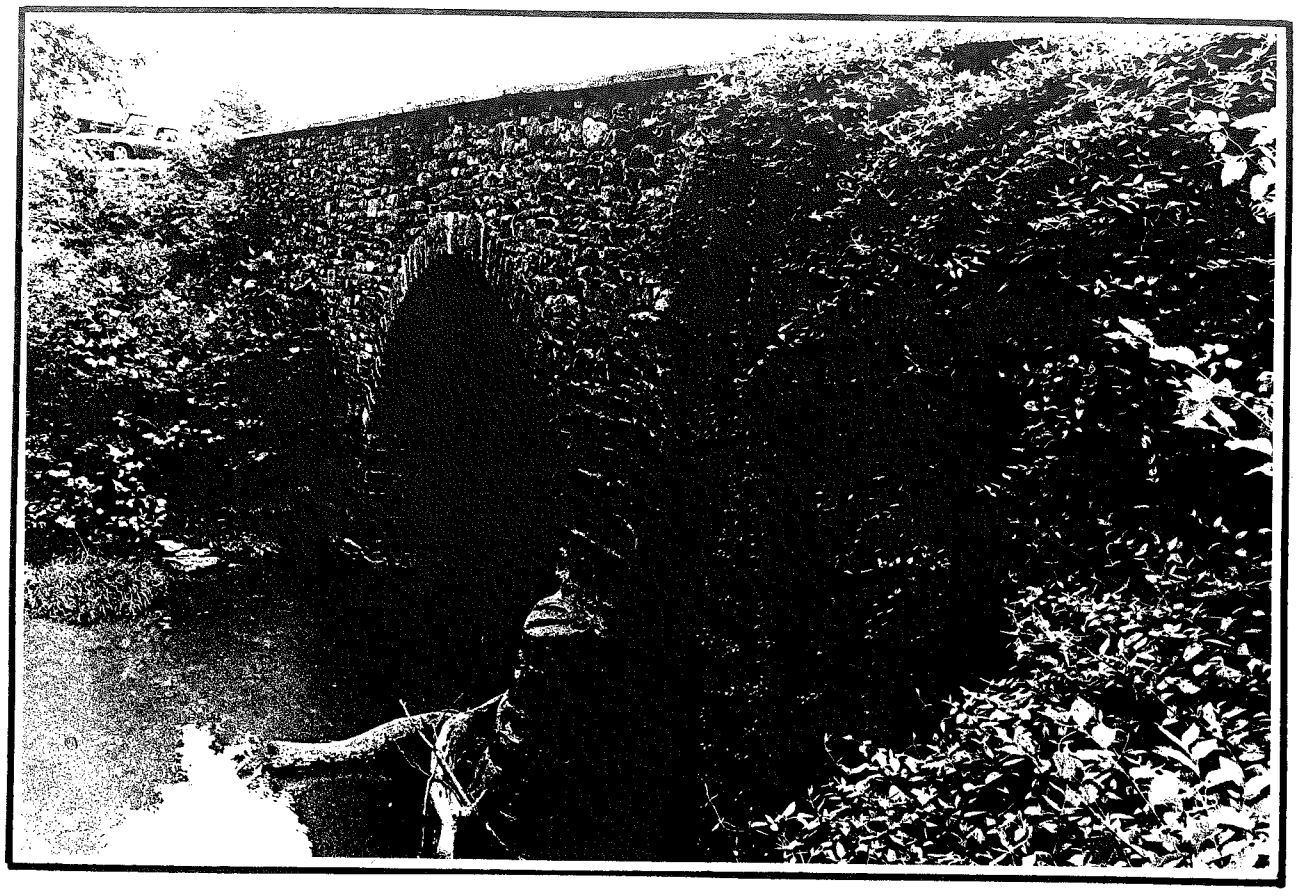
bull run stone bridge

Historic District



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BULL RUN STONE BRIDGE HISTORIC DISTRICT

First Printing in July, 1972
Second Printing in October, 1975

Office of Comprehensive Planning
Fairfax, Virginia 22030

COMMONWEALTH OF VIRGINIA

COUNTY OF FAIRFAX

FAIRFAX, VIRGINIA 22030

William S. Hoofnagle, Chairman
Board of Supervisors
County of Fairfax
Fairfax, Virginia 22030

Dear Dr. Hoofnagle:

Forwarded for transmittal to the Board of Supervisors is the staff proposal for the Bull Run Stone Bridge Historic District. The district is intended to serve as a guide for development in the vicinity of the Stone Bridge while protecting the environs of the historic bridge site.

This preliminary report has been prepared in accordance with the historic district amendment adopted by the Board in November 1967. The report has been coordinated with the appropriate Fairfax County agencies as well as the History Commission, Architectural Review Board, the National Park Service, Manassas National Battlefield Park and Prince William County.

Sincerely,

George J. Kelley, Jr.
County Executive

SHL:mgm

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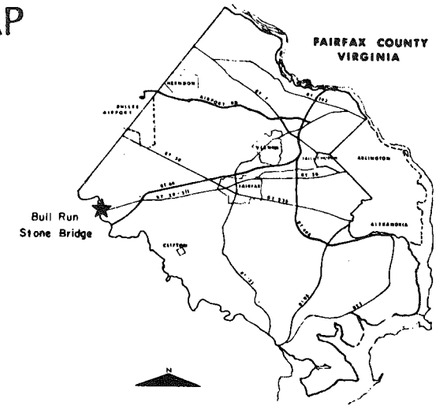
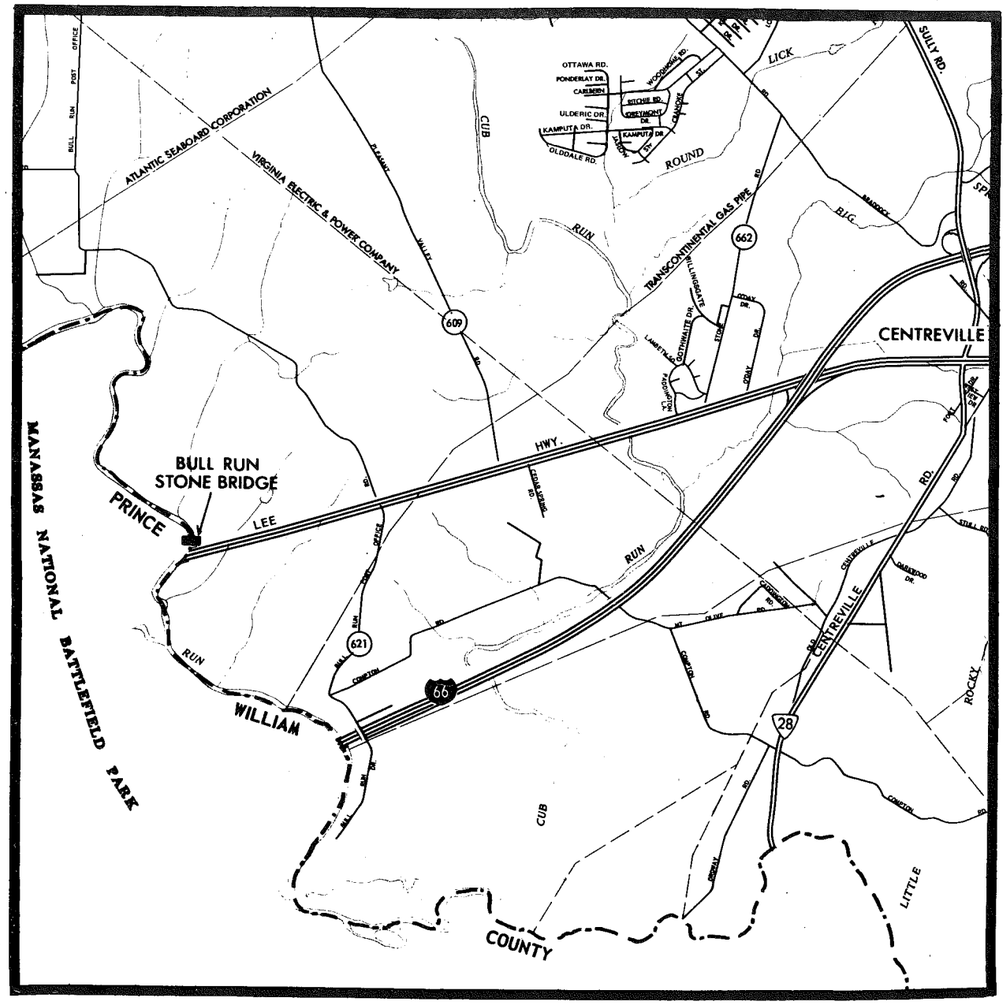
LOCATION MAP



VICINITY MAP



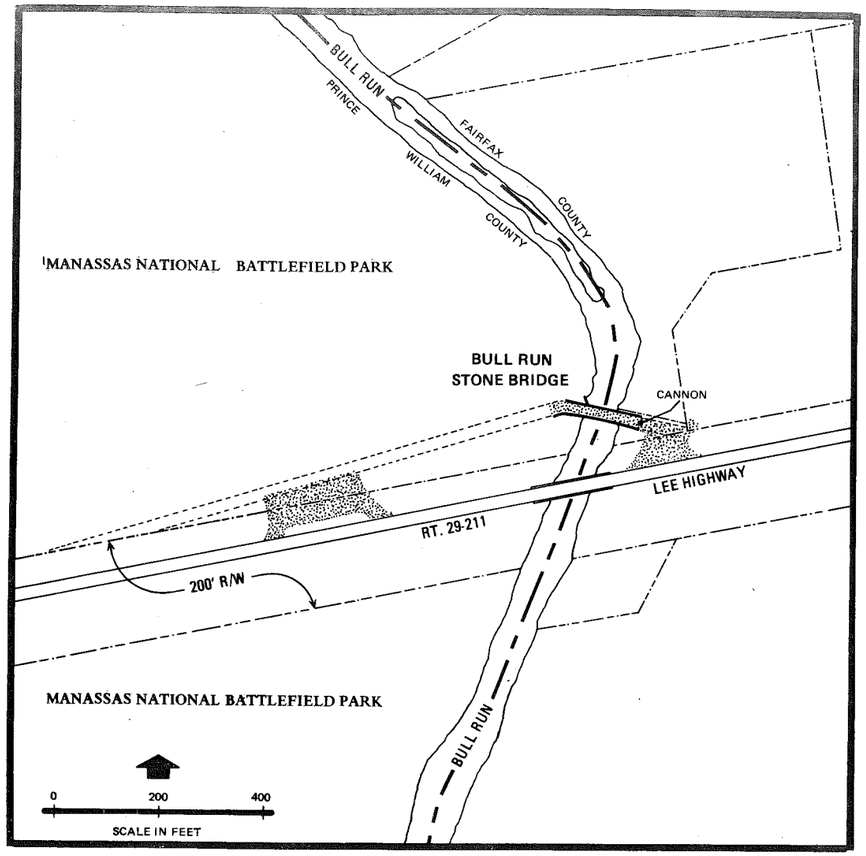
Stone Bridge historic marker.

PREFACE

Provision for historic district zoning was authorized by the Fairfax County Board of Supervisors in 1967, with the passage of Zoning Ordinance Amendment 114 which established Article 30-2A for the protection and enrichment of historic landmarks and properties. This amendment provides that "no such historic district shall extend further than one-quarter mile from the property line of the land pertaining to any such historic landmark, building or structure." The Board of Supervisors has control of all construction, demolition and improvements in historic districts. The Board is advised on these matters by the Architectural Review Board, which also recommends on site design and building design within established historic districts.

The Bull Run Stone Bridge Historic District Overlay is the fourth historic district amendment to the Zoning Ordinance. Previous district overlays are Pohick Church, Woodlawn and Sully.

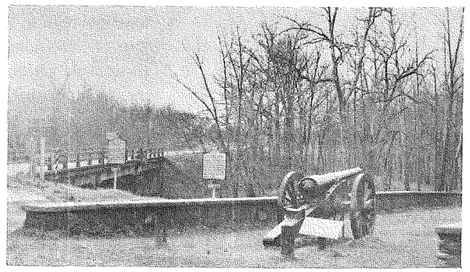
The land within one-quarter of a mile of the Stone Bridge is largely undeveloped and open. Only a few individual homes and businesses exist to suggest the advance of urban development. This report assesses the Stone Bridge and the surrounding land in terms of preservation needs and potential tourist use.

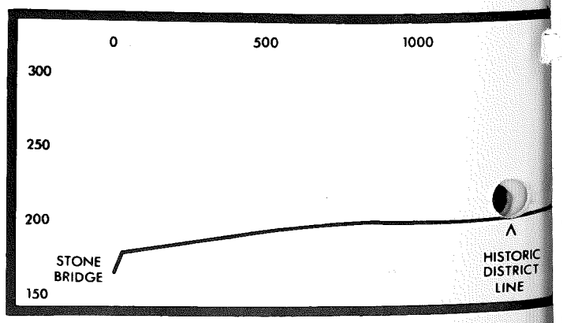


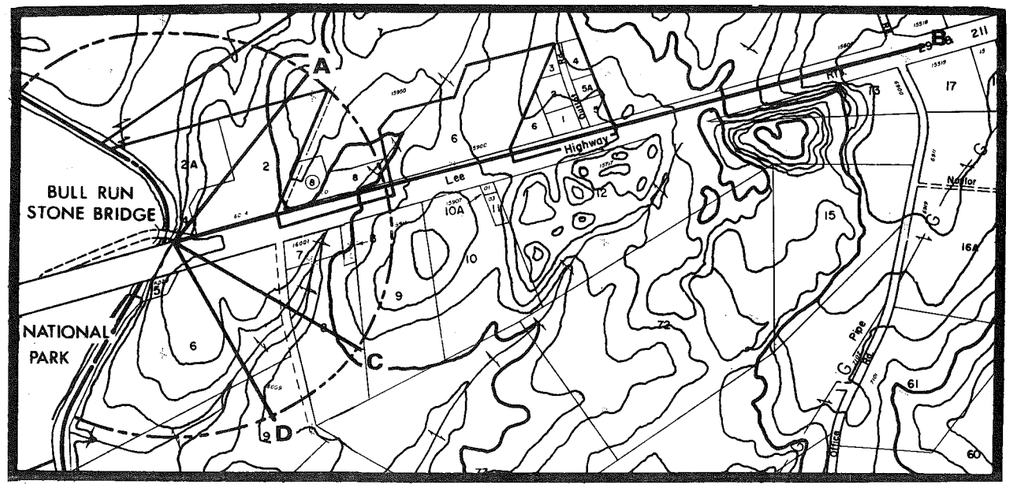
SITE PLAN

The Stone Bridge over Bull Run straddles Prince William and Fairfax Counties near Route 29-211. The Bridge is within the Manassas National Battlefield Park, owned by the National Park Service, United States Department of Interior. The National Park Service owns one-half acre at the eastern end of the Bridge in Fairfax County. The Bridge measures 170 feet in length and is 24 feet wide. The center of the Bridge measures 21 feet from creek bed to the top of the wall. Two historic markers have been placed at the Fairfax County approach to the Bridge by the State of Virginia. A 30-pound Parrott cannon, which is similar to the one which fired the opening volley of the First Battle of Bull Run, 1861, is placed on the Stone Bridge near the eastern end with an identification sign. A gravel automobile turn-off is situated adjacent to the eastern end of the Bridge on the Fairfax County portion of the National Battlefield Park property.

View of Stone Bridge and Route 29-211.

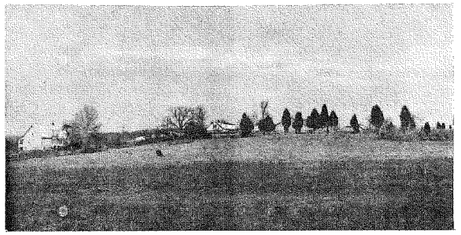




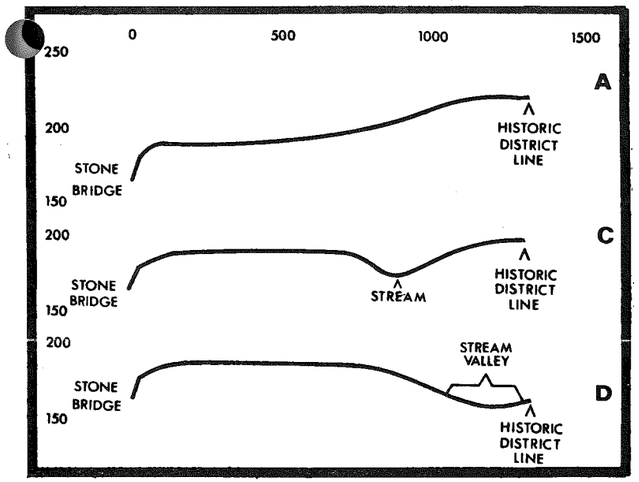


TOPOGRAPHIC PROFILES

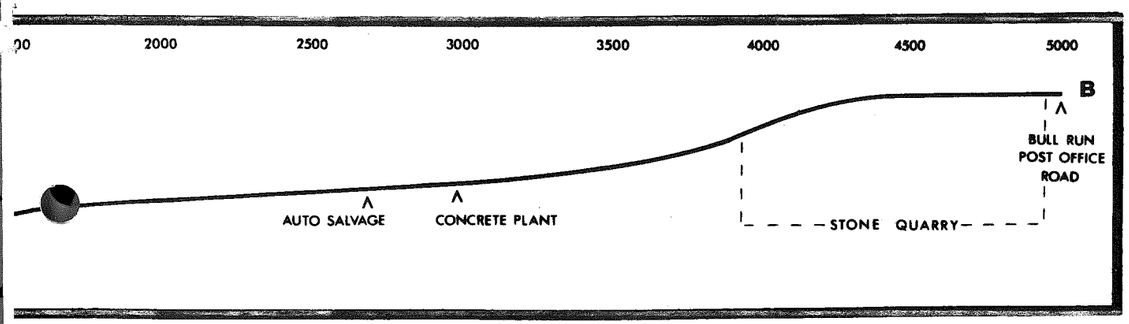
SCALE–10 FEET INTERVALS, FEET ABOVE SEA LEVEL
HORIZ. SCALE– 1 INCH = 500 FEET

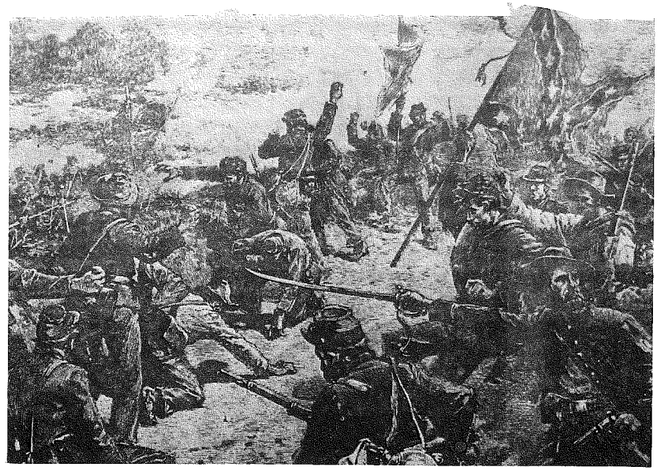


Typical topography near the Stone Bridge.



Topographic sections have been taken through four points to show the character of the topography in the vicinity of the Stone Bridge. Section A is northwest for one-quarter of a mile and shows a gradual rise from the Bridge, which is 175 feet above sea level, to 220 feet. Section B is drawn for one mile along Route 29-211 from the Stone Bridge to Bull Run Post Office Road and shows an increase in elevation to 290 feet, a rise of 115 feet from the Bridge. Section C is drawn southwest and shows relatively level terrain at 180 feet above sea level, a stream cut and then a rise to about 210 feet. Section D is drawn south and shows level terrain at 175 feet above sea level, which then drops off to a stream valley one-quarter of a mile from the Stone Bridge.

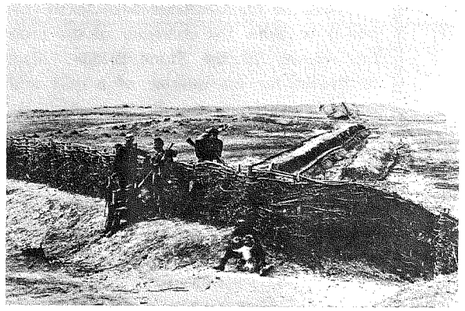


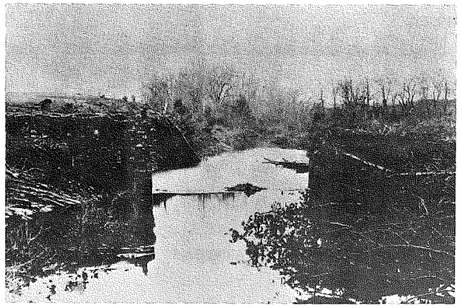


(Drawing) "Some of [Stonewall] Jackson's Confederates, their ammunition exhausted, hurling rocks at the advancing Federals during the Second Battle of Manassas."

HISTORIC SIGNIFICANCE

Confederate fortifications at Manassas, Bull Run, Virginia.





Ruins of the Stone Bridge, about 1862.

The Stone Bridge which crosses Bull Run is one of the most significant Virginia landmarks of the Civil War period. Twice the scene of major battles, the area around the Bridge was the focal point of actions which had momentous implications for both the Union and the Confederacy, and the Bridge itself provided the primary means of retreat for Union forces after both battles.

General Robert E. Lee selected Bull Run as the base line for the defense of Manassas Junction and its railway connections, and for possible offensive operations by Confederate troops against Washington, D. C. Northern politicians and press, impatient and overconfident, urged immediate battle, sure that one display of force would end the secession movement. The cries of "On to Richmond" finally brought pressure on General Irvin McDowell to lead his army of 34,000 men, most of them untrained 90-day volunteers, to march out to do battle with General P. T. Beauregard's 22,000 Confederate troops. Washington officials and sightseers alike drove out with picnic lunches to see the Confederacy crushed. The day did not go as they expected.

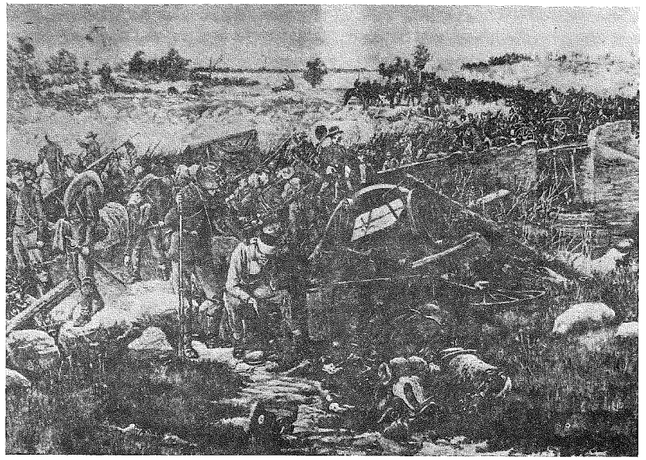
On the morning of July 21, 1861, the firing of a 30-pound Parrott gun near the Stone Bridge announced the beginning of the Federal assault. The ensuing battle ended in a disorganized retreat of the Federal troops.

The effects of the battle were two-fold: the South received an exaggerated idea of its military powers; the North, humiliated, was shocked out of its complacency. Realizing the necessity for a major military effort, the northern states rallied in support of the Union cause.

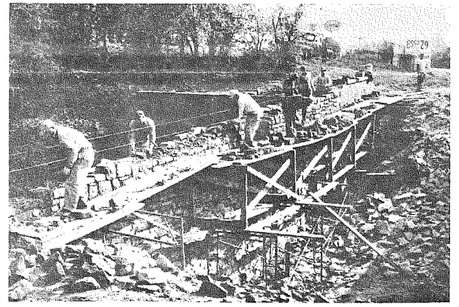
Thirteen months later Union and Confederate troops met again at Bull Run. (Unlike the first battle, soldiers and officers of both sides now knew their jobs and acquitted themselves well.) General Lee had launched a brilliant campaign to invade the north, hoping that this would encourage British intervention. Under the command of Major General John Pope, the Union forces fought not only Jackson's troops, but also Lee's. For two days, August 29 and 30, 1862, Pope's men tried to crush the Confederate assault, but with no success. An unexpected counter-attack by Lee's troops put an end to the attempt, and again the Union troops were forced to retreat across Bull Run, with the Stone Bridge as the key escape route. A few months before this battle, the Confederates had blown up the center span of the Bridge, and Union Army Engineers had subsequently replaced it with a wooden span. Now, as the Union troops crossed the Bridge, orders were sent to Col. Thomas L. Kane of the Pennsylvania Rifles to destroy it. The Bridge was blown up for the second time at three o'clock in the morning of August 31, 1862.

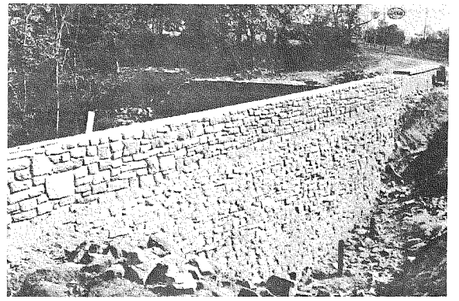
The Stone Bridge was reconstructed in 1886, using clay as mortar. In 1926, the old highway, Route 29-211, was realigned and a new Bridge was constructed just south of the old Bridge. A monument was placed in the middle of the old Bridge and it was closed to traffic. During preparation for the 100th anniversary observance of the Civil War, serious structural deterioration of the Bridge was discovered. After the 1961 reenactment of the First Battle of Bull Run, repairs were made by the National Park Service under the supervision of architect Orville W. Carroll. Using old photographs and records as a guide, Carroll repaired and reconstructed the Bridge to resemble its pre-Civil War appearance, retaining some of the original (c. 1820) masonry work.

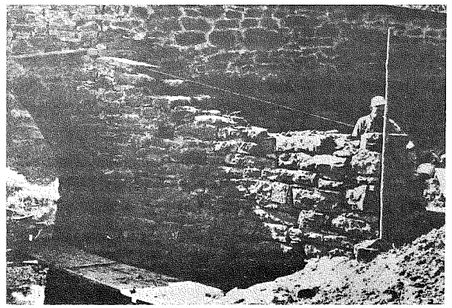
Since 1959, the Stone Bridge has been owned by the Federal government and administered by the National Park Service. In deeding the Bridge and 3.21 acres to the Federal government, the Commonwealth of Virginia gave as its salient reason "it is in the public interest to preserve for the inspiration and benefit of the people of the United States these landmarks of outstanding historic importance which are recognized as possessing national significance through their close association with the important events in this area during the Civil War period."



(Drawing) Federal retreat over the Stone Bridge, August 30, 1862.







(Three photos) Reconstruction work on the Stone Bridge.

LAND USE AND STRUCTURES

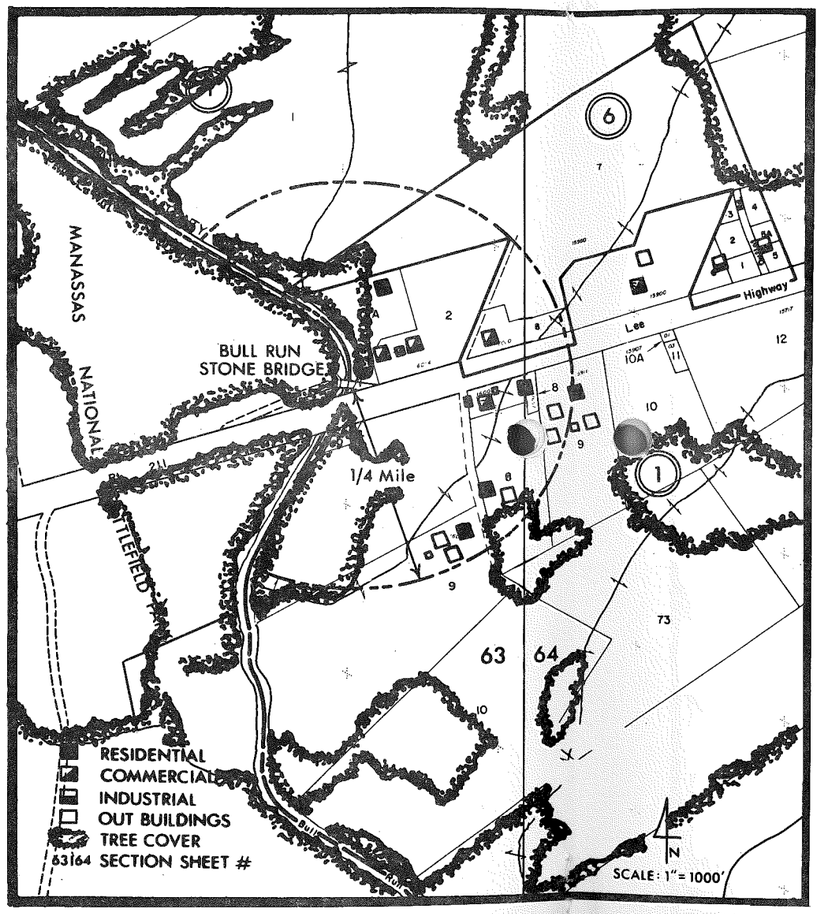
ASSESSED PROPERTY VALUATION, AGE AND CONDITION OF STRUCTURES SURROUNDING THE HISTORIC SITE

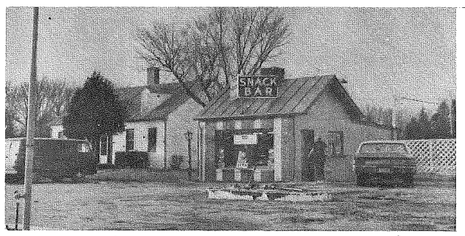
Map Identification by Parcel	Acres	Assessed[1] Land Value	Assessed[1] Improvement Value	Age[2]	Condition[2]
63((1))1	200.2	72,965	8,895	1952	Good
2	10.5	32,430	13,650	1952	Fair (Lunch Stand) Poor (Office) Poor (Service Station)
2A	7.0	10,650	4,825	1952	Good
5	.6	200	--	--	--
6	27.6	10,520	--	--	--
7	1.7	9,665	4,385	--	Poor
8	10.3	10,915	7,175	1952	Poor
9	39.0	15,245	3,545	--	Poor
64((1))8	.8	3,615	3,055	1939	Poor
9	13.3	11,505	5,120	1939	Poor
64((6))7	53.5	24,300	6,095	1880's(?)	Fair
8	3.3	14,975	1,400	--	Fair

[1] 1972 data

[2] 1969 evaluation

Source: Fairfax County Division of Assessments





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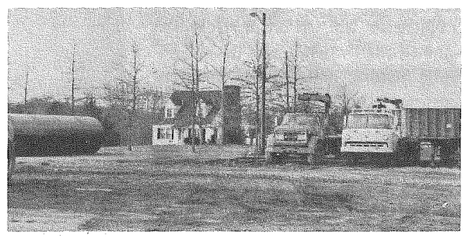

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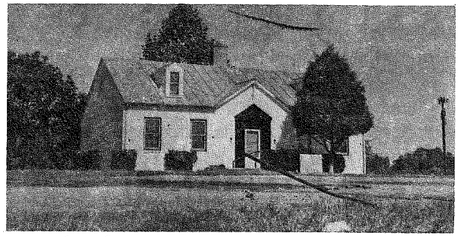

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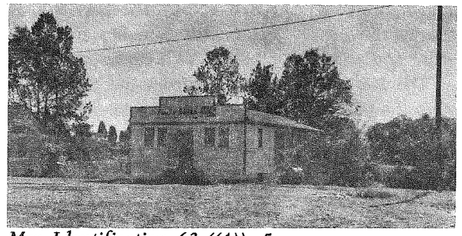

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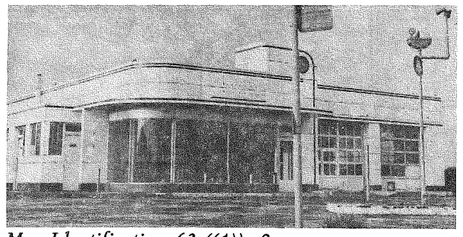

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There are 97 acres within one-quarter of a mile of the Stone Bridge in Fairfax County, of which 25 acres (25.8%) are in residential use and nine acres (9.3%) are developed commercially. Within this same radius 55 acres (5.4%) are undeveloped and eight acres (8.2%) comprise Virginia Department of Highways right-of-way.

Most of the residential structures and commercial buildings within one-quarter of a mile of the Stone Bridge were established more than 20 years ago and are generally in fair to poor condition, according to the County Real Estate Assessment Office (see chart). One service station is vacant and deteriorating. There are approximately 55 acres of developable land, 56.7% of the land is in the historic district.

The land use in the Route 29-211 corridor between the one-quarter mile radius of the historic district and Bull Run Post Office Road, one mile east of the Bridge, has significant impact on the Bridge area due to its high elevation and includes a stone quarry, a concrete plant, an automobile salvage yard and an abandoned service station. These uses are discussed in Development Trends, page 11.

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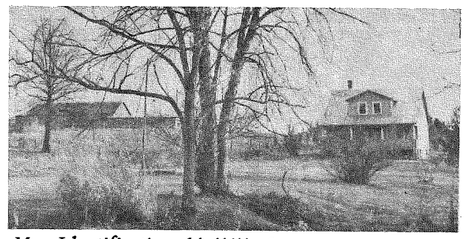

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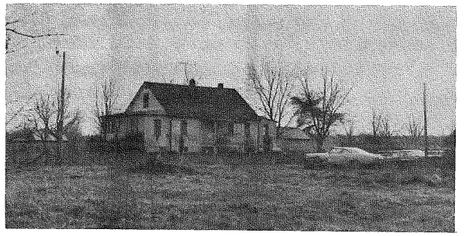


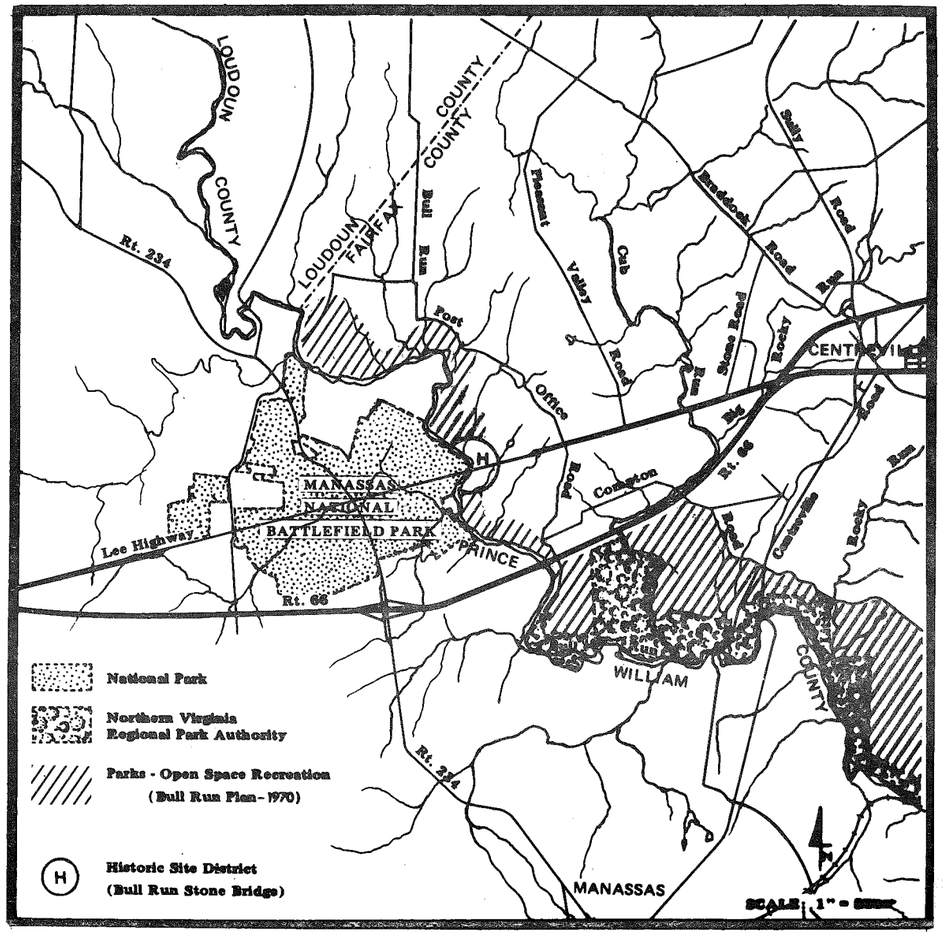
Map Identification 63 ((1)), 9.

Map Identification 64 ((1)), 6.

The National Park Service owns and operates the Manassas National Battlefield Park in Prince William County. The 2,850 acre park which commemorates the Civil War Battles of Bull Run (Manassas) is adjacent to Fairfax County in the vicinity of Route 29-211, Interstate 66 and the Stone Bridge over Bull Run. The park maintains open landscape with fields and woods and existing historic sites from the Civil War period, which have been preserved. The park visitor center, with an auditorium, interpretive display office is approximately one mile from the Stone Bridge. The National Park Service has current plans to develop interpretive features at the east end of the Bridge, in Fairfax County by the summer of 1972. The features include a stone wall separating the highway from the Bridge, and cheval-de-frise and abatis (field fortifications of the period). The National Battlefield entrance sign will be moved to the Fairfax County side of Bull Run and automobile parking space will be provided at the Prince William end of the Bridge. Long range plans of the National Park Service to develop a driving and walking tour, which includes the Stone Bridge, are shown in Current Plans, page 9.

The Comprehensive Plan for Bull Run (1970) designates extensive land along the Occoquan River and Bull Run for stream valley park and park acquisition and development. The Northern Virginia Regional Park Authority has acquired 3,338 acres in the Occoquan River-Bull Run area, as of April 1972, and plans to increase this to a total of approximately 4,375 acres. The Bull Run Regional Park is developed with camping and recreational facilities and bike and walking trails. Bull Run Post Office Road, one mile from the Stone Bridge, provides a major access to the regional park.

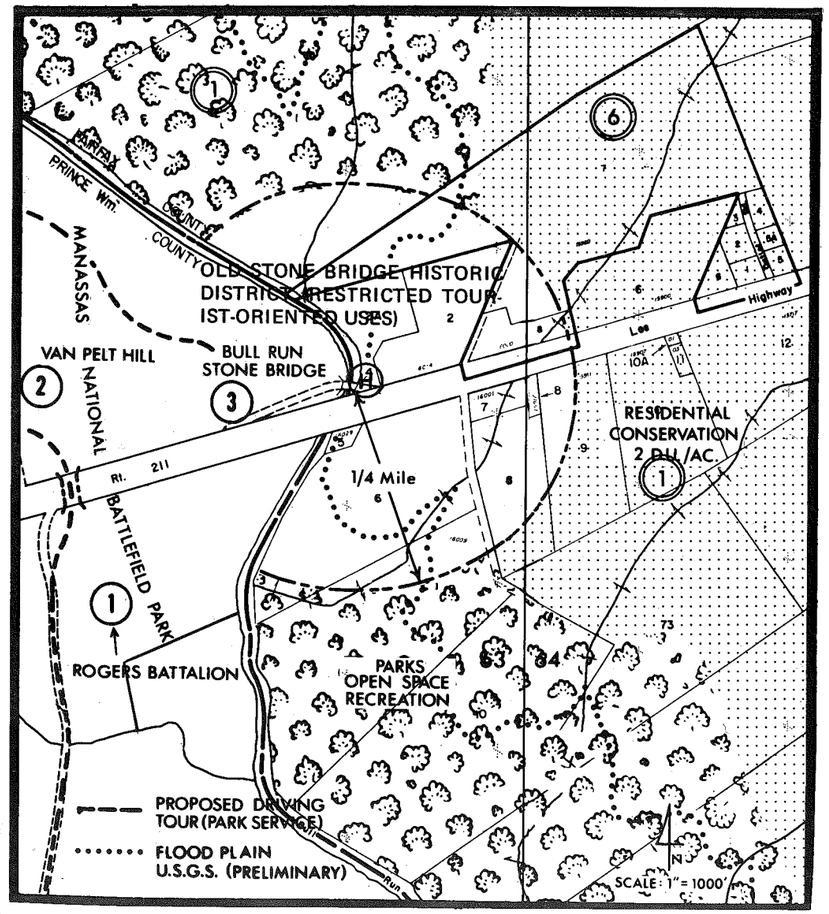
PARK LAND



The Comprehensive Plan for the Bull Run Planning District, which was adopted in principle on December 2 and 9, 1970, recommends that the area in the immediate radius of the Stone Bridge be reserved for unspecified tourist-oriented uses. The plan designated the area adjacent to this tourist-oriented district for stream valley or regional park and five-acre use (see map). Because of policy established by the Board of Supervisors on March 6, 1972 limiting indefinitely the sewered population to 25,000 in the Bull Run district (Occoquan watershed) no development is planned in the vicinity of the Stone Bridge. The area within one-quarter of a mile of the Stone Bridge will not support septic fields, according to the County Soil Scientist.

The National Park Service has long range plans for a walking and driving tour in the Manassas National Battlefield Park, which includes the Stone Bridge (see map). Development of these features will not occur for at least ten years, however. Development of limited interpretive features at the Fairfax County end of the Stone Bridge will be undertaken by the National Park Service in 1972, according to Park officials.

CURRENT PLANS



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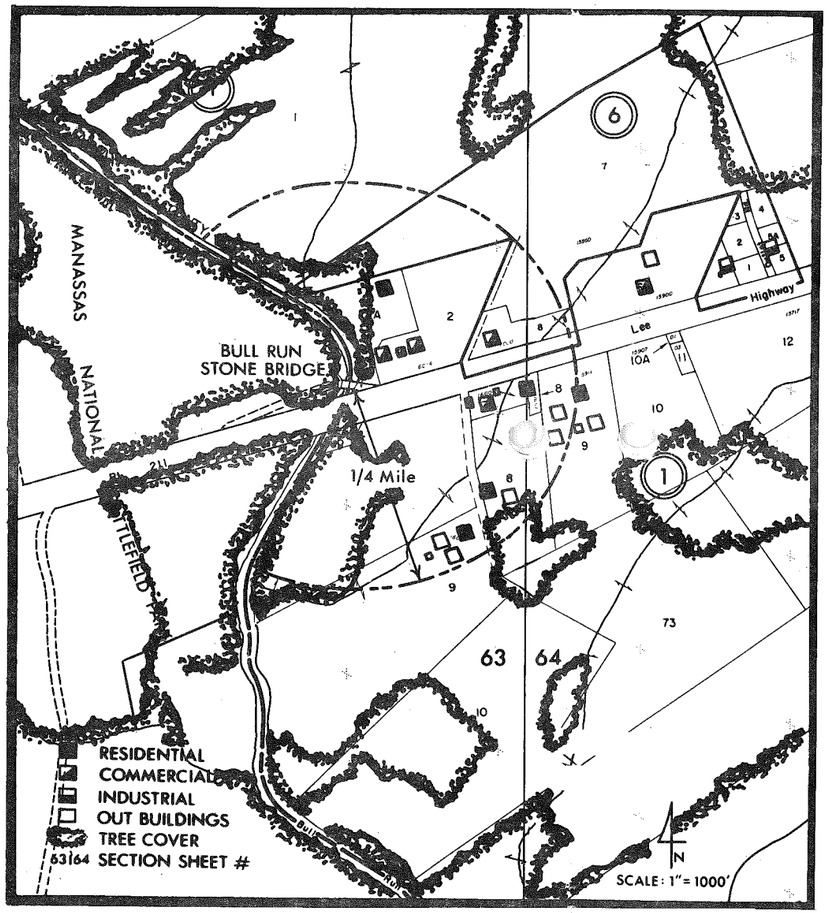

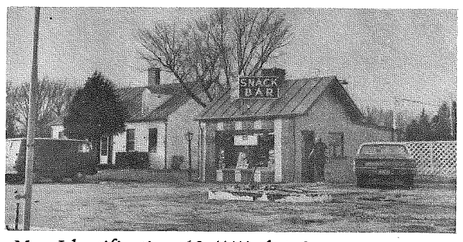

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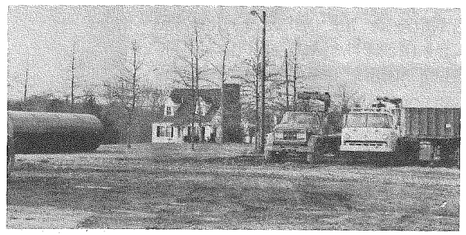

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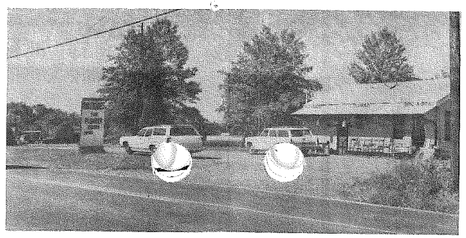

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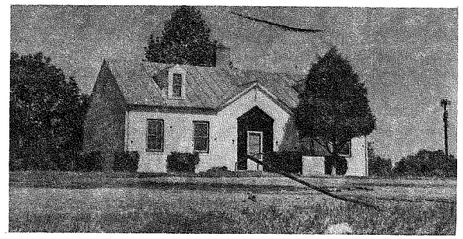

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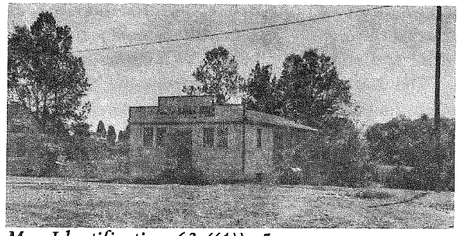

Map Identification 63 ((1)), 5.

Map Identification 63 ((1)), 2.

There are 97 acres within one-quarter of a mile of the Stone Bridge in Fairfax County, of which 25 acres (25.8%) are in residential use and nine acres (9.3%) are developed commercially. Within this same radius 55 acres (5.4%) are undeveloped and eight acres (8.2%) comprise Virginia Department of Highways right-of-way.

Most of the residential structures and commercial buildings within one-quarter of a mile of the Stone Bridge were established more than 20 years ago and are generally in fair to poor condition, according to the County Real Estate Assessment Office (see chart). One service station is vacant and deteriorating. There are approximately 55 acres of developable land, 56.7% of the land is in the historic district.

The land use in the Route 29-211 corridor between the one-quarter mile radius of the historic district and Bull Run Post Office Road, one mile east of the Bridge, has significant impact on the Bridge area due to its high elevation and includes a stone quarry, a concrete plant, an automobile salvage yard and an abandoned service station. These uses are discussed in Development Trends, page 11.

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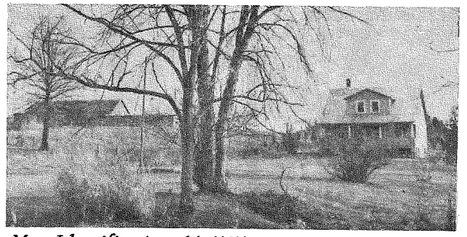
Map Identification 63 ((1)), 8.



Map Identification 64 ((1)), 9.

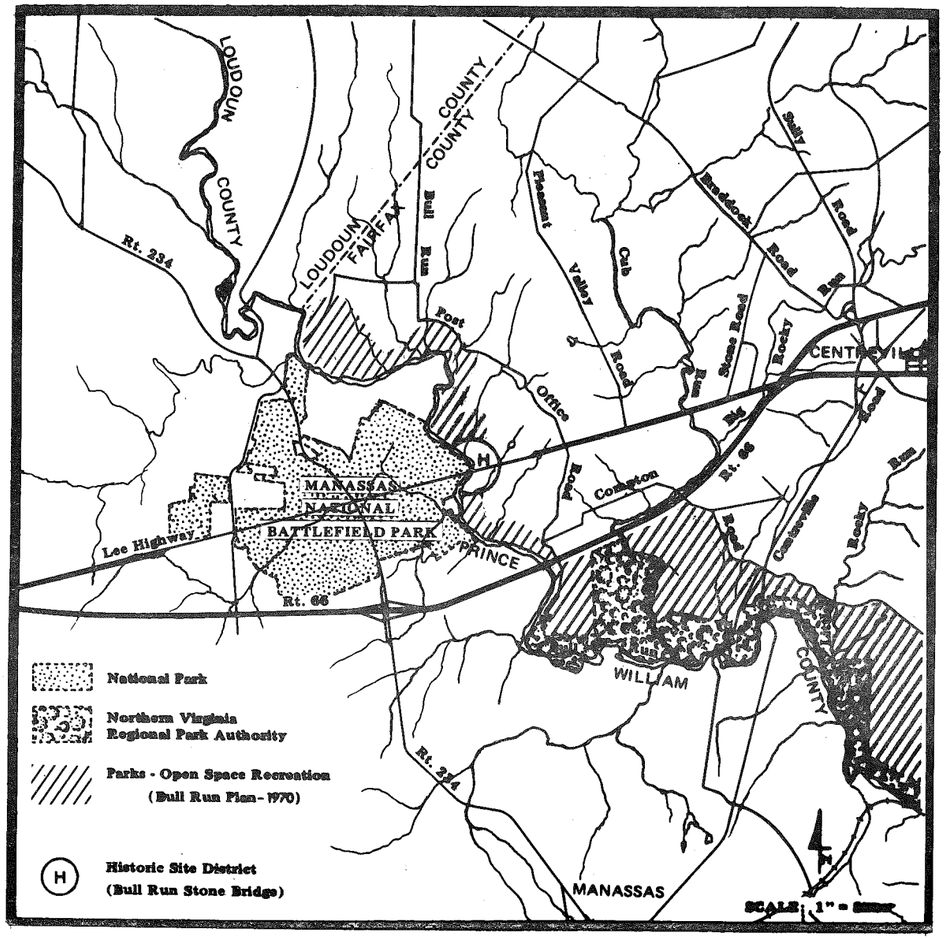
Map Identification 63 ((1)), 9.

Map Identification 64 ((1)), 6.

The National Park Service owns and operates the Manassas National Battlefield Park in Prince William County. The 2,850 acre park which commemorates the Civil War Battles of Bull Run (Manassas) is adjacent to Fairfax County in the vicinity of Route 29-211, Interstate 66 and the Stone Bridge over Bull Run. The park maintains open landscape with fields and woods and existing historic sites from the Civil War period, which have been preserved. The park visitor center, with an auditorium, interpretive display office is approximately one mile from the Stone Bridge. The National Park Service has current plans to develop interpretive features at the east end of the Bridge, in Fairfax County by the summer of 1972. The features include a stone wall separating the highway from the Bridge, and cheval-de-frise and abatis (field fortifications of the period). The National Battlefield entrance sign will be moved to the Fairfax County side of Bull Run and automobile parking space will be provided at the Prince William end of the Bridge. Long range plans of the National Park Service to develop a driving and walking tour, which includes the Stone Bridge, are shown in Current Plans, page 9.

The Comprehensive Plan for Bull Run (1970) designates extensive land along the Occoquan River and Bull Run for stream valley park and park acquisition and development. The Northern Virginia Regional Park Authority has acquired 3,338 acres in the Occoquan River-Bull Run area, as of April 1972, and plans to increase this to a total of approximately 4,375 acres. The Bull Run Regional Park is developed with camping and recreational facilities and bike and walking trails. Bull Run Post Office Road, one mile from the Stone Bridge, provides a major access to the regional park.

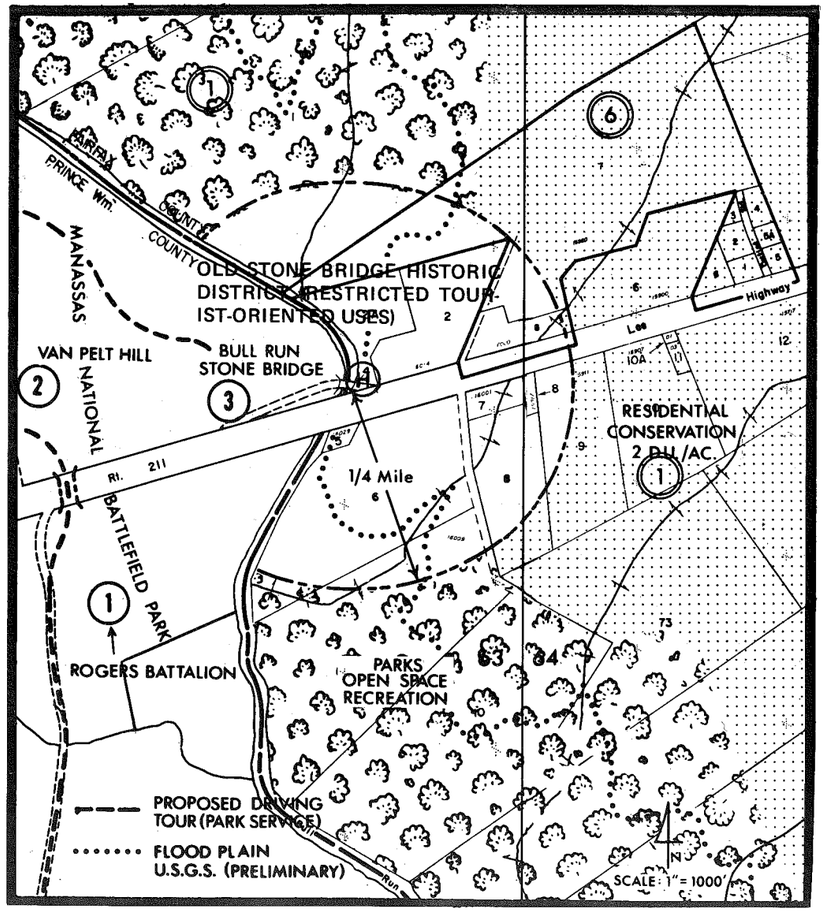
PARK LAND

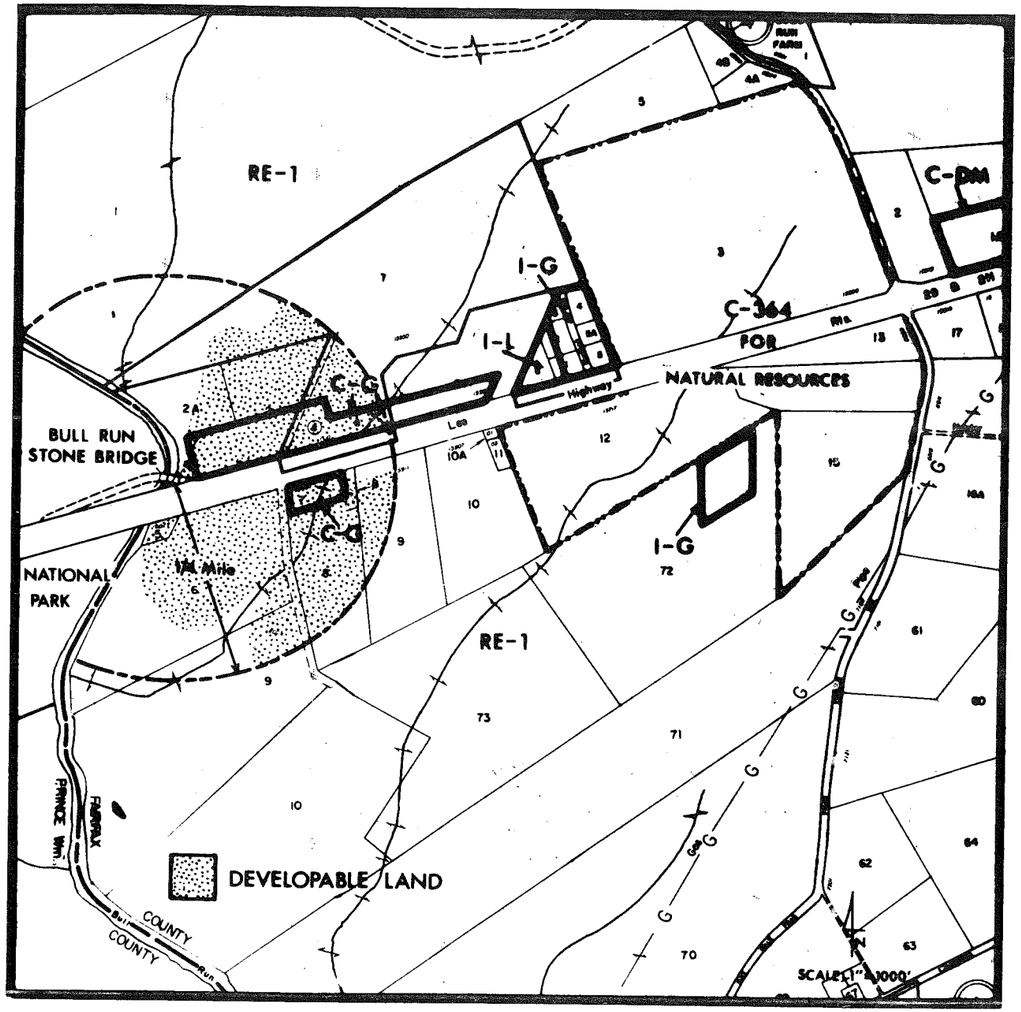


The Comprehensive Plan for the Bull Run Planning District, which was adopted in principle on December 2 and 9, 1970, recommends that the area in the immediate radius of the Stone Bridge be reserved for unspecified tourist-oriented uses. The plan designated the area adjacent to this tourist-oriented district for stream valley or regional park and five-acre use (see map). Because of policy established by the Board of Supervisors on March 6, 1972 limiting indefinitely the sewered population to 25,000 in the Bull Run district (Occoquan watershed) no development is planned in the vicinity of the Stone Bridge. The area within one-quarter of a mile of the Stone Bridge will not support septic fields, according to the County Soil Scientist.

The National Park Service has long range plans for a walking and driving tour in the Manassas National Battlefield Park, which includes the Stone Bridge (see map). Development of these features will not occur for at least ten years, however. Development of limited interpretive features at the Fairfax County end of the Stone Bridge will be undertaken by the National Park Service in 1972, according to Park officials.

CURRENT PLANS





CURRENT ZONING

If fully developed, the nine acres of C-G (general commercial) land zoned along Route 29-211 within one-quarter mile of the Stone Bridge would have a significant impact on the environment of the Bridge. Land zoned for general commercial use is stripped along the north side of the highway (1.7 acres on the south side) for nearly one-half mile from the historic site. This zoning category would allow such uses as automobile service stations, sales outlets and repair shops. Eighty acres within one-quarter mile of the Stone Bridge are zoned RE-1, (single-family residential) for one acre lots.

Along the Route 29-211 corridor, within one mile of the historic site, ten acres are zoned for I-L (light industrial) and I-G (general industrial), four acres are zoned C-G (general commercial). Fairfax Quarries, Inc., operates a stone quarry on 158 acres near Bull Run Post Office Road with a special use permit. A portion of the quarry is a nonconforming use because it existed prior to zoning in the County. The County is currently creating a Natural Resources zoning category which will bring uses such as this under common regulation.

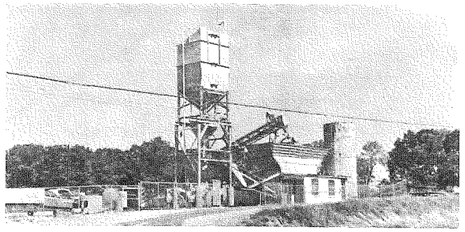
The Bull Run Stone Bridge is in the Bull Run district which has undergone little urban development. Controversy has surrounded plans for widespread growth because of the cost of extending public facilities into the western part of the County. Recent growth in the Bull Run district has been limited to a few areas, including Centreville, London Towne, Chalet Woods, Country Club Manor, Greenbrier and Brookside-Brookfield, served by small sewage treatment plants established in 1961, by Sanitary District No. 12. On March 6, 1972, the Board of Supervisors adopted a resolution to maintain the 25,000 sewered population limit indefinitely in the Fairfax County portion of the Occoquan watershed (Bull Run). The population of the Bull Run District, as of January 1, 1972, is estimated to be about 18,500.

Development in the vicinity of the Stone Bridge is primarily along the Route 29-211 corridor and consists of single-family homes, farms and highway-oriented commercial uses. Most of this development predates the 1960's. Fairfax Quarries, Inc., maintains a major stone extraction operation first started after World War II, which is clearly visible from Route 29-211, 4,400 feet east of the Stone Bridge. The quarry cut is approximately 1,400 feet by 1,400 feet and 100 feet deep. A recent special use application has been made by the quarry to use portions of the property for additional large equipment and material storage. It is clearly an industrial use that in its present condition does not complement the subdued and wooded terrain which surrounds the Bull Run Stone Bridge and Manassas Battlefield National Park. Heavy and frequent truck traffic from the quarry increases the annoyance to the traveler. Sterling Concrete Co., and Salvage Disposal of Washington, D. C., Inc., both front on Route 29-211 less than one-half mile from the Bridge and have inadequate visual screening.

The single-family houses along Route 29-211 east of the Bridge are small and in some cases uncared for. Some of the commercial retail development in this corridor is run down or abandoned. Other establishments, such as Grandma's Snack Bar, less than 200 feet from the Stone Bridge, have made themselves attractive for commercial purposes even though these purposes are unrelated to the historic or natural character of the area.

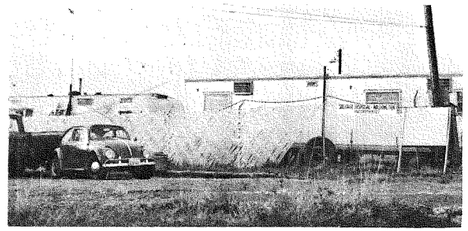
Newgate Shopping Center, Centreville; four miles east of the Stone Bridge.

Sterling Concrete Company; near the Stone Bridge.



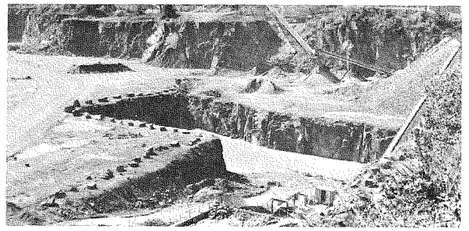
DEVELOPMENT TRENDS

Salvage Disposal of Washington, Inc.; near the Stone Bridge.

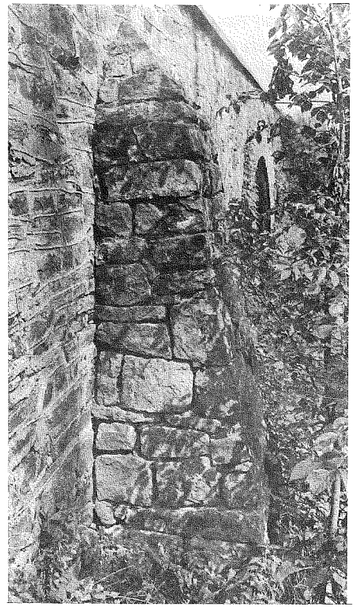


Fairfax Quarries, Inc.; within sight of the Stone Bridge.

Stone Quarry is 100 feet deep and is not screened from Route 29-211.



London Towne; new townhouse development in Centreville.



Buttress, Stone Bridge, 1971.

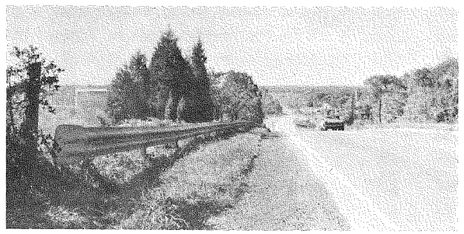
PRESERVATION OBJECTIVES

GOALS

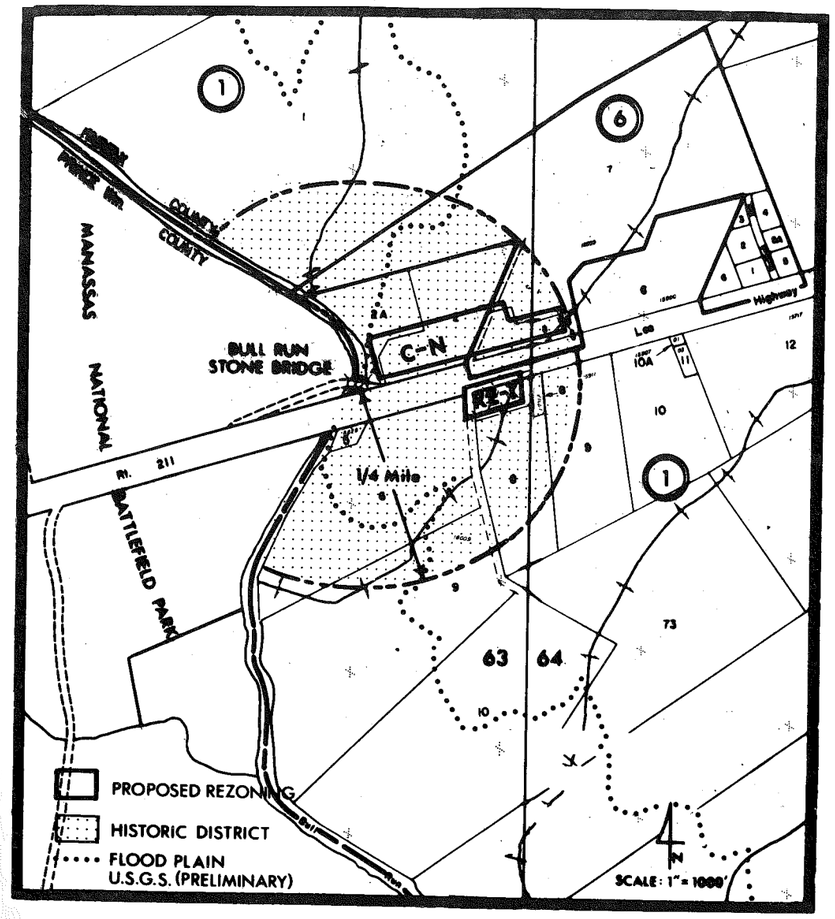
To preserve the historic values implicit in the Bull Run Stone Bridge by maintaining the open rural and low density character of the Stone Bridge environs.

OBJECTIVES

- To regulate the type and intensity of new development.
- To review new development under powers given the Architectural Review Board in the Zoning Ordinance (Section 30-2A).
- To acquire land for public use in the immediate vicinity of the Stone Bridge to protect the environs of the historic landmark and to provide recreational use of the site by the public.
- To improve the visual approach to the Stone Bridge along Route 29-211 in Fairfax County by using guidelines being established by the Environmental Quality Advisory Council.



View looking west, one mile east of the Stone Bridge.



HISTORIC DISTRICT

The following factors indicate the need to establish an historic district at the Bull Run Stone Bridge:

- *The historic value of the site.*
- *The generally run down and unattractive condition of existing commercial and residential development in the vicinity of the Bridge.*
- *The potential for future stripping of a wide range of commercial uses along Route 29-211 approach to the Bridge in Fairfax County.*
- *The potential for development of all types without regard to design and siting vis-a-vis the historic site and the open rural character of the environs.*
- *The lack of specific tourist-related commercial facilities.*
- *The absence of public tourist and recreational facilities for use of the Bridge and the immediate environs.*

The following physical factors indicate that it is appropriate for the historic district to incorporate the area within one-quarter of a mile radius of the Stone Bridge in Fairfax County:

- *The slope of the terrain. The Bridge sits in a bowl and the area is visible up to a mile from the Bridge in Fairfax County.*
- *The land in the immediate vicinity of the Bridge is generally open without severe topographical features.*

These factors mean that the land within one-quarter of a mile radius of the Stone Bridge in Fairfax County are directly related to and have a bearing upon the character of the historic site. (See Topographic Features, page 3.) Because this area can be characterized as a landscape unit, in accordance with the stipulation of the Historic District Amendment, it is appropriate to establish regulations needed to control potentially adverse environmental influences.

The recommendations for regulations within the Bull Run Historic District and the Bull Run Historic District Overlay Zoning Amendment are in the following section.

RECOMMENDATIONS

In order to protect the Bull Run Stone Bridge against encroachment; to encourage uses which will lead to its continuance, conservation and improvement in a manner appropriate to its preservation as part of the heritage of Fairfax County; to prevent creation of environmental influences adverse to such purposes; and to assure that new structures and uses within one-quarter mile of the Bull Run Stone Bridge will be in keeping with the character to be preserved and enhanced, it is recommended that the following declarations be made:

- That the Bull Run Stone Bridge and property in Fairfax County has historic significance requiring protection against encroachment.
- That the Bull Run Stone Bridge Historic District Overlay Zoning Amendment be established to include land within a radius of one-quarter mile from the Bridge within Fairfax County.

●

Policies in the Historic District Overlay

The following policies will regulate development within the Bull Run Stone Bridge Historic District Overlay in accordance with the preservation objectives stated in this report (see Preservation Objectives, page 12.).

General

- All future principal and accessory use sand structures shall be directly related to either tourist use, residential use or recreational-agricultural use.
- No industrial uses shall be permitted. (This includes natural resources zoning).
- All structures have a maximum height limit of 35 feet.

Board's Own Motion On Rezoning

It is recommended that the Board of Supervisors, in addition to adopting the proposed policies on its own motion, rezone lands within the Bull Run Stone Bridge Historic District Overlay in the following manner:

- Rezone land currently zoned C-G, general commercial, to C-N, neighborhood commercial. (Includes parcels: part 2, part 2A, map 63, subdivision 1; part 7, map 64, subdivision 6.)
- Rezone land currently zoned C-G, general commercial, on the south side of Route 29-211 to RE-1, single-family residential, one acre. (Includes parcel 7, map 63, subdivision 1.)

●

Land Acquisition for Public Use

In order to provide for public use of the land adjacent to the east end of the Stone Bridge in Fairfax County, it is recommended that the Fairfax County Park Authority purchase no less than one acre of land for public park. This land would not have to be developed but left in its natural condition for public use. This open space would provide a usable buffer between future development and the immediate environs of the historic Bridge. The acquired land should include part of parcel 2 and 2A, map 63, subdivision 1, on the north side of Route 29-211.

●

Publicity Campaign to Improve the Highway Corridor

A publicity campaign should be undertaken by the County through the office of Public Affairs and public media to encourage landowners and business operators in the vicinity of the Stone Bridge to clean up their properties and operations where they are detrimental to the rural and historic atmosphere. Major eyesores between the Bull Run Post Office Road and the Bridge are the stone quarry, (Fairfax Quarries, Inc.) Sterling Concrete Co. and Salvage Disposal of Washington, Inc. Just as detrimental on a smaller scale are the various commercial properties fronting on Route 29-211, which are in use or have abandoned and/or dilapidated structures.

Parrott gun, at the east end of the Stone Bridge.

APPENDIX H-5 -- BULL RUN STONE BRIDGE HISTORIC DISTRICT

Whereas the Board of Supervisors declares the Bull Run Stone Bridge to have historic significance requiring protection against destruction and encroachment, the following provisions are established for the Bull Run Stone Bridge Historic District and are attached to section 30-2A as Appendix H-5.

I. Purpose and Intent.

The Bull Run Stone Bridge Historic District is created to protect against destruction of the landmark; to encourage uses which will lead to its continuance, conservation and improvement; to prevent creation of environmental influences adverse to such purposes; and to assure that new structures and uses within the district will be in keeping with the character to be preserved and enhanced.

II. General Provisions.

1. The provisions of section 30-2A of this chapted shall apply to all lands within the district.

2. The Bull Run Stone Bridge Historic District shall overlap and overlay all other zoning districts within which lands placed in this district also lie, so that any parcel of land lying in the Bull Run Stone Bridge District shall also lie in one or more of the zoning districts provided for by this Code, and shall be subject to the provisions of such districts unless such provisions are qualified below.

3. The development policies and recommendations presented in the report entitled "The Bull Run Stone Bridge Historic District," adopted on Monday, November 13, 1972, shall be as a guide to development of all lands within this district.

III. Submission Requirements.

All applications for construction, reconstruction, exterior alteration, razing or relocation of structures in the historic district shall be accompanied by the following materials, which shall be presented in two separate submissions to the Architectural Review Board.

1. Initial Presentation.

Proposed use, name of proposed user, estimated time of construction; maps relating proposed use to surrounding property, zoning and the historic district; design sketches showing building configuration, topography and paving; architectural schematic drawings showing floor plan, four elevations (principal one in color).

2. Final Presentation.

All material in part 1, above. Final design concept showing floor plan, four elevations and a rendering of more than one elevation, a site plan showing building configuration, paving and grading; a landscaping plan showing list of plantings; plan showing exterior signs, graphics and lighting to establish location, size, color and type of materials. The architect must appear at the submission of material in part 2.

Additional material and presentations may be deemed necessary and may be requested by the Architectural Review Board.

IV. Uses Permitted by Right.

All uses permitted by right in the underlying districts except as qualified in VI below.

V. Special Permit Uses.

All uses permitted by special permit in the underlying districts except as qualified in VI below.

VI. Use Limitations.

1. Maximum density of residential development shall not exceed one dwelling unit per acre and shall be limited to those uses permitted by right in the RE-1 zoning district.

2. Lands on the south side of Route 29-211 shall be developed at a density not to exceed one dwelling unit per acre and shall be limited to those uses permitted by right in the RE-1 zoning district.

3. Only those lands currently zoned for commercial uses shall be developed with such uses and shall be limited to those uses permitted by right in the C - N zoning category, as modified below.

4. Commercial uses shall be limited to tourist-oriented uses, including but not limited to antique shops, restaurants, craft shops, as determined by the Board of Supervisors with the recommendation of the Architectural Review Board.

5. All industrial uses shall be prohibited.

6. Major public facilities shall be prohibited except and as determined by the Board of Supervisors with the recommendation of the Architectural Review Board.

7. Other public facilities shall be permitted, except and as determined by the Board of Supervisors with the recommendation of the Architectural Review Board.

8. All improvements, to include structures, signs, fences, street furniture, outdoor graphics, public and private utilities, shall be designed and installed to be compatible with the Bull Run Stone Bridge, in terms of mass, scale, color and visual impact.

9. Free-standing signs shall not exceed ten feet in height.

VII. Minimum Lot Size.

As specified in the underlying districts.

VIII. Maximum Percentage of Lot Coverage.

As specified in the underlying districts.

IV. Maximum Height of Building.

Thirty-five feet.

X. Minimum Yard Dimensions and Building Location Requirements.

As specified in the underlying districts.

XI. Floor Area.

As specified in the underlying districts.

XII. Minimum Off-street Parking Space.

As specified in the underlying districts.

XIII. Other Open Space.

As specified in the underlying districts.

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HISTORY	LIZ DAVID
MAPS AND GRAPHICS	JOHN HARDY
TYPIST	MARLENE MARTIN
PHOTO CREDITS	Virginia State Library
	Battles and Leaders of the Civil War (National Archives)
	Library of Congress (Alexander Gardener)
	Bernard N. Boston

COUNTY OF FAIRFAX
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