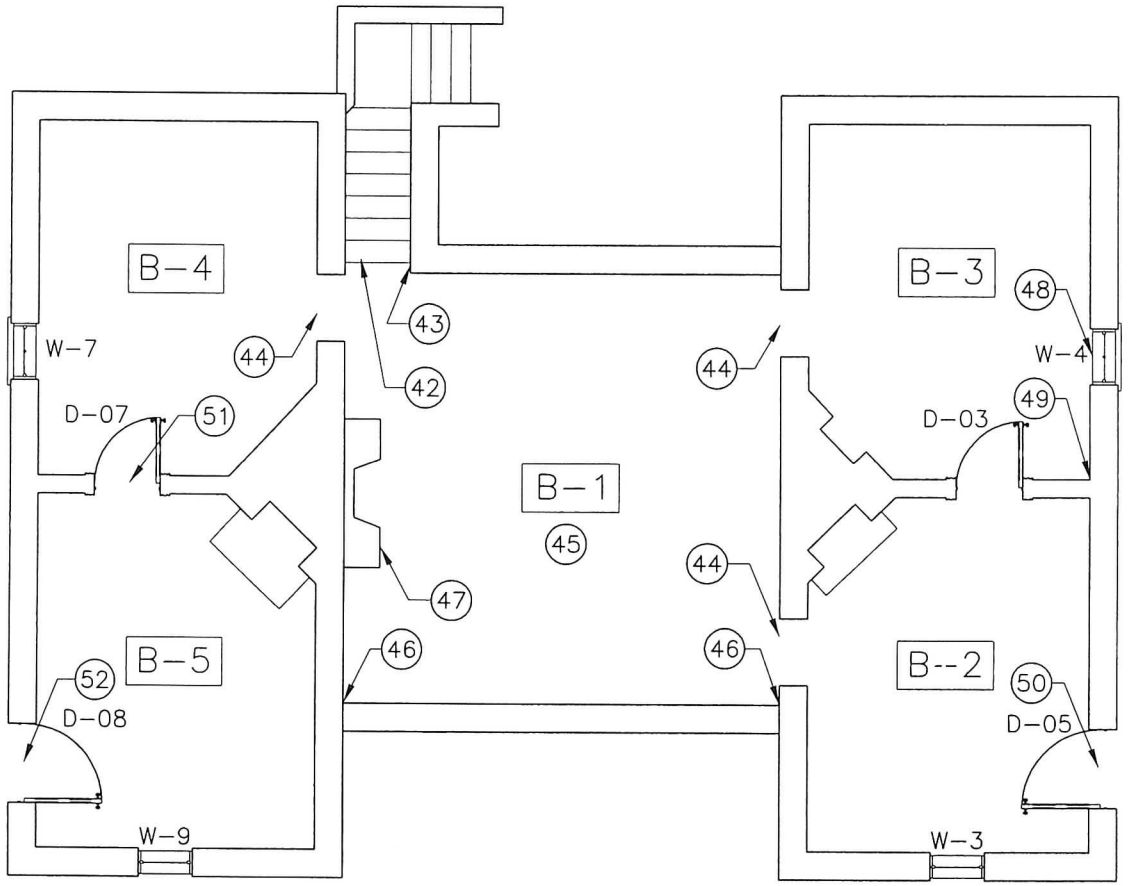
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DATE 02/14/02

FIGURE **F2**



NORTH

KEY INDICATORS OF PHYSICAL EVIDENCE – BASEMENT FLOOR PLAN

SCALE: 1/8" = 1'-0"

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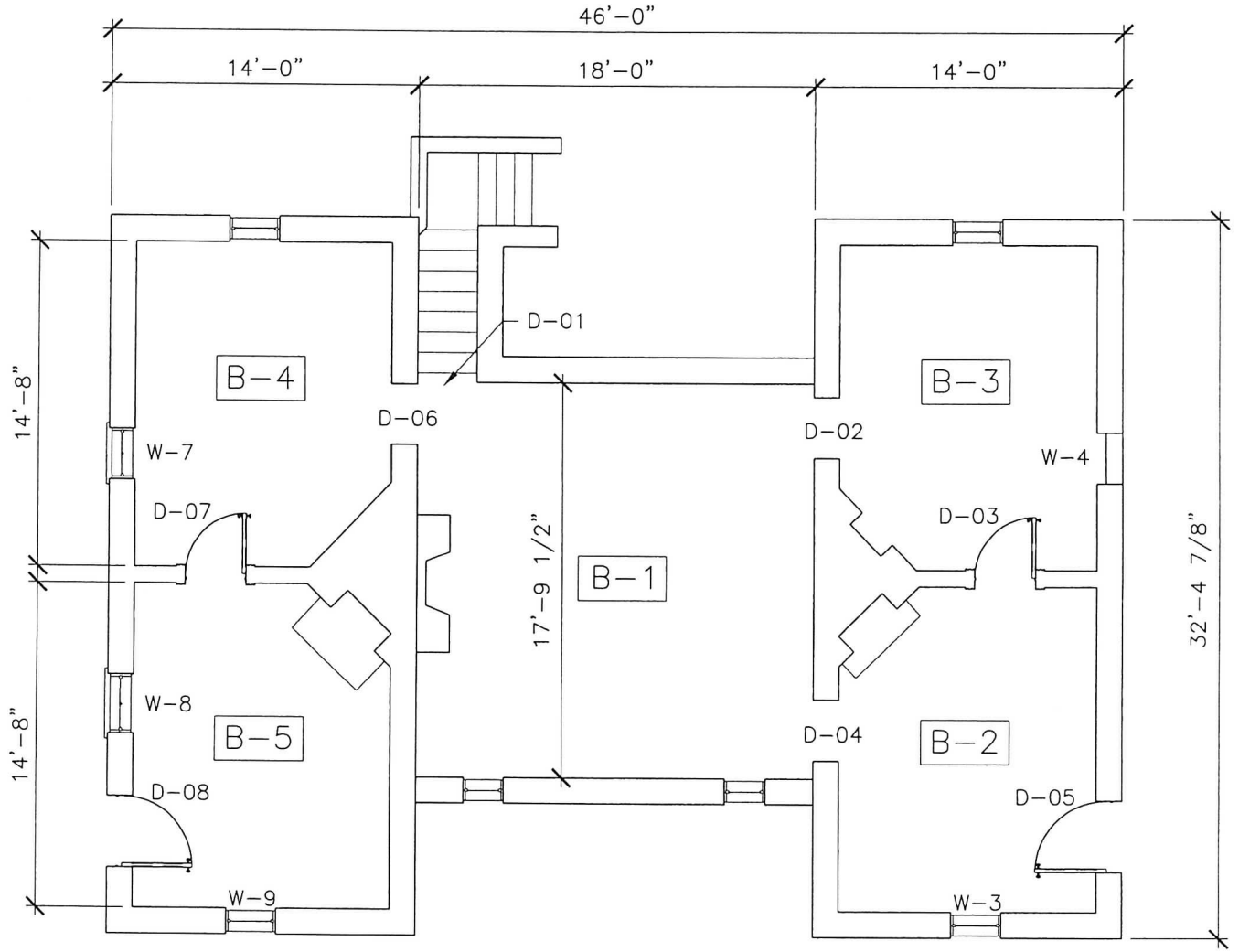
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FIGURE **F3**



NORTH

EXISTING BASEMENT PLAN

SCALE: 1/8" = 1'-0"

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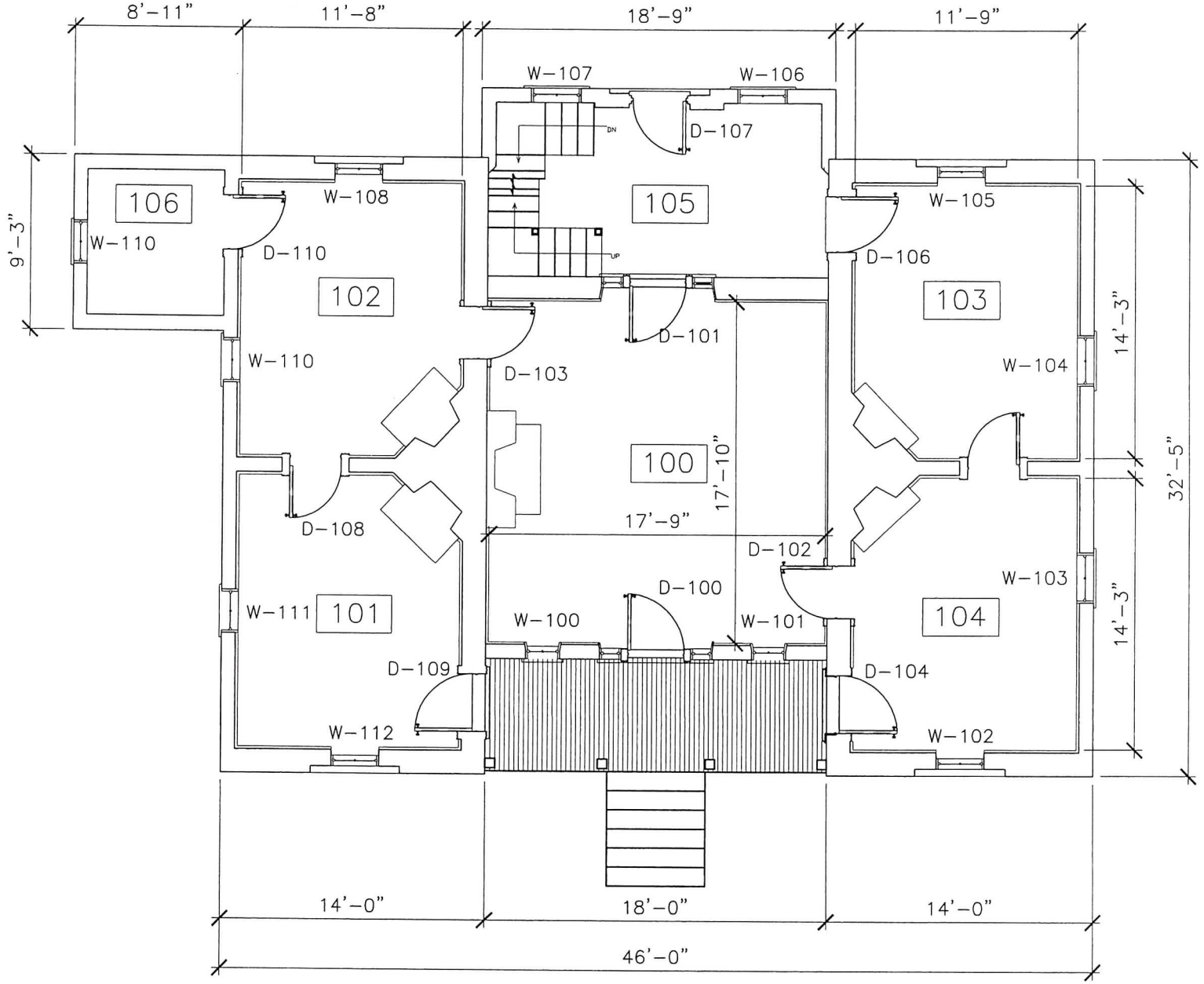
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FIGURE **G1**



EXISTING MAIN FLOOR PLAN

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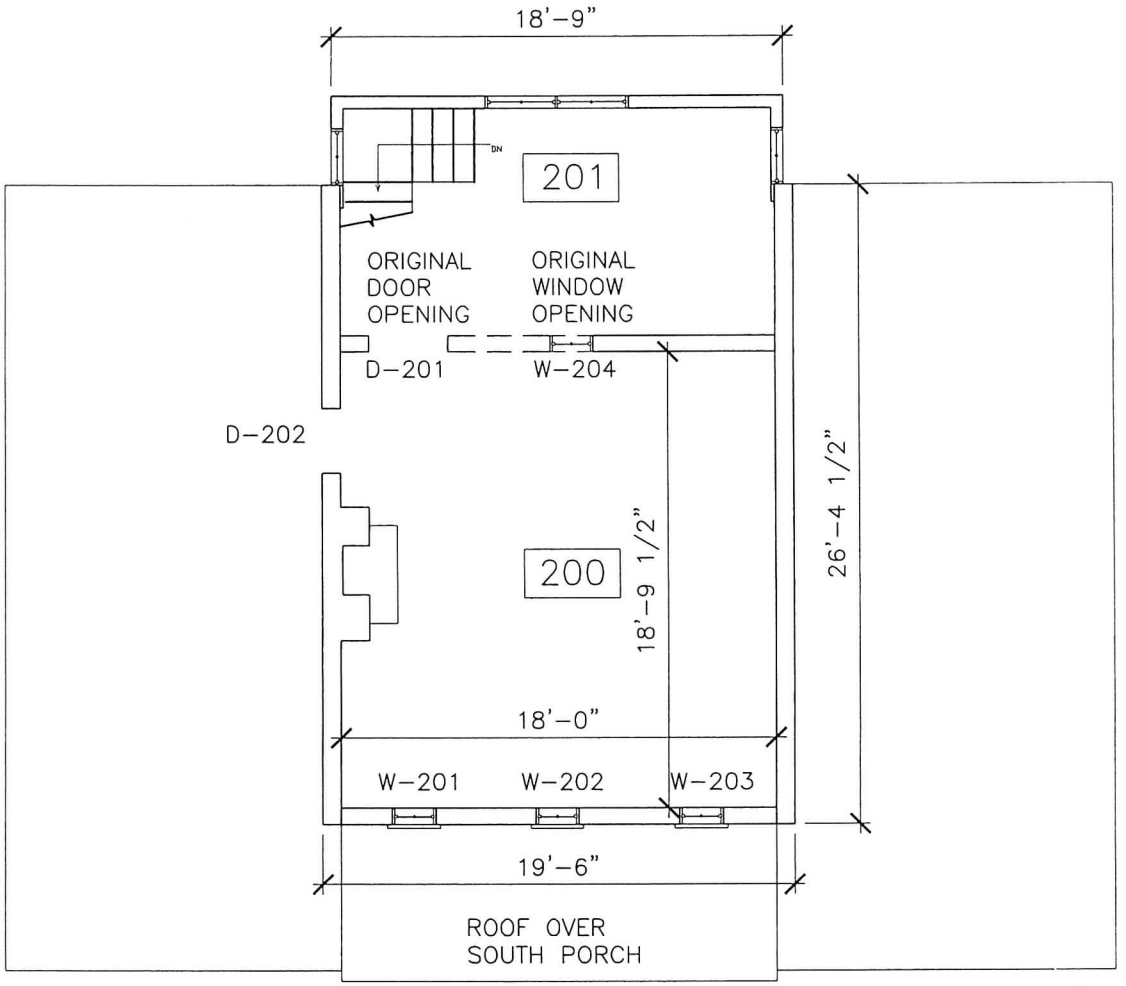
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FIGURE **G2**



EXISTING UPPER LEVEL FLOOR PLAN

SCALE: 1/8" = 1'-0"

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FIGURE **G3**

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EXISTING SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

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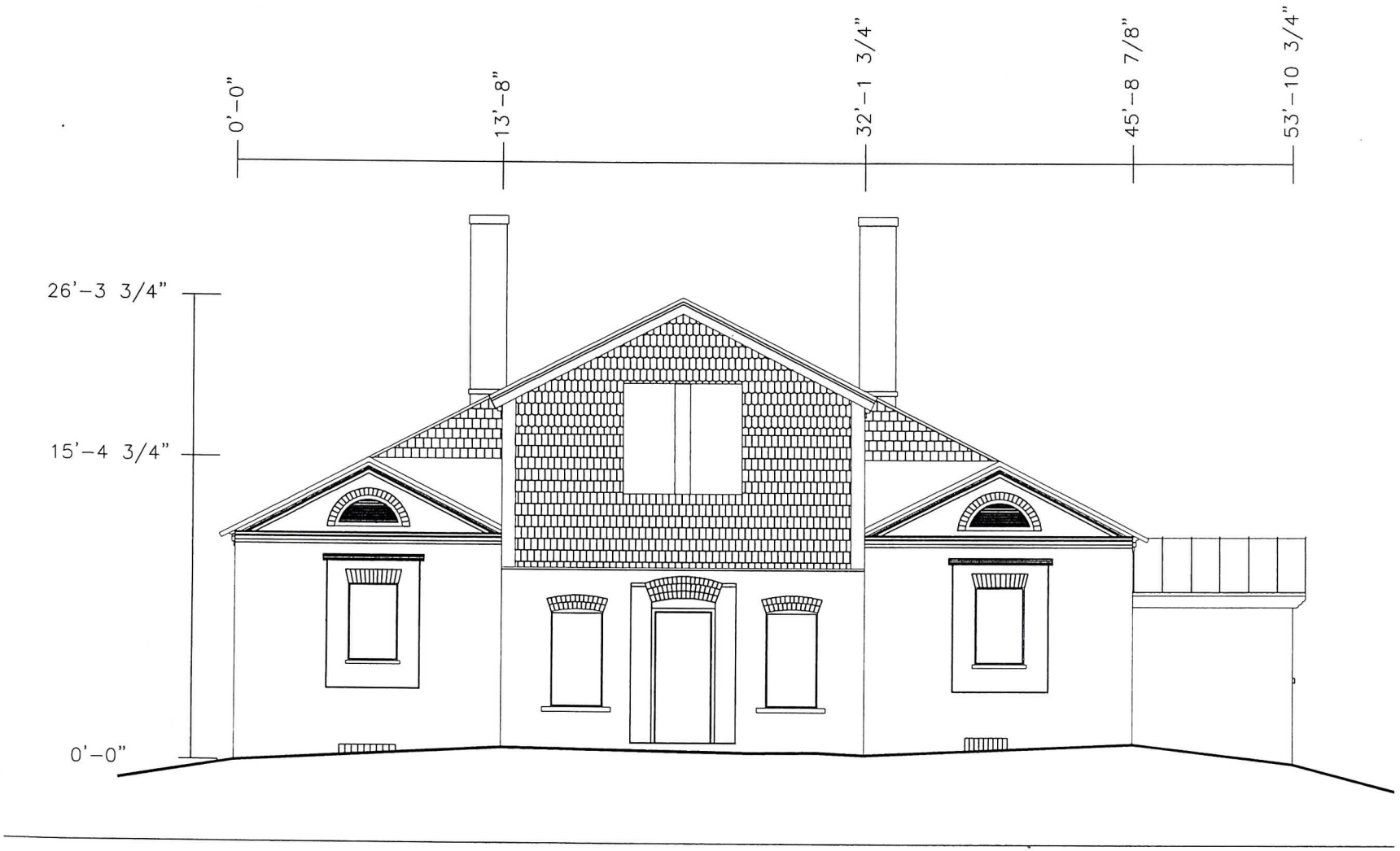
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FIGURE **G4**



EXISTING NORTH ELEVATION

SCALE: 1/8" = 1'-0"

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FIGURE **G5**



EXISTING WEST ELEVATION

SCALE: 1/8" = 1'-0"

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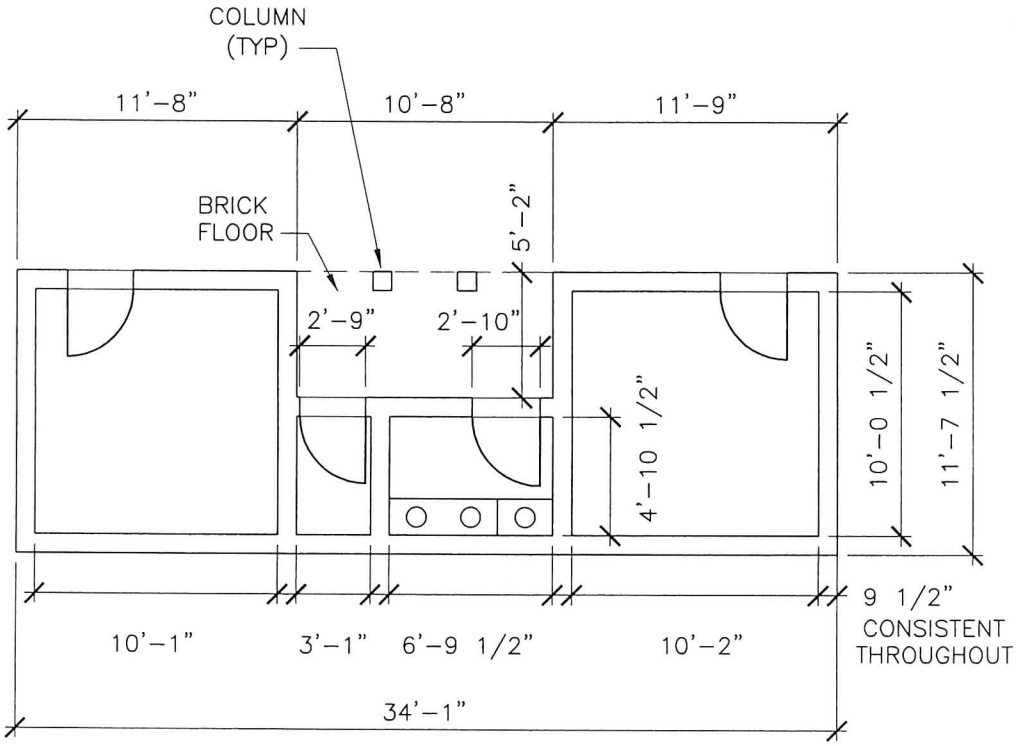
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FIGURE **G6**



NORTH

EXISTING PRIVY FLOOR PLAN

SCALE: 1/8" = 1'-0"

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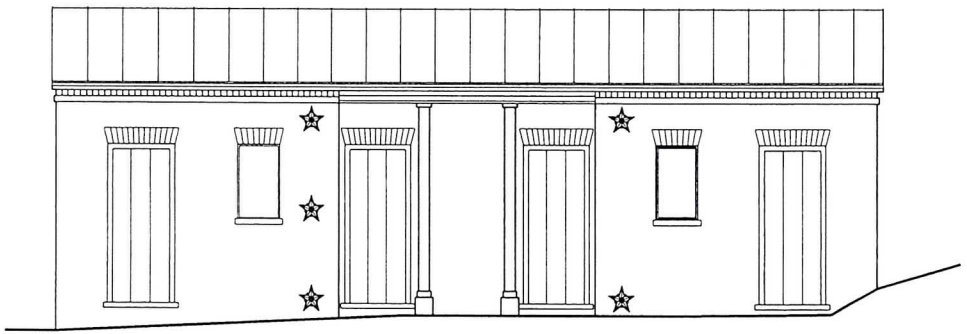
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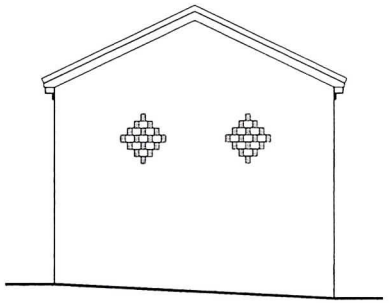
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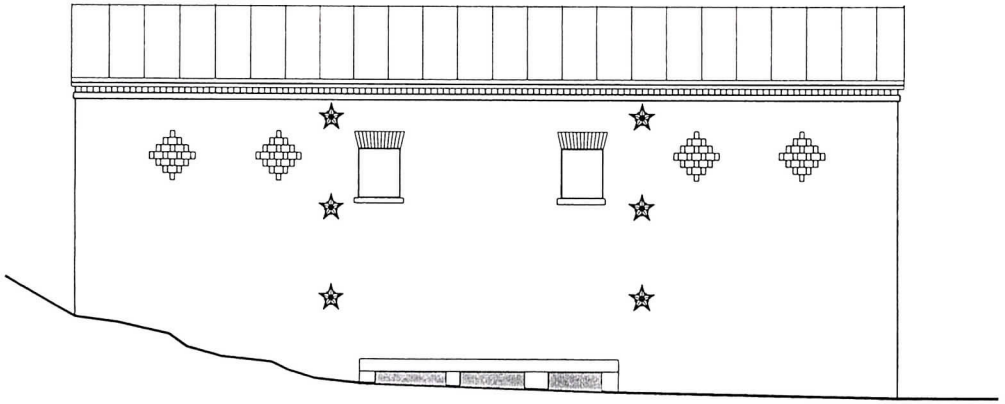
FIGURE **G7**



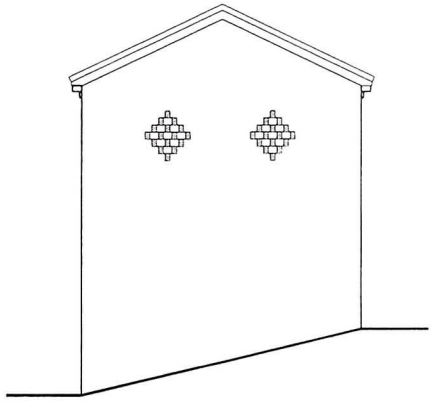
WEST



SOUTH



EAST



NORTH

EXISTING PRIVY ELEVATIONS

SCALE: 1/8" = 1'-0"

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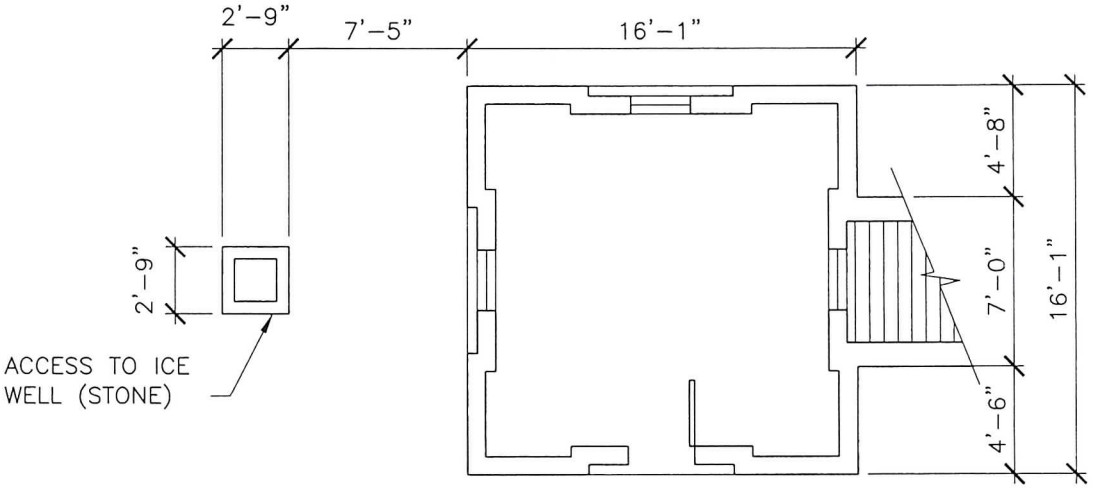
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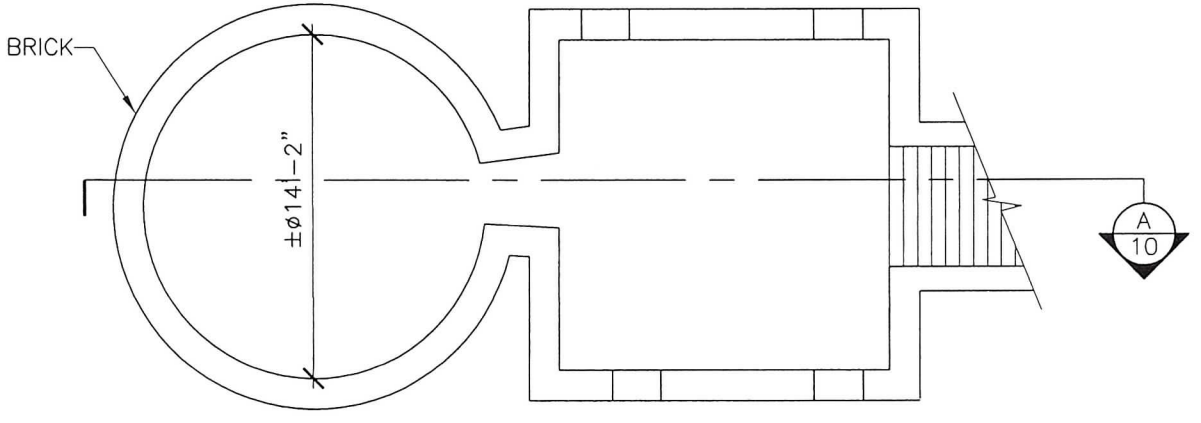
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FIGURE **G8**



EXISTING OFFICE PLAN

SCALE: 1/8" = 1'-0"



EXISTING ROOT CELLAR AND ICE WELL PLAN

SCALE: 1/8" = 1'-0"

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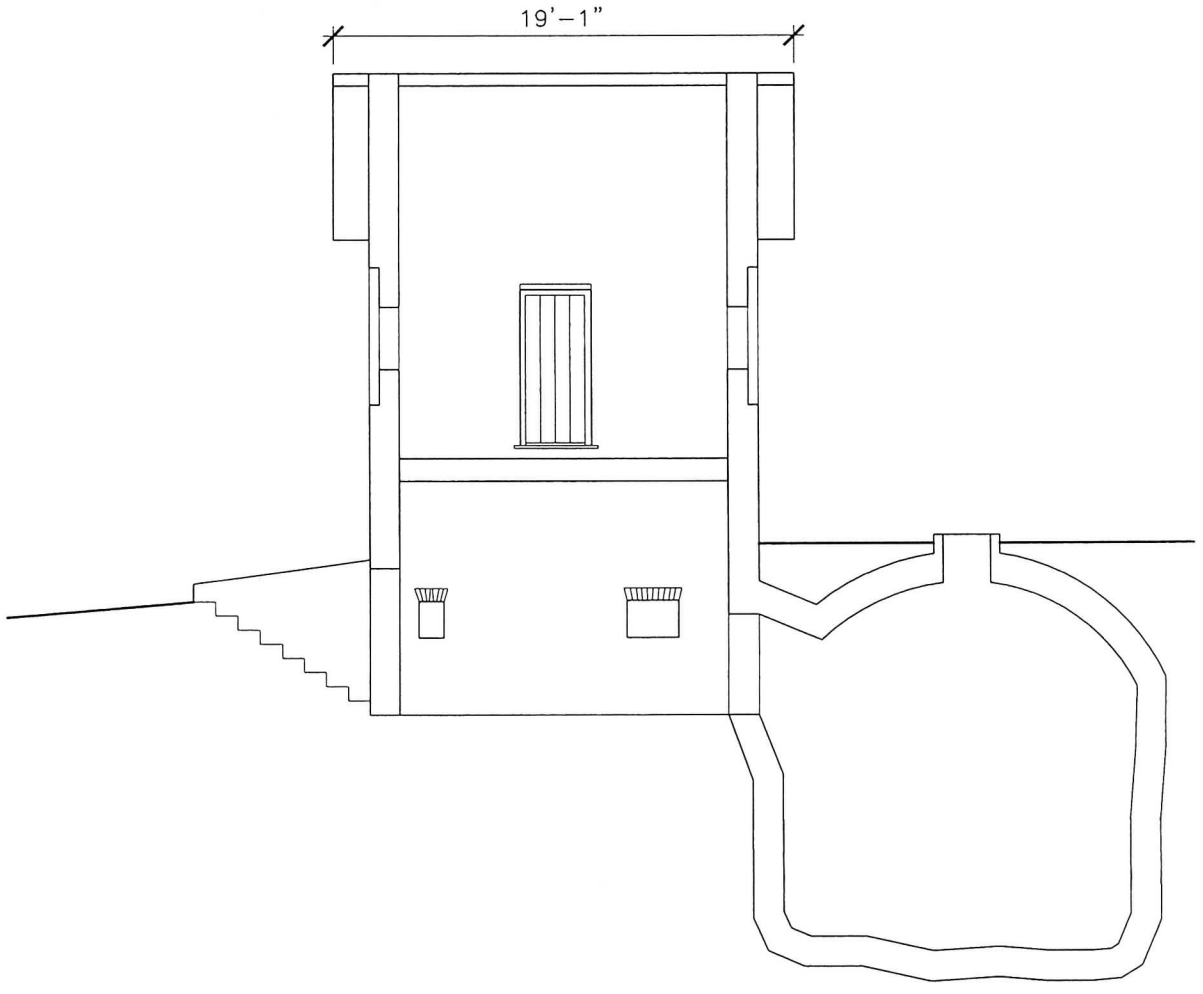
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FIGURE **G9**



EXISTING OFFICE, ROOT CELLAR, & ICE WELL SECTION

SCALE: 1/8" = 1'–0"

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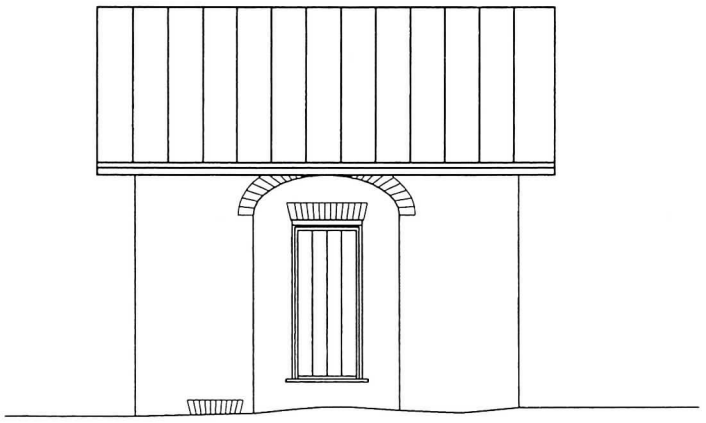
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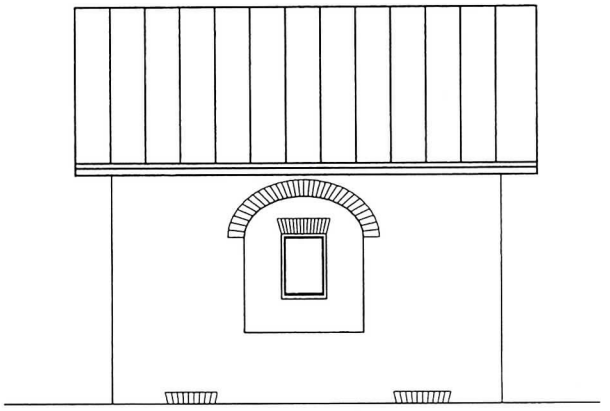
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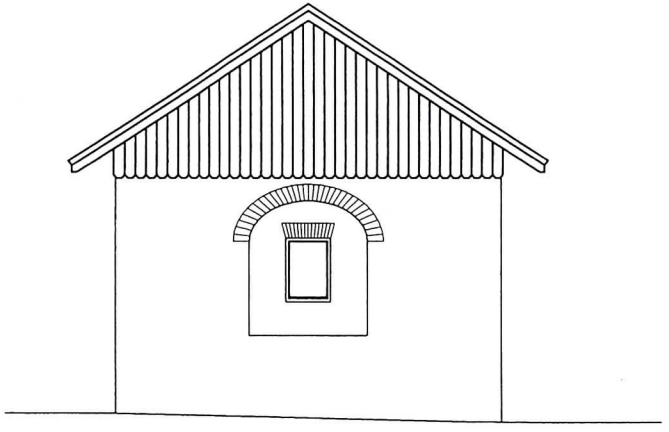
FIGURE **G10**



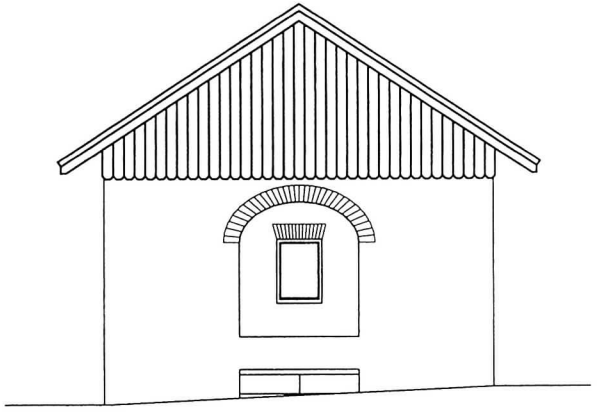
SOUTH



NORTH



WEST



EAST

EXISTING OFFICE ELEVATIONS

SCALE: 1/8" = 1'-0"

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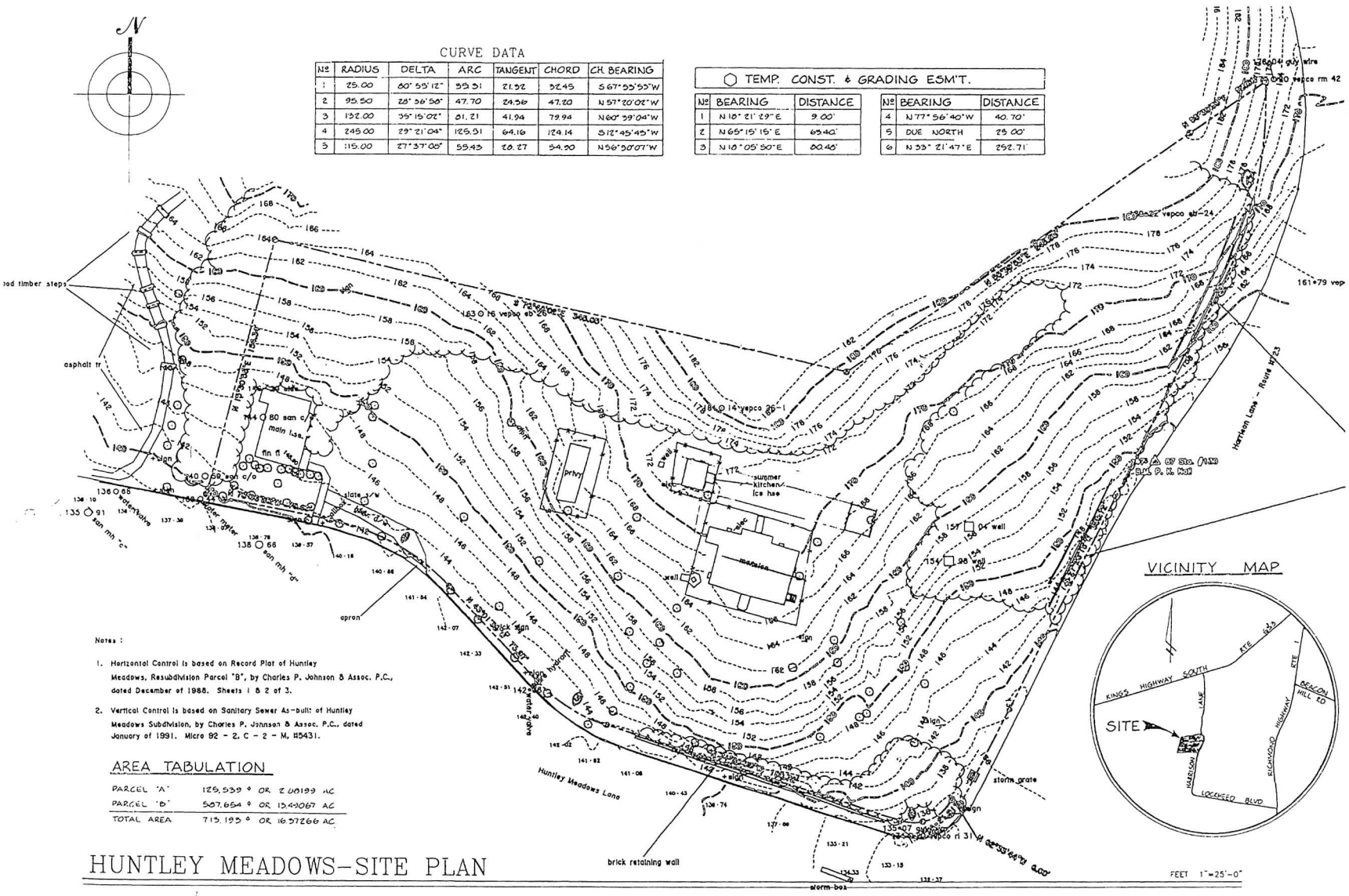
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FIGURE **G11**



№	RADIUS	DELTA	ARC	TANGENT	CHORD	CH. BEARING
1	25.00	80° 55' 12"	35.31	21.32	32.45	S 67° 55' 55" W
2	95.50	28° 36' 58"	47.70	24.36	47.20	N 57° 20' 02" W
3	132.00	35° 15' 02"	81.21	41.94	79.94	N 60° 39' 04" W
4	245.00	29° 21' 04"	125.51	64.16	124.14	S 12° 45' 45" W
5	115.00	27° 37' 05"	55.43	28.27	54.90	N 56° 50' 07" W

№	BEARING	DISTANCE
1	N 18° 21' 29" E	9.00'
2	N 65° 15' 15" E	69.40'
3	N 18° 05' 50" E	80.46'
4	N 77° 56' 40" W	40.70'
5	DUE NORTH	25.00'
6	N 33° 21' 47" E	252.71'

SURVEY BY OTHERS
SCALE: NONE

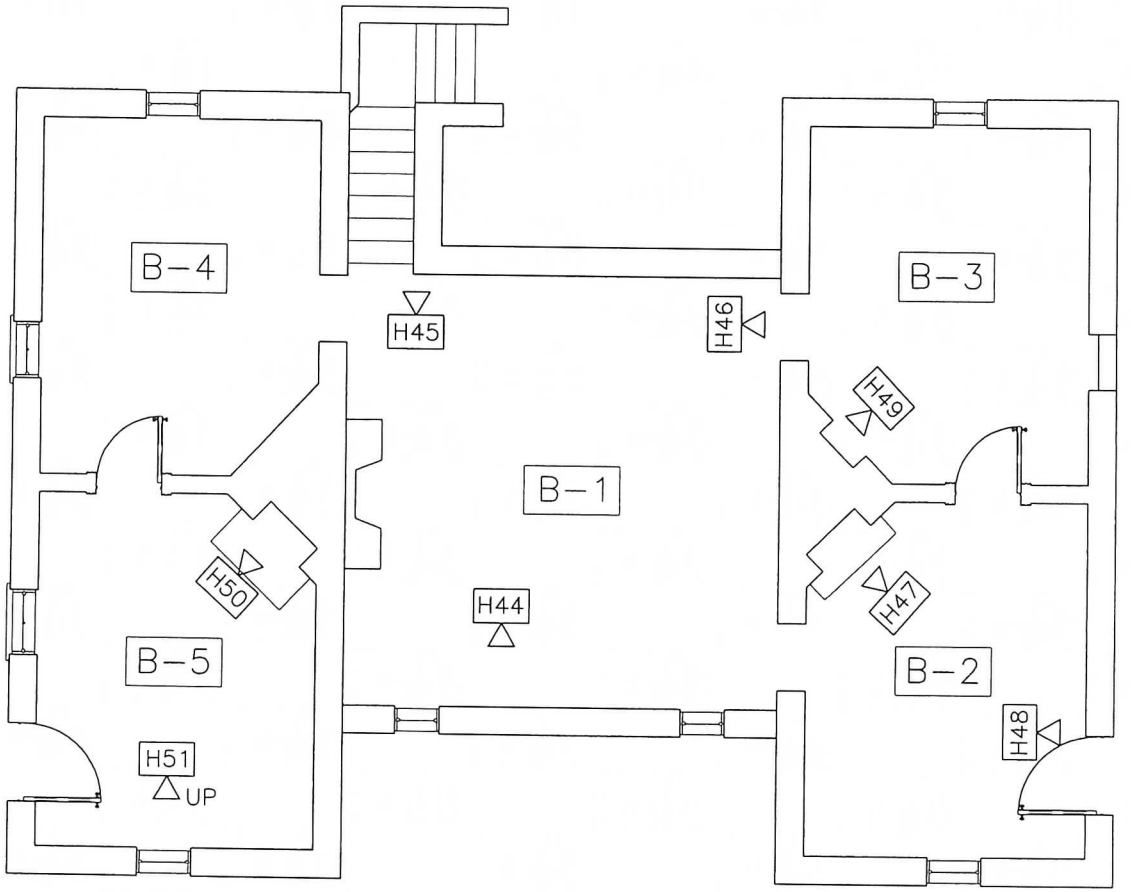
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FIGURE G12



NORTH

PHOTO KEY PLAN – BASEMENT

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FIGURE **H1**

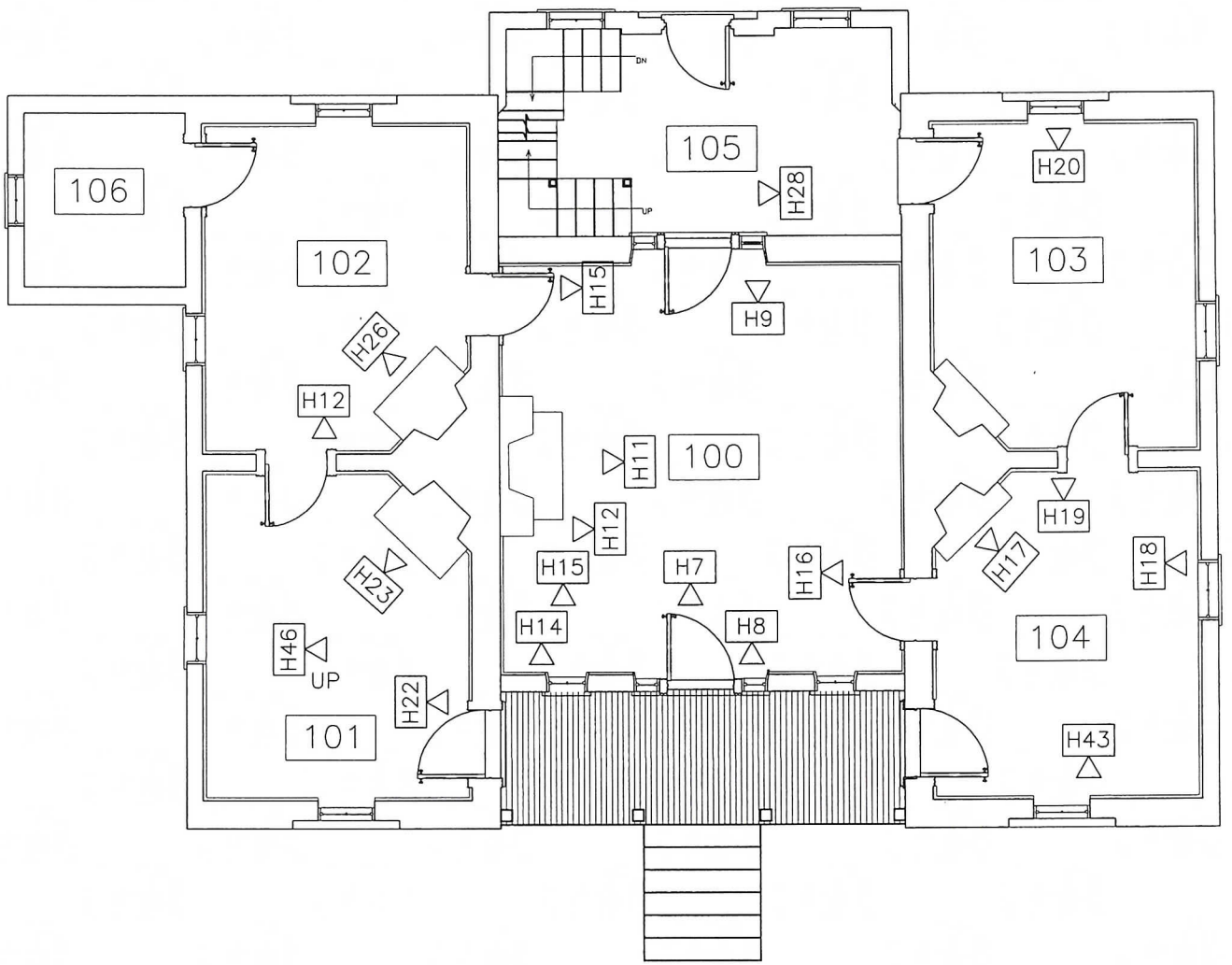


PHOTO KEY PLAN – MAIN FLOOR

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FIGURE **H2**

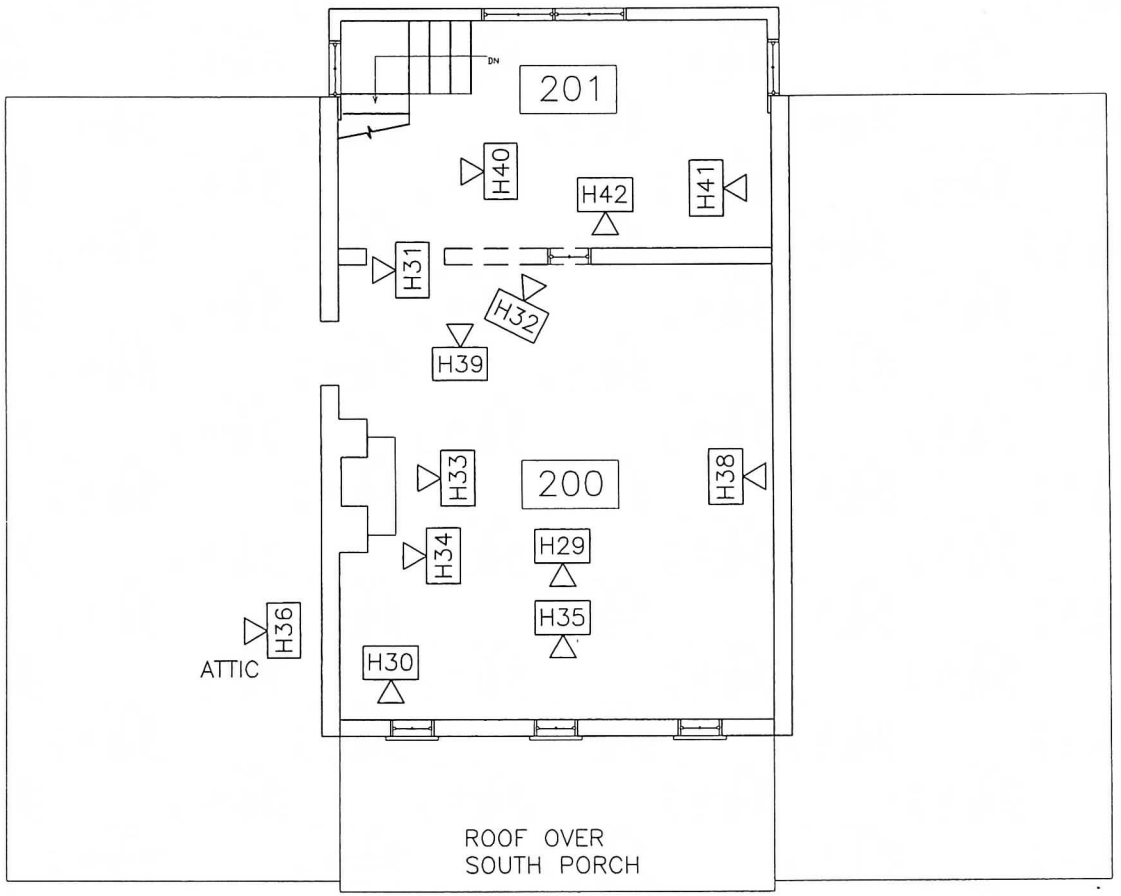


PHOTO KEY PLAN – UPPER LEVEL

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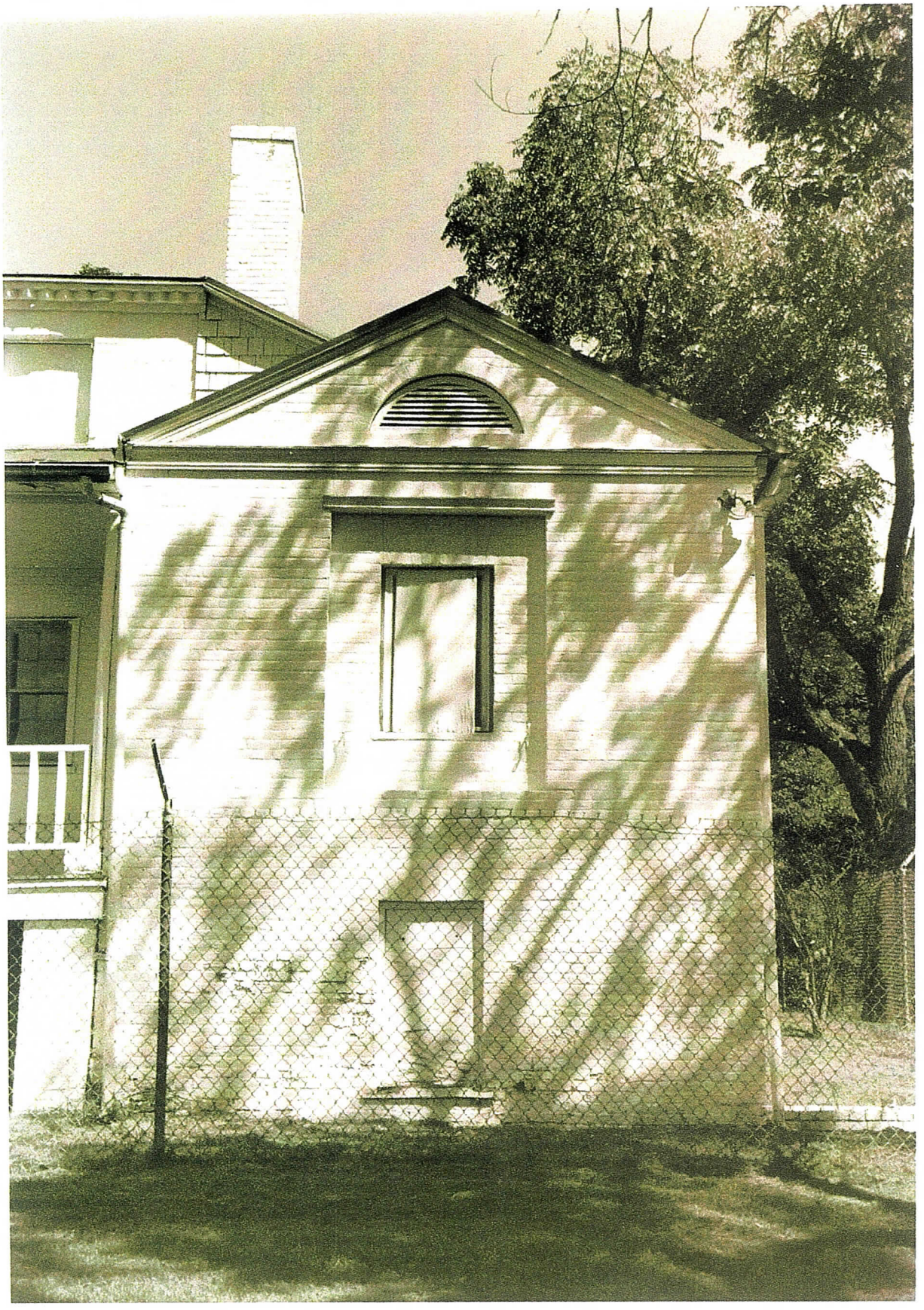
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FIGURE **H3**



H-1 Main House
South Elevation



H-2 Main House
Detail of South Gable End-East Wing



H-3 Main House
Details of Pediment, Ventilator, and Cornice



H-4 Main House
East Elevation



H-5 Main House
West Elevation



H-6 Main House
North Elevation



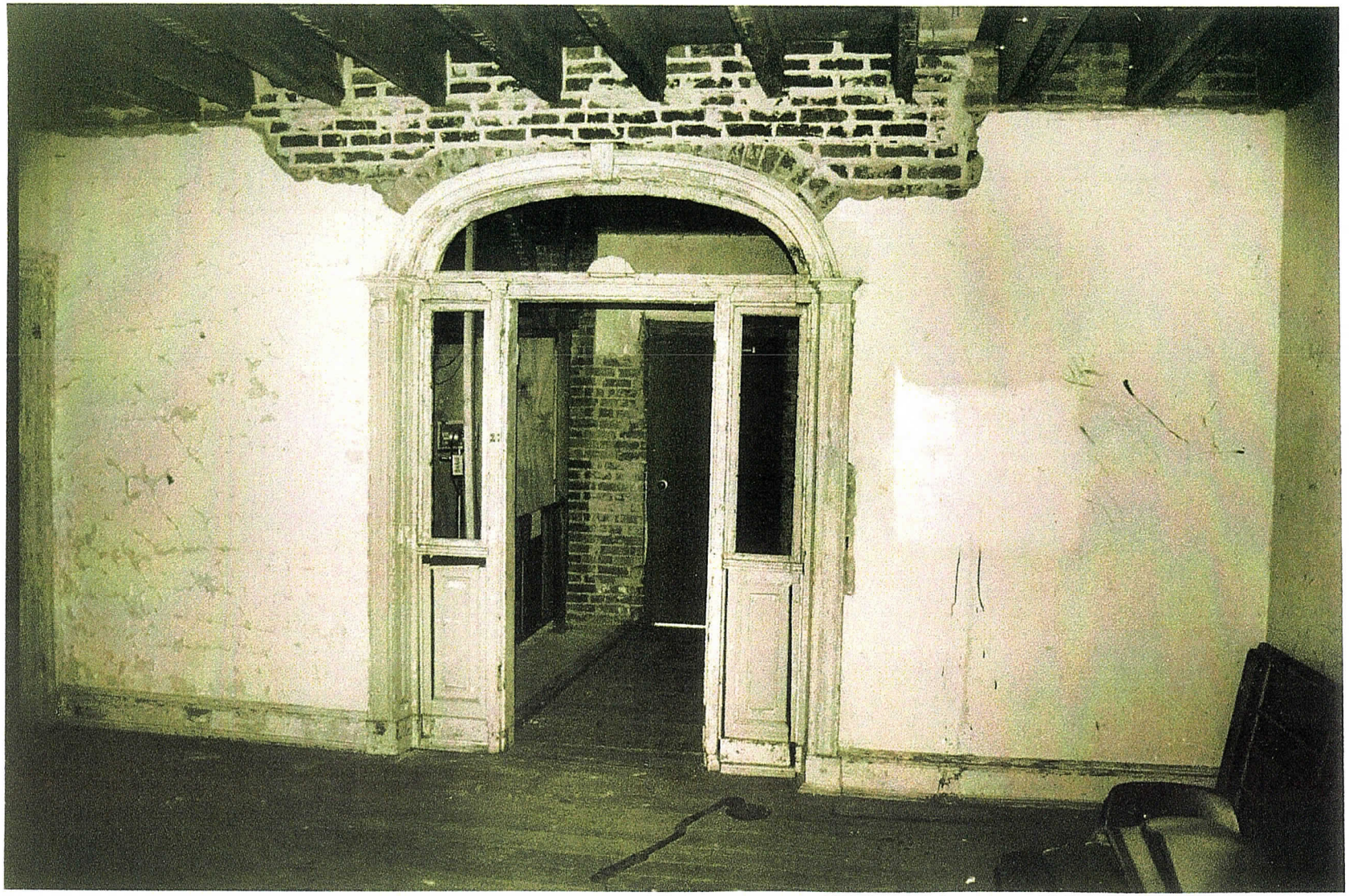
H-7 Main House
Space 100: South Wall Elevation



H-8 Main House
Door 100: Detail of Fanlight and Pilaster



H-9 Main House
Door 101: Detail of Fanlight and Pilaster



H-10 Main House
Space 100: North Wall Elevation



H-11 Main House
Space 100: Elevation of Original Mantel



H-12 Main House
Space 100: Detail of Mantel Shelf



H-13 Main House
Space 100: Elevation of Window 100



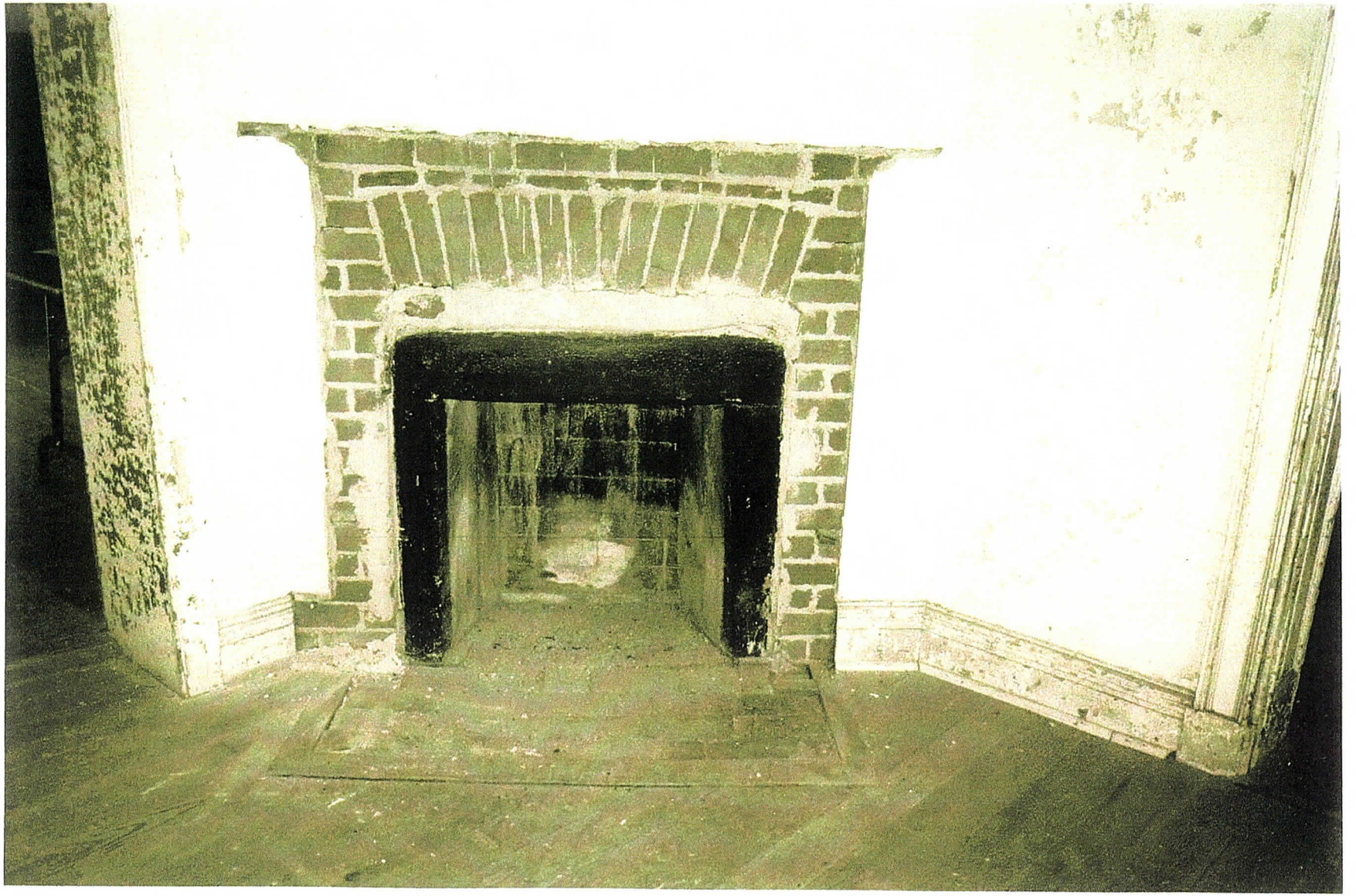
H-14 Main House
Space 100: Detail of Architrave and Corner Block at Window 100



H-15 Main House
Space 100: Detail of Architrave and Corner Block at Door 102



H-16 Main House
Space 100: Detail of Architrave and Corner Block at Door 103



H-17 Main House
Space 104: Fireplace with Mantel Ghost



H-18 Main House
Space 104: Detail of Architrave and Corner Block at Window 103



H-19 Main House
Space 104: Detail of Architrave and Jamb Paneling at Door 105



H-20 Main House
Space 103: Elevation of Window 105 with Original Sash



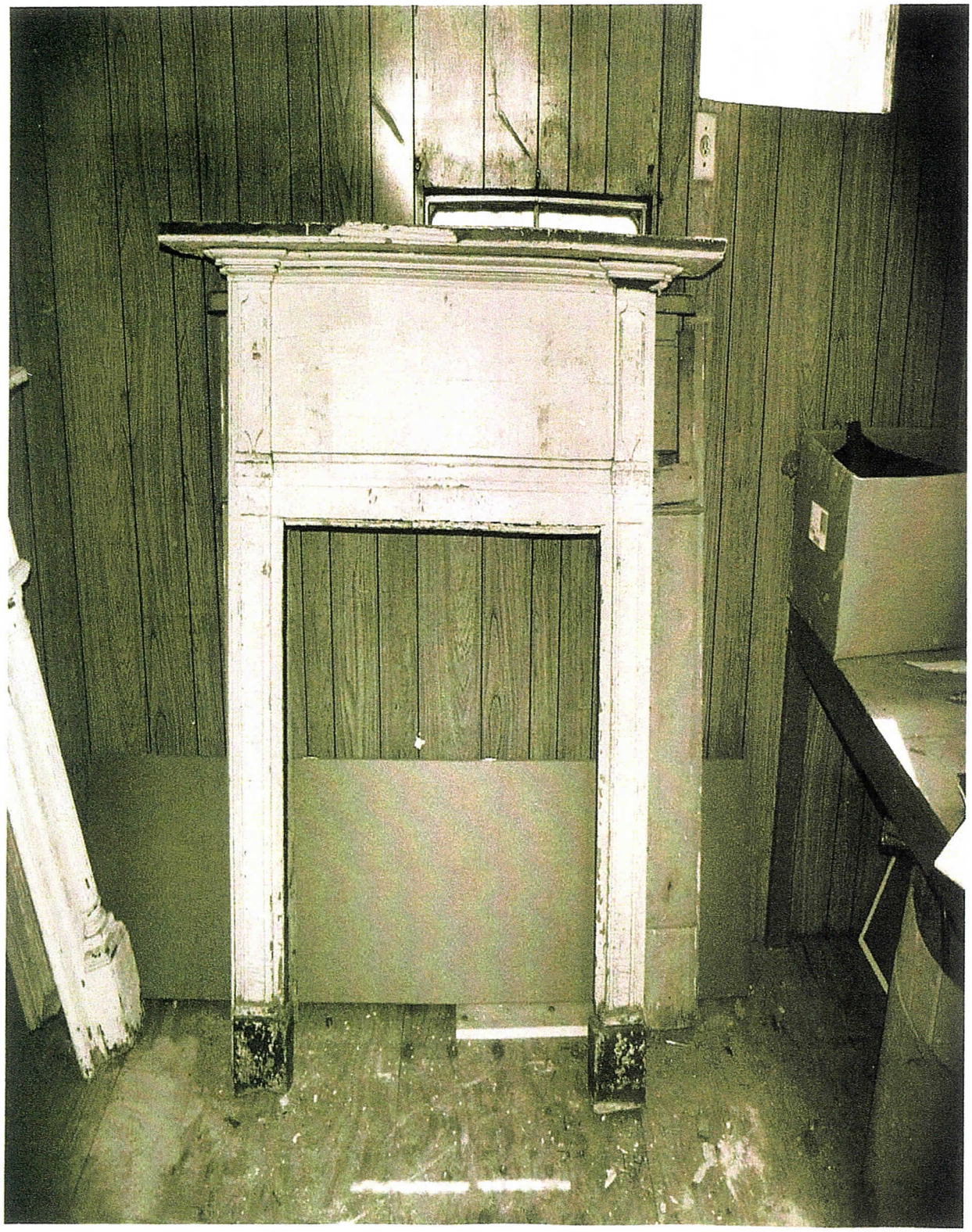
H-21 Main House
Space 102: Detail of Architrave and Door 108



H-22 Main House
Space 101: Detail of Architrave and Original Masonry Opening at Door 109



H-23 Main House
Space 101: Fireplace and Mantel Ghost



H-24 Main House
Space 101: Original Mantel From This Space



H-25 Main House
Space 101: Detail of Mantel Shelf and Pilaster



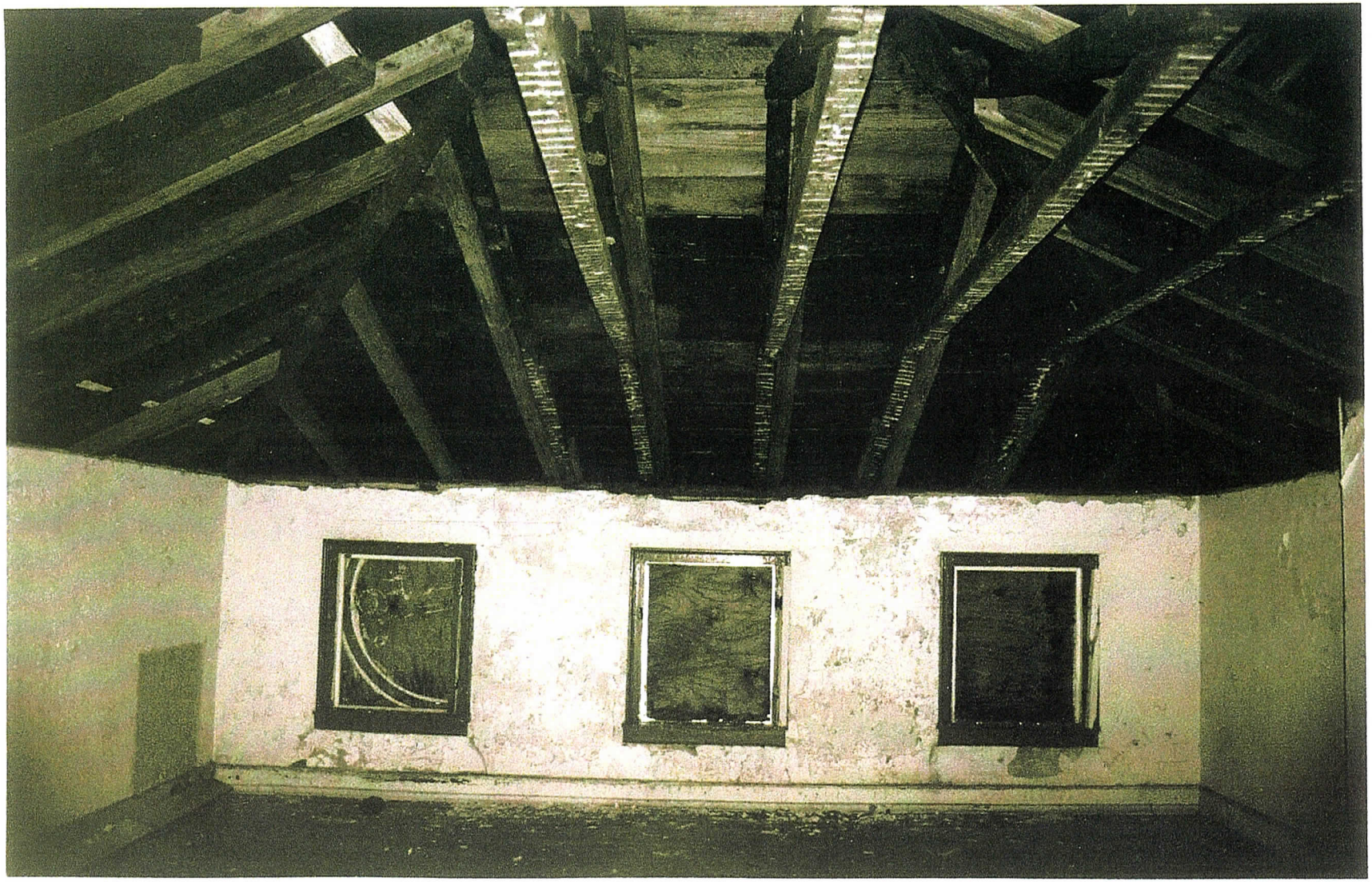
H-26 Main House
Space 102: Fireplace and Mantel Ghost



H-27 Main House
Space 102: Original Mantel From This Space



H-28 Main House
Space 105: 20th Century Stair in Location of Original Stair



H- 29 Main House
Space 200: South Wall Elevation



H-30 Main House
Space 200: Backband Detail of Window 201



H-31 Main House
Space 200: Original Dressed Masonry Jamb at Door 201



H-32 Main House
Space 200: Surviving Jamb of Window 204



H-33 Main House
Space 200: Fireplace with Mantel Ghost



H-34 Main House
Space 200: Chimney Breast with Original Corner Bead, Which Matches Exactly the Original Bead in Space 100 Below



H-35 Main House
Space 200: View of Original Hip Roof Framing, Including Rafters, Collar Ties, and A Section of the Short Original Ridge; 20th Century Gable Framing Was Superimposed on the Hips



H-36 Main House
Space 200: Original Joists on the West Hip Which Bear on the West Wall Plate of the West Wing and Rise as Continuous Members to Form the Hip Plane of the Upper Roof



H-37 Main House
Space 101: Joists Shown in Photo H-36 as Viewed From Below



H-38 Main House
Space 200: Original Rafters on the East Hip of the Upper Roof With Original 15" Wide, Vertically Sawn Sheathing Boards



H-39 Main House
Space 200: Original Sill Plate on North Masonry Wall Which Was Notched to Permit the Continuation of the Hip Rafter to Form the Roof Over the Original North Porch



H-40 Main House
Space 201: Ghost of Original Roof Over North Porch, Which Was Structured by the Continuation of Hip Rafters From the Upper Roof Plane, on West Wall



H-41 Main House
Space 201: Ghost of Original Roof Over North Porch on East Wall



H-42 Main House
Space 201: Damaged Remnants of Original Saw Tooth Brick Cornice on Former Exterior Wall
Also Shown Are a Paint Ghost and Scribed Marks on the Bricks at the Probable Location of a Pilaster
Used as Support Framing for the Roof Over the North Porch



H-43 Main House
Space 104: South Gable End of East Wing, Showing Original Ventilator Opening Which Was Closed in, Typical of all such Openings



H-44 Main House
Space B-1: Elevation of South Wall With Later Windows



H-45 Main House
Space B-1: Original Dressed Masonry Jamb on North Wall at the Termination of the Stairwell From the North Porch Area



H-46 Main House
Space B-1: Opening for Door 02 Which Was an Early Alteration



H-47 Main House

Space B-2: Fireplace; No Evidence of an Original Mantel Was Found; The Paint Ghost Is of a Much Later, Poorly Fit Mantel



H-48 Main House
Space B-2: Lintel and Original Jamb of the Wider Opening for Door 05;
Similar Condition Was Noted for Door 08



H-49 Main House
Space B-3: Relieving Arch in Chimney Base



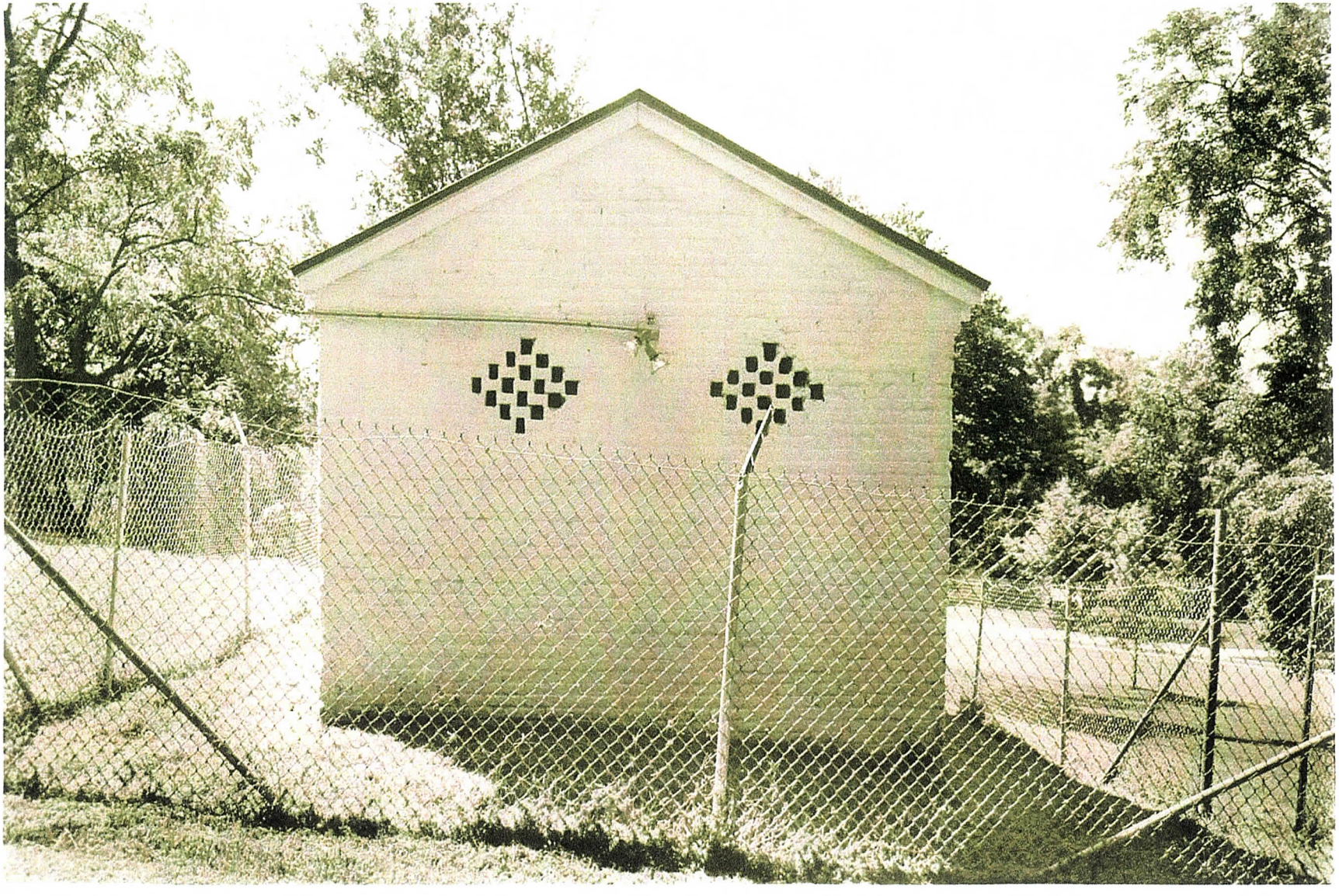
H-50 Main House
Space B-5: Fireplace With Later Mantel



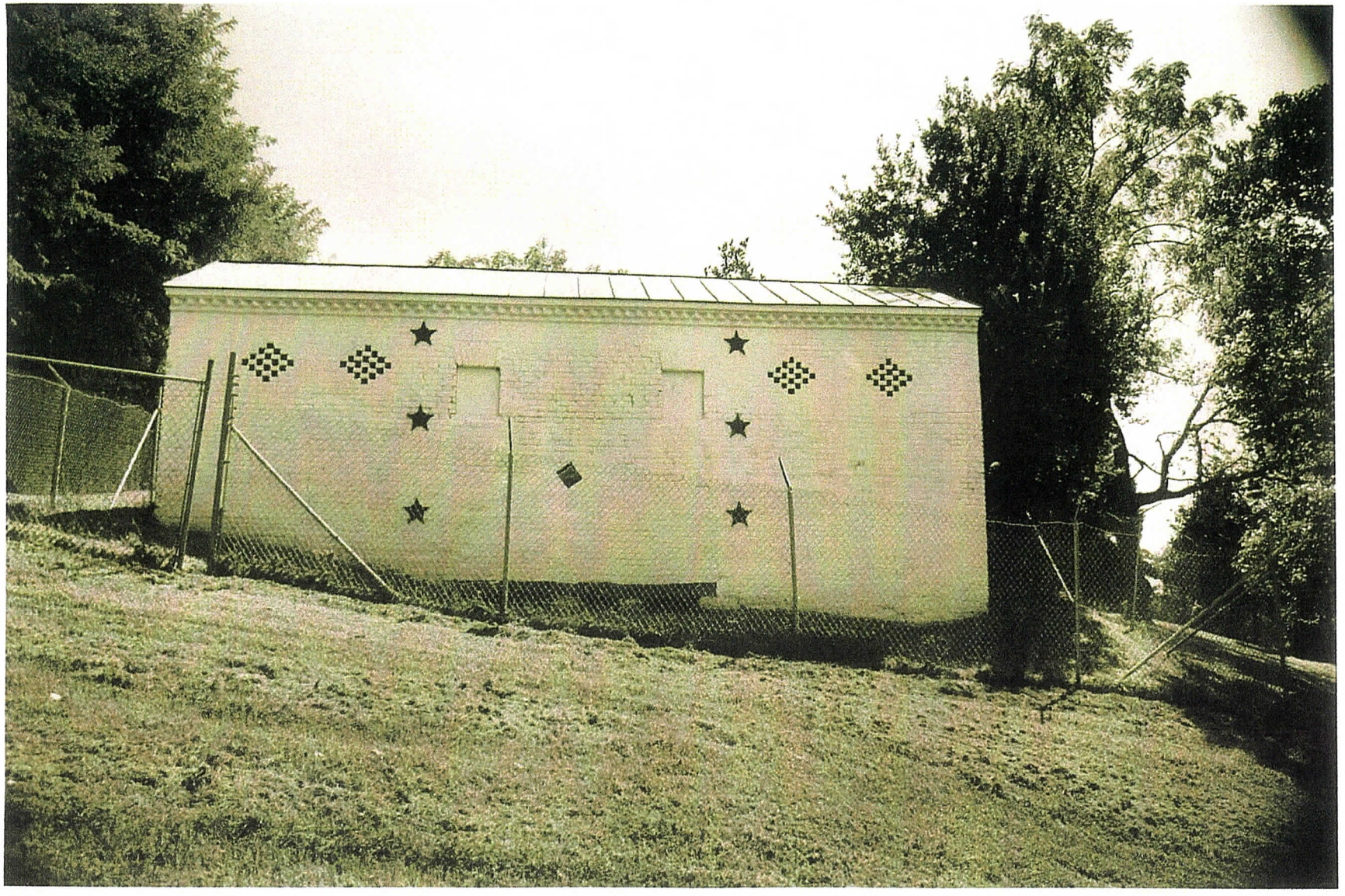
H-51 Main House
Space B-5: Original Floor Joist and Boards in Space 202 Above



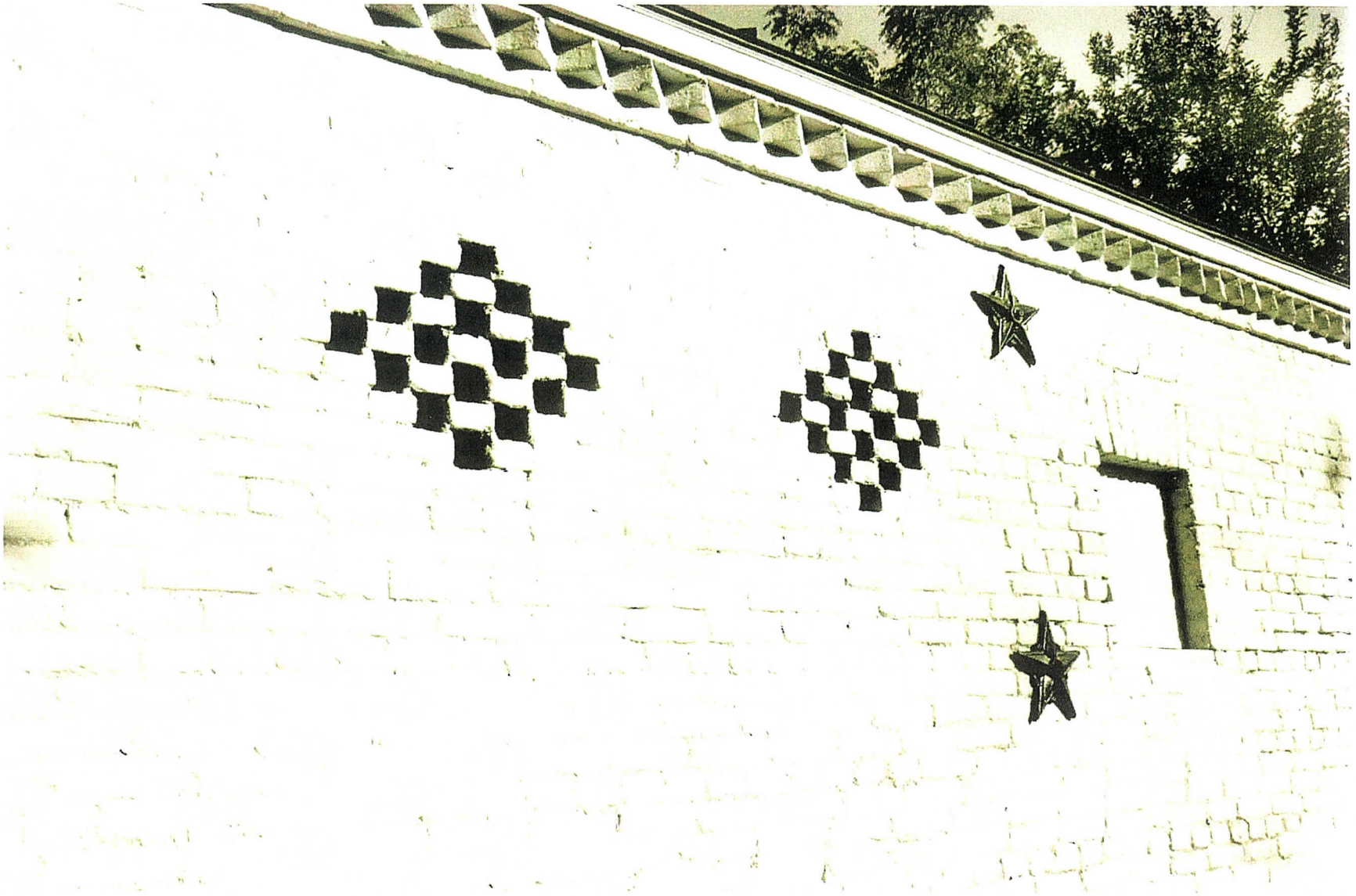
P-1 Privy
East Elevation



P-2 Privy
North Elevation (South Elevation is Identical)



P-3 Privy
West Elevation



P-4 Privy

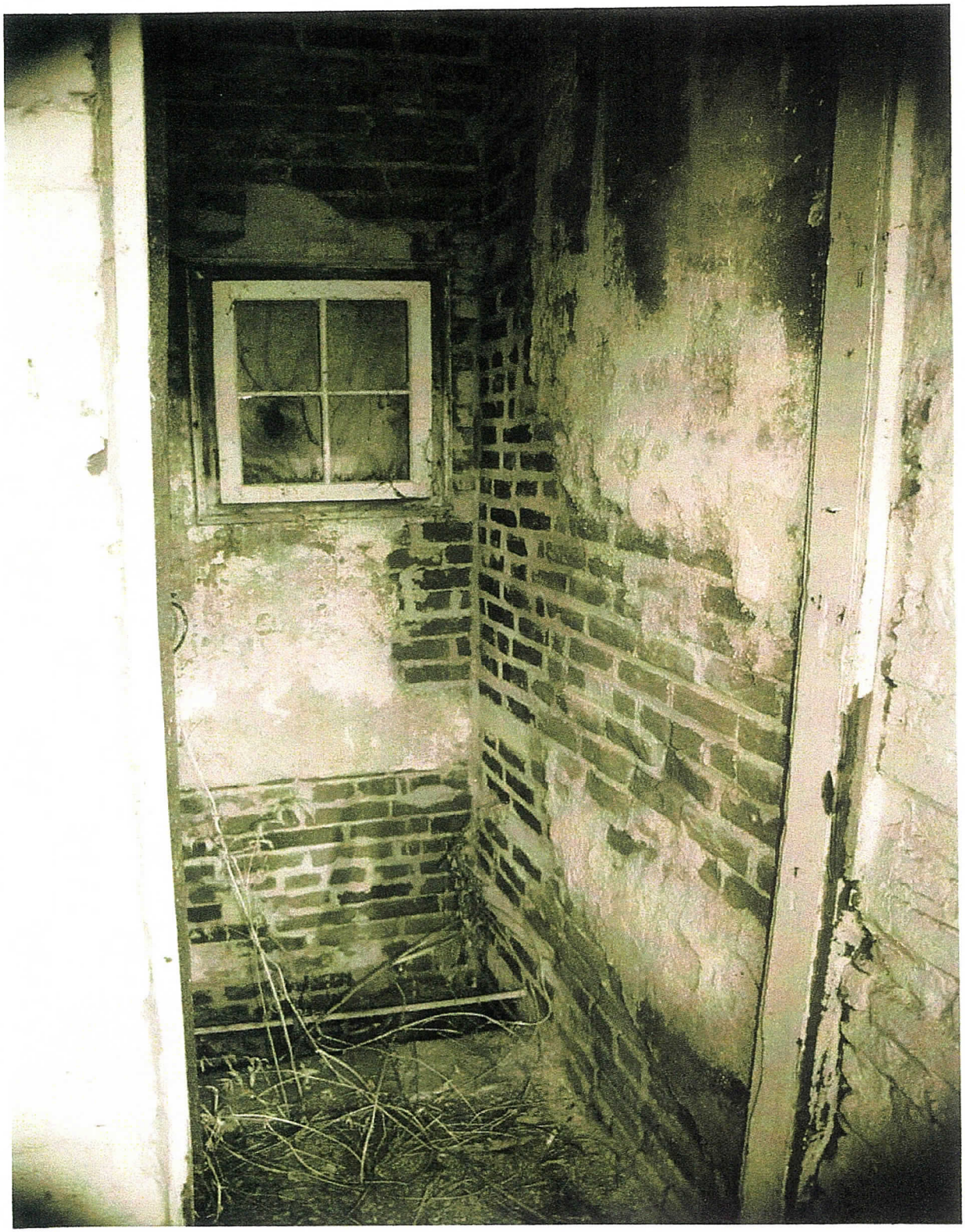
West Elevation: Detail of Saw Tooth Cornice, Ventilators, and Star Plates on Tie Rods Through the Building



P-5 Privy
West Elevation: Detail of Cedar Lintel at the Grade Level Clean Out Access Port at Grade



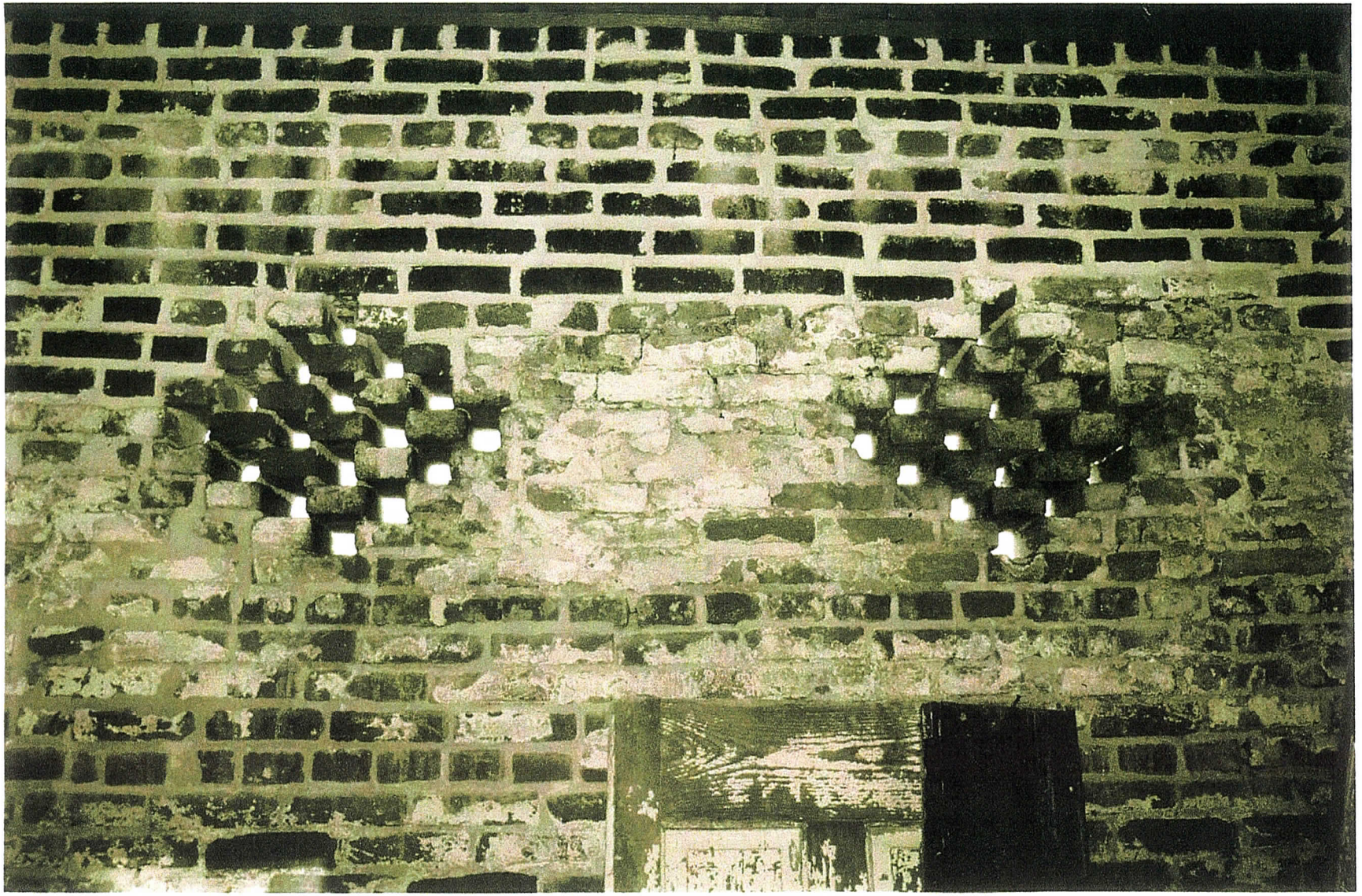
P-6 Privy
South Privy Chamber; the Smaller Unit Was for Children



P-7 Privy
North Privy Chamber



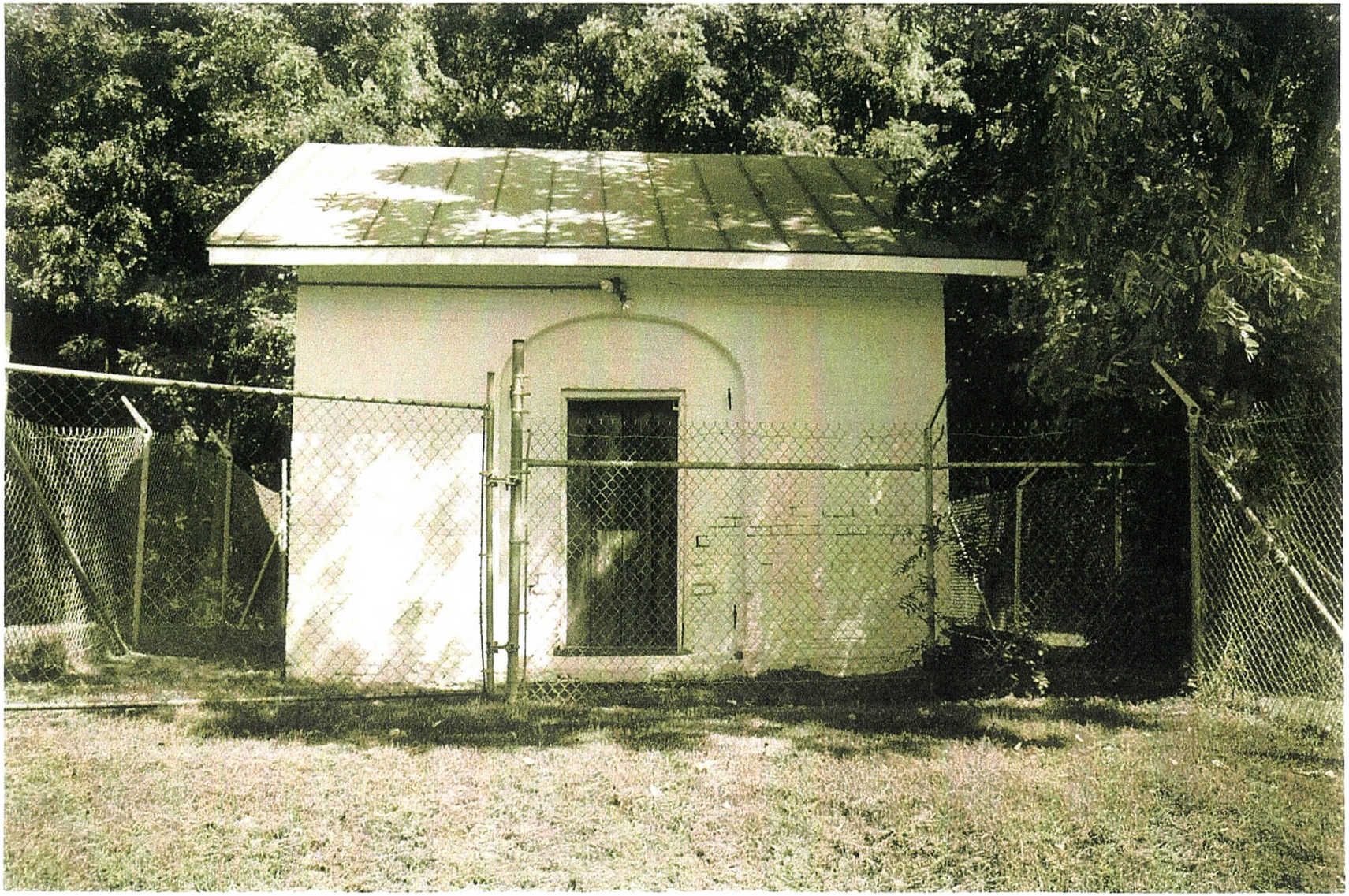
P-8 Privy
Original Ceiling Plate With New Framing and Decking Above



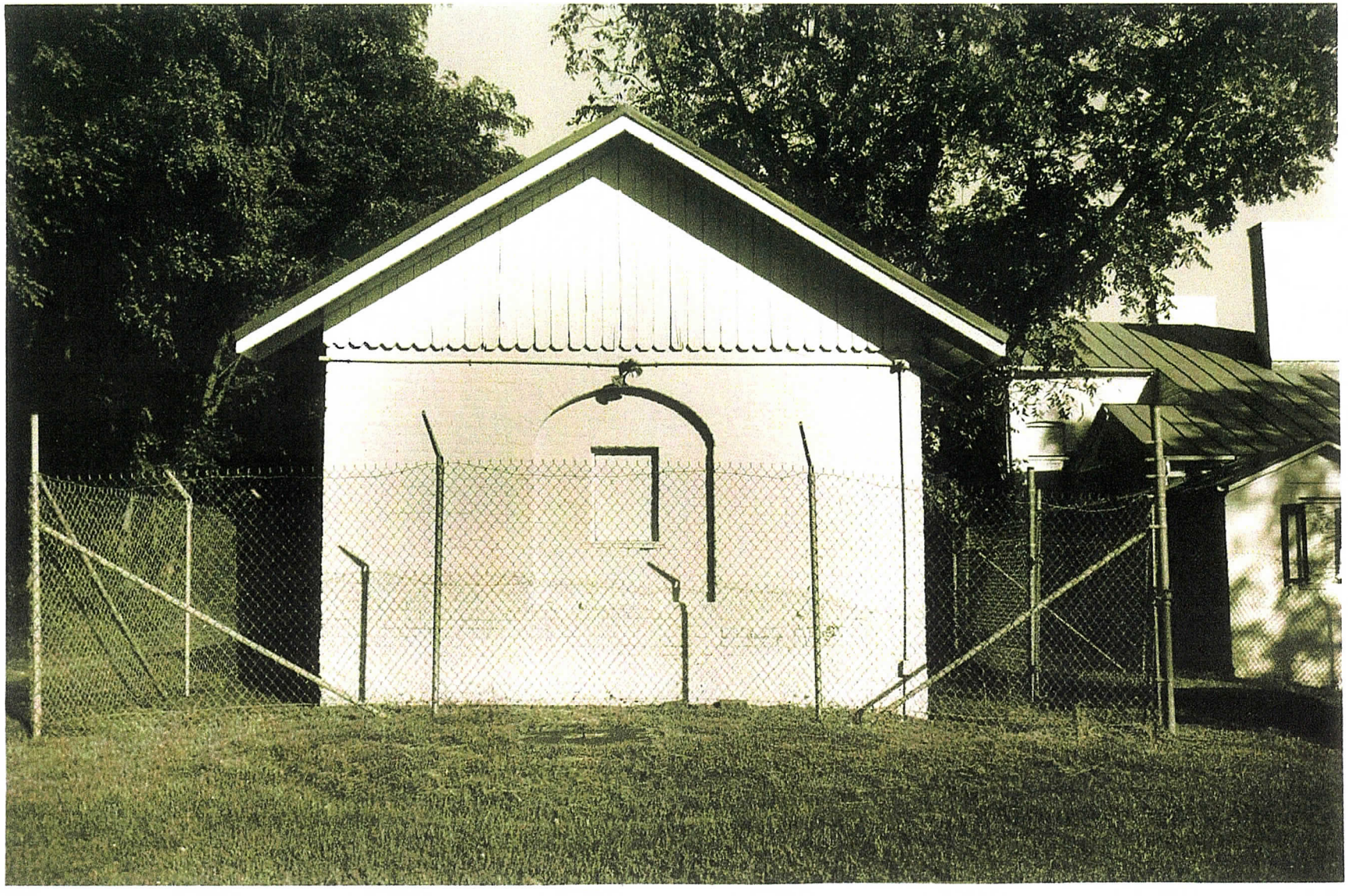
P-9 Privy
South Storage Room, View of Ventilators on the West Wall



P-10 Privy
North Storage Room, Security Bars in East Window



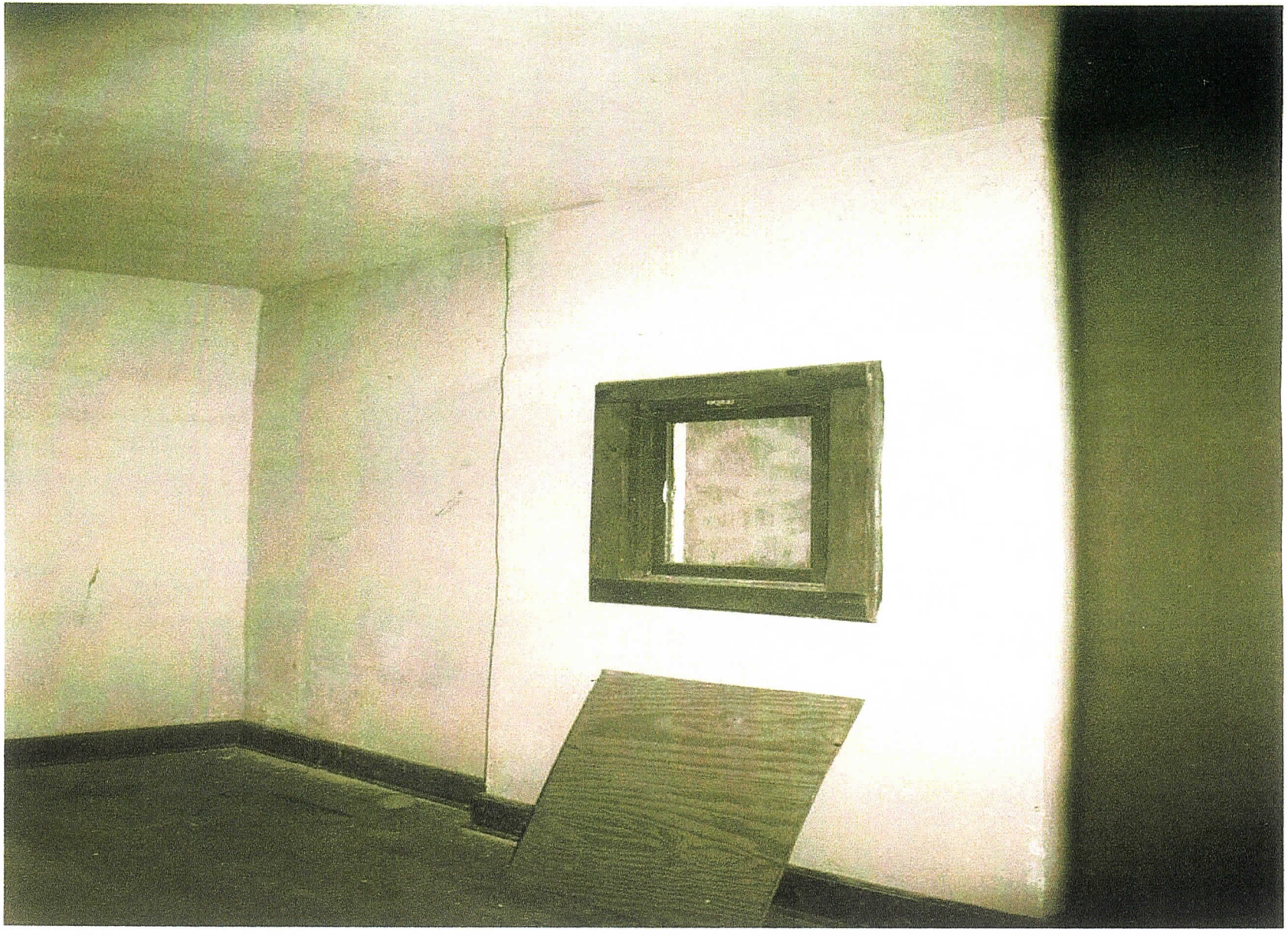
O-1 Office
South Elevation



O-2 Office
West Elevation



O-3 Office
East Elevation With Areaway to Cellar



O-4 Office
Interior View of West Wall



O-5 Office
Stone and Brick Steps to Cellar



0-6 Office
Elevation of West Wall of Cellar With Stone Lintel at Opening to the Ice Well



O-7 Office
Detail of the Opening to the Ice Well Showing the Two Separate Structures of the Cellar and Well



O-8 Office
Detail of North Ventilator of the Cellar, With Traces of the Recesses Which Formally Held the Security Bars



CH-1 Specific Conditions
South Elevation: Deterioration of Masonry Units in the Lintel of Window 9



CH-2 Specific Conditions
North Elevation: Failed Lintel at Window 5



CH-3 Specific Conditions
Space 105: Settlement Cracks at Lintel of Door 106



CH-4 Specific Conditions
Space 100: Settlement Cracks at Lintel of Door 102



CH-5 Specific Conditions
Space 104: Cracks in the Upper Wall Surface Above Door 102



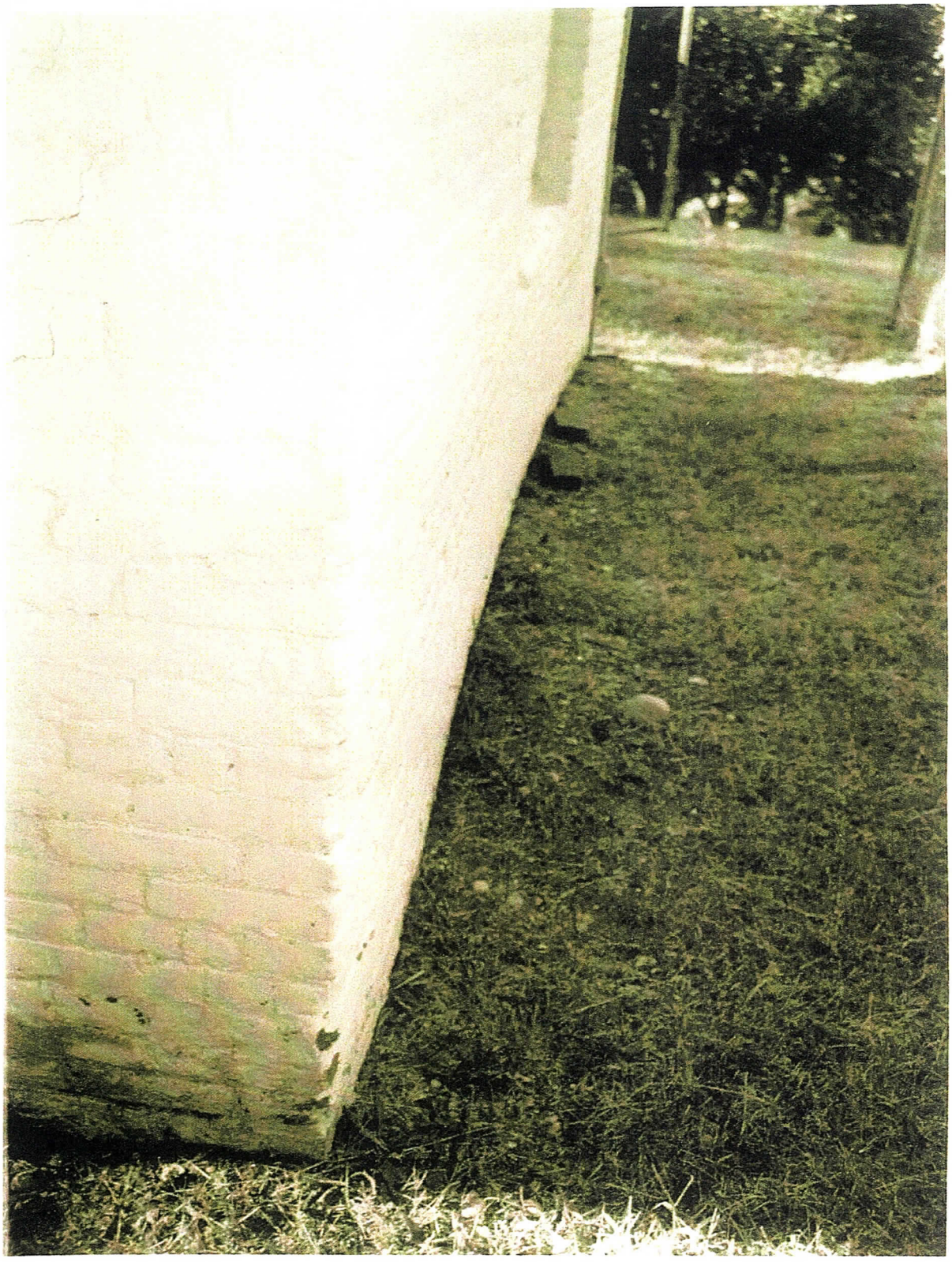
CH-6 Specific Conditions
Space 201: Settlement Of North Wing Wall Away From East Wall Of Center Block



CH-7 Specific Conditions
Space B-3: Settlement of South Partition Wall Away From East Exterior Wall



CH-8 Specific Conditions
Space B-3: Crack in East Foundation Below Sill of Window 4



CO-1 Specific Conditions
West Elevation: Deflection in Masonry at Grade



CO-2 Specific Conditions

Cellar: Deflection and Failure in West Masonry Wall at Lintel of Opening to Ice Well



CO-3 Specific Conditions
Cellar: Lintel Failure at Opening for South Ventilator

STRUCTURAL EVALUATION

The purpose of this report is to evaluate the structural conditions of the Historic Huntley Plantation.

Three buildings were inspected: Main House, Ice House/Root Cellar and Privy.

MAIN HOUSE

The Main House is of brick masonry construction. It consists of a basement, 1st and 2nd floors and wood-framed gable roof. In general, the structure is sound and does not require immediate structural strengthening. However, public should not use it until it is brought up to code.

FOUNDATION

The House is located on a well-drained slope underlain by clay (possibly marine clay). The foundation walls appear to be free of moisture-related structural damage. Brick courses are not even horizontally. This is probably the original construction defect, since the mortar in joints looks intact and the basement walls are free of cracks.

Future landscaping or site development should not interfere with the site's drainage. Any changes (either increase or decrease) of moisture level in adjacent soil may create structural problems.

Some of the lintel beams over basement openings are in poor condition. In particular, lintels supporting the 1st floor joists should be checked. It appears that doorframes instead of masonry walls support some of the lintels.

Also joist-bearing pockets may have deteriorated in some places, which undermines the masonry walls above.

FIRST FLOOR

The floor structure consists of original timber joists and wood planks (see plan attached). In the east and west wings, 2¾"x11" joists @ 25" O.C. span in the east-west direction. In the center hall, 3"x10" joist @ 18' to 22" O.C. span in the north-south direction. The north entrance hall is on slab-on-grade. All of the 1st floor joists are supported at mid-span by heavy timber frames, which appear to be recent additions.

Some of the doorframes appear to carry the load of the masonry above because the

lintel beams are too short and don't have sufficient bearing area at the supports. The frames are out of plumb, which causes masonry cracks above. Crack monitoring is recommended.

Masonry arches above the north and south entrance doors span a clear 6 feet. Presently, these masonry arches work together with the arched doorframes and appear to be OK. But the arches are only one wythe thick and probably should not be used as structural arches in the future rehabilitation.

Staircase connections and details should be checked by a qualified carpenter.

Second Floor

The floor structure consists of 2½"x9½" joists @ 18" O.C. Joists span in a north-south direction. The floor is in good condition.

Comments about the first floor lintels apply.

Roof

The roof framing has been substantially modified from its original configuration. Some of the original rafters have been cut off. Some of the new members are attached to the original members. The bearing area of the original rafters should be verified. Otherwise, the roof framing appears to be structurally adequate and free of moisture damage.

Floor Loading Capacity Estimate

A preliminary estimate of the floor load-bearing capacity is attached. It is assumed that bearing at supports is sufficient. No reduction is made for termite damage or rot. Any future concentrated loading in excess of 100 lbs (such as a grand piano) should be approved by a structural engineer.

The Office/Root Cellar/Ice Well

The ice house is a subgrade cylindrical brick structure. Its hemispherical roof is a complete brick masonry dome. It can be entered either through a roof hatch or through the root cellar. The root cellar consists of a square brick masonry structure above grade with a basement, which is connected to the ice house.

The southern basement wall of the root cellar is visibly bowed. It appears that the bowing is the result of hydrostatic pressure. The western basement wall (adjacent to the ice house) is bowed and cracked. It forms up to a 2" wide pocket with the ice

house wall. This particular deterioration is probably caused by water freeze-thaw cycles within the pocket filled with soft soil and debris.

The cellar has ventilation wells and a stair opening at the ground level. The wells are open to rain and rain water runoff contributing to basement masonry deterioration.

Cellar walls above the ground level appear to be in good condition with one exception: a vertical crack above a northern window arch.

PRIVY

The privy is a one-story masonry structure. It sustained structural damage and was reinforced. The western wall, bowed and cracked, was reinforced with steel tie rods. The masonry cracks and bowing are substantial. Crack monitoring is recommended.

CONCLUSIONS

While there is no need for immediate structural intervention, the building should not be used by the public until it is brought up to code.

Regardless of future use, the building envelope requires regular maintenance: periodic inspection and cleaning of gutters and spouts, elimination of sources of moisture, roof maintenance and termite protection. Root cellar walls below the grade appear to be the most vulnerable to water damage.

It would be advisable to begin monitoring crack movements as soon as practical in order to collect data for an informed decision regarding repair or strengthening of masonry.

All wood structures should be inspected for insect infestation and damage.

Each lintel beam should be inspected and strengthened or replaced where necessary. Individual attention for each lintel will be required since doors and windows have been modified at different times and lintels vary from brick arches to stone, steel, etc. Most of the masonry cracks, at least in the main house, appear to be the result of lintel failure.

Doorframes should be relieved (by lintels) from bearing the masonry and straightened.

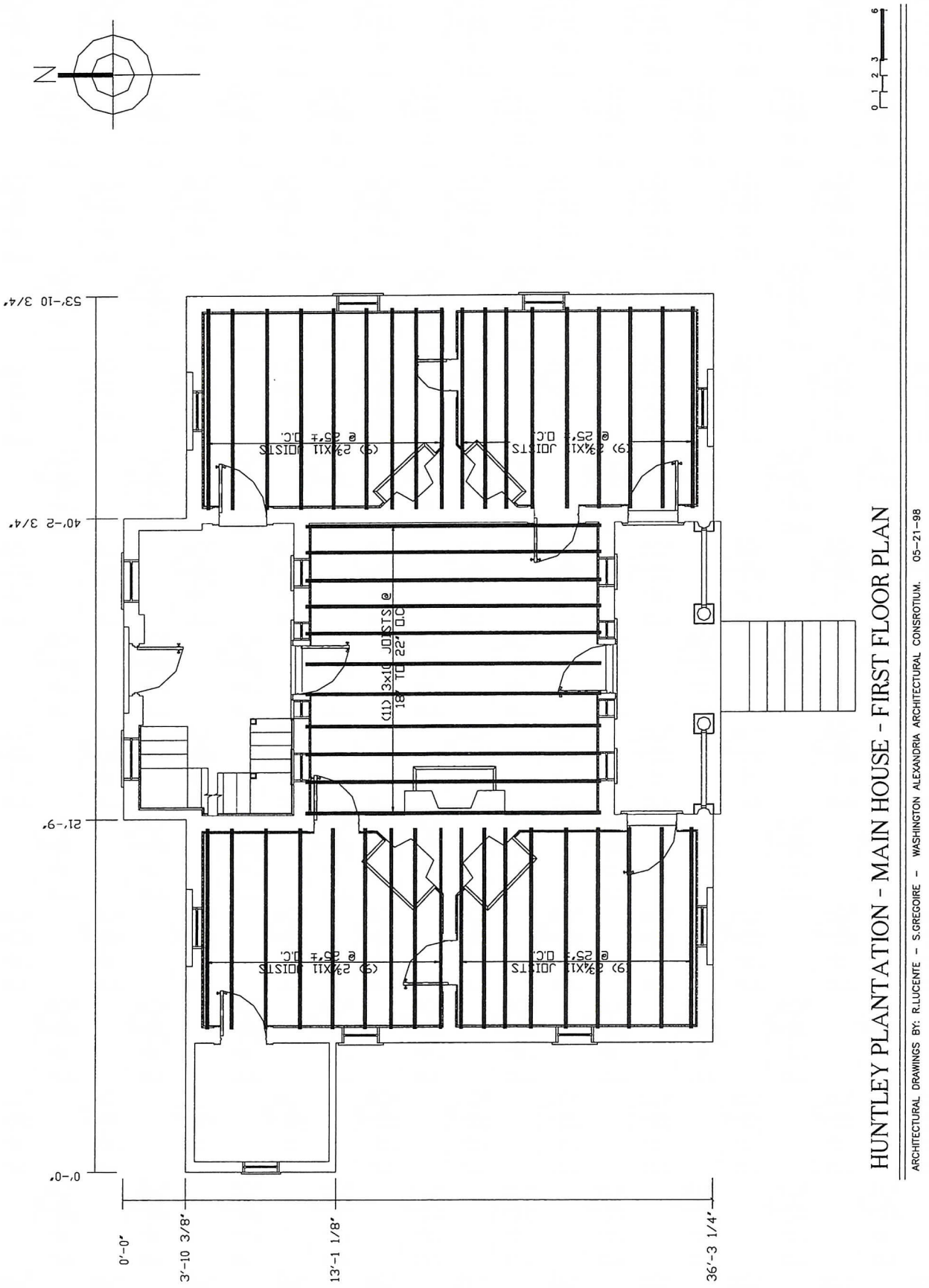
Masonry arches should be repaired and relieved of load, where they are not acceptable per current codes.

Joist and rafter pockets should be cleaned and patched where deteriorated. The bearing area of rafters and joists should be checked and enlarged, where required.

Masonry should be repointed and ice house parging should be repaired.

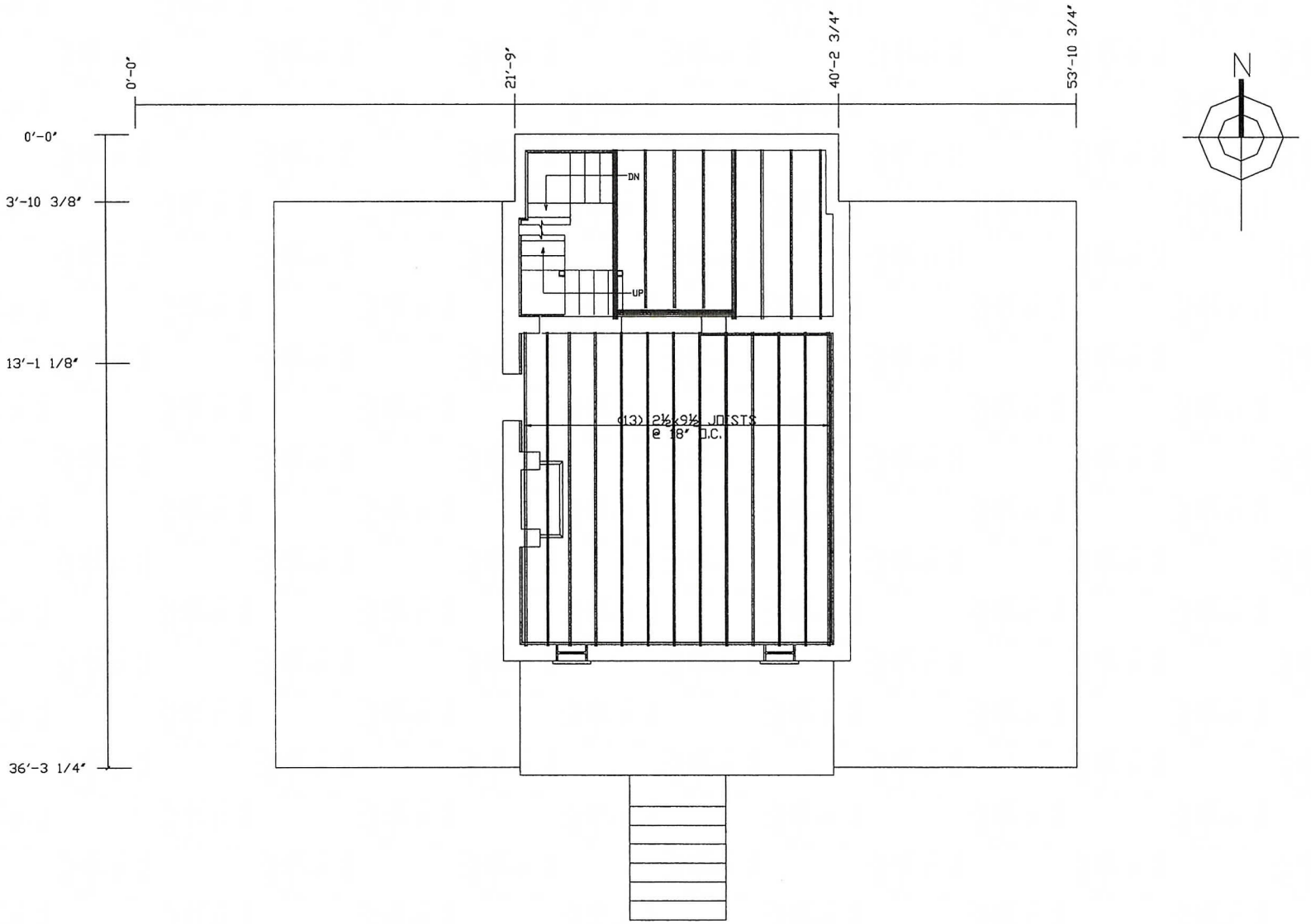
IMPORTANT: Any future landscaping or site development should not interfere with the site's drainage. Plans should be approved by a geotechnical engineer with local experience. Changing subgrade moisture levels may cause major structural damage.

The public should not use the buildings until they are brought up to Code.



HUNTLEY PLANTATION - MAIN HOUSE - FIRST FLOOR PLAN

ARCHITECTURAL DRAWINGS BY: R.LUCENTE - S.GREGOIRE - WASHINGTON ALEXANDRIA ARCHITECTURAL CONSROTIUM. 05-21-98



HUNTLEY PLANTATION - MAIN HOUSE - SECOND FLOOR PLAN

0 1 2 3 6

ARCHITECTURAL DRAWINGS BY: R.LUCENTE – S.GREGOIRE – WASHINGTON ALEXANDRIA ARCHITECTURAL CONSROTIUM. 05-21-98

RECOMMENDATIONS FOR FURTHER STUDY

ARCHITECTURAL INVESTIGATION

The story of Huntley and its physical evolution has been revealed to a fairly consistent and complete level of understanding, but it is clear that there are important gaps in that understanding yet to be filled. It is equally possible that there has been a conceptual disconnect in the essence of that story, based upon erroneous interpretation of the physical and documentary evidence. In either case, there are several areas of the house and dependencies which were either not now accessible or which will require destructive techniques in order to extricate trace evidence of vanished elements of original features.

If the house is to be restored to its original appearance, that will entail removal of the gable roof structure over the north porch infill structure as well as the north wall and short returns which form the enclosure. It will also require removal of the south porch structure. The removal of these features should be undertaken manually, one piece at a time. This will minimize potential risk to historic fabric to be retained and will allow examination of each piece as it is removed for any surviving evidence pertinent to earlier or original appearance of the structure.

The areas to be watched most closely are these:

- All surviving original roof framing members, with attention to upper surfaces and connections.
- Masonry bearing surfaces revealed in the dismantling.
- Wall surfaces on the south porch currently inaccessible under the closed soffit of the roof.
- Original exterior wall surfaces of the east and west wings where the existing construction abuts them.
- Removal of the existing concrete slab in the area of the north porch to reveal any evidence of earlier footings or paving details, including the steps in the areaway to the basement level.
- All surfaces of the masonry wall extensions laid upon the north porch side walls of the wings.

The use of stone in the house as fire-resistant plinths for original mantels is consistent and clear. The survival of stone plinths re-used in the most recent iteration of the south porch and the apparent survival of original stone treads *in situ* at the south porch suggests the need to identify the stone and its origins. Other isolated stone fragments found in the root cellar should be analyzed as well and located in the historic context of the property, if feasible.

Although not now seen as crucial to this process of establishing a definitive sense of the evolution of the buildings at Huntley, dendrochronology is a useful tool for refining or validating hypotheses derived from other sources of data. It could be equally effective in providing a factual basis for other theories as well.

As noted previously, the entire superstructure of the office building is presumed to have been replaced in its entirety. Limited probing intended to reveal any evidence of previous framing systems or a different configuration should be undertaken in the bearing plate areas of the exterior walls.

ARCHAEOLOGY

The property has been surveyed over time and the vanished east dependency site excavated completely a few years ago. There are some areas adjacent to the house or within its footprint which could yield further evidence relating to the original construction and evolution of the building. As noted above, the entire area under or adjacent to the north porch is a potentially rich source for this information. Conversely, it could have been entirely obliterated as the several generations of alterations were taking place. The entire forecourt of the house at the south porch and steps may be equally as rich or poor in useful data, but it should be investigated as thoroughly as possible. Similarly, the grade relationship and configuration of original access to the east and west basement doors of the wings should be investigated as well.

Again, if restoration of the house is to be undertaken, removal of the existing masonry room on the west should be done manually with great care to avoid damage to the house. The area under that small structure may contain evidence of what is postulated as an original exterior porch or stoop and the surface should be protected during demolition in order to permit a thorough survey for potential evidence.

Although never an urgent priority unless there are compelling structural or safety reasons, full exploratory excavation of the ice well and privy pits could be valuable sources of information about the site and its occupants.

DOCUMENTARY RESEARCH

It is apparent that previous investigators have exhausted, or nearly so, all of the readily available primary source materials pertaining to Huntley and the Mason family. Many of these observers have posed and examined many of the questions inherent in a more broadly based historical approach to understanding Huntley. The class exercises and projects undertaken by several groups or individuals from local university programs have enriched and expanded the scope of enquiry as well.

Inevitably, much remains to be done and many of the previous investigators have articulated detailed lists of additional research topics. Future documentary effort should be focused initially on topics which support the interpretive goals and educational program objectives for the historic site managers. Ancillary research subjects not directly within that more narrow list should not be discouraged, but given a lower priority until the needs of mission programming have been fulfilled.

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