



**Resident Curator Program
Fairfax County Historic Property
Site Summary**



Turner Farmhouse



**Turner Farmhouse
10609 Georgetown Pike
Great Falls, Va. 22066
Owner: Fairfax County Park Authority**

**Park: Turner Farm Park
Dranesville Supervisory District**





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Resident Curator Program for Fairfax County Virginia and Properties of the Fairfax County Park Authority

Site Summary Purpose:

The Resident Curators program was approved for a feasibility study in 2013-2014 for future implementation based on Virginia state and Fairfax County legislation. The purpose of this site summary is to give potential curators a brief overview of the current property with available background information. All improvements/restoration of the properties proposed by curators will adhere to the specific guidelines of *the Secretary of the Interior's Standards for historic Properties*.

In January 2011, the General Assembly amended Va. Code Ann. § 15.2-2306 authorizing localities to develop resident curator programs. Va. Code Ann. § 15.2- 2306(A)(4) enables localities to create, by ordinance, “a resident curator program such that private entities through lease or other contract may be engaged to manage, preserve, maintain, or operate, including the option to reside in, any such historic area, property, lands, or estate owned or leased by the locality.”

At the direction of the Fairfax County Board, staff in the Department of Planning and Zoning and the Park Authority have worked with the History Commission to evaluate the potential costs and benefits that might result from the implementation of a resident curator program. John Milner Associates prepared a report for the County that examines how states and localities across the country have implemented resident curator programs as a way to foster the maintenance and preservation of publicly owned historic properties. The report also provides recommendations for the establishment of a resident curator program in Fairfax County. The report was provided to the Board and was presented at the September 30, 2014 meeting of the Board's Development Process Committee.

Va. Code Ann. § 15.2-2306(A)(4) requires resident curator programs to be established by ordinance.

The program was approved in 2014 and Chapter 125, Resident Curator Program Ordinance, to *The Code of the County of Fairfax, Virginia* and establishes a resident curator program. This program, designed to preserve and maintain historic properties owned or leased by the County, will lease historic properties to individuals or businesses subject to regulations established by the County Executive or his designee. Such regulations will require that resident curators maintain and improve the leased properties according to the Secretary of the Interior's Standards for the Treatment of Historic Properties, 36 CFR Part 68 (2013), as amended. Additionally, all leases for historic properties included within the resident curator program will provide for public access consistent with the historic property's nature and use.

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Summary of the Resident Curator Program Overview as of January 2015

By definition, a resident curator (RC) program enables an individual, a group of individuals, or an organization, to serve as the caretaker (or "curator") of a property. A RC program is intended to reduce the public costs associated with the care and preservation of the properties by enabling groups or individuals to take over the responsibility. In addition to caring for the day-to-day management of the property, the curators are responsible for the rehabilitation and continued maintenance of the property. Generally, properties that are included in RC programs are deemed historically significant and meet established criteria of eligibility for curatorship. This report focuses on properties, and existing programs, which include a preservation component.

Chosen through a pre-defined application process, the selected curator signs a lease which includes the agreed-upon work plan outlining the rehabilitation of the historic resource. The work associated with the rehabilitation process is funded by the curator, who in turn has the privilege of occupying the building and using the associated grounds as determined by the lease. Depending on specific guidelines or regulations applicable to the establishment or management of the program, and the historic significance, integrity, and function of each property, RC programs can be established to accept proposals including a variety of functions. In addition to residential curators, non-profit organizations and businesses can serve as curators.

Historic Curator Program Basics – Rehabilitate, Re-use and Maintain

See guidelines and John Milner study (Resident Curator Program Study Final Report John Milner Associates, Inc. 2014)

<http://www.fairfaxcounty.gov/parks/plandev/downloads/resident-curator-program-final-report.pdf>

Property name address, location area, brief history

Turner Farmhouse, 10609 Georgetown Pike, Great Falls, Va. 22066

Location Area

The Turner Farm is located at the intersection of Georgetown Pike (Route 193) and Springvale Road (Route 674) in Great Falls, Virginia. This community park is 52 acres in size and comprises several historic structures and represents the merger of three park parcels; Turner Farm purchase, Defense Mapping Agency site and Lexington Estates Park. Park features include an observatory, equestrian and community park features.

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 in Northern Virginia. 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.

History Overview:

The Mark Turner Dairy Farm is an example of the type of farm that predominated in the Great Falls area during the early years of the twentieth century. An article in the "National Grange Monthly" of September of 1948 held up Mr. and Mrs. Mark Turner, the owners and occupant of the house, as model farmers for 1948. At that time, Mark Turner had been running his family's farm for 37 years. The article notes that Turner's milk was marketed through the Maryland and Virginia Milk Producers Association, a direct link to the kind of cooperative arrangements that were at the heart of the grange movement in the 1880s. In addition to being a farmer, Mr. Turner also was a president and director of the Citizens National Bank Company of Herndon, Virginia. He was a charter member and first Master of the Great Falls Grange, Master of the Virginia State Grange for forty years, a member of the State Milk Commission for eighteen years and chairman for many of those years, director and treasurer of the Herndon Federal Savings and Loan Assn, and elected a member of the Fairfax County Board of Supervisors in 1928. In 1959, Soviet Premier Nikita Khrushchev toured the United States before meeting with President Eisenhower at Camp David. On September 26, a group of eighteen Russian tourists visited the Turner Farm. Interested in the manufacture of ice cream, they had asked to inspect the farm that had supplied the milk for the ice cream they tasted at Woodward & Lothrop in Washington. They toured the Turner farm and home, then relaxed on the porch with the family. {Information on the Russian visitors from a paper presented to the Latrobe Chapter of the Society of Architectural Historians by Tanya Beauchamp in 2005.}

The historic Turner Family Farmhouse was built in 1905 by the Turner family.

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. 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. 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.

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. He inherited the land in 1892 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 with an 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. 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. 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. 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. In 1920, Lizzie Turner was living and working in Washington, D.C.

Mark Turner Ownership

After the death of John B. Turner in 1920, the farm was sold by the family heirs to Mark Turner. Mark Turner, who also owned a farm on River Bend Road, may have been living in the Turner Farmhouse prior to his ownership. 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. Turner purchased two adjoining lots, i.e. lots 1 and 2 of the John E. Turner division. 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.

Tax map/ Zoned/Land use

Tax Map: 12-1 ((1)) 24C

Zoned: R-1

Land use: .5-1DU/AC

This property is zoned residential. Any other uses would need to be authorized by the County of Fairfax.

Square Footage

3,216

Property Description

The Farmhouse has been remodeled blends the old and the new. Many of the original details, formal parlor, hardwood flooring, and fireplaces remain. The Farmhouse is surrounded by 52 acre equestrian parkland with riding ring.

Utilities: Electricity/ Gas utilities/ Water/ Sewer

- Electricity connected
- Gas connected
- Water connected
- Sewer unavailable; Septic

Number of rooms or description/ Bathrooms/ Construction type

4 Bedrooms, 4 Bathrooms, frame construction, multiple decks, large barn w/office above, run-in equipment shed and caretaker's apartment/garage.

The main house is a 2 story frame house on a stone foundation, facing Georgetown Pike to the north. It has a rear gabled wing with a taller, wider front facing gable that splits into two lower, small gables of unequal size on the north elevation; the tall center gable end of the front facing gable has a half-timber pattern. The smaller front gables have decorative shingling. The house contains a large, central corbelled cap chimney. Most windows are two-over-two, double-hung sash windows, taller on the first floor than on the second. Second level windows with the smaller gables on the north elevation are one-over-one. The easternmost window has a decorative balcony-like protrusion, with a circle pattern. A newer side-gabled wing on the west side of the house is two-story, three-bay, with one-over-one windows. A porch with delicate turned posts with brackets and Queen Anne spindle work wraps around the three sides of the house. The entrance is off center on the front facing gable. A low gable with spindle work on the porch marks the entrance.

Garage or Parking Spaces:

Driveway, no garage at main Farmhouse; caretakers cottage has 2 car garage

Exterior Photos of Property



Turner Farm Exterior Front Elevation



Turner Farm Exterior Front Elevation



Turner Farm Exterior Side Elevation



Turner Farm Exterior Rear Elevation



Turner Farm Exterior Side Elevation

Other structures on site:

Dairy barn, run-in equipment barn, caretaker's house with garage



"Run-in" equipment Barn



Caretaker's apartment and garage



Dairy barn with silo

Turner Farmhouse Interior Photos



Turner Farmhouse Staircase

Turner Farmhouse Interiors (2015)



Turner Farmhouse First Floor Room



Turner Farmhouse First Floor Room 2



Turner Farmhouse central hall back to front door



Turner Farmhouse First Floor Room 3



Turner Farmhouse Newel Post and Balustrade



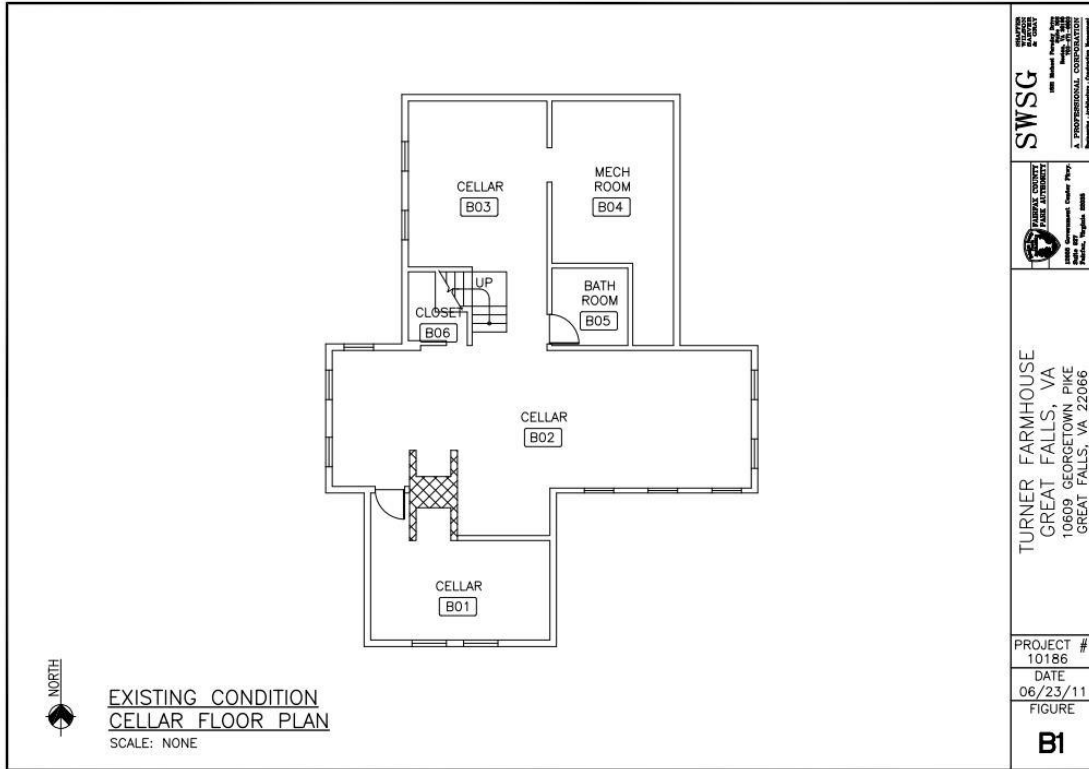
Turner Farmhouse "Servants Stairs"



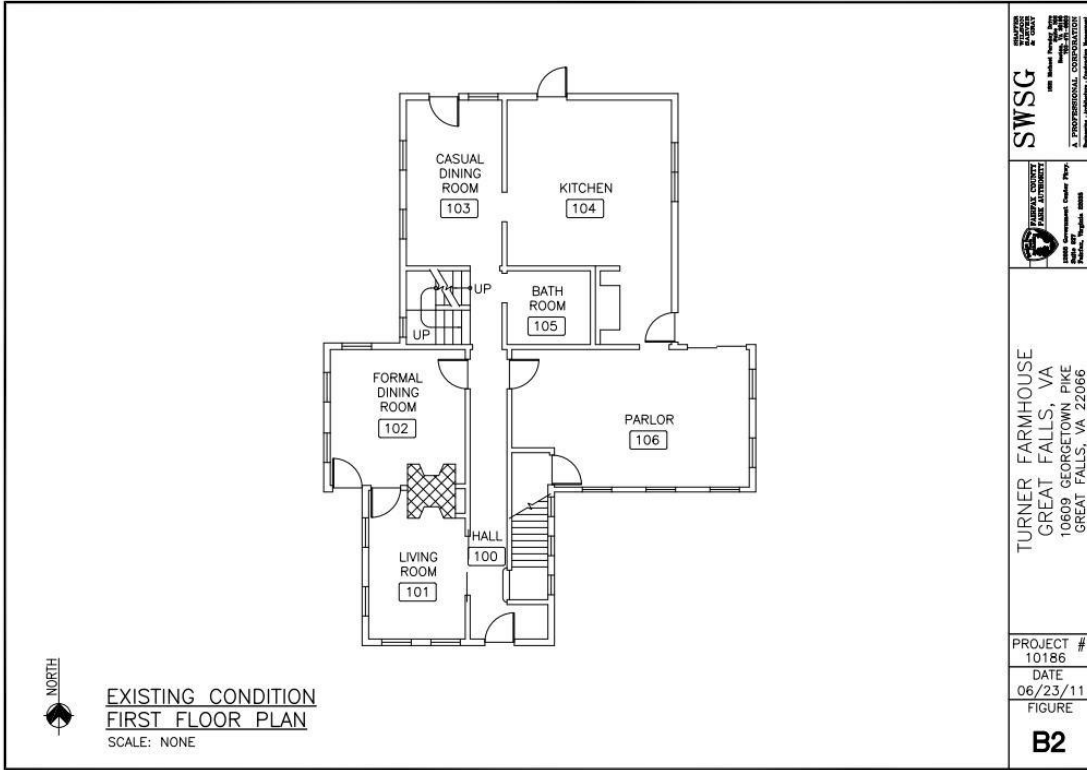
Turner Farmhouse Decorative Woodwork

Floor Plans

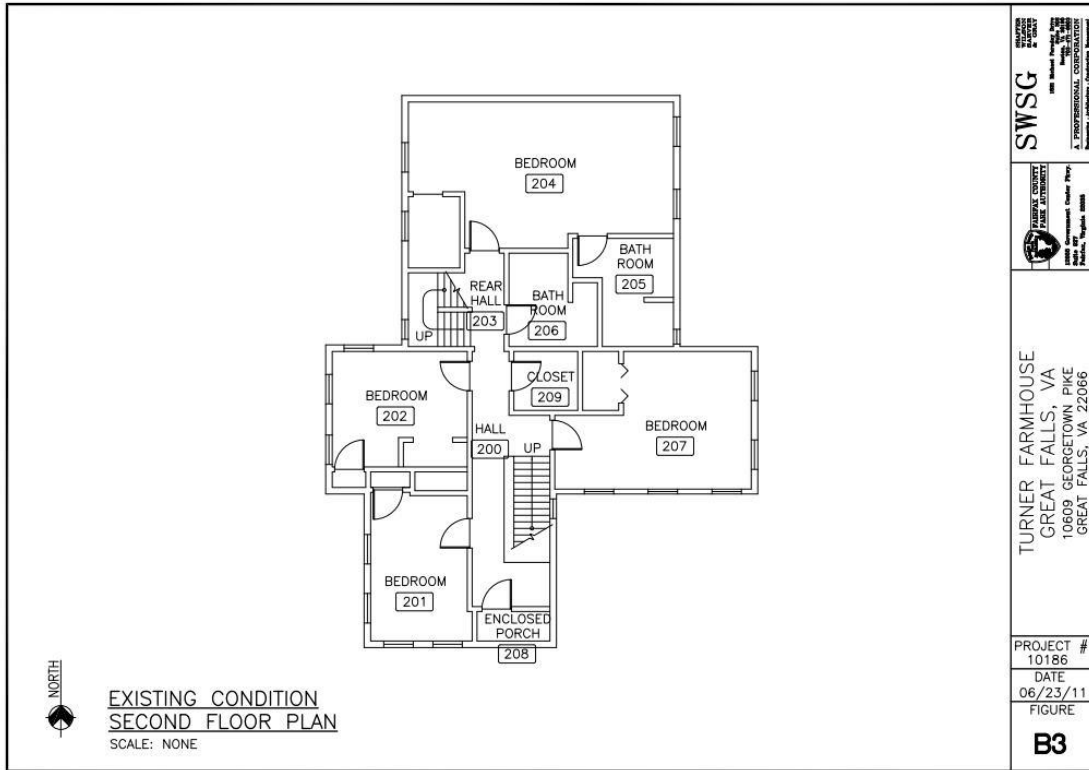
Cellar



First Floor



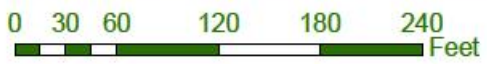
Second Floor



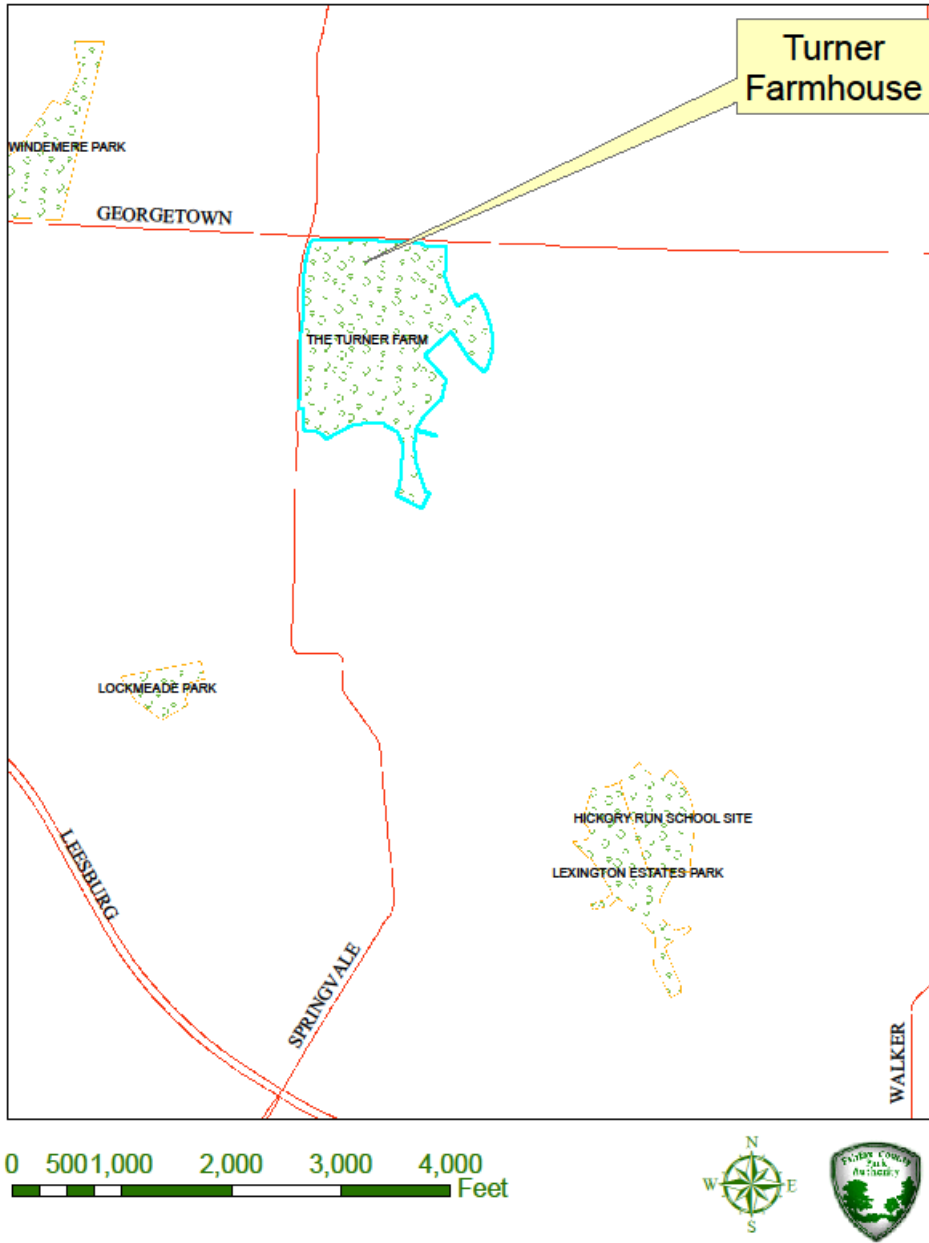
Turner Farm Park Map



Turner Farm Aerial



Turner Farm Regional Map



Historic Status

Fairfax County Inventory of historic sites 1987 and 1988.

Fairfax County Inventory of Historic Sites Report

Turner, Mark, Dairy Farm

Location and Existing Information

Tax Map Numbers : 12-1((1))24A1,24B,24C;12-2((1))47. House is on 12-1 ((1)) 24C.

Street Address 10607,10609,10611 GEORGETOWN PI ;
/ General Location: Address Not assigned for : 12-1((1))24A1.
 House address 10609 Georgetown Pike.



Photo: S. Hellman, 2006.

Acreage 22.12 when listed

Existing Use Residence

Zoning R-1

Comprehensive Plan NA

Supervisor District DRANESVILLE

Planning District Upper Potomac

Preservation Status

| REGISTRATION | EASEMENT | OWNERSHIP | ACCESSIBILITY |
|--------------------------|----------------|-----------|--------------------------|
| National Register | Open Space | X Private | Accessible, Unrestricted |
| Virginia Register | Preservation | Public | X Accessible, Restricted |
| County Historic District | Conservation | Both | Inaccessible |
| Standing Structure | Other | | |
| X County Inventory | X No easements | | |

Listed on Inventory Nov 4, 1987 and Jan 6, 1988.

Historic Information

Original Use dwelling

Original Owner John Turner

Date Constructed 1869(Approximate)

Historic Significance

The Mark Turner Dairy Farm is an example of the type of farm that predominated in the Great Falls area during the early years of the twentieth century. An article in the "National Grange Monthly" of September of 1948 held up Mr. and Mrs. Mark Turner, the owners and occupant of the house, as model farmers for 1948. At that time, Mark Turner had been running his family's farm for 37 years. The article notes that Turner's milk was marketed through the Maryland and Virginia Milk Producers Association, a direct link to the kind of cooperative arrangements that were at the heart of the grange movement in the 1880s. In addition to being a farmer, Mr. Turner also was a president and director of the Citizens National Bank Company of Herndon, Virginia. He was a charter member and first Master of the Great Falls Grange, Master of the Virginia State Grange for forty years, a member of the State Milk Commission for eighteen years and chairman for many of those years, director and treasurer of the Herndon Federal Savings and Loan Assn, and elected a member of the Fairfax County Board of Supervisors in 1928. In 1959, Soviet Premier Nikita Khrushchev toured the United States before meeting with President Eisenhower at Camp David. On September 26, a group of eighteen Russian tourists visited the Turner Farm. Interested in the manufacture of ice cream, they had asked to inspect the farm that had supplied the milk for the ice cream they tasted at Woodward & Lothrop in Washington. They toured the Turner farm and home, then relaxed on the porch with the family. {Information on the Russian visitors from a paper presented to the Latrobe Chapter of the Society of Architectural Historians by Tanya Beauchamp in 2005.}

Turner Farm Inventory of Historic Sites, page 2

Fairfax County Inventory of Historic Sites Report

Turner, Mark, Dairy Farm

John E. Turner, who bought the land on which the dairy farm resides, began buying property in the Great Falls area as early as 1842 (P-3, 129; S-3, 88; T-3, 18) He bought this particular property in 1869 (J-4, 371). Tax records indicate that he built this farmhouse in that year. In 1892 John Turner's land was divided according to the terms of his will (WB F-2, 481). Lot 1, the 109 acre lot with the house, went to James Luke Turner, Mark Turner's uncle (O-5, 60). Mark Turner came into possession of the farm in 1920 (Q-8, 302) but did not move into the house until about 1936. Until then he lived in another house across Georgetown Pike. The house and 1.5224 acres remain in the Turner family today (2006). [Archival research by Susan Hellman, DPZ, 2006.]

Significant People:

Mark Turner

Significant Dates /Events:

Site / Structure Information

| | | Site Features |
|-------------------|---------------|---------------------------|
| Condition | Good | |
| Integrity | Minor Changes | 2 Standing Structures |
| Building Style | Victorian | 0 Landscape Features |
| Architect/Builder | Unknown | 0 Archaeological Features |
| | | 0 Other Site Features |

Site Description:

The surrounding parcel, 24B, is owned by the Park Authority. The site is mostly flat, and the house is above road level. There is a chicken house behind the house, to the south. The rest of the farm outbuildings are on Park Authority property.

Architectural Description:

It is a two-story frame house on a stone foundation, facing Georgetown Pike to the north. It has a rear gabled wing with a taller, wider front facing gable that splits into two lower, small gables of unequal size on the north elevation; the tall center gable end of the front facing gable has a half-timber pattern. The smaller front gables have decorative shingling. The roof is pressed metal in a shingle pattern. The house contains a large, central corbelled cap chimney. Most windows are two-over-two double-hung sash windows, taller on the first floor than on the second. Second level windows within the smaller gables on the north elevation are one-over-one. The easternmost window has a decorative balcony-like protrusion, with a circle pattern. A newer side-gabled wing on the west side of the house is two-story, three-bay, with one-over-one windows. A porch with delicate turned posts with brackets and Queen Anne spindle work wraps around three sides of the house. The entrance is off center on the front facing gable. A low gable with spindle work on the porch marks the entrance.

Conditions assessment performed

- 2011 Preliminary Historic Structures Report available from FCPA Historic Preservation Branch.
- Building evaluation completed 2015
- 2016 DRAFT Treatment Plan

Current use/past use

- Vacant/Residential

Supplemental

- Summary of Historic Structures Report or Historic Structures Assessment
Turner Farm has a Preliminary Historic Structures Report conducted in 2011. Please contact FCPA Cultural Resource Management and Protection Branch for Report.
- Recommendations Summary - none
- Treatment Plan Summary – preliminary

Appendices

Memoranda of Agreement or Understanding (MOAs or MOUs)

None

Cultural Resource Management Plan

<http://www.fairfaxcounty.gov/parks/gmp/crmpfinal.pdf>

Master Plan or Conceptual Development Plan

<http://www.fairfaxcounty.gov/parks/plandev/mparchives.htm#L>
<http://www.fairfaxcounty.gov/parks/plandev/downloads/turner-farm-cdp.pdf>

Historic Structures Report or Historic Structures Assessment

Preliminary Historic Structures Report conducted in 2011. Please contact FCPA Cultural Resource Management and Protection Branch for Report.

2016 DRAFT Historic Structures Report with Treatment Plan available from FCPA Historic Preservation Branch.

Cultural Landscape Reports or Natural Resource Report

None

Park Policy Statements – Cultural Resources, Countywide Archaeology, and Historic Preservation

<http://www.fairfaxcounty.gov/parks/parkpolicy/park-policy-manual.pdf>

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|---|----------------------------------|
| Policy 203 | Title: Cultural Resources |
| Date Approved: 6/26/2013 | Last reviewed: 1/11/2012 |
| Objective: Ensure the long-term protection, preservation and sustainability of natural, cultural and park resources in accordance with adopted park standards and adherence with natural and heritage resource management guidelines and Countywide Policy Plan obligations. | |

Purpose: Consistent with the Fairfax County Park Authority’s cultural resource stewardship mission, the Park Authority shall preserve and protect cultural resources on parkland in accordance with guidelines outlined in the Park Comprehensive Plan (2011), Objective 3.

Policy Statement: In order to carry out its role as the primary steward of Fairfax County’s cultural resources, it shall be the policy of the Park Authority to identify, evaluate, preserve, and interpret cultural resources located on parkland, as well as countywide archaeology (as discussed in Policy 204), according to federal, state and local laws and regulations, Park Authority policy and regulations, the Cultural Resource Management Plan, and approved park plans. Cultural resource management will be conducted using current professional standards and guidelines and best practices.

When undertaking any project that results in ground-disturbing activity, the Park Authority shall consider the effects on potentially significant archaeological resources. Such resources shall be documented and, if feasible, protected. If there is no prudent and feasible alternative to disturbing these resources, mitigation measures shall be developed and implemented.

References:

1. Secretary of the Interior’s Standards for the Treatment of Historic Properties
<http://www.nps.gov/tps/standards.htm>
2. Secretary of the Interior’s Standards for the Treatment of Historic Properties and Guidelines for the Treatment of Cultural Landscapes
<http://www.nps.gov/tps/standards/four-treatments/landscapeguidelines/index.htm>
3. Virginia Department of Historic Resources Guidelines for Conducting Historic Resources Survey in Virginia
http://www.dhr.virginia.gov/pdf_files/Survey%20Manual-RevOct.2011Final.pdf
4. Park Comprehensive Plan
<http://www.fairfaxcounty.gov/dpz/comprehensiveplan/policyplan/>
5. Cultural Resource Management Plan
<http://www.fairfaxcounty.gov/parks/GMP/CRMPFinal.pdf>

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|---|--------------------------------------|
| Policy 204 | Title: Countywide Archaeology |
| Date Approved: 6/26/2013 | Last reviewed: 2/8/2012 |
| Objective: Ensure the long-term protection, preservation and sustainability of natural, cultural and park resources in accordance with adopted park standards and adherence with natural and heritage resource management guidelines and Countywide Policy Plan obligations. | |

Purpose: Consistent with the Park Authority's long standing cultural resource stewardship mission, in accordance with guidelines outlined in the Fairfax County Heritage Resource Management Plan (Fairfax County Board of Supervisors, 1988), and the Park Authority's Cultural Resource Management Plan, and in recognition of the need to provide a broader cultural context for cultural resources, it is Park Authority policy to:

Policy Statement:

1. Serve as the countywide representative to ensure compliance with all federal, state and local laws and ordinances which are meant to identify, evaluate, document and/or preserve cultural resources as part of the development review process both on parkland and countywide.
2. Protect, conserve, and where feasible, recover threatened archaeological resources not otherwise protected by federal, state, regional or county laws, guidelines or ordinances through an active partnership with volunteers, friends' groups, and avocational and professional archaeologists.
3. Serve as the central repository for all archaeological collections recovered for Fairfax County, including the artifacts themselves, supporting documentation, and all reports. These collections include materials generated by county staff, university programs, and other professional archaeologists, including those from federal and state agencies and archaeological consultants.
4. Develop and implement a range of public outreach activities to educate county citizens and visitors about the history and archaeology of the county as part of the larger stewardship education initiative.

References:

1. Virginia Department of Historic Resources Guidelines for Conducting Historic Resources Survey in Virginia
http://www.dhr.virginia.gov/pdf_files/Survey%20ManualRevOct.2011Final.pdf
2. VDHR Collections Management Standards
http://www.dhr.virginia.gov/pdf_files/Collections%20Mgmt%20Standards%2016june2011.pdf

| | |
|---|-------------------------------------|
| Policy 205 | Title: Historic Preservation |
| Date Approved: 6/26/2013 | Last reviewed: 01/11/12 |
| Objective: Ensure the long-term protection, preservation and sustainability of natural, cultural and park resources in accordance with adopted park standards and adherence with natural and heritage resource management guidelines and Countywide Policy Plan obligations. | |

Purpose:

The Park Authority is steward of historic resources on parkland as is set forth by its mission.

Policy Statement: As such, the Park Authority:

1. Shall conduct historic preservation studies in accordance with federal, state and local standards, guidelines and policies and the Cultural Resource Management Plan.
2. Shall perform treatment of historic properties following the Secretary of the Interior's Standards for the Treatment of Historic Properties.

These principles apply to all historic landscapes, buildings, sites, structures, objects and districts.

The Secretary of the Interior's Standards for the Treatment of Historic Properties states:

There are Standards for four distinct, but interrelated, approaches to the treatment of historic properties--preservation, rehabilitation, restoration, and reconstruction.

- a. Preservation focuses on the maintenance and repair of existing historic materials and retention of the property's form as it has evolved over time. (Protection and stabilization are included in this treatment.)
- b. Rehabilitation acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character.
- c. Restoration depicts a property at a particular time in its history, while removing evidence of other periods.
- d. Reconstruction recreates vanished or non-surviving portions of a property for interpretive purposes.

References:

1. Secretary of the Interior's Standards for the Treatment of Historic Properties
<http://www.nps.gov/tps/standards.htm>
2. Secretary of the Interior's Standards for the Treatment of Historic Properties and with Guidelines for the Treatment of Cultural Landscapes
<http://www.nps.gov/tps/standards/four-treatments/landscapeguidelines/index.htm>
3. VDHR Guidelines for Conducting Historic Resources Survey in Virginia
http://www.dhr.virginia.gov/pdf_files/Survey%20ManualRevOct.2011Final.pdf
4. Cultural Resource Management Plan
<http://www.fairfaxcounty.gov/parks/GMP/CRMPFinal.pdf>