Holmes Run Acres
Historic Overlay District Design Guidelines

Fairfax County, Virginia

COUNTY OF FAIRFAX 1742 VIRGINIA

PLANNING & DEVELOPMENT
FAIRFAX COUNTY

ACKNOWLEDGMENTS

Fairfax County Board of Supervisors

To be finalized at a later date

Fairfax County Planning Commission

Fairfax County Architectural Review Board

Fairfax County History Commission

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COUNTY OF FAIRFAX
1742
VIRGINIA

PLANNING & DEVELOPMENT
FAIRFAX COUNTY

EHT TRACERIES
HISTORIC PRESERVATION

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HOLMES RUN ACRES
Est. 1951
National Register of Historic Places

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Introduction to the District-Specific Design Guidelines

INTRODUCTION TO THE HISTORIC OVERLAY DISTRICT DESIGN GUIDELINES

The modernist neighborhood of Holmes Run Acres is currently under consideration as a potential Fairfax County Historic Overlay District (HOD) and, if designated, would become one of fourteen historic overlay districts in the county. As described in Section 7-201 of the Fairfax County Zoning Ordinance, an HOD is a comprehensive planning and zoning tool that helps promote the identification, preservation, and enhancement of buildings, structures, neighborhoods, landscapes, places and areas that have historical, cultural, architectural or archaeological significance. The creation of HODs was authorized by the Fairfax County Board of Supervisors to protect and enhance the county's historic and architectural landmarks – sites deemed both valuable and vulnerable.

Holmes Run Acres was developed between 1951 and 1958 in three distinct phases, led by developers Gerald and Eli Luria, the Gaddy Construction Company, and Andre Bodor. Nearly all the homes in Holmes Run Acres were designed by architects Donald Lethbridge and Nicholas Satterlee. The 140-acre neighborhood is significant in the areas of Architecture and Community Planning and Development. Holmes Run Acres was listed as a historic district in the Fairfax County Inventory of Historic Sites in 1977 and was listed on the Virginia Landmarks Register (VLR) in 2006 and in the National Register of Historic Places (NRHP) in 2007. In 2020, in response to community interest, the Fairfax County Board of Supervisors authorized consideration of a Holmes Run Acres Historic Overlay District (HRA HOD) to recognize the neighborhood's important architectural and historical significance, and to preserve the character of the neighborhood.

Holmes Run Acres (c.1951). *Holmes Run Acres: The Story of a Community* (1976-2001), vol.1, p.11.

The content within this document is meant to help project applicants and the broader community understand the history of the potential HOD, identify its character-defining features, and foster design solutions that protect and enhance Holmes Run Acres while retaining the historic architecture and character of the district as a whole. The intent of the Design Guidelines is to guide sensitive new development and compatible additions, and limit demolition and inappropriate exterior alterations. The Design Guidelines offer practical and flexible guidance for property owners, architects, contractors, and other professionals undertaking work within the HOD, and are meant to be referenced early in the planning phase of a proposed project.

For more information on the project review process, applicants should also reference the Historic Overlay District General Design Guidelines (FUTURE LINK) which outlines the ARB (Architectural Review Board) review process, standards of review, as well as design principles and general guidance applied to all HODs.

Holmes Run Acres advertisement (c.1952). *www.holmesrunacres.com*

HISTORIC OVERLAY DISTRICT REGULATIONS AND PROJECT REVIEW SUMMARY

Proposed projects within the Historic Overlay District will be reviewed by the Fairfax County ARB. As described in the Zoning Ordinance Section 7-204: "Administration of Historic Overlay Districts," the term "project" applies primarily to exterior renovations, construction, demolition, or any uses that require a building permit, site plan, or rezoning application in accordance with the Zoning Ordinance. Fairfax County staff and the ARB will use the HOD Design Guidelines in their review and approval of County permit, site plan, and rezoning determinations and recommendations. Consistent with current practice, ARB review is only required for work that requires a permit.

Additional information on what work requires a building permit, reference the Fairfax County Land Development Services website here.

Projects That Require Review and Permit Approval by the ARB:

- **Demolition of buildings and structures**
- **New buildings, additions and structures**
- **Decks and screened-in porches (including alterations to existing)**
- **Sheds and playhouses over 256 square feet**
- **Swimming pools**
- **Retaining walls over three feet**
- **New exterior stairs or stoops**

Projects That Require Review and Recommendation by the ARB:

- **Rezoning**
- **Special exceptions**
- **Special permits including encroachment into minimum yard requirements/setbacks and ground disturbance over 2500 square feet, such as septic fields**
- **Variances and site plans including subdivision plats and grading plans**

Projects That Do Not Require Review and Permit Approval by the ARB:

- **Fences**
- **Residential window and door replacements**
- **Gutters**
- **Playground equipment**
- **On-grade patios**
- **Driveways**
- **Interior alterations**

USING THESE DESIGN GUIDELINES

The Holmes Run Acres HOD Design Guidelines were developed to provide historical background and detailed guidance to project applicants, property owners, the building industry, and the community, and to facilitate ARB consideration of project applications. The Design Guidelines are not a part of, nor are they an amendment to, the County's Zoning Ordinance which continues to regulate land use types and the intensity of development throughout the County. The Zoning Ordinance guides measurable items such as heights, setbacks, siting, and sizes of structures.

This document includes information about Holmes Run Acres' early history and founding principles in ***Chapter 2. History and Significance***. HOD boundaries and a description of the district's physical character and character-defining features are included in ***Chapter 3. Historic Overlay District Overview***, and guidelines based on the *Secretary of the Interior's Standards for Rehabilitation* (in keeping with the provisions of Article 7-200 of the Fairfax County Zoning Ordinance) are included in ***Chapter 4. District-Specific Design Guidelines***. The guidelines are categorized into guidelines for Preservation and Rehabilitation of Existing Buildings; for New Construction and Additions; and for Preserving Setting (Landscape, Streetscape, and Archaeological Resources). The guidelines emphasize flexibility and encourage site-specific solutions rather than a one-size-fits-all approach. They are guidelines, not requirements. They have been developed with the specific intent to:

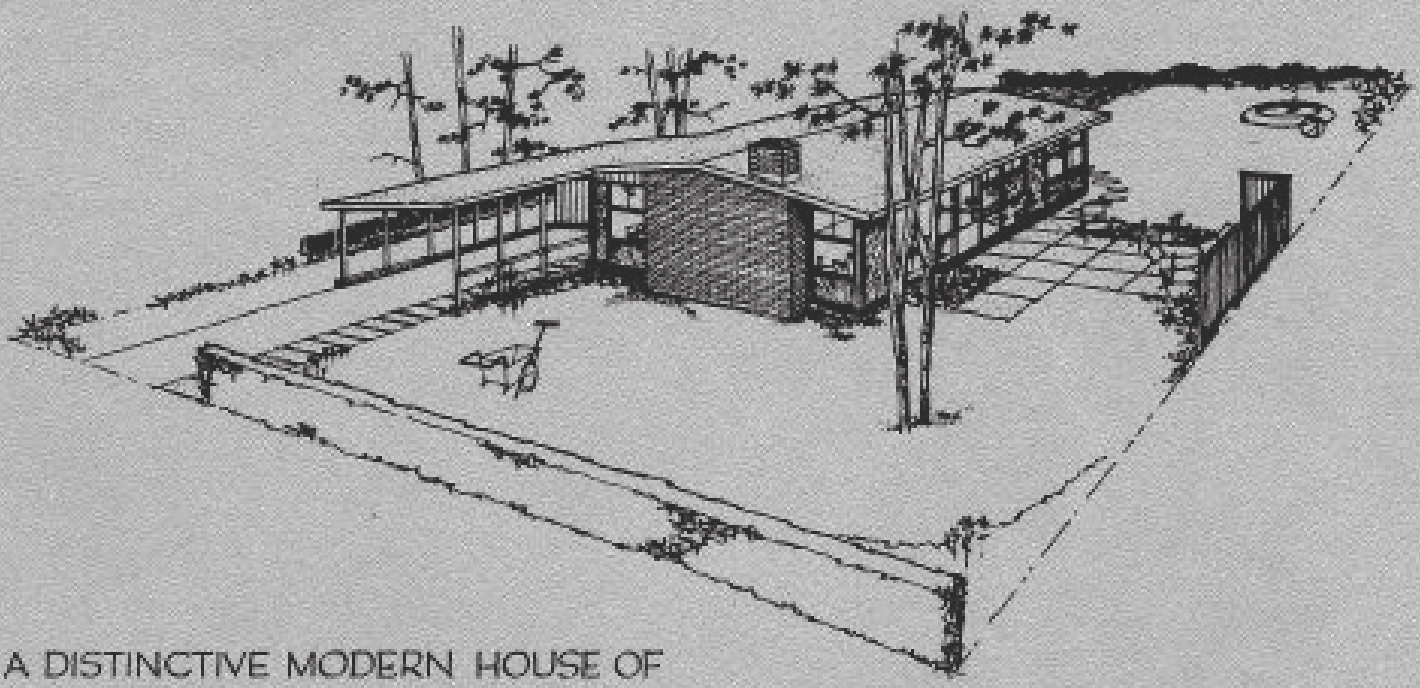
- Preserve, complement, and reinforce the modernist character of the district;
- Reinforce the existing scale;
- Guide sensitive new development and compatible additions; and
- Encourage the consistent use of materials compatible with the character of the historic district.

The ***Appendix*** includes a glossary of terms and acronyms, a list of additional resources, a maintenance checklist, and an inventory of contributing and non-contributing properties located within the HOD.

Newly constructed home on Executive Avenue (1953). Photograph by John Arnold. www.holmesrunacres.com

HOLMES RUN

A PLANNED COMMUNITY OF CONTEMPORARY HOUSES IN FAIRFAX COUNTY



A DISTINCTIVE MODERN HOUSE OF
SOUND DESIGN & CONSTRUCTION.

LURIA BROS. BUILDERS

SATTERLEE & LETHBRIDGE - ARCHITECTS-ENGINEERS

NOW: KEYES, SMITH, SATTERLEE & LETHBRIDGE

02

History and Significance

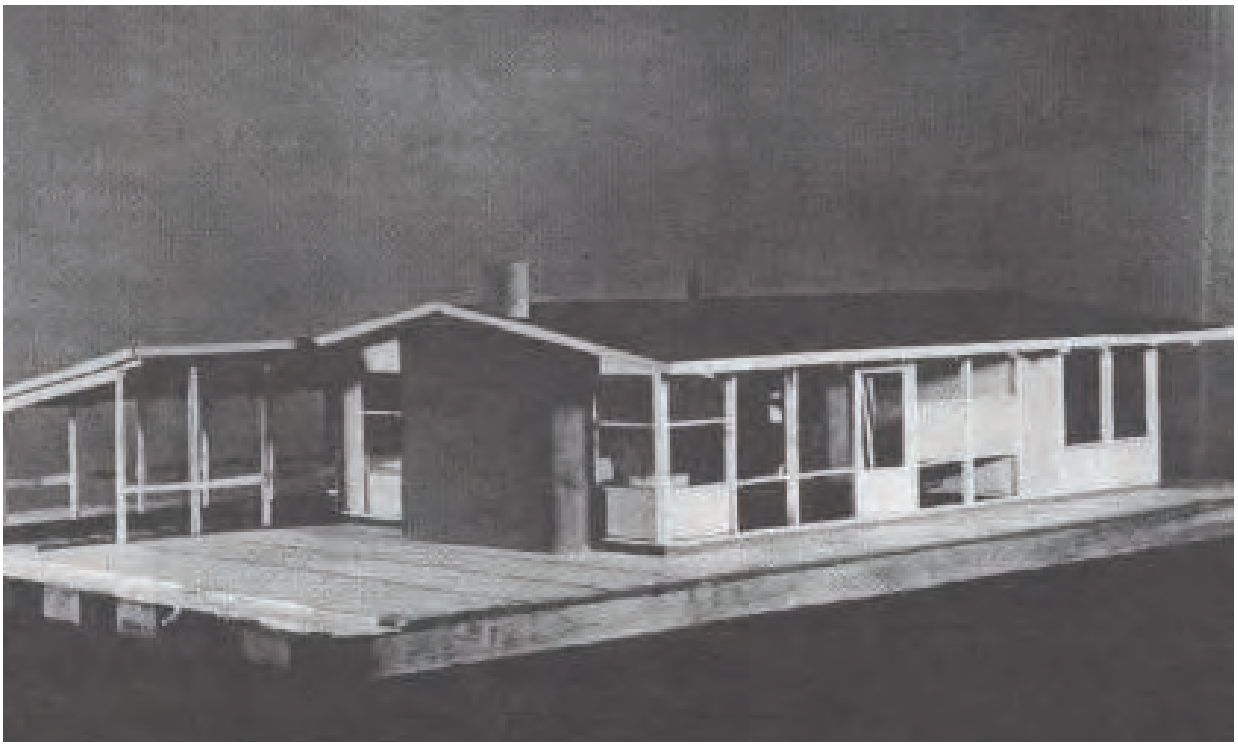
STATEMENT OF SIGNIFICANCE

Holmes Run Acres is a modern-style suburban housing development in central Fairfax County, Virginia. Brothers Gerald and Eli Luria purchased 135 acres of farmland in 1950 and employed architects Nicholas Sattlerlee and Donald Lethbridge to design contemporary, affordable residential dwellings. The Luria Brothers funded the construction of some 260 houses between 1951 and 1952; remaining lots were developed by builders (and brothers) Gaddy and Gaddy and builder Andre Bodor in 1954-1955 and 1957-1958, respectively. Each of these builders prioritized affordable, modern-style houses designed in harmony with nature, with respect to the natural terrain and surroundings. Holmes Run Acres is comprised of over 300 single family dwellings, a school, a recreation center, pools, and a park, spanning 140 wooded acres. The neighborhood is considered a significant example of modernist architecture and community planning and development. Although many homes have been modified over the years, the neighborhood has retained its midcentury character. This is in large part due to flexible building footprints designed with future expansion in mind, and property owners who have pursued thoughtful alterations that maintain harmony with original house designs.

DEVELOPMENT HISTORY

Gerald and Eli Luria were two brothers from Arlington, Virginia, who worked as a jeweler and investor, respectively, before forming a professional partnership in 1945 to pursue real estate development. Luria Brothers' first development venture was Waverly Village in Arlington, comprised of 33 brick Colonial and Rambler-style dwellings. The project was successful, and the brothers went on to develop Garden City in Arlington, and Jonstown, Marshall Park, Sycamore Grove, and Sleepy Hollow Knowl throughout Arlington County. In 1950, the Lurias purchased a 135-acre tract of farmland in Fairfax County from investor Herman Schmidt. Schmidt had owned the tract since 1945 and named it "Holmes Run Acres." The land consisted of cleared fields with some sections of rolling woods.

The Lurias hired architects Nicholas Satterlee and Donald Lethbridge to design small, inexpensive homes that complemented the wooded natural environment. Satterlee and Lethbridge had previous experience working together at the Washington, DC firm, Berla & Able, and both had experience in residential design. Nicholas Satterlee graduated from Harvard University Graduate School of Design and worked from 1946 to 1948 for Berla & Able, and also for the Northern Virginia firm of Burket, Neufeld, and DeMars. Satterlee enjoyed a reputation as a skilled illustrator and designer of residential buildings, and also had experience rehabilitating historic structures. Architect Donald Lethbridge graduated from Yale School of Architecture in 1947 and moved to Washington, DC, where he trained with Berla & Able and worked primarily designing individual houses for private owners. Although well-educated and competent residential designers, Satterlee and Lethbridge were not yet established names with decades of professional experience. They were eager to secure the Holmes Run Acres job from the Luria Brothers, due to the project's large size and the opportunity to incorporate modern design into a suburban housing development. Notably, the Lurias credit Lethbridge specifically for encouraging them to take Holmes Run Acres in a distinctively modern direction.



Scale model house by Satterlee and Lethbridge. *Holmes Run Acres: The Story of a Community* (1976-2001), vol.3, p.13.

Holmes Run Acres model house at the corner of Gallows Road and Holmes Run Drive, opened to the public April 1, 1951. *Holmes Run Acres: The Story of a Community* (1976-2001), vol.3, p.12.

The Lurias funded the first phase of Holmes Run Acres' development, which included approximately 260 homes designed by Satterlee and Lethbridge, constructed between 1951 and 1952. Lurias' buildings were first constructed on Holmes Run Drive and continued through to the intersection of Hartwell Court and Executive Avenue. Early property owners were given the option to purchase individual landscape plans by landscape architect Lou Bernard Voight, before his death in 1953. The Holmes Run Acres Civic Association was founded in 1952 and remains active today. The Woodburn Elementary School, located at 3401 Hemlock Drive, was constructed in 1953. It was expanded in 1954 and 1957 and renovated in 1974-1975. The Holmes Run Acres Recreation Center opened on Labor Day in 1953 and featured the first community-built pool in Northern Virginia; a second pool was completed by 1960. The land that now comprises Luria Park was part of the original parcel of land purchased by the Luria Brothers in 1950, but was determined unsuitable for development and donated to Fairfax County. In c.1954, the land was developed into a 4.2-acre park, maintained by Fairfax County with equipment and facilities provided by residents of Holmes Run Acres.

Gerald and Eli Luria also collaborated with Satterlee and Lethbridge for the 1952 Pine Spring development, two miles north of Holmes Run Acres. Pine Spring included 125 modern single-family dwellings, garden apartment buildings, duplexes, and a small shopping center. In 1953, Eli Luria moved to California to continue his career in real estate development. In 1954-1955, builders Joseph and Anthony Gaddy of Gaddy Construction Company (Gaddy and Gaddy) took over for the Luria Brothers and initiated the second phase of residential development in Holmes Run Acres, resulting in an additional 71 homes also designed by Satterlee and Lethbridge. In 1957, builder Andre Bodor purchased the remaining undeveloped lots from Gaddy and Gaddy and by 1958 had completed construction of 19 final homes. The Luria brothers built ~260 homes west of Executive Avenue; Gaddy and Gaddy built 71 homes east of Executive Avenue; and Bodor built 19 homes at the connection of Surrey Lane and Gallows Road.

Holmes Run Acres was positively recognized by the press and public from the start. Publications such as *House Beautiful*, *American Builder*, the *American Institute of Architects Journal*, and *Architectural Forum* highlighted the unique character of the neighborhood and praised its economical value. Each of the publications praised how Holmes Run Acres successfully implemented the novel concept of blending modern architecture with natural surroundings.

Typical Gaddy and Gaddy home (c.1955). *American Builder* (August 1955), p.115

1950

Brothers and developers Gerald and Eli Luria purchase 135 acres of farmland from Herman Schmidt. The land was called "Holmes Run Acres" and consisted of cleared fields and rolling woods.

1951-1952

The Lurias develop approximately 260 modern houses designed by architects Satterlee and Lethbridge.

1954-1955

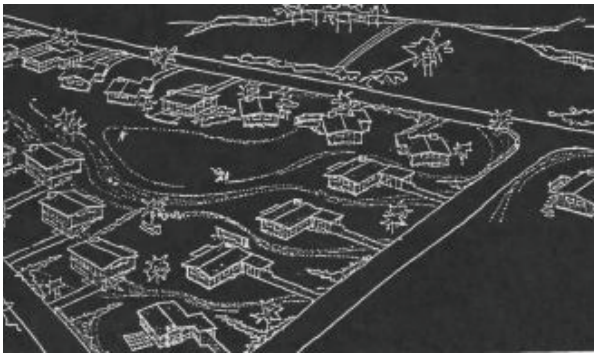
Builders Gaddy and Gaddy undertake the second phase of development, building 71 additional homes also designed by Satterlee and Lethbridge.

1952

Holmes Run Civic Association is founded.

1957-1958

Andre Bodor purchases undeveloped lots from Gaddy and Gaddy in 1957, and completes 19 final homes in HRA by 1958.



Evaluation: Lessons of Modesty and Malleability In a 25-Year-Old Suburban Housing Development

AMERICAN INSTITUTE OF ARCHITECTS JOURNAL – November 1976

post-World War II years, when tract
ousing—monotonous rows of market-
esigned dwellings later labeled "ticky-
acky"—was spreading inexorably across
uburbia, a few builders and their archi-
cts were showing that it didn't have to
: that way. Among them were Gerald
d Eli Luria, developers, and Francis D.
thbridge, FAIA, and Nicholas Satterlee,
AIA, architects, of Holmes Run Acres
Fairfax County, Va.
Today, 25 years after its completion—
hen the "ticky-tacky" house is growing
ore larger, more elaborate and more pro-
bitively expensive—Holmes Run still
is lessons to teach. Mainly they have to
with modesty, capacity to change over
ne and the durability of such design
tues as simplicity and respect for the
nd.
Ranging from 902 to 1,804 square feet
thout owner-built additions, the modu-
houses are small even by the standards
t prevailed a quarter of a century ago.
e basic one-story house sold for
3,500 in 1951 and the two-level for
ound $17,000. Today, all have appre-
ted at least four-fold, but are still con-
ered a bargain by real estate values
valent in northern Virginia.
Open interiors with high, sloped beam
d plank ceilings give these small houses
illusion of spaciousness. Each living
om-dining room-study is essentially one
m space that can be subdivided. Win-
ws in the open spaces are large and
ndant, bringing the outdoors in and
im opening up space. Brick fireplaces
er entire walls, furnishing visual an-
rs and counterpoints to the light panel
struction.
The character of the houses, says Leth-
dge, "depends on the balance of dis-
line and relaxation. We didn't want to
complicate and mess things up. I
k many people considered the houses
rustic and informal."
e regarded the houses as "background
es to be finished by the people who
in them," and one of his principal
concerns was that they be easily adapted
to different peoples' needs.
Because of the post and panel, precut
construction, the houses can be easily
added to or altered; all the structural
members are exposed, which provided
savings in construction costs for the
builder.
Some people have chosen to accentuate
the openness of the spaces, others have
enclosed them to make small rooms and
almost every owner has enlarged interior
space, if only to enclose the carport. Fur-
nishings range from colonial to ultra
modern.
When talking about the interiors of their
homes, residents respond to and value
highly the architectural concept. Typical
comments: "It's the flexibility and open-
ness of the plan we like best." "We like
the indoor-outdoor feeling, the feeling of
open space."
On the exterior the architects con-
sciously manipulated scale, lowering the
roof springline to make the houses look
larger, more settled in the landscape. "We
found a dozen ways of connecting car-
ports and otherwise varying basic ele-
ments, and could thus provide more
individuality," says Lethbridge.
The houses were designed and built to
be economical, meaning "energy efficient"
in today's terms. All the windows are
weathertight sliding glass, and there is
venting sash at floor and ceiling levels to
provide a chimney effect. For insulation

Images (top to bottom): Site drawing published in the *American Institute of Architects Journal* (November 1976), p.67; "Evaluation: Lessons of Modesty and Malleability in a 25-year-old Suburban Housing Development" *American Institute of Architects Journal* (November 1976), p.53; *American Builder* (August 1955), p.113.

Undated photograph by J. Schonbach. *Holmes Run Acres: The Story of a Community* (1976-2001), vol.1, p.12.

Undated photograph by J. Arnold. *Holmes Run Acres: The Story of a Community* (1976-2001), vol.1, p.11.

Undated photograph by J. Schonbach. *Holmes Run Acres: The Story of a Community* (1976-2001), vol.1, p.12.

Subdivisions and Site Development Patterns

Holmes Run Acres was built during a pivotal period of postwar suburbanization, when the prolific use of the automobile, construction of new highways and interstates (I-495), the baby boom, new building technology, and a recovering economy spurred by Federal building initiatives resulted in a high demand for new housing. In Northern Virginia, the market responded with an unprecedented amount of new construction, largely in new "freeway suburbs" where Ranch, Rambler, and Colonial Revival styles were ubiquitous. While Gerald and Eli Luria benefited from many of these timely market conditions, they largely rejected traditional housing trends (at the urging of Donald Lethbridge, specifically) and developed Holmes Run Acres in an entirely individualized manner.

Satterlee and Lethbridge pursued a distinctly modernist style for Holmes Run Acres houses, influenced by Frank Lloyd Wright's simple, efficient, and affordable Usonian houses, and modeled after the California Ranch style. The architects not only designed the homes of Holmes Run Acres, but also the layout of streets, the lots, and the siting of each building within its lot. Rather than selecting a grid-like street design with rectilinear lots and a uniform pattern of building siting, Satterlee and Lethbridge opted for meandering, curvilinear streets, cul-de-sacs, and diverse lots of varying size and shape. Natural land features were retained, and new landscaping was sensitively introduced to fit within the setting. The architects' thoughtful design approach served to maximize privacy where possible, while also emphasizing a sense of community throughout the development. Satterlee and Lethbridge selected the materials, finishes, and colors of building exteriors and interiors, and additionally managed construction oversight. During the mid-twentieth century, such a deep level of involvement and autonomy was relatively rare for architects employed by builder-developers.

Winding roads throughout Holmes Run Acres follow an informal pattern that mirror the contours of the land. The neighborhood is outfitted with standard concrete street gutters and curbs but lacks sidewalks (except those in front of Woodburn School and along Gallows Road) and streetlights – an intentional decision aimed to retain as much of the natural landscape as possible. The subdivision features multiple cul-de-sacs, which, at the time of Holmes Run Acres' development, were a particularly innovative feature. They were included to increase safety, reduce noise for residents, and foster a sense of community. Cul-de-sacs were ideal for families and children; some even featured a grassy center intended as play area. Holmes Run Acres also includes Luria Park, a communal 4.2 acre park located at 7624 Holmes Run Drive. Although the Luria Brothers and Satterlee and Lethbridge originally intended to incorporate park-like shared space surrounding the houses, this was not realized due to minimal lot sizes.

The developer-builders and architects of Holmes Run Acres recognized the natural landscape as one of the neighborhood's most valued assets. While developers typically attempt to maximize the use of land for the most profit, the Lurias instead invested in long-term sustainability and communal benefit. Community interest in preserving Luria Park and the mature landscape features of individual lots has continued throughout the decades and remains a priority today.

The subdivision is platted with irregularly shaped, modest (typically quarter-acre) lots that respond to the varied natural topography. Residential dwellings are thoughtfully sited and designed to complement the terrain and setting. To preserve unity between the built environment and the landscape, homes are generally set back from the street (either fronting or angled to the street), and sited in response to solar orientation and exposure, location of mature trees, and with consideration of neighboring buildings and privacy. Privacy was additionally provided via the use of vegetation or the introduction of short sections of wood fencing. In select cases, new grading was introduced to create physical barriers. Landscape and site conditions additionally played a role in the determination of building plans. One-story homes were more typically sited on flat lots, while two-story homes were more often constructed on hilly lots. The varying placement of homes and their adjacent carports allowed Holmes Run Acres to avoid the cookie-cutter character of other, more traditional midcentury developments.

Undated photograph of Holmes Run Acres homes and landscape. www.holmesrunacres.com

House Plans

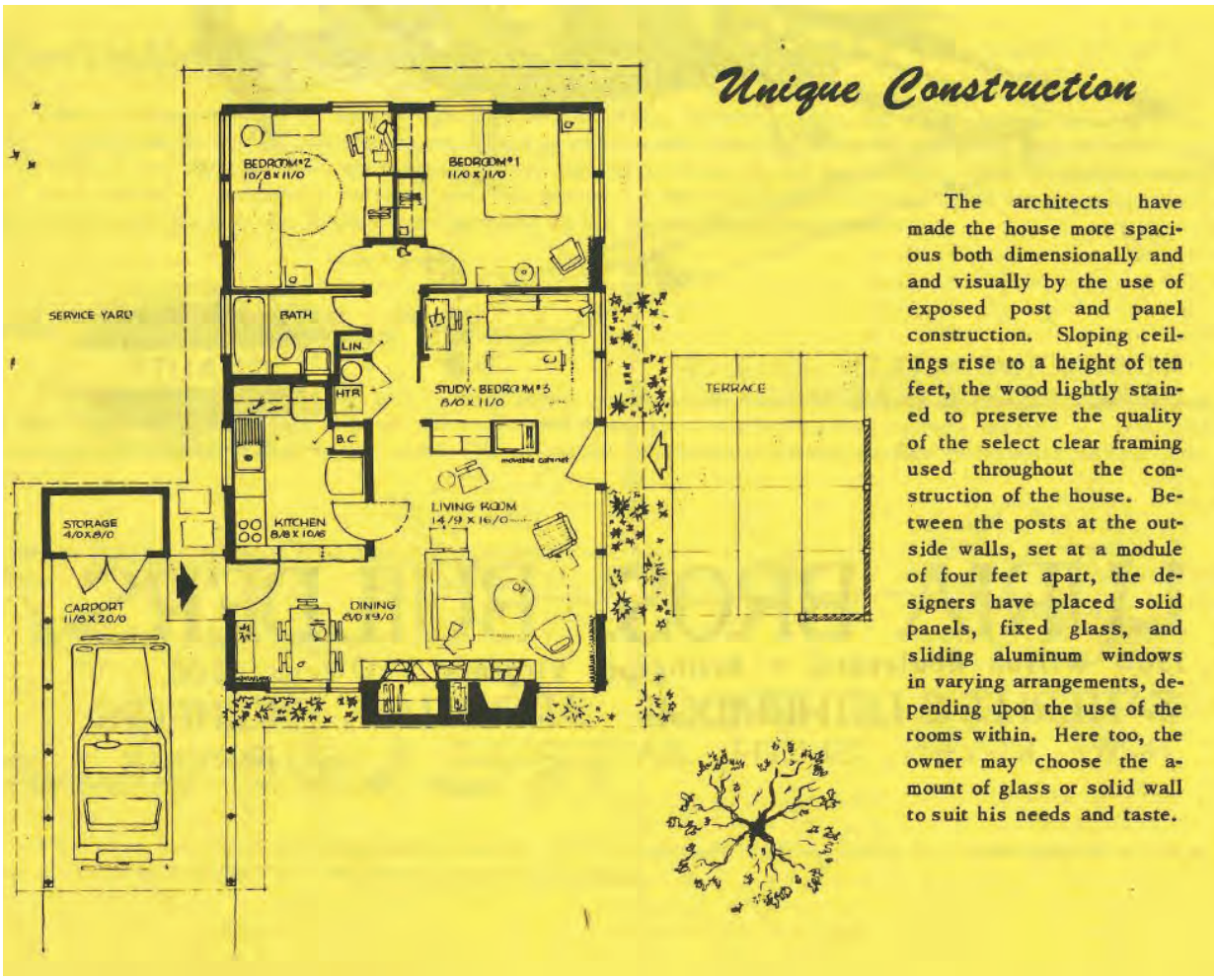
Satterlee and Lethbridge designed five variations of one- and two-story homes for Holmes Run Acres. House types were typically selected for specific lots based on the requirements and character of the landscape. The one-story homes were 902 square feet, while the two-story homes were approximately 1,800 square feet. One-story homes included two bedrooms, one bathroom, and an optional third bedroom or study. The floorplan was generally open in character, with moveable partitions that allowed occupants to make alterations as they saw fit. Two-story homes used the floorplan of the one-story homes for the upper story, while the ground floor contained either two rooms and a garage, or three rooms. The interiors of Holmes Run Acres homes benefited from the use of expansive glazing and exposed wood, which both contributed to a sense of indoor-outdoor living. The final homes to be constructed in Holmes Run Acres were built by Andre Bodor in 1957-1958, and appear to have largely followed the design trajectory established by Satterlee and Lethbridge.

All Holmes Run Acres homes were designed to be easily expanded if necessary. Post-and-beam construction allows for easy alteration of original structures to accommodate the unique needs of growing families. Another attractive feature of Holmes Run Acres was its affordability: one-story dwellings originally cost $13,750, and two-story dwellings cost between $16,900 and $17,450.

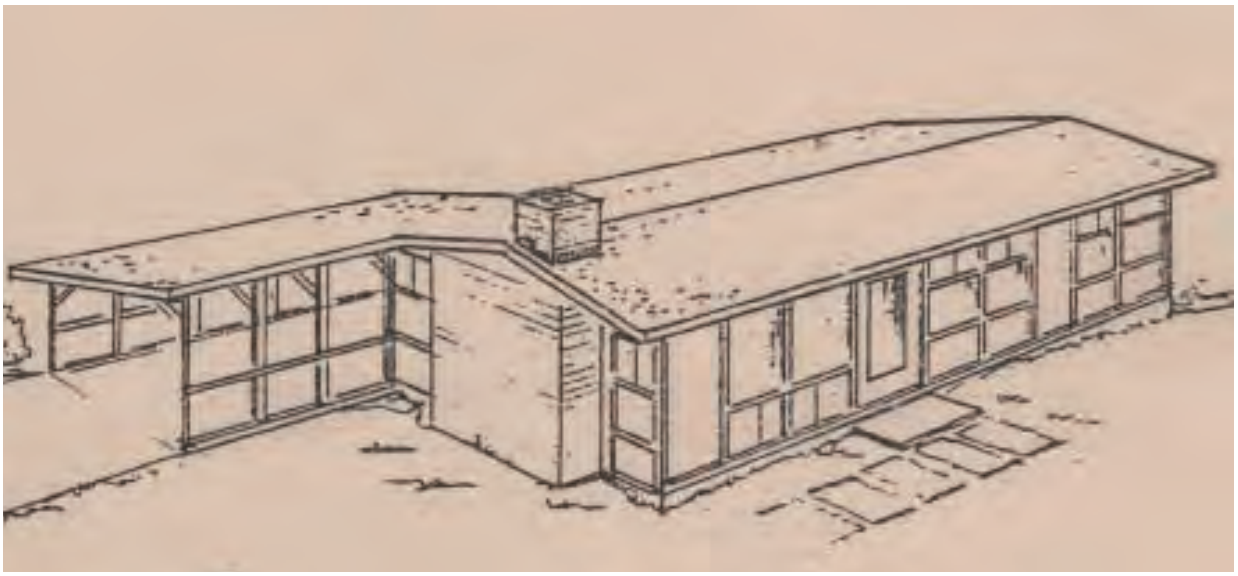
Despite exterior differences between the house type variations, common architectural themes and planning principles create a shared character present throughout the neighborhood. All original buildings feature low-sloped gable roofs with a horizontal emphasis, creating the appearance of buildings that lie within rather than on top of the landscape. Large windows effectively bring the outdoors in and allow for enjoyment of views and vistas. Homes in Holmes Run Acres are devoid of traditional, Classical ornamentation and instead embrace an uncluttered minimalist aesthetic. As a product of the Modern Movement, buildings in Holmes Run Acres were economically constructed with largely standardized plans and wood-frame, modular structural systems. Standardization and the use of prefabricated components are defining elements of residential construction in Homes Run Acres. The neighborhood is distinct from other post-WWII Colonial Revival and Ranch style suburban tract housing developments in the area.

One-story dwellings were typically accompanied by a one-story carport (attached or detached, with either a flat or shed roof) while two-story dwellings often included garages (either internal or independent). There is considerable variation in terms of the location of the carport or garage within the lot, and the way it relates to the main house. The enclosure of carports and garages to create more living space has been a common alteration throughout the neighborhood over the years.

For more information on house types, and for floor plans and elevations, see ***"Holmes Run Acres House Types - Descriptions and Diagrams"*** on page 29.



Typical Luria floorplan with carport. *Holmes Run Acres Promotional Brochure* (1951), p.2.



Typical Luria house type with carport. *Holmes Run Acres: The Story of a Community* (1976-2001), vol.2, cover.

Landscape Plans

Satterlee and Lethbridge directed the general site plan of the community and designed the original house unit types. They prioritized the preservation of native trees (second growth, deciduous trees), plantings, natural grading around buildings, open spaces, and circulation routes. The design of individual landscape plans for residential lots, however, was left to property owners, who were given the option to work with preeminent modernist landscape architect Lou Bernard Voigt. The earliest property owners who purchased Luria homes received eight shrubs planted by Greenbrier Farms, and the Luria Brothers sent gifts of potted poinsettia each Christmas to assist with landscaping efforts.

Residential landscapes in Holmes Run Acres generally feature natural, informal plantings and areas of grass lawn. Designs are oftentimes asymmetrical, much like the houses themselves. Property lines are not typically reinforced with fences or dense plantings; rather, they are blurred by meandering plantings and shared views and vistas. Satterlee and Lethbridge did, however, sometimes utilize short sections of wood fencing between lots to provide privacy. They also offered property owners the option of purchasing longer, 24-foot-long sections of fencing available in three different finishes.

Holmes Run Acres home set back from street with mature trees and wooded land behind.

Holmes Run Acres home with mature trees of varying sizes.

The natural setting and character of landscape elements makes it difficult to ascertain if any of the original landscape plans are extant today. Landscapes are often the first thing to be installed, altered, or removed as properties change hands. As a result, many original landscape designs and plantings have likely been lost; intact originals landscapes by Lou Bernard Voight do not appear to have survived over the years. However, the neighborhood on the whole does retain a heavily wooded, informal landscape aesthetic well-aligned with the Luria Brothers and Satterlee and Lethbridge's original vision.

Driveway flanked by varied shrubbery, ground cover, and mature trees.

Two-story Gaddy dwelling, built c.1956 on a sloped lot with natural topography and mature trees retained.

03

Historic Overlay District Overview

OVERVIEW OF THE HOLMES RUN ACRES HOD

Holmes Run Acres consists of TBD wooded acres north of Gallows Road in Fairfax County, Virginia. The main streets within the potential HOD are Holmes Run Drive, Hemlock Drive, Executive Avenue, Surrey Lane, Elm Terrace, and Sycamore Avenue. Cul-de-sacs stem off of the main streets. The neighborhood features winding streets, cul-de-sacs, and irregularly shaped lots that embrace the natural topography. Luria Park is a communal park that offers shade, privacy, and abundant outdoor space. Buildings are thoughtfully designed to complement the natural landscape, and are generally low-slung, minimally ornamented, and set back from the street.

Zoning in the HOD

The County's Zoning Ordinance regulates land use types and the allowable intensity of development within Historic Overlay Districts and throughout the County. The Zoning Ordinance guides measurable items such as heights, setbacks, siting, and sizes of structures.

Properties within the potential Holmes Run Acres HOD are part of Fairfax County's R-3 Zoning District (Residential District, Three Dwelling Units (DU)/Acre(AC)). Regulations of the Holmes Run Acres Historic Overlay District Overlay Zone also apply.

Holmes Run Acres Overlay Zone

TBD

Residential District (R-3) Lot Size Requirements and Bulk Regulations						
	Min Lot Width	Max Floor Area Ratio	Min Front Yard	Min Side Yard	Min Rear Yard	Max Height
R-3: Residential District - 3 Dwelling Units per Acre	Conventional Lot Subdivision Interior lot: 80 ft. Corner lot: 105 ft.	0.25 for uses other than residential or public 0.30 for public uses	Conventional Subdivision Lot: 30 ft. All other structures: Controlled by a 40° ABP but not less than 30 ft.	Conventional: 12 ft. All other structures: Controlled by a 35° ABP but not less than 10 ft	Conventional: 25 ft. All other structures: Controlled by a 35° ABP but not less than 25 ft	35 ft
Holmes Run Acres HOD	TBD					
ABP: Angle of Bulk Plane DU: Dwelling Unit						

Potential Holmes Run Acres HOD Zoning Map.

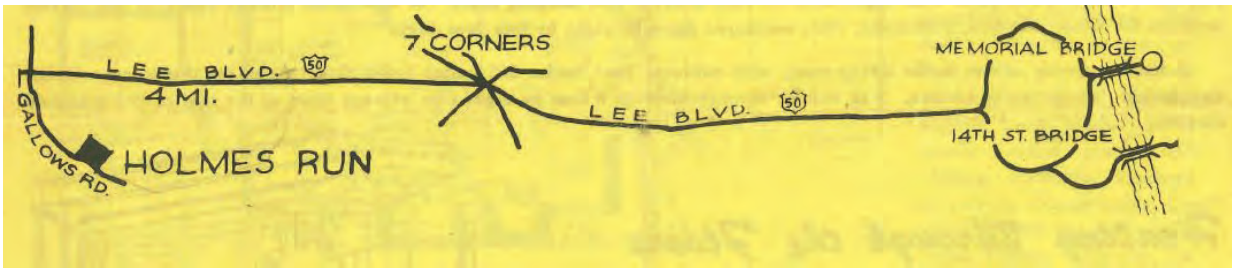
HOD BOUNDARY

The proposed Holmes Run Acres HOD boundary consists of 140 acres. The proposed boundary encompasses the 2007 National Register Historic District and reflects the neighborhood's full development period, which spans from 1951 to 1958. The boundary will continue to exclude surrounding residential development that does not adhere to the modernist aesthetic of Holmes Run Acres. Holmes Run Acres is accessed via Gallows Road, which extends along much of the district's southern boundary. Interstate 495 is located directly west of the district. Holmes Run Drive and Hartwell Court form the northern boundary of the district, while Surrey Lane and the cul-de-sacs directly east of Surrey Lane form the eastern boundary. The streets that comprise Holmes Run Acres include: Cypress Drive, Elm Terrace, Executive Avenue, Friar Tuck Court, Gaddy Court, Gallows Road, Hartwell Court, Hemlock Drive, Holly Court, Holmes Run Drive, Joan Court, Laurel Court, Little John Court, Marian Court, Parish Lane, Poplar Tree Lane, Sherwood Court, Surrey Lane, Sycamore Drive, and Westminster Court. The south portion of Executive Avenue is excluded from the district boundaries, as well as several lots directly north of Gallows Road.

RESOURCE INVENTORY – CONTRIBUTING AND NON-CONTRIBUTING RESOURCES

Properties in the Holmes Run Acres HOD are classified as either contributing or non-contributing. The label "contributing" indicates that the building is one of many that define the historic character and significance of the district. Properties are considered contributing if they retain integrity to the district's period of significance (1951-1958). Integrity is defined by the National Park Service as the physical characteristics that allow a resource to convey its historical significance. Examples include integrity of design, workmanship, materials, and setting, among others. They are distinct from "non-contributing" resources, which may be located within a historic district (and subject to certain restrictions as a result) but are not character-defining because they have been altered or were constructed outside the district's significant period of development. Non-contributing properties have either experienced substantial design modifications that post-date the district's period of significance, or have underdone full or partial demolition, resulting in lost or compromised integrity.

The Holmes Run Acres HOD contains xxx properties, of which xxx are classified as contributing properties and xxx as non-contributing properties. See ***"Appendix D - List of Contributing and Non-Contributing Properties"*** on page 96.



Area sketch. *Holmes Run Acres Promotional Brochure* (1951), p.4

Draft Map of Potential Holmes Run Acres HOD Contributing and Non-Contributing Resources.

SUMMARY OF DISTRICT CHARACTER

At the time of its development, Holmes Run Acres was among only a few modernist, postwar subdivisions nationwide, reflecting a stark departure from the more-prevalent Colonial-style subdivisions. Within the boundaries of the potential HOD, Holmes Run Acres retains a cohesive modernist aesthetic representing its period of development and significance (1951-1958). Houses are sited in harmony with the natural terrain, staggered along wooded lots with mature trees. Because Holmes Run Acres has consistently attracted property owners and residents that appreciate the neighborhood's founding principles and aesthetic, the district has maintained the physical architecutre and modernist character of the community. Thoughtful stewardship by property owners and tenants has gone a long way to retain the overall physical identity of Holmes Run Acres. Although most homes have at least one addition, if not multiple, the neighborhood retains its midcentury character and continues to convey its significance as a modern, planned community.

Character-Defining Features

Character-defining features are those features that distinguish the historic district and help identify the properties as part of its unique setting. They include the overall shape, materials, craftsmanship, decorative details, and features of buildings, as well as various aspects of site and environment. In the case of Holmes Run Acres, character-defining features include the use of modular systems with standardized parts, plywood panels, fixed glass windows, sliding windows, and retention of mature landscape features. Defining characteristics of Holmes Run Acres homes are identified on the following pages.

Joan Court block party (1969). *www.holmesrunacres.com*

MIDCENTURY MODERN CONTEMPORARY DESIGN AND CONSTRUCTION

- Clean, horizontal lines
- Simple and unadorned designs that lack superfluous decorative ornamentation
- Modern and minimalistic exterior cladding, hardware and lighting
- Low-sloped gable roof forms (typically side-gable but sometimes front-gable, often appearing flat)
- Standardized building plans, post and beam construction, and prefabricated modular elements
- Interior living spaces that flow to exterior decks (typically at the second story, supported by posts), screened porches, and/or at-grade patios

BUILDING SITING

- Homes set back from the street, sometimes skewed at an angle to provide privacy
- Siting of homes based on natural topography and landscape features, oriented with consideration of the sun, existing vegetation and trees, views, and the relationship between nearby houses and roads
- House unit types and sizes tailored to site-specific conditions, with two-story buildings often sited on sloped lots and one-story buildings often sited on flat lots

MASSING AND FOOTPRINT

- Cubic, modular shapes that highight the post-and-beam wood-frame construction method
- Rectilinear building footprints, often with attached rectilinear carports

BUILDING HEIGHT

- One-story buildings (often on flat landscapes)
- Two-story buildings (often on sloped landscapes)

WINDOWS

- Large exposures of glass windows designed to bring the outside in
- Thin, narrow, unobtrusive window frames (wood or aluminum)
- Window openings that are free of traditional ornamentation such as moldings, prominent trim, or hoods
- Windows that are primarily fixed or sliding in configuration

DOORS

- Single-leaf, solid-core wood doors
- Single-leaf, glazed, wood-frame doors
- Doors set within window walls, assuming size and proportion of window modules
- Doors within recessed ground-level entry vestibules
- Doors 4 feet in width

DESIGN FEATURES AND MATERIALS

- Brick foundations
- Post-and-beam frame construction
- Wood cladding (vertical, horizontal, or plywood)
- Large expanses of glass
- Brick veneer cladding
- Brick chimneys (interior and/or exterior)
- Interior or attached garages and attached carports

ROOF SHAPES AND ROOF ELEMENTS

- Low-slope gable roofs with overhanging eaves (typically two feet)
- Roofs covered with visually flat materials such as poured pebble asphalt roofing
- Exterior and interior brick chimneys that rise above the roofline; exterior chimneys are massive
- Carports with shed or flat roof forms

ACCESSORY STRUCTURES

- Flat or shed-roofed wood-frame carports that are light and open in character, sometimes with incorporated storage vestibules
- Single-bay carports supported by simple posts
- Attached or detached (non-dwelling) code-compliant accessory structures such as sheds that are compatible with the aesthetic of the home and property, adjoining properties, and the surrounding neighborhood

LANDSCAPES AND STREETSCAPES

- Varied topography with flat and sloped sections (largely unaltered from natural state)
- Streets and lots laid out in a curvilinear manner, with respect to the contours of the wooded land
- Simple concrete curbs
- Lack of street lights
- Houses and additions sited around existing mature trees
- Organic, generally informal landscape plans with lush, varied plantings: lawn, ground cover, shubbery, and trees
- Houses set back from the street, either fronting the street or skewed at an angle to protect resident privacy
- Narrow, straight driveways paved with concrete
- Absence of long and tall perimeter fences that reinforce rigid property lines
- Short, low fences and screening of wood construction that provide privacy where necessary but still allow for a visual sense of flow between lots
- Cul-de-sacs and 3-way T-intersections to reduce through-traffic and improve safety
- Cul-de-sacs with center grassy areas
- Luria Park, a 4.2-acre park with a playground, picnic area, and walking/biking trails

Alterations and New Development

Holmes Run Acres retains much of its architectural and landscape character-defining features. There have been alterations and additions in the neighborhood over the years that serve as examples of how to successfully design within the framework of the existing architecture. However, the neighborhood has also seen a few demolitions and new builds, a number of incompatible alterations and additions, and inappropriate replacement of original materials. There have also been examples of incompatible fencing and other site features that negatively alter the relationship between buildings and their landscape.

The HRA HOD Design Guidelines that follow have been formulated to foster compatible and appropriate change. Recommended and not recommended treatments are provided to meet project objectives while minimizing detrimental impacts to the historic character of the district as a whole.

New addition (right) with compatible roofline, fenestration pattern, and deck (recommended).

Large front addition that overwhelms and obscures visibility of the original house (not recommended).

Enclosed carport addition with compatible materials (recommended).

Large front addition that overwhelms and obscures visibility of the original house (not recommended).

Holmes Run Acres House Types - Descriptions and Diagrams

From the beginning, the Luria Brothers and Sattlerlee and Lethbridge worked to balance their strong foundational vision for the neighborhood with buyers' tastes and financial profit. They offered one- and two-story homes at different price points with different features.

There are four general house types in Holmes Run Acres, named after the builders who funded their construction: the one-story Luria, two-story Luria, Gaddy, and Bodor. All of the homes are thoughtfully placed on their individual lots based on site-specific conditions. Additionally, most dwellings share a unifying feature of expansive glazing at the façade, low-sloped gable roofs (generally side gable, but sometimes front gable), and often feature a massive brick exterior chimney. Potential buyers could customize the features and finishes of their house, increasing the diversity of appearance throughout the neighborhood.

The builders embraced a standardized system with modular elements and used post-and-beam construction. Post and beam construction is a simple construction method that provided property owners with flexibility should they wish to expand their building footprint in the future. Additions have in fact become something of a hallmark of the Holmes Run Acres neighborhood. They are most successful when designed in a sympathetic, subordinate manner to the original home and are modest in size. The following pages identify and describe the house types found in Holmes Run Acres.

Typical two-story Gaddy home (c.1955). *American Builder* (August 1955), p.114.

One-Story Luria House, 1951-1952

The one-story Luria House was designed by Satterlee and Lethbridge for the Luria Brothers, and was introduced in 1951. The slab rambler homes were generally constructed on flat, quarter-acre lots, or gently sloped lots. These frame dwellings are sheathed in contrasting materials of wood siding (either vertical or horizontal boards) and brick atop a solid brick foundation. The façades feature fixed wood windows in rectilinear openings. There is a common-bond interior brick chimney, and a one-story, one-bay porch with square wood posts. One-story Luria homes are capped with broad, low slope, gable roofs with wide, overhanging eaves. Roofs were originally covered with poured pebble asphalt.

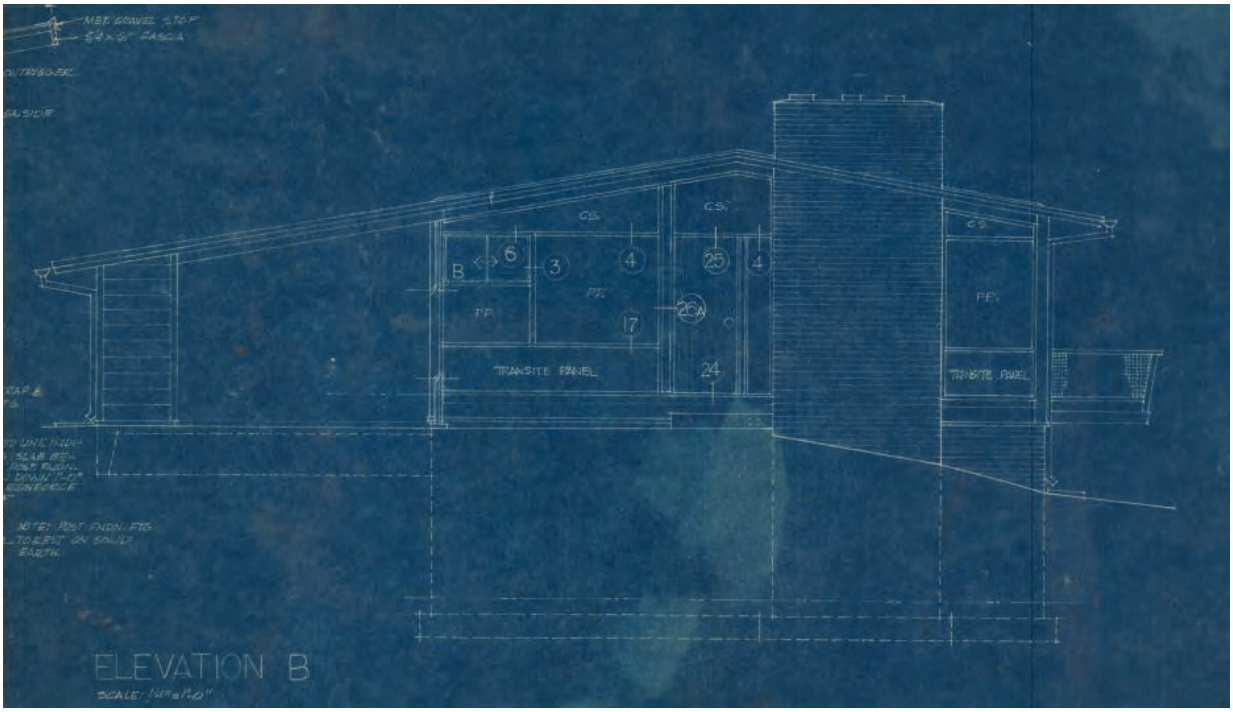
One-story Luria homes were originally 902 total square feet, with two bedrooms, one bathroom, an optional third bedroom or study, a kitchen, living room with massive brick walled fireplace, and a small dining or entry area. Moveable partitions allowed occupants to alter the arrangement of interior rooms as they desired. These homes featured attached or detached carports, many of which have been enclosed over the years to provide additional living space. Most often, the carport appeared either as an L-shaped protrusion to the front with a squared-off flat roof, or an angular extension to the side of a home with approximately half of the structure extending forward of the home.

3415 Gallows Road.

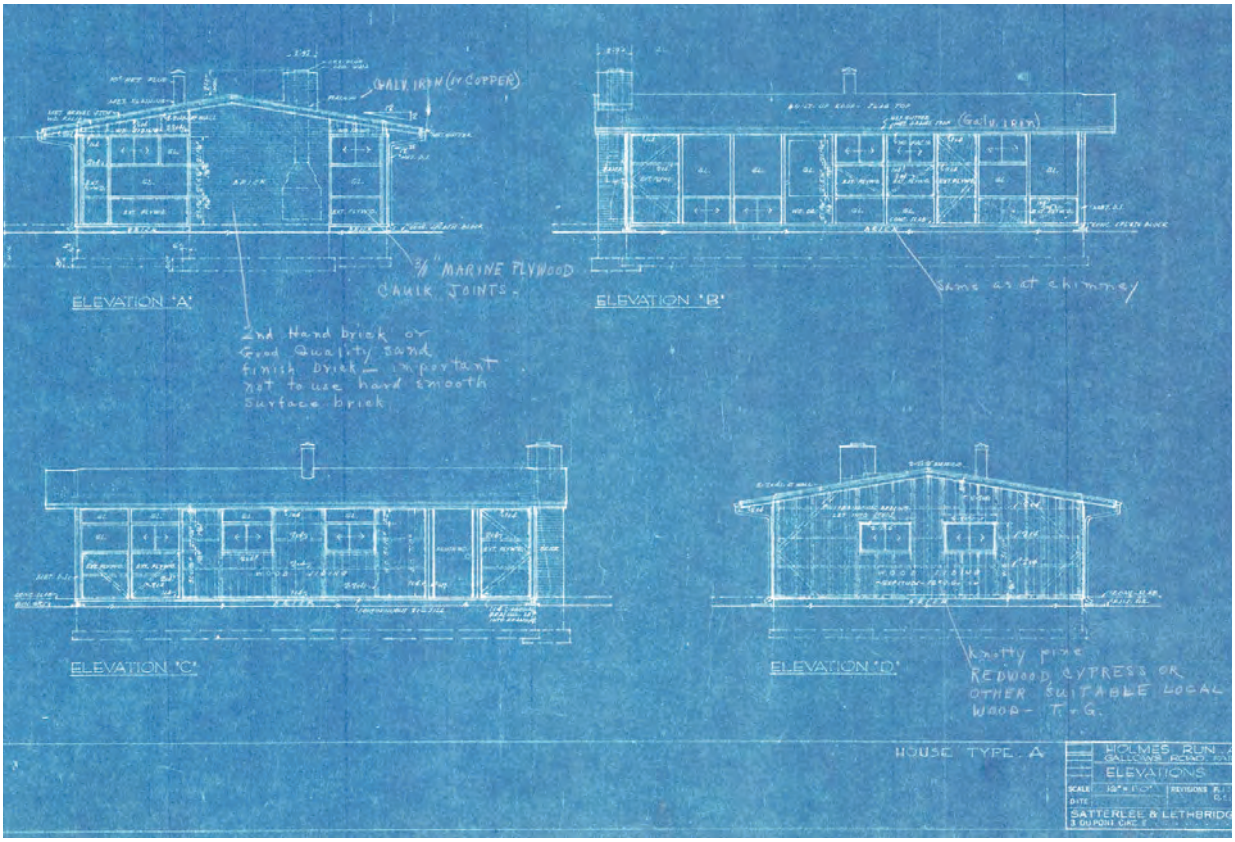
3311 Executive Avenue.

3414 Executive Avenue.

7808 Sycamore Drive.



One-story Luria house with carport (c.1951). www.holmesrunacres.com



One-story Luria house (c.1950-51). www.holmesrunacres.com

Two-Story Luria House, 1951-1952

3322 Hemlock Drive.

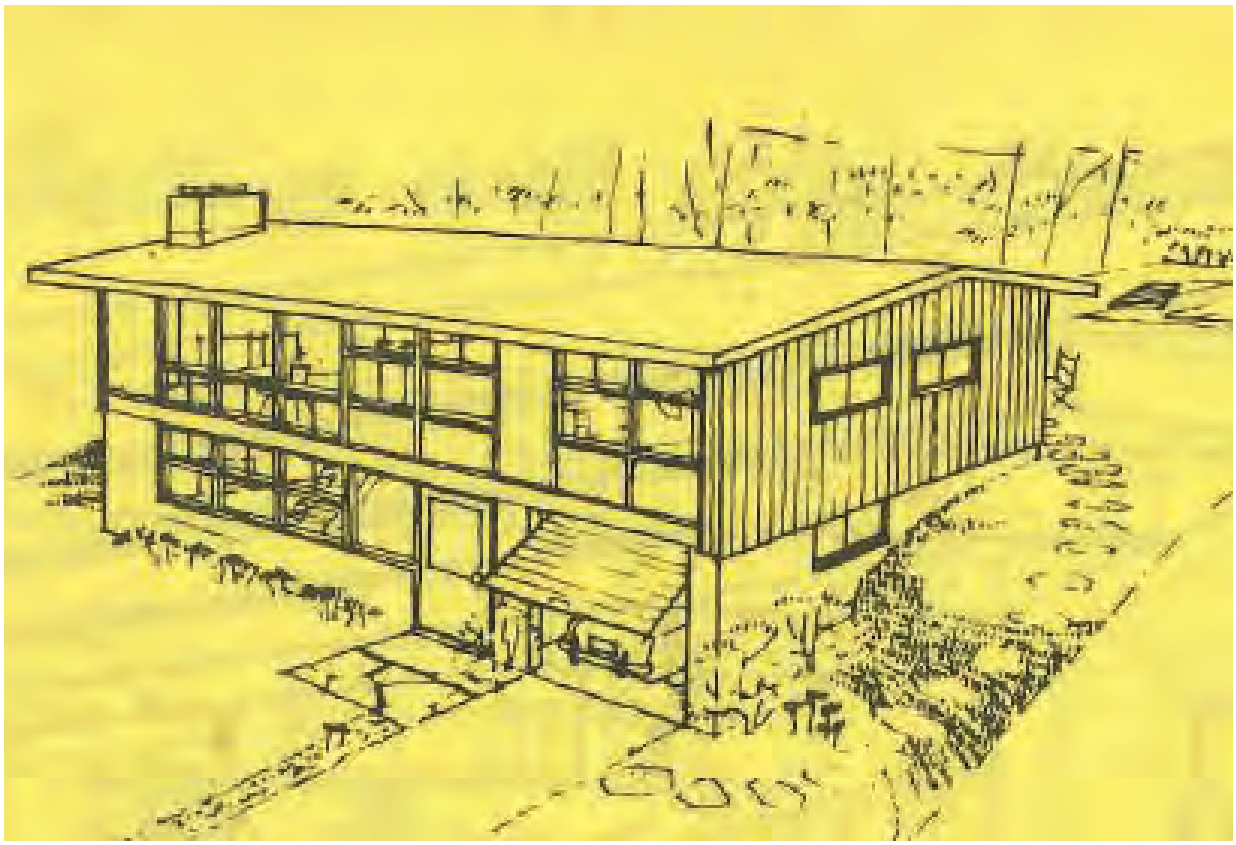
7702 Holmes Run Drive.

3326 Elm Terrace.

The two-story Luria House was designed by Satterlee and Lethbridge for the Luria Brothers, and was introduced in 1951-1951. The homes were generally constructed on quarter-acre hillside lots, or lots with dramatic slopes. Depending on the topography of the site, the homes were either built into the land (appearing as a bi-level from the front), or stood independently (appearing as a rambler with a basement level). Each home has a walk-out ground (first) story at both the front and rear elevations. These frame dwellings are sheathed in contrasting materials of vertical wood siding and brick veneer atop a solid brick foundation. Windows at the first story are one-over-one double-hung wood windows, and windows at the second-story include both one-over-one double-hung wood windows and fixed wood windows in rectilinear openings. The homes feature a concrete porch stoop with no roof. Two-story Luria homes are capped with low slope, side-gable roofs with wide, overhanging eaves. Roofs were originally covered with poured pebble asphalt. There are two brick fireplaces (one in the living room and one in the family/recreation room).

Two-story Luria homes were originally 1,728 total square feet. The floor plan of one-story Luria dwellings comprised the second floor of the two-story Luria dwellings, while the first floor contained either two rooms and a garage, or three rooms total. The home may have a first-floor interior garage, or a detached garage, or no garage at all. Attached and detached carports were also available options. The enclosure of the garage or carport has been a common alteration over the years.

There were five choices of two-story Luria homes for property owners to choose from, with slightly different interior arrangements and garage options. Garages are more common than carports for the two-story Luria house.



Two-story Luria house (c.1950-51). *Holmes Run Acres Promotional Brochure* (1951), p.4.

7704 Holmes Run Drive.

3322 Holly Court.

Gaddy House, 1954-1955

The Gaddy House was designed by Satterlee and Lethbridge for builders Joseph and Anthony Gaddy (Gaddy and Gaddy) and was introduced in 1954-1955. The homes were two stories in height, and, at approximately 1,976 square feet, were essentially larger versions of the two-story Luria house. These homes were constructed on flat lots or sloped quarter-acre lots atop a solid brick foundation. They utilized post-and-beam construction sheathed in contrasting materials of wood siding (either vertical or horizontal boards). The façades feature fixed wood windows and sliding aluminum windows in rectilinear openings. There is a common-bond interior brick chimney, and a one-story, one-bay deck with square wood posts. The deck is accessed via a four-foot door from the living room. Gaddy homes are capped with broad, low slope, side-gable roofs with wide, overhanging eaves. Roofs were originally covered with poured pebble asphalt.

The Gaddy House originally featured two bedrooms, a living room, a larger separate dining area, a kitchen, and a full bath on the second (main) floor. The first (lower) floor contained two bedrooms, a full bathroom, a family/recreation room, a laundry utility room, and a recessed entryway at the front of the house. Plans could be “reversed” for variety. Carports were attached to the side of the house, some of which have been enclosed. Gaddy introduced an adaptation of the Luria carport, where it appeared as an extension of the end of the home, instead of a protrusion to the side or front.

7602 Marian Court.

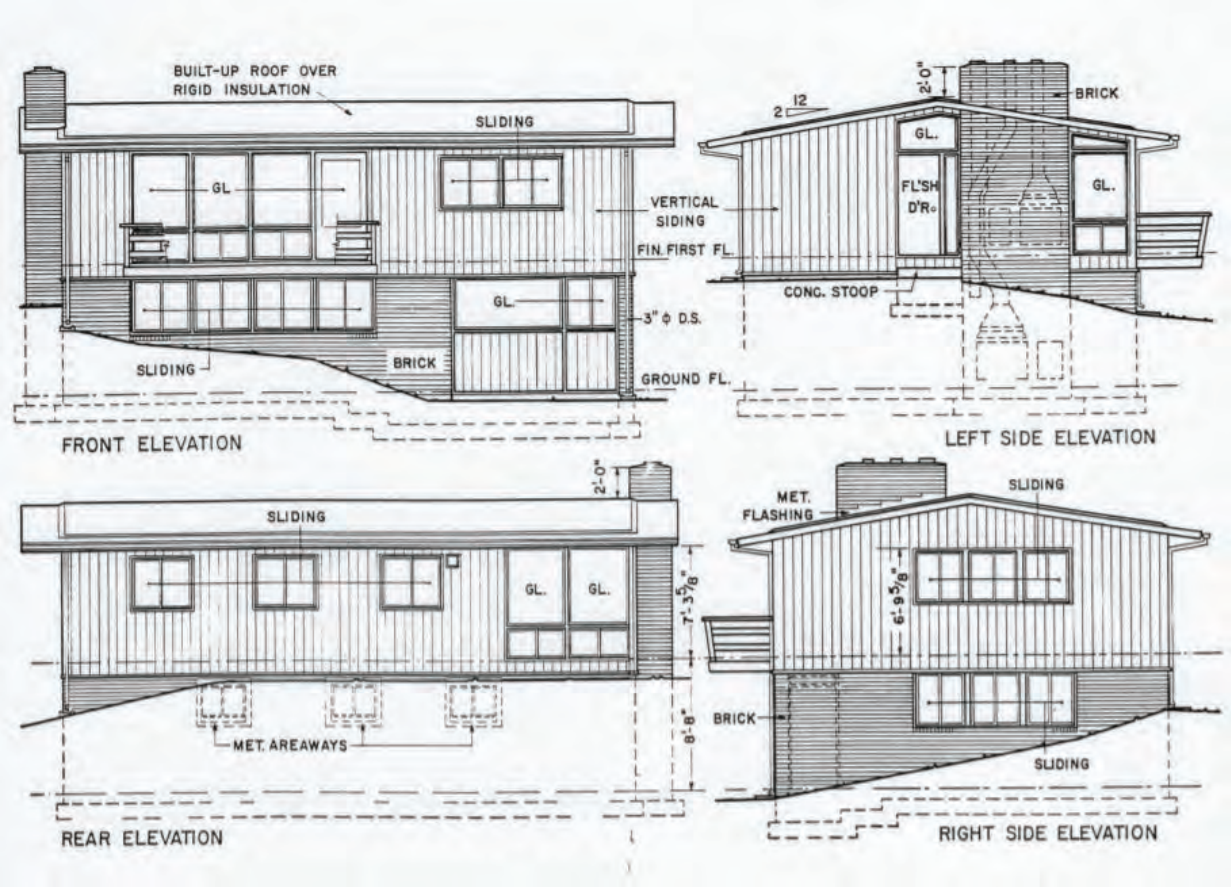
7530 Parish Lane.

3400 Sherwood Court.

3432 Gaddy Court.

3440 Joan Court.

7528 Friar Tuck Court.



Elevations of a typical two-story Gaddy and Gaddy house (c.1955). *American Builder* (August 1955), p.114.

Typical two-story Gaddy and Gaddy floorplan (c.1955). *American Builder* (August 1955), p.114.

Bodor House, 1957-1958

The Bodor House was introduced in 1957-1958 by builder Andre Bodor. These frame dwellings come in two models and are located in the last section of Holmes Run Acres to be developed, known as the Bodor addition. Like the two-story Luria and the Gaddy homes, Bodor homes are frequently sited on sloped lots. Bodor homes are two stories with low-slope side-gable roofs. Due to the height of Bodor homes, the low-sloped roofs often appear nearly as flat roofs. The buildings are clad with brick, wood, and glass. They closely follow the same architectural idiom of the Luria and Gaddy homes, but have minor differences. The most noticeable difference is the primary entry, which features large windows immediately adjacent to and above the first-story main entry door. The Bodor homes are also larger than the Luria and Gaddy homes. They came in two models: 30 by 38 feet, or 30 by 40 feet. The larger model featured a living room, a separate dining area, and an eat-in kitchen on the second (main) floor. The smaller model featured a combined living/dining room, and a galley kitchen. Both models offered three bedrooms on the second floor and a fourth bedroom on the first floor. The first floor also contained a recreation room, a bathroom, and an unfinished utility space. Bodor homes featured a larger carport than the Luria and Gaddy homes, and also featured a screened porch behind the carport. The carport extended from the side of the home, much like the Gaddy carports, except it was larger and had a higher ceiling.

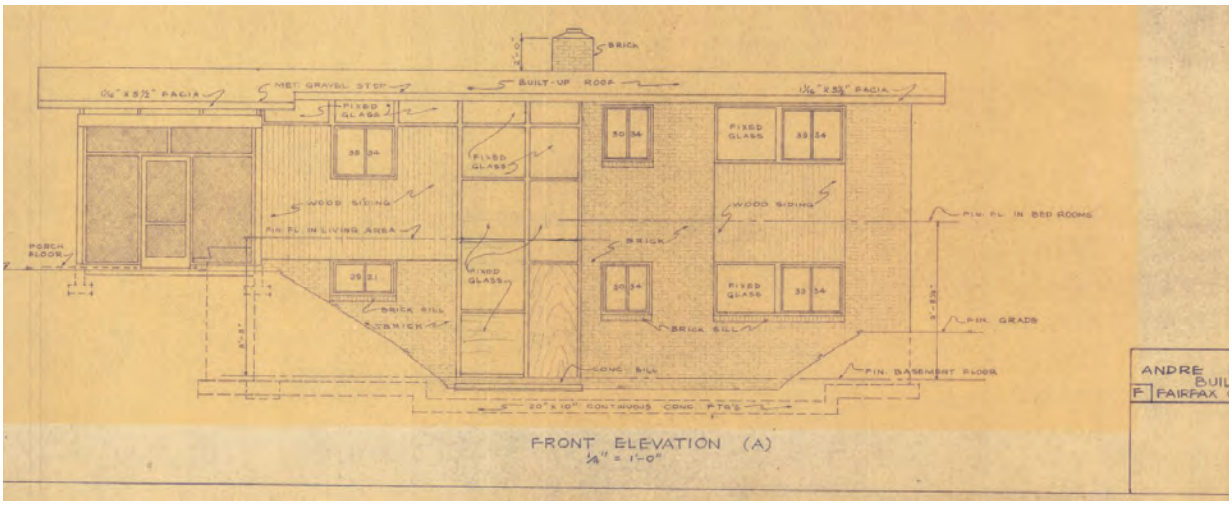
3444 Surrey Lane.

7531 Parish Lane.

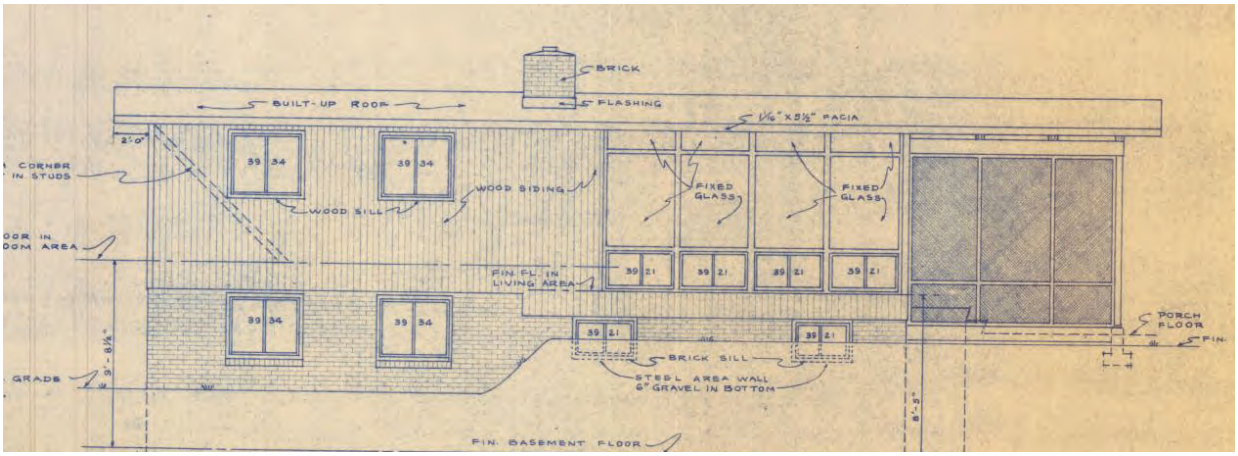
3445 Surrey Lane.

7603 Westminster Court.

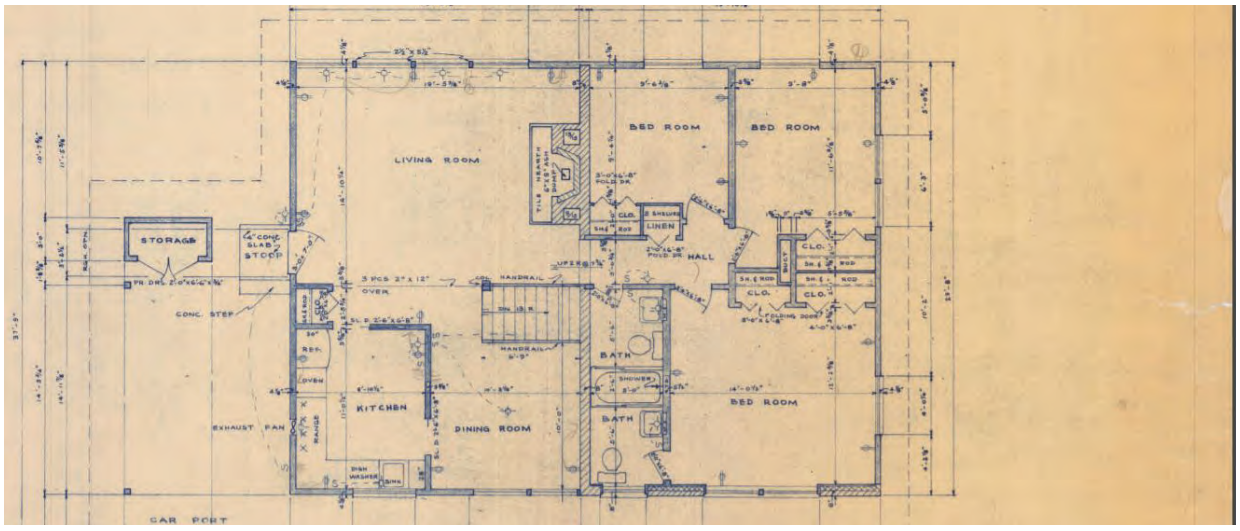
3442 Surrey Lane.



Front elevation of a typical Bodor house (January 1958). www.holmesrunacres.com



Rear elevation of a typical Bodor house (January 1958). www.holmesrunacres.com



Upper level floorplan of a typical Bodor house (January 1958). www.holmesrunacres.com

04
Design Guidelines

DISTRICT-SPECIFIC GUIDELINES

The purpose of these HOD-specific guidelines is to maintain, strengthen, and enhance the historic and architectural character of the district. As stated in Article 7-204.7 of the Fairfax County Zoning Ordinance, these guidelines are designed to preserve the historic integrity of the district. They offer practical guidance for property owners, the design community, County staff, and the ARB when determining the appropriateness of proposed work during the project planning and review process.

The guidelines strongly encourage preservation where possible, but also support creative, compatible changes that uphold the district's modernist design legacy. Due to the mass-produced, pre-fabricated, and inexpensive materials used throughout the neighborhood, it is well understood that alterations, material replacement, and upgrades are often necessary to ensure the continued preservation of the community and its modernist resources. While repair and retention of historic elements and materials is always the preferred course of action, replacement can also be an appropriate solution. Ideally, elements and materials can be replaced in-kind (meaning a replacement matching the original). However, Holmes Run Acres was founded on experimental architectural principles and was always intended to evolve over time. In that vein, new, compatible elements and materials may be harmoniously introduced when replacement in-kind is not feasible or is cost prohibitive.

To promote both preservation best practices and allow for necessary alterations, the Design Guidelines provide information on maintenance, repair, and replacement, and also offer guidance for new construction, additions, and site elements. Not all categories covered in the Design Guidelines are items that require a permit. Rather, the guidelines are meant to be a comprehensive document providing general guidance covering a wide range of project types. For more information on what work requires and does not require ARB review, see ***"Historic Overlay District Regulations and Project Review Summary"*** on page 5.

To limit changes that are out of character with the neighborhood, the guidelines are meant to encompass the entire HOD, inclusive of both contributing and non-contributing properties. These guidelines do allow for more non-conformity when applied to non-contributing properties; however, changes made to non-contributing buildings are still likely to affect the character of the district and are thus subject to review.

In Holmes Run Acres the relationship of houses to the surrounding landscape is connected, and the term "visible" is not necessarily limited to the primary façade. The use of the term "visible" includes elevations in view of the public right-of-way and between neighboring buildings within shared view sheds. The Design Guidelines are meant to be flexible and should be tailored to site-specific conditions as projects are considered.

What Design Guidelines Can and Cannot Do

This Design Guidelines publication is a Fairfax County Department of Planning and Development policy document that expands upon the Holmes Run Acres Overlay District section of the Zoning Ordinance. The guidelines outline recommendations, not requirements. The intent of the guidelines is not to stunt inventive design nor preserve Holmes Run Acres as a snapshot in time. Rather, the guidelines are meant to support the community's continued evolution and its celebration of experimental and modern architecture. The guidelines do not provide absolute or case-specific advice, or address exceptions or unusual conditions. Sometimes a creative, thoughtful design solution--one that does not neatly fit the guidelines but may result in a better project while remaining compliant with zoning law and building code--will be approved by the ARB. There may be constraints inherent to a specific property or its materials that will preclude the "ideal" solutions recommended throughout this document and require a more practical approach. The guidelines are meant to be flexible in nature, to help in the delicate balancing act of preserving the best of the past while building the best of today.

Guidelines Do:

- Aid citizens, property owners, and design professionals to better understand the ARB's review process and meet ARB Standards, which are based on the Secretary of the Interior's Standards for Rehabilitation.
- Provide objective criteria the ARB can use to better protect and preserve the unique and valuable historic resources of Fairfax County.
- Provide a better understanding of an HOD's physical and historic character.
- Assist the evolution of HODs in a sensitive manner that meets contemporary needs while retaining characteristic features.
- Outline a degree of adaptability appropriate within HODs that is well-aligned with preservation standards.

Guidelines Don't:

- Dictate that all historic buildings must remain as they were originally.
- Resolve all design challenges and concerns within an HOD.
- Give case-specific advice, or address exceptions or unusual conditions.
- Give absolute direction as to specific standards or requirements, such as square footage.
- Regulate interior design.
- Regulate or increase new construction or rehabilitation activities (that is the role of the private market).
- Improve maintenance of existing properties (locally adopted maintenance codes contain those requirements).
- Become part of, nor an amendment to, the County's Zoning Ordinance which continues to regulate land use types and the intensity of development within Historic Overlay Districts and throughout the County.

Organization of Guidelines

These District-Specific Guidelines are organized based on three general treatment approaches and project types:

- Guidelines for Preserving Setting: Topography, Landscape, and Archaeological Resources;
- Guidelines for Preserving Architectural Character: Preservation and Rehabilitation of Existing Historic and Contributing Resources; and
- Guidelines for Architectural Compatibility and Neighborhood Cohesion: New Construction and New Additions.

Within each section, guidelines are shown as either "Recommended" or "Not Recommended." Work treatments and techniques that are consistent with the *Secretary of the Interior's Standards for Rehabilitation* are "Recommended" and those that are inconsistent with the Standards are "Not Recommended." The Secretary of the Interior's Standards for Rehabilitation (36 CFR 67) are published by the National Park Service and are considered to be the benchmark for appropriate preservation practice nationwide. They are used by the Fairfax County ARB and staff during review of proposed projects in the HOD. While the Standards provide a general framework and the key principles that should be considered as part of a proposed project, exceptions to these guidelines may be permitted in consultation with the ARB on a case-by-case basis depending on project- and site-specific considerations.

Undated photograph of a two-story home banked into a low-sloped lot. Holmes Run Acres Vintage Photo Gallery. https://www.holmesrunacres.com/historical-images-and-documents.html.

Secretary of the Interior's Standards for Rehabilitation

The *Secretary of the Interior's Standards for Rehabilitation* are used by Fairfax County ARB and staff in their review of proposed projects in the HOD. The Secretary of the Interior's Standards (36 CFR Part 67), developed by the National Park Service and used by many local jurisdictions, offer four distinct approaches to the treatment of historic properties—preservation, rehabilitation, restoration, and reconstruction—with accompanying Guidelines for each. They apply to historic buildings of all periods, styles, types, materials, and sizes.

The *Standards for Rehabilitation* provide the basis for the HOD Design Guidelines and include ten basic principles created to help preserve the distinctive character of an historic building and its site, while allowing for reasonable change to meet new needs. The *Standards for Rehabilitation* are as follows:

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 archaeological 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.

GUIDELINES FOR PRESERVING ARCHITECTURAL CHARACTER: PRESERVATION & REHABILITATION OF EXISTING BUILDINGS

This section contains guidelines that address general maintenance issues and preservation best practices for homes in Holmes Run Acres. Many of the materials and systems in the potential HRA HOD were selected for their affordability rather than their endurance and thus require diligent maintenance. As a general best practice in historic preservation, retention and repair of original features is always preferred over replacement. However, in cases where a material or system has aged or deteriorated such that it requires replacement, it should be replaced in-kind with a new feature of the same material, design, and scale. If the same material is no longer available, or in-kind replacement is otherwise not feasible, appropriate alternatives should be selected in consultation with ARB and County staff.

Preservation and rehabilitation projects should follow a treatment hierarchy that begins with minimally invasive actions such as repair and, when appropriate, progresses to replacement of original features in-kind or with appropriate alternatives. If features have already been altered, then restoration to an original appearance is encouraged but not required. When thoughtfully carried out, preservation, rehabilitation, and maintenance of buildings in the HRA HOD can be successfully implemented while protecting and reinforcing the neighborhood's historic character.

Building Elements & Features

The following sections address recommended and not recommended treatments for the below building elements and features:

- Foundations
- Walls and Exterior Cladding
- Roofs, Roof Features, and Roof Materials
- Entrances, Patios, Porches, and Decks
- Windows, Window Features, and Glazing Materials
- Details and Ornamentation
- Mechanical Systems and Plumbing
- Garages, Carports, and Non-Attached Structures

Project Review and Permit Requirements:

The following types of projects require a permit and review by the ARB:

- Partial or total demolition
- New construction or additions
- Major exterior alterations
- Porches and decks (including alterations to existing)
- Retaining walls, stairs, and stoops

For a complete list of projects that require a building permit and thus review by the ARB visit:

https://www.fairfaxcounty.gov/landdevelopment/when-permit-required

Foundations

Most buildings in Holmes Run Acres have brick foundations. Some two-story homes are "banked" into a sloped landscape, with only the downhill portion of the foundation exposed. Foundations (along with the walls and other architectural elements) contribute to the clean, horizontal, minimal aesthetic of homes in Holmes Run Acres.

Guidelines

Recommended (Appropriate Treatment)

- Retain, preserve, and repair existing brick foundations
- Ensure that water flows away from the foundation; if necessary, install gutters and downspouts that are simple in profile
- Prevent tree roots or other vegetation from causing structural disturbance to the foundation; transplant smaller plantings away from the foundation and avoid planting trees very close to the building
- If moisture has penetrated the foundation, consult with an architect or engineer experienced in working with historic buildings and masonry

Not Recommended (Inappropriate Treatment)

- Using non-original materials for replacement foundations or foundation veneer, such as stone, wood, or exposed concrete
- Altering the original height of the foundation

Low profile brick foundation (recommended).

Low profile brick foundation (recommended).

Foundation coated in concrete (not recommended).

Stone veneer foundation (not recommended).

Brick veneer and wood cladding (recommended).

Vertical wood cladding (recommended).

Replacement vinyl cladding
(not recommended).

Replacement stone veneer cladding
(not recommended).

Walls and Exterior Cladding

Homes in the HRA HOD utilize post and beam wood construction, a type of timber construction where vertical posts and horizontal beams create a framework to carry the floor and roof loads. This building method eliminated the need for bulky support walls and allowed for large expanses of glass. Typical exterior wall materials include brick veneer, glass, vertical or horizontal wood siding, and plywood. Brick veneer typically has a variegated appearance with colors ranging from lighter to a darker-colored brick.

Guidelines

Recommended

- Perform basic maintenance to maintain and prolong the life of original cladding materials
- If necessary due to deterioration or damage, replace original elements in-kind or with an alternative material that matches the historic material and appearance

Not Recommended

- Introducing new or substitute materials, such as vinyl or aluminum, that do not match the original in scale, texture, and form
- Introducing highly textured materials, such as stone or shingles
- Applying inappropriate wall ornamentation, such as trim or stringcourses
- Sandblasting, surface grinding, high pressure cleaning, or chemical cleaning of masonry
- Applying paint or other coatings to brick walls and chimneys

Roofs, Roof Features, and Materials

Roof form and materials, eaves, gutters, and chimneys all contribute to a building's appearance and are important features to retain and preserve. Typical original roof types in the neighborhood are low-slope gable roofs, which emphasize a building's horizontality and unity with the landscape. Rooflines can be either symmetrical or asymmetrical and typically feature large, two-foot overhangs and thin eaves. Original roofs were clad in poured pebble asphalt. Massive exterior brick chimneys are present throughout the neighborhood, usually located at the façade or side elevation of a home. They are typically visible from the street frontage and strongly contribute to a home's aesthetic character.

Low-slope side gable roof with overhanging eaves (recommended).

Guidelines

Recommended

- Retain original low-slope gable roof forms, (including the shape, structure, and planar form) and original chimneys
- If necessary due to deterioration or damage, replace roofing materials with new materials that match the historic material and appearance, such as built-up gravel/pebble roof or compatible low-profile asphalt shingles
- Maintain elements that emphasize the lightweight construction of the building, including narrow roof edge profiles, wide overhanging eaves, and wood fascia boards
- Install low-profile gutters and downspouts to conduct water away from the building foundation

Low-slope gravel-clad side gable roof with low-profile gutters and internal brick chimney (recommended).

Low-slope side gable roof with wide exterior chimney and overhanging eaves (recommended).

Not Recommended

- Altering the original roof shape, form, height, or pitch
- Removing or altering original chimneys
- Introducing exposed beam ends or rafter tails, a feature present in other midcentury neighborhoods but not Holmes Run Acres
- Applying aluminum or vinyl fascia
- Installing new gutters that are bulky or otherwise incompatible with the roof form
- Inserting new roof penetrations such as dormer windows
- Using incompatible roof materials on visible roof slopes, such as slate, tile, shake, highly variegated asphalt shingles, visible rubber roofing materials such as EPDM and TPO, rolled roofing with seams that create visual horizontal bands, or other non-original materials

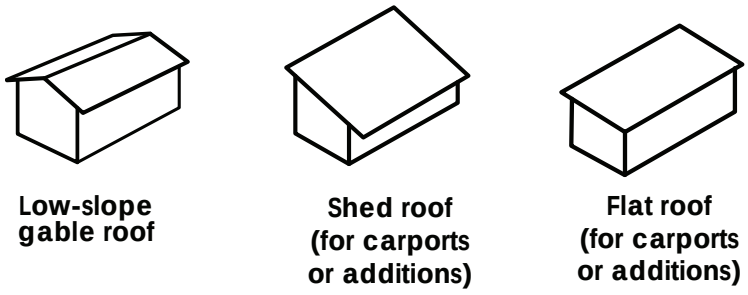
Replacement standing seam metal roof with snow guards (not recommended).

Original low-slope side gable roof modified to a more steeply pitched front gable roof (not recommended).

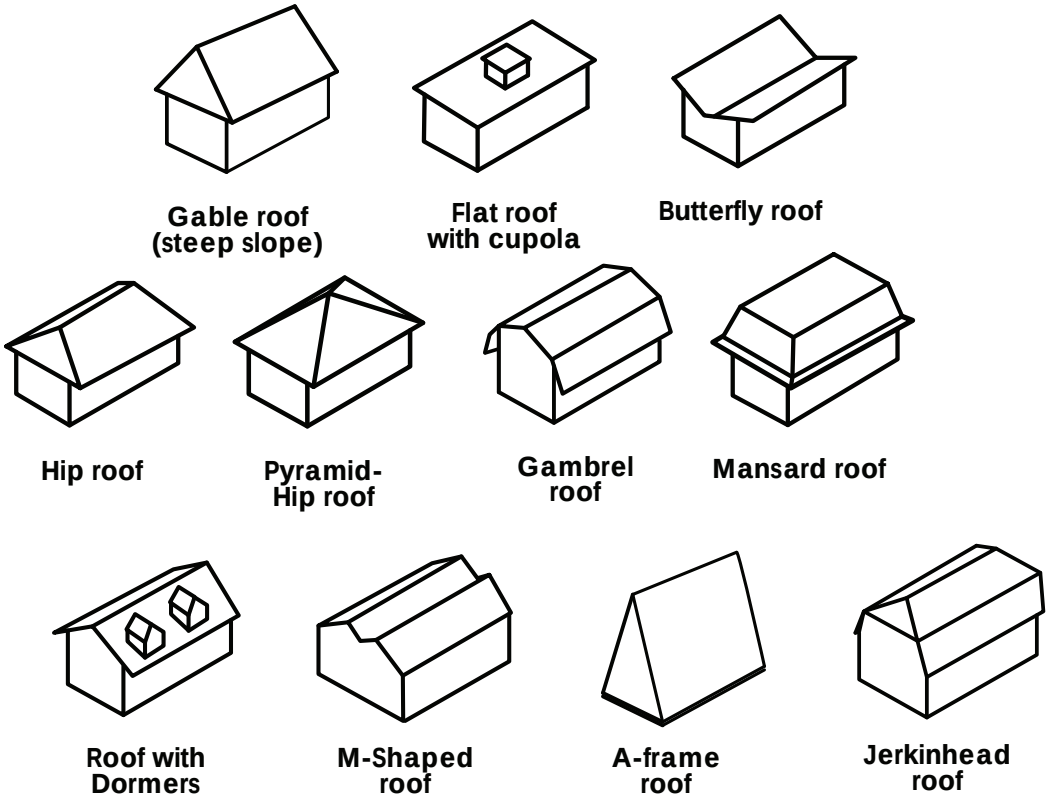
Original brick chimney clad in stone veneer (not recommended).

Original brick chimney that has been painted (not recommended).

Recommended



Not Recommended



Graphic of recommended and not recommended roof types. EHT Traceries, Inc.

Entrances, Patios, Porches, and Decks

Primary entrances to Holmes Run Acres homes are typically located at the first (ground) floor. Typical doors consist of single-leaf solid-core wood doors, or wood-frame glazed doors with either a full or partial light. Sidelights do not appear to have been an original feature, but many have been compatibly introduced over the years.

Patios, porches, and decks are common original features in Holmes Run Acres. Porches have roofs (and are often screened), whereas decks and at-grade patios are open-air. Second-story decks supported by wood posts are particularly widespread throughout the neighborhood. The original builders and architects understood patios, porches, and decks to be an extension of the home itself, providing invaluable outdoor living space and bringing the outdoors in. Houses built by Bodor in 1957-1958 often featured a screened porch behind a carport.

Guidelines

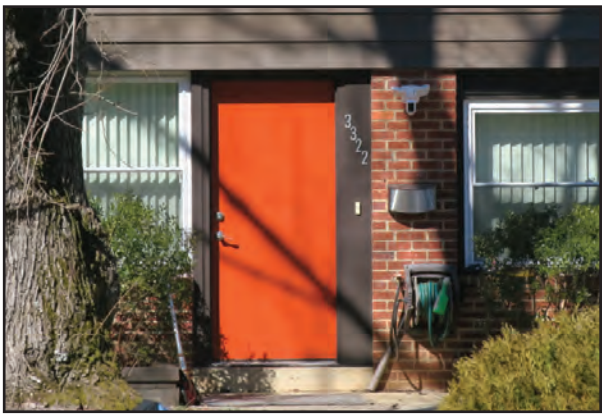
Recommended

- Retain original entry doors, patios, porches, and decks
- Perform basic maintenance to prolong the life of historic features and structures
- Install weather-stripping, storm doors, and/or clear (or low-emissivity) film to reduce air infiltration and improve energy efficiency
- Replace doors that cannot be repaired with new doors that fit within the existing opening and that match the original appearance, material, and profile
- Where the original door design is unknown, install new doors that are compatible with the aesthetic of the neighborhood
- Reuse original hardware (knobs, escutcheon plates, and locks)
- If a historic porch or deck cannot be repaired as a result of deterioration or damage, the replacement should ideally match the general appearance of the original feature. In many cases, alternative materials that are more durable, such as composite decking, may be acceptable

Not Recommended

- Removing original entry door openings, doors, porches, or decks
- Undertaking alterations that would change the size, proportions, or materiality of doors, patios, porches, or decks in an way that alters the modernist appearance of the house
- Adding an incompatible new entrance, porch, or deck to a visible elevation
- Replacing doors, hardware, or entry lighting with new fixtures inconsistent with HRA's modernist aesthetic, such as multi-panel or divided-light doors
- Adding prominent trim around a door opening
- Introducing thick patio, porch, or deck railings that obscure visibility of the home

Primary entrance with a partially glazed wood-frame door (recommended).



Primary entrance with a flush solid core wood door (recommended).

Retention of second-story wood deck (recommended).

Patio with low brick wall (recommended).

Replacement door with panels and a traditionally-styled oval light (not recommended).

A new door opening inserted within an original exterior chimney (not recommended).

Windows, Window Features, and Glazing Materials

Windows are one of a building's most important character-defining features. Their placement, configuration, materiality, and detailing play a major part in defining the style, scale, and character of any building. Homes in Holmes Run Acres feature large expanses of glass designed to bring the outside in. These "window walls" feature floor-to-ceiling window units that span large portions of an elevation. Windows consist of both fixed and operable windows and typically feature thin, narrow, unobtrusive wood frames (for fixed windows), or aluminum frames (for sliding windows).

Guidelines

Recommended

- Retain and repair original window openings, frames, and operable sashes, as these elements strongly contribute to the overall historic character of a house
- If necessary, replace deteriorated or damaged windows with new windows that match the visual characteristics of the original window, including configuration, operability, dimension, profile, and material (where feasible)
- Improve energy efficiency by installing weather-stripping, removable interior storm windows, or applying high-quality non-reflective window films (see ***"Sustainability"*** on page 58)
- Avoid interior changes that would require removal or alteration of a window opening on a primary or visible elevation
- Replace non-original windows with new windows that match the historic appearance seen elsewhere in the HOD

Prominent window walls (recommended).

Double-height window wall adjacent to primary entry (recommended).

Horizontally oriented sliding windows (recommended).

Not Recommended

- Inserting new window penetrations at primary or visible elevations
- Removing (infilling) or altering original window openings on primary or highly visible elevations
- Selecting new windows that do not match the profile and appearance of original modernist windows
- Selecting non-original window materials, such as vinyl or fiberglass, that do not match the visual characteristics of the original wood and aluminum windows
- Changing the design or operability of original windows
- Introducing arched, round, bay, garden, or multi-light windows
- Applying ornamentation such as shutters, hoods, or decorative trim
- Replacing clear glass with non-clear heavily tinted or highly reflective glass (low emissivity coating is acceptable due to minimal tint)

Replacement casement-style windows (not recommended).

Large bay window (not recommended).

Casement-style windows with multiple lights (not recommended).

Painted plywood used in limited quantity (recommended).

Contemporary entry portico (not recommended).

Pedimented entry portico and shutters (not recommended).

Placement of new systems in highly visible areas (not recommended).

Details and Ornamentation

Details and ornamentation are often main identifiers of a building's style. For midcentury architecture, it is the relative absence of decorative elements that makes the style so distinctive.

Guidelines

Recommended

- Maintain general absence of ornamentation

Not Recommended

- Adding non-original details that contrast with the modernist aesthetic of the HRA HOD, such as shutters, porticos, columns, pilasters, or cornices

Systems

When systems are beyond repair and replacement becomes necessary, replacement efforts should avoid modification to the building exterior. Incompatible systems replacement that impacts the walls, fenestration, or roof form have the potential to adversely effect the modernist aesthetic of the HOD.

Guidelines

Recommended

- Replace or install new exterior equipment at ground level to the rear or side of the building, obscured from view with appropriate screening
- When replacing systems, consider those that do not require highly visible rooftop equipment, or place new roof-mounted mechanical equipment in a setback location away on a non-primary roof slope

Not Recommended

- Placing new systems in conspicuous locations highly visible from the street or neighboring properties (for example, window-mounted air conditioning units at a façade)
- Installing rooftop equipment (satellite dishes, antenna, chillers, ductwork, conduit, piping, etc.) in highly visible locations, unless alternatives do not exist

Garages, Carports, and Accessory Structures

The builder-developers and architects of Holmes Run Acres were keenly aware that most residents would require a vehicle for daily use, and subsequently included garages and carports in the original home designs. Garages were incorporated as either internal or attached features, and carports were either attached or freestanding. Shed structures have been constructed over the years, many of which appear compatible in style (for more on garages, carports, and sheds, see ***"Guidelines for Architectural Compatibility & Neighborhood Cohesion: New Construction & New Additions"*** on page 59). Carports were constructed of wood, featured flat or low-sloped shed roof forms, and were largely open-air. They are generally viewed as complementary features that reflect the vehicular-dependent lifestyle of Holmes Run Acres residents.

Guidelines

Recommended

- Retain historic garages, carports, and sheds
- If necessary due to deterioration or damage, replace elements in a manner that matches the historic material and appearance.
- When necessary to provide additional living space, enclose carports in a compatible manner with wood cladding, retaining the original footprint and roofline

Retain original carports (recommended, see above) or, where necessary to provide additional living space, enclose carports in a compatible manner (recommended, see below).

Not Recommended

- Installing vinyl paneled garage doors that do not match the modernist aesthetic of the neighborhood
- Enclosing original, open-air carports in an incompatible manner with non-wood siding, new roof forms, or divergent footprints
- Introducing sheds that are very large in size or incompatible with the modern aesthetic of the HOD

For examples of additional "Not Recommended" new garages and carports, see section to follow, "***Guidelines for Architectural Compatibility & Neighborhood Cohesion: New Construction & New Additions***" on page 59.

New carport with gable roof (not recommended).

Garage with paneled, traditionally-styled door (not recommended).

Adaptation

Instances requiring adaptation of Holmes Run Acres' 1950s homes need not conflict with preservation practices. Health, safety, accessibility, and sustainability concerns are all justifiable reasons to modify a building. When planning to adapt HRA homes, property owners and design professionals should take into consideration the character-defining features and finishes found within the HOD and should avoid or minimize alterations that would impact these features.

Health, Safety, and Accessibility

Many historic buildings were not designed to be readily accessible for people with disabilities. It is understood that modifications to historic buildings may be necessary to meet the needs of current residents. Project applicants should consult with Fairfax County staff to discuss ways in which necessary health and safety modifications can be implemented in a manner that is compatible with the architecture of the HOD. Whenever possible, health, safety and accessibility modifications should aim to preserve character-defining features while simultaneously providing the required level of accessibility and safety.

Guidelines

Recommended

- Retain character-defining elements and materials to the extent possible
- Implement accessibility modifications of appropriate scale that are visually compatible with the modernist aesthetic
- Use new ramps or other elements to facilitate access; ramps should be simple in design and not obscure character-defining features
- If possible or desired, implement modifications at secondary or less visible elevations rather than the building façade
- If a new door is necessary, consider utilizing the location of an existing door or modify an existing window rather than creating a new opening
- If necessary due to steep terrain or steps, install a lift or elevator of compact size

Not Recommended

- Implementing changes that cause irreversible damage to character-defining features, in instances where alternatives exist that satisfy both health/safety/ADA standards and preservation standards
- Conducting extensive land re-grading (leveling) to accommodate new ramps, etc.

Sustainability

Projects to improve sustainability or efficiency should take a holistic and comprehensive approach. The preservation and rehabilitation of an existing building means saving the embodied energy used in the manufacturing of its materials and the labor of its construction. Energy efficiency upgrades should update existing features and systems while limiting impacts on the historic character of the building and surrounding neighborhood.

Note that while ARB review will only apply to the building exterior, the following information also deals with the interior, since many energy conservation issues relate to these areas.

Guidelines

Recommended

- If feasible, complete an energy audit to evaluate thermal performance and identify deficiencies in the building's envelope and in its systems
- When planning retrofits, retain character-defining elements and materials to the extent possible and attempt to minimize any negative impacts
- Maintain and add deciduous trees to the property to increase shade in the summer and sun absorption in the winter
- Ensure window openings are weathertight by installing weather stripping or removable interior storm windows (note that interior storm windows over well-sealed fixed windows may cause excess condensation between the panes)
- Apply high-quality, non-reflective window film to lower summer solar heat gain
- Modify original window frames or sashes to accommodate dual-pane/insulated glass in a manner that will not significantly alter the appearance of the window opening
- Install low-profile solar (photovoltaic) panels; solar shingles; a green roof; or cool roof products on non-visible elevations, or on an existing non-historic addition or accessory structure
- Use solar panel products and mounting systems that compliment historic roof materials
- Choose locally made sustainable, recycled, energy efficient, and high-quality materials for any renovation projects

Not Recommended

- Installing solar panels and associated equipment in highly visible locations that alter the original roof form as viewed from the street
- Replacing original window glazing, sashes, and/or frames with incompatible heavily tinted glazing or vinyl frames
- Removing and replacing historic roofing structures, materials or features to accommodate new systems

GUIDELINES FOR ARCHITECTURAL COMPATIBILITY & NEIGHBORHOOD COHESION: NEW CONSTRUCTION & NEW ADDITIONS

This section provides guidelines related to the design and construction of new buildings and new additions within the HOD. Opportunities for new construction are rare, as all lots are developed; however, unforeseen circumstances such as fire or flood could necessitate demolition and new construction. Additions are projects which result in increased square footage and/or the alteration of a roof form. Additions (particularly vertical additions) can dramatically alter the appearance of a historic building. However, new construction and new additions were anticipated by the original architects and, when carefully planned, can be complementary to the Holmes Run Acres HOD.

It is reasonable for property owners to increase their living space or introduce modern amenities beyond those provided in the 1950s. Architects Satterlee and Lethbridge could not have anticipated the lifestyle of Holmes Run Acres' twenty-first century residents. They did, however, plan for the necessity of expanding building footprints and designed accordingly, using post-and-beam construction and cubic, modular shapes that could easily be altered and expanded. The enclosure of a carport has long been a common alteration, and most of the small one-story homes have undergone expansions.

Ultimately, new construction and new additions should take cues from the neighborhood's midcentury modern architecture and should complement the historic character of the HOD's existing residences. Guidance outlined in the *Secretary of the Interior's Standards* directs that additions should be compatible yet differentiated from the original building, to avoid being mistaken as part of the original architecture. It is important to note that "compatible" does not imply an exact match, and "differentiation" does not mean inharmonious. Successful additions within the HOD should provide additional living space while also complementing the existing neighborhood character.

Project Review and Permit Requirements:

The following types of projects require a permit and review by the ARB:

- Partial or total demolition
- New construction or additions
- Major exterior alterations
- Porches and decks (including alterations to existing)
- Retaining walls, stairs, and stoops

For a complete list of projects that require a building permit and thus review by the ARB visit:

https://www.fairfaxcounty.gov/landdevelopment/when-permit-required

Siting and Site Design

The original house designs were purposefully tailored to the rise and fall of the land, with buildings set back from the street and oftentimes sited at an angle. New construction and additions should embrace the visual clues of the building siting and placement in the landscape to reflect the individual property conditions of each site.

For the purposes of the Guidelines for Architectural Compatibility and Neighborhood Cohesion, site design includes the physical placement and positioning of a new building or addition and its visual impact. For site design guidelines focused on landscape features (parking, outbuildings, plantings, and fences), please see ***"Guidelines for Preserving Setting: Landscape, Streetscape & Archaeological Resources"*** on page 76.

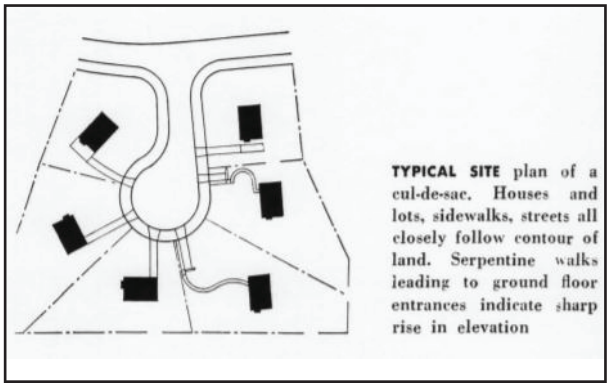
Guidelines

Recommended

- Design new additions to minimize loss of historic materials
- Avoid obscuring, damaging, or destroying character-defining features
- Place new additions to the side or rear of existing buildings and utilize design devices such as setbacks or hyphens to differentiate the new from the old
- Design new construction and additions to be set back from the street (possibly at an angle) and sited with respect to shared views and privacy
- Align setbacks with neighboring frontages
- Select a building size and scale that relates to lot character, which often (but not always) means one-story homes on flat lots, and split- or two-story homes on sloped lots

Not Recommended

- Attaching new additions in a manner that obscures, damages, or destroys character-defining features of the historic building
- Extensively grading land to accomodate new construction or additions
- Siting new construction or additions close to the street or neighboring buildings
- Placing additions where prominently visible from the street or from neighboring buildings (note that site specific conditions will always guide such decisions, and may require more flexible solutions)



Homes arranged around a cul-de-sac (recommended)
American Builder (August 1955), p.113.

Size, Scale, and Massing

In Holmes Run Acres, buildings are of similar size (one or two stories) to neighboring houses and have a "human" or residential scale. Homes have low, horizontal building massing that provide the appearance of boxes that sit lightly upon the landscape. Simple, cubic, geometric forms allow the structural skeleton of the buildings to be exposed. Depending on the topography of a lot, a two-story home can appear as a split-level, with the rear of the building typically banked into a hillside.

Guidelines

Recommended

- Design new one-story or two-story homes and additions that are modest in size
- Place new additions on secondary or non-visible elevations so they are deferential in character to the original house
- Attach new additions to the original building volume in a sensitive manner, ideally set back from the primary plane(s) of the building with a roofline that does not rise significantly above the height of the original house
- Incorporate simple, recessed, small-scale hyphens (connections), to physically and visually separate additions from the historic building
- Consider one-story additions before pursuing two-story additions, which often impact the roof form and the low, horizontal massing of original building
- Use square, rectilinear, and L-shaped building footprints
- Prioritize the absence of ornamentation and use simple, horizontally oriented forms with clean orthogonal or angular lines
- Determine an appropriate building height and width based on the character of the specific lot and surrounding buildings

Not Recommended

- Building unsympathetic additions that are out of scale with neighboring homes and that visually and/or physically dominate the original building
- Designing new construction or additions in a historicist manner (appearing to date to an earlier era)
- Building new construction or additions that cover much of the lot
- Excavating the surrounding landscape or removing mature trees
- Selecting irregular, non-linear building footprints, façade projections, or complex massing
- Building second-story or new two-story additions on sites that could appropriately accommodate a one-story addition

Modest rear (north) addition that is not visible from the street (recommended) (Fairfax County, 2019).

Side (north) and rear (east) additions that are differentiated yet compatible with the original house (recommended) (Fairfax County, 2019).

Large two-story addition placed on a visible (northeast) elevation that overwhelms the original building (not recommended) (Fairfax County, 2019).

Proportion and Symmetry

Holmes Run Acres homes reflect a departure from formality and symmetry, and instead embrace an organic, asymmetrical aesthetic inspired by the natural surroundings. Asymmetricity can be seen in the lot patterns and the siting of buildings, and also within individual building elevations through window and door placement. Buildings remain proportional through their massing, height-to-width ratios, and, importantly, their solid-to-void ratio. The concept of solid-to-void refers to the amount of wall surface (solid) to glazed or recessed surface (void).

Guidelines

Recommended

- Choose asymmetrical designs (rooflines, fenestration patterns, etc.) in keeping with existing neighborhood patterns
- Ensure appropriate height-to-width and solid-to-void ratios
- Design proportionate fenestration openings
- Place doors off-center, countered and balanced with sufficient visual weight (i.e. windows) opposite the door

Not Recommended

- Building disproportionately tall or wide buildings or additions
- Designing a facade or elevation with an unbalanced solid-to-void ratio
- Introducing formal symmetricity commonly seen in Colonial Revival style homes

Side addition (image right) that is subordinate to the original house (recommended).

Front addition (image foreground) that is proportional to the original house (recommended).

Additions that lack balance, resulting in a complex roof form (not recommended).

Side addition (right) that is not proportional to the original house, and carport (left, enclosed) (not recommended).

Building Elements and Features

The following building elements and features have been previously defined and illustrated within the ***"Guidelines for Preserving Architectural Character: Preservation and Rehabilitation of Existing Buildings."*** Please refer to those guidelines for definitions, neighborhood context, and additional photographs of foundations; walls and exterior cladding; roofs; entrances, porches, decks; windows; details and ornamentation; mechanical systems and plumbing; and garages, carports, and sheds. Additional applicable guidelines that are specific to new construction and additions have been provided below.

Foundations, Walls and Exterior Cladding

Guidelines

Recommended

- Use low-profile brick foundations
- Select typical wall cladding materials as seen throughout the HRA HOD:
    - Vertical wood cladding
    - Horizontal wood cladding
    - Large expanses of glass with narrow wood frames
    - Brick (exterior brick chimneys) and brick veneer
    - Plywood
- Apply exterior cladding that matches or is compatible with the original building, and is clean in appearance with uncomplicated visual and textural qualities

Low brick foundation, with plywood panels and horizontal wood siding above (recommended).

Addition with vertical wood cladding and appropriate solid-to-void ratio (recommended).

Addition with thin vertical wood cladding (recommended).

Addition with wide vertical wood cladding (recommended).

Addition (image left) with vertical wood cladding and a sliding glass door (recommended).

Vertical wood cladding and expansive glazing (recommended).

Not Recommended

- Applying synthetic cladding materials, such as vinyl or aluminum siding
- Selecting highly textured materials of complicated visual character, such as stacked stone, shingles, stucco, corrugated metal, or other non-original materials that contrast with the modernist aesthetic of the HRA HOD
- Introducing inappropriate wall ornamentation, such as pilasters or string courses

Addition with a stone tile foundation veneer (not recommended).

Addition with wood shingles (not recommended).

Addition with stucco cladding (not recommended).

New construction with stone and stucco cladding (not recommended).

Addition with stone veneer (not recommended).

Addition with stone veneer (not recommended).

Roofs, Roof Features, and Roof Materials

Guidelines

Recommended

- Select roof types, slopes, materials, and textures that are consistent with existing examples in the neighborhood
- Select roof forms and pitches that are low sloped and have a strong horizontal, planar emphasis
- Prioritize narrow and consistent roof edge profiles that emphasize the lightweight construction of the building or addition
- Include overhanging eaves (typically 2 feet) and wood fascia boards
- Consider addition roofs that appear as a continuation of the original roof
- Install low-profile gutters that form a visual extension of the roof edge
- Use built-up roofs (alternating layers of reinforcing fabric and asphalt, finished with a top layer of aggregate, such as gravel/pebble) for visible pitched roof slopes; minimally textured, single-layer composite shingles are also appropriate
- Use built-up roof or mineral surfaced cap sheets for minimally visible roofs; and where not at visible, use single-ply membranes (EPDM or TPO) or foam systems

Front addition with a low-slope roof (recommended).

Addition with a gravel-clad low-slope shed roof (recommended).

Addition (image left) that appears as a continuation of the original roof (recommended).

Not Recommended

- Building new construction or additions with hipped roofs; steeply pitched roof slopes; or complex roof forms that contrast with the low-slope gable roof forms throughout the neighborhood
- Removing an original chimney to accommodate a new addition
- Extending beam ends/rafter tails beyond the eave
- Introducing non-wood fascia (such as vinyl or aluminum)
- Installing high-profile gutters
- Inserting highly visible roof penetrations, such as dormer windows or large pyramid skylights
- Using incompatible roof cladding material on highly visible roof forms: slate, tile, shake, highly variegated shingles, rubber roofing materials such as EPDM and TPO, or rolled roofing with seams that create visual horizontal bands

Addition with a steeply pitched gable roof form (not recommended).

Addition with a steeply pitched saltbox roof form (not recommended).

New build with a complex roof form (not recommended).

Addition with a hipped roof clad in standing seam metal (not recommended).

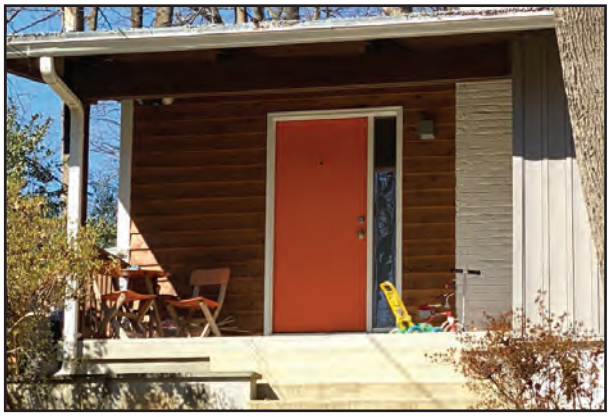
Entrances, Patios, Porches, and Decks

Guidelines

Recommended

- Select single-leaf solid-core wood doors, or wood-frame doors with a full or partial light
- Choose doors that measure 4 feet in width
- Place main entry doors at the street-facing façade, at the ground (first) floor
- Place secondary doors where necessary to access decks or patios
- Use simple hardware and lighting
- Construct decks of wood (or composite materials that adequately mimic the appearance of wood) with wood posts
- Decks and porches should appear as an extension of the home itself; at-grade patios should be modest in size and should be constructed of complimentary materials

Addition with a compatible wood door featuring a simple vertical light (recommended).



Addition with a compatible flush wood door with narrow sidelight (recommended).

A screened-in porch addition that appears as a continuation of the original roof form (recommended).

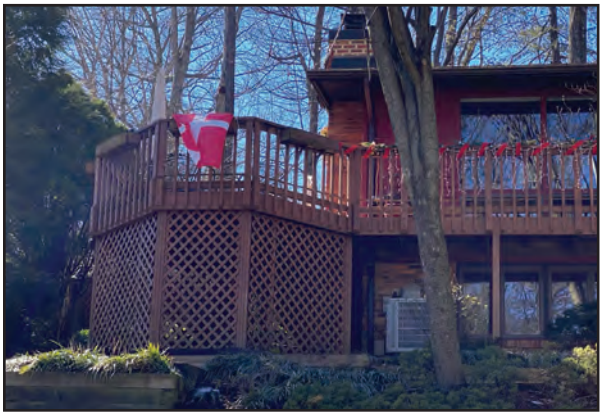
Addition with a compatible second-story porch (recommended).

Not Recommended

- Installing a door with paneled wood; fan or oval lights; divided-light panels; or transoms
- Installing prominent trim or ornamentation around a door opening
- Topping entry vestibules or porches with a separate roof form from the main building
- Adding portico structures to entries
- Installing hardware or lighting that is incompatible with the neighborhood's modernist aesthetic
- Building decks with thick railings; non-rectilinear footprints; or footprints that significantly extend beyond the footprint of the home
- Building decks atop a first-story volume (rather than supported by posts)

Addition with a gold-colored metal door (not recommended).

Addition with porch atop a first-story volume (not recommended).



Oversize deck extension with prominent lattice base (not recommended).

Porch that projects out from the façade in a triangular fashion (not recommended).

Windows

Guidelines

Recommended

- Select windows that follow the placement, proportion, alignment, configuration, materiality, size, and detailing of historic examples throughout the neighborhood
- Use primarily fixed (wood) and sliding (aluminum) windows
- Select modernist window profiles with narrow frames
- Consider a thoughtful, balanced ratio of openings to solid surfaces
- Use transparent glazing
- Prioritize high-quality materials for compatibility and longevity

Addition (right) with contemporary yet compatible fenestration (recommended).

Addition with a balanced solid-to-void ratio (recommended).

Addition with contemporary yet compatible clerestory windows (recommended).

Addition with compatible windows (recommended).

Not Recommended

- Introducing fenestration proportions, patterns, or types without precedent in the HRA HOD, such as arched, porthole, garden, bay, or divided-light windows
- Using vinyl or fiberglass windows, as they are unable to replicate historic profiles and their frame width, profile, color and sheen are significantly different than wood or aluminum
- Adding bulky trim, wide frames, or muntins
- Using highly reflective or tinted glass
- Adding shutters, exterior blinds, or awnings

Addition (image left) with a large bay window (not recommended).

New build with a prominent divided-light arched window (not recommended).

Addition with prominent window trim, topped with a keystone (not recommended).

Addition with thick, wide window frame (not recommended).

Details and Ornamentation

Guidelines

Recommended

- Avoid or strictly limit use of decorative elements
- Prioritize clean and uncluttered lines, and unadorned planar surfaces
- Install simple, modern exterior hardware and lighting
- Use high-quality materials throughout

Not Recommended

- Installing complex detailing such as quoins, brackets, columns, cornices, or moldings
- Designing new construction of additions in historicist styles such as Colonial Revival, Georgian Revival, or Mediterranean Revival

Successful addition with no adornment (recommended).

Addition with quoin and keystone ornamentation (not recommended).

Systems

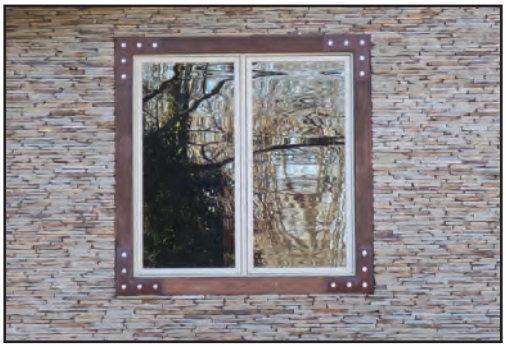
Guidelines

Recommended

- Choose systems that do not require rooftop equipment highly visible from the public right of way
- Install necessary systems and exterior equipment at ground level to the rear or side of the building, obscured from view with appropriate screening
- If absolutely necessary, place roof-mounted mechanical equipment in a setback location away from the edge of the roof, painted to match or closely resemble the roof material

Not Recommended

- Placing new systems in conspicuous locations highly visible from the street or neighboring properties (for example, window-mounted air conditioning units at façades)
- Placing rooftop equipment such as satellite dishes, antenna, chillers, ductwork, conduit, piping, etc., where visible



Addition with a studded, thick window frame (not recommended).

Wood screen to shield AC unit (recommended).

New build that incorporates an open, airy carport (recommended).

Addition with attached, compatible carport that reflects a modernist aesthetic (recommended).

Garages, Carports, and Accessory Structures

Guidelines

Recommended

- Design new structures in harmony and conformity with the modernist aesthetic of the house, site, and surroundings - achieved via complimentary massing, materials, and details
- Include single-car garages, ideally incorporated into the footprint of the home
- Design new carports that are light and open in character, with either a flat or shed roof
- Attach new carports to the home's primary roof form or feature a smooth transition between roof forms
- When necessary to provide additional living space, enclose carports in a compatible manner with wood cladding, and retaing the original footprint and roofline
- Include small enclosed storage vestibules that form part of the carport or are attached to a rear elevation
- Select small, detached sheds that mirror the aesthetic characteristics of the house

Enclosed original carport (right) and new carport (left) that are both compatible in style and materials (recommended).

Detached shed that is compatible in style and materials (recommended).

Not Recommended

- Introducing two-car garages, over-sized carports, or very large sheds that overwhelm the main building or visually interrupt the landscape
- Enclosing original carports with (non-wood) materials, steeply pitched rooflines, or footprints that significantly diverge from the original

The two images above show new garages of wood and brick. While the material choices are good, the large size and placement of the garages obscure much of the homes behind (not recommended).

Paneled garage doors are more traditional than modern in style (not recommended).

Freestanding two-car garage structure with paneled doors (not recommended).

GUIDELINES FOR PRESERVING SETTING: LANDSCAPE, STREETSCAPE & ARCHAEOLOGICAL RESOURCES

Landscape and streetscape are inclusive of woodlands; designed residential landscapes; circulation and street patterns; shared public spaces; and the relationship between buildings and their surroundings - all of which strongly contribute to the setting and distinct character of Holmes Run Acres. Notably, the names of the streets in Holmes Run Acres (Sycamore Drive, Holly Court, Laurel Court, Cypress Drive, Sherwood Court) emphasize the nature theme throughout the subdivision. While the streets and Luria Park are maintained by Fairfax County, individual property owners can still contribute to the preservation of neighborhood character through their choices about landscaping, fences and privacy screens, driveways and parking pads, and other site considerations. The following guidelines provide guidance for preserving landscape and streetscape, and also how to appropriately approach any archaeological resources discovered within the proposed HRA HOD.

Site Design (Landscape)

Site design provides the context for how each individual property interacts with the surrounding built and natural landscape. Compelling site design is one of the defining characteristic that sets Holmes Run Acres apart from more traditional tract residential developments. Lots and landscapes are thoughtfully planned to respond to and complement the varied natural topography and vegetation; care is taken to minimally disrupt the landscape. Site relationships between the house and the street and neighboring buildings are considered in order to preserve a sense of privacy.

Guidelines

Recommended

- Maintain neighborhood network of green space and exterior living spaces
- Emphasize visual privacy through use of dense hedges or spot privacy screens of high architectural character
- Maintain any original patios or planting beds
- Design porches and patios so they appear as an extension of the house
- Design pathways or walkways with a minimal, understated profile
- Prioritize free-flowing spaces with a semi-cleared wooded character
- Install grading and drainage systems that cause minimal impact to landscape
- Install low-lumen lighting, if necessary
- Plant trees and other vegetation away from the foundation to prevent structural disturbance

Homes at the end of a cul-de-sac, each sited at different angles (recommended).

Homes around a cul-de-sac with a central grassy area (recommended).

Homes set back from the street with generous front yards (recommended).

Homes with grassy lawns, varied shrubbery, and mature trees (recommended).

Not Recommended

- Disturbing the natural landscape (removing mature trees, leveling of land, etc.)
- Introducing new porches and patios that diminish the primacy and scale of the house (either individually or cumulatively) due to size and span
- Installing retaining walls that visually overwhelm or obscure the landscape and residence
- Placing mechanical equipment and utilities in highly visible locations
- Reinforcing property lines through tall, solid fencing, or other means
- Using exterior lighting of high lumen emittance, affecting neighboring properties and distracting from the nighttime glow of the home itself
- Introducing structures such as gazebos

Landscape Design

Holmes Run Acres is well known for its natural, wooded setting. Luria Park is a primary landscape feature in the neighborhood, but the encompassing natural setting can also be credited to the landscaping of individual properties. Properties typically feature informal landscape designs with low ground cover, shrubbery, and specimen trees. Landscaping in Holmes Run Acres complements the horizontal, angular, and simplistic features of the homes themselves.

Guidelines

Recommended

- Retain abundant and diverse plant materials (mature tree, specimen trees, mid-size plantings, shrubbery, ground cover, etc.)
- Prioritize organic, informal planting patterns and aesthetically “open” landscaping with a simple, uncluttered appearance
- Select landscape designs that respect the semi-cleared, wooded, rolling topography of the district
- Consider hydrology patterns; contain water runoff to the site or adjacent streets

Not Recommended

- Removing original landscaping, such as mature trees, unless dead or diseased
- Placing dense or tall plantings (such as tall, solid hedges) along the street, blocking neighborhood views
- Introducing formal landscaping with geometric patterns
- Altering existing site grading (through excavation or creating berms)

Assorted images of recommended landscaping, reflecting informal designs and diverse plantings (recommended).

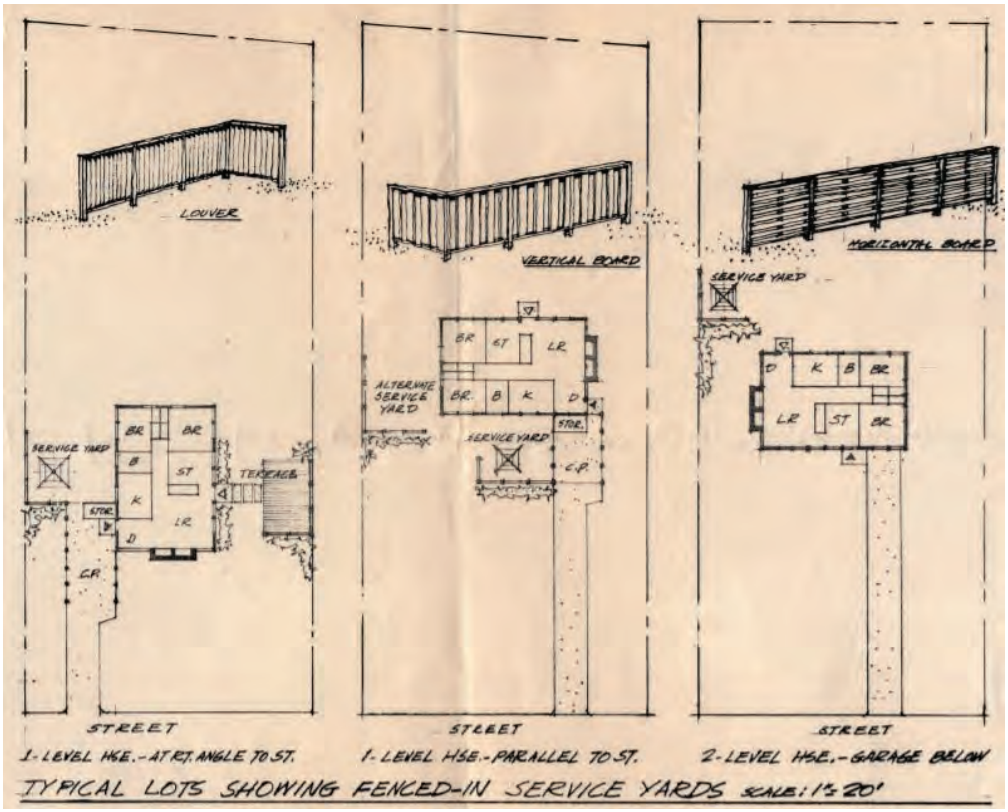
Fencing and Privacy Screens

Fences were introduced on a limited basis during the original development of Holmes Run Acres. The builders and architects recognized the need for privacy and took care to site and design homes in a way that would not make fencing necessary. However, there certainly are instances of original wood fences, particularly around "service yards" where trash recepticles were stored. Original fence types were louver, vertical, or horizontal boards. Less successful fences added in recent years disrupt the natural landscape and reinforce lot lines that were never intended to be visibly distinguished. Because the residents of Holmes Run Acres have placed great importance on a shared sense of community, perimeter fences and screens are not universally encouraged.

Guidelines

Recommended

- Use shrubbery, interior shades, or privacy film to provide privacy
- If necessary, introduce wood fences or privacy screens that:
    - Span short distances, remain low in height (> 6 ft), and do not obscure the building
    - Are modern and minimalistic in appearance, with some quality of transparency
    - Are placed near the building rather than along the property perimeter
    - Are used to shield mechanical equipment or trashcans in the "service yard"



Drawing by Satterlee and Lethbridge depicting original wood fence types and their limited use to screen "service yards" (recommended). www.holmesrunacres.com

Low wood fence with openings that blends with the landscape (recommended).

Wood privacy screen that is transparent in character (recommended).

Not Recommended

- Constructing tall or visibly impenetrable border fences or walls that reinforce property lines or extend parallel to the street frontage
- Installing fences made of chain link, chicken wire, or other incompatible materials

Long and tall fence that is visually impenetrable (not recommended).

Tall wood fence that is visually impenetrable (not recommended).

Metal fencing that is more traditional that modernist in character (not recommended).

Concrete wall that is visually impenetrable (not recommended).

Driveways

The original builders and architects of Holmes Run Acres were aware that most, if not all, families in Holmes Run Acres would rely on automobiles as their primary means of transport. Driveways, carports, and garages were included as original features of Holmes Run Acres home. However, when expanded beyond their original footprint, driveways can take on a visually intrusive character and impose on the landscape.

Guidelines

Recommended

- Pave driveways with concrete, as done originally, or use compatible materials such as pea gravel or permeable pavers
- Confine driveways to generally straight, geometric lines, rather than dramatically curvilinear paths

Simple, narrow concrete driveway (recommended).

Concrete driveway replaced with new gravel driveway (recommended).

Not Recommended

- Expanding driveways such that they encroach upon the landscape or overwhelm the house itself
- Introducing a prominently curved or winding driveway
- Paving driveways with dark asphalt

Expansive asphalt paving in place of landscaping (not recommended).

Oversized concrete driveway and parking area (not recommended).

Expanded double-driveway (not recommended).

Expanded double-driveway (not recommended).

Archaeological Resources

To further the purpose of the HOD and to aid in the identification and protection of historic or archaeological resources located within or in the vicinity of the HOD, the Fairfax County Park Authority archaeologists must be consulted concerning a rezoning, development plan, special exception, special permit, or variance application on a property that is located wholly, partially within, or contiguous to an HOD and when the application involves 2,500 square feet or more of land disturbing activity.

If you think you may have archaeological resources or remnants of a previous structure on your property, please contact the Fairfax County Park Authority before you continue with your project. The Archaeological and Collections Branch can be reached at 703-324-8586, TTY 711 or parkmail@fairfaxcounty.gov.

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Appendix

APPENDIX A – GLOSSARY OF TERMS & ACRONYMS

TO BE UPDATED

Note: The definitions included within this glossary are for purposes of the Design Guidelines only and are not official definitions for purposes of zoning.

Addition: A volume built onto (and internally connected to) an existing building volume.

ARB: Architectural Review Board (Fairfax County).

Awning window: A top-hinged window that swings the bottom edge outward; designed to admit air while excluding rain.

Bay window: A window that extends beyond the plane of the surrounding façade.

Breezeway: A roofed outdoor passage, as between a house and carport.

Carport: A covered structure that offers limited protection to vehicles from rain and snow. Carports usually only have one or two walls, or are open-air with post supports.

Casement window: A window attached to its frame by one of more side hinges on the jamb (vertical side member).

Clerestory window: A window above eye level (usually at or near the ceiling or roof line) designed to admit light, fresh air, or both.

Concrete Block/CMU: Concrete masonry unit.

Deck: A flat, roofless platform adjoining a house, either very slightly or substantially elevated from the ground.

Eave: The lower edge of a roof slope that intersects with and overhangs the exterior wall. Eaves in Holmes Run Acres are typically 2 feet in width.

Elevation: A synonym for façade, though used to reference secondary (side and rear) façades.

Façade: The primary exterior wall of a building, typically (but not always) facing the street and containing the primary entrance.

False historicism: Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other historic buildings that confuse the sense of what is original to the building.

Fenestration: The physical arrangement of doors and windows on the elevations of a building.

Fixed window: A window that does not move or open.

Gable: The generally triangular portion of a wall between the edges of intersecting roof slopes.

Historic precedent: An earlier occurrence of something similar. In Holmes Run Acres, this is referring to architectural elements that date to the neighborhood's original development phases (1951-1958).

Historicist architecture: Architecture that is heavily influenced by past movements, sometimes freely interpreted.

HRA HOD: Holmes Run Acres Historic Overlay District.

Infill: New construction located within an existing setting.

In-Kind: A preferred preservation practice where historic building materials or elements are replaced using the same material type, design, dimension, texture, detailing, and appearance.

Landscape: The physical and aesthetic setting of a place, including natural and man-made features, spatial relationships, views, and circulation routes.

Light: A piece of glass located within a window.

Massing: The distribution of a building's volume through space; the perception of the general shape, form, and size of a building.

NPS: National Park Service.

NRHP: National Register of Historic Places. The NRHP is the nation's most comprehensive inventory of historic resources. It is administered by the National Park Service and includes buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level.

Opening window: Refers to windows of operable configuration (rather than fixed), such as casement, hung, sliding, awning, or hopper windows.

Patio: An outdoor area adjoining a house, typically at grade and constructed of concrete, stone, brick, tile, or gravel.

Porch: A covered, partially enclosed (or screened), sheltered space with a roof covering, typically adjoining a secondary entrance to a building.

Post and beam construction: A type of timber construction in which vertical posts and horizontal beams create a framework that carries both the floor and roof loads. Post and beam construction allows for simple expansion and alteration of a building footprint when necessary.

Public right-of-way: Any public street, sidewalk, etc. adjacent to private property.

Rabbet: A rabbet is a recess or groove cut into the edge of a piece of machinable material, usually wood. An example of the use of a rabbet is in a glazing bar where it makes provision for the insertion of the pane of glass and putty.

SOI Standards: *Secretary of the Interior's Standards for the Treatment of Historic Properties* (36 CFR 67).

Viewshed: The view of an area from a specific vantage point, including all surrounding points in the line-of-sight of that location. Conversely, it can also refer to an area from which an object can be seen.

Window opening: Refers to the framed opening of a window within the wall.

APPENDIX B – PREVENTATIVE AND CYCLICAL MAINTENANCE CHECKLIST

Maintenance is the repair and upkeep of materials in place to ensure their longevity. Like most construction that dates to the mid-twentieth century, homes in Holmes Run Acres require upkeep to remain in good condition. The construction techniques, materials, and systems used in these homes were modern at the time, but in some cases have not stood the test of time. Mass-produced, pre-fabricated materials were selected by Goodman and Davenport because of their economical nature - not their longevity. Maintenance challenges can arise due to low-slope roofs and brick chimneys prone to leaks; foundations that lack crawl spaces; and building envelopes that are poorly insulated. Homes with overhangs have generally fared better than homes without overhangs, which lack any protection from the elements and experience rot at at a faster pace. Original single-pane windows present condensation issues, which in turn can lead to peeling paint, wood rot, and mold. Well-meaning efforts such as power-washing windows or using harsh chemical cleaners on exterior surfaces can oftentimes worsen conditions.

Some houses will require the addition of retaining walls or foundation repair. Some features of a building, such as the roof, will need to be replaced every thirty years or so. In general though, property owners typically find that maintaining the overall physical condition of the building, and conducting repairs as necessary, is generally easier and less expensive than replacing features or systems altogether. Ideally, maintenance issues are addressed promptly to halt deterioration and prolong the lifespan of original materials. Complete preventative maintenance checks should be performed at least once a year. It is a good idea to keep documentation of yearly maintenance for present and future property owners.

The following maintenance checklist is adapted from NPS *Preservation Brief 47: Maintaining the Exterior of Small and Medium Size Historic Buildings*, which can be found here: https://www.nps.gov/tps/how-to-preserve/briefs/47-maintaining-exteriors.htm. The NPS website offers guidance on many specific materials that may help. Links to these materials can be found in Appendix B.

Foundations

Maintenance Objective: To identify potential structural deficiencies and to prevent moisture from entering foundations and crawl spaces and damaging materials close to the grade, and to provide ventilation in damp areas.

Inspection Frequency: Annually; in conjunction with inspection of gutters and downspouts to ensure proper drainage around the building perimeter.

Common conditions to look for:

- Depressions or grade sloping toward the foundation resulting in standing water against the foundation
- Material deterioration at or near the foundation, including loss of mortar in masonry, rotting wood clapboards, or settlement cracks in the lower sections of wall
- Evidence of animal or pest infestation
- Vegetation growing close to the foundation that may cause damage, including trees, shrubs and planting beds
- Evidence of moisture damage, moss or mold from damp conditions or poorly situated downspout splash blocks
- Blocked downspout drainage boots or clogged areaway grates

Recommended Maintenance and Repairs:

- Remove leaves and other debris from drains to prevent accumulation
- Conduct annual termite inspections
- Keep the grade around the foundation sloping away from the building. Add soil to fill depressions particularly around downspouts and splash blocks. A 6” separation between wooden siding and the grade is usually recommended
- Reset splash blocks at the end of downspouts or add extender tubes to the end of downspouts as necessary
- Inspect, paint, and re-secure foundation vent grills as needed
- Wash off discoloration on foundations caused by splash-back, algae, or mildew
- Selectively repoint brick or other unit masonry as needed
- Avoid using salts for de-icing and fertilizers with a high acid or petro-chemical content around foundations as they can damage masonry

Walls and Exterior Cladding

Maintenance Objective: to keep walls in good condition and to prevent water infiltration, insect infestation, and deterioration.

Inspection Frequency: Annually; Spring during dry and wet weather; after a major storm.

Common conditions to look for:

- Misaligned surfaces (leaning bowing, or bulging wall sections), cracks in brick or other masonry units and masonry joints, and open joints
- Cracked, loose, rotted or split wood siding and nail popping
- Exterior stains or evidence of wood rot, insect infestation, and potentially damaging vegetative growth
- Deterioration and deficiencies (such as rust, rot, or insect damage) around wall attachments such as lamps, signs, water spigots, electrical outlets, and vents
- Excessive damp spots, often accompanied by staining, peeling paint, moss, or mold
- General paint problems such as peeling, cracking, blistering, or chalking paint

Recommended Maintenance and Repairs:

- Repaint existing painted wood surfaces every 5-10 years, or as needed. Paint previously painted masonry surfaces approximately every 10 years
- Repair and repoint open masonry joints
- Trim branches away from walls and remove vegetative growth such as ivy and other climbing plants from wall surfaces
- Wash exterior wall surfaces using the gentlest means possible if dirt or other deposits are causing damage or hiding deterioration
- When patching, such as at an area of wood siding that has deteriorated, is required, select a compatible patch material. Where a damaged area is too large to patch, consider replacing the section with in-kind material
- Remove deteriorated caulks and sealants, clean, and reapply appropriate caulks and sealants following manufacturer's instructions regarding preparation and installation
- Correct deficiencies in any wall attachments such as awning and flag pole anchors, improperly installed electrical outlets, or loose water spigots

Roofs, Roof Features, Chimneys, and Roof Materials

Maintenance Objective: To ensure the water flows off the roof and away from the building and to prevent water infiltration in the attic, exterior walls, or basement of a building.

Inspection Frequency: After a major storm and Spring or Fall; every 5 years by roofer; gutters and downspouts should be inspected from the ground during or after rainy weather and when winter ice has collected.

Common conditions to look for:

- Sagging gutters and split downspouts
- Debris accumulating in gutters and valleys
- Overhanging branches rubbing against the roof or gutters
- Plants or other biological growth growing out of chimneys
- Out of place, missing, cracked, bucking, delaminating, peeling, or broken roof coverings
- Deteriorated flashing and failing connections at any intersection of roof areas or of roof and adjacent wall
- Bubbled surfaces and moisture ponding on flat or low-sloped roofs
- Evidence of water leaks in the attic or at ceilings
- Misaligned or damaged elements, such as decorative cresting, lightning rods, or antennas
- Cracked masonry or dislodged chimney caps

Recommended Maintenance and Repairs:

- Regularly remove leaves and other debris from the roof (particularly around chimneys, equipment, or dormers), gutters, and downspouts
- Use garden hose to flush debris from gutters/downspouts
- Correct misaligned gutters and adjust, if necessary, so that water flows to drains away from the building and does not pond
- Use fiberglass and epoxy to fix holes in metal gutters or replace if severely deteriorated.
- Remove biological growth that may cause erosion of roof cladding. Where necessary and appropriate, trim adjacent tree branches to increase sunlight on the roof to prevent further biological growth
- Re-secure loose flashing at chimneys, parapets, or dormers
- Repoint deteriorated mortar joints on brick chimneys or brick walls with an appropriate mortar to prevent moisture penetration
- Repair broken, missing or damaged roof cladding to match the existing. Scrape and repaint areas of metal roofing as needed

Porches and Decks

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

Inspection Frequency: Annually.

Common conditions to look for:

- Damaged flashing or tie-in connections of projecting elements such as porches or decks
- Misaligned or damaged posts and railings
- Deteriorated finishes and materials, including peeling paint, cupped and warped decking, wood deterioration, and hazardous steps
- Evidence of termites, carpenter ants, or other pests
- Deteriorated seals around connections
- Rust and excessive wear of structural, anchorage, and safety features of balconies and/or fire escapes

Recommended Maintenance and Repairs:

- Selectively repair or replace damaged roofing on porches and other projections with roofs
- Repair flashing connections as needed; clean and seal open joints as appropriate
- Secure any loose connections, such as on porch railings
- Remove rust and corrosion from porch handrails, balconies, fire escapes, and other metal features; prepare, prime, and repaint using a corrosion-inhibitive coating system
- Keep porch decks and steps free from dust, dirt, leaf debris, and snow as soon at it accumulates using a broom or plastic blade shovel
- Repair areas of wood decay or other damage to railings, posts, and decorative elements. Repair with selective replacements, wood putty, or epoxy filler, as appropriate
- Prime and repaint features when necessary and repaint horizontal surfaces on a more frequent basis
- Sand and repaint porch floorboards to keep weather surfaces protected
- Carefully cut out damaged or buckled porch flooring and replace with wood to match
- Repair rotted stair stringers; adjust grade or add stone pavers at stair base to keep wooden elements from coming into direct contact with soil
- Clean out any debris from carpenter bees, ants, termites, and rodents, particularly from under porches. Replace damaged wood and add screening to discourage rodents. Consider treating above ground features with a borate solution to deter termites and wood rot and repaint exposed surfaces

Windows, Window Features, and Glazing Materials

Maintenance Objective: To retain the functioning nature of existing openings and maintain the connection between the opening and the wall in order to reduce air and water infiltration.

Inspection Frequency: Annually; interior and exterior.

Common conditions to look for:

- Inoperable windows or doors
- Broken or cracked glass
- Loose frames, doors, sash, shutters, screens, etc. that may present safety hazards
- Damaged or out of place sills and/or thresholds
- Poorly fitting windows or doors, misaligned frames
- Lack of or deterioration of weatherstripping
- Loose, open, or decayed joints in door and window frames
- Loose hardware, locking difficulties, and deteriorated weatherstripping and flashing
- Peeling paint, corrosion or rust stains
- Accumulation of debris in window wells such as evidence of pests

Recommended Maintenance and Repairs:

- Repaint and recalk every 5-8 years, as necessary
- Replace broken or missing glass as soon as possible
- Re-putty window glazing where putty is deteriorated or missing
- Remove and clean hardware before painting doors and windows; reinstall after the paint has dried
- Tighten screws in doorframes and lubricate door hinges, awning hardware, garage door mechanisms, window sash chains (if present), and pulleys using a graphite or silicone type lubricant
- Check weather stripping on doors and windows and adjust or replace as necessary
- Adjust steel casement windows (if present) as needed for proper alignment and tight fit. Avoid additional weather stripping that may cause further misalignment
- Check window sills for proper drainage. Fill cracks in wood sills with a wood filler or epoxy following manufacturer's instructions
- Correct perimeter cracks around windows and doors to prevent water and air infiltration using appropriate sealants
- Remove debris beneath window air conditioning units and ensure that water from units does not drain onto sills or wall surfaces below. Removal of air conditioning units when not in season is recommended
- Adjust storm panels and clean weep holes; check that weep holes at the bottom of the panels are open so water will not be trapped on the sill

APPENDIX C – ADDITIONAL RESOURCES

National Park Service

The National Park Service Preservation Briefs and other relevant publications provide additional guidance and technical recommendations to supplement the information provided in these Design Guidelines. The following links should be referenced to inform project planning.

National Park Service Preservation Briefs

https://www.nps.gov/tps/how-to-preserve/briefs.htm

National Park Service Preservation Tech Notes

http://www.nps.gov/tps/how-to-preserve/tech-notes.htm

National Park Service Technical Preservation Services – Sustainability

https://www.nps.gov/tps/sustainability.htm

National Park Service Preservation Briefs

"Preservation Brief 3: Improving Energy Efficiency in Historic Buildings."

https://www.nps.gov/tps/how-to-preserve/briefs/3-improve-energy-efficiency.htm

"Preservation Brief 13: The Repair and Thermal Upgrading of Historic Steel Windows."

https://www.nps.gov/tps/how-to-preserve/briefs/13-steel-windows.htm

"Preservation Brief 14: New Exterior Additions to Historic Buildings: Preservation Concerns."

https://www.nps.gov/tps/how-to-preserve/briefs/14-exterior-additions.htm

"Preservation Brief 24: Heating, Ventilating, and Cooling Historic Buildings."

https://www.nps.gov/tps/how-to-preserve/briefs/24-heat-vent-cool.htm

"Preservation Brief 32: Making Historic Properties Accessible."

https://www.nps.gov/tps/how-to-preserve/briefs/32-accessibility.htm

Bulletins and Guidelines

"Remodeling Your Holmes Run Acres House: Remaining Faithful to the Original Design." Holmes Run Acres Civic Association. https://www.holmesrunacres.com/uploads/3/0/5/5/30555577/hra_architectural_guidelines.pdf

"Installing Solar Panels and Meeting the Secretary of the Interior's Standards." National Park Service. https://www.nps.gov/tps/sustainability/new-technology/solar-on-historic.htm.

"National Register Bulletin Number 15: How to Apply the National Register Criteria for Evaluation." National Park Service. https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf

"Repair and Upgrade Windows and Doors." National Park Service. https://www.nps.gov/tps/sustainability/energy-efficiency/weatherization/windows-doors.htm

"Replacement Windows that Meet the Standards." National Park Service. https://www.nps.gov/tps/standards/applying-rehabilitation/successful-rehab/windows-replacement.htm

"Saving Windows, Saving Money." Preservation Green Lab of the National Trust for Historic Preservation. https://forum.savingplaces.org/viewdocument/saving-windows-saving-money-evalu

"Technical Bulletin No. 2, Modern Design." Washington, D.C.: Federal Housing Administration, March 1, 1941.

"Technical Bulletin No. 4, Principles of Planning Small Houses." Washington, D.C. Federal Housing Administration, 1936, revised July 1, 1940.

"The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings." National Park Service. https://www.nps.gov/tps/standards/rehabilitation/guidelines/sustainability.htm

Websites:

Fairfax County Land Development Services Webpage. https://www.fairfaxcounty.gov/landdevelopment/

Holmes Run Acres Civic Association. https://www.holmesrunacres.com/

Section 7-201 of the Fairfax County Zoning Ordinance. https://www.fairfaxcounty.gov/planning-development/sites/planning-development/files/assets/documents/zoning/zoning%20ordinance/art07.pdf

Holmes Run Acres Historic Overlay District (HRA HOD) undertaken by Fairfax County Board of Supervisors Board of Supervisors Motion (January 14, 2020): https://www.holmesrunacres.com/uploads/3/0/5/5/30555577/hod_-_ffx_cty_board_matter_motion_for_hod_copy.pdf

Virginia Landmarks Registry and National Register Nomination

VDHR File #029-5183. Holmes Run Acres Historic District National Register of Historic Places Registration Form. United States Department of the Interior (Listed on VLR 12/06/2006 and NRHP 3/22/2007.

https://www.dhr.virginia.gov/wp-content/uploads/2018/04/029-5183_HolmesRunAcresHD_2006_NRfinal.pdf

APPENDIX D – LIST OF CONTRIBUTING AND NON-CONTRIBUTING PROPERTIES

TO BE UPDATED


COUNTY OF FAIRFAX
1742
VIRGINIA