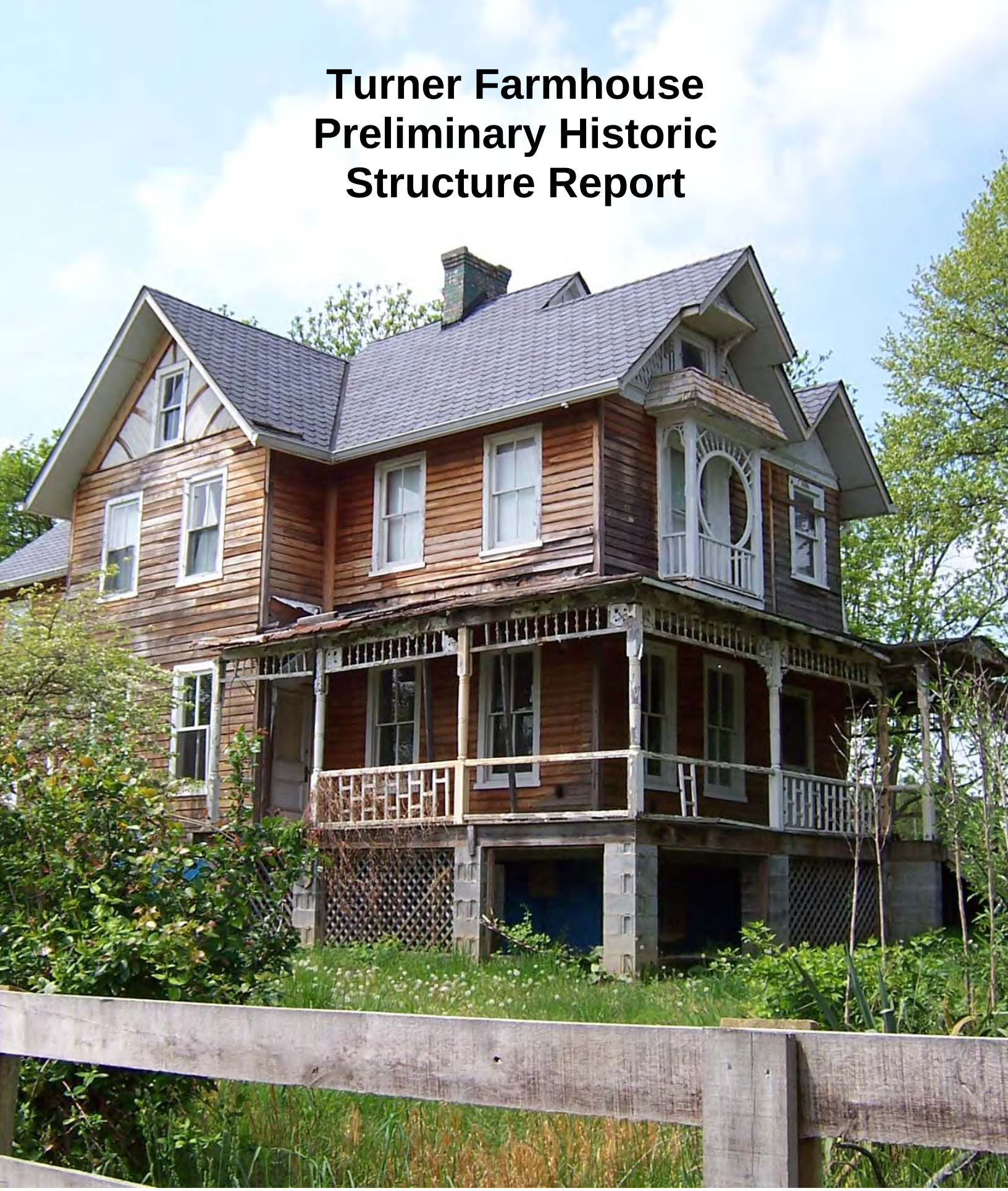
Turner Farmhouse Preliminary Historic Structure Report



Prepared for:
Fairfax County Park Authority

June 23, 2011

Prepared by:
Shaffer, Wilson, Sarver & Gray, PC

ACKNOWLEDGEMENTS

FAIRFAX COUNTY PARK AUTHORITY

Julie Cline, Manager, Land Acquisition and Management Branch

SHAFFER, WILSON, SARVER & GRAY, PC

Paul Luoma, Electrical Engineering Discipline Leader
Dennis Palacio, Electrical Engineer
Mohsen Rahini, Historical Architect
Mike Robertson, Mechanical Engineering Discipline Leader
Debbie Robison, Program Manager
Tim Robison, Structural Engineer
Nadine Stilwell, Office Manager
Ted Welti, Structural Engineering Division Manager

SWSG PN 10-186

TABLE OF CONTENTS

EXECUTIVE SUMMARY

The Turner Farmhouse is significant due to its Queen Anne style architecture and because it exemplifies the cultural, economic, and historic heritage of the Springvale and Forestville/Great Falls communities. The house is associated with Mark Turner, who was a leader in local and state-wide dairy farming, first master of the Great Falls Grange, and was a member of the Fairfax County Board of Supervisors.

The Period of Significance is ca. 1905 - 1959. The period begins with the design and construction of the dwelling and extends through the lifetime of Mark Turner. The house retains its historical integrity and exhibits many character-defining features of Queen Anne style design as well as fine woodworking craftsmanship.

Image 1.1: Turner Farmhouse Prior to the Circa 2002 Expansion, Image Courtesy Great Falls Historical Society and John Anderson, a Turner Relative

During the investigation of the house, a structural analysis was performed that revealed that the house is structurally sound and does not have any major structural defects. The load ratings for the first floor indicate that the house has sufficient support for either residential use or office use. Only three of the rooms on the first floor are currently acceptable for public access use. The second floor support is sufficient for residential use. If office use is desired for the second floor, further investigation that would require the demolition of some original plaster ceilings would be needed.

CHAPTER 1. INTRODUCTION

PURPOSE OF REPORT

The primary purposes of this preliminary historic structure report are as follows:

1. to gather the existing history of the house,
2. to determine if the house retains historical integrity,
3. to identify character-defining features,
4. to perform a structural evaluation,
5. to evaluate changes to the house over time,
6. to document the house with existing condition photos.

METHODS OF EVALUATION

Historical Research

Research was conducted to identify historical associations relative to the Turner Farmhouse

Research undertaken in the course of this study included:

- A search of Fairfax County deed and will records
- A search of Virginia land grants and patents
- A search and review of Fairfax County Chancery Cases
- Review of information on the Great Falls Historical Society website
- Research of Turner family genealogy
- Review of Fairfax County Public Library Historical Newspaper Database
- Scrutinizing historic aerial photos
- Researching federal census records
- Conducting a map survey
- Review of land tax records

All of the above referenced documents were examined for historical references to activities associated with the Turner Farmhouse and are listed chronologically in a chain of key events provided in the appendix..

Existing Conditions Survey

The primary method used to evaluate the structure was through visual inspection of the design and materials. Identification of original components and the dating of subsequent introduced elements combined for a comparative analysis that developed a theory of building evolution. Piece-by-piece scrutiny of visible structural and architectural elements provided a condition assessment.

Photographic documentation was taken of the house.

Engineering Assessments

Visual examination of the structure was performed to identify areas of structural concern. Data was collected on the size of structural members and the material composition of the house so that the load bearing capacity in each room could be determined. Minimal intrusions into the building fabric were necessary. The data was used to determine the structural integrity and capacity of the house.

Mechanical and electrical systems were evaluated to determine if there were any major issues with these systems.

LOCATION OF PROPERTY

The Turner Farmhouse is located near the intersection of Georgetown Pike and Springvale Road.

The house is situated on a 1 ½ acre park site located at 10609 Georgetown Pike, Great Falls, VA 22066 in the Dranesville District of the County of Fairfax. The parcel is surrounded by approximately 33 ½ acres of parkland that was originally part of the Turner farm plus an additional 22 acres of land adjacent to a neighboring development. The Fairfax County tax map number for the parcel is 0121 01 0024C. The USGS quadrangle is Sterling.

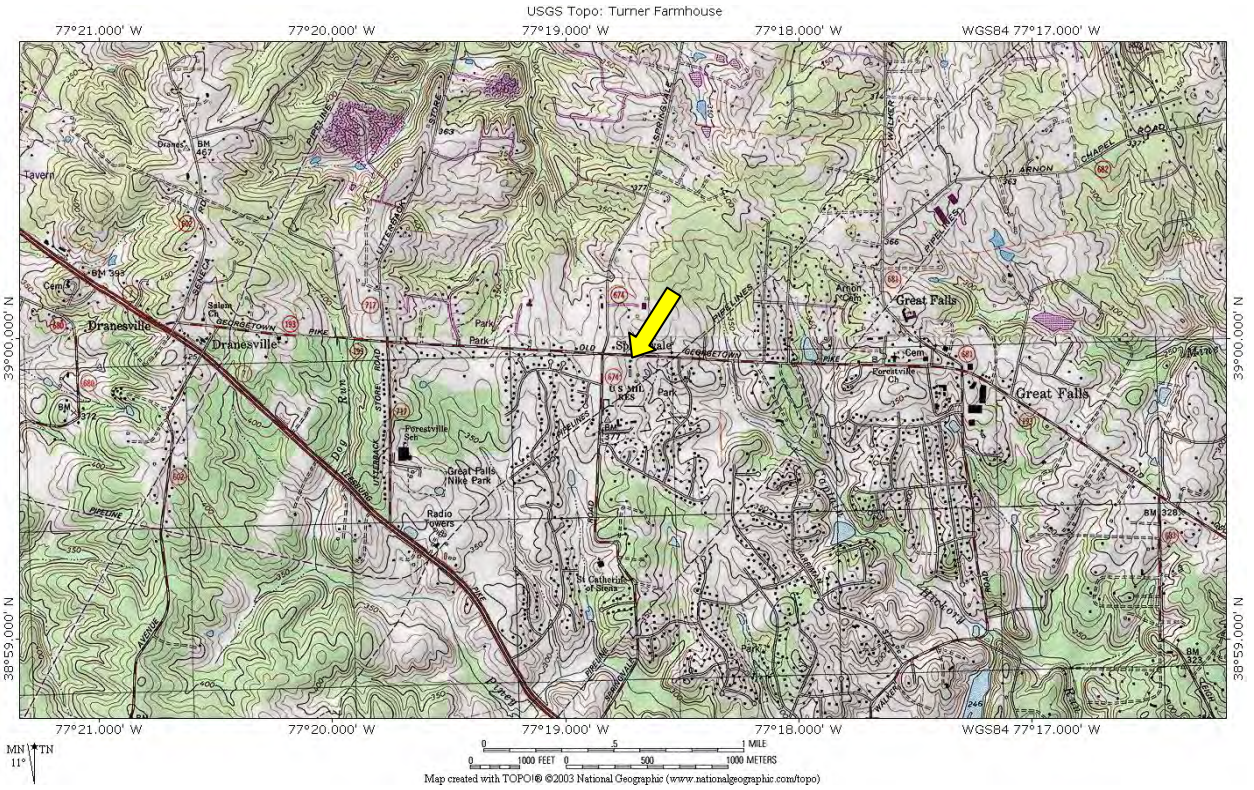


Image 1.2: Portion of Sterling USGS Quadrangle Map, Arrow Points to the Turner Farmhouse

CHAPTER 2. DEVELOPMENTAL HISTORY

HISTORICAL BACKGROUND AND CONTEXT

The scope of work for the historical portion of this report is to gather and review any existing history written about the house, search for historical photos, determine the phases in which the house was constructed, and assess the historical integrity of the house.

After the first field survey of the house, it was evident that the house was likely younger than previously thought; therefore, research was conducted on the assessed values of the house over the years as recorded in the land tax records.

Information from additional primary source research is provided to provide a historical framework used to assess the house.

Early Land Ownership

The land where the Turner Farmhouse would one day be constructed was part of a large land grant, originally surveyed for Thomas Fairfax (6th Lord Fairfax of Cameron) in 1739, but not recorded until Bryan Fairfax was granted the land on February 7, 1765.[1]

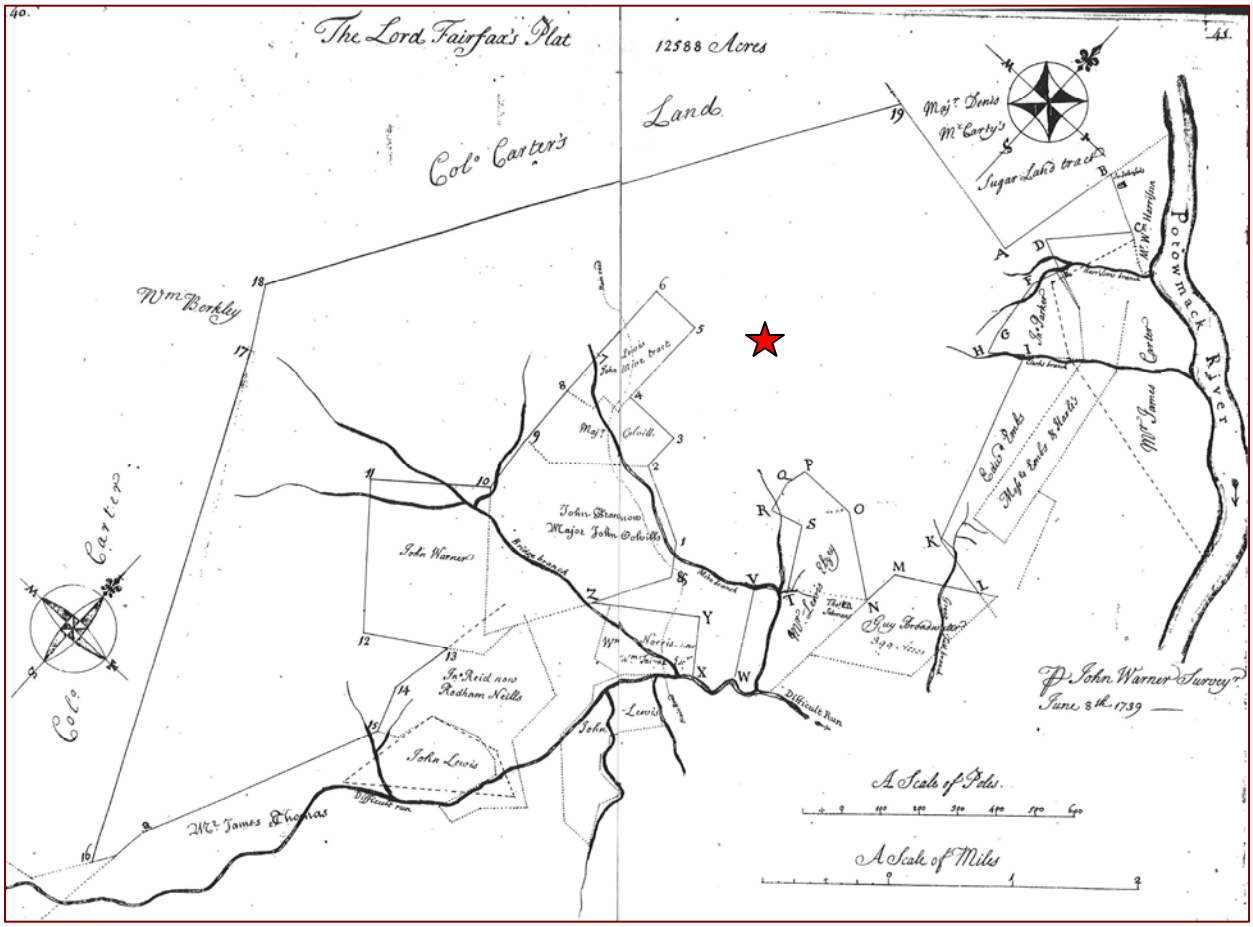


Image 2.1: Survey plat of 12,588 acres eventually granted to Bryan Fairfax in 1765. Image courtesy Library of Virginia. Red star indicates approximate future site of Turner Farmhouse.

The land of the future Turner Farmhouse passed down through the Fairfax family until Orlando Fairfax sold 790 acres to Josiah Loomis in 1842.[2] The following year Loomis sold 150 acres to his son, Joshua Loomis, though he retained a half interest in each building during his lifetime.[3] After Josiah Loomis's death, Joshua Loomis sold the 150 acres to William W. Seaton in 1856. The Loomis family reserved the right to a 24'-square family graveyard. The heirs of Josiah Loomis sold another 70 acres to Seaton on the same day.[4]

William Seaton owned the land throughout the Civil War; however, he was likely renting the property to someone with the name Dickey. Seaton lived in Washington D. C. when he purchased the property in 1856 and when he sold the property to William H. Clagett in 1865.[5]

Image 2.2: Portion of General Irvin McDowell's 1862 Civil War map titled "n. eastern Virginia and vicinity of Washington" depicting the area around Springvale. The house labeled Dickey was located in the Seaton property, Red arrow points to future location of Turner Farmhouse, Image Courtesy Library of Congress

William Clagett, of Washington, D.C., sold the land to John E. Turner in 1869.[6]

John E. Turner Ownership

John E. Turner moved from New York to Fairfax County by 1842 and began purchasing property in the northern portion of the County.

John E. Turner purchased both the 150 acres tract and the adjoining 70 acre tract from William Clagett. The boundaries of these parcels are depicted below over a 1937 USDA aerial photo.

Image 2.3: John E. Turner property purchased in 1869 shown over a 1937 USDA aerial photo. North is up. The red boundary represents the 150 acre parcel and the yellow boundary represents the 70 acre parcel, the green arrow points to the Turner Farmhouse; Background Image Courtesy Fairfax County Park Authority

An 1878 map, prepared by G. M. Hopkins, suggests that John E. Turner was living in a house on the site of the Turner Farmhouse by that time.

Image 2.4: G. M. Hopkins map of 1878, red arrow points to John E. Turner's house, North is up, Image Courtesy Jscholarship

When John E. Turner died, he bequeathed his land to his four sons: James L. Turner, William R. Turner, John B. Turner, and Duane Turner, as well as his grandson, William D. Turner.[7] James L. Turner acquired the land where the Turner Farmhouse would be built.

John B. Coleman surveyed the land and prepared a division plat in November 1892 for Turner's estate. The John E. Turner house was drawn on the plat. This house does not resemble the existing Turner Farmhouse, thus offering strong evidence that this house was demolished when the Turner Farmhouse was constructed.[8]

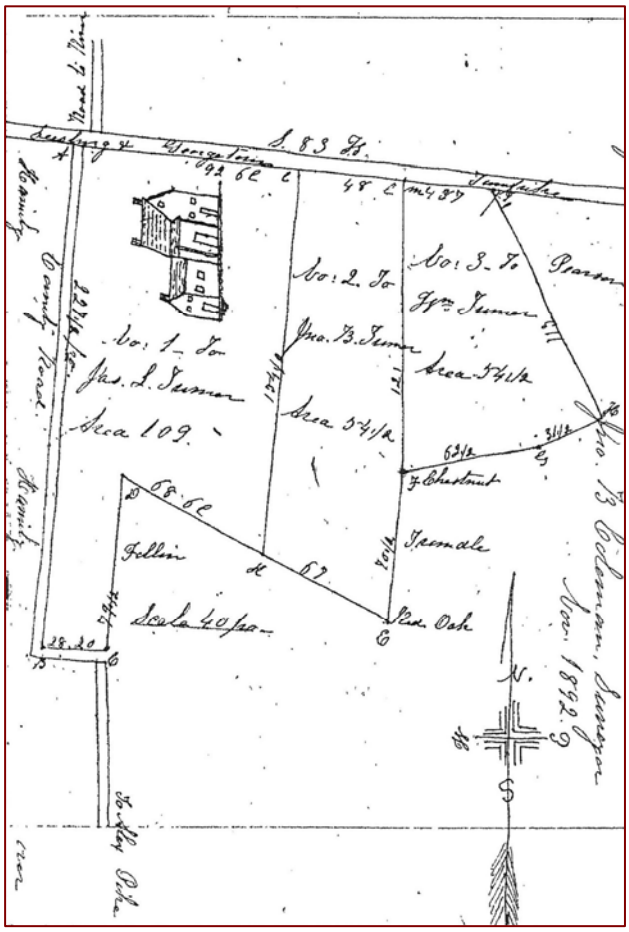


Image 2.5: Turner Estate Division, Drawn by John B. Coleman, November 1892, Image Courtesy Fairfax County Circuit Court Archives

James L. Turner Ownership

James Luke Turner, who inherited the land where the Turner Farmhouse is now situated, had married Elizabeth "Lizzie" Van Dyck in 1875. She was 18 years younger than him. They did not have any children.

In 1880, James Luke Turner, who went by the name Luke, and Lizzie Turner lived with his parents. Luke was a farmer, likely working the land of his father who was elderly at that time.[9] He inherited the land in1892 when he was 54 years old.

Construction of the Turner Farmhouse

Luke Turner likely had the present-day Turner Farmhouse constructed ca. 1905. The value of the buildings on the farm when Luke Turner inherited the property was $700. In 1896, the value decreased to $400. No explanation was given for the devaluation; however, it may have been the result of the widespread 1893/94 economic depression. The building value remained at $400 until 1902 when it increased to $600. In 1906, the value increased to $1,000.[10] Based on the

increase in building value, construction materials, and construction method, the house was likely constructed ca. 1905.

William H. G. Brooks Rental

James Luke Turner died in December 1906.[11] In his will he devised a life interest in the farm to his wife, Lizzie, and thereafter to his brothers: John B. Turner and Duane M. Turner.[12]

Census records indicate that the house was rented by William H. G. Brooks in 1910. Brooks shared the house with his wife, two young children, a sister, a brother-in-law, Lizzie Turner, and John B. Turner. Brooks was a farmer.[13]

In 1913, Lizzie Turner conveyed all of her right to the property to her brother-in-law John B. Turner, who lived his adult years in New York City, but must have returned to Virginia during his retirement years.[14] In 1920, Lizzie Turner was living and working in Washington, D.C.[15]

Mark Turner Ownership

After the death of John B. Turner in 1920, the farm was sold by the family heirs to Mark Turner.[16] Mark Turner, who also owned a farm on River Bend Road, may have been living in the Turner Farmhouse prior to his ownership.[17] The 1920 federal census, taken in January of 1920, suggests that he was living in this area since people who were enumerated on the census at the same time as Turner lived in the area around the Turner Farmhouse.[18] Turner purchased two adjoining lots, i.e. lots 1 and 2 of the John E. Turner division.

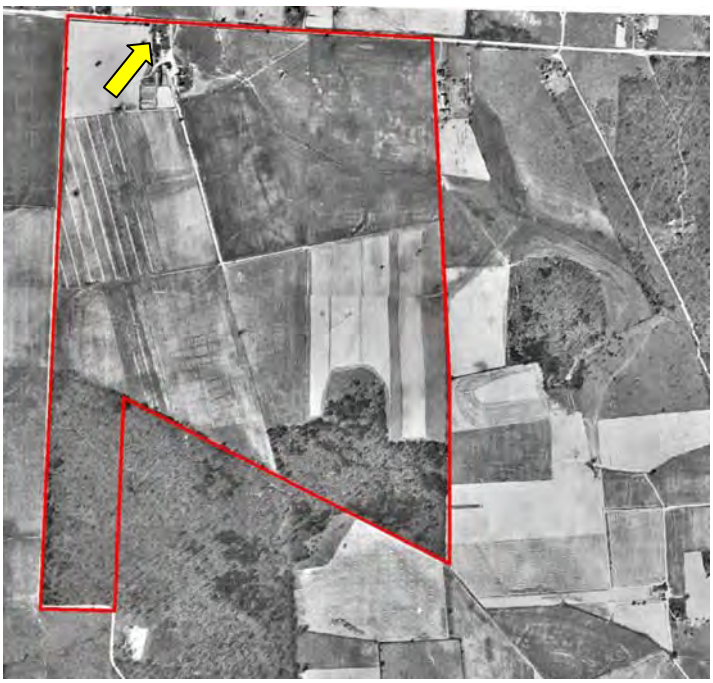


Image 2.6: Land purchased by Mark Turner in June 1920 depicted over a 1937 USDA photo, yellow arrow points to the Turner Farmhouse, north is up, Background Image Courtesy Fairfax County Park Authority

Turner was active in state and local affairs. He served for 18 years on the three-member Milk Commission, which regulated the state's milk industry. He was a master of the Virginia State Grange for four years, and also served on its executive board. He was also the first master of the Fairfax County Pomona Grange. Locally, Turner was for many years the master of the Great Falls Grange, served on the Fairfax County Board of Supervisors for four years, and was chairman on the Agricultural Stabilization and Conservation Commission of Fairfax County.[19]

Turner's principal occupation was dairy farming.[20] In June 1954, Turner was advised through a court proceeding that the U.S. Government was going to take 11.69 acres for military requirements of the 35th AAA Brigade, Second Army. The government built a Nike missile control site on the property.

Image 2.7: Nike missile control site on land that had belonged to Mark Turner, 1962 aerial image, north is up, Image Courtesy Debbie Robison

Endnotes

[1] Northern Neck Survey E:41, June 8, 1739; Northern Neck grant I:124, February 7, 1765.
[2] Fairfax County Deed Book (FX DB) G3(59)328, March 11, 1842.
[3] FX DB H3(60)413, November 10, 1843.
[4] FX DB Y3(77)111 and FX DB Y3(77)108, October 23, 1856.
[5] FX DB F4(84)152, July 29, 1865.
[6] FX DB J4(88)371, February 1, 1869.
[7] FX WB F2(681)481, Dec 1892 .
[8] FX DB O5(119)60, 21 Dec 1892.
[9] Federal Census of 1880.
[10] Fairfax County Land Taxes, microfilm, Fairfax County Public Library, Virginia Room.
[11] Fairfax Herald, 21 Dec 1906, p. 3.
[12] Fairfax County Will Book (FX WB) FX WB 5:307, 16 Jan 1907.
[13] Federal Census of 1910.
[14] FX DB R7(174)391, 07 Aug 1913.
[15] Federal Census of 1920.
[16] FX DB Q8(199)302, 10 Jun 1920.
[17] The Rambler, The Sunday Star, 26 May 1918.
[18] Federal Census of 1920.
[19] "Dairyman Mark Turner To Be Buried Saturday," *The Washington Post, ProQuest Historical Newspapers The Washington Post (1877-1991)*, October 23, 1959, p. A1.
[20] Federal Census of 1920, Federal Census of 1930.

ARCHITECTURAL EVOLUTION

Throughout the history of the Turner Farmhouse, the building has been enlarged and modified. Several major periods of construction have been identified and are described in the following phases of construction. Architectural investigation, examination of the existing structure, and historic aerial photos revealed four major periods of construction and alteration.

The following phases of construction are scenarios of possible construction activities developed based on key physical evidence uncovered during the investigation. Rarely is there concrete proof of when changes were made to the structure or if changes were made in conjunction with others. Throughout its history, the building has regularly undergone repairs and alterations, thus the potential exists that the scenarios, which neatly package the alterations into phases, are too confining.

Phase I: Original Construction ca. 1905

The original portion of the house is a two-story Queen Anne style dwelling. This style was popular from ca. 1880-1910.[1]

Character-Defining Features

Features of the Turner Farmhouse that distinguish the dwelling style as Queen Anne include the following:

- Asymmetrical façade

Image 2.8: Turner Farmhouse Façade

- One-story porch with a spindlework frieze

Image 2.9: Decorative Porch Spindlework

- Lace-like porch brackets and geometric porch railing.

Image 2.10: Porch Brackets

Image 2.11: Geometric Balustrade

- Integral recessed second-story porch. Originally the house had a recessed second-story covered porch. It was later enclosed.

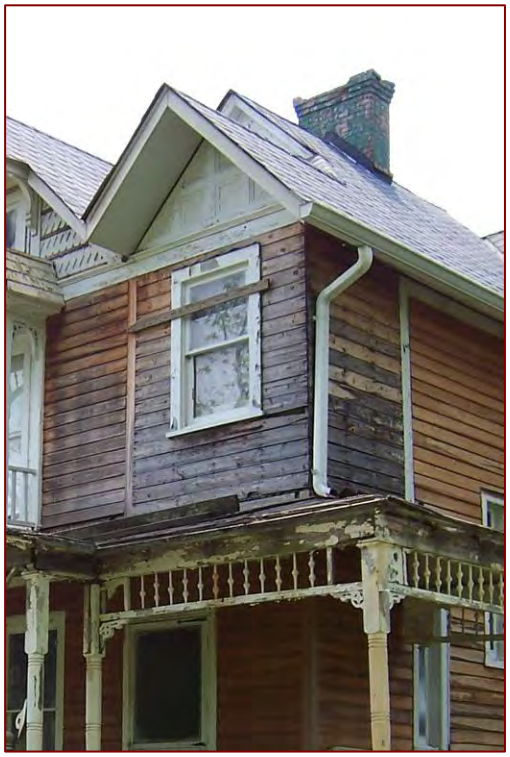


Image 2.12: Section of House Originally a Recessed Covered Porch

Image 2.13: Original Exterior Siding and Wood Porch Roof Within Enclosed Porch

- Cross-gabled roof with varying peaks.

Image 2.14: Three Roof Peaks at Fascade

- Decorated gables with differing textures and patterned shingles.

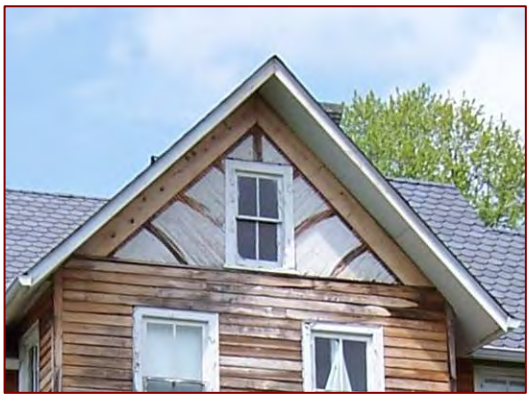


Image 2.15: Half-Timbered Gable End

Image 2.16: Pointed Wood Shingle Pattern

Image 2.17: Typical Gable Detailing With Spindlework Detailed Houses

Image 2.18: Half-Timbered Gable Set Back From Façade

- Triangular-shaped window hood in top of gable extends forward and is bracketed. The square-butt shingles are irregularly staggered on the hood.

Image 2.19: Projecting Bracketed Hood

- Balcony decorated with a circular wood opening framed with spindlework.

Image 2.20: Decorative Balcony

- Doors have delicate incised decorative detailing with a single large pane of glass in the upper section of the door.

Image 2.21: Front Door

- Newel posts are large and square shaped, which was typical for late-Victorian houses.

Image 2.22: Newel Posts

- Interior Spindlework

Image 2.23: Interior Spindlework Mimics Porch Frieze

The original layout of the house is depicted by the following roof plan.

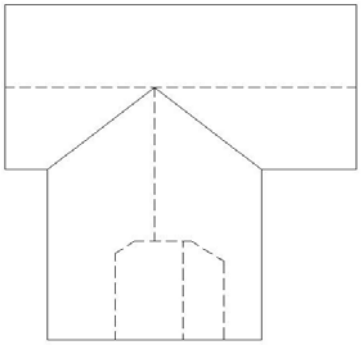


Image 2.24: Original Roof Plan

The original exterior siding for the rear of the house is visible in the kitchen. The original house ended where the siding terminates at the doorway in the following photo.

Image 2.25: Original Exterior Wall as Seen From the Kitchen

Phase II: Bathroom and Kitchen Addition Ca. 1930

Around 1930, a 1-story addition was constructed onto the rear of the house. This addition was much narrower than the rear addition on the house today. The space contained the existing bathroom (Room 105) and perhaps a small kitchen. A septic field was located east of the house.

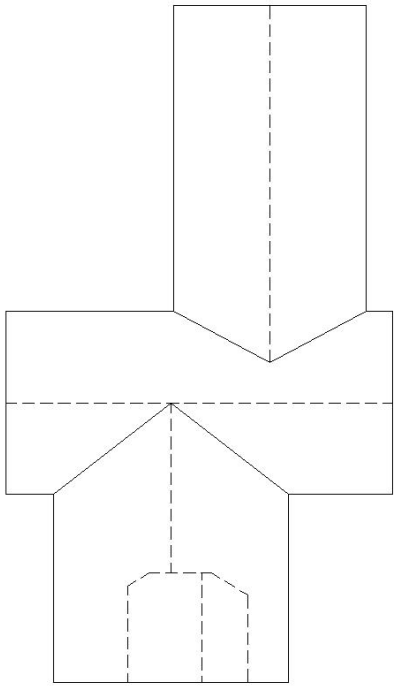


Image 2.26: Ca. 1930 Roof Plan

The bathroom had an exterior window, which is no longer functional due to a later rear addition expansion to the west.

Image 2.27: Bathroom 105

Phase III: Enlarged Rear Addition, by 1937

The rear addition was enlarged by moving the eastern wall further east as depicted in the following roof plan. The addition was also likely now 1 ½ stories. Rear stairs were added to allow access to a new second floor toilet room. A bedroom was also likely added on the second floor.

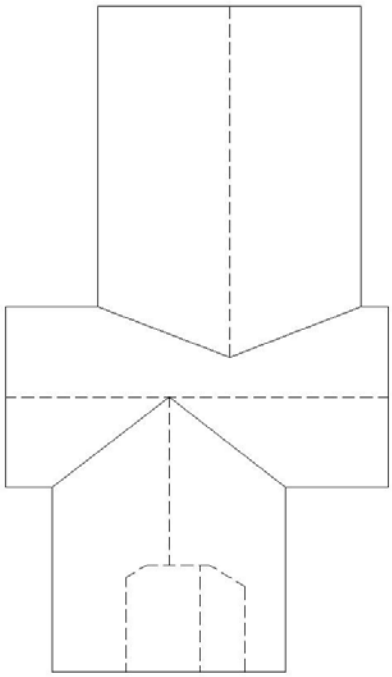


Image 2.28: Ca. 1937 Roof Plan

Evidence of the expansion can be observed in the cellar ceiling joists. As can be seen in the following photo, the original ceiling rafters did not extend all the way to the existing eastern wall. New joists were sistered to the old joists in order to widen the structure.

Image 2.29: Yellow Arrow Points to End of One of the Original Joists

Similar to the first floor bathroom, the second floor toilet room had an exterior window, which is no longer functional due to a later rear addition expansion to the west.

Image 2.30: Second Floor Toilet (Room 206)

The roof line was not raised; therefore, the second floor of the addition was lower that the second floor of the original house in order to have enough head clearance on the second floor of the addition. As a result, stairs were installed between the addition and the original second floor hall.

Image 2.31: Stairs from Second-Floor of the Addition to the Second Floor of the Original House

Phase IV: Enlarged Rear Addition and Parlor Expansion, Ca. 2002

Possibly around 2002, the rear addition was expended to the west and the parlor (Room 106) was lengthened. The roof line of the addition was also raised to meet the roof line of the original house. This provided additional ceiling height for the second floor of rear addition.

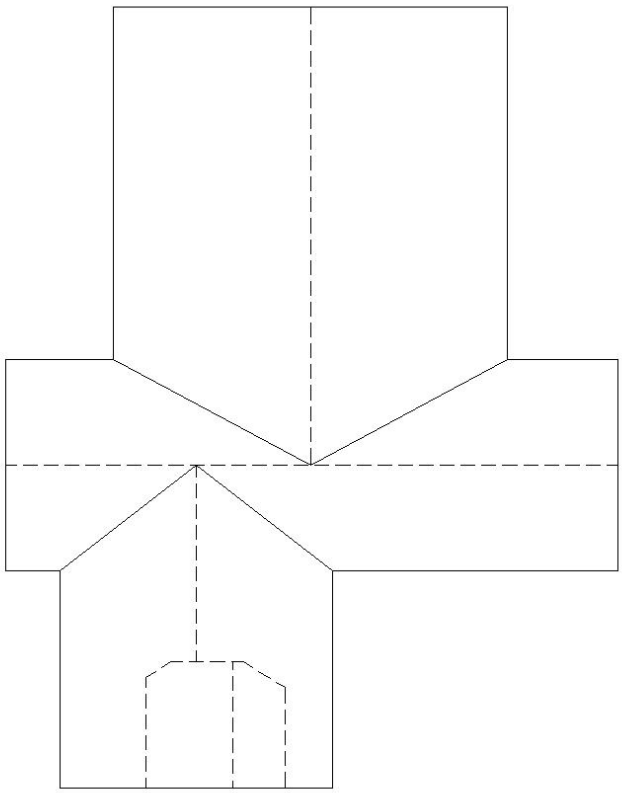


Image 2.32: Ca. 2002 Roof Plan

Evidence exists to show the expansion area of the rear addition. The original sill plate for the ca. 1930 addition is visible from the Utility Room (Room B04). New floor joists were added that extended the entire length of the addition. The subfloor of the expansion area is plywood.

Image 2.33: Utility Room Ceiling Joists. Yellow Arrow Points to Original Sill Plate of First Rear Addition, Plywood Shown in Photo is the Subfloor for the ca. 2002 Expansion

The first floor parlor was also likely expanded at this time. The location of a jog in the wall suggests the location of the original end of the house.

Image 2.34: Yellow Arrows Point to Original End of House in Parlor (Room 106)

The house was likely raised at this time in order to provide additional ceiling height in the cellar. This allowed for the addition of windows to provide light into the cellar.

Image 2.35: House Raised Approximately Four Feet

Endnotes

[1] Virginia and Lee McAlester, *A Field Guide to American Houses*, Alfred A. Knopf, New York, New York, 1984, p. 309.

EVALUATION OF SIGNIFICANCE

Areas of Significance

The Turner Farmhouse is historically significant due to its Queen Anne style architecture and because it exemplifies the cultural, economic, and historic heritage of the Springvale and Forestville/Great Falls communities.

The Turner Farmhouse is associated with Mark Turner, a prominent person in the local community and a Fairfax County politician. He was a leader in dairy farming in Fairfax County and Virginia.

Period of Significance

The Period of Significance for the Turner Farmhouse is ca. 1905 - 1959, ranging from the approximate date of construction of the house until the death of Mark Turner.

Integrity Analysis

Location (Retains integrity): The Turner Farmhouse, constructed ca. 1905, is located on its original site.

Design (Retains integrity): The Turner Farmhouse retains its original design elements, including technology, ornamentation, and materials. The house has been raised and enlarged at the rear. These modifications are consistent with similar modifications made during the Period of Significance and continues a history of building expansion. The massing of the house has been altered due to raising the house; however, not enough to negate the overall design integrity.

Setting (Retains integrity): The character of the site around the house reflects its historical role as the dwelling of a dairy farmer. The relationship between the dairy buildings and the farmhouse is maintained.

Materials (Retains integrity): The house retains its key building materials. Exterior character-defining features, such as the porch spindlework and decorative gables remain. Interior character-defining features, such as the newel posts, interior spindlework, and transom windows above bedroom doors remain. Materials that no longer remain are most of the exterior siding and the original roofing material.

Workmanship (Retains integrity): Workmanship is observed in the craftsmanship of the Queen Anne style details on the house and in the interior. This includes craftsmanship of most of the original decorative elements. Interior features, such as the newel posts exhibit historic proportions and carvings.

Feeling (Retains integrity): The house retains a rural feeling.

Association (Retains integrity): The house retains its historical association with dairy farming. Original dairy barns, milk sheds, and equipment sheds remain.

CHAPTER 3. DESCRIPTION

ARCHITECTURAL

Synopsis

The Turner Farmhouse is a Queen Anne style house constructed ca. 1905. The house retains many features popular in Queen Anne style architecture. Among these features are the decorative gable ends, spindlework porch frieze, lace-like porch brackets, multiple gables, and decorative detailing on the exterior doors.

Exterior

The original section of the house reflected a T-plan layout, though the front gable end of the house was asymmetrically placed on the eastern side of the house. A one-story wrap-around porch extends across the front of the house and along two sides. The single-loaded asymmetrical layout of the plan is reflected on the façade with a primary larger gable adjacent to a secondary smaller gable.

The porch is made of tongue and groove wood boards attached to the top of wood joists. The turned wood columns support the deck wood framing and the sloped wood roof structure. The porch roof is made of tongue and groove deck sheathing attached to the top of wood rafters.

Cove-lap siding originally clad the exterior of the building. The roof, which is now covered with asphalt shingles, at one time had embossed metal shingles over felt construction paper attached to the original 1x3 skip boards. Some of the earlier shingles are visible in the attic. Existing nail holes and even remaining bent nails point to the fact that there must have been another roofing prior to the metal shingle roofing. The frequency of the nail holes suggest that the original roofing was wood shingle.

Image 3.1: Early Metal Shingles

The windows, most of which are original, are double hung with a single vertical muntin in each sash making them 2/2 glass panes. The top sashes were made fixed and inoperable with only bottom sashes left operable.

Interior

The original section of the house had two stories above grade with a cellar below. There are some jar lids screwed to the bottom of the ceiling joists in the cellar (Room B2) where jars containing perhaps assorted nails, screws, etc. may have been affixed. Because the house was raised, you can no longer reach the lids. This provides evidence that there was a cellar prior to raising the house.

The first floor contains a living room, formal dining room, parlor, casual dining room, kitchen, and bathroom. The second floor contains four bedrooms and two bathrooms. Refer to Appendix B for plan layouts. Because the scope of work for this report did not include taking measurements of the house, the plans are approximate and not to scale.

The asymmetrical layout provided plenty of opportunity to let in natural light through windows located on the exterior walls. Even the single run stairway has three fixed windows in a stepping formation.

The exterior and interior walls were made of 2x4 (actual size) wood studs. The floor joists were also constructed using lumber that had not been planed to a smaller dimension. The interior walls were finished with plaster over wood lath. All of the nails used in the construction of the house are wire nails, which came into use in this area in mid-1880s to early 1890s.

Fireplaces heated the living room (Room 101) and formal dining room (Room 102). Transfer grills in the first floor ceilings near these fireplaces provided heat to Bedroom 201 and Bedroom 202. The transfer grills are indicated by variances in the flooring where floor boards later infilled the grill. The transfer grill may have been infilled when steam radiator heat was installed in the house. No evidence was observed of how the parlor was originally heated.

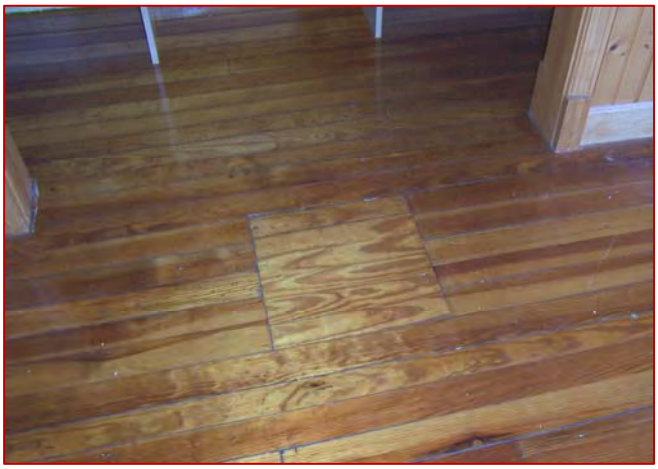


Image 3.2: Location of Transfer Grill in Bedroom 202

The attic space can be accessed by a retractable-type ladder above the hatch at the second floor hallway ceiling. The original steep slope roof was constructed of actual size wood rafters at 24" O.C. with skip boards attached on top. Later additions were constructed with wood rafters or wood trusses.

The house is in good condition structurally and most of the finishes at the first and second floors are also in good condition but with some exceptions. Cellar construction is not final as the finishes of the different cellar rooms have not been completed. The existing porch is the most deteriorated portion of the house and has the potential danger of collapsing.

Original Materials

Most of the construction materials in the house are original. The original four-raised-panel bedroom doors suggest that the house was constructed at this time period since the mortise is hidden within the door construction. With earlier doors you can see the mortise at the edge of the door. All of the exterior doors, except the sliding door and cellar door, are original the associated construction phase.

Door and window hardware is decorative. Examples include decorative steeple-tipped hinges.

Image 3.3: Decorative Steeple-Tipped Hinge

Several of the doors have original clay knobs.

Image 3.4: Clay Doorknob

The bathtub and mirror in Bathroom 105 are original.

Image 3.5: Original Bathtub in Room 105

Image 3.6: Original Mirrored Medicine Cabinet in Room 105

The transom windows above the bedroom doors are original. The door trim and corner blocks around the bedroom doors is also original.

Image 3.7: Original Transom Window at Door to Bedroom 201

Early radiators exist in most of the rooms.

Image 3.8: Steam Radiator in Hall 200

Spindle-shaped corner trim in the bedrooms is original.

Image 3.9: Corner Trim in Bedroom 201

All of the Queen Anne style spindlework, decorative gables, lace-style brackets, and porch balustrade on the exterior of the house is original.

Following is an inventory of room finishes and construction materials. This information was used to assist in determining if the house retained historical integrity by observing if original construction materials remain.

Basement

Cellar Room (B01)

Floor:	24”x24” carpet tile
Wall Base:	Wall base has not been done in this room
Walls:	Painted gypsum wall board on walls of the room except the masonry wall supporting fireplaces and chimney above
Ceiling:	Exposed wood floor joists and micro-lam beam. Ceiling Height: 118 ½” (bottom of floor joists above floor line)

Cellar Room (B02)

Floor:	24”x24” carpet tile
Wall Base:	Wood base with molding top in most part of the room
Walls:	Painted gypsum wall board on walls of the room except the masonry wall supporting fireplaces and chimney above
Ceiling:	Exposed wood floor joists and supporting beams. Ceiling Height: 118” (bottom of floor joists above floor line)

Cellar Room (B03)

Floor:	24”x24” carpet tile
Wall Base:	Wall base has not been done in this room
Walls:	Painted gypsum wall board on walls of the room
Ceiling:	Exposed wood floor joists Ceiling Height: 118” (bottom of floor joists above floor line)

Utility Room (B04)

Floor:	24”x24” carpet tile in most part of the room
Wall Base:	Wall base has not been done in this room
Walls:	Walls are not finished in this room (exposed wood framing and rigid insulation on masonry and concrete walls)
Ceiling:	Exposed wood floor joists Ceiling Height: 118” (bottom of floor joists above floor line)

Bathroom (B05)

Floor:	12”x12” floor tile
Wall Base:	Wood base with molding top
Walls:	Painted gypsum wall board and ceramic tiles at bath tub
Ceiling:	Painted gypsum wall board

Closet (B06)

Floor:	12”x12” floor tile
Wall Base:	wall base is not done in this room
Walls:	Unpainted gypsum wall board
Ceiling:	Painted gypsum wall board

First Floor

Hallway (100)

Floor:	2 ½”-3” T&G variable wood floor board (gravely faded wood stain finish)
Wall Base:	8” high wood base with base molding
Walls:	Painted plaster (hair type) on wood lath
Ceiling:	Painted plaster (hair type) on wood lath
	Ceiling Height: 112”

Living Room (101)

Floor:	2 ½”-3” T&G variable wood floor board (fair condition wood stain finish) attached to top of floor joists
Wall Base:	8” high wood base with base molding
Walls:	Painted plaster (hair type) on wood lath
Ceiling:	Painted plaster (hair type) on wood lath
	Ceiling Height: 112”

Formal Dining Room (102)

Floor:	2 ½”-3” T&G variable wood floor board (fair condition wood stain finish) attached to top of floor joists
Wall Base:	8” high wood base with base molding
Walls:	Painted plaster (hair type) on wood lath
Ceiling:	Painted plaster (hair type) on wood lath
	Ceiling Height: 112”

Casual Dining Room (103)

Floor:	21/4" T&G wood floor board (fair condition wood stain finish) attached to top of original wood board over wood floor joists
Wall Base:	5 ½" high wood base with base molding
Walls:	Painted plaster (hair type) on wood lath
Ceiling:	Painted plaster (hair type) on wood lath
	Ceiling Height: 98"

Kitchen (104)

Floor:	16"x16" floor tile on oriented strand board
Wall Base:	5 1/4" high wood base with integral molding top
Walls:	Painted (miss match) gypsum wall board with missing and damaged sections
Ceiling:	Painted gypsum wall board with damaged sections
	Ceiling Height: 98"

Bathroom (105)

Floor:	12"x12" floor tile on T&G floor boards
Wall Base:	5" prefabricated molded base
Walls:	Painted gypsum wall board
Ceiling:	Painted gypsum wall board

Parlor Room (106)

Floor:	T&G variable size wood floor board (good condition wood stain finish) installed over original floor board
Wall Base:	7 ¼" high wood base
Walls:	Painted gypsum wall board
Ceiling:	Painted gypsum wall board
	Ceiling Height: 111"

Second Floor

Hallway (200)

Floor:	2 ½"-3" T&G variable wood floor board (faded wood stain finish)
Wall Base:	7" high wood base with 1 ½" base molding
Walls:	Painted plaster (hair type) on wood lath
Ceiling:	Painted plaster (hair type) on wood lath
	Ceiling Height: 98"

Bedroom (201)

Floor:	2 ½”-3” T&G variable wood floor board (wood stain finish)
Wall Base:	7” high wood base with 1 ½” base molding
Walls:	Painted plaster (hair type) on wood lath
Ceiling:	Painted plaster (hair type) on wood lath
	Ceiling Height: 98”

Bedroom (202)

Floor:	2 ½”-3” T&G variable wood floor board (wood stain finish)
Wall Base:	7” high wood base with 1 ½” base molding
Walls:	Painted plaster (hair type) on wood lath
Ceiling:	Painted plaster (hair type) on wood lath
	Ceiling Height: 98”

Rear Hall (203)

Floor:	T&G variable wood floor board (faded wood stain finish)
Wall Base:	7” high wood base with 1 ½” base molding
Walls:	Painted plaster (hair type) on wood lath
Ceiling:	Painted plaster (hair type) on wood lath
	Ceiling Height: 85”

Bedroom (204)

Floor:	T&G variable size wood floor board (good condition wood stain finish) installed over original floor board
Wall Base:	7” high wood base with 1 ½” base molding
Walls:	Painted plaster (hair type) on wood lath of east wall of this room
	Painted gypsum wallboard on other walls
Ceiling:	Painted gypsum wallboard
	Ceiling Height: 90”

Bathroom (205)

Floor:	12”x12” floor tile
Wall Base:	5” high molded wood base
Walls:	Painted gypsum wallboard
Ceiling:	Painted gypsum wallboard
	Ceiling Height: 90”

Bathroom (206)

Floor:	Mosaic floor tile
Wall Base:	5 ½" high molded stained wood base
Walls:	Painted plaster and ceramic tile wainscot
Ceiling:	Painted plaster
	Ceiling Height: 85"

Bedroom (207)

Floor:	T&G variable size wood floor board (good condition wood stain finish) installed over original floor board
Wall Base:	7" high wood base with 1 ½" base molding
Walls:	Painted gypsum wallboard
Ceiling:	Painted gypsum wallboard
	Ceiling Height: 97"

STRUCTURAL

The purpose for this Condition Assessment is to review the overall structural condition of the house and determine whether the existing framing is capable of supporting the loading determined by each room's current and potential future use. Concerning the overall structural integrity of the house, it is our opinion that is it structurally sound and does not have any major structural defects.

Concerning current and future uses, a structural analysis of each room on the first floor of the house was required, and performed, to determine each room's allowable live load capacity in pounds per square foot (PSF) as well as the subsequent allowable usage for each room. As well, an analysis for each room was completed to determine the corresponding usage and their subsequent minimum live load capacities.

All areas of the house are currently being classified under "Residential" usage; future use for the areas include both "Office" and "Public Access" use; the building code requires a floor strength for live loads of 40 PSF for all areas under "Residential" use, 50 PSF for all areas under "Office" use, and 100 PSF for all areas under "Public Access" use.

In the table below, each room's descriptions and pertinent structural information (joist size, spacing, species, span length, etc.) are provided as well as each of the live load ratings. Any rooms with live loads ratings below the capacity allowed for its appropriate or proposed use have been notated in the notes column per the notes below.

Table 3.1: First Floor Allowable Live Load Rating by Room

No.	Location	Description	Max Span	Span Direction	Live Load Rating	Notes
1	Room 101	Species: #2 Southern Yellow Pine Size: 2.00"x9.00" Spacing: 16" on center	9'-6"	E to W	175 PSF	1
2	Room 102	Species: Select Structural Hem Fir Size: 2.00"x9.00" Spacing: 16" on center	15'-9"	N to S	55 PSF	1,4
3	Room 106 – Framing Variance A	Species: Select Structural Hem Fir Size: 2.00"x9.00" Spacing: 16" on center	14'-0"	N to S	78 PSF	1,4
4	Room 106 – Framing Variance B	Species: #1 Hem Fir Size: 2x10 (1.75"x9.25") Spacing: 16" on center	14'-0"	N to S	73 PSF	1,4
5	Room 103 + Room 104	Species: Laminated Veneer Lumber Size: 1.75"x9.50" Spacing: 16" on center	14'-10" + 12'-8"	E to W	123 PSF	1

1 – Measured in field, all dimensions are plus/minus
2 – Member direction, size and spacing estimated.
3 – Member must be reinforced if "Office" usage is desired
4 – Member must be reinforced if "Public Access" usage is desired

Recommendations - Loading

Issue: The building code requires a floor strength for live loads of 40 PSF for all areas under "Residential" use, 50 PSF for all areas under "Office" use and 100 PSF for all areas under "Public Access" use. Currently all rooms are considered to be acceptable for both "Residential' and "Office' use. With the exceptions of Rooms 102 and 106, all other rooms meet "Public Access" use.

Recommendations: Repairs need to be made to the floor framing to increase live load capacity. Once the office use of the rooms have been determined, structural recommendations may be provided in the event rooms 102 and 106 are to be used for "Public Access".

Recommendations – Room 102 Termite Damage

Issue: Multiple joists under Room 102 have extensive termite damage at mid-span of the members.

Recommendations: Additional reinforcing framing is required at the 2nd through the 5th joists; sizes, connections, and other pertinent information will provided once the usage has been established. A sister member of length to be determined of equal or existing strength to the existing member may be used attached to the sides of these joists as a minimum if the room usage remains "Residential".

Recommendations – Second floor / Roof Attic Framing

Issue: Second floor framing and roof framing is inaccessible. As a result, a proper structural analysis of these areas cannot occur without some level of exploratory demolition of the existing ceilings or floorings.

Recommendations: Based on the condition of the first floor framing of the house, lengthy walk-throughs of the second floor, as well as some noninvasive structural testing (i.e. heel drops, etc.), the second floor and attic framing are considered structurally sound without any major structural defects. If the usage of the second floor is to be expanded beyond the current "Residential" usage to either "Office" or "Public Access", further, more extensive and invasive, structural analysis must be undertaken.

Recommendations – Cracking at Plaster Walls

Issue: Interior walls throughout the first and second floors have noticeable plaster cracking.

Recommendations: The cracking is a result of two different causes as well as due to a combination of the two.

The first major cause due to differential settlement. Differential settlement occurs in a structure occurs when there is movement by the foundation due to the condition of the soil, namely when the soil is expanding and contracting due to changes in temperature and weather conditions. For instance, during a period of excessive rain or moisture, the soil that the exterior footings bear upon will swell; at the same time those foundations within the interior of the building will also swell, however at a far slower rate than the soil at the exterior foundations. This difference in expansion rates cause the house to rise at different rates, therefore leading to cracking throughout the interior walls. Similar events will take places when there are periods of high heat and low rain where the exterior soil will contract at a more rapid rate than the interior soil will.

The second major cause may be attributed during the period of extensive renovation of the house where the house was raised. Unless extreme care is taken during the renovation of the house, damage to the existing structure is likely to occur.

This page intentionally left blank.

The mechanical and electrical engineering scope of work for this phase of the project was to conduct a field survey to determine if there were any major issues with these systems. No major issues were found.

MECHANICAL

HVAC

There is a mechanical room in the basement that houses a boiler, domestic water heater, sewage ejector pump, sump pump, and clothes washer and dryer outlets. The gas-fired boiler appears to be relatively new and has control valves three zones for heating (basement, 1st floor, and 2nd floor). Heating water piping consists of old steel piping and new copper piping. The majority of the piping has been insulated.

Image 3.10: Boiler

Hydronic baseboard heaters are installed in the basement and radiators are installed throughout the 1st and 2nd floors. One of the radiators in the 2nd floor master bedroom is not connected and another radiator has been removed and is sitting in the hall near the bathroom. A mechanical thermostat is located on each floor. Several of the rooms on each floor have ceiling fans. All of the bathrooms except the second floor hall bathroom have exhaust fans. There is a wood stove located in the basement.

The gas-fired water heater (50 gallons) appears to be relatively new. All of the interior sewer piping appears to have been replaced with PVC piping. The sewer outlet is approximately four feet off the floor of the basement so the basement bathroom fixtures are connected to an ejector pump in the floor. The sump pump basin in the floor appears to have a primary AC powered pump and a DC powered pump with battery backup. The gas meter is located outside at grade and a non-freeze hose bibb is adjacent to the meter.

The kitchen has been gutted and is setup for a sink in the exterior base cabinets and a sink in an island cabinet. There is a gas line for a range or cooktop and there is electric for a wall oven.
It is unknown at this time if the house is on city water and sewer. There was no pressure tank or pump control found, therefore it appears that city water is present.

It appears that minimal work will be required to get the heating system in working order. The radiator in the master bedroom should be reconnected and the entire system inspected and pressure tested. Window air conditioners could be installed for an immediate low cost cooling solution. A more expensive option would be to install two split system central air conditioning units. One air handling unit (AHU) would be installed in the basement with overhead ductwork installed to serve ceiling/wall soffit registers in the basement and floor registers for the first floor. The second AHU would be installed in the attic and ducted to ceiling registers for the second

floor. The condensing units would be installed outside at grade. Refrigerant piping would connect the indoor and outdoor units.

Plumbing

The plumbing appears to be complete except for the kitchen and it appears that minimal work will be required to get it in working order. The domestic water piping and sanitary sewer piping should be pressure tested. If the domestic water is from a well, which it appears that it is not, it should be tested. If the house is on a septic system, then the septic system should be inspected.

ELECTRICAL

The electrical system has been recently upgrade to residential standards. Romex, which appears to be relatively new but no older than 20 years, was used for all observed branch wiring.

There is a relatively new underground electrical service supplying a utility meter mounted about midway on the east wall. The meter supplies two 200A disconnect switches mounted on the exterior basement wall. These switches supply two 200A, 120/240V single phase panelboards in the basement utility room at the south-west corner of the house. These panels supply the receptacles, lights and other electrical equipment throughout the house.

The house is wired to residential standards and is currently incomplete. Changing the space from residential use to assembly use would require a large renovation.

Image 3.11: Meter

Image 3.12: Panelboards

Image 3.13: Disconnects

TURNER FARMHOUSE CHAIN OF KEY EVENTS

Bold text are transactions in the chain of title.

Date	Instrument	Description
08 Jun 1739	**NN Survey E:41**	**Survey of 12,588 acres by John Warner titled The Lord Fairfax's Plat. The land was surveyed for Thomas Fairfax, 6th Lord Fairfax of Cameron; however, he assigned it to Bryan Fairfax who received the grant in 1765.**
07 Feb 1765	**NN Grant I:124**	**Bryan Fairfax is granted 12,588 acres.**
06 Apr 1833	**FX DB B3(54)1**	**Thomas Fairfax and Margaret, his wife, give their son Orlando Fairfax 5,548 acres, part of the *12,000 acre tract granted to Bryan Fairfax and son Thomas.***
29 Nov 1842	FX DB P3(68)129	Sale recorded in subsequent deed on 4 Oct 1850. John Turner, of the County of Fairfax, purchased two tracts of land (one parcel contained 94 ½ acres and the other lot, known as the wood, containing 9 ½ acres) from Jacob F. Eckert and Abigail, his wife, of the County of Dutchess, New York for $600. Land was adjacent to Walters, Cooksey, Wm H Gunnell, and G. Purdy. Land was part of Stanhope's division on Piney Branch.
11 Mar 1842	**FX DB G3(59)328**	**Josiah Loomis, late of the State of New York but now of the County of Fairfax, purchased 790 acres from Orlando Fairfax and Mary Randolph Fairfax, his wife. The land was part of what was *commonly called Fairfax's twelve thousand acre tract.***
10 Nov 1843	**FX DB H3(60)413**	**Joshua Loomis purchased 150 acres located on the south side of the turnpike road from Josiah Loomis. Josiah Loomis reserved one half of each building for his use during his lifetime.**
28 Jan 1850	FX DB P3(68)429	John Turner purchased 83 acres from Jared Bouton and Martha, his wife, for $1,200. The land was on the Falls Bridge Turnpike Road about two miles above the Falls Bridge.
28 Jan 1851	FX DB P3(68)349	John Turner sold the 94 ½ acres and 9 ½ acres he purchased in 1842 to Lewis Johnson. The land was allotted to Gordon Allison and Nancy, his wife, in the division of Stanhope's land, which was sold by

	them to Jacob L. Eckert. The larger lot was the Mansion House Lot, No. 1 in the Division.
03 Apr 1851 FX DB P3(68)441	John Turner and Mary J. Turner, his wife, sold the 83 acres he purchased from Bouton to Lott W. Crocker.
29 Mar 1853 FX DB S3(71)88	John Turner purchased 275 acres located on the Potomac River about one mile above Great Falls from Ann R. Green.
26 Jul 1853 FX DB T3(72)18	John Turner purchased 105 1/8 acres from John Powell and Nancy, his wife. This land was allotted to Samuel Jackson in his division of his father Spencer Jackson's real Estate designated in the division as lot number 5. It was conveyed in F. D. Richardson in trust. Richardson sold the land to Powell. This land is located adjacent to his 275 acres.
23 Oct 1856 FX DB Y3(77)111	**William W. Seaton, of the city of Washington, purchased 70 acres (less 8 acres along James Follin's line) from the heirs of Josiah Loomis.**
23 Oct 1856 FX DB Y3(77)108	**William W. Seaton, of the city of Washington, purchased 150 acres from Joshua Loomis and Sybil, his wife, of Fairfax County, less a 24' square burial ground.**
03 Feb 1857 FX DB Z3(78)143	John Turner purchased 71 acres from John H. Wells and Lee Ann, his wife, adjacent to Roberts and Sherman.
29 Jul 1865 FX DB F4(84)152	**William H. Clagett, of the City of Washington, purchased both the 150 acre and 70 acre parcels from William W. Seaton, of the City of Washington.**
01 Feb 1869 FX DB J4(88)371	**John E. Turner purchased the land where the Turner Farmhouse is now located from William H. Clagett and Adele Clagett situated in two parcels: 150 acres (less a 24 ft square burial ground) and 70 acres for $4,000. Was Orlando Fairfax's land that was conveyed to Josiah Loomis.**
20 Feb 1869 FX DB J4(88)298	John E. Turner sold 451 acres on the Potomac for $12,000 to Alfred Elms, William Quackinbush, et. al.

03 Jun 1874 FX DB S4(97)90	John E. Turner purchases 214 acres back from Wm. H. Quackinbush, et. al. for $5,268. Turner purchased the northern portion.
09 Jul 1874 FX DB A5(105)89	William R. Turner acquired 71 acres (was Wells) and 37 acres (was Ann Green) from his father, John E. Turner. (Total 108 acres were adjoining.)
29 Jan 1875 Fairfax News, p. 2	James L. Turner married Elizabeth Van Dyck.
Dec 1892 FX WB F2(681):481	**Will of John E. Turner of Spring Vale devised the farm on which he resided as follows: (1) One half of the farm to his son James L. Turner for his life, and if he dies without issue it should be equally divided between William R. Turner, John B. Turner, and Duane M. Turner or their heirs, (2) the other half of the farm to be equally divided between his son John B. Turner and grand son William Turner. (3) Duane Turner bequeathed the tract of land whereon he lived containing 106 acres. James L. Turner was charged with paying $100 annually to Mary J. Turner, widow. Will written 09 Dec 1881, probated December 1892.**
21 Dec 1892 FX DB O5(119)60	**Division of the land of John E. Turner according to his will provided lot 1 of 109 acres to James L. Turner. Plat attached. Sketch of house does not correspond to existing house. John B. Turner and Duane M. Turner conveyed all their right, title and interest in lot 1 to James L. Turner.**
29 Oct 1896 FX DB X5(128)568	William Turner used the 54 ½ acre parcel he inherited from his grandfather, John E. Turner, as security for a debt he owed John B. Turner. The trust was held by James L. Turner. John B. Turner was living in New York City, NY.
21 Dec 1906 Fairfax Herald, p. 3	Notice in Fairfax Herald of the death of James L. Turner, near Spring Vale.
16 Jan 1907 FX WB 5:307	**Will of James L. Turner, also known as Luke Turner, died without issue and in his will he devised all of his estate for life to his wife, Lizzie Turner, thereafter to John B. Turner and Duane M. Turner. Will probated on 16 Jan 1907, written on 8 Feb 1897.**
17 Jan 1908 Fairfax Herald, p. 3	William H. Brooks married Ethel G. Snyder.
1910 Federal Census	William H. G. Brooks is renting his residence. He lives with his wife, Ethel G. Brooks, daughter Alies

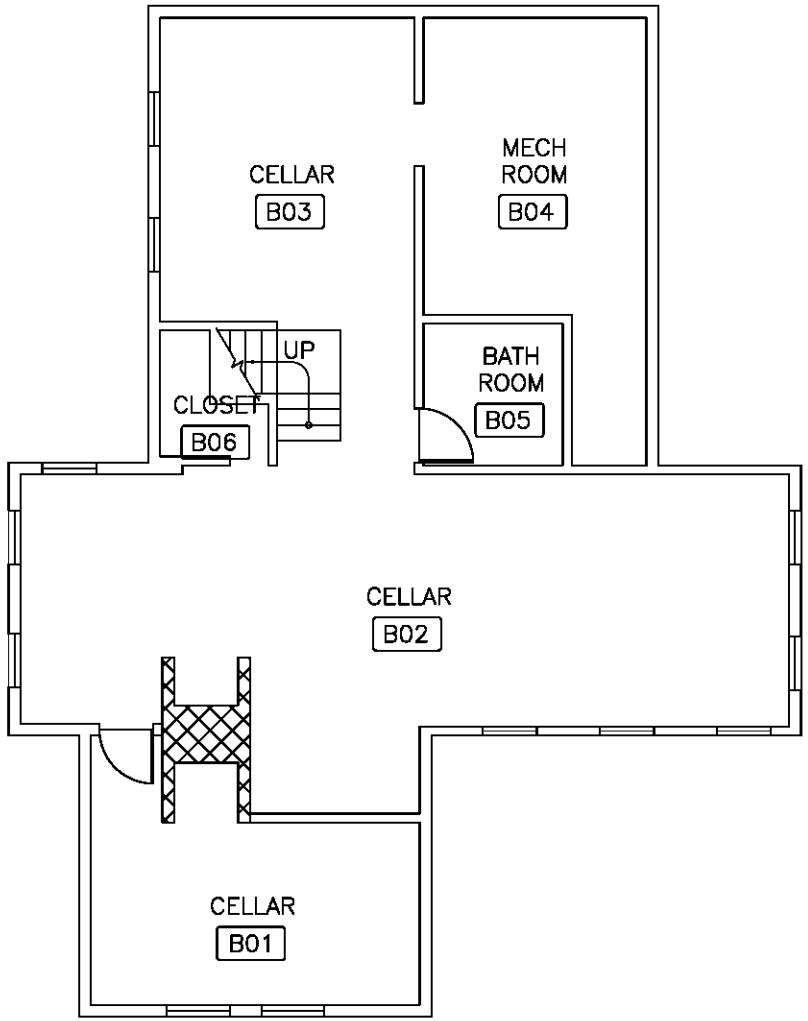
	G. Brooks (age 1 5/12) son John H. S. Brooks (age 7/12), Lizzie Turner (age 55), John B. Turner (age 70), Arthur Taylor (age 51) and Mary K. Taylor (age 51 and sister of William Brooks). Brooks's occupation is listed as a farmer on a General Farm.
20 Dec 1912 Fairfax Herald, p. 3	Obituary for Duane M. Turner, 70 years old.
07 Aug 1913 FX DB R7(174)391	**Lizzie Turner conveyed all of her right, title, and interest in the 109 acres to John B. Turner.**
16 Jul 1915 FX DB X7(180)429	Mark Turner purchased two lots from the estate of Rosanna Offutt. He purchased lot 4 from Rose B. Bradley and lot 2 from Eliza M. Foley. Each lot contained 3.35 acres. The lots were near the intersection of Georgetown Pike and River Road (now River Bend Road).
6 Aug 1915 FX DB X7(180)430	Mark Turner purchased lot 3, containing 3.35 acres, from Joseph W. and Ida L. Offutt.
20 Dec 1915 FX DB Y7(181)18	Mrs. Anne M. Turner Jackson, widow of William R. Turner, Mark Turner, and Anne Grace Turner, his wife, entered into a trust agreement with W. H. Martin to secure a debt due L. Grubb Wright. They used the 71 acres that John E. Turner purchased from Wells and the 37 acres John E. Turner purchased from Ann Green to secure a debt of $1,500.
29 Mar 1916 FX DB A8(183)43	Mark Turner purchased 7 acres from Claude Jackson and Lucy Williams Jackson, his wife. The land was part of the J. T. J. Jackson division (X7(180)514). The beginning point was at the intersection of the River Road and a corner of Mark Turner's land. Survey plat exists.
26 Dec 1917 FX DB G8(189)19	Mark Turner purchased 29 acres from D. S Mackall, executor of A. S. Tebbs's estate.(G6(137)328)
22 Feb 1918 FX DB G8(189)272	Mark Turner purchased 1 acre from William E. Bacon and Cecil Frances Bacon, his wife. Land was on the Georgetown Pike adjacent to Jackson.
29 Mar 1918 FX DB G8(189)416	Mark Turner, Grace Turner, his wife, and Annie M. Jackson sold 39.71 acres to R. Franklin Beaver. The land was part of the 108 acres owned by W. R. Turner.
12 May 1918 The Sunday Star	The Rambler article in the Washington Star describes the location of the old John Turner farm and Mark Turner's farm near River Bend Road.

26 May 1918 The Sunday Star	The Rambler article in the Washington Star describes the location of Mark Turner's farm as on the road that leads from Elkins towards Great Falls.
07 Jan 1920 Federal Census	Lizzie Turner, widow of James L. Turner, was living and working in Washington, D.C.
21 May 1920 Fairfax Herald, p. 3	Administrator notice for the estate of John B. Turner. Mark Turner issued the notice.
10 Jun 1920 FX DB Q8(199)302	**Mark Turner purchased the farm that was devised to James L. Turner (aka Luke Turner) during his life from Georgeanna Turner, widow of the late Duane M. Turner, William D. Turner and Bessie Turner, his wife, James L. Turner and Jane Turner, his wife, and Mary E. Myers and T. J. Myers, her husband. Duane M. Turner had died intestate leaving his widow, Georgeanna Turner, and children James L. Turner, Mary E. Myers and William D. Turner. John B. Turner died intestate without issue. William R. Turner, one of the sons of James E. Turner, died leaving as his sole heir Mark Turner. Mark Turner also purchased 54 ½ acres (lot 2) that was owned equally by Mark Turner, William D. Turner, James L. Turner, and Mary E. Myers.**
01 Jul 1921 Fairfax Herald, p. 5	Mark Turner home struck by lightning.
12 Oct 1921 FX DB W8(205)122	Mark Turner purchased Lot 5 in Block 1 in Theodore J. King's subdivision in Great Falls from Eleanor R. Frierson and Luther Frierson, her husband.
11 Feb 1928 FX DB E10(239)493	Mark Turner purchased land that Mary Roberta Offutt Dunn used as trust security and then defaulted. The land included lot 3 of the home tract, with the dwelling house, lot 14 of the home tract woodland, lot 5 of the 26 acre tract, lot 9 of the land south of the pike.
08 Aug 1928 FX DB G10(243)79	Mark Turner purchased lot 5 on the River Road of the Offutt division from Rose Hawling.

-

Abbreviations

AX City of Alexandria
CF City of Fredericksburg
cff Chancery file folder
CR Court record
DB Deed book
FX Fairfax County
LN Loudoun County
OB Order Book
OR Official Records of Civil War
NO Northumberland County
NN Northern Neck grant
PW Prince William County
VBHS Virginia Baptist Historical Society
VG Virginia Gazette
WB Will book
WC Westmoreland County



NORTH

EXISTING CONDITION
CELLAR FLOOR PLAN

SCALE: NONE

SWSG
SHAFFER WILLSON SAUNDERS & GRAY
1921 Michael Faraday Drive Suite 300 Reston, VA 20190 703-471-8805
A PROFESSIONAL CORPORATION
Engineering • Architecture • Construction Management

FAIRFAX COUNTY PARK AUTHORITY
12055 Government Center Pkwy. Suite 927 Fairfax, Virginia 22035

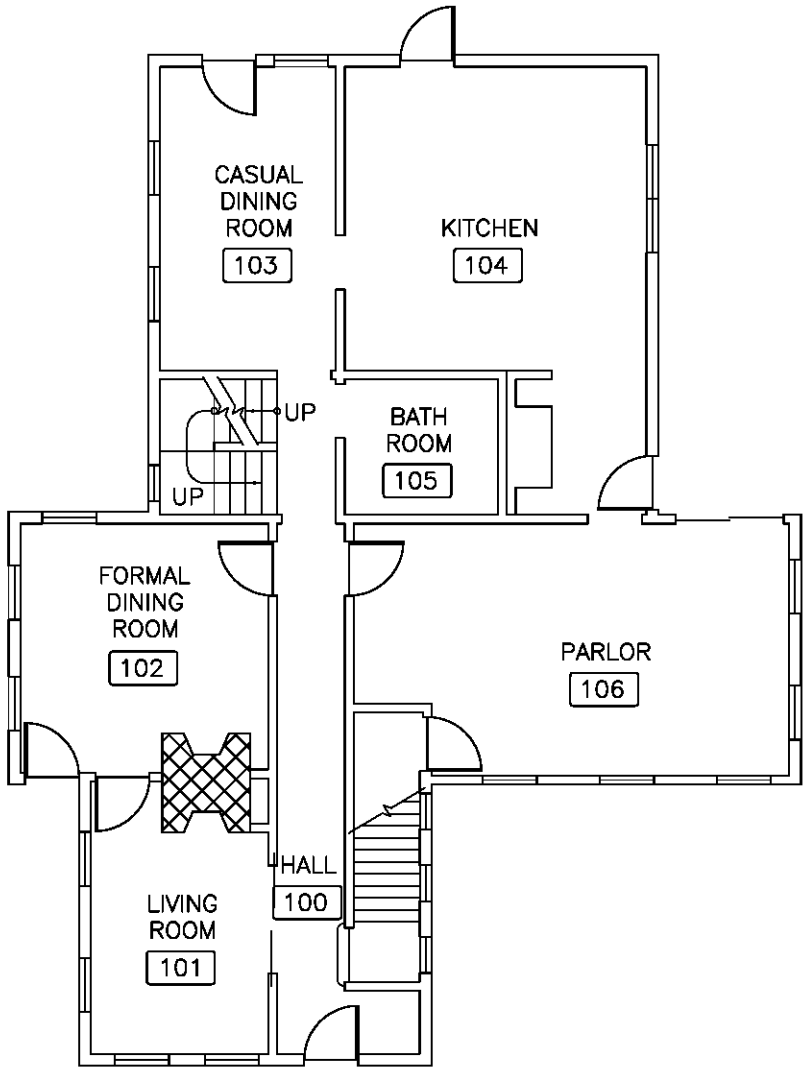
TURNER FARMHOUSE
GREAT FALLS, VA
10609 GEORGETOWN PIKE
GREAT FALLS, VA 22066

PROJECT # 10186

DATE 06/23/11

FIGURE

B1



NORTH

EXISTING CONDITION FIRST FLOOR PLAN

SCALE: NONE

SWSG
SHAFFER WILSON SAUNDERS & GRAY
1921 Michael Faraday Drive Suite 300 Reston, VA 20190 703-471-8805
A PROFESSIONAL CORPORATION
Engineering • Architecture • Construction Management

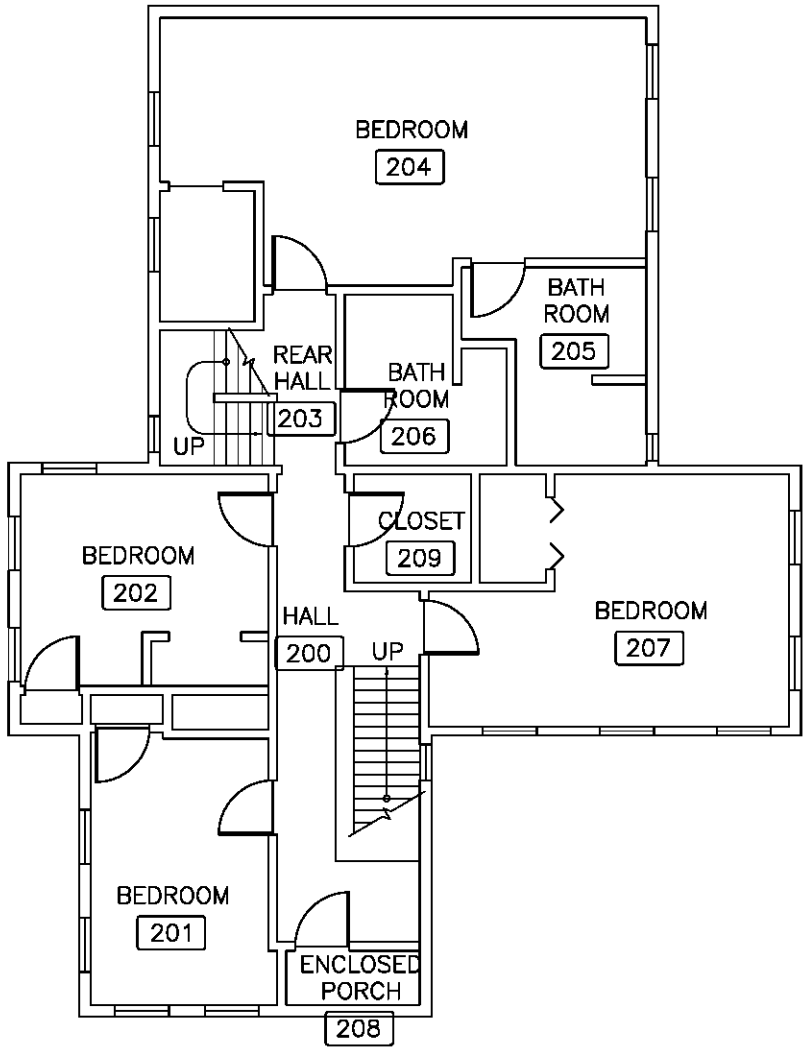
FAIRFAX COUNTY PARK AUTHORITY
12055 Government Center Pkwy. Suite 927 Fairfax, Virginia 22035

TURNER FARMHOUSE
GREAT FALLS, VA
10609 GEORGETOWN PIKE
GREAT FALLS, VA 22066

PROJECT # 10186

DATE 06/23/11

FIGURE **B2**



NORTH

EXISTING CONDITION
SECOND FLOOR PLAN

SCALE: NONE

SWSG
SHAFFER WILLSON SAUNDERS & GRAY
1921 Michael Faraday Drive Suite 300 Reston, VA 20190 703-471-8805
A PROFESSIONAL CORPORATION
Engineering • Architecture • Construction Management

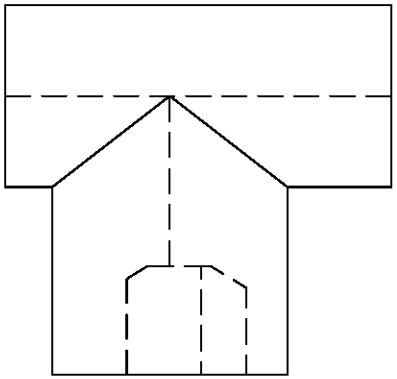
FAIRFAX COUNTY PARK AUTHORITY
12055 Government Center Pkwy. Suite 927 Fairfax, Virginia 22035

TURNER FARMHOUSE
GREAT FALLS, VA
10609 GEORGETOWN PIKE
GREAT FALLS, VA 22066

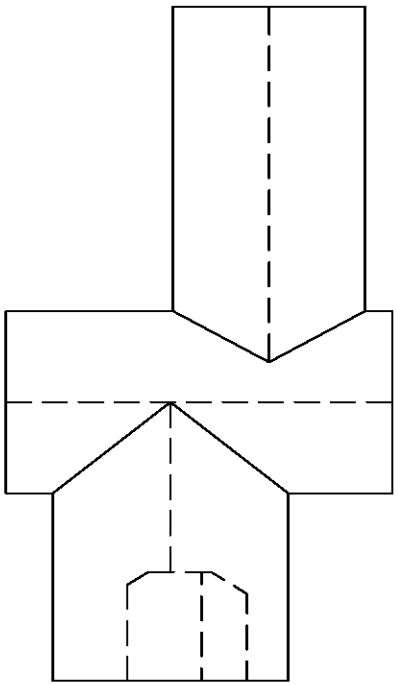
PROJECT # 10186

DATE 06/23/11

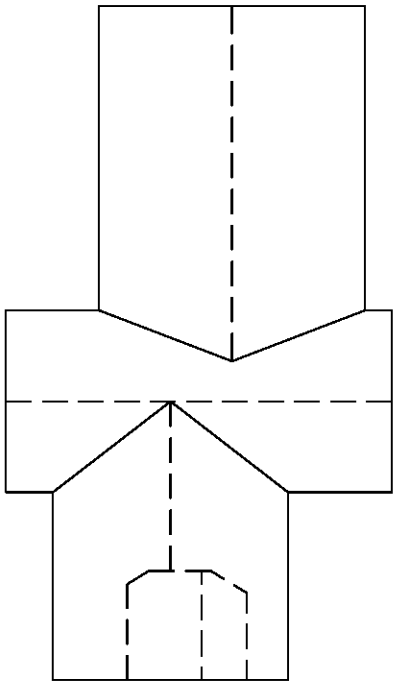
FIGURE **B3**



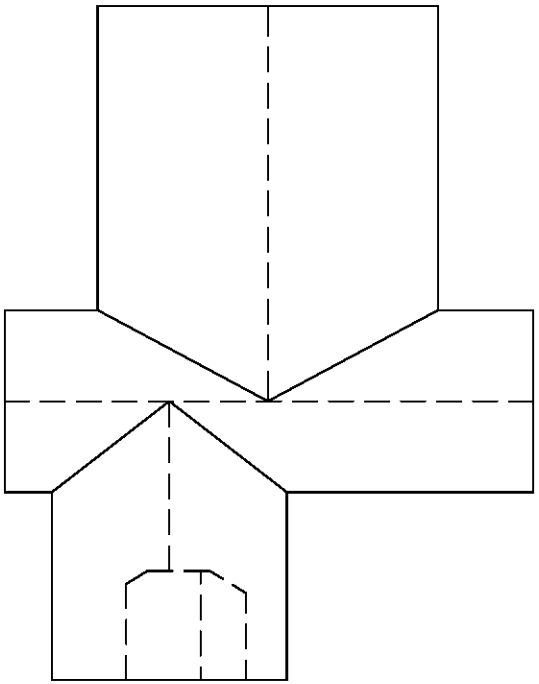
ROOF LAYOUT
CA. 1905
SCALE: NONE



ROOF LAYOUT
CA. 1930
SCALE: NONE



ROOF LAYOUT
BY 1937
SCALE: NONE



ROOF LAYOUT
CA. 2002
SCALE: NONE

SWSG
SHAFFER WILSON SAUNDERS & GRAY
1821 Michael Faraday Drive Suite 300 Reston, VA 20190 703-471-8805
A PROFESSIONAL CORPORATION
Engineering • Architecture • Construction Management

FAIRFAX COUNTY PARK AUTHORITY
12055 Government Center Pkwy. Suite 927 Fairfax, Virginia 22035

TURNER FARMHOUSE
GREAT FALLS, VA
10609 GEORGETOWN PIKE
GREAT FALLS, VA 22066

PROJECT # 10186
DATE 06/23/11
FIGURE
B4

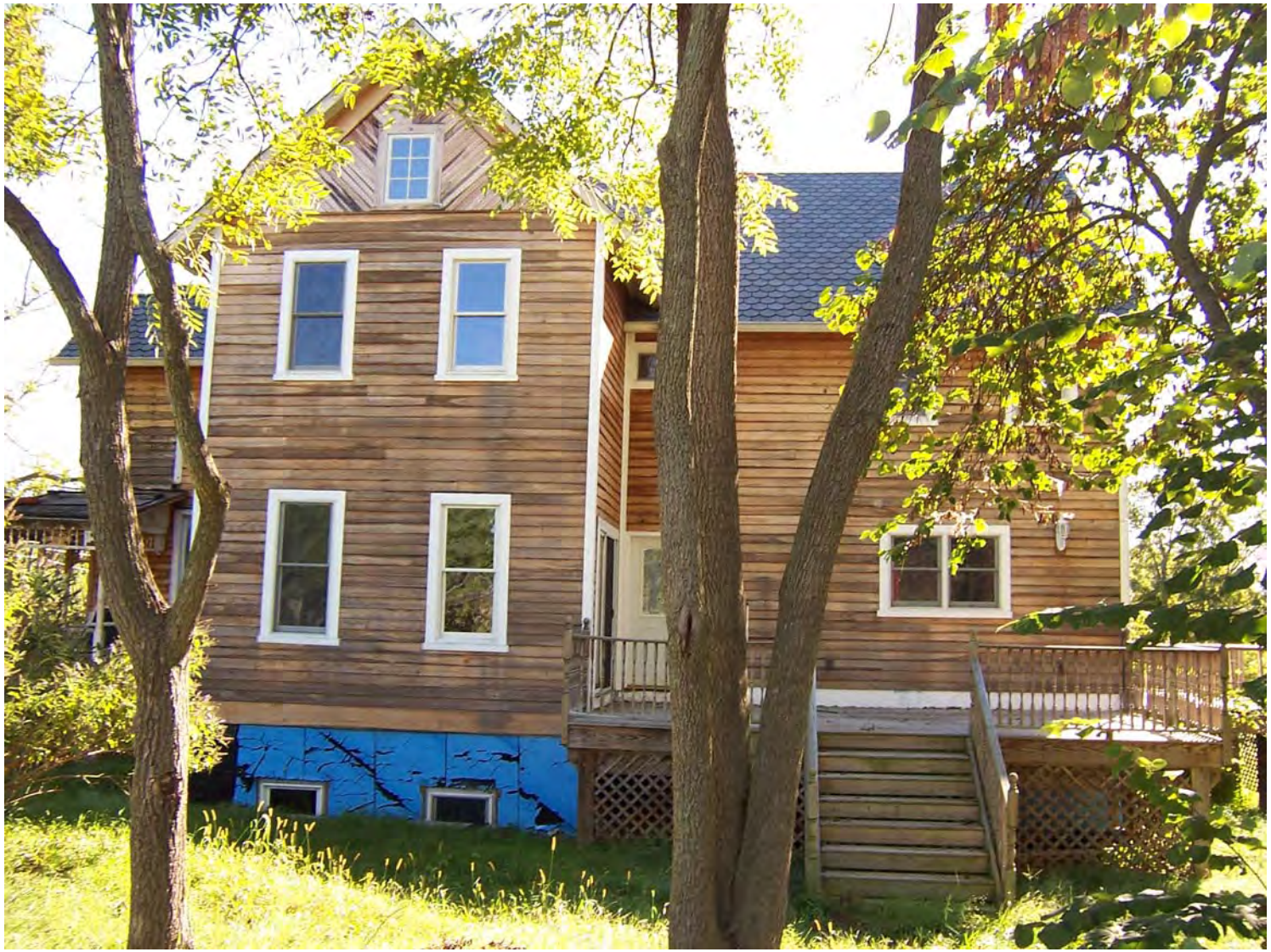
Existing Condition Photo A1: Landscape at Rear of Farmhouse

Existing Condition Photo A2: Exterior Eastern Elevation

Existing Condition Photo A3: Exterior North East Elevation

Existing Condition Photo A4: Exterior Northwest Elevation

Existing Condition Photo A5: Exterior Eastern Elevation



Existing Condition Photo A6: Exterior Western Elevation

Existing Condition Photo A7: Exterior, Rear Elevation

Existing Condition Photo A8: Exterior Southeast Elevation

Existing Condition Photo A9: Porch

Existing Condition Photo A10: Porch

Existing Condition Photo A11: Porch at Door to Dining Room

Existing Condition Photo A12: Cellar
Room B01

Existing Condition Photo A13: Cellar
Room B02

Existing Condition Photo A14: Cellar
Room B02

Existing Condition Photo A15: Cellar
Room B02

Existing Condition Photo A16: Cellar
Room B03

Existing Condition Photo A17: Cellar
Room B03

Existing Condition Photo A18: Cellar
Room B03

Existing Condition Photo A19: Cellar Utility Room - Room B04

Existing Condition Photo A20: Cellar
Utility Room - Room B04

Existing Condition Photo A21: Cellar
Utility Room - Room B04

Existing Condition Photo A22: Cellar
Bathroom - Room B05

Existing Condition Photo A23: First Floor, Front Door
Hall - Room 100

Existing Condition Photo A24: First Floor, Newel Posts
Hall - Room 100

Existing Condition Photo A25: First Floor
Hall - Room 100

Existing Condition Photo A26: First Floor
Hall - Room 100

Existing Condition Photo A27: First Floor
Living Room - Room 101

Existing Condition Photo A28: First Floor
Living Room - Room 101

Existing Condition Photo A29: First Floor, Pocket Doors
Living Room - Room 101

Existing Condition Photo A30: First Floor
Formal Dining Room - Room 102

Existing Condition Photo A31: First Floor, Early Power Outlet and Radio Antenna Plugs
Formal Dining Room - Room 102

Existing Condition Photo A32: First Floor, Exterior Door
Formal Dining Room - Room 102

Existing Condition Photo A33: First Floor
Formal Dining Room - Room 102

Existing Condition Photo A34: First Floor, Fireplace
Formal Dining Room - Room 102

Existing Condition Photo A35: First Floor
Casual Dining Room - Room 103

Existing Condition Photo A36: First Floor
Casual Dining Room - Room 103

Existing Condition Photo A37: First Floor, Rear Door
Casual Dining Room - Room 103

Existing Condition Photo A38: First Floor
Casual Dining Room - Room 103

Existing Condition Photo A39: First Floor
Kitchen - Room 104

Existing Condition Photo A40: First Floor
Kitchen - Room 104

Existing Condition Photo A41: First Floor, Original Exterior Siding
Kitchen - Room 104

Existing Condition Photo A42: First Floor, Original Tub Bathroom - Room 105

Existing Condition Photo A43: First Floor
Parlor - Room 106

Existing Condition Photo A44: First Floor
Parlor - Room 106

Existing Condition Photo A45: First Floor
Parlor - Room 106

Existing Condition Photo A46: Second Floor
Hall - Room 200

Existing Condition Photo A47: Second Floor, Transom Window Above Door Hall - Room 200

Existing Condition Photo A48: Second Floor Hall - Room 200

Existing Condition Photo A49: Second Floor, Stairway Hall - Room 200

Existing Condition Photo A50: Second Floor, Radiator
Hall - Room 200

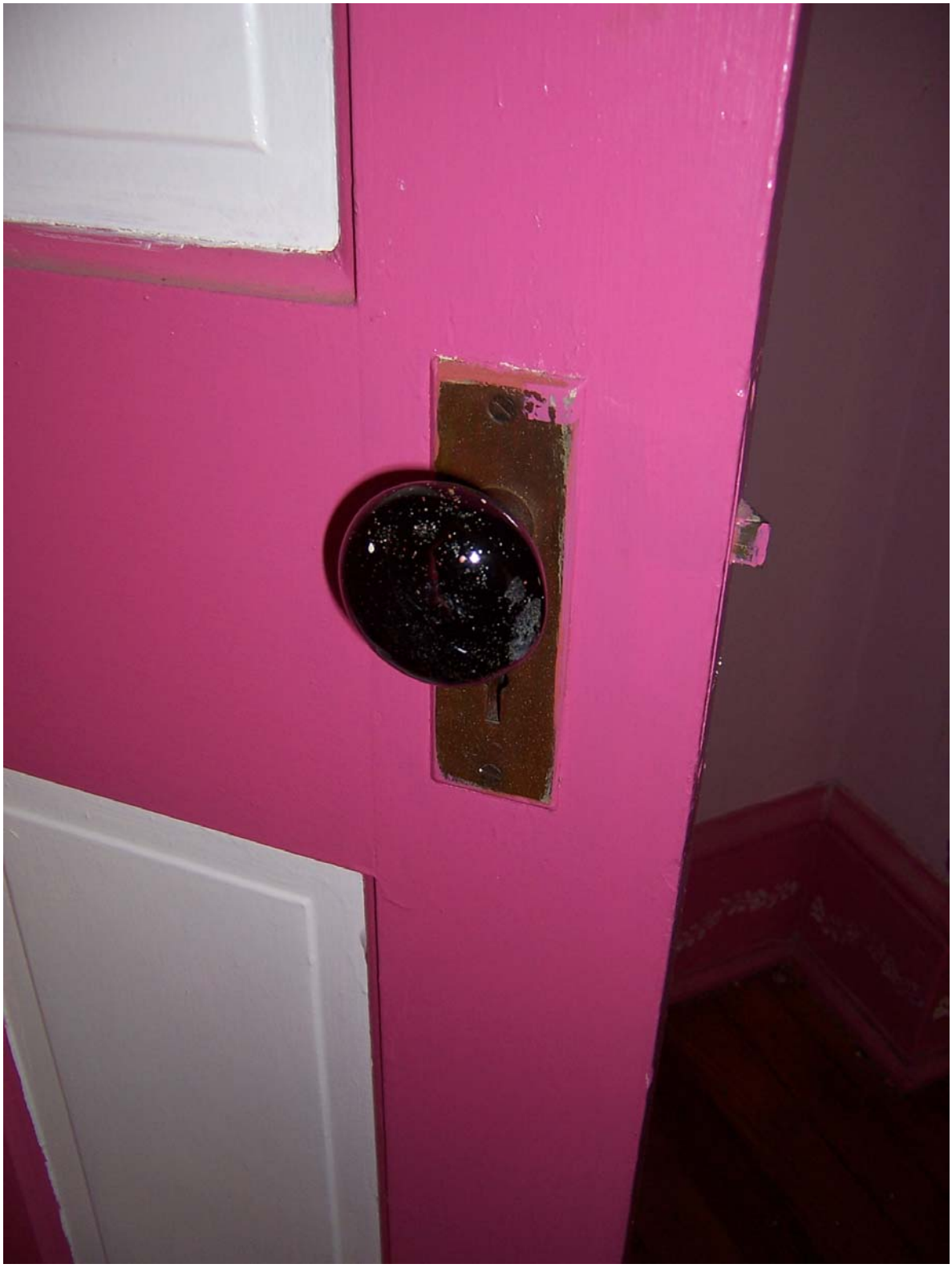
Existing Condition Photo A51: Second Floor
Bedroom - Room 201

Existing Condition Photo A52: Second Floor
Bedroom - Room 201

Existing Condition Photo A53: Second Floor, View Through Front Window
Bedroom - Room 201

Existing Condition Photo A54: Second Floor, View Through Front Window
Bedroom - Room 201

Existing Condition Photo A55: Second Floor, Steeple-Tipped Decorative Door Hinge Bedroom - Room 201



Existing Condition Photo A56: Second Floor, Clay Doorknob
Bedroom - Room 201

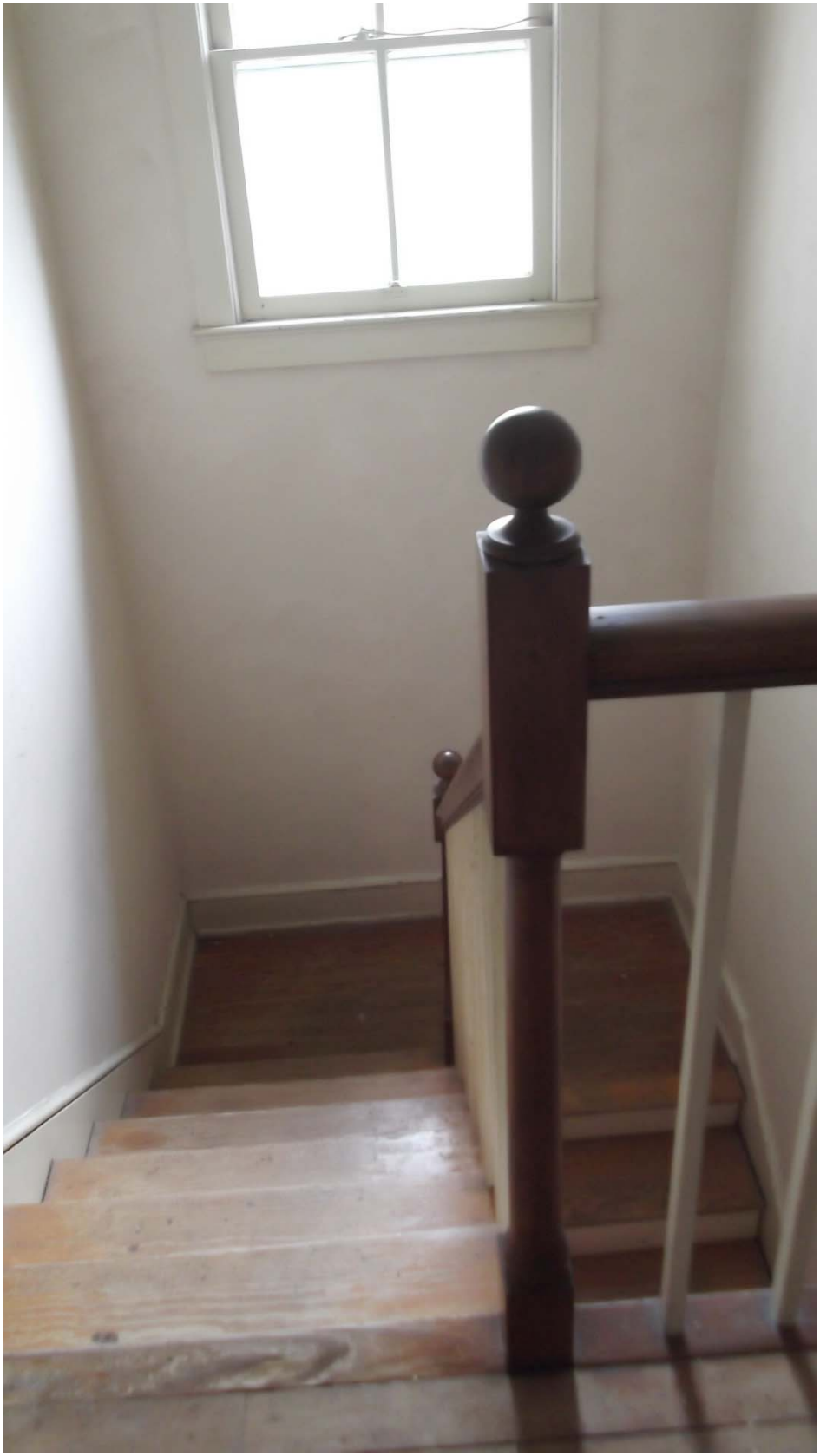
Existing Condition Photo A57: Second Floor
Bedroom - Room 202

Existing Condition Photo A58: Second Floor
Bedroom - Room 202

Existing Condition Photo A59: Second Floor
Bedroom - Room 202

Existing Condition Photo A60: Second Floor, Early Pre-Ground Power Receptacle
Bedroom - Room 202

Existing Condition Photo A61: Second Floor, Steps to Original Portion of House
Rear Hall - Room 203



Existing Condition Photo A62: Second Floor Rear Hall - Room 203

Existing Condition Photo A63: Second Floor
Rear Hall - Room 203

Existing Condition Photo A64: Second Floor
Bedroom - Room 204

Existing Condition Photo A65: Second Floor
Bedroom - Room 204

Existing Condition Photo A66: Second Floor
Bedroom - Room 204

Existing Condition Photo A67: Second Floor, Evidence of Plaster On Wood Lath
Bedroom - Room 204

Existing Condition Photo A68: Second Floor, Cedar-Lined Closet Bedroom - Room 204

Existing Condition Photo A69: Second Floor Bathroom - Room 205

Existing Condition Photo A70 Second Floor
Bathroom - Room 206

Existing Condition Photo A71: Second Floor
Bedroom - Room 207

Existing Condition Photo A72: Second Floor
Bedroom - Room 207

Existing Condition Photo A73: Second Floor
Enclosed Porch - Room 208

Existing Condition Photo A74: Second Floor
Enclosed Porch - Room 208

Existing Condition Photo A75: Second Floor
Closet - Room 209

Existing Condition Photo A76: Attic, Early Embossed Metal Shingles

Existing Condition Photo A77: Attic

Existing Condition Photo A78: Attic

Existing Condition Photo A79: Attic, Circa 2002 Addition

Existing Condition Photo A80: Attic Access