

CENTREVILLE HISTORIC OVERLAY DISTRICT DESIGN GUIDELINES

APPENDICES



Green design means making informed design choices that will lessen the impact your rehabilitation or new construction project will have on the environment.

Reusing an existing building recycles the materials used in its construction, prevents its demolition, and keeps materials out of the landfill. Most importantly, you are saving the embodied energy used in the manufacturing of the construction materials and in the labor of its construction.

New building construction can use green design techniques learned from older buildings built before the era of central heating and air-conditioning. These lessons can inform the siting, orientation, materials, and use of natural light among other decisions. The choice of sustainable, recycled, energy-efficient, and high-quality materials from local sources can also reduce transportation costs, increase the permanence of the new building, and reduce overall environmental impacts.

1. Shade any paved area to lessen the amount of heat gain.
2. Plant deciduous trees to block summer sun and evergreen trees to block winter winds.
3. Collect rainwater for use in watering.
4. Consider drought-tolerant native plants.
5. Consider the use of reflective roof materials to minimize heat gain.
6. In non-visible locations, consider the use of solar shingles to reduce energy consumption.
7. Use materials that have a high recycled content or other green materials.
8. Consider the use of structural insulated panels (SIPs) as an alternative to conventional framing for floors, walls, and roofs. These panels provide insulation sandwiched between the interior and exterior sheathing materials.
9. Fabric awnings on commercial or mixed-use buildings can protect pedestrians from the weather, shield window displays from sunlight, and conserve energy. They may also offer the business owner additional facade visibility because of their color and the possibility of adding an awning sign.
10. Choose paints that are formulated with low volatile organic compounds (VOC).
11. Programmable thermostats, high-efficiency appliances, tankless water heaters, geothermal heating, additional insulation, and solar and passive solar energy solutions can all contribute to an energy-efficient new building.

ADDITION. A new part such as a wing, ell, or porch added to an existing building or structure.

ALTERATION. Any change, modification, or addition to the exterior any building or structure or any part thereof.

APPURTENANCE. An accessory property element, such as an outbuilding or mechanical unit.

BATTEN. The vertical member which is located at the seam between two adjoining pieces of wood, often used in exterior wood siding and doors.

BAY. A part of a structure defined by vertical divisions such as adjacent columns or piers.

BOND. The arrangement of bricks (headers and stretchers) within a wall.

BRACKET. A wooden or stone decorative support beneath a projecting floor, window, or cornice.

CEMENTITIOUS SIDING. Also referred to as fiber-cement siding it is made from portland cement, ground sand, wood fiber, and in some instances, clay. Available in a variety of historic siding profiles and shingle patterns it may be more resistant to rot and insect damage than wood.

CLAPBOARD. Horizontally laid wooden boards which taper from the bottom to the top.

COLUMN. A vertical support, usually supporting a member above.

CORNICE. The upper, projecting part of a classical entablature or a decorative treatment of the eaves of a roof.

DORMER. A small window with its own roof projecting from a sloping roof.

DOUBLE-HUNG SASH. A type of window with lights (or windowpanes) on both upper and lower sashes, which move up and down in vertical grooves one in front of the other.

FACADE. The front face or elevation of a building.

FENESTRATION. The arrangement of the openings of a building.

FOUNDATION. The base of a building that sits directly on the ground.

GABLE ROOF. A pitched roof in the shape of a triangle.

GLAZING. Another term for glass or other transparent material used in windows.

HIPPED ROOF. A roof with slopes on all four sides. They are more common on older houses than on those built after 1940.

INFILL BUILDING. A new structure built in a block or row of existing buildings.

INTEGRITY. Authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic period.

LIGHT. A section of a window; the glass or pane.

PEDIMENT. A triangular section framed by a horizontal molding on its base and two raking (sloping) moldings on each of its sides. Used as a crowning element for doors, porticos, and windows.

PIER. An upright structure of masonry serving as a principal support.

PITCH. The degree of slope of a roof.

PORCH. A covered entrance space projecting from or integrated into the facade of a building.

PORTICO. An entrance porch often supported by columns and sometimes topped by a pedimented roof; can be open or partially enclosed.

PRESERVATION. The sustaining of the existing form, integrity, and material of a building or structure and the existing form and vegetation of a site.

PRIMARY ELEVATION. The principal façade of a building, usually containing the main entrance and the highest level of ornamentation.

REHABILITATION. Returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features that are significant to its historical, architectural, and cultural values.

RENOVATION. See **REHABILITATION**

RESTORATION. Accurately recovering the form and details of a property and its setting as it appeared at a particular period of time, by removing later work and/or replacing missing earlier work.

REPOINT. To remove old mortar from courses of masonry and replace it with new mortar.

SASH. The movable part of a window holding the glass.

SECONDARY ELEVATION. A semi-public façade that may contain an additional entrance or front a public right-of-way.

SETBACK. The distance between a building and the front of the property line.

SHUTTER. A hinged panel that covers a door or window opening.

STANDING-SEAM METAL ROOF. A roof where long narrow pieces of metal are joined with raised seams.

SYNTHETIC SIDING. Any siding made of vinyl, aluminum, or other material to resemble a variety of authentic wood siding types.

TRANSOM. The window area above the front door.

VERNACULAR. Indigenous architecture that generally is not designed by an architect and may be characteristic of a particular area. Many simpler buildings that were constructed in the late-nineteenth century and early-twentieth century are considered vernacular because they do not exhibit enough characteristics to relate to a particular architectural style.

C LIST OF PRESERVATION BRIEFS

1. The Cleaning and Waterproof Coating of Masonry Buildings
2. Repointing Mortar Joints in Historic Brick Buildings
3. Conserving Energy in Historic Buildings
4. Roofing for Historic Buildings
5. The Preservation of Historic Adobe Buildings
6. Dangers of Abrasive Cleaning to Historic Buildings
7. The Preservation of Historic Glazed Architectural Terra Cotta
8. Aluminum or Vinyl Siding on Historic Buildings: The Appropriateness of Substitute Materials for Resurfacing Historic Wood Frame Buildings
9. The Repair of Historic Wooden Windows
10. Exterior Paint Problems on Historic Woodwork
11. Rehabilitating Historic Storefronts
12. The Preservation of Pigmented Structural Glass (Vitrolite and Carrara Glass)
13. The Repair and Thermal Upgrading of Historic Steel Windows
14. New Exterior Additions to Historic Buildings
15. Preservation of Historic Concrete: Problems and General Approaches
16. The Use of Substitute Materials on Historic Building Exteriors
17. Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character
18. Rehabilitating Interiors in Historic Buildings
19. Repair and Replacement of Historic Wooden Shingle Roofs
20. The Preservation of Historic Barns
21. Repairing Historic Flat Plaster: Walls and Ceilings
22. The Preservation and Repair of Historic Stucco
23. Preserving Historic Ornamental Plaster
24. Heating, Ventilating and Cooling Historic Buildings: Problems and Recommended Approaches
25. The Preservation of Historic Signs
26. The Preservation and Repair of Historic Log Buildings
27. The Maintenance and Repair of Architectural Cast Iron
28. Painting Historic Interiors
29. The Repair, Replacement and Maintenance of Historic Slate Roofs
30. The Preservation and Repair of Historic Clay Tile Roofs
31. Mothballing Historic Buildings
32. Making Historic Properties Accessible
33. Preservation and Repair of Historic Stained and Leaded Glass
34. Applied Decoration for Historic Interiors: Preserving Composition Ornament
35. Understanding Old Buildings: The Process of Architectural Investigation
36. Preserving Cultural Landscapes: Planning Treatments and Management of Historic Landscapes
37. Appropriate Methods of Reducing Lead-paint Hazards in Historic Housing
38. Removing Graffiti from Historic Masonry
39. Holding the Line: Controlling Unwanted Moisture in Historic Buildings
40. Preserving Historic Ceramic Tile Floors
41. The Seismic Retrofit of Historic Buildings: Keeping Preservation in the Forefront
42. The Maintenance, Repair and Replacement of Historic Cast Stone
43. The Preparation and Use of Historic Structure Reports
44. The Use of Awnings on Historic Buildings: Repair, Replacement and New Design
45. Preserving Historic Wooden Porches
46. The Preservation and Reuse of Historic Gas Stations
47. Maintaining the Exterior of Small and Medium Size Historic Buildings

ACCESS TO PRESERVATION BRIEFS:

Preservation Briefs #1-44 are available online @ www.nps.gov/hps/tps/briefs/presbhom.htm

Single copies of Preservation Briefs 45-47 can be ordered by sending an e-mail to nps_hps-info@nps.gov.

OVERLAY AND COMMERCIAL REVITALIZATION DISTRICT REGULATIONS

PART 2 7-200 HISTORIC OVERLAY DISTRICTS

7-201 Purpose and Intent

Historic Overlay Districts are created for the purpose of promoting the general welfare, education, economic prosperity, and recreational pleasure of the public, through the identification, preservation, and enhancement of those buildings, structures, neighborhoods, landscapes, places, and areas that have special historical, cultural, architectural, or archaeological significance as provided by Sect. 15.2-2306 of the Code of Virginia, as amended and which have been officially designated by the Board of Supervisors.

Regulations within such districts are intended to protect against destruction of or encroachment upon such areas, structures, and premises; to encourage uses which will lead to their continuance, conservation and improvement in accordance with the following purposes:

1. To preserve and improve the quality of life for residents of the County by protecting and preserving familiar visual elements in the district.
2. To promote tourism by protecting heritage resources attractive to visitors to the County and thereby supporting local business and industry.
3. To promote the upkeep and rehabilitation of significant older structures and encourage appropriate land use planning and development that will enhance both the economic viability and historic character of the district.
4. To educate residents of the County about the heritage resources within the district and to foster a sense of pride in this heritage.
5. To foster local heritage resource identification and preservation efforts and to encourage the nomination by their owners of qualified properties for listing on the National Register of Historic Places and the Virginia Landmarks Register.
6. To prevent, within the district, the encroachment of new buildings or structures, and additions or attachments, which are architecturally incongruous with the visual and historic character of the district.
7. To ensure that new development within the district is appropriate and that new structures are well designed.

7-202 District Boundaries

1. The boundaries of a Historic Overlay District approved after December 6, 1994 shall be based on an analysis that determines and describes the characteristics of the area that is to be preserved and enhanced and shall in general be drawn to include, as appropriate:
 - A. One or more properties that form the district core and can be characterized as follows:
 - (1) A property or properties within or about which historic events have occurred, or

FAIRFAX COUNTY ZONING ORDINANCE

- (2) A property or properties that are themselves heritage resources or contain noted heritage resources, or
 - (3) A property or properties that have special cultural or associational value to the public, or
 - (4) A property or properties that have been identified as having particular archaeological significance.
- B. One or more properties that are peripheral to the district core which may or may not possess significant historic merit individually and which are characterized as follows:
- (1) A property or properties that are visually or historically related to the district core identified in Par. 1A above, or
 - (2) A property or properties that reflect the historic pattern of development of the district, or
 - (3) A property or properties that relate to the social or economic character or architectural or archaeological interest of the district.
- C. Lands closely related to and bearing upon the visual character of the district core and that contribute to the historic context of the district.

7-203 Establishment of Districts

1. To establish a Historic Overlay District, the Board of Supervisors shall determine that such district possesses historic, architectural, archaeological, or cultural significance. Such significance may be present in districts, sites, structures, or objects that possess integrity of location, design, setting, materials, workmanship, and association. To be determined as having such significance the property or properties comprising a Historic Overlay District must meet one or more of the following criteria:
 - A. Have significant character, interest, or value as part of the development, heritage, or cultural characteristics of the County, State, or Nation.
 - B. Be the site of a significant historical event.
 - C. Be identified with a person or group of persons who influenced society.
 - D. Exemplify the cultural, economic, social, political, or historic heritage of the County or its communities.
 - E. Embody the distinctive characteristics of a type, period, or method of design or construction.
 - F. Represent the work of a master craftsman, architect, designer, or builder.

OVERLAY AND COMMERCIAL REVITALIZATION DISTRICT REGULATIONS

- G. Possess high artistic values.
 - H. Represent a significant and distinguishable entity whose components may lack individual distinction.
 - I. Represent an established and familiar visual feature of the neighborhood, community or County due to its singular man-made or natural characteristics or features.
 - J. Have yielded, or may be likely to yield, archaeological information important in history or prehistory.
2. A request to establish or revise a Historic Overlay District may be proposed in accordance with Sect. 18-201 or by the Architectural Review Board (ARB), as established by the provisions of Article 19, and/or the Fairfax County History Commission and shall be generally subject to the provisions of Part 2 of Article 18. A request by the ARB or the History Commission shall be forwarded to the Planning Commission or the Board of Supervisors and, upon receipt, the Planning Commission or Board of Supervisors may initiate an amendment to the Ordinance.
3. The Department of Planning and Zoning, in cooperation with the ARB and the Fairfax County History Commission, shall prepare and submit a report to the Planning Commission and Board of Supervisors evaluating the proposal to establish or amend a Historic Overlay District. Such report shall identify the Historic Overlay District boundaries as well as the historic, architectural, archaeological, or cultural significance of buildings, structures, or sites to be protected, and describe present trends, conditions and desirable public objectives for preservation. In addition, such report shall include the following specific information:
- A. An analysis of current conditions including ownership, existing and planned land use, existing zoning, access and existing structures by period of construction, architectural style, condition and matters relating to site conditions, such as building location, location of yards and other open spaces, access to interior of lots, and off-street parking provided.
 - B. A description of individual structures and premises of substantial public interest, with maps, photographs and other data indicating the public importance of their preservation and the particular features to be preserved. These shall be identified as historic or contributing properties and noted as such in the report.
 - C. A description of existing structures, premises, and uses likely to have an adverse effect on the desired character of the district, including those near and visually related to the district, with maps, photographs and other data indicating the reasons for such an effect.
 - D. An analysis of the extent and historic significance of identified archaeological sites including general location maps, photographs and other data indicating the public importance of a particular site.

FAIRFAX COUNTY ZONING ORDINANCE

- E. The boundaries of the proposed Historic Overlay District and the location of the district core and all historic and contributing properties shall be shown on current Fairfax County Zoning Map Section Sheets at a scale of one inch equals five hundred feet (1" = 500') and a listing of the related tax map reference numbers shall be provided.
- F. Recommendations concerning detailed regulations to be applied within the district, to supplement or modify general regulations set forth in this Ordinance, which detailed regulations may include those pertaining to permitted and prohibited principal and accessory uses and structures, use limitations, bulk regulations, lot size requirements, performance standards, off-street parking and loading requirements, control of signs and exterior illumination, landscaping and screening, control of exterior character of buildings and sites when visible from a public way only, and control of, additions to, or removal of existing buildings where said controls and regulations are only for the express purpose of preventing changes which are architecturally incompatible with the buildings, structures or sites to be preserved.

The report for a request to revise an existing Historic Overlay District may contain all or part of the information set forth above as deemed appropriate by the Department of Planning and Zoning in conjunction with the ARB and the Fairfax County History Commission.

- 4. If the Board of Supervisors establishes a Historic Overlay District by adoption of an amendment to this Ordinance, its action shall include a declaration that the buildings, structures, or sites to be preserved are in fact of historical, architectural, archaeological, or cultural significance requiring protection against destruction and encroachment. Such action shall amend the Zoning Map by placing said historic district thereon, overlaying the existing zoning district(s). In taking such action, the Board shall identify, where applicable, historic and contributing properties. Such action shall also include adoption, in the manner provided by general law, of such regulations and development policies as may be deemed necessary by the Board of Supervisors. Upon adoption, such regulations for a given historic district, which shall supplement or modify the regulations for the underlying district(s), shall be presented as an appendix to the Zoning Ordinance. Such appendix shall be incorporated as part of this Ordinance by reference as if it were completely presented herein.

7-204 Administration of Historic Overlay District Regulations

Once established, Historic Overlay Districts shall be subject to administrative procedures for the enforcement of such regulations as provided in this Section.

- 1. All applications for rezoning, special exception, special permit, variance, sign permits, building permits, as qualified below, and all site plans, subdivision plats and grading plans shall be referred to the ARB for its review and recommendation in accordance with the provisions of this Part.
- 2. The ARB review and recommendation on applications for a rezoning, special exception, special permit, variance and for site plans, subdivision plats and grading plans shall include consideration of the potential impact of the proposal on the historical,

OVERLAY AND COMMERCIAL REVITALIZATION DISTRICT REGULATIONS

architectural, or archaeological significance of the district and, but not limited to, the following:

- A. The impact of the proposed use, regarding the intensity, density, or scale of development on existing conditions in the district;
 - B. Any change to the visual character of the district including views to and from historic and contributing properties;
 - C. The location of buildings or structures, streets or parking areas, and planting or landscape features;
 - D. Any change to existing grades, drainage patterns, landscaping or similar features as a result of permanent or temporary site construction activities;
 - E. Any change to non-structural site elements, such as vehicular access, yard requirements or utility easements, that may affect the historic character of the district.
3. ARB approval shall be required prior to the issuance of Building Permits by the Director and approval of sign permits by the Zoning Administrator for the following:
- A. Building Permits for the erection, construction, reconstruction, or exterior rehabilitation, remodeling, alteration or restoration of any building or structure in a Historic Overlay District, except as qualified in Par. 4 below;
 - B. Building Permits for the demolition, razing, relocation, or moving of any building or structure in a Historic Overlay District; and
 - C. Sign Permits for the erection, alteration, refacing or relocation of any sign in a Historic Overlay District.
4. ARB approval shall not be required prior to issuance of Building Permits by the Director for the following:
- A. Building Permits for the interior alteration of any building or structure in a Historic Overlay District;
 - B. Building Permits for additions to buildings and structures or for accessory structures when such proposed development is not visible from the public right-of-way or a contributing or historic property within a Historic Overlay District; or
 - C. Building Permits for re-roofing and re-siding of non-contributing buildings or structures within a Historic Overlay District when the replacement roofing or siding is similar in color, material and texture to that which is being replaced; or
 - D. Building Permits for signs which have been previously approved by the ARB during review of the sign permit application.

FAIRFAX COUNTY ZONING ORDINANCE

5. ARB procedures for the review of Building Permits and sign permits, as required by Par. 3 above, shall be in accordance with the following:
 - A. The applicant shall forward to the ARB copies of the Building Permit or sign permit application, including any accompanying materials filed with such application;
 - B. The ARB may request any or all of the information set forth in Par. 6 below to assist in its review of an application;
 - C. In reviewing applications, the ARB shall not make any requirements except for the purpose of preventing developments architecturally incompatible with the historic aspects of the Historic Overlay District. The ARB shall consider the following in determining the appropriateness of architectural features:
 - (1) The exterior architectural features, including all signs, which are visible from a public right-of-way or contributing or historic property;
 - (2) The general design, size, arrangement, texture, material, color and fenestration of the proposed building or structure and the relation of such factors to similar features of historic or contributing buildings or structures within the Historic Overlay District;
 - (3) The extent to which the building, structure or sign would be harmonious with or architecturally incompatible with historic or contributing buildings or structures within the district;
 - (4) The extent to which the building or structure will preserve or protect historic places and areas of historic significance in the County;
 - (5) The extent to which the building or structure will promote the general welfare of the County and all citizens by the preservation and protection of historic places and areas of historic interest in the County.
 - D. In reviewing an application for a Building Permit to raze or demolish a building or structure, the ARB shall review the circumstances and the condition of the structure or part proposed for demolition and make its determination based on consideration of any or all of the following criteria:
 - (1) Is the building of such architectural or historical interest that its removal would be to the detriment of the public interest?
 - (2) Is the building of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?
 - (3) Would retention of the building help preserve and protect a historic place or area of historic interest in the County?
 - (4) Does the building or structure contribute to the significance of the district?

OVERLAY AND COMMERCIAL REVITALIZATION DISTRICT REGULATIONS

- E. In reviewing an application for a Building Permit to move or relocate a building or structure, the ARB shall consider the following criteria:
 - (1) Would the proposed relocation have a detrimental effect on the structural soundness of the building or structure?
 - (2) Would the proposed relocation have a detrimental effect on the historical aspects of other historic or contributing properties in the Historic Overlay District?
 - (3) Would relocation provide new surroundings that would be harmonious with or incongruous to the historical and architectural aspects of the structure or building?
 - (4) Would relocation of the building help preserve and protect a historic place or area of historic interest in the County?
 - (5) Does the building or structure contribute to the significance of the district?
 - F. The ARB, on the basis of the information received from the applicant and from its general background and knowledge, and upon application of the appropriate criteria set forth in this Par. 5 and Par. 7 below shall approve, approve with modifications, or disapprove the application. If the ARB approves or approves with modification the application, it shall authorize the Director to issue the Building Permit or the Zoning Administrator to approve the sign permit. If the ARB disapproves the application, it shall so notify the applicant and the Director or the Zoning Administrator.
6. For all applications and plans subject to ARB review, the ARB may require the submission of any or all of the following information and any other materials as may be deemed necessary for its review.
- A. Statement of proposed use, name of proposed user;
 - B. Statement of estimated time of construction;
 - C. Maps relating proposed use to surrounding property, zoning, and the historic district;
 - D. A plan showing building configuration, topography, grading and paving;
 - E. Architectural schematic drawings showing floor plans, all exterior elevations (principal one in color);
 - F. Color photographs of the property to be changed, adjacent properties, and similar properties within or near the district that clearly show the visual character of the surrounding area;

FAIRFAX COUNTY ZONING ORDINANCE

- G. A plan and section drawings of the site showing the relationship between new construction and existing structures indicating building heights, ground elevations, and the general location of existing and proposed plant materials;
 - H. A landscaping plan showing the location and identification of existing and proposed plantings, landscape features such as fences, gates, retaining walls, and paving, a listing indicating the name and size of proposed plantings, and the limits of clearing;
 - I. A plan showing exterior signs, graphics, and lighting to establish location, size, color, and type of materials; and
 - J. Samples, descriptive literature, or photographs showing the type and color of fixtures to be installed and primary building materials including foundation, cladding, trim, and roofing.
7. To facilitate the review of applications, the ARB shall formulate and adopt guidelines for new construction and the exterior alteration of existing buildings, structures, and sites located within Historic Overlay Districts based on the following standards:
- A. A property should be used for its historic purpose or be adapted for a new use that requires minimal change to the defining characteristics of the building, its site, and its environs.
 - B. The historic character of a property should be retained and preserved; the removal of historic materials or alteration of features and spaces that characterize a property should be avoided.
 - C. Changes that create a false sense of historical development should not be undertaken.
 - D. Most properties change over time and those changes that have acquired historic significance in their own right should be retained and preserved.
 - E. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property should be preserved.
 - F. Deteriorated historic features should be repaired rather than replaced unless the severity of deterioration requires replacement of a distinctive feature; the new feature should match the old in design, color, texture, and other visual qualities, and, where possible, materials; replacement of missing features should be substantiated by documentary, physical, or pictorial evidence.
 - G. Harsh chemical or abrasive treatments that cause damage to historic materials should not be used; the surface cleaning of structures, if appropriate, should be undertaken using the gentlest means possible.
 - H. Significant archaeological resources affected by a project should be protected and preserved; if such resources must be disturbed, mitigation measures should be undertaken.

OVERLAY AND COMMERCIAL REVITALIZATION DISTRICT REGULATIONS

- I. New additions, exterior alterations, or related new construction should not destroy historic materials that characterize the property; new work should be differentiated from the old and should be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environs.
 - J. New additions or related new construction should be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environs would be unimpaired.
 - K. Site design, including the placement of structures, shaping of landforms, and use of plant materials should be undertaken in such a manner that the visual characteristics and physical integrity of a historic property and its environs is preserved and enhanced.
 - L. New construction associated with new development should be undertaken in a manner that is compatible and complimentary to the existing character of the historic district.
8. Approval authorizing issuance of a Building Permit or a sign permit by the ARB, or Board of Supervisors on appeal as provided for below, shall be valid for two (2) years or for such longer period as may be deemed appropriate by the approving body from the date of approval or from December 6, 1994 whichever occurs later, and shall continue for the life of the Building Permit or sign permit.
- However, if no Building Permit or sign permit has been issued within the initial approval period, the ARB may grant an extension of the approval for a period not to exceed one (1) year provided the applicant requests an extension prior to the original expiration date and the ARB finds that the proposed project and conditions within the Historic Overlay District are essentially the same as when the approval was first granted.
9. Any person aggrieved by any decision of the ARB may appeal such decision to the Board of Supervisors, provided such appeal, which specifies the grounds for appeal, is filed in writing with the Clerk to the Board of Supervisors within thirty (30) days of the ARB's decision.
10. The Board shall review the action of the ARB and shall decide the appeal. The Board may affirm, reverse, or modify the decision of the ARB, and its determination shall be forwarded to the Director.
11. Any person or persons jointly or severally aggrieved by any decision of the Board of Supervisors, or any officer, department, board or agency of the County, may appeal such decision to the Circuit Court of Fairfax County for review by filing a petition at law setting forth the alleged illegality of the action of the Board of Supervisors, provided such petition is filed within thirty (30) days after the final decision is rendered by the Board. The filing of said petition shall stay the decision of the Board pending the outcome of the appeal to the Court, except that the filing of such petition shall not stay the decision of the Board if such decision denies the right to raze or demolish any building, or structure. The Court may reverse or modify the decision of the Board, in

FAIRFAX COUNTY ZONING ORDINANCE

whole or in part, if it finds upon review that the decision is arbitrary and constitutes an abuse of discretion, or it may affirm the decision of the Board.

12. In addition to the right of appeal set forth in Par. 9, 10, and 11 above, the owner of a building or structure, the razing or demolition of which is subject to the provisions of Par. 2 of Sect. 206 below, shall, as a matter of right, be entitled to raze or demolish such building or structure, provided that:
 - A. The owner has applied to the ARB and Board of Supervisors for such right;
 - B. The owner has for the period of time set forth in the time schedule below and at a price reasonably related to its fair market value, made a bona fide offer to sell such building or structure, and the land pertaining thereto, to the County or to any department, officer, agency, board or government entity thereof, or political subdivision or agency thereof, which gives reasonable assurance that it is willing to preserve and restore such building or structure and the land pertaining thereto; and
 - C. That no bona fide contract, binding upon all parties thereto, shall have been executed for the sale of any such building or structure, and the land pertaining thereto, prior to the expiration of the applicable time period set forth in the time schedule below. Any appeal which may be taken to the Court from the decision of the Board of Supervisors, whether instituted by the owner or by any other proper party, notwithstanding the provisions heretofore stated relating to a stay of the decision appealed from, shall not affect the right of the owner to make the bona fide offer to sell referred to above. No offer to sell shall be made more than one (1) year after a final decision by the Board of Supervisors, but thereafter the owner may renew the request to the Board to approve the razing or demolition of the building or structure. The time schedule for offers to sell shall be as follows:
 - (1) Three (3) months when the offering price is less than twenty-five thousand dollars (\$25,000).
 - (2) Four (4) months when the offering price is twenty-five thousand dollars (\$25,000) or more, but less than forty thousand dollars (\$40,000).
 - (3) Five (5) months when the offering price is forty thousand dollars (\$40,000) or more, but less than fifty-five thousand dollars (\$55,000).
 - (4) Six (6) months when the offering price is fifty-five thousand dollars (\$55,000) or more, but less than seventy-five thousand dollars (\$75,000).
 - (5) Seven (7) months when the offering price is seventy-five thousand dollars (\$75,000) or more, but less than ninety thousand dollars (\$90,000).
 - (6) Twelve (12) months when the offering price is ninety thousand dollars (\$90,000) or more.

7-205 Permitted Uses

OVERLAY AND COMMERCIAL REVITALIZATION DISTRICT REGULATIONS

Within an adopted Historic Overlay District, all uses shall be permitted pursuant to the district regulations of the zoning district(s) in which such Historic Overlay District is located; except as may be expressly modified by the regulations adopted for a particular Historic Overlay District. The ARB shall review and recommend on any application for a special permit or special exception use located in any Historic Overlay District. No use permitted by right, special permit or special exception shall be permitted where the operational characteristics of the use would tend to destroy, degrade or encroach upon the character of the Historic Overlay District as established.

7-206 Use Limitations

In addition to the use limitations presented for the zoning districts in which a Historic Overlay District is located, the following use limitations shall apply:

1. No building or structure, as provided for in Sect. 204 above and no signs shall be erected, constructed, reconstructed, moved, externally remodeled or altered within any Historic Overlay District unless the same is approved by the ARB as being architecturally compatible with the historical, architectural, or cultural aspects of the district.
2. No building or structure within any Historic Overlay District shall be razed, demolished, moved or relocated until such action is approved by the ARB and/or by the Board of Supervisors as provided in Sect. 204 above.
3. Signs shall be permitted in accordance with the provisions of Article 12, and in accordance with any additional provisions that may be adopted for a particular Historic Overlay District; provided, however, that no such sign otherwise conforming as to structural type, size, design and location under the applicable provisions of Article 12 shall be permitted if the ARB finds such sign to be architecturally incompatible with the historical, architectural, or cultural character of the Historic Overlay District.
4. Off-street parking and loading requirements shall be in accordance with the provisions of Article 11 and any additional regulations that may be adopted for a particular Historic Overlay District, except that no off-street parking space shall be located in any minimum required front yard without the specific approval of the ARB, or BZA, Planning Commission or Board of Supervisors for applications requiring final action by these bodies. Said approval shall be based on a finding that such location would be compatible with the purpose and intent of the district. To that end, additional landscaping for such parking spaces may be required.

In addition, and notwithstanding the provisions of Article 11, off-street parking and loading areas shall be permitted and encouraged to locate on adjacent properties where it is determined that such facilities would otherwise have an adverse effect on the appearance of the property or the district in general. Off-street parking and loading areas shall be encouraged to group facilities in interior parking lots, courts, or at other appropriate locations which will be convenient for users, reduce interference with pedestrian and vehicular traffic and generally promote public safety.
5. Development of lands within a Historic Overlay District shall be in general conformance with the policies and recommendations set forth in the adopted comprehensive plan.

FAIRFAX COUNTY ZONING ORDINANCE

7-207 Lot Size Requirements

Lot size requirements shall be as specified by the district regulations of the zoning district in which such Historic Overlay District is located.

7-208 Bulk Regulations

Bulk regulations shall be as specified by the district regulations of the zoning district in which such Historic Overlay District is located, except as may be expressly modified by the regulations adopted for a particular Historic Overlay District.

7-209 Open Space

Open space shall be provided in accordance with the district regulations of the zoning district in which such Historic Overlay District is located, except as may be expressly modified by the regulations adopted for a particular Historic Overlay District.

7-210 Archaeological Survey Requirements

To further the purpose and intent of the Historic Overlay Districts and to aid in the identification and protection of historic and/or archaeological resources located within or in the vicinity of any Historic Overlay District, the following shall be required:

1. The Fairfax County Park Authority shall be consulted concerning the probability of a rezoning, development plan, special exception, special permit or variance application property to yield significant archaeological resources when such property involves 2500 square feet or more of land disturbing activity and is located wholly or partially within or contiguous to a Historic Overlay District.
2. At the time of consultation with the Fairfax County Park Authority, the following information shall be submitted on the Archaeological Survey Data Form provided by the County:
 - A. Tax map, parcel number, street address and Magisterial District of the site.
 - B. One (1) copy of the current Fairfax County Zoning Section Sheet(s) at a scale of one inch equals five hundred feet (1" = 500'), covering the area within at least a 500 foot radius of the proposed use, showing the existing zoning classification for all land appearing on the map. If more than one (1) Zoning Section Sheet is required to cover the area, such sheets shall be attached so as to create an intelligible map. The boundaries of the subject site shall be outlined in red thereon.
 - C. Description of the proposal to include type of application and proposed use, and a graphic drawn to scale showing the dimensions of all existing buildings and the distances of buildings from property lines.
3. The Fairfax County Park Authority shall respond to the applicant in writing within fifteen (15) business days from the date of receipt of the required information set forth in Par. 2 above as to the probability for the property to yield no, low, or medium to high

OVERLAY AND COMMERCIAL REVITALIZATION DISTRICT REGULATIONS

archaeological resources and whether a Phase I Archaeological Survey shall be performed and a report of the survey results submitted to the County for review as part of the submission requirements for a rezoning, development plan, special exception, special permit or variance application. If required, the Phase I Archaeological Survey results shall include the information contained in Par. 6 below.

4. If the Fairfax County Park Authority determines that the application property has no potential to yield significant archaeological resources, then the applicant shall submit the Archaeological Survey Data Form with comments from the Fairfax County Park Authority in conjunction with the submission of the rezoning, development plan, special exception, special permit or variance application.
5. If the Fairfax County Park Authority determines that the application property has a low probability or a medium to high probability to yield significant archaeological resources, then the following shall be required:
 - A. A Phase I Archaeological Survey shall be conducted by a qualified archaeological consultant meeting the Professional Qualification Standards established by the Secretary of the Interior and shall include the following:
 - (1) For suspected military sites, a walkover survey with shovel testing and/or remote sensing and ground truthing.
 - (2) For suspected cemetery sites, remote sensing and ground truthing
 - (3) For all other sites, a walkover survey with shovel testing.
 - (4) When shovel testing is conducted on property with low probability to yield significant archaeological resources, the shovel testing shall be performed every fifty (50) feet. When shovel testing is conducted on property with medium to high probability to yield archaeological resources, the shovel testing shall be performed every twenty (20) feet.

The applicant shall notify the Fairfax County Park Authority at least five (5) working days prior to the time the field work is to be done.

- B. A report of the survey results from Par. A above shall be provided to the Fairfax County Park Authority prior to any rezoning, development plan, special exception, special permit or variance application acceptance. The report of the survey results shall include the information contained in Par. 6 below along with the Archaeological Survey Data Form with comments from the Fairfax County Park Authority.
6. Two (2) copies of the survey results for the Phase I Archaeological Survey shall be provided to the Fairfax County Park Authority in a report which shall include:
 - A. Name and location of the project to include tax map number, street address and Magisterial District.
 - B. Name, address, phone number, organizational affiliation and professional

FAIRFAX COUNTY ZONING ORDINANCE

qualifications of the person preparing the report.

- C. One (1) copy of a topographic map at a scale of one inch equals five hundred feet (1" = 500'), covering the area within at least a 500 foot radius of the proposed use. The boundaries of the subject site shall be outlined in red thereon.
- D. Project description to include the proposed use, the existing and proposed structures and parking, identification of the existing structures that are to remain, the limits of clearing and grading and vehicular access into the site.
- E. A concise history of the area surrounding the property to provide a historic context and a more specific history of the property. This history shall include historic photographs, if available, and historic maps with the project area outlined.
- F. Description of any previous archaeological studies that have been conducted in the vicinity of the project to include any such studies contained in the Fairfax County Park Authority files.
- G. A listing of all books, maps, manuscripts, websites, personal communication and other resources cited in the study, including the title, author, date, place of publication and publisher.
- H. A site map illustrating the project boundaries and the boundaries of where all archaeological survey work was performed, location of all shovel tests where artifacts were found (positive shovel tests), location of all shovel tests where artifacts were not found (negative shovel tests) and the area where the archaeological survey work was conducted in either square feet or in acres.
- I. Profile drawings of selected representative shovel test pits. One (1) profile shall be required for each change of stratigraphy.
- J. A written description of the survey findings shall include:
 - (1) The date of site work;
 - (2) Staff involved in the site work, including professional certifications and college degrees;
 - (3) Methodology used in the archaeological survey work;
 - (4) The number of archaeological sites that were recorded according to the resource type (Native American, Civil War, etc.) with trinomial site numbers obtained from the Virginia Department of Historic Resources;
 - (5) List of artifacts recovered;
 - (6) If there were any areas of the application property that were not tested, an explanation as to why those areas were not tested; and
 - (7) Identification of areas with the potential to contain intact archaeological

OVERLAY AND COMMERCIAL REVITALIZATION DISTRICT REGULATIONS

resources.

- K. Recommendations for additional archaeological work or recommendations that no further work is required shall be made and such recommendations shall be supported by archaeological evidence.
 - L. An Executive Summary statement which includes information from Paragraphs 6J(1), 6J(2), 6J(4) and 6J(6) above, and the recommendations from Par. 6K above.
7. When determined by the Fairfax County Park Authority that the report meets the submission requirements, the Fairfax County Park Authority shall indicate such on the Archaeological Survey Data Form and such Form shall be submitted by the applicant in conjunction with the rezoning, development plan, special exception, special permit or variance application.

Centreville Historic Overlay District
Period of Significance
Historic and Contributing Properties

Centreville and its environs have long been recognized as historically significant. The historic overlay district includes properties within the platted Town of Centreville created by a 1792 act of the General Assembly, remnants of the historic roadbed that was once part of Centreville’s Main Street, properties once part of the Royal Oaks farm and properties that during the Civil War were the site of drill and camp grounds and earthen fortifications. Significant in the early settlement and industrial and mercantile development of western Fairfax County, for its importance as an 18th century transportation crossroads and for its strategic importance to both the Union and Confederate armies during the Civil War, Centreville remains physically connected to its historic past.

Period of Significance: The period of significance is the span of time in which properties in a county historic overlay district attained significance as contributing or historic by meeting the definition in the Zoning Ordinance. At its June 10, 2010 meeting, the county’s Architectural Review Board (ARB) approved revising the Period of Significance for the Centreville Historic Overlay District (CHOD) to: c.1730 – 1956. The revised period of significance was determined in consultation with representatives of The Historic Centreville Society and Friends of Historic Centreville.

The period of significance begins and ends with dates associated with roads that impacted Centreville. Starting with (1730s) Walter Griffin’s Rowling Road extended across Little Rocky Run through the future site of Centreville. The earliest known map of Griffin’s Road, through what is now Centreville, is a 1739 survey by James Thomas of Willoughby Newton’s land. By 1739 the road was known as Mountain Road. Mountain Road was known to have been extended in the direction of Centreville by 1727; however, it is unclear if the road extended to the future site of Centreville by that date. The c. 1730 date was chosen to indicate an approximate date for Mountain Road passing through the future site of Centreville 1956 is the year that the interstate highway bill was signed. This signaled the start of a new period of suburban development; I-66 was eventually built just north of the historic district.

The following properties have been designated as historic and contributing properties in the CHOD. There remains a high potential for discovery of additional archaeological sites and features of significance throughout the overlay district. Additional sites, for which there is insufficient evidence to justify listing currently, may be identified in the future and could be included in the list at a future time.

Historic properties are indicated by (H)
Contributing properties are indicated by (C)

Following the list of properties below are two maps showing the properties within the Centreville Historic Overlay District.

Archaeological sites/features

1. Adams-Jamesson Tanyard, 054-4 ((1)) 38A, c. 1792. 44FX2334. By 1803 Francis Adams was a major property developer along Main St. (Braddock Rd.). Holdings included a “tan and currying house”. Tanning industry may have been introduced by Joel Beach at this site about 1785 or about 1800, possibly by

Adams. The VDHR site form notes that deed records indicate ownership varied throughout the 19th century. Phase III excavations were completed in 1996. At that time, it was noted that no above-ground structural remains were present but archaeological deposits were present and exhibited subsurface integrity and intact stratified cultural levels. (H)

2. Jamesson cemetery (Mt. Gilead property) 54-4 ((1)) 38A, c.1844. 44FX1097. Jamesson family at Mt. Gilead from 1837 – 1904. Graveyard set aside in Malcolm Jamesson will for interment of family members. At least six members of the family buried in the cemetery, 1844 -1904. Surveyed in 1969, 1987, 1994 and 1997. A black granite obelisk and several fieldstones stand within an iron fence surrounding the cemetery. Possible other burials may lie outside the fence. (C)
3. Mount Gilead earthworks (Mt. Gilead property) 54-4 ((1)) 38A, 44FX1097 and 44FX2611. Civil War fortifications constructed by Confederate troops. At least two sets of Civil War earthworks cross the Mount Gilead property. Surveys were conducted in 2001 and 2009. (H)
4. Civil War earthworks, Village at Mt. Gilead. 54-4 ((24)) B1, 44FX2611. Civil War fortifications constructed by Confederate troops. These earthworks cross the Village at Mt. Gilead and Mt. Gilead Road and extend onto the Mt. Gilead property. Surveys were conducted in 2001 and 2009. Some sections of the earthworks were demolished by the Village at Mt. Gilead development but the sections under control of the FCPA appear intact. (H)
5. Civil War earthworks, Hogge property. 54-4 ((1)) 43 44FX3029. Civil War fortifications constructed by Confederate troops. The FCPA archaeology files note these earthworks are an extension of the moat and berm at Mt. Gilead, extending to Old Braddock Road. A reconnaissance survey in 2004 noted the presence of surface features and an unknown portion of the site as destroyed. (H)
6. Harrington-Buckey's Tanyard 54-4 ((1)) 40 c. 1804. 44FX2333 Adjoined Adams-Jamesson tanyard (tanyards grouped along banks of River Thames) The site was surveyed in 1991 and Phase III excavations were completed in 1992. At that time, it was noted that surface and subsurface deposits were present with subsurface integrity and intact stratified cultural levels. (H)
7. Newgate Tavern (Eagle Tavern) site 54-4 ((1)) 47A & 48, c. 1761 44FX3244. Site of 1st tavern in Centreville. Site was surveyed and tested in 2007. At that time, it was noted that no surface remains were present but archaeological deposits were present and exhibited subsurface integrity and intact stratified cultural levels. Between 25 to 49 percent of the site has been destroyed but what remains has been buried deliberately for preservation. The FCPA archaeology file says the site is being recommended as eligible for the NRHP. (H)
8. Mohler house site 54-4 ((1)) 46, ((7)) 1-6 c. 1830, 44FX0053. Used as a Confederate jail, appears in 1862 photograph looking east from the Stone Church on Braddock; fronted onto Keene Street. Occupied by Mohler family, 1869 – 1966. Listed on the county Inventory as a demolished site in 1969.

Recorded for the HABS Inventory. It is probable that there are subsurface and intact cultural remains. (H)

9. Royal Oaks cemetery, 54-4 ((1)) 31 Roberdeau Family cemetery 1832, 44FX1224. The unmarked graves of James Roberdeau (d. 1832), his wife Martha Denny Roberdeau, and three unidentified persons are located 30' northwest of the Royal Oaks house foundation. Recorded in the 1994 publication *Cemeteries of Fairfax County, Virginia: A Report to the Board of Supervisors* by Brian A. Conley, FCPL. In 1997, the Fairfax Genealogical Society published information about family cemeteries in its series entitled *Fairfax County, Virginia Gravestones*. Volume IV, includes an entry for the Roberdeau Family Cemetery at Royal Oaks. (C)
10. Royal Oaks house foundation 54-4 ((1)) 31, c.1807, 44FX1224. House was the landmark at the east end of Main Street (Braddock Rd.) Several local traditions about activities at the property during the Civil War. Dismantled in 1959. Surveyed in 1937 and 1938, Works Progress Administration of Virginia Historical Survey. .House foundations remain and probably are subsurface and intact cultural remains. Recorded in the FCPA archaeology files in 1987. (H)
11. Utterback Store site (potential) 54-4 ((1)) 50 44FX1985. c. early - late 1800s. The store was on Braddock Road on lot 50. This lot corresponds to lot 26 on the c. 1800 plat. It is reported that Fewell Perry's tavern previously was located on lot 26. In 1869, William Utterback purchased the land at this location and operated a store, post office, and blacksmith shop. In 1992, archaeologists surveyed the lot, which was vacant and slated for development. They recorded stone building foundations and artifacts from c. early - late 1800s and later. Today, remains of the Utterback Store lie either adjacent to or beneath the re-aligned intersection of Braddock Road and Lee Highway. (H)
12. Star Fort and Winter Quarters 54-4 ((1)) 23 44FX2896. Site contains the remains of a Civil War period fortified position feature (Star Fort) and Winter Quarters encampment. The site has been documented by archaeologists using metal detection, shovel tests, and manual trenching. The intact cultural remains coincide with the footprint of a star-shaped fort shown on a 1937 aerial photograph. The archaeological consultant says the site is possibly eligible for listing on the NRHP. (H)
13. Encampment site 54-4 ((1)) 24B& 24C; ((2)) A1 & ((4)) 1 & 1A. No 44FX number; use FCCWSI #482. This area of Centreville contains the remains of the 1861 Confederate winter encampment. The location of the site is marked on historic maps and is further documented by finds of relic hunters. (H)
14. Apex Fort, Middle Fort and Covered Way 44FX2456. Earthwork remnants of three significant Civil War fortifications. Covered Way is a walkway used to travel between forts for protection from enemy fire. Complex was atop bluffs overlooking Rocky Run for expansive view of potential enemy troops. (H)
15. West Fort and earthworks (Chantilly Road Redoubt) 44FX0711. Site contains a secondary earthen work fort and some earthwork remnants originally connected to the Apex fort at the east and the earthworks at Mt. Gilead at the southwest. (H)

Buildings 1870 – mid 20th century

16. Mount Gilead 54-4 ((1)) 38A c. 1783. Sole survivor of the village of Newgate. Possibly built and named by Joel Beach. One-and-a-half story, timber framed, side gable house with exterior gable-end stone chimneys. Sloping roof covering porches on both front and rear elevations is typical of local Potomac River architecture. (H)
17. Havener House 54-4 ((1)) 43 c. 1790. Located on Lot #19 on the plat of the Town of Centreville. Two-and-a half story over raised stone foundations, clapboard siding, with standing seam metal roof and exterior gable-end stone chimneys. Rear lean-to added after 1815, before 1850. Purchased in 1921 by the Havener family, remained in residency more than 50 years.(H)
18. Old Stone Church. 54-4 ((1)) 44. 1870 Originally home of the Centreville Methodist Episcopal Church. Built by the congregation to replace their original church destroyed during the Civil War. One story with stone walls constructed of Centreville’s ochre-colored sandstone; gable end facing the road. Some stones appear to have been salvaged from the original 1854 building. (H)
19. Stone church 1-½ story addition 54-4 ((1)) 44. 1945. Joined to the 1870 section by a breezeway to provide space for Sunday school. Full basement above grade, built with similar massing and design as the 1870 church. Walls of Centreville’s ochre-colored sandstone; stones more varied and irregular in shape and smaller in size than those of the 1870 church.(C)
20. St. John’s Church 54-4 ((4))25A 1867. Focal point at the turn in Mt. Gilead Road. The one-story Gothic revival-style building with arched windows and projecting vestibule at the end gable faces the road. The horizontal weatherboard and sawn bargeboard in a dog tooth pattern is painted white. The cemetery is located adjacent to Wharton Lane. The oldest tombstone is 1850. (H)
21. Harrison House 54-4 ((1)) 41 c. 1867 Owned by the Harrison family from 1875-1949, the two-story frame building with a stone walk-in basement is located at the northeast corner of Braddock and Mt. Gilead Roads. Foundation is of local reddish-ochre hue sandstone. Gable end chimneys, one stone at the exterior of the northwest wall and one brick interior chimney at the southeast wall. There are raised porches at both the front and rear facades. (H)
22. Harrison blacksmith shop 54-4 ((1)) 41. c. 1875. Sale price of property in 1875 compared to sale price in 1866 suggests that property improvement may have included construction of this building. Interior layout suggests that it served as the owner’s blacksmith shop; one side earthen floored, open to the roof. (H)
23. Chambliss (Hardee) Law Office 54-4 ((1)) 48. 1897. Turn of the century, two-story, three-bay frame vernacular I-house with rear ell. Built by Robert Utterback, member of prominent Centreville family. Chambliss purchased in 1961; architect Edgar Jenkinson extensive changes. Listed on the county Inventory in 1970. (H)

24. Utterback house 54-4 ((1)) 32. 1918 -19. Two-story, three-bay frame vernacular with wrap-around porch and some Victorian elements and a rear two-story ell. Built by local merchant Enos Utterback; Utterback owned store on Braddock inherited from his uncle, B.C. Utterback. Listed on the county Inventory in 2009. (H)
25. Payne's Store 54-4 ((1)) 30. c. 1930. Vernacular, two-story, gable-front with one story hip roof porch. Housed a grocery and general merchandise store serving Centreville area farming; gas pumps added later; the Paynes lived in 2nd floor apartment. Store closed in 1973; building is last remaining of the three Payne's stores located in Fairfax County. Listed on the county Inventory in 2009. (H)
26. Centreville Restaurant 054-4 ((1)) 30. c.1930; relocated c.1945 from Lee Highway adjacent to and east of Payne's Store. Restaurant owned by Payne family; served also as a bus depot. Built as a one-story flat roof, frame structure with hipped parapet. (C)
27. Spindle Sears house 54-4 ((1)) 38A. 1934. Roger and Wilma Spindle purchased 4.5 acres in 1933. Built a Sears Brentwood model on their lot. One story, wood frame, bungalow clad in wooden shingles. Masonry porch clad in stone veneer was added in 1953. Sold out of family in 1986. Dwelling has been little altered. Listed on the county Inventory in 2007. (H)
28. Stone filling station 54-4 ((1)) 43. 1937; relocated 1986 from Lee Highway. Pinkney McWhorter and Will Crouch, local stone masons, did stone work. Owner Carroll Carter had stones from the Four Chimneys house, in ruins by the early 20th century, removed and used to construct the station. First stand alone station in Centreville. Listed on the county Inventory in 2009. (C)
29. Merchants Tire store 54-4 ((1)) 53A. 1946. Company founded and opened in Manassas in 1943, the Centreville location was the second of the Merchants Tire store chain. By 1972, the company's outlets had grown to 12. The façade of the one-story building is large smooth metal squares with storefront window. The two bay garage doors have been replaced. (C)
30. Payne's Restaurant 54-4 ((1)) 30A. c.1949. Irvin Payne acquired a building permit in 1949 to construct a restaurant. One-story, flat roof, concrete block with brick veneer front. Built on site of previously relocated Centreville Restaurant. (C)

Accessory buildings

31. Mount Gilead garage 054-4 ((1)) 38A. 1935/1936. Mount Gilead purchased by Alvin Detwiler in 1935. Credited for saving the property from falling into ruin. Colonial Revival 1 ½ story frame building designed by James W. Adams of Washington, a Detwiler friend and known at the time as an authority on 18th century restorations. (C)
32. Mount Gilead garden houses 54-4 ((1)) 38A. 1935/1936. Mount Gilead purchased by Alvin Detwiler in 1935. Credited for saving the property from falling into ruin. Designed by James W. Adams of Washington, a Detwiler friend: known at the time as an authority on 18th century restorations. (C)

Object & Structure

- 33. Royal Oaks stone wall 54-4 ((1)) 31 c. 1940. Constructed by Pinkney McWhorter and Will Crouch, local stone masons, of Centreville sandstone. Wall marked the entrance and served as entrance gate to Royal Oaks. (C)
- 34. Spindle spring house structure 54-4 ((1)) 38A, 1953. Roger Spindle constructed the spring house structure in 1953 using stones from Whaley house ruin situated on the property. Roof replaced. Protects a spring head which is a source for the River Thames. (C)

Sources:

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