

# HOLMES RUN ACRES POTENTIAL HOD WORK GROUP MEETING

September 15, 2020

WebEx Virtual Meeting

Fairfax Department of Planning and Development

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# AGENDA

- Welcome and introductions
- Review of binder material
- Work Group role/staff role
- Background and history
- Task #1: Defining significant features of Holmes Run Acres
- Public comment
- Next meeting

# WORK GROUP ROLES AND RESPONSIBILITIES

- Staff responsibilities
  - Lead and coordinate Work Group meetings
  - Conduct and present technical work necessary for the Work Group to give input on what a potential HRA HOD would be and how it would function
  - Coordinate with other county agencies such as the Park Authority and FCDOT
  - Take input and recommendations from the Work Group and community
  - Drafts a Staff report that gives recommendations regarding a potential HOD to the Planning Commission and Board of Supervisors

## WORK GROUP ROLES AND RESPONSIBILITIES CONTINUED

- Community Members
  - Provide specific local and community expertise and speak for community interests
  - Act as a sounding board for the staff and advise the staff on potential community concerns
  - Relay information to and solicit broader input from others in the community
  - Provide input on the technical work presented by the staff

# GOALS OF THE WORKGROUP

- Determine what characteristics define the HRA neighborhood
- Make **recommendations** for what an HRA HOD should look like if one is approved including:
  - Boundaries of a potential HOD
  - What would be an adverse effect to a contributing structure
  - What should be put in the Zoning Ordinance
  - What should be included in the design guidelines

\*Please note that the Work Group is giving its input to Staff. Staff will then make its recommendations to the PC and BOS. The BOS will be the ultimate decision-maker regarding the creation of an HOD.

# HOLMES RUN ACRES

- Constructed between 1951 and 1958 by the Luria Brothers, they created a subdivision with affordable houses that were in harmony with nature and took advantage of the natural terrain and surroundings.
- They hired architects Satterlee and Lethbridge to design small inexpensive houses using standardized building features and modules.
- Architects used modern design
- County Inventory of Historic Sites listing- February 2, 1977
- National Register Historic District listing- March 22, 2007



## WHAT DOES AN HOD DO?

- Architecture Review Board approval would be required before a building permit can be issued and applies primarily to larger, exterior renovations, construction or demolition
- It does not apply to interior renovations
- Existing renovations can remain
- Underlying zoning remains the same (R-3)
- Deeds remain the same

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

## WHEN IS A PERMIT REQUIRED?

# WHAT IS THE ARB

- Appointed members by the BOS with professional expertise in preservation
- Hear and approve building permits and sign permits
- Review and make recommendations for rezoning, and site plans

# ARB REVIEW PROCESS

- Submit application and supporting materials (plans, drawings, materials, etc.) to the ARB
- If application is complete, it will be scheduled for discussion and/or action at next ARB meeting
- At ARB meeting, Board members will have discussion with the applicant about proposed alterations
- If there is agreement on details, the ARB will vote for approval
- Applicant will then receive an approval letter

# ZONING ORDINANCE

- The zoning ordinance is the regulation
- We cannot require actions that are not already regulated by the zoning ordinance
- Things that may be considered during the process
  - Height
  - Setbacks

## APPENDIX 1-HISTORIC OVERLAY DISTRICTS

### PART 11 A1-1100 LAKE ANNE VILLAGE CENTER HISTORIC OVERLAY DISTRICT

#### A1-1101 Purpose and Intent

The Lake Anne Village Center Historic Overlay District is created to protect against destruction of the historic and architectural quality of the landmark; to encourage uses which will lead to its continuance, conservation, and improvement; and to assure that new uses within the district will be in keeping with the character to be preserved and enhanced.

#### A1-1102 Permitted, Special Permit and Special Exception Uses

All uses permitted by right, special permit and special exception for a village center in the PRC District.

#### A1-1103 Use Limitations

1. The provisions of Part 2 of Article 7 shall apply to all lands within the district.
2. All uses and development within this district shall be in strict accordance with the development policies and recommendations set forth in the adopted comprehensive plan and shown in the Reston Master Plan, adopted by reference in the Area III Plan.
3. Any new improvements, to include structures, signs, fences, street furniture, outdoor graphics, and public and private utilities shall be designed and installed as integral parts of the present village complex, and to be compatible with the original design.

#### A1-1104 Lot Size Requirements

No requirement for each use or building

#### A1-1105 Bulk Regulations

1. Building height shall be compatible with the intent of the district.
2. Minimum yard requirements: The location and arrangement of structures shall not be detrimental of existing uses or prospective adjacent uses.

#### A1-1106 Maximum Density

As specified in the underlying zoning districts

#### A1-1107 Open Space

As specified in the underlying zoning districts

## DESIGN GUIDELINES III



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



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.



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.

# DESIGN GUIDELINES

- The design guidelines are best practices for keeping the style and character of a neighborhood
- These are not regulatory
- These are used in discussion with the Architectural Review Board when a permit is required

## HOW IS AN HOD CREATED?

- County staff, at the direction of the Board of Supervisors, will conduct research and prepare a report with recommendations. This will include, but is not limited to:
  - Analysis of current conditions
  - Description of individual structures, present trends and desirable objectives for preservation
  - Description of existing structures and uses likely to have an adverse effect on desired character
  - Description and justification of boundaries

# DEFINE THE SIGNIFICANT FEATURES OF HOLMES RUN ACRES



**What makes Holmes Run Acres unique?**



**What are some attributes that most homes in the neighborhood share?**



**What physical features of the homes identify it as a Holmes Run Acres home?**



**Are there other features in the neighborhood that contribute to what makes Holmes Run Acres different?**

Landscaping?  
Road design?  
Other?

# NATIONAL REGISTER AND STAFF ANALYSIS

- Windows and prolific use of glass
- Dwellings lend easily to additions
- Siting of the dwelling on the landscape
- Roof shape: low sloped gable or shed roofs
- Road layout
- Modern architectural design

HOUSE TYPES:  
ONE-STORY  
LURIA



## TWO-STORY LURIA



GADDY



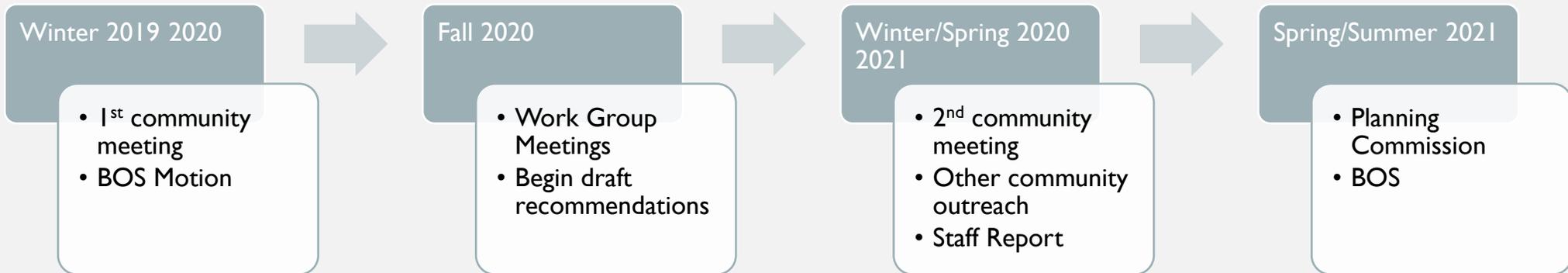
BODOR



TEST CASE  
HOLLY COURT



# TIMELINE



# NEXT STEPS



SCHEDULE NEXT WORK  
GROUP MEETINGS



FINALIZE DEFINING  
ARCHITECTURAL FEATURES  
OF THE HOLMES RUN ACRES  
NEIGHBORHOOD



DISCUSS PUBLIC COMMENT  
AND INPUT



CONTINUE ANALYSIS OF  
CONTRIBUTING/NON-  
CONTRIBUTING PROPERTIES