

CENTREVILLE HISTORIC OVERLAY DISTRICT

CENTREVILLE, VIRGINIA

DESIGN GUIDELINES



CENTREVILLE HISTORIC OVERLAY DISTRICT



DESIGN GUIDELINES

For:
FAIRFAX COUNTY
DEPARTMENT OF PLANNING
AND ZONING
July, 2010

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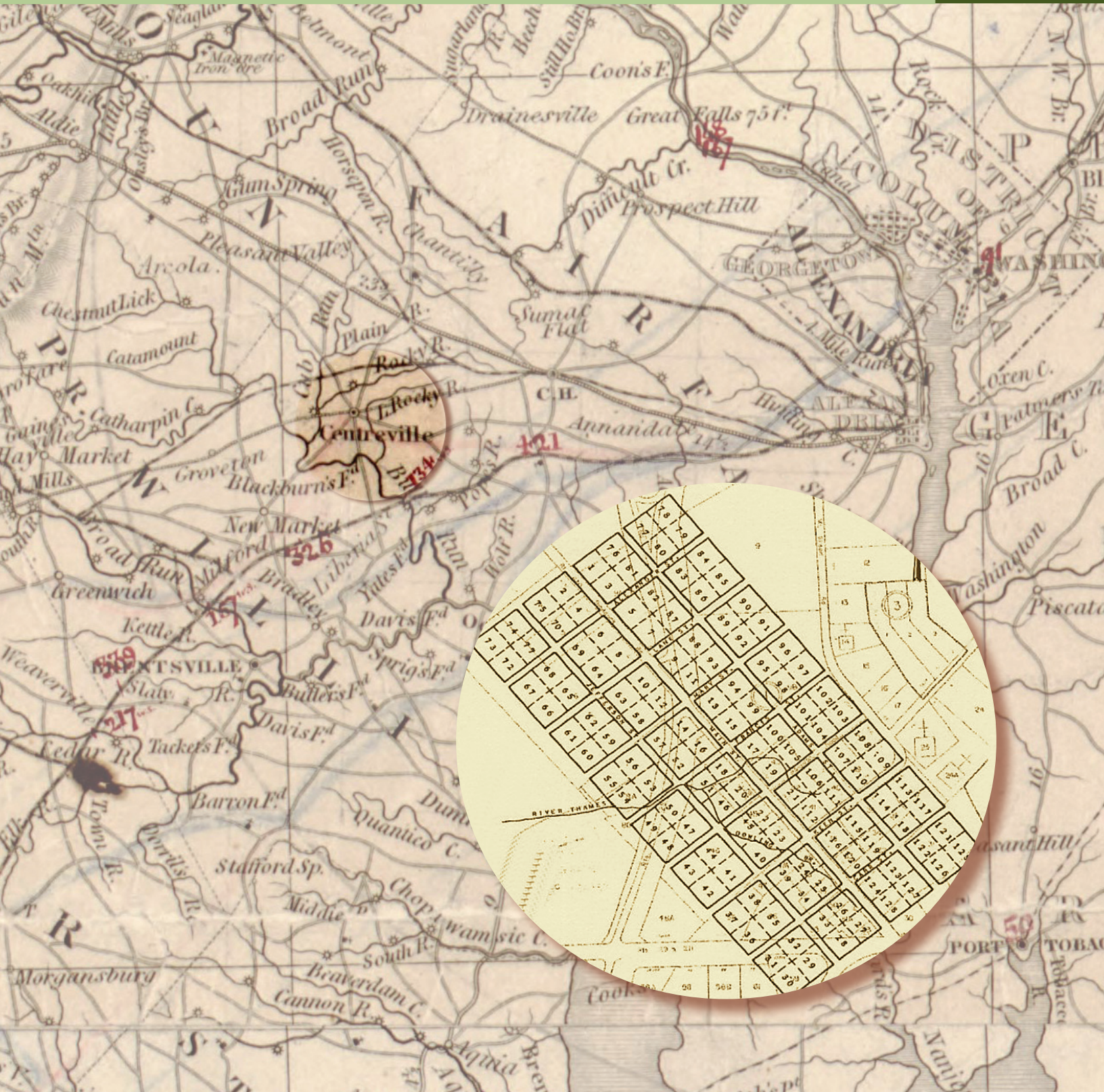
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CENTREVILLE HISTORIC OVERLAY DISTRICT DESIGN GUIDELINES

WHY THESE GUIDELINES?

I.



A. Introduction

1. The Centreville Historic Overlay District

As Fairfax County developed through time, each generation left a physical imprint on the county. The results are periods of various architectural styles, building types, street patterns, and open spaces. Each individual building becomes more distinctive and treasured as it survives subsequent generations of development. The Centreville Historic Overlay District (CHOD) has a rich history, much of it conveyed by the remaining historic buildings, open spaces and protected archaeological sites.

In 1986, the Centreville Historic Overlay District was established by Fairfax County. In 1992, as stipulated in the County’s Zoning Ordinance, the Architectural Review Board adopted guidelines for new construction, and the exterior alteration of existing buildings, structures and sites located within its boundaries. At that time, there were five locally designated historic properties within the district.

In 2007, the Fairfax County Board of Supervisors approved the expansion of the CHOD from its original seventeen acres to eighty-four acres and directed that new guidelines be developed to protect the heritage resources within the expanded area.

The map below shows the boundary of the Centreville Historic Overlay District. The area within the district is shaded a deeper green than that outside the district.



A. Introduction

1. The Centreville Historic Overlay District, continued

The expanded area includes properties containing Civil War earthen fortifications, properties within the platted Town of Centreville as created by a 1792 Act of the General Assembly, the eighteenth-century Royal Oaks Farm site, and architecturally or culturally significant early- to mid-twentieth century properties.

In addition, there are more than two dozen known archaeological sites and the potential for additional, as yet undiscovered sites, within the CHOD. These sites are associated with each era of the town's development.

To ensure that development within the expanded boundaries of the historic district is consistent with the Centreville Historic Overlay District's historic character, these newly updated guidelines have been developed through a grant from the Virginia Department of Historic Resources.

2. Historic District Zoning

Fairfax County Zoning Ordinance Section 7-200 provides the regulations for the County's thirteen Historic Overlay Districts (HOD). Section 15.2-2306 of the Code of Virginia enables the Board of Supervisors to make such designations and establishes the criteria for such. The local purpose and intent of the HOD designation stipulates:

"Historic Overlay Districts are created for the purpose of promoting the general welfare, education, economic prosperity, and recreational pleasure of the public, through the perpetuation of those general areas or individual structures and premises that have been officially designated by the Board of Supervisors as having special historical, cultural, architectural, or archaeological significance.

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.

WHAT GUIDELINES CAN DO:

Explain, expand, and interpret general design criteria in the local preservation ordinance.

Help reinforce the character of a historic area and protect its visual aspects.

Serve as a tool for designers and their clients to use in making preliminary design decisions.

Increase public awareness of design issues and options.

Help identify and resolve specific design concerns which are frequently raised in the district.

Improve the design quality of future development in the district.

WHAT GUIDELINES CANNOT DO:

Serve the same legal purpose as the design review provisions of the ordinance. The ordinance is a law, guidelines are not.

Increase new construction or rehabilitation activities or improve maintenance of existing buildings in the district.

Ensure the highest quality of design in every instance.

Limit growth, or regulate where growth takes place.

Control how space within a building is used. They deal only with building exteriors.

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.”

3. Comprehensive Plan

The Centreville Historic Overlay District is in the Bull Run Planning District, Centreville Area, and Suburban Center of the Fairfax County Comprehensive Plan. The plan text recognizes the importance of the historic district. The text stipulates the following criteria for development proposals subject to zoning actions and other development applications requiring ARB review:

- Remnants of Civil War earthworks and fortifications should be preserved.
- Due to the high potential for Archaeological Resources, a Phase 1 Archaeological Survey should be performed prior to any zoning action. Based on the findings from the Phase 1 survey, Phase 2 and, if needed, a Phase 3 with mitigation/ conservation plans should be developed, which may result in recommendations for conservation easements, public access/acquisition or other methods of preservation. The Cultural Resource and Protection Section of the Fairfax County Park Authority should be consulted as to what study is necessary and in developing an appropriate treatment and maintenance plan.
- There should be connectivity with the rest of the Centreville Historic Overlay District which may include conservation easements, public access/acquisition or other methods of preservation. Pedestrian linkages to and within the historic district should be provided.
- Any proposal will need to address storm water management (SWM). A coordinated SWM plan should be achieved where feasible. Low impact development concepts should be a part of any SWM plan.
- Any development proposal must respect the Centreville Historic Overlay District Design Guidelines as adopted by Fairfax County’s Architectural Review Board.
- Any development proposal should be compatible in terms of architecture, architectural mass, materials, scale, and design with the significant historic structures in the historic district. Landscaping compatible with the historic district should be provided. Structures should be designed to complement the historic district and where appropriate should front the district.
- Traffic impacts on the historic district should be minimized.

A. Introduction, continued

4. Using the Guidelines

The guidelines may be found in Chapter III of this document. These guidelines were developed as a resource to give detailed guidance to: project applicants, the building industry, property owners, the public sector, design professionals, and the community in understanding the design review process and to facilitate the Architectural Review Board (ARB) consideration of project applications.

They are based on *The Secretary of the Interior's Standards for Rehabilitation* (see Chapter IV) and are in keeping with the provisions of Article 7-200 of the Fairfax County Zoning Ordinance (see Appendix D).

Based upon analysis of the development of the Centreville Historic Overlay District (CHOD), these guidelines have been developed as a tool to guide new construction and ensure that all changes:

- preserve, complement, and reinforce the prevailing historic character of the district
- reinforce the existing scale
- encourage the consistent use of materials compatible with the character of the historic district
- preserve the district's economic viability

Additional direction is provided for land use planning, site development, and protection of archaeological resources.

For the existing historic structures in the CHOD, a checklist for cyclical maintenance is included (see Chapter IV).

B. Planning Your Project

1. Start with the Department of Planning & Zoning (DPZ)

The first step for an applicant should be the Fairfax County Department of Planning and Zoning (DPZ) to talk with the Historic Preservation Planner. DPZ is located at 12055 Government Center Parkway, Suite 730, Fairfax, VA, telephone (703 324-1380). The Preservation Planner serves as administrator to the ARB and is responsible for docketing items for the ARB's meeting agenda. This staff person can answer questions and provide guidance on submission requirements, proposed projects, the ARB application and review process, and permitting follow-up.

2. Criteria and Process for Review

According to the Zoning Ordinance, the criteria for review is:

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 a contributing or historic property;

NOTE:

Submission requirements may be adjusted according to the complexity of the project. At a minimum, the submitted documentation must clearly communicate the nature of the proposal to the ARB for the Record. Department of Planning and Zoning staff will be able to clarify the requirements for each applicant.

More detailed application process instructions are available on the County's website at: www.fairfax-county.gov/dpz/arb/arbprocedure.htm.

- (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.

What to include with your application:

- Application form
- Map showing location of property within Historic Overlay District
- Siting and grading plan
- Landscape plan
- Architectural drawings
- Photographs of the subject property and adjacent land/development

The application package must be mailed by the applicant to all ARB members and two copies submitted to the Department of Planning and Zoning two weeks before the meeting at which the applicant seeks to present the proposal.

For your presentation to the Architectural Review Board all applicants will need:

- A cross section of the subject property showing the proposed development in relationship to the historic structures in the district to show what can be seen of the development from the historic site.
- Samples of materials and colors.
- Outdoor lighting (including a drawing or photograph of all fixtures) and sign plan (including a drawing or photograph of the type of sign).
- Drawing of accessory features such as sheds, gazebos, garages, trash enclosures and other outbuildings, showing appearance and location.

B. Planning Your Project, continued

3. Rehabilitation Tax Credits

If you are undertaking a major rehabilitation of a historic building and that building is listed in either the Virginia Landmark Register or National Register, you may be eligible for certain tax credits. These credits may be used to reduce your income tax liability dollar-for-dollar.

To be eligible for the tax credits under either the state or federal program, you must file the appropriate application with the Virginia Department of Historic Resources (VDHR) and/or the National Park Service (NPS) before the work begins, and follow *The Secretary of the Interior's Standards for Rehabilitation* found in Chapter 4.

Both VDHR and the NPS review your entire project including proposed changes to the exterior and interior as well as the design of any additions. Qualifying project expenses under both the state and federal programs include most approved work related to the rehabilitation of the building and associated architectural, engineering, project management and developer fees. Additions and other new construction are not eligible expenses.

Both programs also require that the project be completed within two years, unless it is pre-approved as a phased project with a timeline of five years or less. If you are interested in either or both of these programs, consult your accountant and/or attorney before you begin your project to determine if the credits may be beneficial to you. The websites below have more information on these programs.



VIRGINIA REHABILITATION TAX CREDIT PROGRAM:

www.dhr.virginia.gov/tax_credits/tax_credit.htm

FEDERAL HISTORIC PRESERVATION TAX INCENTIVES PROGRAM:

www.nps.gov/history/hps/tps/tax/

NOTE:

If the historic rehabilitation tax credits are being used, it is necessary to fully photograph the inside and outside of the building, and apply for the tax credits before work commences on the building.

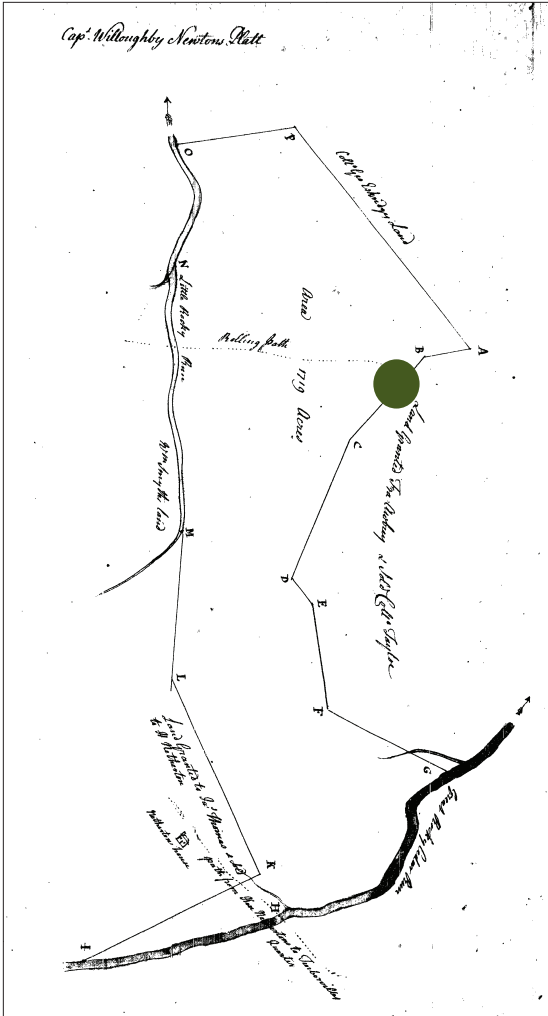
Links on this page are current as of June 15, 2010.

CENTREVILLE HISTORIC OVERLAY DISTRICT

DESIGN GUIDELINES

DEVELOPMENT OF CENTREVILLE II.





Plat of Willoughby Newton's 1740 Northern Neck Grant. The green circle shows the approximate location of the Centreville Historic Overlay District.

The Centreville Historic Overlay District (CHOD) is located in the north-east corner of the intersection of Route 28, Sully Road and Route 29, Lee Highway in Fairfax County, Virginia. An early nineteenth century map (see cover image) shows the town as the hub of a wagon wheel, with the intersection of a number of travel routes as spokes leading in all directions from this central point. The historic district encompasses the nucleus of the colonial village of Newgate, which was established to take advantage of this fortuitous location, and much of the area chartered as the Town of Centreville in 1792.

Also included are properties once a part of the Royal Oaks estate, a large farm that adjoined the town and was an integral part of its history.

The period of significance for the CHOD has been established as c. 1730-1956, a span of time that stretches from the establishment at "Walter Griffin's Rowling Road", the first road to impact the future site of Centreville, to the year that the interstate highway bill was signed; leading to suburban development in the area and the eventual construction of I-66.

There are archaeological sites and features, buildings, accessory buildings, objects and structures identified as historic and contributing to the district that span the period of significance. The district includes the remnants of a system of Civil War earthwork fortifications, family cemeteries, and freestanding masonry structures relevant to the town's history.

Appendix E includes a map and listing of the historic and contributing properties. In addition to the properties identified in Appendix E, it should be noted that there remains a high potential to yield archaeological resources throughout the district.

A. Eras of Development

There are four distinct eras of development within the history of the town of Centreville between c. 1730 and 1956:

1. Early Settlement/Colonial Expansion (c. 1730-1791)

This period of development is represented by the transition of the local economy from the agrarian pursuits of early farms to the beginning of its role as a transportation-centered economy. The c. 1785 Mount Gilead, only building to survive from the village of Newgate, first served as an inn oriented perpendicular to a now vanished colonial road. Braddock Road was realigned to serve as Main Street for Centreville when it was platted c. 1800. Today, Braddock Road, State Route 620, is a major east-west thoroughfare south of I-66 in Fairfax County. The portion of Braddock Road that traverses the historic district has been cut off from the rest of the thoroughfare, creating an isolated historic enclave.



The c. 1785 Royal Oaks farmhouse (above) was one of the largest houses in the Centreville area and is thought to have been used by both sides during the Civil War. It was dismantled in 1959.

Photo credit: Collection of Lewis Leigh, Jr. Image from Eugenia B. Smith, *Centreville, Virginia: Its History and Architecture*, 1973, Fairfax County Office of Comprehensive Planning in cooperation with the History Commission.

II DEVELOPMENT OF CENTREVILLE

A. Eras of Development, continued

2. Mercantile and Manufacturing Town (1792-1860)

Chartering of the town in 1792 and its platting c. 1800 led to commercial development along Braddock Road in the early- to mid-nineteenth century. Centreville was a crossroads and transportation hub with the intersection of many farm-to-market routes. It was also located on the road to the Northwest Territory. Businesses located on the newly realigned Braddock Road included two taverns, two stores, a blacksmith, a tanyard, a house of entertainment, saddlers shop, and stable. There were also a number of dwellings and a schoolhouse.



This image of the c. 1800 Town of Centreville plat shows Braddock Road as Main Street. The plat is superimposed on a 1973 comprehensive planning map of Centreville and shows the development and alignment of roads in the area at that time.



Centreville was known as Newgate until 1792. The image above is of the Eagle or Newgate Tavern which was located on Braddock Road from c. 1768 until its collapse in 1936. Evidence indicates that this image dates to the first decade of the twentieth century.



This map was drawn by Union cartographer Robert Knox Sneden in 1863. In addition to war-related sites, it shows the footprint of development (shaded in green) along Braddock Road and elsewhere prior to the town's occupation.

3. Civil War and Its Aftermath (1861-1915)

Located at a transportation hub within close proximity to Washington, D.C. and on high ground, Centreville was used as a staging area. Fortifications and encampments housing up to 37,000 soldiers were built. The occupation, by Confederate, and later by Federal troops, made a huge impact and destroyed some of the town's buildings and roads. Decimated by the Civil War, Centreville lacked a railroad station to help in its recovery like the neighboring towns of Herndon and Manassas. Centreville saw little growth until the second decade of the twentieth century.



This street view taken during the war shows the form and scale of the existing buildings and their relationship to the road.



Taken from the opposite direction, this view shows a number of frame buildings which appear to be of a residential scale and form.

II DEVELOPMENT OF CENTREVILLE

A. Eras of Development, continued

4. Motor Car Tourism (1916-1956)

By the 1920s, there was a resurgence of the town due to the newly paved Lee Highway, which included portions of the earlier Warrenton-Fairfax Turnpike. Automobile traffic refocused economic activity from Braddock Road to Lee Highway. Until it was demolished in 1945, a fortification located on Lee Highway helped establish Centreville as a gateway for the Manassas Battlefield Park.

The post-WWII growth of the federal government led to the continued suburbanization and increased density of development in the Centreville area. Farms were subdivided and new high-speed highways constructed. Throughout this period, the area now encompassed by the Centreville Historic Overlay District was preserved to protect the remaining historic structures and a number of Civil War sites.

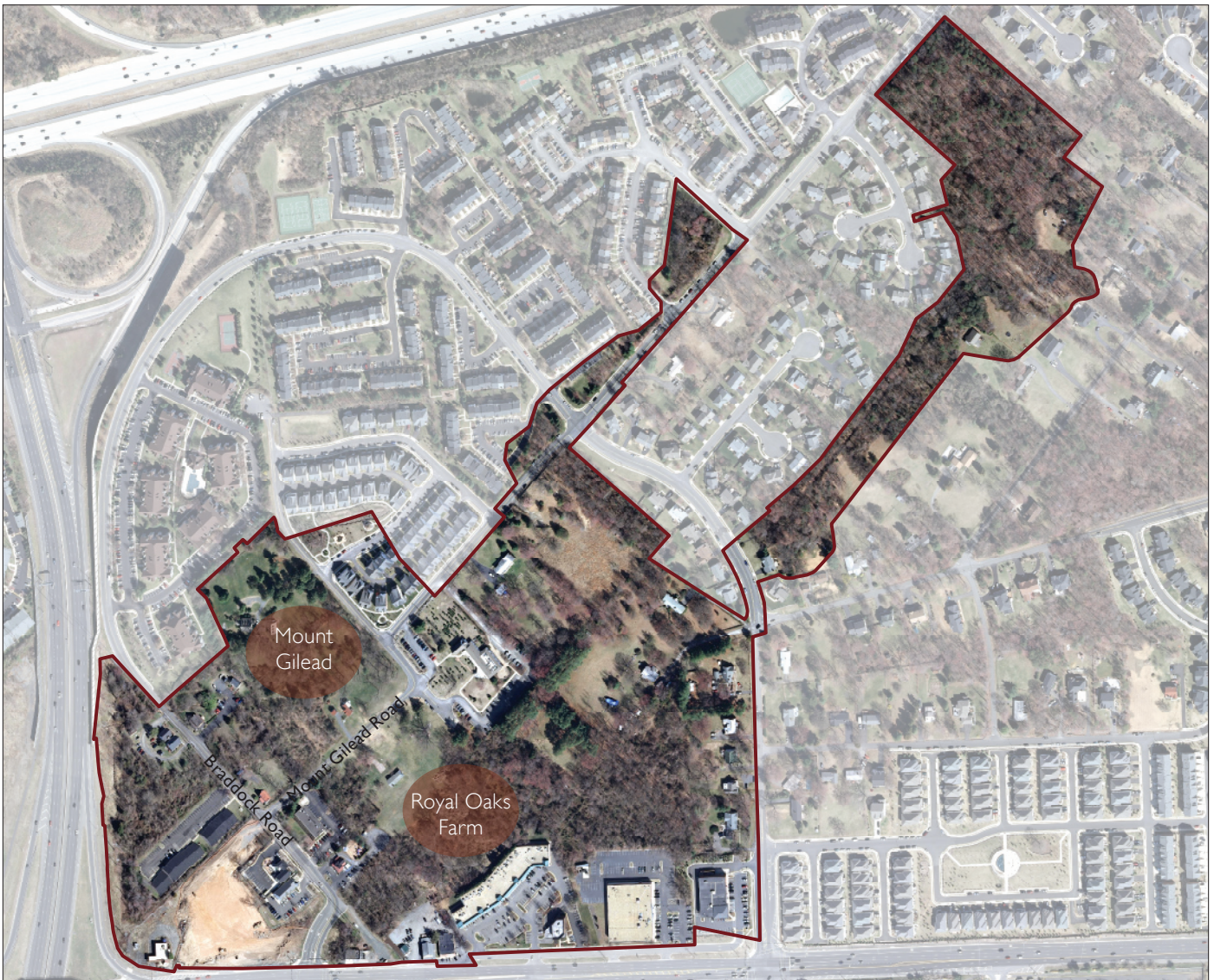


This 1955 image shows auto-oriented development on Lee Highway which includes gas stations and restaurants. Payne's Store is on the far left.

B. Summary of District Character

Within the boundaries of the historic district, Centreville retains some of its original rural character and historic structures from each period of the town's development plus numerous archaeological sites.

Open fields and wooded areas are representative of the farming origins of the town, architecturally represented by Mount Gilead. The parcels associated with Mount Gilead and the former Royal Oaks farm have significant mature trees.



This aerial view shows the wooded nature of the sites associated with some of Centreville's earliest development.

II DEVELOPMENT OF CENTREVILLE

B. Summary of District Character, continued

Braddock and Mount Gilead Roads are remnants of the town grid applied to the commercial and residential development of the area. The Havener and Harrison houses are located along this street grid as is the Stone Church. The Civil War period is represented by the earthwork structures and fort remains throughout the district, many of which are now owned by the Fairfax County Park Authority. (See map on page 18)

Centreville's origin as a transportation hub led to its development throughout the nineteenth century and its importance as a stronghold in northern Virginia during the Civil War. Its role in the Civil War also led to its near destruction during that time. It was transportation, though, that was responsible for its early twentieth century resurgence.



The above map of the CHOD shows the Braddock Road location of the Stone Church and two historic residences shown above within the town grid established by the ca.1800 plat shown on preceding pages. The structures shaded in red are listed as historic and contributing properties within the district.

The c. 1926 Payne's Store (see image on page 12) is a surviving example of the historic commercial development that occurred on Lee Highway after this former turnpike road was paved in 1925. Part of a national effort to create a transcontinental Lee Highway; locally, it allowed a new generation of automobile travelers to easily reach Centreville from Washington, D.C.

Today, the Centreville Historic Overlay District is surrounded by encroaching development and is bordered on two sides by high-speed roadways carrying commuters across northern Virginia. Its remaining edges are bordered by suburban development built in either the mid-twentieth century (Pickwick Road) or the more recent high-density development on Wharton Lane. To the interior of the district, there has also been some loss of historic character through new development that occurred before the establishment of the historic overlay district. Every effort should be made to retain the important historic resources that remain and protect their context from further erosion.

II DEVELOPMENT OF CENTREVILLE

C. Zoning in the Centreville Historic Overlay District (CHOD)

The character of the district is threatened by suburban development patterns outside the boundaries of the district and by the underlying zoning within the historic district. Zoning categories in the CHOD range from R-1 to C-8, with some planned development. Most parcels have low-impact commercial or mixed-use zoning.

Commercial parcels in the district are predominantly zoned C-8, which is the designation for highway commercial retail and service businesses, and allows for density and uses that are inconsistent with the character of the district.

The residential zoning is R-1, which allows one single-family residence per acre, and without prior planning to consider the character of the district could result in the loss of the open space that helps define the district historic context.

The map below and the chart on the facing page illustrate and provide general information about the zoning classifications in the district.



The color-coded map above shows the zoning classification for each parcel in the CHOD as of June 15, 2010. Please check with the Department of Planning and Zoning for updates before starting any project.

ZONING	MINIMUM LOT WIDTH	MAXIMUM FLOOR AREA RATIO	MINIMUM FRONT YARD	MINIMUM SIDE YARD	MINIMUM REAR YARD	MAXIMUM HEIGHT
R-1: Single-family Residential 1 dwelling unit/acre	Conventional Sub. Lot Interior: 150 ft. Corner: 175 ft. Cluster Subdivision Lot Interior: No Req. Corner: 175 ft.	0.15 for uses other than residential or public 0.20 for public uses	SFD Conventional Subdivision Lot: 40 ft. Cluster Subdivision Lot: 30 ft. All Other Structures: controlled by a 50° ABP but not less than 40 ft.	SFD Conventional Subdivision Lot: 20 ft. Cluster Subdivision Lot: 12 ft., but a total of 40 ft. All Other Structures: controlled by a 50° ABP but not less than 20 ft.	SFD Conventional Subdivision Lot: 25 ft. Cluster Subdivision Lot: 25 ft. All Other Structures: controlled by a 45° ABP but not less than 25 ft.	35 feet*
C-2: Limited Office	100 feet	.50	controlled by a 30° ABP but not less than 25 ft.	none	25 feet	35 feet*
C-6 Community Retail	200 feet	.40 which may be increased to .50 with special exception approval by the Board of Supervisors	controlled by a 45° ABP but not less than 40 ft.	none	20 feet	35 feet*
C-8: Highway Commercial	200 feet	.50 which may be increased to .70 with special exception approval by the Board of Supervisors	controlled by a 45° ABP but not less than 40 ft.	none	20 feet	35 feet*
PDH-8: Planned Development Housing	no minimum	Required yards are what is reflected on an approved Development Plan				35 feet*
PDC: Planned Development Commercial	no minimum	1.5 which may be increased by the Board of Supervisors, in its sole discretion, up to a maximum of 2.5 in accordance with the provisions of the Zoning Ordinance in Article 6-208	Required yards are what is reflected on an approved Development Plan			35 feet*
ABP = Angle of Bulk Plane SFD = Single Family Dwelling						
* Maximum building height is 35' per Section AI-1305 of the Zoning Ordinance.						

The chart above provides general information for each of the zoning classification in the CHOD as of June 15, 2010 as illustrated on the map on the previous page. Please check with the Department of Planning and Zoning for updates before starting any project.

II DEVELOPMENT OF CENTREVILLE

D. Historic Centreville Park Master Plan

The Fairfax County Park Authority's Historic Centreville Park Master Plan was approved in 2008. This document outlines the existing conditions, general management, and conceptual development for the approximately 14-acre park within the Centreville Historic Overlay District. Park ownership of this undeveloped land ensures the preservation of important Civil War sites and their interpretation.

Important elements of the plan include:

- Development on park-owned parcels within the park to be without any adverse impact on cultural resources.
- Development to be limited to demonstration areas and support facilities such as restrooms and parking.
- The Historic Centreville Park should serve as a focal point for the district and a host site for programmed gatherings and activities.
- Creation of access between non-contiguous park parcels.
- Location of visitors' services such as interpretation and restrooms, although park will not be staffed on a regular basis.



The labeled areas above are identified on the Historic Centreville Park General Management Plan and can be seen in the context of the historic structures in the CHOD district, shaded in red.

CENTREVILLE HISTORIC OVERLAY DISTRICT

DESIGN GUIDELINES

DESIGN GUIDELINES III.



Chapter Organization

Chapter III, Design Guidelines, is organized as follows.

Section A discusses the Centreville Historic Overlay District (CHOD). This section begins with an overview, followed by streetscape guidelines, site guidelines, new construction guidelines, and archeological resources.

Section B includes Additional Considerations for Parcels Zoned Residential. This section begins with an overview, followed by streetscape guidelines, site guidelines, and a discussion of new residential construction.

Section C includes Additional Considerations for Parcels Zoned Commercial. This section begins with an overview, followed by streetscape guidelines, site guidelines, and a discussion of new commercial construction.

Section D contains illustrations of the Centreville Historic Overlay District. These graphics compare the mass and scale of development allowed by zoning to the mass and scale of development in accordance with these Design Guidelines.

A. Guidelines for the Centreville Historic Overlay District

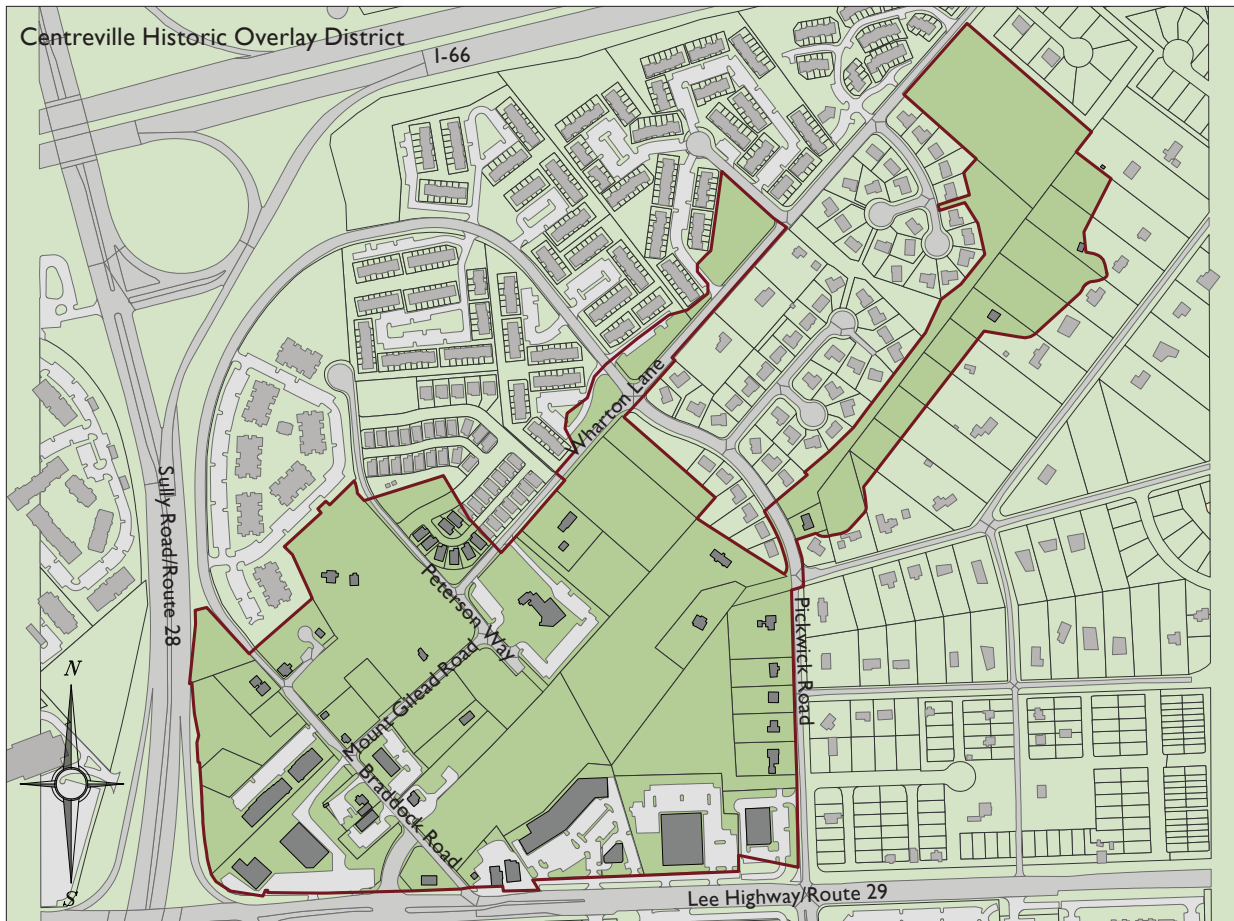
1. Overview of the Centreville Historic Overlay District (CHOD)

The Centreville Historic Overlay District (CHOD) contains a number of historic structures. There are 13.67 acres of vacant, not publicly owned land in the district. Much of the publicly owned land has been master planned but has underlying residential or commercial zoning.

Some of the historic “main street” commercial buildings that were representative of Centreville’s development along Braddock Road before the Civil War have not survived. Historic images and descriptions provide information that a number of structures along Braddock Road may have been both a residence and place of business and that these structures were residential in scale. Payne’s Store (see historic image in Chapter II: Section A4), built c. 1930, is a good example of the size and scale of a village store from the late-nineteenth and early-twentieth centuries. A typical three-part storefront design (see illustration on page 41) can be used as an example for appropriately scaled commercial development in the district.

Although Mount Gilead Road was platted on the original town plat in addition to Braddock Road, it appears there was little concentrated development beyond Braddock Road prior to the Civil War.

In addition to the historic structures located in the district, there are some instances of more modern development. A large three-story office building faces onto Braddock Road south of its intersection with Mount Gilead Road. Its scale, massing, and materials are not in keeping with the character of the district. It was built before the establishment of the historic overlay district. Construction completed more recently such as the church near the southwest corner of the re-aligned Braddock Road and the detached single-family residences at the intersection of Mount Gilead Road and Wharton Lane are much more successful at interpreting the district character.



The darker green shading denotes the areas within the Centreville Historic Overlay District.



The rural character of the district is best preserved where there is no curb and gutter or sidewalk.



Looking south on Braddock Road towards Lee Highway, recent road improvements include curb and gutter and sidewalks.



Looking north as Braddock Road leaves the district, the rural character becomes overshadowed by noise barrier walls.

This view of Mount Gilead Road looks east to its terminus at St. John's Church.



2. Streetscape Guidelines

Although the district is bordered by Lee Highway (Route 29), Sully Road (Route 28) and Pickwick Road, the dominant road in the district is Braddock Road. It was originally a farm-to-market route and part of a route to the Shenandoah Valley and the Northwest Territory. Before being renamed to honor General Edward Braddock, it was known as Mountain Road and Turnpike Road. The c. 1800 town plat shows the realignment of this road as Main Street with a width of 60 feet. Braddock Road is currently a two-lane asphalt street with some sidewalks and curb and gutter at the south end of the street. The mixed eras of development and current uses along this road give it a random character.

The c. 1800 town plat shows the present Mount Gilead Road as Keen Street with a width of 40 feet. It is currently a two-lane asphalt road with curb, gutter and sidewalk only on the parcel in the southeast corner of its intersection with Braddock Road. The historic portion of Mount Gilead Road dead ends into Peterson Way at St. John's Church. A lack of development along this street, a wooded edge, open space, and park-owned parcels contribute to a high degree of rural/agricultural historic character in this area.

The rural character of the streets within the district does not lend itself to pedestrian traffic although there is relatively low traffic volume. However, pedestrian linkages to and within the district are important and should be provided.

Guidelines

- a. Retain historic fence and wall materials.
- b. Avoid installation of additional sidewalks. As an alternative consider development of a unified on-site trail system.
- c. Do not widen roads.
- d. Preserve road character by not extending curb and gutter beyond that currently in place, especially on parcels that contain historic structures.
- e. Ensure that any new roads respect the history of land ownership and reflect a rural farm/village pattern rather than a modern cul-de-sac model.
- f. Extend old roads where possible rather than introducing new roads in the district.

A. Guidelines for the Centreville Historic Overlay District, continued

3. Site Guidelines

Individual historic residential parcels within the district are characterized by mature trees, infrequent stone walls or picket fences, some brick or stone walkways, unpaved driveways, and occasional outbuildings.

Most developed sites have mature evergreen plantings that create a green edge while undeveloped parcels retain a sense of openness consistent with the former agricultural uses of the district. On those sites where residences have been converted to business uses, a majority of the site has often been asphalt-paved for parking but a green edge has been maintained.

On Braddock Road, historic structures at the northern end of the street have relatively shallow setbacks while those toward the southern end have slightly deeper setbacks. Non-historic development has the deepest setbacks seen on the street.

Guidelines

- a. Reinforce the character of the district by using plant material rather than fences and walls to provide any necessary sense of enclosure for front yards.
- b. Split rail fencing may be appropriate for park-owned properties but should not be used for residential or business parcels.
- c. Do not install new chain link fences, however, the fence at Mount Gilead should be preserved.
- d. Preserve existing mature indigenous trees.
- e. Retain existing examples of historic fences/walls.
- f. To maintain the rural character of the district, use gravel or other pervious paving for new driveways.
- g. Ensure that parking areas are located to the side/rear of the street elevation of the primary structure.
- h. Place accessory structures such as garages and sheds to the rear of residential parcels. At a minimum they should be located behind the rear wall plane of the structure.
- i. Keep new paved areas to a minimum, as they are not consistent with the character of the district.
- j. Construct new site walkways according to historic precedents.
 - i. Indigenous materials such as stone or brick are consistent with the district character. Such materials help water to drain slowly reducing runoff.
 - ii. Relate the materials used to the era of adjacent historic structures. Concrete did not become a common paving material until the late-nineteenth century.



The Mount Gilead property has a number of specimen trees.



Historic fences and gates are character-defining features in the district.



This lattice screen obscures the HVAC equipment for the house.



Native materials were used in the construction of this spring house.

4. New Construction Guidelines

Background

The Centreville Historic Overlay District (CHOD) contains an inventory of buildings and sites that represent the development and evolution of the village from the late-eighteenth century through the mid-twentieth century. Preserving their unique character allows the county to provide a physical reminder of the county's rich heritage for present and future generations.

Any new construction in the CHOD needs to be carefully designed so that the new building respects its historic setting. The goal is to respect the physical character of the area and not to visually challenge or compete with it. While there are various architectural styles in the district, the historic and contributing buildings were constructed of traditional materials and share a similar residential scale and size. Some also have simple decorative details. The placement, size, and form of the buildings, together with their materials and details, help create a human scale to the district. Note that the majority of the historic and contributing buildings within the CHOD are smaller than the maximum size allowed under current zoning. As a result, in order to respect the historic character of the district, it may not be possible to construct a new building as large as is allowed by the Zoning Ordinance.

Because the CHOD has a small number of extant historic and contributing structures, historic images of the district can be very helpful in understanding the vocabulary of structures from which to draw inspiration.

New buildings can reflect the diversity of architectural styles found in the district, but should respect the scale and form of the historic and contributing structures. Traditional styles are acceptable, but should not replicate historic and contributing structures in the district. Doing so would create a false sense of history and ultimately diminish the primacy of the historic and contributing structures in their own context. Contemporary styles are acceptable, but must be compatible with the overall historic character of the district. New buildings can use traditional materials or modern materials that are compatible with the historic character of the district.

Comments on Contemporary Design

- Contemporary design of new structures that is sensitive to its historic surroundings through compatible scale, massing, materials, siting, and design details, is welcome and appropriate in the CHOD.
- Contemporary design may be suitable in the areas where buildings are widely separated and the design relationship should be to the natural landscape rather than to other buildings.

A. Guidelines for the Centreville Historic Overlay District

4. New Construction Guidelines, continued

The architecture of the CHOD encompasses examples from the late-eighteenth through the early-twentieth centuries. A number of characteristics are common to the remaining structures and those found in historic images of the town:

- Two-story, rectangular in plan. Primarily frame construction, often covered in clapboard, sometimes in board-and-batten siding.
- Some stone structures, stone church remains.
- Irregular red sandstone and fieldstone foundations.
- Wood shingle, standing-seam metal, or asphalt-clad gable roofs, some with dormers, some with the gable end to the street.
- Residences and commercial structures often had porches or porticoes.
- Most buildings placed close to road.

Placement Guidelines

- a. Reinforce the character of the district and minimize the impact of new construction on natural resources and distinctive land patterns.
- b. Respect the site lines to and from historic and contributing when siting new structures.
- c. Work with the existing contours of the landscape.
- d. Respect the historic setback and spacing of buildings in the district when siting new structures.
- e. Place new additions on a side or rear elevation to retain the original orientation of the structure.
- f. Attach new additions to historic and contributing buildings in such a manner that, if such additions were to be removed in the future, the essential form and integrity of the original building would be unimpaired.

PRESERVATION BRIEF 14

New Exterior Additions to Historic Buildings

www.nps.gov/history/hps/tps/briefs/brief14.htm

The link above is current as of June 15, 2010.

NOTE:

Although the Zoning Ordinance allows for a maximum 35' building height limit, this may not be in keeping with the existing historic character. The roof height is measured at the midpoint of the roof on a gable roof.



Historic outbuildings can provide additional examples for massing of new construction.



The Harrison House is representative of the simple mass of most historic structures in the CHOD.



Both Payne's Store, above, and the Harrison Outbuilding, below, are representative of the end gable massing, common for historic commercial structures and outbuildings.



Massing Guidelines

- g. New structures or complexes of structures should not overwhelm the historic and contributing structures or compete for the visual focus of this district.
- h. Look to examples of historic and contributing dwellings that grew over time and may have had a commercial component. These buildings will often feature a series of separate, subordinate masses such as side additions or rear ells. Historic images of Centreville can be helpful.
- i. Respect the height of adjacent residential construction.
- j. Respect the height of adjacent commercial construction.
- k. Respect the width and bay divisions of Centreville's historic structures. Flexibility in the width of new structures may occur due to different styles of construction and the structure's placement on the lot.
- l. Reflect the scale and proportions of adjacent historic structures. Larger commercial or mixed-use structures should be composed of multiple masses that reflect the size and scale of historic and contributing properties.
- m. Respect the roof pitches found on historic and contributing structures.
- n. For historic and contributing properties, new additions should be subordinate in size, scale, massing and siting. The existing historic architecture should remain the visual focal point.

Elements and Materials Guidelines

- o. Use local materials to harmonize with existing construction and landscape. The district's early historic structures used irregular sandstone or fieldstone for foundations and chimneys. Brick was also used for chimneys and later for walkways. Wood was used for clapboard or board-and-batten clad exterior walls throughout the nineteenth and early-twentieth century.
- p. Avoid using materials and elements that are incompatible with the historic district.

A. Guidelines for the Centreville Historic Overlay District, continued

5. Archaeological Resources in the District

The Centreville Historic Overlay District (CHOD) has numerous recorded archaeological sites. They include:

Eighteenth century:

- an ordinary
- Mount Gilead outbuildings

Early- to mid-nineteenth century:

- foundations of a house
- tanyards
- gravesites
- commercial establishments

Civil War occupation

- fortifications
- trenches
- encampments

The county may require archaeological investigation for development applications involving land disturbing activity of 2,500 square feet or more located wholly or partially within or contiguous to a Historic Overlay District in accordance with Section 7-210 of the Fairfax County Zoning Ordinance. The Fairfax County Park Authority will review applications for the probability of the site to yield no, low, medium, or high levels of archaeological resources and decide whether or not a Phase I Archaeological Survey is warranted.

Whether or not a survey is required, it is important to understand that you are stewards of the history of your property, including archaeological resources and that they should be preserved as part of that responsibility.

Each historic building is an artifact of a specific period in the county and in Centreville's history. The rest of the story lies beneath the house, yard, gardens, and fields. Properties may yield features and artifacts related to earlier historic, or even prehistoric occupation of the property, and can often provide much more insight about the life and culture of a property's inhabitants than the architecture itself.

If you think you may have remnants of a previous structure on your property, please contact the Fairfax County Park Authority before you continue with your project.

Inappropriate Treatments

- Avoid siting new construction on or near a known archaeological resource.
- Any additions to existing structures should not mask, damage, or destroy archaeological features or materials.

Archaeological Guidelines

- a. Minimize disturbance of terrain, thus reducing the possibility of destroying unknown archaeological features or materials.
- b. Locate new construction away from any known archaeological resources.
- c. Inform the Fairfax County Park Authority if archaeological resources are discovered. They are protected by the same section of the Code of Virginia as historic buildings and above-ground sites.
- d. Delay construction, where disturbance of the site is unavoidable, so that the site may be properly recorded by a qualified archaeologist before it is disturbed. Professional excavation is scientific and systematic in nature and involves detailed mapping and analysis.
- e. Keep together as a collection any artifacts found while gardening, tilling, or excavating on a property. When possible, note on a site plan or survey plat where on the property the artifacts were found.



Although the Civil War earthworks were preserved, modern riprap was placed in the ditch adjacent to the parapet, an integral part of this historic feature that should not have been used as a stormwater channel. The preservation of historic features requires consultation with the Fairfax County Park Authority.

B. Additional Considerations for Parcels Zoned Residential

1. Overview of Parcels Zoned Residential

Residential parcels in the district include those parcels that face onto Braddock Road, Pickwick Road, and Wharton Lane and include the covered way and St. John's Church. There are approximately 10.15 acres of vacant, residentially zoned, not publicly owned land, in the district.

Historically, several of the parcels zoned residential occupy land that was associated with the Royal Oaks Farm. These parcels retain a sense of openness associated with that former use although subdivisions of the property resulted in small-scale residential development facing Pickwick Road in the mid-twentieth century.

Larger-scale townhouse and single-family development in the northeastern portion of the district on either side of Wharton Lane illustrates the density of development that threatens the district. Park ownership of much of the undeveloped land within these developed areas ensures the preservation of important Civil War sites and their interpretation.



The darker green shading denotes those Parcels Zoned Residential within the lighter green Centreville Historic Overlay District. The 1907 inset image shows that residences were often built close to the road with minimal setback and room for plantings.

2. Residential Streetscape Guidelines

For the parcels zoned residential, the dominant road is Wharton Lane. It was a private farm road until the farm was divided prior to the Civil War. During the war, soldiers used the road as a travel route. It is a two-lane asphalt road with curb and gutter as well as a concrete sidewalk on the north side of the lane. The south side of the lane, across from the residential development, retains more of its historic character with minimal development and no sidewalk.

At the eastern edge of the area zoned residential and the historic overlay district boundary, there are five parcels that face onto Pickwick Road. These parcels were developed in the mid-twentieth century and do not contribute to the significance of the overlay district. Pickwick Road, south of Leland Road, along these five parcels is a two-lane unmarked asphalt road with no curb or gutter. North of Leland, Pickwick Road shares the characteristics of the roads in the subdivision to its east with curb and gutter installed. In general, the streetscape on Pickwick Road, south of Leland Road, preserves the rural historic character of the district.

Leland Road is located to the north of the five Pickwick Road parcels. It provides access to two parcels located west of Pickwick which have no road frontage. It is an unmarked gravel road with a green edge.

Guidelines

- a. Retain the historic character of the south side of Wharton Lane through the preservation of historic fence and wall materials.
- b. Avoid the installation of a sidewalk on the south side of Wharton Lane. As an alternative, consider the development of a unified on-site trail system.
- c. Do not widen Wharton Lane, which may threaten historic resources, both identified and potential.
- d. Preserve the character of Pickwick Road as a two-lane road with no curb and gutter. As an alternative, consider the development of a unified on-site trail system.
- e. Keep the character of Leland Road to the west of Pickwick Road as a minor access road, unpaved with no curb and gutter, to prevent encroachment of modern streetscape to the interior of the district.
- f. Ensure that any new roads respect that history of the land ownership and reflect a rural farm/village pattern rather than a modern cul-de-sac model.
- g. Request waivers to regulations requiring the installation of sidewalks and curb and gutter when the required infrastructure will destroy the rural historic character. Work with appropriate agencies to secure waivers.
- h. Extend existing roads where possible rather than introducing new roads into the district.

This view of Wharton Lane looking northeast from its intersection with Peterson Way shows the wooded edge boundary of the CHOD and the adjacent recent residential construction.



B. Additional Considerations for Parcels Zoned Residential, continued

3. Residential Site Guidelines

A wooded edge with gravel driveways characterizes Pickwick Road sites south of Leland Road. Mature trees create a canopy along the street and provide some screening and privacy for the houses.

The relatively deep setback of houses on the south side of Wharton Lane is in stark contrast to the new development with minimal setback on the north side of the street. The district includes only the houses on the south side.

Although St. John's Church is oriented to Mount Gilead Road, it also has frontage along Wharton Lane. A split rail fence defines the edge of the church parcel. There is also a parcel with a stone wall located to the west of the lane's intersection with Pickwick Road.

Residential sites in the district have few examples of walkways or accessory structures.

Guidelines

- a. Reinforce the open, rural character of the residential area by using plant material rather than fences and walls to provide sense of enclosure for front yards.
- b. Split rail fencing may be appropriate for public/park-owned properties but should not be used for residential or business parcels.
- c. Do not use chain link fences.
- d. Preserve existing mature indigenous trees.
- e. Retain existing examples of historic fences/walls.
- f. To maintain the rural character of the district, use gravel or other pervious paving for new driveways.
- g. Ensure that parking areas are located to the rear of the primary structure.
- h. Place accessory structures such as garages and sheds to the rear of the parcel. At a minimum, they should be located behind the rear wall plane of the structure.
- i. Construct new site walkways according to historic precedents.
 - i. Indigenous materials such as stone or brick may also be used.
 - ii. Relate the materials used to the era of the dwelling. Concrete did not become a common paving material until the late-nineteenth century.
- j. Keep new paved areas to a minimum, as they are not consistent with the character of the district.
- k. Request waivers to regulations requiring the installation of a paving material type when that material may be inappropriate for use in the district. Work with appropriate agencies to secure waivers.



Although stone walls and split rails fences are found in the district, the front yards of new residences should reinforce the open character of the district.



Brick and stone walkways found on residential sites within the district can be used as inspiration for new site elements.



A detached garage located to the rear of the house may provide a model for new accessory structures.

4. New Residential Construction Guidelines

Characteristics common to the historic and contributing residential structures found in the CHOD and those found in historic images of the town include:

- Two-story, rectangular
- Frame construction often covered in clapboard, sometimes in board-and-batten
- Irregular red sandstone/fieldstone foundations
- Wood shingle, standing-seam metal, or asphalt-clad gable roofs, some with dormers, some with the gable end to the street
- Porches or porticoes
- Exterior stone or stone and masonry chimneys
- Windows with small panes in the upper or both sashes, or two-over-two upper and lower sash

Placement Guidelines

Follow the guidelines for the district located in Section A4 of this chapter. The illustrations at the end of this chapter show how contextually sensitive streetscape, siting, and massing can lessen the impact of new development on the historic character of the district.

PRESERVATION BRIEF 14

New Exterior Additions to Historic Buildings

[www.nps.gov/history/hps/tps/
briefs/brief14.htm](http://www.nps.gov/history/hps/tps/briefs/brief14.htm)

The link above is current as
of June 15, 2010.

III DESIGN GUIDELINES

B. Additional Considerations for Parcels Zoned Residential

4. New Residential Construction Guidelines, continued

Massing Guidelines

Follow the guidelines for the district located in Section A4 of this chapter.
The illustrations below may also be helpful.

Two-story with side wing



Two-story with rear wing



One- and one-half story with side wing



The three house massing studies shown above can be seen on the Development According to the Guidelines for Parcels Zoned Residential illustration on the preceding page. The mass and scale are consistent with historic residences in the district as pictured to the right. Note that each example includes a front porch.





Six-over-six light windows are seen on the eighteenth-century Mount Gilead and on the Spindle Sears House.



Two-over-two light windows were popular in the late-nineteenth and early-twentieth centuries as seen on the Enos Utterback House.



Multiple divisions in the upper sash over a single pane of glass below are seen on the Havener House.



Full-width porches are found on several residences within the district, such as the Havener House example pictured here, and can provide the benefit of a shaded outdoor living space and connection with neighbors.

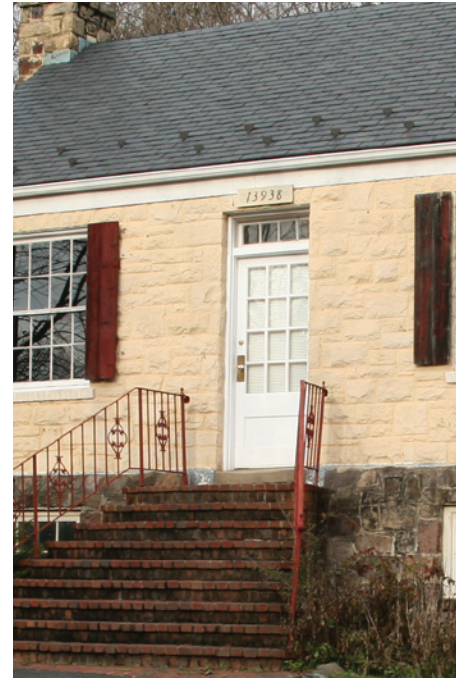


Examples of traditional materials such as the stone and brick chimney, clapboard siding, and standing-seam metal roof can be found on houses in the district including the Havener House as seen in this view at the rear of the house.

Elements Guideline

Follow the guidelines for the district located in Section A4 of this chapter. In addition:

- a. Consider the use of building techniques and features characteristic of historic and contributing structures in the district such as:
 - deep overhangs and porches
 - transoms
 - operable shutters and double-hung sash windows
 - align openings for cross-ventilation
 - chimneys



A transom was included above the door of the 1937 Stone Filling Station.

C. Additional Considerations for Parcels Zoned Commercial

1. Overview of Parcels Zoned Commercial

There are two historic commercial resources within the Centreville Historic Overlay District (CHOD): Payne's Store and Payne's Restaurant as shown on the map on page 14 shaded in red and facing Lee Highway. The former Payne properties reflect the early-twentieth century commercial development of Lee Highway by businesses hoping to serve customers on day trips from Washington, D. C. to Centreville's historic sites and beyond.

As Northern Virginia expanded from the nations' capital, Lee Highway (Route 29) became a major arterial highway, Centreville became a commuter suburb, and sustained commercial development was focused on Lee Highway. The commercial parcels within the district span nearly a century of this growth.



The darker green shading denotes those Parcels Zoned Commercial within the lighter green Centreville Historic Overlay District.



A stone wall and evergreen plantings are used to screen new construction facing Lee Highway.



A green strip provides space for plantings and signage between private parcels and the service road parallel to Lee Highway.

2. Commercial Streetscape Guidelines

The parcels zoned commercial in the Centreville Historic Overlay District primarily face onto Lee Highway (Route 29), a six-lane, divided highway. The road now known as Lee Highway began as a turnpike road about the same time as the Fauquier and Alexandria Turnpike, c. 1808. It was paved in 1925 as part of a transcontinental Lee Highway trunk road.

Currently, Lee Highway is divided by a grass-covered median for a portion of the southern boundary it forms for the overlay district. The remaining portion is a painted median. A service road separated from Lee Highway by grass-covered medians extends from the eastern district boundary west to the Payne parcels. A verge strip on the street side of a narrow concrete sidewalk characterizes the service road edge and removes pedestrian traffic from contact with the fast-moving main highway.

Moderate setbacks for most commercial construction along Lee Highway allow space for a planted green edge and sign location at the street frontage of the parcel.

Guidelines

- a. Continue the current practice of a green edge along the street frontage of each parcel. The Zoning Ordinance requires a 10' wide landscaping strip when there is site parking with at least 20 spaces.
- b. Do not demolish historic structures for parking, right-of-way, or new construction.
- c. Use streetscape elements that provide a human scale where sidewalks are present.

C. Additional Considerations for Parcels Zoned Commercial, continued

3. Commercial Site Guidelines

There is no uniform setback for the commercial structures that face onto Lee Highway from the Historic Overlay District. Generally, older structures are now located closer to the street due to the widening of the highway during the latter part of the twentieth century. Often, these buildings with shallow setbacks have parking at the front and back of the site. Later development that either fronts onto the service road or is located near the intersection with Sully Road has random setbacks and parking locations are often on two or more sides of the building.

Guidelines

- Reinforce historic auto-oriented shallow setback where possible and as may be achieved by zoning action, with side and rear parking.
- Screen edges of parking, especially to rear of lots to provide a buffer to the parcels on the interior of the district.
- Encourage pedestrian and vehicular connectivity between adjacent parcels.
- Maintain a wooded edge along the access road to Sully Road from Lee Highway at the CHOD western boundary, as it provides a visual barrier from within the historic district.



Payne's Store and Restaurant have shallow setbacks with minimal parking in front of the building. The black arrows show opportunities for inter-parcel connectivity.

4. New Commercial Construction Guidelines

As each generation has left its mark on the commercial development along Lee Highway, different choices have been made with regard to siting and building design. Early-twentieth century development continued the historic village character found to the interior of the district. Ensuing development reflected the era in which it was built. It should be a goal of new construction on the parcels zoned commercial to create a vocabulary of elements, features, and materials that provide some level of visually cohesive connections between these disparate parcels.

Placement Guidelines

Follow the guidelines for the district located in Section A4 of this chapter.

C. Additional Considerations for Parcels Zoned Commercial

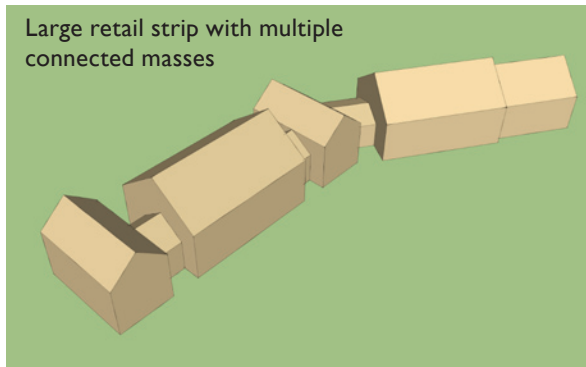
4. New Commercial Construction Guidelines, continued

Massing Guidelines

Follow the guidelines for the district located in Section A4 of this chapter.

In addition:

- a. In some cases, at the discretion of the ARB and dependent on site conditions and adjacent structures, it may be possible to stepback the height of commercial construction over two stories. The highest portion of the building should be at the highway and should lower toward the rear to not overwhelm the interior of the historic district.
- b. Design new additions to be subordinate in size, scale, massing, and siting. The existing historic architecture should remain the visual focal point.



The two commercial building massing studies shown above can be seen on the Development According to the Guidelines on Parcels Zoned Commercial illustration at the end of this chapter. The mass and scale are consistent with historic structures in the district as pictured here.

Elements and Materials Guidelines

- c. Consider the use of building techniques and features characteristic of historic and contributing structures such as:
 - brick or frame, concrete foundation not raised
 - storefront transoms
 - awnings
 - large-paned windows
 - gable or flat roofs
- d. Consider the use of traditional storefront design.
 - The street level should be primarily transparent. A cornice and/or sign band should be located in the upper portion of this level.
 - The upper facade should have less transparency than the street level, but still contain a balanced arrangement of window openings.

PRESERVATION BRIEF 14

New Exterior Additions to Historic Buildings

www.nps.gov/history/hps/tps/briefs/brief14.htm

The link above is current as of June 15, 2010.



Historic materials such as brick, stone, wood, and metal can be found in the historic district. Recent development in the district has incorporated some of these materials, as shown above.

Typical Elements of a Commercial Facade and Storefront

Cornice

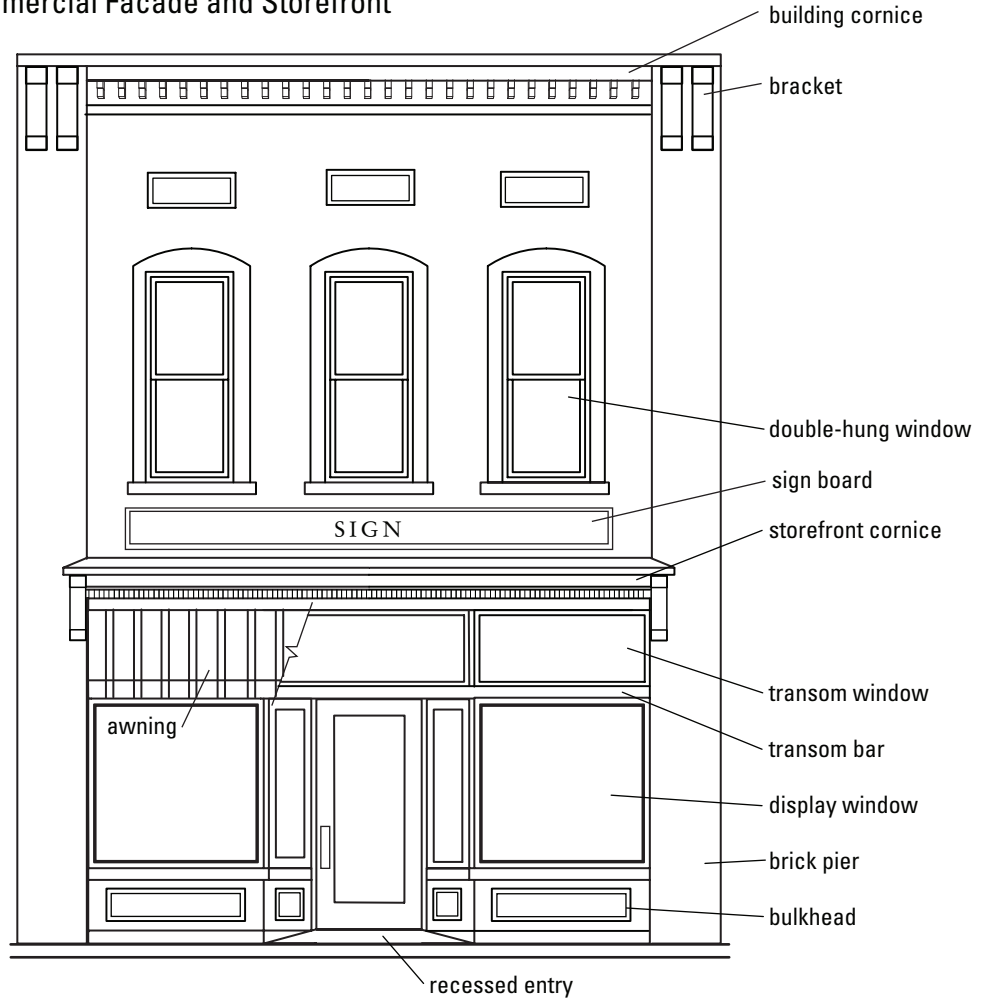
The cornice decorates the top of the building and may be made of metal, masonry, or wood. Some decorative cornices project from the building while an ornamental band delineates others. The top of the wall may have a patterned brick band or may have a coping of brick, concrete or metal.

Upper Facade

Upper facades are characterized by smaller window openings that repeat on each floor. These windows may vary in size, type, and decoration but usually are the same for each floor. Other facade details may be present on the upper level facades such as brick banding, corbelling, metal grilles or decorative panels.

Storefront

The first-floor storefront is transparent and is framed by vertical structural piers and a horizontal supporting beam, leaving a void where the storefront elements fit. An optional storefront element seen on some examples is an entrance to the upper floors. Later buildings may lack several elements of traditional storefronts such as transom windows or decorative details.



The elements of a traditional storefront can be applied to a one- or two-story structure.



This model of an early-twentieth-century, one-story commercial building shows the typical elements of a commercial facade.

III DESIGN GUIDELINES

C. Additional Considerations for Parcels Zoned Commercial, continued



This illustration shows how historic forms can be used together to create a commercial building of separate masses.

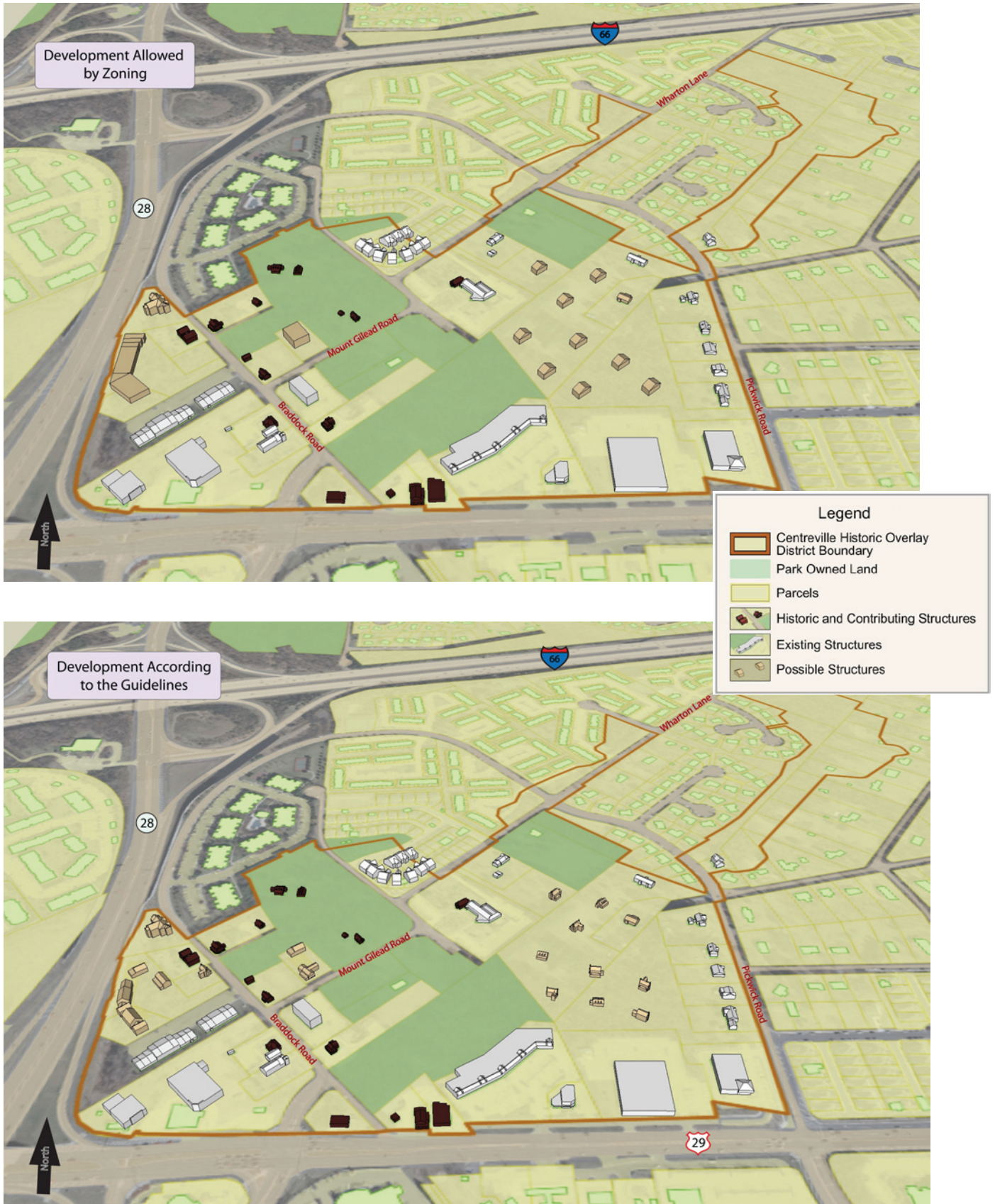


A one-story commercial building with a storefront uses both traditional and contemporary elements.



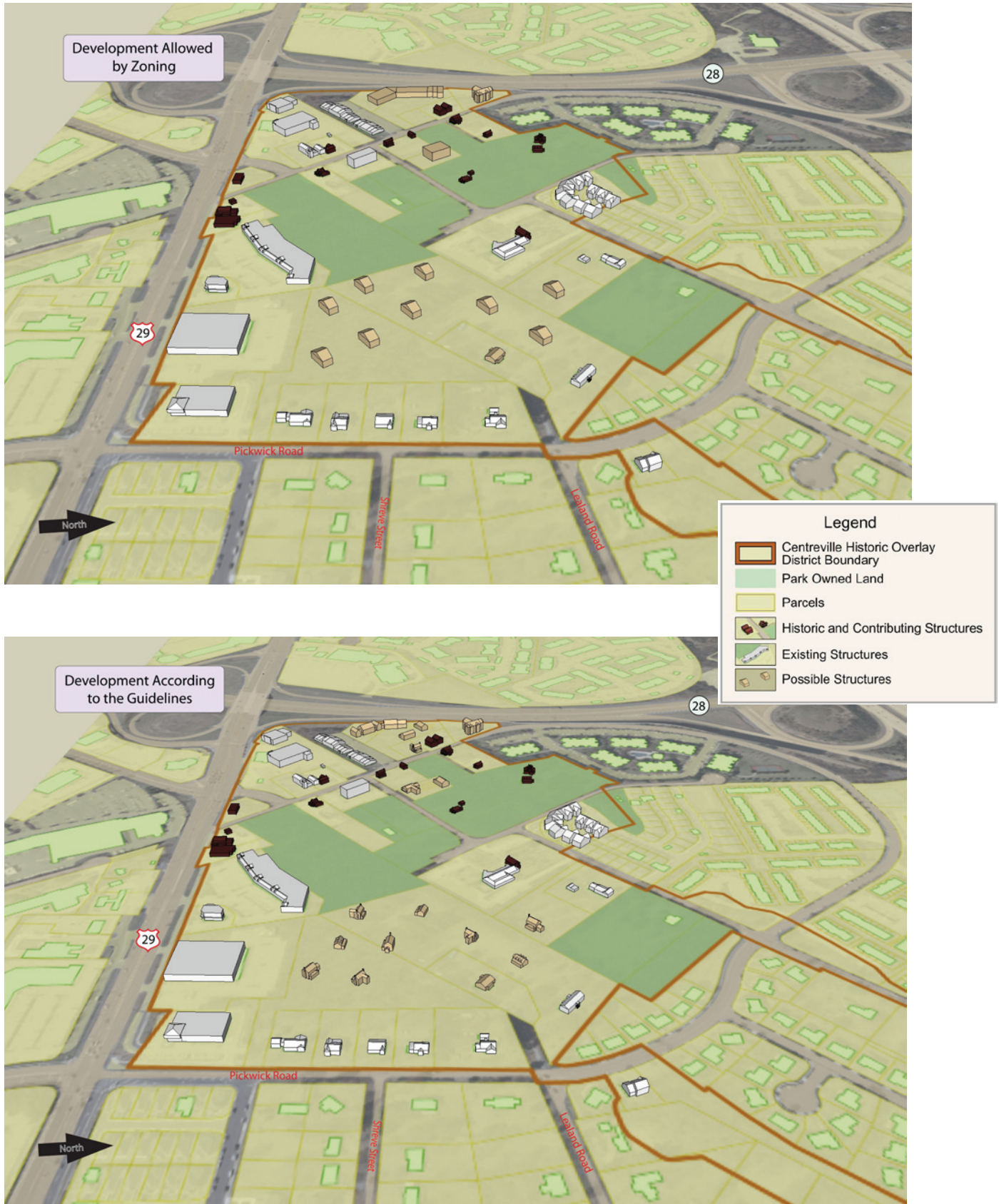
This larger commercial structure is a contemporary interpretation of the traditional three-part storefront shown on the previous page.

D. Illustrations of Development Allowed by Zoning versus Development in Accordance with the Guidelines



III DESIGN GUIDELINES

D. Illustrations of Development Allowed by Zoning versus Development in Accordance with the Guidelines



CENTREVILLE HISTORIC OVERLAY DISTRICT DESIGN GUIDELINES

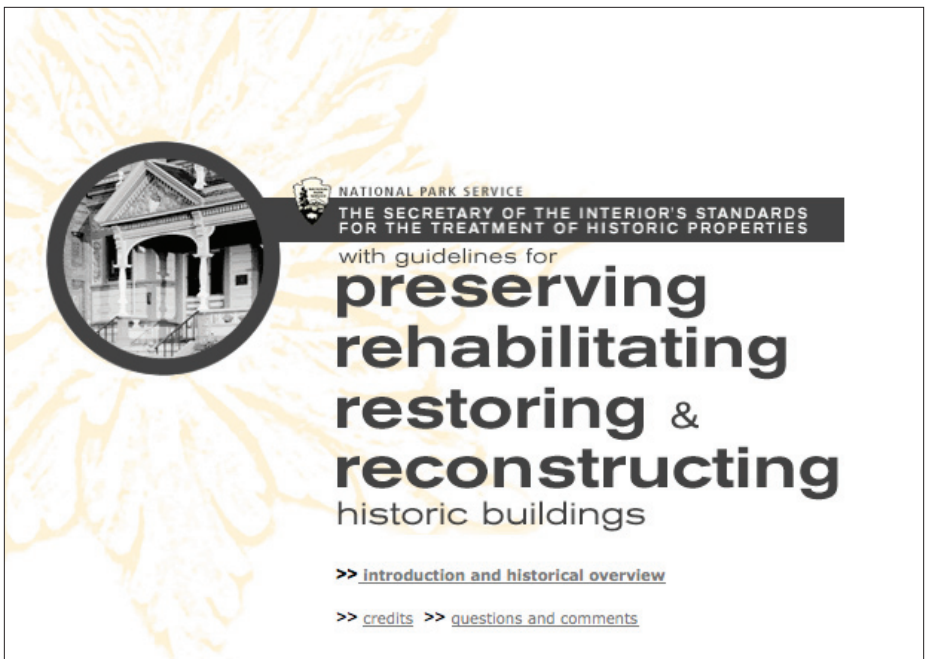
PRESERVATION BASICS IV.



A. Defining Terms/Project Approach

Terms such as preservation, restoration, and rehabilitation are often used interchangeably; but, by definition, each represents a different approach to the work to be performed on a historic building. *The Secretary of the Interior's Standards for the Treatment of Historic Properties* (36 C.F.R. Part 68) are used by the National Park Service, the Virginia Department of Historic Resources, and Certified Local Governments within Virginia, in planning, undertaking, and supervising projects for preserving, rehabilitating, restoring, and reconstructing historic structures. These standards define and describe the various types of projects and are summarized below:

- **Preservation** focuses on the maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time.
- **Rehabilitation** acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character.
- **Restoration** depicts a property at a particular period of time in its history, while removing evidence of other periods.
- **Reconstruction** re-creates vanished or non-surviving portions of a property for interpretive purposes.



DEFINING YOUR PROJECT APPROACH ONLINE:

This link uses “historic preservation clocks” to illustrate the differences between the project approaches @ www.nps.gov/history/hps/tps/clocks/index.htm

The web page pictured here is located @ www.nps.gov/history/hps/tps/standguide/index.htm and features an online presentation of the four treatment approaches.

The links above are current as of June 15, 2010.

B. *The Secretary of the Interior's Standards for Rehabilitation*

Fairfax County is a Certified Local Government and the Fairfax County Architectural Review Board (ARB) utilizes the *The Secretary of the Interior's Standards for Rehabilitation* (36 C.F.R. Part 67) as the basis for review of proposed work on historic and contributing structures within the Centreville Historic Overlay District.

The Secretary of the Interior's Standards for Rehabilitation are ten basic principles (listed on the following page) created to help preserve the distinctive character of a historic building and its site, while allowing for modest change to meet new needs. The Standards express a basic philosophy of “retain, repair, and replace.” In other words, do not remove a historic feature unless there is no other option, do not replace a historic feature if it can be repaired, and base the replacement of a missing historic feature on documentary and/or physical evidence.

First developed in 1979, these general guidelines have been expanded and refined since then. They are very broad by nature since they apply to the rehabilitation of any historic and contributing building in any historic district in the United States.

If applying for either the Virginia or the federal historic rehabilitation tax credit programs adherence to these standards is required. The National Park Service (NPS) and the Virginia Department of Historic Resources (VDHR) use *The Secretary of the Interior's Standards for Rehabilitation* to determine if the rehabilitation of a historic building has been undertaken in a manner that is sensitive to its historic integrity and certifies that the rehabilitation work is eligible for the tax credits.

Please note that ARB approval of a project does not equate to the approvals required to be certified for tax credits. There are significant differences between the reviews conducted by the ARB and reviews conducted by the VDHR and the NPS. The ARB reviews projects for conformance to the Historic Overlay District guidelines; its authority applies to the exterior only. The Virginia and federal tax credit program reviews are more extensive and apply to work performed on both the exterior and the interior of the building. Extensive guidance is available on their respective websites.

FOR MORE INFORMATION ON THE REHABILITATION TAX CREDIT PROGRAMS

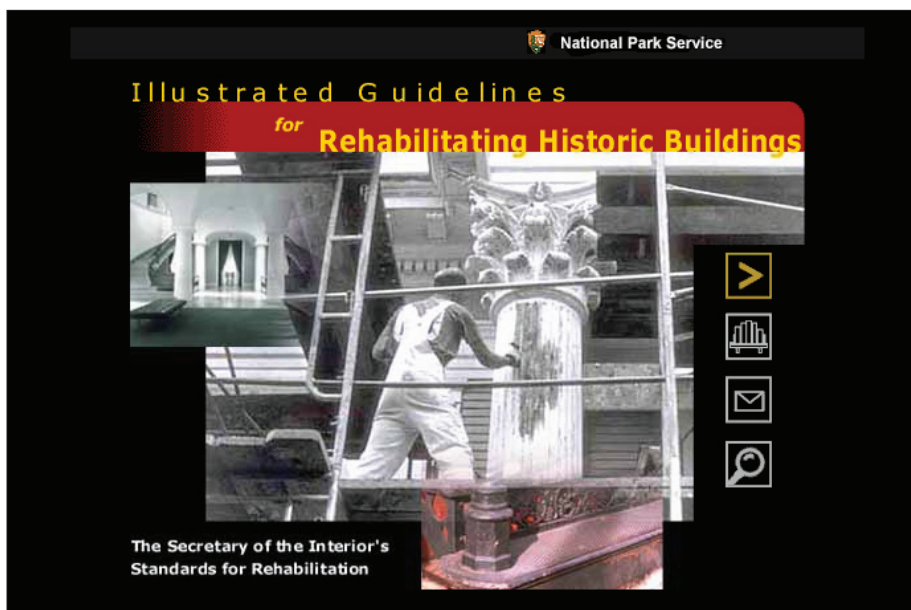
Federal Historic Preservation Tax
Incentives Program:

www.nps.gov/hps/tps/tax/

Virginia's Tax Credit Program:

[www.dhr.virginia.gov/tax_credits/
tax_credit.htm](http://www.dhr.virginia.gov/tax_credits/tax_credit.htm)

The links above are current as of
June 15, 2010.



ILLUSTRATED GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS

An interactive class in interpreting *The Secretary of the Interior's Standards for Rehabilitation* is available on the National Park Service website@ www.nps.gov/history/hps/tps/e-rehab/index.htm

In addition to general guidance, this site features in-depth discussions of recommended and not recommended treatment options for materials, features, elements, and systems common to historic buildings.

The Secretary of the Interior's Standards for Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

C. Preventative and Cyclical Maintenance Checklist

Proper maintenance of a building includes periodic inspections to identify problems before they cause significant damage.

Regular maintenance will stop any deterioration already begun and provide an easy and less expensive way to maintain the physical condition of the structures on your property. It is a good idea to keep documentation of yearly maintenance for present and future property owners.

Refer to the noted *Preservation Briefs* in this section and the full list of these publications in the Appendix for specific information regarding maintenance and repair.

Perform this maintenance check once each year, preferably after a moderate rainfall.



BEFORE YOU BEGIN YOUR PROJECT:

Check out the National Park Service website which offers a topical index to many of its online preservation resources @ www.nps.gov/history/hps/tps/topics/index.htm.

ROOFS/GUTTERS/CHIMNEYS

Objective:

Roof and gutter systems are designed to efficiently direct water off of roof and away from structure to avoid moisture penetration of the building envelope.

- Observe during rain and when ice has formed in cold weather.

What to look for...

Materials:

- Is there warping, severe wear, cracking, lumps, curling, decay, splitting, rusting, loose pieces, missing pieces, broken pieces, thin material?

Structure:

- Is the roof level, or does it sag?

Roof Flashing, Gutters, Downspouts:

- Check for loose or missing flashing around vents, chimneys and other openings.
- Check that gutters are sloped to prevent standing water.
- Check for debris and plant material in gutters.
- Is there rusting, paint loss, sagging, missing or torn pieces, holes or splits, blockages, poor drainage, disconnected components?

Decorative Elements:

- Are there loose pieces, rust, missing pieces, deteriorated cornice?

Chimneys:

- Is the chimney sagging, leaning, or bowing?
- Are the mortar joints tight?
- Is the chimney cap rusting or missing?
- Are bricks loose or missing?
- Are there vines or plants growing on chimney?

PRESERVATION BRIEF 47

Maintaining the Exterior of Small and Medium Size Historic Buildings

Request a copy from:
nps_hps-info@nps.gov

PRESERVATION BRIEF 4

Roofing for Historic Buildings
www.nps.gov/history/hps/tps/briefs/brief04.htm

The links on these pages are current as of June 15, 2010.

Estimated Life Span:

Metal roofing: repair and paint every 5-10 years. Others: 20-50 years.

Repair and repaint other roof materials every 5-10 years.

Pointing should last 50 years or more.

Repairs Required:

Remove branches that rub against roof or gutters.

Use garden hose to flush debris from gutters/downspouts.

Use fiberglass and epoxy to fix holes in metal gutters or replace if severely deteriorated.

Use water and brushes to remove plant material rather than chlorine compounds.

EXTERIOR WALLS**Objective:**

Exterior walls prevent moisture and unwanted pests from entering the building as well as controlling the exchange of air between inside and out.

- Inspect in both wet and dry weather. Dry weather will give you a baseline for changes you may observe when the walls are wet.

What to look for...**Structure:**

- Are the walls leaning, bowing, or bulging?
- Are cracks evident?
- Are the door and window openings square?

Materials:

- Is the surface of masonry or stucco flaking, crumbling, or are units missing?
- Is the mortar loose or crumbling? Are there open joints?
- Is the wood siding cracked, loose, rotted, or split?
- Do courses of siding appear straight or wavy? Are nails popping?
- Are the walls stained? Show signs of mold/mildew?
- Is paint peeling, cracking, blistering, or chalking?
- Look for signs of rust, rot and insect damage.
- Is there any growth of vegetation attached to the structure?

Porch Floors:

- Are there cracks, splits, loose boards, missing boards, rot?

Trim/Decorative Elements:

- Is there peeling paint, cracks, or loose pieces?

PRESERVATION BRIEF 2

Repointing Mortar Joints in
Historic Brick Buildings
[www.nps.gov/history/hps/tps/
briefs/brief02.htm](http://www.nps.gov/history/hps/tps/briefs/brief02.htm)

C. Preventative and Cyclical Maintenance Checklist

EXTERIOR WALLS, continued

Estimated Life Spans:

Dry, properly maintained wall structure should last indefinitely. Masonry units can last for centuries with proper maintenance.

Pointing should last 50 years or more.

Wood floorboards should last 50 years or more.

Replace clapboards every 150 years, if needed.

Repairs Required:

Repaint existing painted wood surfaces every 5-10 years, or as needed.

Paint previously painted masonry surfaces approximately every 10 years.

Repair open joints.

Trim branches away from walls and remove any vegetative growth from the building.

Clean walls with gentlest means possible; water or a mild, phosphate-free detergent.

Avoid powerwashing.

OPENINGS – WINDOWS AND DOORS

Objective:

Windows and doors can provide light and ventilation to the structure, a visual link to the outside and help define the style, scale and character of the building. Proper maintenance can help to ensure proper operation, security, and energy efficiency of the building envelope.

What to look for...

Operation:

- Do windows and doors open and close smoothly?

Glass:

- Is the glass broken? Is the glazing secure?
- Do the glass panes fit securely?
- Are the stops and putty secure?

Frames, etc.:

- Do the frame, muntins, sash, and door show signs of rust, rot, or insect damage?
- Is the threshold rotted?
- Are there open joints around the frames and trim?
- Signs of leaks?
- Accumulated debris in window wells?

Hardware:

- Is the hardware operational and in good repair?

PRESERVATION BRIEF 9

The Repair of Historic
Wooden Windows
[www.nps.gov/history/hps/tps/
briefs/brief09.htm](http://www.nps.gov/history/hps/tps/briefs/brief09.htm)

PRESERVATION BRIEF 3

Conserving Energy in Historic Buildings

www.nps.gov/history/hps/tps/briefs/brief03.htm

The links on these pages are current as of June 15, 2010.

Weatherization:

- Is the weather stripping in good repair?
- Do storm windows fit tightly?
- Ensure that weep holes in storm windows are open.
- Are the screens damaged?

Estimated Life Spans:

Windows should last 100 years or more.

Window glass should last indefinitely.

Hardware, properly treated, should last indefinitely.

Putty should last 10-15 years.

Caulking should last 15-20 years.

Repairs Required:

Repaint every 5-8 years, as necessary depending on weathering. Check for soundness of putty and caulk when repainting.

Replace broken panes of glass as soon as possible with glass that has the same characteristics as the broken pane.

Use vinegar and water or a non-alkaline window cleaner, especially if cleaning around brass.

Remove hardware, clean and reinstall after windows have been painted.

Clean weep holes in storm windows so that water does not collect on sill.

Add a protective metal cap to the top of shutters to cover the exposed end grain of the wood and extend shutter life.

PRESERVATION BRIEF 45

Preserving Historic Wooden Porches

Request a copy from:
nps_hps-info@nps.gov

EXTERIOR FEATURES - PROJECTIONS

Objective:

To ensure that these features have not become separated from the main structure and are in good repair.

What to look for...

- Are porches, stairs, railings, cornices, brackets, and other exterior features in good repair? Properly aligned?
- Free from deterioration, rot, rust, and insect damage?
- Are elements missing?
- Is flashing damaged? Are connection points secure?

PRESERVATION BRIEF 10

Exterior Paint Problems on Historic Woodwork

www.nps.gov/history/hps/tps/briefs/brief10.htm

PAINT

Objective:

To protect and maintain features and avoid moisture penetration.

What to look for...

- Is the paint cracked, faded, or peeling?

Repairs Required:

Repaint every 5-10 years, depending on surface and conditions.

C. Preventative and Cyclical Maintenance Checklist, continued

FOUNDATION AND PERIMETER GRADES

Objective:

Make sure that water drains away from the house and that building envelope is secure.

What to look for...

- Does water drain away from the foundation?
- Evidence of pest infestation?

Masonry:

- Is masonry flaking, crumbling, spalling, or cracking?
- Is masonry loose or missing?
- Is the mortar secure?

Structure:

- Is the wall bulging or bowing?
- Are vents and other openings secure and pest-proof?

Vegetation:

- Are algae, moss, vines growing on or close to the foundation?
- Moisture damage from sprinkler systems?

Water Control:

- Do downspouts have splash blocks?

Estimated Lifespans:

Properly maintained masonry should last indefinitely.

Pointing should last 50 years or more.

Repairs Required:

Repoint when necessary.

Conduct annual termite inspections.

Ensure that ground remains sloped away from foundation.

Keep vegetation trimmed away from foundation to allow for free air movement.

PRESERVATION BRIEF 24

Roofing for Historic Buildings
www.nps.gov/history/hps/tps/briefs/brief04.htm

The link above is current as of
June 15, 2010.

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.

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- 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,

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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.

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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?

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- 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;

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- 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.

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- 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

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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

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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.

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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

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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

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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

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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.

Historic and Contributing Properties: 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 historic and contributing 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, c. early - late 1800s, 44FX1985. 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)

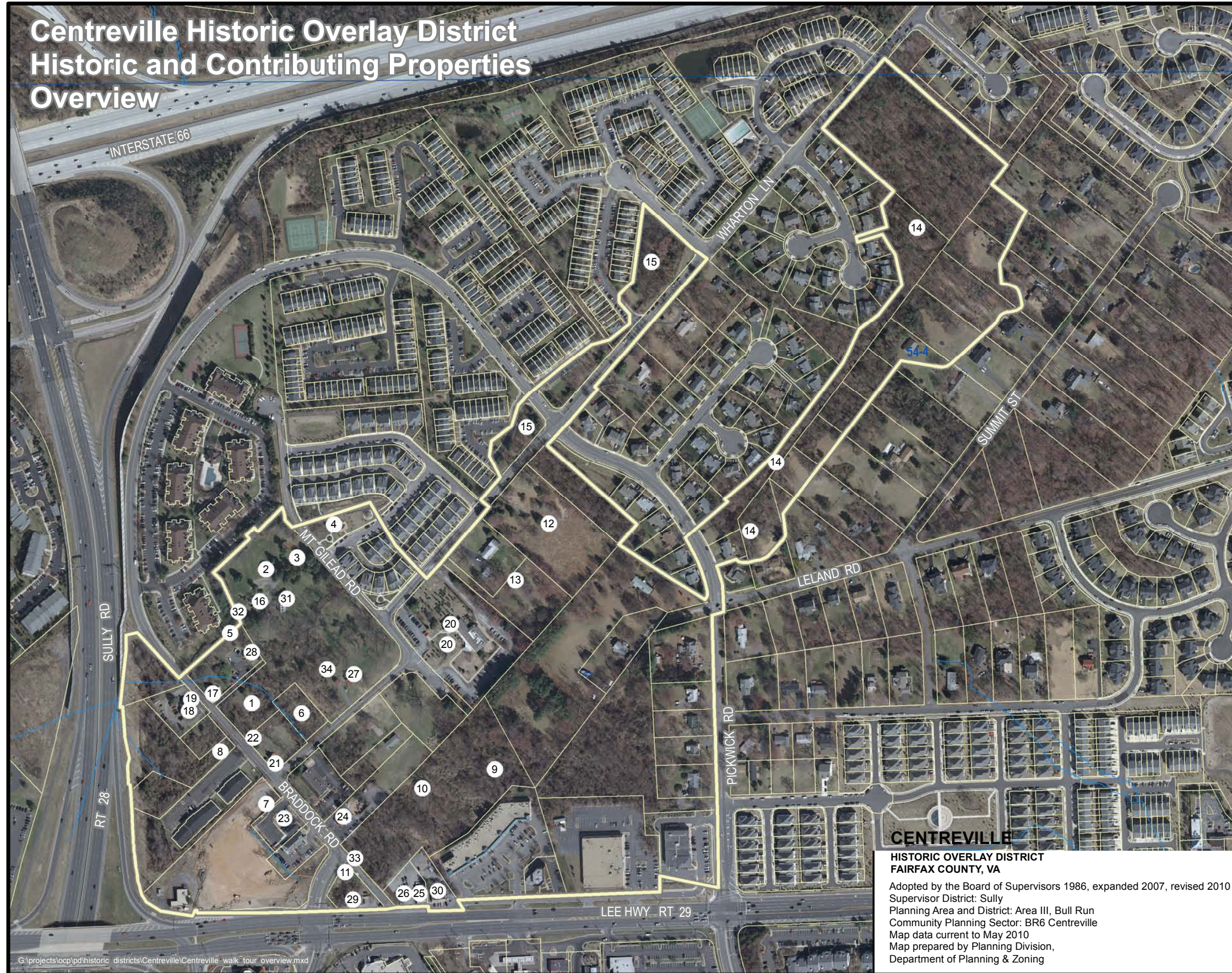
Object & Structure

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:

- Centreville, Virginia Its History and Architecture. Eugenia B. Smith. 1973.
- The Significance and Associated Historic Resources of Centreville, VA. Joint Committee on Centreville Architecture and History. Debbie Robison. 2006.
- Virginia Department of Historic Resources PIF Resource Information Sheet. Cheryl-Ann Repetti, Friends of Historic Centreville. 2008.
- Historic Centreville Park, Master Plan. Fairfax County Park Authority. 2008.
- The Fairfax County Inventory of Historic Sites. 1969, 1970, 2007 – 2009.
- Cultural Resource Management & Protection Section, Fairfax County Park Authority. John Rutherford. 2010.

Centreville Historic Overlay District Historic and Contributing Properties Overview



Historic and Contributing Properties:

1. Adams-Jamesson Tanyard (c.1792)
2. Jamesson Cemetery (c.1844)
3. Mt. Gilead Earthworks
4. Civil War Earthworks, Village at Mt. Gilead
5. Civil War Earthworks, Hogge property
6. Harrington-Buckey's Tanyard (c.1804)
7. Newgate Tavern Site (c.1761)
8. Mohler House Site (c.1830)
9. Royal Oaks Cemetery (1832)
10. Royal Oaks House Foundation (c.1807)
11. Utterback Store Site (early-mid 1800's)
12. Star Fort and Winter Quarters
13. Encampment Site
14. Apex Fort, Middle Fort and Covered Way
15. West Fort & Earthworks (Chantilly Rd Redoubt)
16. Mt. Gilead (c. 1783)
17. Havener House (c. 1790)
18. Old Stone Church (1870)
19. Stone Church (1945 addition)
20. St. John's Church (1867)
20. St. John's Church
21. Harrison House (c. 1867)
22. Harrison Blacksmith Shop (c.1875)
23. Chambliss (Hardee) Law Office (1897)
24. Utterback House (1918-19)
25. Payne's Store (c.1930)
26. Centreville Restaurant (1926-1937)
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32. Mt. Gilead Garden Houses (1935/1936)
33. Royal Oaks Stone Wall (c.1940)
34. Spindle Spring House Structure (1953)

District Boundary

Feet
 0 175 350

Map data current to June 2010

Aerial Flight March 2009

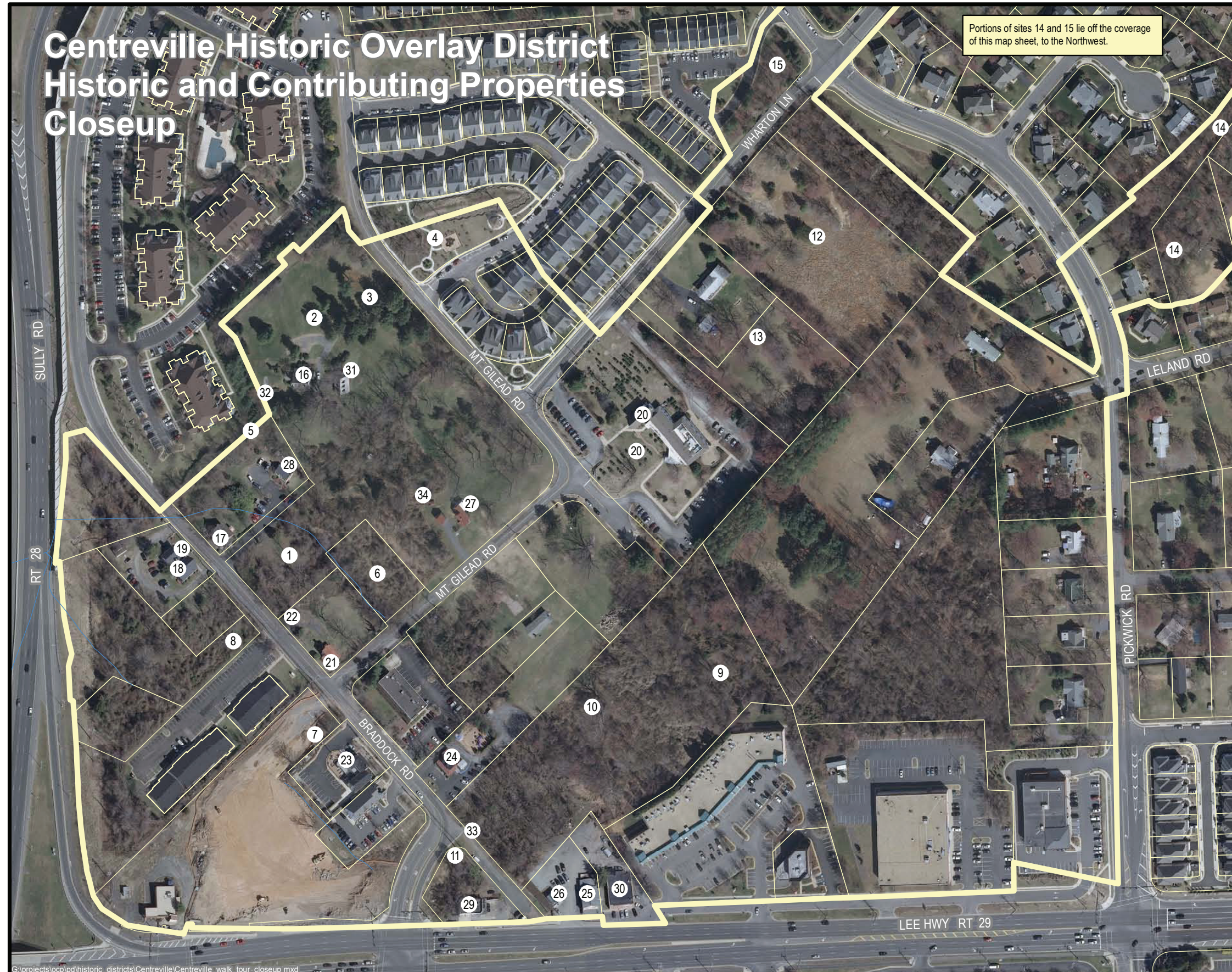
Prepared by Planning Division, Department of Planning & Zoning July 2010

CENTREVILLE
HISTORIC OVERLAY DISTRICT
FAIRFAX COUNTY, VA

Adopted by the Board of Supervisors 1986, expanded 2007, revised 2010
 Supervisor District: Sully
 Planning Area and District: Area III, Bull Run
 Community Planning Sector: BR6 Centreville
 Map data current to May 2010
 Map prepared by Planning Division,
 Department of Planning & Zoning

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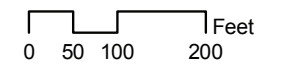
Centreville Historic Overlay District Historic and Contributing Properties Closeup



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Aerial Flight March 2009



Prepared by Planning Division, Department of
Planning & Zoning July 2010

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