



# HOLMES RUN ACRES HOD

## DESIGN GUIDELINES DRAFT

EHT Traceries  
May 26, 2021



# PURPOSE OF THE DESIGN GUIDELINES

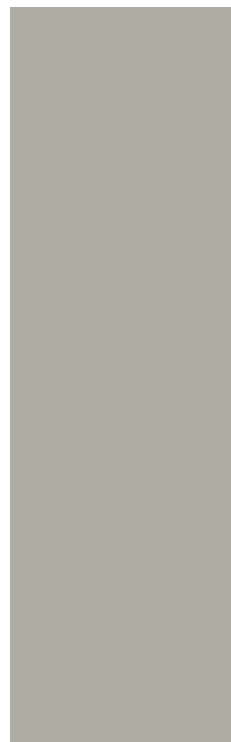
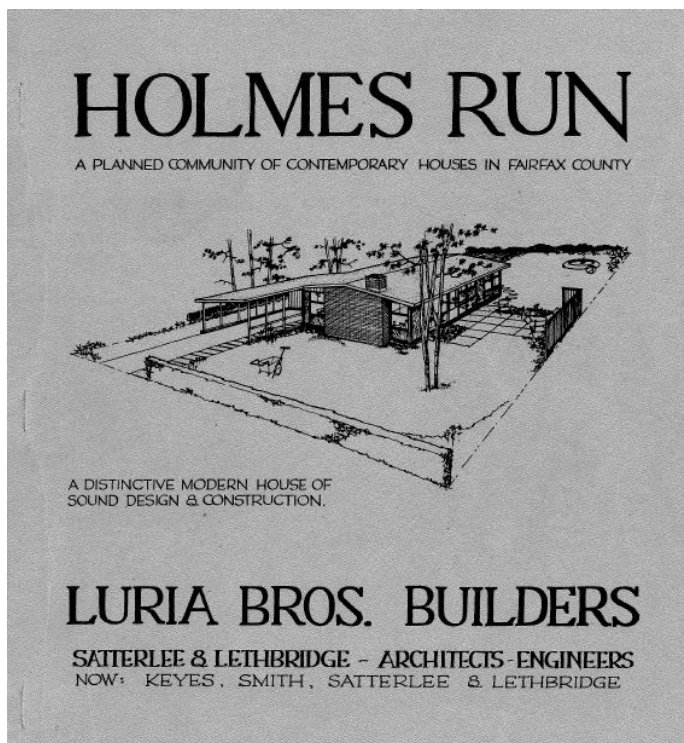
- Provide project applicants with **recommendations for design and treatment strategies that maintain, strengthen, and enhance the historic and architectural character** of the community
- Give **historical background and practical guidance** to project applicants, property owners, the building industry, and the community, and **to facilitate ARB consideration of project applications**
- Provide **flexible guidance well aligned with preservation standards** to help applicants design and execute compatible projects
  - Guidelines are based on the *Secretary of the Interior's Standards for Rehabilitation* which are used in the ARB's review of projects
- **Not intended to stunt innovative design nor preserve the neighborhood as a snapshot in time**
- **Not meant to be absolute, give case-specific advice, or address exceptions or unusual conditions**
- Sometimes a creative, thoughtful, or necessary design solution--one that does not neatly fit the written guidelines --will be approved by the ARB

# DESIGN GUIDELINES METHODOLOGY

- Review existing documentation
- Survey and photographic documentation
- Consultation with DPD Staff and HRA Work Group
- Coordinate effort with Overall Design Guidelines and other HOD-Specific Design Guideline updates
- Revise Draft Design Guidelines based on HRA feedback



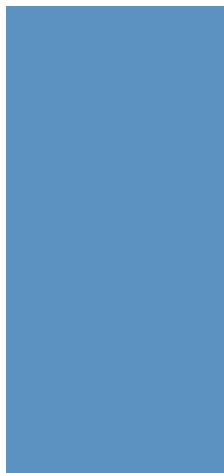




# HOD DGS - CONTENTS

## Chapter 01 - Introduction to the District-Specific Design Guidelines

- Introduction to the Historic Overlay District Design Guidelines
- Historic Overlay District Regulations and Project Review Summary
- Using these Design Guidelines



# CHAPTER 01-PROJECT REVIEW SUMMARY

## *Projects That Require Review and Building 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
- 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
- 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                                   | • Playground equipment |
| • Residential window and door replacements | • On-grade patios      |
| • Gutters                                  | • Driveways            |
|  | • Interior alterations |



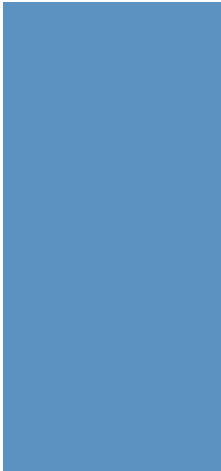




# HOD DGS - CONTENTS

## Chapter 02 – History and Significance of the (Potential) HOD

- Statement of Significance
- Development History
  - Timeline





# CHAPTER 02- EXAMPLE CONTENT EXCERPTS



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



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



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

## Subdivision 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 dwellings, 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, diverse lots of varying size and shape. Natural land features were retained and landscaping was sensitively introduced. 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.

## 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

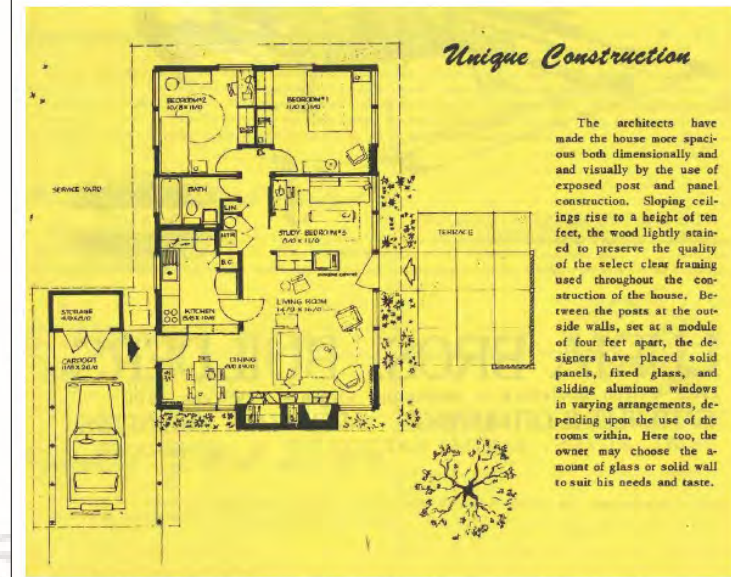
AMERICAN INSTITUTE OF ARCHITECTS JOURNAL • November 1976

A plan for the 135-acre site, which includes a detailed map of the site and a description of the development. The plan shows the layout of the streets, the location of the houses, and the surrounding landscape. The description provides information about the development's history, its goals, and the challenges it faced.

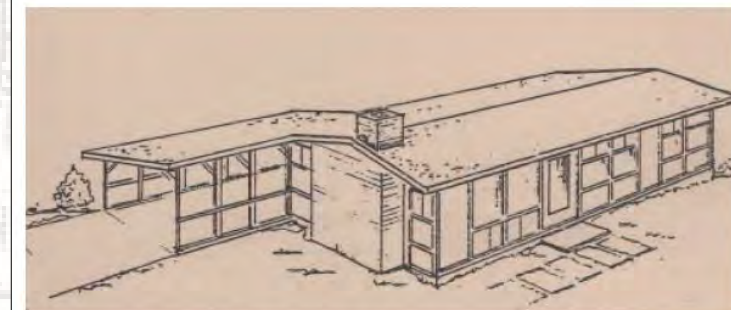


Two Level Houses for Hillside Lots

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; Drawing included in the *Holmes Run Acres Promotional Brochure* (1951), p.4.

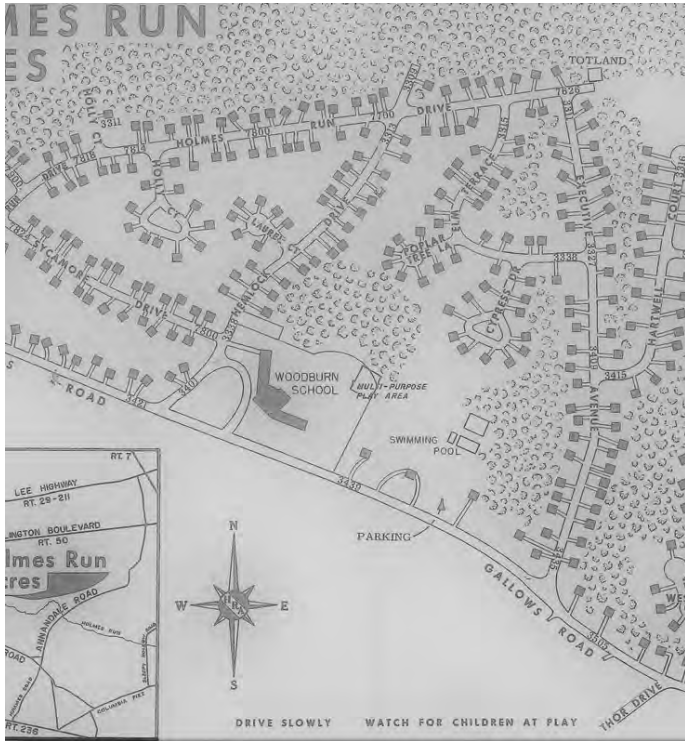


Typical floorplan with carport. Source: *Holmes Run Acres Promotional Brochure* (1951), p.2.



Typical house type. Source: *Holmes Run Acres: The Story of a Community* (1991), vol.2, p.1.

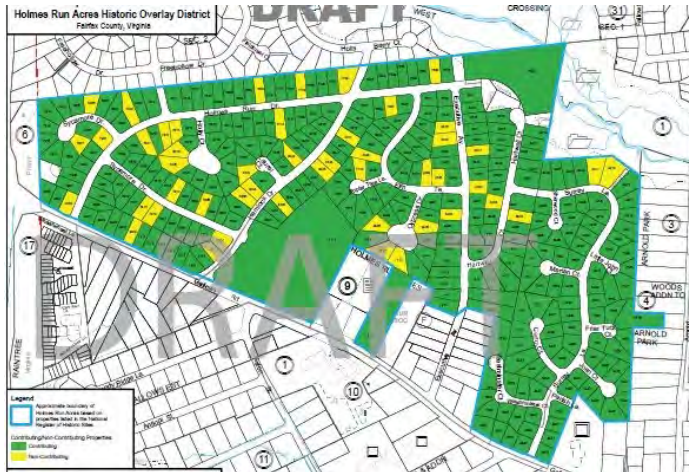
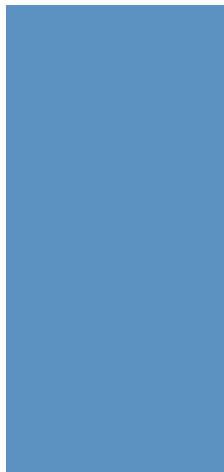




# HOD DGS - CONTENTS

## Chapter 03 – Historic Overlay District Overview

- Overview of the Holmes Run Acres (potential) HOD
  - Maps, overview photos with photo key
  - Zoning in the HOD
- HOD Boundary
- Resource Inventory - Contributing and Non-Contributing Resources
- Summary of District Character
  - Character-Defining Features – Architectural, Landscape, Archaeological





# CHAPTER 03- EXAMPLE CONTENT EXCERPTS

## 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 1951-1951. 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, side-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, 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.

7640 Holmes Run Drive.

3414 Executive Avenue.



3311 Executive Avenue.

3413 Hartwell Court.

7808 Sycamore Drive.

## Two-Story Luria House, 1951-1952

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 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.



3322 Hemlock Drive.

7702 Holmes Run Drive.

3326 Elm Terrace.

## Gaddy House, 1954-1955

The Gaddy House was designed by Satterlee and Lethbridge for builders (and brothers) 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. 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 deck (approximately 3 feet wide) with square wood posts. The deck is accessed via a four-foot door from the living room. One-story Luria 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. 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.

## 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. They 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, 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 with a higher ceiling.



3444 Surrey Lane.

7531 Parish Lane.



3445 Surrey Lane.

7603 Westminster Court.

3442 Surrey Lane.

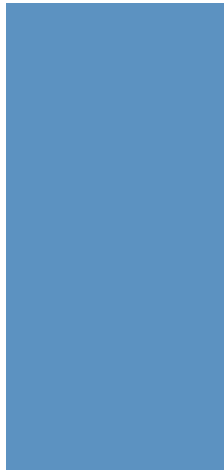




# HOD DGS - CONTENTS

## Chapter 04 – Design Guidelines

- Holmes Run Acres (potential) Historic Overlay District Design Guidelines
  - Preservation Objectives
  - What Guidelines Can and Cannot Do
  - SOI Standards for Rehabilitation
- Guidelines for Preserving Architectural Character: Preservation & Rehabilitation of Existing Buildings
- Guidelines for Architectural Compatibility: New Construction & New Additions
- Guidelines for Preserving Setting: Topography, Landscape & Archaeological Resources





# CHAPTER 04- EXAMPLE CONTENT EXCERPTS

## 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.

## 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 for homes in Holmes Run Acres. Many of the construction techniques, materials, and mechanical systems in the potential HRA HOD were selected for their affordability, and as a result require diligent maintenance and sometimes replacement. As a general best practice in historic preservation, retention and repair of original features is always preferred, but in cases where a material or system has aged or deteriorated such that it requires replacement, it should be replaced in kind. In kind replacement refers to the replacement of an original feature with a new feature of the same material, design, and scale. 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. 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 without negatively impacting the neighborhood's historic 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

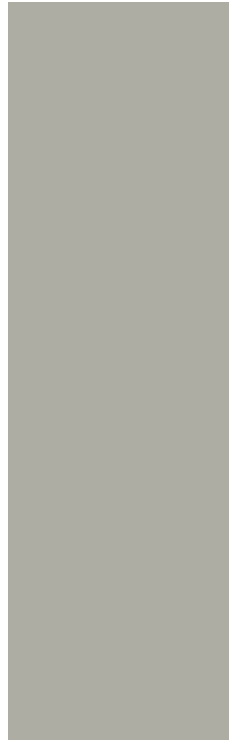
For a complete list of projects that require a building permit and thus review by the ARB visit: <https://www.fairfaxcounty.gov/landdevelopment/when-permit-required>

## 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, Porches and Decks
- Windows, Window Features, and Glazing Materials
- Details and Ornamentation
- Mechanical Systems and Plumbing
- Garages, Carports, and Non-Attached Structures

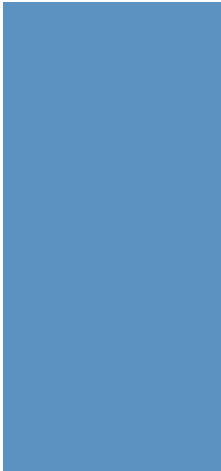




# CH. 04: GUIDELINES FOR PRESERVING ARCHITECTURAL CHARACTER

## 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





# CHAPTER 04- EXAMPLE CONTENT EXCERPTS: PRESERVING ARCHITECTURAL CHARACTER

## 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



Low profile brick foundation (recommended).



Stone veneer foundation (not recommended).



Foundation coated in concrete (not recommended)

#### Not Recommended (Inappropriate Treatment)

- Use of non-original materials, such as stone, wood, or concrete used for replacement foundations or foundation veneer
- Replacement foundation cladding that is inconsistent with the original material and the prevailing neighborhood pattern
- Altering the original height of the foundation that would change the relationship of the building to the landscape

## FAIRFAX COUNTY, VIRGINIA - HISTORIC OVERLAY DISTRICTS

### DESIGN GUIDELINES



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 glass, vertical or horizontal wood siding, plywood, Hardboard or Masonite panels (unfinished composite panels made from residual wood fiber, such as chips and shavings), and brick veneer. Brick 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 elements in a manner that matches the historic material and appearance

#### Not Recommended

- Use of new or substitute materials that do not match the original in scale, texture, and form (such as vinyl or aluminum installed over original siding)
- Use of highly textured materials, such as stone, shingles, or other materials that contrast with the modernist aesthetic
- Addition of inappropriate wall ornamentation, such as trim or stringcourses
- Potentially damaging masonry treatments such as sandblasting, surface grinding, high pressure cleaning, or use of chemicals
- Application of paint or other coatings to brick walls and chimneys that has been historically unpainted

## FAIRFAX COUNTY, VIRGINIA - HISTORIC OVERLAY DISTRICTS

### DESIGN GUIDELINES



Contemporary entry portico (not recommended).



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 Modern architecture, it is the relative absence of decorative elements that makes the style so distinctive.

### Guidelines

#### Recommended

- Maintain general absence of ornamentation
- House numbers that are low-profile and minimalist

#### Not Recommended

- Addition of 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, efforts should be made to install new systems in a manner that limits modification to the building exterior. Incompatible replacement of systems (impacting the walls, fenestration, or roof form) have the potential to adversely effect the modernist aesthetic of the HOD.

### Guidelines

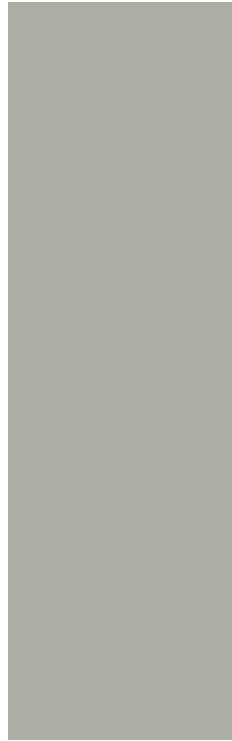
#### Recommended

- 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, consider systems 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
- Locating new rooftop equipment in areas that are not highly visible, such as rear roof slopes or side elevations with limited visibility

#### Not Recommended

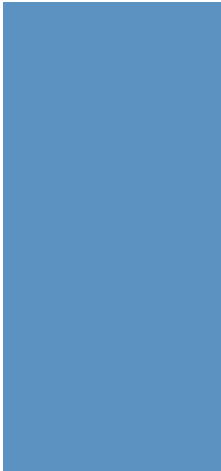
- Placing new systems in a conspicuous location highly visible from the street or neighboring properties (for example, window-mounted air conditioning units at façades)
- Rooftop equipment such as satellite dishes, antenna, chillers, ductwork, conduit, piping, etc., that are placed in highly visible, prominent locations (unless alternatives do not exist)





# CH. 04: GUIDELINES FOR ARCHITECTURAL COMPATIBILITY

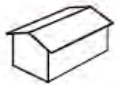
- Site Design
- Size, Scale, Massing
- Proportion and Symmetry
- Building Elements and Features
  - Foundations
  - Walls and Exterior Cladding
  - Roofs, Roof Features, and Roof Materials
  - Entrances, Patios, Porches and Decks
  - Windows, Window Features, and Glazing Materials
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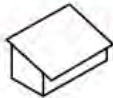


# CHAPTER 04- EXAMPLE CONTENT EXCERPTS: NEW CONSTRUCTION & NEW ADDITIONS

## Recommended

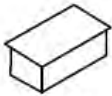


Gable roof  
(low slope)

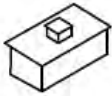


Shed roof

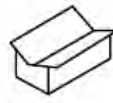
## Not Recommended



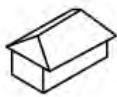
Flat roof



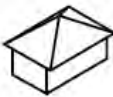
Flat roof  
with cupola



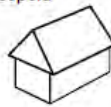
Butterfly roof



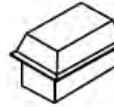
Hip roof



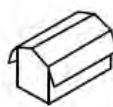
Pyramid-  
Hip roof



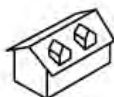
Gable roof  
(steep slope)



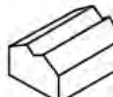
Mansard roof



Gambrel  
roof



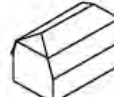
Roof with  
Dormers



M-Shaped  
roof



A-frame  
roof



Jerkinhead  
roof

## DESIGN GUIDELINES

FAIRFAX COUNTY, VIRGINIA - HISTORIC OVERLAY DISTRICTS



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



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



Large addition placed on a visible elevation and material alterations that overwhelm the original building (not recommended) (Google Earth, 2021).

60

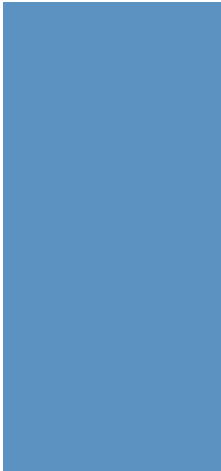
Potential HOD Design Guidelines





## CH. 04: GUIDELINES FOR PRESERVING SETTING

- Site Design
- Landscape Design
- Privacy Fencing and Screening
- Driveways and Parking Pads
- Archeology





# CHAPTER 04- EXAMPLE CONTENT EXCERPTS: PRESERVING SETTING

FAIRFAX COUNTY, VIRGINIA - HISTORIC OVERLAY DISTRICTS

DESIGN GUIDELINES

## 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
- Deck and patio materials that appear as an extension of the house
- Pathways or walkways that retain a minimal, understated profile
- Free-flowing spaces with a semi-cleared wooded character
- Grading and drainage systems that cause minimal impact to landscape
- Low-lumen lighting, if necessary
- Trees and other vegetation that are planted away from the foundation to prevent structural disturbance

74

Potential HOD Design Guidelines

HOLMES RUN ACRES

DESIGN GUIDELINES

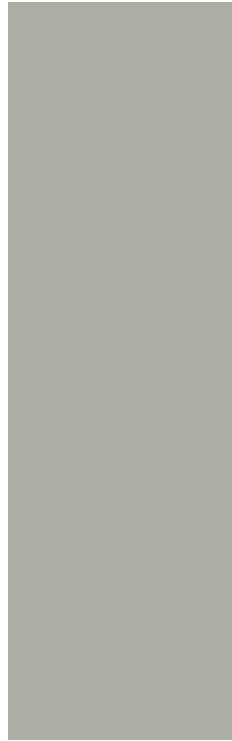


Assorted images of recommended landscaping, reflecting informal designs and diverse plantings (recommended).

May 2021 - Draft

77





# APPENDICES

- Glossary of Terms & Acronyms
- Additional Resources
- Maintenance Checklist
- List of Contributing and Non-Contributing Resources

