



PLANNING & DEVELOPMENT

# Holmes Run Acres Potential Historic Overlay District Community meeting

March 22, 2021

6:30pm



- Welcome
  - Introductions/Features of Webex
  - Staff Presentation
    - Background
    - Current analysis
    - How a HOD could affect a property owner
    - Timelines and next steps
    - FAQs
  - Question and answers
  - Meeting conclusion



# Agenda

- **Questions will be monitored and relayed by staff in order received and answered at the end of the presentation.**
- To ask a question in Webex:
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- Holmes Run Acres constructed between 1951 and 1958
- Listed on the Fairfax County Inventory of Historic Sites in 1977
- Listed on the National Register of Historic Places in 2007
- Community members approached the Supervisor's office in 2019 about the potential for a HOD
- BOS passed a motion authorizing Staff to evaluate the potential HOD



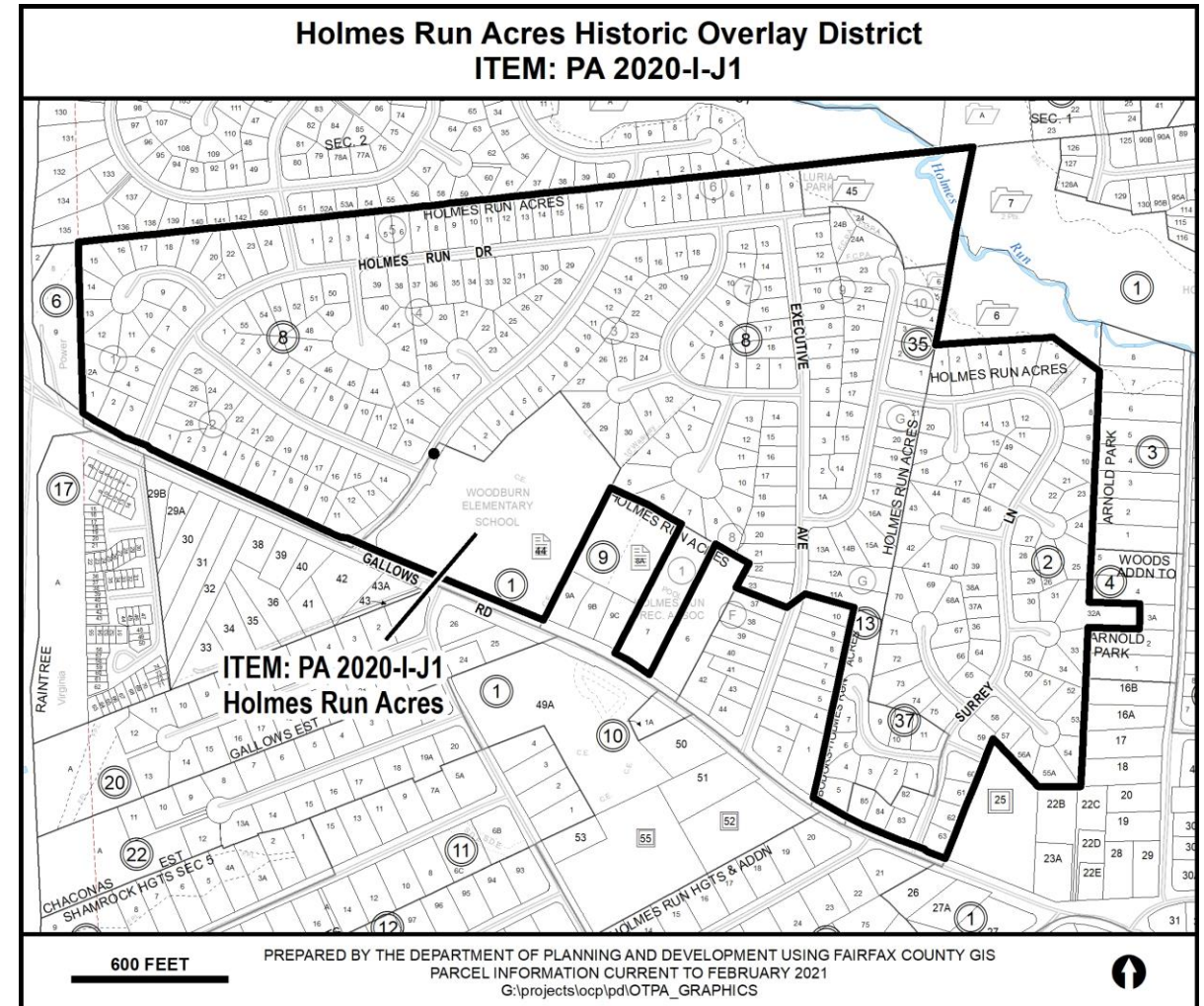
## Background

- What is a Historic Overlay District?
  - A zoning tool that helps to promote “ *the general welfare ...though the identification, preservation, and enhancement of those buildings, structures, neighborhoods, landscapes, places and areas that have historical, cultural, architectural or archaeological significance*” (Z.O. 7-200)
- What is the Architectural Review Board?
  - Made up of 11 members with expertise in architecture, history, landscape architecture, etc.
  - Uses Design Guidelines to:
    - Review building permits and site plans to ensure new development within district is appropriate with historic significance
    - ARB collaborates with homeowner on the design of the proposal to ensure it does not negatively impact the historic visual significance of the community
    - **ARB reviews and approves/denies Design Guidelines, not BOS**

## Zoning Ordinance and Design Guidelines



- Staff began analysis using the National Register Nomination Form for background research
- NR identified the significance of the HRA neighborhood for its architecture
  - Modern style, standardized building forms
  - Siting of homes in harmony with nature
  - Street layout
  - Roofs are low-sloped gable or shed
  - Large windows



# Analysis

- Current Analysis includes:
  - Current conditions
  - Individual structures
    - Contributing vs. non-contributing
  - Uses likely to have an adverse effect
  - Potential boundaries
- Supervisor requested a community work group be formed with members of the neighborhood
- Work Group has met six times to discuss and give input on Staff analysis
- Staff will use the information to make recommendations for the creation of a potential HOD



# Analysis





- Contributing resources are those that date from the period of significance and contribute to the character of the neighborhood
- Non-contributing resources are those that either due to their period of construction, alterations or other factors do not contribute to the district's historic significance
- Within a HOD, both contributing and non-contributing structures would require ARB approval for buildings permits

Contributing vs non-contributing



- From the analysis Staff will draft a proposed Zoning Ordinance Amendment for the potential HOD
  - Creating new HOD Zoning Ordinance Language
  - Added purpose of district
  - Additional use standards, bulk regulations
  - Any proposed regulations defer to underlying R-3 zoning
    - We'll evaluate regulations such as height, setbacks, bulk regulations

**Note: anything not regulated in ZO will most likely have design guidelines recommendations that are to be approved by the ARB**



# Zoning Ordinance



- Comprehensive Plan is a planning tool for decision making process regarding the natural and built environment
  - Mentions listings on Inventory of Historic Sites and National Register of Historic Places and encourages preservation
- Rezoning would include adding the boundary to the zoning map



## Rezoning and Comprehensive Plan Amendment



- It does not apply to interior alteration
- Existing renovations can remain
- Underlying zoning (R-3) remains in place
- ARB approval would be required before a building permit can be issued
  - Applies primarily to larger, exterior renovations, construction or demolition
- ARB review and recommendation would be required before a site plan or rezoning could be issued



What a HOD could mean for your property

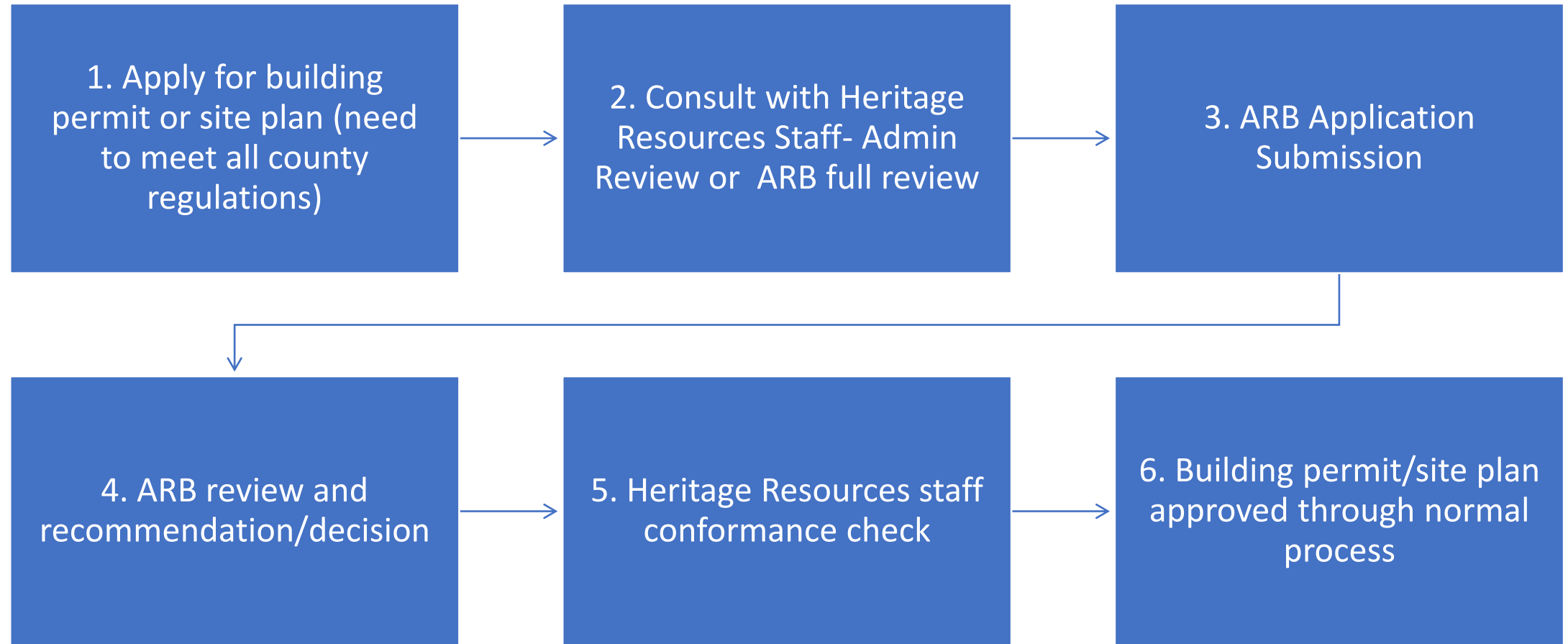


A permit IS required for...	A permit IS NOT required for...
New buildings, additions and structures	Fences
Porches and decks (including alterations to existing)	Residential window replacements
Sheds and playhouses over 256 square feet	Residential door replacements
Swimming pools	Gutters
Retaining walls over 3 feet	Playground equipment
New exterior stairs or stoops	On-grade patios (including wood patios)
Demolition of buildings and structures	Driveways

\* Please visit the Land Development Services Webpage for a complete list

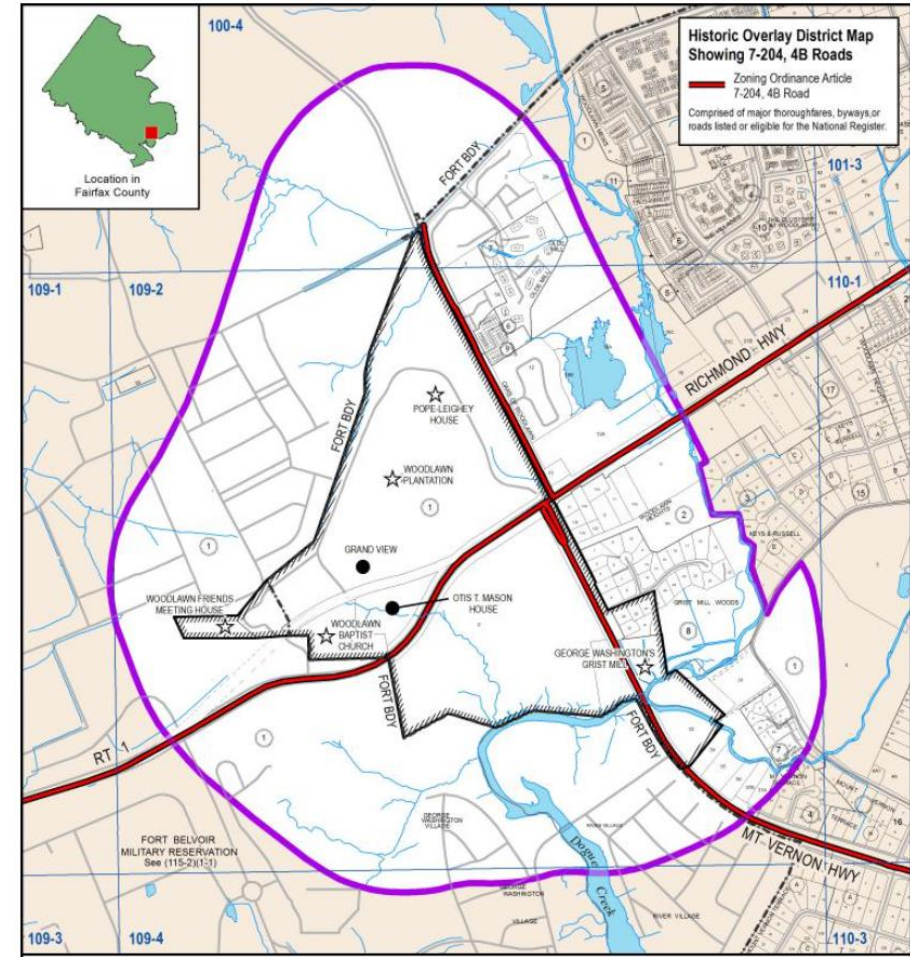
\*\* Alterations for ARB review may be added or removed from this list pending the staff analysis and Work Group determinations if a HOD is recommended

# When is a building permit required?



ARB Process

- Located in Alexandria along Route 1
- Consists of Woodlawn Plantation, George Washington Grist Mill and the Pope-Leighey House, among other historic properties
- Defining feature: viewshed



Example of a HOD - Woodlawn



- Regulations in the Zoning Ordinance
  - Use limitations
    - Location of residential and commercial uses; no industrial uses
    - Compatibility of new design with historic sites
    - New improvements shall be compatible with historic sites related to visual impacts
  - Current R-1 Zoning District mandates lot size, minimum yards, density, and open space requirements



Example of a HOD-Woodlawn

Fairfax County hired EHT Traceries to draft design guidelines



Design Guidelines

November 7, 2019

- 1<sup>st</sup> Community Meeting

January 14, 2020

- Board Motion

April – May 2020

- Site Visits

September – February 2020-2021

- Work Group meetings

March 22, 2021

- 2<sup>nd</sup> Community Meeting

April – July 2021

- Additional Staff and Work Group mtgs to review draft zoning language and design guidelines

June/July 2021

- 3<sup>rd</sup> Community Mtg to present draft Z.O. and design guidelines

Fall/Winter 2021

- Planning Commission and BOS Public Hearings-dates TBD

# Timeline



Is there a fee associated with the HOD or ARB process?

No, there are no new fees added if HRA becomes an HOD.

What if I disagree with an ARB decision?

There is an appeals process in the Zoning Ordinance. However, the ARB will work with the homeowner and architect to develop a design that is mutually acceptable. There has not been an appeal in over 15 years. If you do wish to appeal, you may appeal to the Board of Supervisors directly.

Will ARB review add time to my process?

It depends. Through establishing an HOD there will be a list of circumstances for specific projects that will not require attendance at an ARB meeting. Larger renovations like additions will require attendance at an ARB meeting.

## Frequently Asked Questions

Can I use any type of tax credits if my home is historic?

If your home is listed in the National Register of Historic Places as a contributing structure to a historic district, then you may qualify for the Virginia Rehabilitation Tax Credits.

Is the permit process for the county HOD different than the certification process for tax credits?

Yes. The ARB will use the county developed zoning ordinance and design guidelines for their decision. The tax credits will use the Secretary of Interior's Standards for Rehabilitation and may have different requirements.

What other opportunities will I have to comment?

Community and Work Group meetings

Letter, e-mails to staff or Work Group

Public Comment at Planning Commission or Board of Supervisors hearings

Is an HOD the same as an HOA?

No

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Q and A



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<https://www.fairfaxcounty.gov/planning-development/plan-amendments/holmes-acres-run-hod>

Thank you!

Contact Information