

## **Potential Holmes Run Acres Historic Overlay District Work Group Meeting July 14, 2021 (Meeting #8)**

### **Summary**

On July 14, 2021, the members of the Holmes Run Acres (HRA) Work Group met virtually through the Webex platform. The focus of the meeting was discussing a draft of the design guidelines dated June 1, 2021. The discussion began with a presentation by Heritage Resources Branch Chief Laura Arseneau presenting on zoning ordinances, Historic Overlay Districts (HOD), the Architectural Review Board (ARB), and what is regulated through the different processes. Then, Sarah Vonesh of EHT Traceries gave a presentation on the purpose of design guidelines, the best practices of design guidelines, and the Secretary of the Interior's standards for rehabilitation. The discussion was formatted around the four of the work group's initial concerns about the draft guidelines.

The first concern that was discussed was in regard to the photos of existing Holmes Run Acres properties that were used as examples of not recommended actions and treatments. The recommendation was to replace them with generic photos of the non-recommended treatment. Members of the Work Group agreed that homeowners would not like to see their home depicted in the "not recommended" section of the guidelines. Staff suggested that the guidelines emphasized the "recommended" treatment examples and included photos and to remove the photos of the "not recommended" treatment examples and only include text descriptions of not recommended work. Work Group members agreed.

The second concern that was discussed was that the widening of driveways should not be allowed. Fairfax County staff clarified that the current development standards outlined in the Zoning Ordinance for R-3 properties (Residential 3 dwelling units/acre) limits paving to 30% of the front yard. "Green driveways" are included as an imperviable surface. Some Work Group members indicate that they would be interested in seeing this percentage decreased. Others indicated that they don't think materials should be a factor, only coverage.

The third concern that was discussed was about solar panels located on roofs, but the discussion was more centered on roofing materials. There was a consensus among the Work Group that roof pitch and overhang should have a higher significance and be mitigated further than roofing material. However, there was some disagreement on this. Some Work Group members think it is important to place an emphasis on both material and form. It was suggested that there be a single future Work Group meeting centered on roofs.

The fourth concern that was discussed was about citing a maximum roof pitch angle. Work Group members said additions had higher roof pitches. Some did not mind this, but some thought it detracted from the visual of the original HRA structure. Some suggested this could be an item for the zoning ordinance, however staff clarified that the zoning ordinance would only preserve the house building envelope such as height and that it would not preserve architectural features such as roof pitch. Some Work Group members were concerned that the design guidelines would be too restrictive, but staff clarified that a modification to the exterior of the house would only come to the Architectural Review Board if the work required a building permit, site plan or rezoning application.

In regard to the length of the guidelines, it was suggested that there be an executive summary at the beginning to showcase the important information. Another Work Group member wanted to note

that the maximum 35' height requirement is problematic. For a next step, staff will begin an internal review of the HOD with other Fairfax County agencies.

The recording of this meeting, as well as previous meetings, can be found at <https://www.fairfaxcounty.gov/planning-development/plan-amendments/holmes-acres-run-hod>