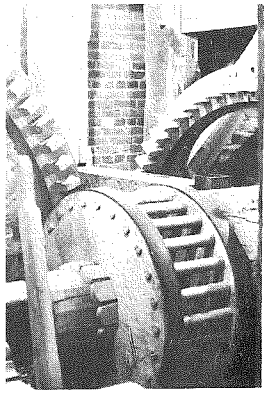
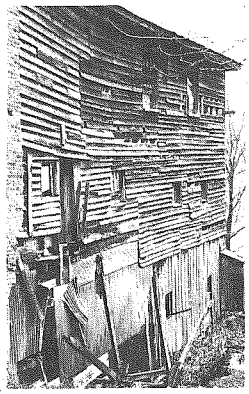


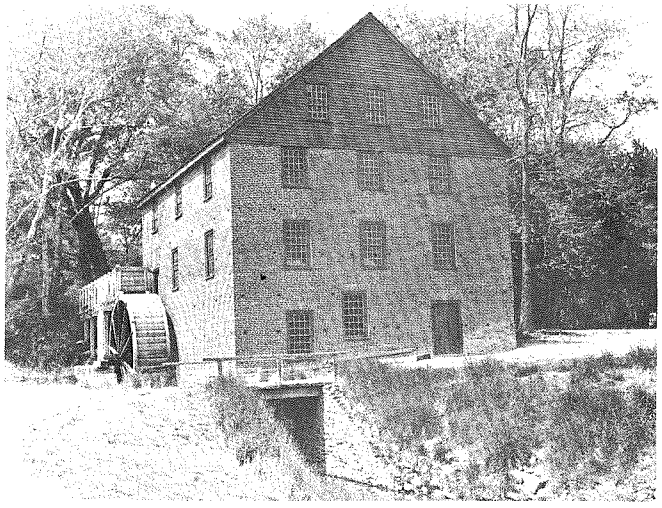
COLVIN RUN ROLLER MILLS

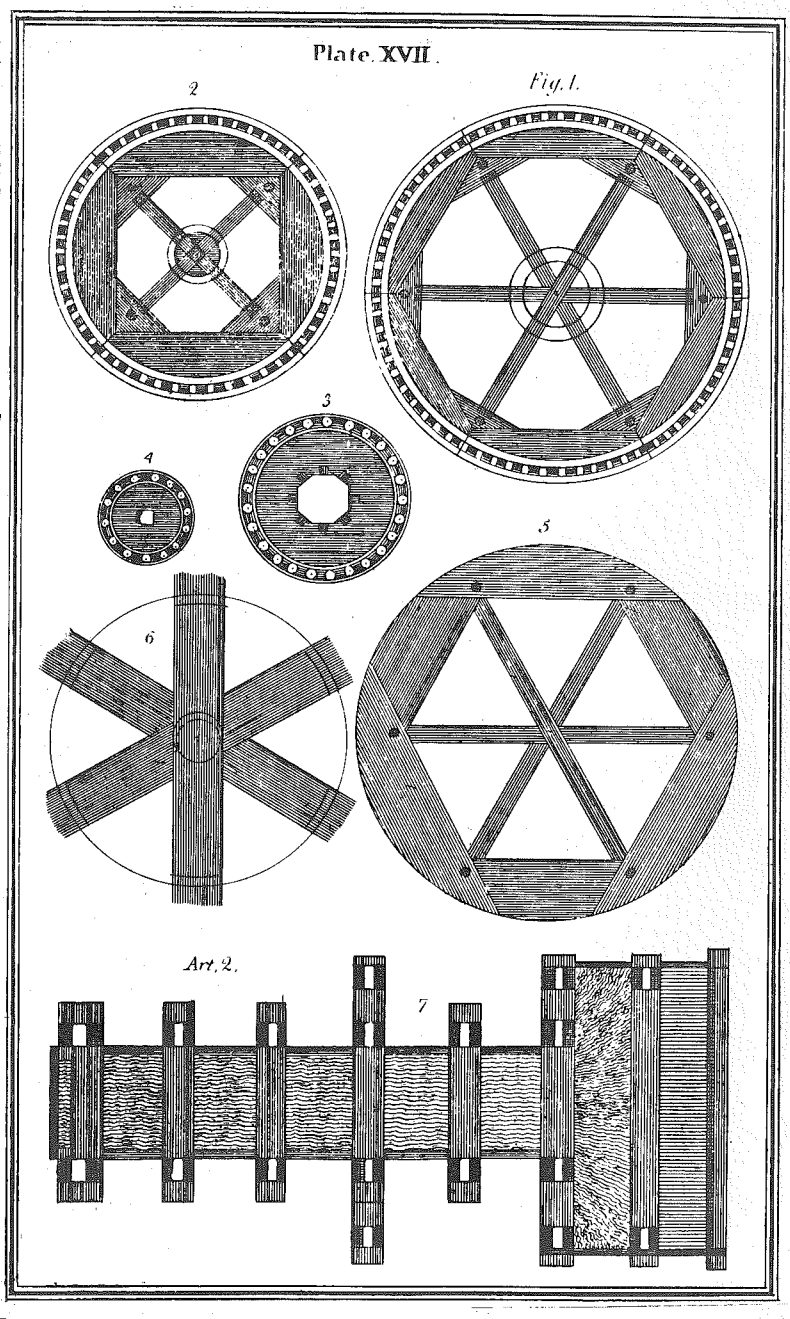
A. B. MILLARD,
MANUFACTURER OF AND DEALER IN
FLOUR, FEED, GRAIN, &c.,



COLVIN RUN MILL

Historic District





Fairfax County, Virginia

BRIEFING SHEET

Board of Supervisors Resolution.

On November 17, 1971, the Board of Supervisors, at the request of the Fairfax County History Commission, established priorities for the formation of fourteen historic districts including one for the Colvin Run Mill.

Summary of Recommendations.

Land Use.

- Development should be limited to single-family residential use under the RE-1 zoning district (uses permitted by right).
- No commercial zoning should be permitted.
- Commercial uses should be allowed on the historic property only as they relate to the appropriate public use of the site as determined by the Board of Supervisors.
- No industrial zoning should be permitted.

Road Improvements.

- Access roads from property in the historic district adjacent to Route 7 should be kept to a minimum and all road improvement plans should be reviewed by the Architectural Review Board.
- Because of the scenic and historic value of Colvin Run Road, its present character should be protected within the historic district. Walker Road-Colvin Run Road should not be improved to an arterial highway at any time in the future.

Environmental Design.

- No structure should exceed 35 feet.
- Free-standing signs should not exceed 10 feet.
- All improvements in the historic district should be compatible with the historic site as determined by the Board of Supervisors with the recommendation of the Architectural Review Board.

Actions Requested.

- Adopt a declaration that the Colvin Run Mill has historic and architectural significance requiring protection against destruction and encroachment.
- Adopt the Colvin Run Mill Historic District report to substantiate the district and amend the Upper Potomac comprehensive plan.
- Adopt the provisions for the Colvin Run Mill Historic District, Appendix H-6, to amend section 30-2A of the Zoning Ordinance.
- Adopt rezoning C-531, to establish the overlay district and amend the zoning map.

Colvin Run Mill Historic District

October 1972

Office of Planning

Fairfax, Virginia 22030

BOARD OF SUPERVISORS

Herbert E. Harris, II-Chairman

Joseph Alexander
John F. Herrity
Alan H. Magazine
Mrs. Audrey Moore
Mrs. Martha V. Pennino
Rufus Phillips
James M. Scott

George J. Kelley, Jr.-County Executive

PLANNING COMMISSION

Robert S. Marx-Chairman

Mrs. Marguerite C. Dalton
Edward C. Gurski
George M. Lilly
William M. Lockwood
John M. Polychrones
John A. Roehrs
George W. Warlick
John M. Wilkins

Robert W. Jentsch-Director
Office of Planning

HISTORY COMMISSION

Mrs. Mary M. Fahringer-Chairman

Robert I. Abrash
John Porter Bloom
Bernard N. Boston
C. J. S. Durham
Mrs. Donie Rieger
Mrs. Edith M. Sprouse
Mayo S. Stuntz

ARCHITECTURAL REVIEW BOARD

S. Richard Rio-Chairman

Donald C. Cannon
Donovan E. Hower
E. Thompson Magoffin
Glenn S. Ovrevik
Paul L. Ward
James David Webber

PARK AUTHORITY

D. Michael Harvey-Chairman

R. Stanley Brockway
Mrs. Nancy L. Brown
Frederick M. Crabtree
Mrs. Ellamae E. Doyle
Newton W. Edwards
John Mastenbrook
Paul N. Pfeiffer
Mrs. Juanita K. Roe
Carl L. Sell, Jr.

James D. Bell-Director
Park Authority

COMMONWEALTH OF VIRGINIA

COUNTY OF FAIRFAX

FAIRFAX, VIRGINIA 22030

October 16, 1972

Herbert E. Harris, II, Acting Chairman
Board of Supervisors
County of Fairfax
Fairfax, Virginia 22030

Dear Mr. Harris:

Forwarded for transmittal to the Board of Supervisors is the staff proposal for the Colvin Run Mill Historic District. The district is intended to serve as a guide for development in the vicinity of the mill while protecting the environs of the historic mill 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, the Architectural Review Board and the Fairfax County Park Authority.

Sincerely,

George J. Kelley, Jr.
County Executive

ESD:mgm

TABLE OF CONTENTS

Letter of Transmittal iii

Location and Vicinity Map vi

Preface 1

Site Plan 2

The Property 3

Topographic Profiles 4

Surrounding Land Use and Structures 6

Historic and Architectural Significance 8

Current Plans 10

Current Zoning 11

Development Trends 12

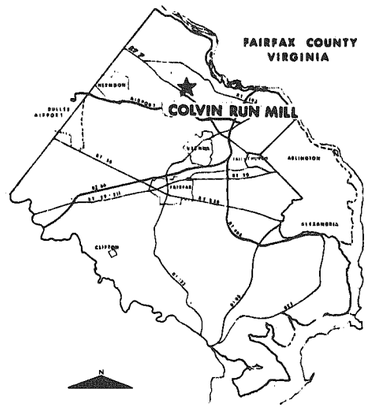
Preservation Objectives 13

The Historic District 14

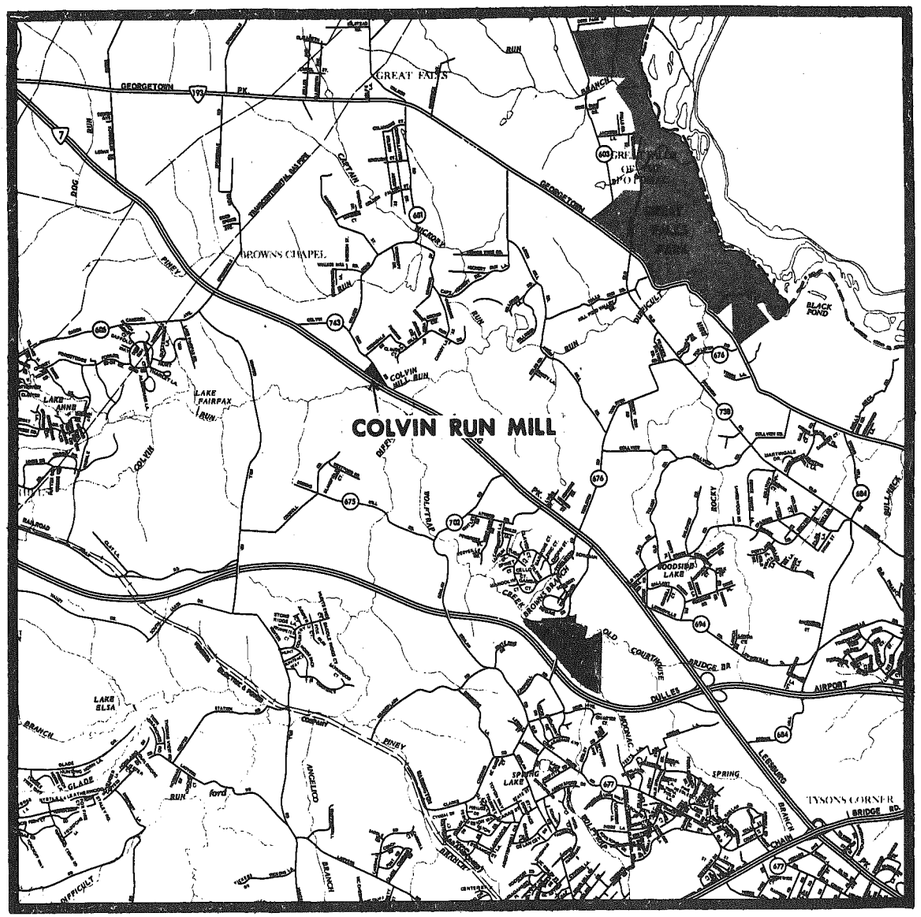
Recommendations 15

Appendix H-6 17

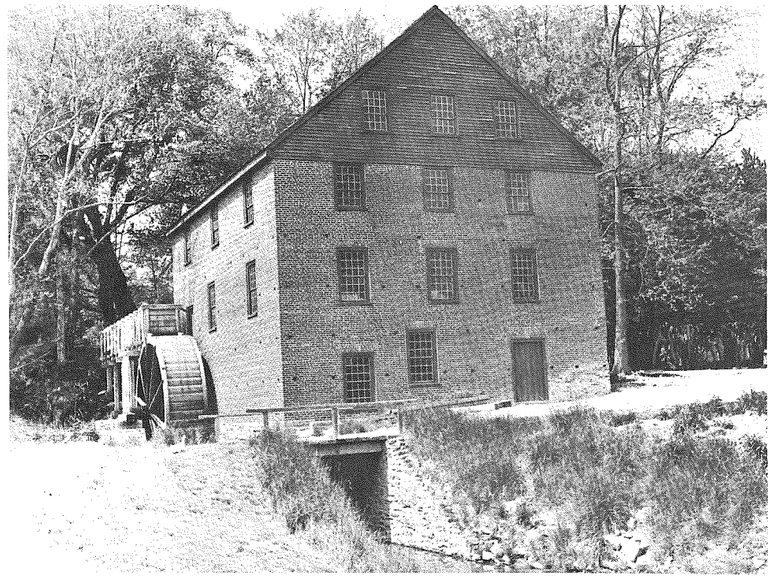
LOCATION MAP



VICINITY MAP



PREFACE

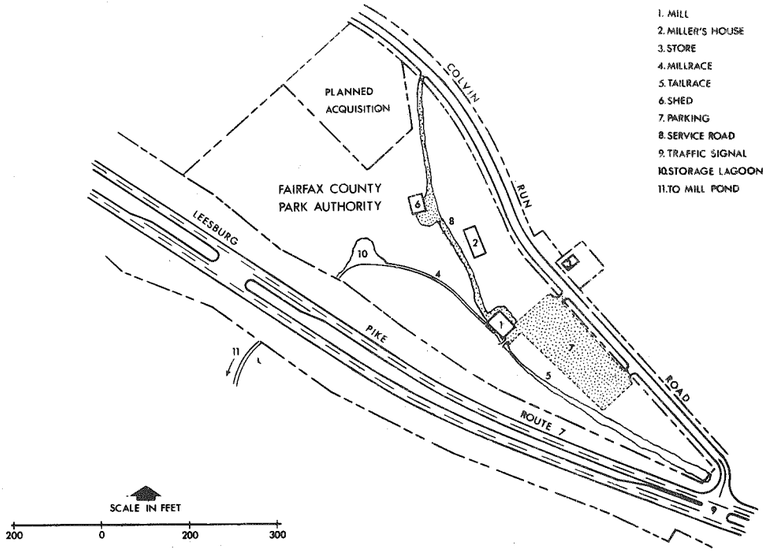


Colvin Run Mill restored by the Fairfax County Park Authority, 1972.

The creation of historic districts was authorized by the Fairfax County Board of Supervisors in 1967 with the passage of a zoning amendment designed to protect and enhance the County's historic landmarks. The amendment provides that special zoning regulations may be established for an area including up to a quarter mile radius from the property lines of land pertaining to the landmark. Within the historic district, the Board of Supervisors, in consultation with the Architectural Review Board, has control over all construction, demolition and improvement of buildings as well as the appearance of the individual properties.

The Colvin Run Mill Historic District is the sixth district proposed within the County. It is the second district involving protection of a landmark owned by the Fairfax County Park Authority, the other being Sully.

The area proposed for inclusion in the Colvin Run Mill Historic District retains much of its original rural character. Recommendations for the area stress adherence to the existing plans to retain the low density residential use of the land.

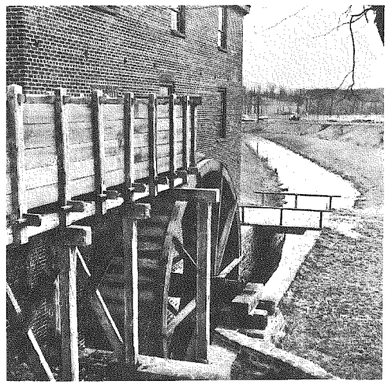


1. MILL
2. MILLER'S HOUSE
3. STORE
4. MILLRACE
5. TAILRACE
6. SHED
7. PARKING
8. SERVICE ROAD
9. TRAFFIC SIGNAL
10. STORAGE LAGOON
11. TO MILL POND

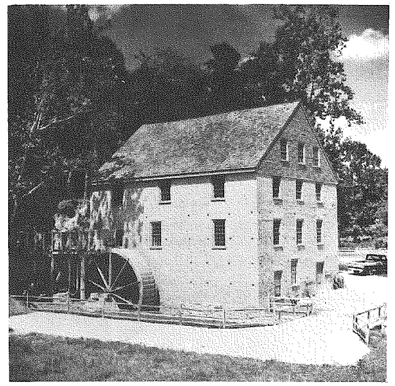
SITE PLAN

Colvin Run Mill

AERIAL VIEW

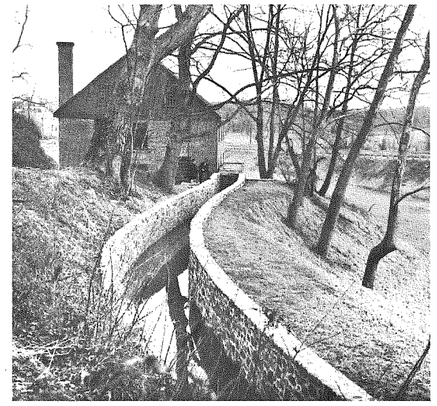


Mill wheel and tailrace.



Restored mill, 1972.

Miller's House, restored in 1968.



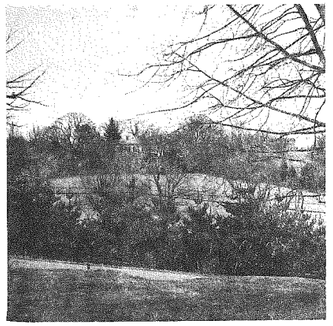
Colvin Run Mill and millrace.

Store opposite Colvin Run Mill.

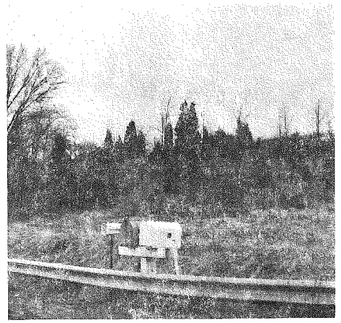
A triangular site approximately six acres in size has been selected as the basic property unit for determination of a historic district. This is considerably less than the total 33 acres of Colvin Run area land owned by the Fairfax County Park Authority. (See Historic District, page 14.) The property is on the northern side of Route 7, which was improved to a four-lane divided highway in 1969. It is the site of the mill, the miller's house and an old milking shed. A millrace flows toward the mill wheel and a tailrace flows from it, emptying into Colvin Run at the eastern end of the site. The property is bounded on the north by Colvin Run Road, a two-lane rural road, which is part of the original Leesburg Turnpike.

THE PROPERTY

Profile A.

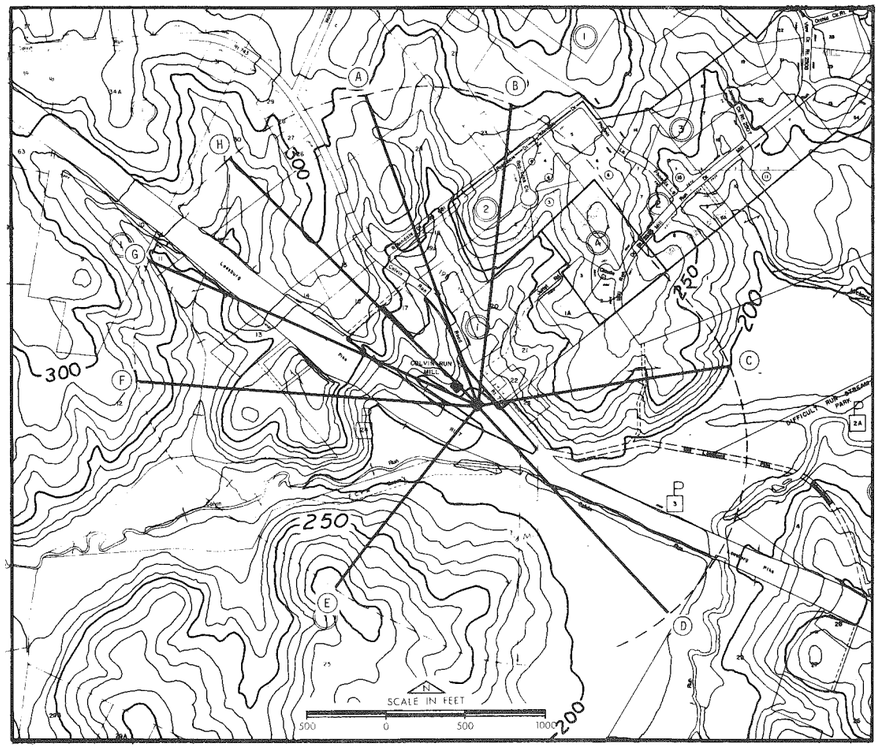


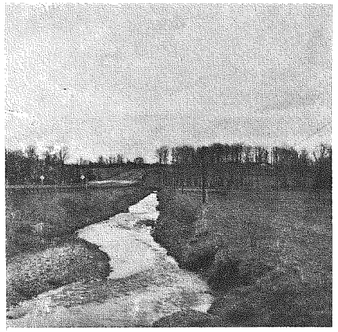
Profile B.



Profile C.

TOPOGRAPHIC PROFILES

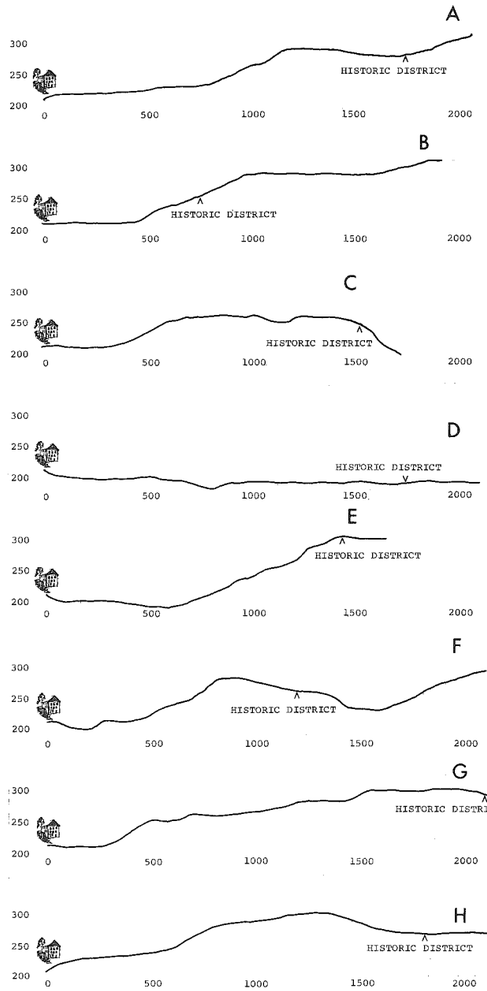




Profile D.

Profile E.

Profile F.



Profile G.

Profile H.

Topographic sections have been taken through eight points to show the character of the topography in the vicinity of the mill. The topography is irregular, rising from the mill site, 220 feet above sea level, to 300 feet west of the mill along Route 7 (F, G, H). East of the mill the terrain is relatively level (C). Line E, southwest from the mill, shows level terrain and then a steady rise to 250 feet, directly overlooking the mill.

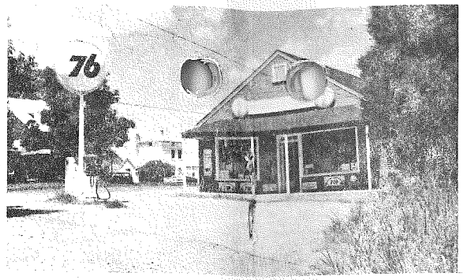
Section sheet 18-2, parcel 19A. Built c. 1780.

LAND USE

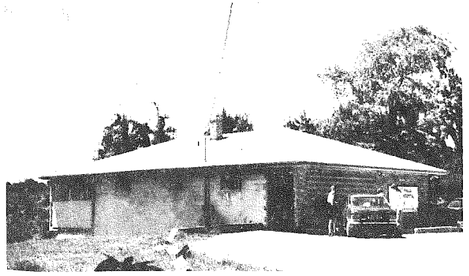
ASSESSED PROPERTY VALUATION, AGE AND CONDITION OF STRUCTURES SURROUNDING THE HISTORIC SITE

PARCEL	LAND VALUATION	IMPROVEMENTS VALUATION	AGE	CONDITION
12-4 ((1)) 15	$ 32,020	$ 3,835	1910	Poor
21	4,345	---	---	---
22	8,800	27,410	1963	Good
23	3,200	7,280	1954	Good
24	12,010	---	---	---
25	18,025	4,450	1915	Fair
30	17,125	---	---	---
34A	34,320	47,390	1971	Very Good
13-3 ((1)) 40	19,235	13,875	1941	Fair
13-3 ((3)) 4	4,000	14,045	1961	Good
5	4,000	10,730	1958	Good
6	4,000	635	1967	Shed
18-2 ((1)) 9	19,605	7,865	1946	Fair
10	2,630	---	---	---
11	800	1,495	1954	Fair
12	96,755	---	---	---
13	5,320	9,805	1945	Good
14	2,400	8,040	1955	Good
15	3,600	5,870	1900	Fair
16	4,000	6,745	c. 1860	Fair
17	3,600	955	1880	Poor
18	120	---	---	---
19	1,600	---	---	---
19A	3,200	600	c. 1780	Poor
20	7,200	8,300	1904	Good
21	4,800	---	---	---
21A	2,800	---	---	---
21B	2,800	---	---	---
21C	400	---	---	---
22	2,000	5,555	1940	Fair
23	2,000	5,330	c. 1900	Fair
24	26,455	100,000	c. 1812-1820	Good
25	190,000	7,360	1745	Poor
18-2 ((2)) 1	4,000	11,080	1963	Good
2	4,800	8,235	1955	Good
3	4,000	11,910	1955	Good
19-1 ((1)) 1	40,000	6,080	1915	Fair
1A	3,015	12,625	1959	Good
2	55,935	---	---	---
3	2,400	---	---	---
4	8,635	---	---	---
5	18,410	---	---	---
19-1 ((2)) 7	5,600	12,870	1963	Good
8	4,800	10,880	1956	Good
19-1 ((4)) 1	4,800	19,750	1969	Good
2	4,800	16,000	1968	Good
3	4,800	17,810	1970	Good
4	4,690	18,650	1970	Good
5	5,600	20,275	1970	Good

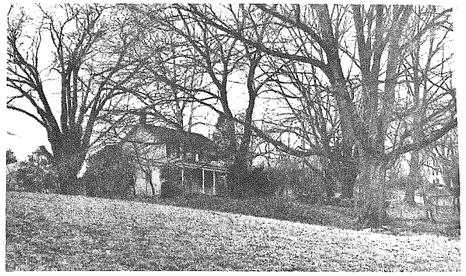
Source: Fairfax County Assessments Office, January 1972



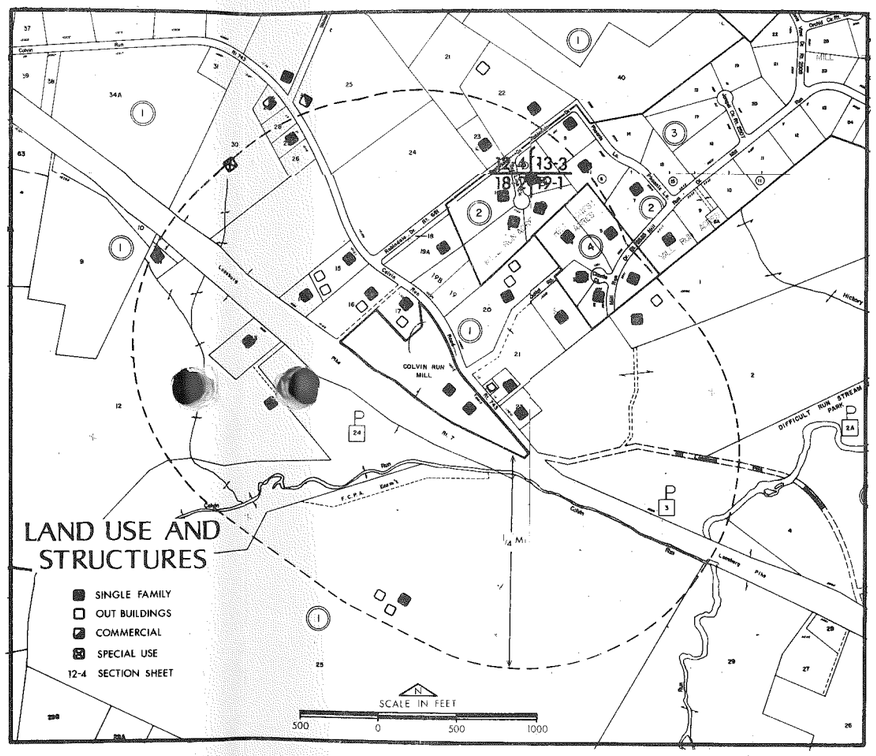
Section sheet 12-4, parcel 25.



Section sheet 12-4, parcel 29.



Section sheet 18-2, parcel 16.



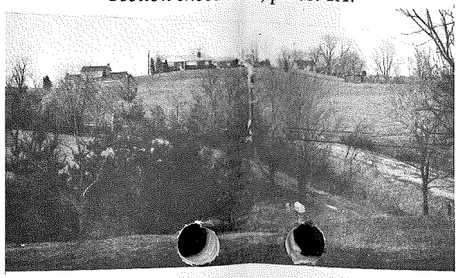
Section sheet 18-2, parcel 17.

There are 232 acres within a one-quarter mile radius of the six acre Colvin Run Mill tract allowed for a historic district. Only 195 acres are proposed to be included in the Colvin Run Mill Historic District (see Historic District Map, page 14).

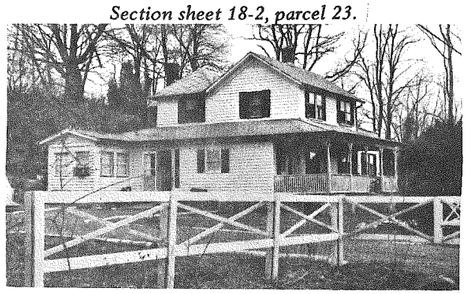
The following land uses exist in the 232 acre area within one-quarter mile of the six acre Colvin Run Mill tract:

	Acres	% of Area
Residential single-family (zoned RE-1)	35.0	15.1
Vacant (zoned RE-1)	142.0	61.2
Fairfax County Park Authority	33.0	14.2
Public Roads (includes right-of-way)	22.0	9.5
TOTAL	232.0	100.0

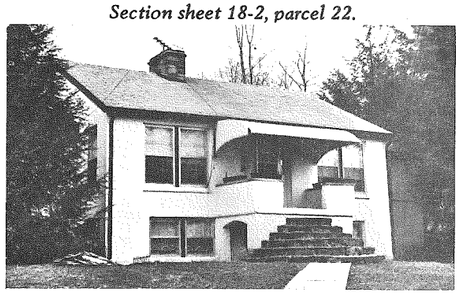
Section sheet 19-1, parcel 1A.

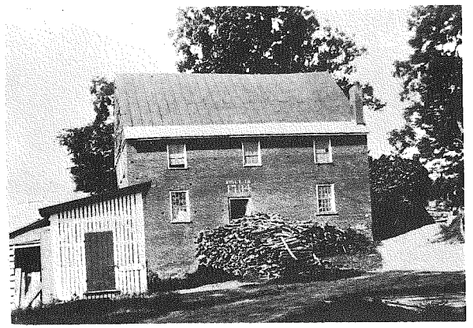


Section sheet 18-2, parcel 23.



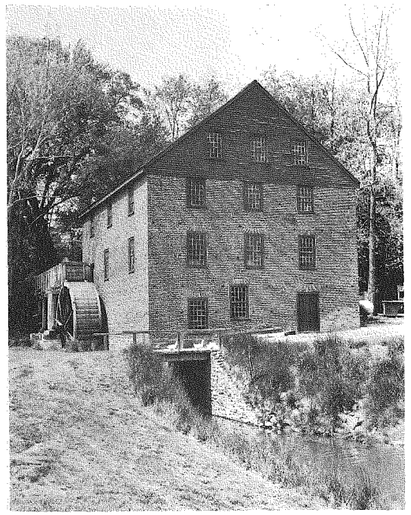
Section sheet 18-2, parcel 22.





Old photograph, c. 1910.

HISTORIC and ARCHITECTURAL SIGNIFICANCE



Restoration completed in 1972.

Ceremonies opening Colvin Run Mill to the public, July 1972.

Mills and millers have been central to the economic life of agricultural communities for many centuries. In Virginia, where the agricultural economy was largely self-sufficient, flour milling was perhaps the most important of the specialized services provided in the community. As early as 1645, the House of Burgesses, in its regulatory legislation, recognized the importance of the milling industry. In fact, for many years the miller's work was considered so essential to the community that he was exempted from militia duty. Fairfax County's Colvin Run Mill is one of the last remaining examples of Northern Virginia mills. It is a tangible reminder, in the County's suburban present, of the people and the technology which played so important a role in its rural past.

The mill at Colvin Run is a merchant mill, where grain was ground for the market as well as for local needs. As such, it was part of the system that placed Virginia flour, bread and ship's biscuits in the markets of New England, the West Indies and the Mediterranean. The date "1794" is painted on one wall of the mill and local tradition holds that to be the date of construction. An examination of the mill, however, has led architectural historians to the conclusion that it was probably built between 1810 and 1820. The history of the Alexandria and Leesburg Turnpike (now Route 7) supports this conclusion. Constructed in the early nineteenth century, the turnpike originally followed what is now Colvin Run Road, making that area an ideal location for a mill. Certain features of the mill, however, do suggest that an older stone mill might have been incorporated into the brick structure. An important old road known as the "ridge road" had followed this route even before the construction of the turnpike, and therefore, the existence of an earlier, smaller mill on the same site is not unlikely.

In 1811, Philip Carper, a Maryland man of German descent, purchased from William Sheppard some 30 acres of land on "Colvill's branch" of Difficult Run. Carper's descendants claim that he built the mill, and this would certainly be consistent with the estimate of its construction at c. 1810-1820.

Miller's house was restored by the Fairfax County Park Authority in 1968.

Philip Carper owned the property from 1811 until 1842, a period of steady growth in the mill's value. The next owner, John Powell, held the property from 1842 to 1883, a time of great change in Northern Virginia. Agricultural prosperity came to an end when the Civil War interfered with normal farming and milling. An indication of the post-war economic depression in Northern Virginia was the declaration of bankruptcy of John Powell.

The purchase of the mill by Addison Millard ushered in its most prosperous era. The Millard family operated the mill until 1934 and turned it into one of the earliest roller mills of the area. During this time a cluster of neighborhood services such as a blacksmith shop, several saw mills, a general store and post office were located across the old road from the mill, and the mill area became the center for social activities and exchange of local news.

During the ownership of Bernard Bailey (1934-1965), the activity of the mill was seriously hampered by the Virginia Highway Department's relocation of Route 7 to a new alignment south of the mill. Although the new road straightened the highway it crossed between the mill and the mill dam in a deep cut, meaning that water for the mill had to be carried through concrete pipes under the highway. Affected both by this development and the changing economic needs of the area, the mill gradually fell into disuse and deterioration. The efforts to save the mill led to its purchase in 1965 by the Fairfax County Park Authority. The property thus acquired included the mill, the miller's house, a barn and three sheds and the remains of the mill dam and millrace.

The design of the Colvin Run Mill invites speculation as to its relationship with the work of Oliver Evans. Evans, a Philadelphia inventor and machine designer (1755-1819), has been referred to as the "father of mechanized flour milling." His designs for mills and their equipment were tremendously influential and his book The Young Millwright's and Miller's Guide became the standard source for the construction of grist mills throughout the east. Washington and Jefferson both purchased mill parts of Evans' design, and probably Washington's mill at Dogue Creek was designed from Evans' plans. In addition, one of Evans' associates, Thomas Ellicott of Baltimore County, Maryland, built many mills in Maryland and Northern Virginia. Although there is no proof that Ellicott was the architect of the mill there are many similarities between the design of this mill and those of Ellicott and Evans.

Reconstruction of the mill by the Park Authority began in 1968, under the direction of a Canadian millwright engineer, Clifford Currie. Mr. Currie has paid close attention to Oliver Evans' work as a guide to reconstruction of the sophisticated technology of the mill's interior work. Care is being taken to preserve the original rough quality of the mill's exterior, its uneven brickwork standing as testimony to the speed and varying competence of the local labor probably used in erecting the mill. On July 8, 1972, the mill was dedicated, and, although work is still in progress, the mill is open to visitors on weekends. Just as the mill was a focal point for the Colvin Run community in the past, the reconstructed mill promises to be a strong educational as well as visual attraction for Fairfax County's residents and visitors.

Miller's house, 1935.

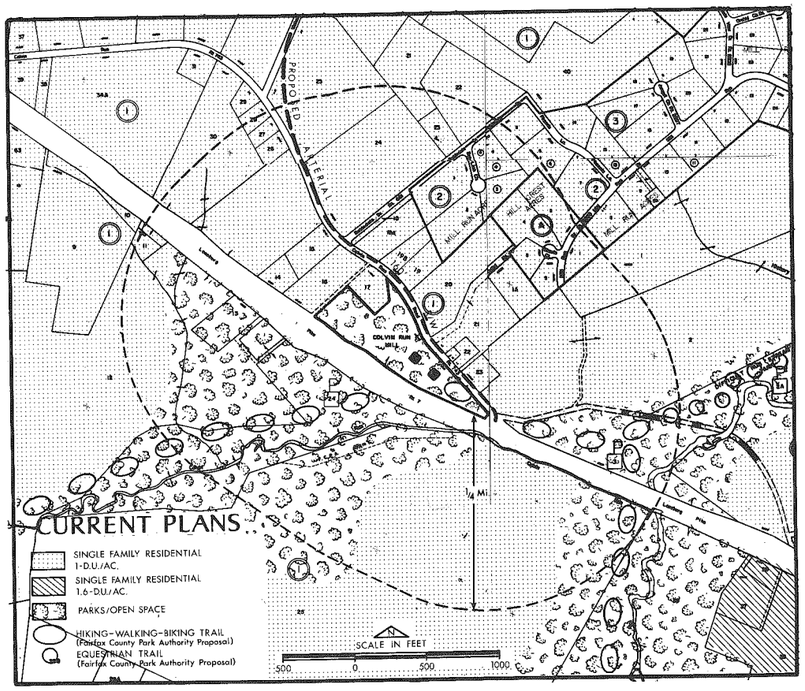
Millard family, millers between c. 1883-1934.

CURRENT PLANS

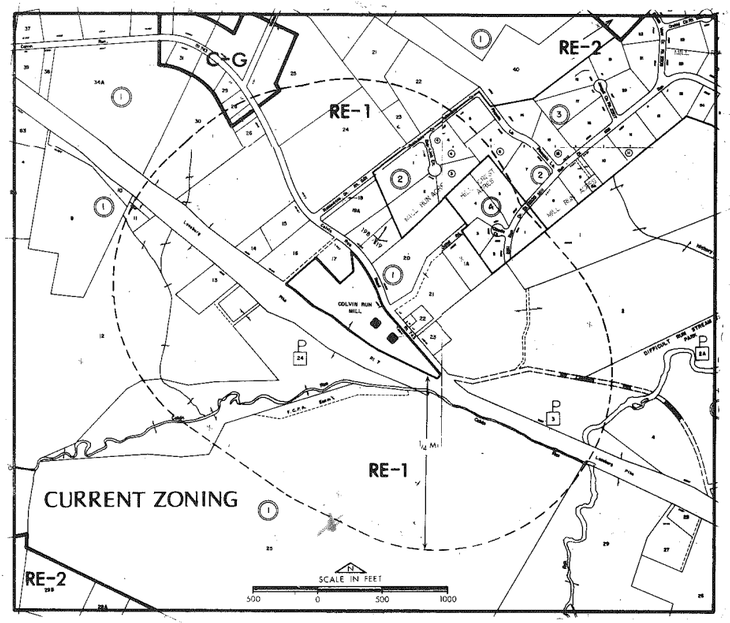
The Upper Potomac Plan, adopted in 1970, shows single-family residential development at RE-1 (one acre) zoning in the immediate vicinity of the Colvin Run Mill. The plan describes Herndon, Reston and Tysons Corner as the major centers of planned residential and commercial development in that area of the County. (Reston is one mile from the mill; Herndon is three miles away; Tysons Corner is four miles from the mill.) Adopted plan policies specify the need for protection of Colvin Run Mill as one of the major historic properties in the County. The plan also calls for future improvement of Walker Road-Colvin Run Road as an arterial highway. An arterial is described as a divided highway of four or more lanes which serves to bring traffic to and from the freeway/expressway system. (See Current Plans Map, page 10.)

Fairfax County Park Authority Plans

The Fairfax County Park Authority plans to acquire an additional 1.3 acre parcel adjacent to the mill property. (In September 1972, the Planning Commission approved the proposed acquisition.) The Park Authority plans to move an old store building to this property, renovate the building, and sell grains ground at the mill. The former site of the store, across Colvin Run Road from the mill, will be used for visitor parking (see Site Plan, page 2). The Park Authority has a proposal in its preliminary plan, Trail System Study for Fairfax County, 1972, to create two trails in the vicinity of the Colvin Run Mill. One is planned to be an equestrian trail from Route 7 at the mill up Difficult Run to Great Falls Park. The second is a combination hiking-walking-biking trail planned to connect Lake Fairfax with the mill. (See Current Plans Map,)

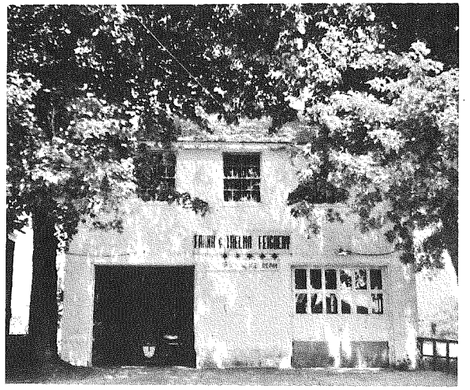


For sale sign near Colvin Run Mill.



Of the total 232 acres within the quarter mile radius from the mill property 99.5% are in RE-1 zoning. The remaining .5% is zoned C-G and is part of approximately ten acres of land zoned C-G located northwest of the mill at the intersection of Colvin Run Road and Walker Road.

CURRENT ZONING



Frank and Thelma's Ice Cream Store near Walker Road.

Single-family residence overlooking Colvin Run Mill.

Sign to Reston on Route 7, 1¼ miles north of Colvin Run Mill.

DEVELOPMENT TRENDS

Development in the Colvin Run area is largely residential, characterized by scattered, single-family houses on lots often in excess of one acre. Much of the district, which was formerly a dairying area, remains in woodland and open fields, although agricultural activity is declining.

The presence of a sewer line along Difficult Run could allow further development in the vicinity of the mill, but it is expected that the major population growth in the area will occur in the town of Reston. The intrusion of highway-oriented commercial and high density residential development in the Route 7 corridor is a possibility even though the Upper Potomac plan excludes commercial uses. A historic district is needed to assure compatible development in the environs of the mill site.

PRESERVATION OBJECTIVES

The object of establishing a historic district around the Colvin Run Mill is to protect the structures from destruction and adverse environmental impact and to maintain the rural and low density residential character of the surrounding area.

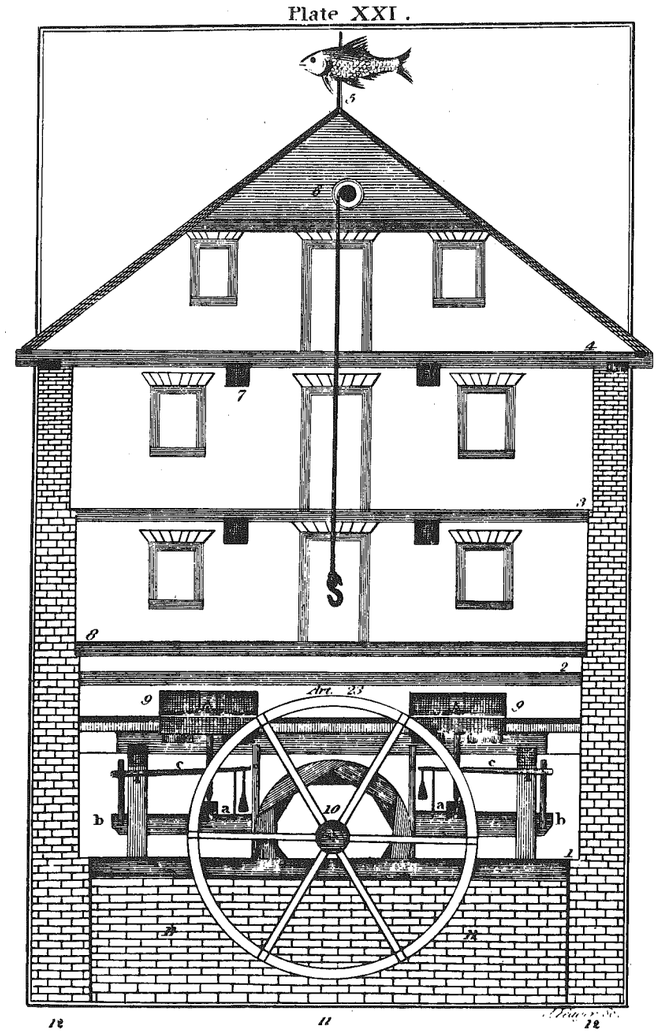


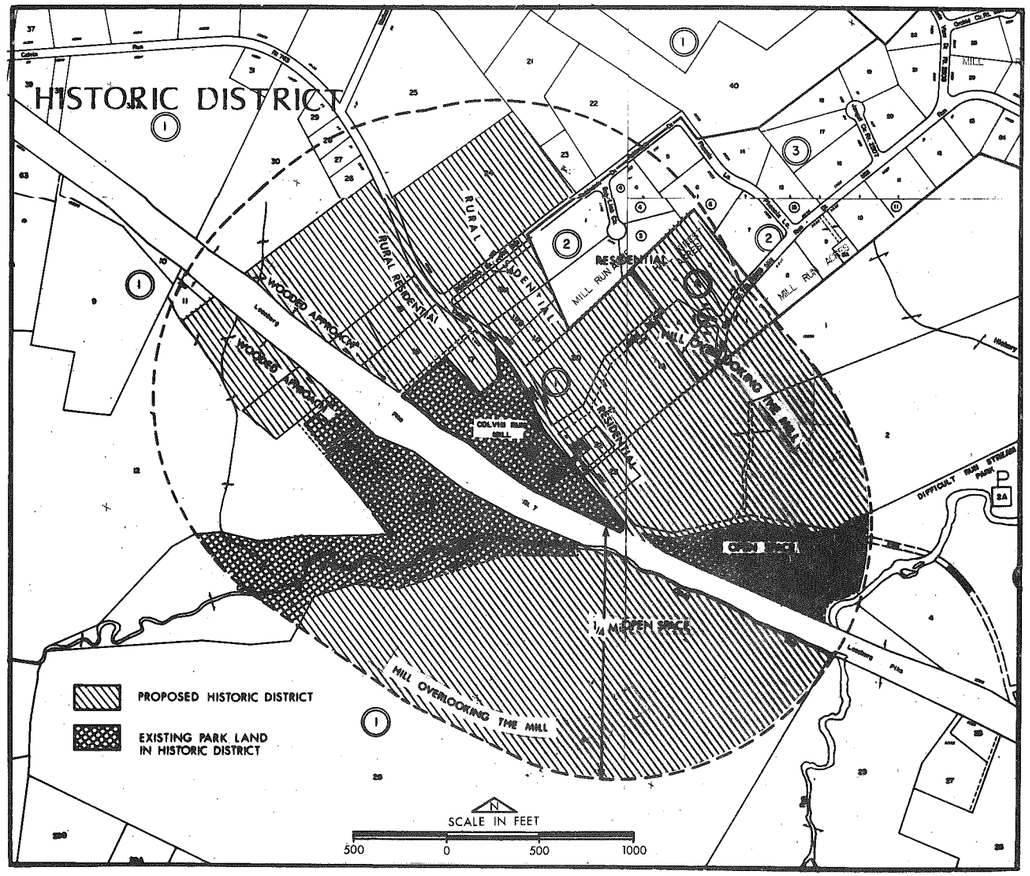
Plate XXI, from Oliver Evans, The Young Millwright's and Miller's Guide (1834 edition). In the late eighteenth and early nineteenth century many mills in Maryland and Northern Virginia were constructed according to Oliver Evans' designs.

HISTORIC DISTRICT

The need for a historic district for the Colvin Run Mill is based on the following factors:

- The historic and architectural value of the site and structures.
- The danger of commercial development, and residential development at densities greater than RE-1, adopted in the Upper Potomac Plan for this vicinity.

The boundaries of the Colvin Run Mill Historic District are proposed with respect to present development, topography, present tree cover and the configuration of developable land. (See Historic District Map.)



RECOMMENDATIONS

The following policies are recommended in order to protect the Colvin Run Mill and Miller's House and their immediate environs from encroachment and adverse environmental influences:

Land Use

The residential and open rural character of the mill site and environs should be preserved and protected. Therefore:

- The density of residential uses should not exceed one dwelling unit per acre and uses should be limited to those permitted by right in the RE-1 zoning category.
- Development on parcel 25, section sheet 18-2, part of which overlooks and is across from the mill, should be developed under the RE-1 cluster zoning district. Where possible, dwellings should be sited behind the hill on the property.
- Commercial uses should be limited to such uses on the historic property as determined by the Board of Supervisors with the recommendation of the Architectural Review Board.
- No commercial zoning should be permitted.
- No industrial zoning should be permitted.
- Major public facilities should be prohibited except and as determined by the Board of Supervisors with the recommendations of the Architectural Review Board.
- Other public facilities should be permitted, except and as determined by the Board of Supervisors with the recommendation of the Architectural Review Board.

Environmental Design

The design of all man-made features and improvements in the Colvin Run Mill Historic District is critical to the preservation of the character of the historic site and its immediate environs. The following environmental design policies should be applied to this district:

- Public facilities, such as sanitary sewer lines, treatment plants or pumping stations, transmission lines or stations, gas pipe lines and control stations should be concealed underground or obstructed from view by design or designed and located with consideration to the character of the historic site and its environs.
- All improvements, including structures, signs, fences, street furniture, outdoor graphics should be designed, located and installed to be compatible with the historic site in terms of mass, scale, height, color, type of material and visual impact.
- Free-standing signs should not exceed 10 feet in height.

The Architectural Review Board is authorized by Section 30-2A of the Zoning Ordinance to make recommendations to the Board of Supervisors on the environmental design of any improvement within the historic district.

Road Improvements

Preservation of the environment of the Colvin Run Mill depends in part on retaining the present character of the roads in its vicinity. Route 7 and Colvin Run Road are the major roads within the historic district which relate directly to the mill site and the following policies should help minimize the impact of potential improvements:

- Access roads from property in the historic district adjacent to Route 7 should be kept to a minimum and all road improvement plans should be reviewed by the Architectural Review Board.
- Because of the scenic and historic value of Colvin Run Road, its present character should be protected within the historic district. Walker Road-Colvin Run Road should not be improved to an arterial highway any time in the future.

- Rezoning C-531, Colvin Run Mill

The following description of the historic district boundaries for the Colvin Run Mill is recommended:

C-531, Board's Own Motion - to establish a historic overlay district on certain lands lying no more than one-quarter mile from the property of Colvin Run Mill between Route 7 and Colvin Run Road. This district includes part of lots 1, 2 and 3 and all of lot 1A on section sheet 19-1, subdivision 1 of the Property Identification Map; also lots 1, 2, 3, 4 and 5 on section sheet 19-1 subdivision 4; also part of lots 12 and 25 and all of lots 13, 14, 15, 16, 17, 18, 19, 19A, 19B, 20, 21, 22, 23 and 24 on section sheet 18-2 subdivision 1 of the Property Identification Map; also lot 24 on section sheet 12-4, subdivision 1 of the Property Identification Map.

- Adoption of the Colvin Run Mill Historic District

The following motions are necessary for the adoption of the Colvin Run Mill Historic District:

1. Adopt a declaration that Colvin Run Mill and the Miller's House have historic significance requiring protection against destruction and encroachment.

2. Adopt the Colvin Run Mill Historic District report, which substantiates the historic significance of Colvin Run Mill and the Miller's House and the Colvin Run Mill Historic District and boundaries; and amending the Upper Potomac Planning District Plan (1970).

3. Adopt provisions for the Colvin Run Mill Historic Overlay District to be attached to Section 30-2A of the Zoning Ordinance as Appendix H-6.

4. Adopt rezoning C-531, on the Board's Own Motion, to establish the Colvin Run Mill Historic Overlay District.

APPENDIX H-6 COLVIN RUN MILL HISTORIC DISTRICT

Whereas the Board of Supervisors declares the Colvin Run Mill to have historic and architectural significance requiring protection against destruction and encroachment, the following provisions are established for the Colvin Run Mill Historic District and are attached to Section 30-2A of the Zoning Ordinance as Appendix H-6:

I. Purpose and Intent.

The Colvin Run Mill Historic District is created to protect against destruction of the landmark; to encourage uses which will lead to its continuance, conservation and improvement; 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 Article 30-2A of this chapter shall apply to all lands within this district.
2. The Colvin Run Mill 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 Colvin Run Mill Historic 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 list of recommendations presented in the report entitled Colvin Run Mill Historic District, adopted on shall be used as a guide for 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 additional reviews deemed necessary for determination may be requested by the Architectural Review Board.

IV. Uses Permitted by Right.

All uses permitted by right in the underlying district(s) except as qualified in VI below.

V. Special Permit Uses.

All uses permitted by special permit in the underlying district(s) except as qualified in VI below.

VI. Use Limitations.

1. Residential uses should be permitted not to exceed one dwelling unit per acre and limited to uses only permitted by right in RE-1 zoning category.
2. Commercial uses shall be permitted only on the historic property as determined by the Board of Supervisors with the recommendation of the Architectural Review Board.
3. Commercial zoning shall be prohibited.
4. Industrial zoning shall be prohibited.
5. Major public facilities shall be prohibited except and as determined by the Board of Supervisors with the recommendation of the Architectural Review Board.
6. Other public facilities shall be permitted, except and as determined by the Board of Supervisors with the recommendations of the Architectural Review Board.
7. 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 Colvin Run Mill complex in terms of mass, scale and color and visual impact.
8. Free-standing signs shall not exceed 10 feet in height.

VII. Minimum Lot Size.

As specified in the underlying district(s).

VIII. Maximum Percentage of Lot Coverage.

As specified in the underlying district(s).

IX. Maximum Height of Building.

35 feet.

X. Minimum Yard Dimensions and Building Location Requirements.

As specified in the underlying district(s).

XI. Floor Area.

As specified in the underlying district(s).

XII. Minimum Off-Street Parking Space.

As specified in the underlying district(s).

XIII. Other Open Space.

As specified in the underlying district(s).

Historic Preservation Planner/Coordinator	Stephen H. Lopez
Project Coordinator/History	Elizabeth S. David
Maps	John Hardy
Composition	Marlene Martin
Layout	Gloria Matthews
Photographs	Ross D. Netherton Nan Netherton Charles Baptie

COUNTY OF FAIRFAX
1742
VIRGINIA