

HOLMES RUN ACRES POTENTIAL HOD WORK GROUP MEETING #8

July 14, 2021

6:30-8:30pm

WebEx Virtual Meeting

Fairfax Department of Planning and Development

Laura Arseneau

AGENDA

- 1. Welcome and introductions
- 2. Staff presentation on Zoning Ordinance vs. Design Guidelines
- 3. Design Guidelines Discussion
- 5. Public comment
- 6. Next meeting

ZONING ORDINANCE

- The zoning ordinance is the regulation
- We cannot require actions that are not already regulated by the zoning ordinance
- The Historic Overlay District designation and the Architectural Review Board have regulations in the Zoning Ordinance
- Things that may be considered during the process
 - Height
 - Setbacks

APPENDIX 1-HISTORIC OVERLAY DISTRICTS

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

A1-1101 Purpose and Intent

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

A1-1102 Permitted, Special Permit and Special Exception Uses

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

A1-1103 Use Limitations

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

A1-1104 Lot Size Requirements

No requirement for each use or building

A1-1105 Bulk Regulations

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

A1-1106 Maximum Density

As specified in the underlying zoning districts

A1-1107 Open Space

As specified in the underlying zoning districts

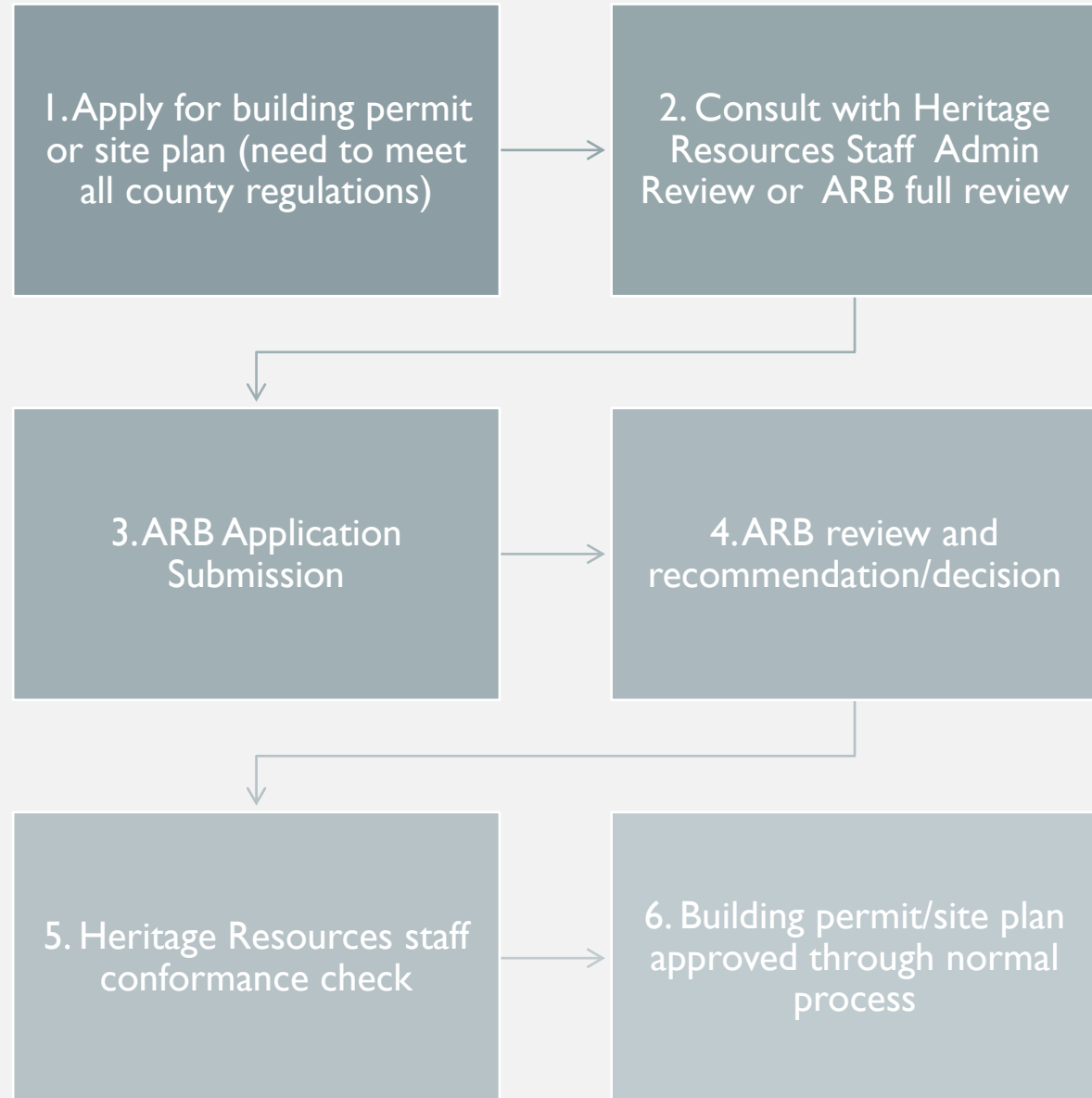
WHAT DOES AN HOD DO?

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

WHAT IS THE ARB?

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

ARB PROCEDURE



DESIGN GUIDELINES III



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



Full-width porches are found on several residences within the district, such as the Havener House example pictured here, and can provide the benefit of a shaded outdoor living space and connection with neighbors.



Two-over-two light windows were popular in the late-nineteenth and early-twentieth centuries as seen on the Enos Utterback House.



Multiple divisions in the upper sash over a single pane of glass below are seen on the Havener House.



Examples of traditional materials such as the stone and brick chimney, clapboard siding, and standing-seam metal roof can be found on houses in the district including the Havener House as seen in this view at the rear of the house.

Elements Guideline

Follow the guidelines for the district located in Section A4 of this chapter. In addition:

- a. Consider the use of building techniques and features characteristic of historic and contributing structures in the district such as:
 - deep overhangs and porches
 - transoms
 - operable shutters and double-hung sash windows
 - align openings for cross-ventilation
 - chimneys



A transom was included above the door of the 1937 Stone Filling Station.

DESIGN GUIDELINES

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

WHAT USE IS REGULATED WHERE?

ZONING ORDINANCE VS. DESIGN GUIDELINES

PROPOSED USES AND REGULATIONS

By-right Uses	Building Permit/Site Plan Requirements	Zoning Ordinance Regulations	Design Guidelines (Recommendations)	Not regulated
<ul style="list-style-type: none"> sheds (size, height and location limitation) 	<ul style="list-style-type: none"> additions 	<ul style="list-style-type: none"> setbacks 	<ul style="list-style-type: none"> Architectural features incl. roof shape, chimney, windows, eaves, etc. 	<ul style="list-style-type: none"> Interior modifications
<ul style="list-style-type: none"> home occupation (administrative zoning permit needed) 	<ul style="list-style-type: none"> demolitions 	<ul style="list-style-type: none"> siting of building on lot 	<ul style="list-style-type: none"> street view additions, varying façade additions 	<ul style="list-style-type: none"> deeds
<ul style="list-style-type: none"> Pools (decking and fence may need permit) group home (may require use determination) 	<ul style="list-style-type: none"> Pools more than 2500 sf of land disturbance 	<ul style="list-style-type: none"> Fences (height and location) Building heights 	<ul style="list-style-type: none"> subdivision separations topography 	<ul style="list-style-type: none"> covenants property values
<ul style="list-style-type: none"> short term rentals (administrative zoning permit needed) 			<ul style="list-style-type: none"> Fences (designs and location) 	

DESIGN GUIDELINES DISCUSSION

TIMELINE

Authorization

- January 2020

July 14, 2021 Work
Group Meeting

- Zoning Ordinance and Design Guidelines Discussion

Fall 2021

- Resume Work Group Meetings on C/NC properties

Winter 2021/
Spring 2022

- Wrap up work group meetings/ staff analysis and work on staff report

Summer 2022

- Public Hearings (Planning Commission and Board of Supervisors)

SEC. 2

HOLMES RUN ACRES

HOLMES RUN DR

EXECUTIVE AVE

WOODBURN ELEMENTARY SCHOOL

GALLOWES RD

GALLOWES EST

ARNOLD PARK

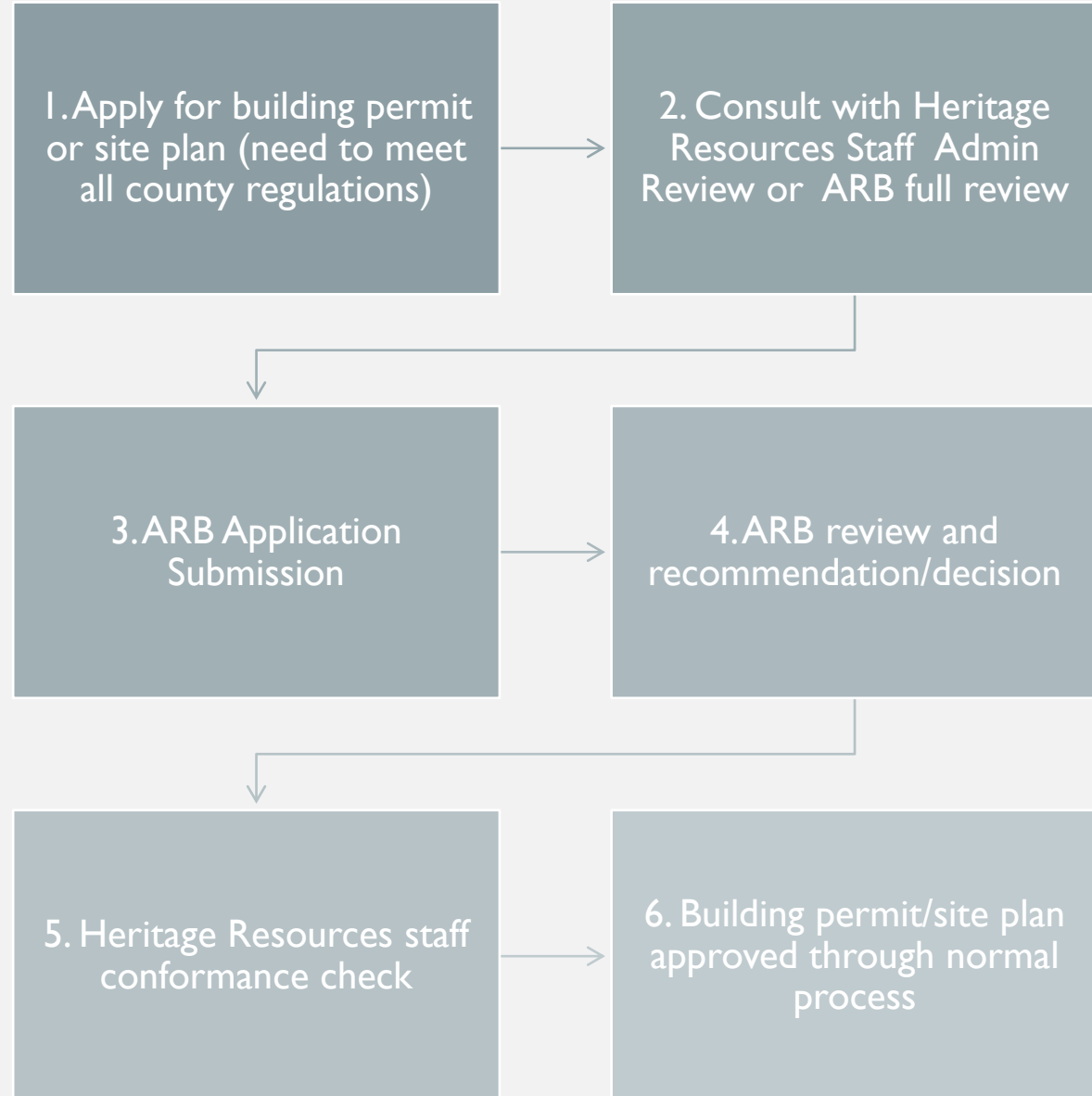
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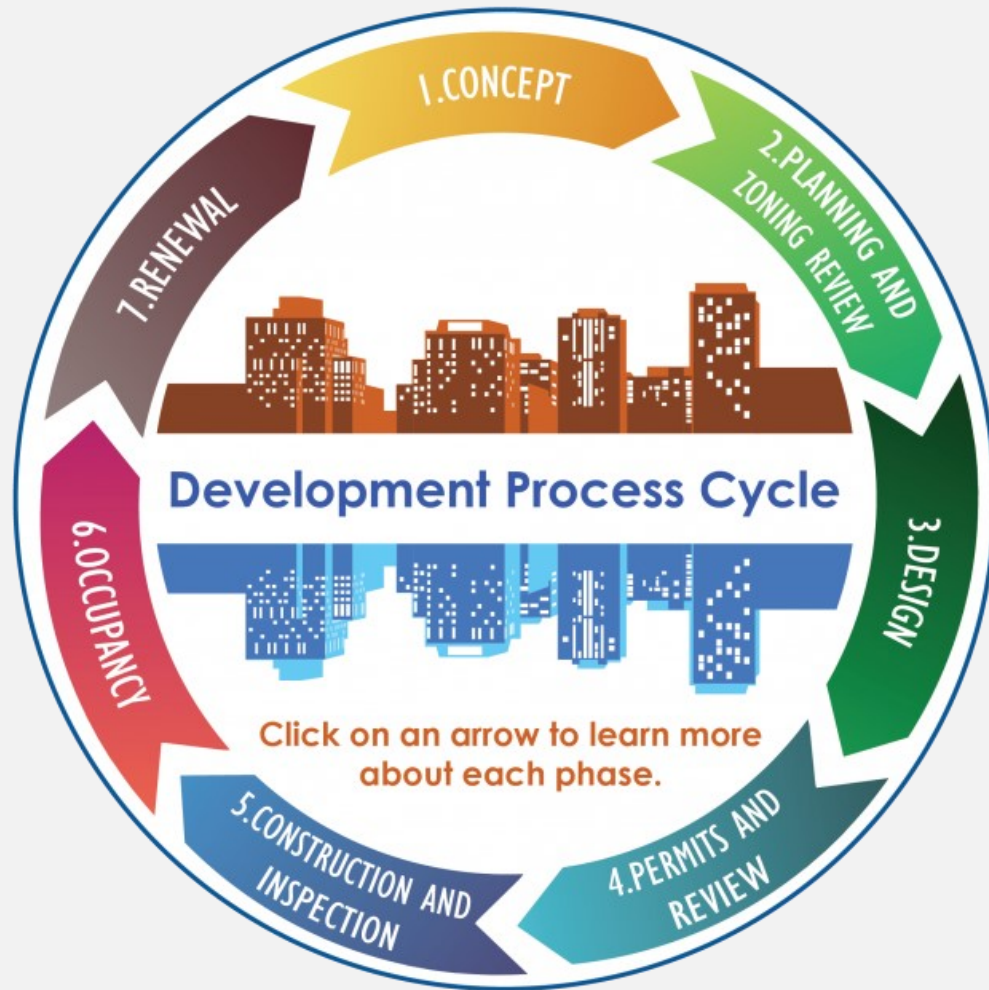
ITEM: PA 2020-I-J1
Holmes Run Acres



EXTRA SLIDES

ARB PROCEDURE





STEP I: COUNTY PROCESS

- Building Permit and Site Plans
 - Submit building permit materials for Land Development Services review (normal county process)
 - Form, electronic submission
- **IMPORTANT:**
 - **Building permits (incl. demolition) = ARB approval needed**
 - **Site plans = ARB recommendation needed**

STEP 2: CONSULT W/ HERITAGE RESOURCES STAFF

- During this stage staff will decide on whether:
- 1. it can be approved administratively by staff

or

- 2. needs an ARB presentation and recommendation/approval.

Staff admin can approve building permits only without full ARB review if:

1. Interior renovations only
2. Modifications not visible from
 1. Major thoroughfare (ex. Fort Hunt Road)
 2. Road listed or eligible for the National Register (interior HH Roads)
 3. Contributing or historic property
3. Re-roofing or re-siding of non-contributing buildings with similar materials
4. Previously approved sign plans

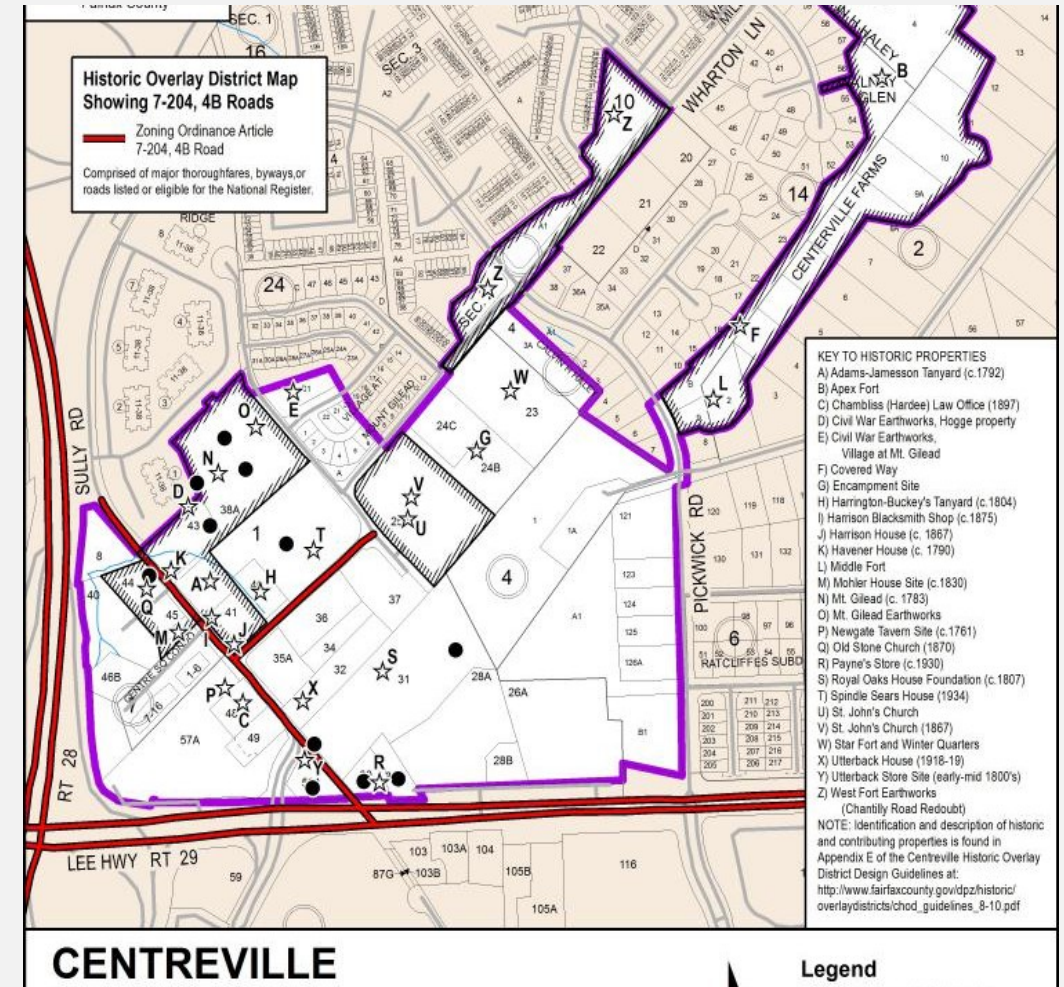
More info: Zoning Ordinance Section 7-204 A-D

<https://www.fairfaxcounty.gov/planning-development/sites/planning-development/files/assets/documents/zoning/zoning%20ordinance/art07.pdf>

STEP 3: ARB APPLICATION SUBMISSION

1. Application form
2. Map w/ Location
3. Site and grading plan and landscape plans
4. Architectural drawings, including elevations and floor plans
5. Photographs of the subject property and adjacent land and/or development.

**Plans and drawings should be close to final submission





STEP 4: ARB REVIEW/PRESENTATION

- Presentation before ARB
 - Summary of proposal
 - Powerpoint/Visuals
 - Can be homeowner/architect/engineer etc.
- Recommended two presentations before the ARB
- Workshop Item vs. Action Item Presentation
 - Workshop: for discussion only; gauge feasibility of project and get preliminary ARB comments and feedback; recommended that all items come for a workshop
 - Action item: For action (approval/denial/deferral). ARB will make a motion
 - Can make an approval motion with conditions: ie. Change of paint colors or materials

STEP 5: HERITAGE RESOURCES STAFF CONFORMANCE CHECK

- Applicant submits the ARB approval/recommendation letter to the building permit or site plan review group.
- County permit staff or site plan staff will then (once again) route to heritage resources staff to ensure conformance with ARB approval. This is because sometimes the ARB approval/recommendation happens months before the final design is ready for permitting or site plan, or if modifications are needed after the ARB review.
- Heritage Resources staff will coordinate review with building permit or site plan staff and sign off if appropriate.
- *ARB reviews/motions are valid for 2 years after date of decision.

**FAIRFAX COUNTY
ARCHITECTURAL REVIEW BOARD**
Board Action

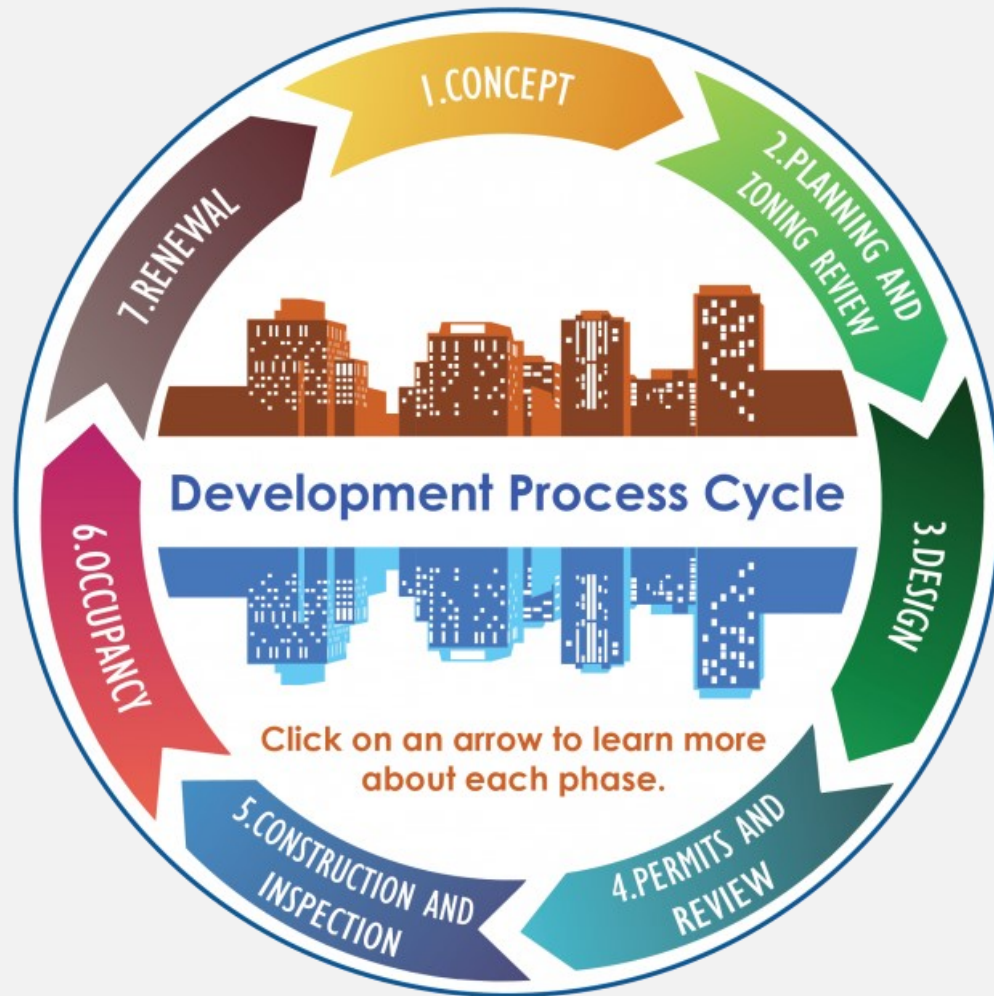
ARB Case # ARB-19-CTV-02

☐ Approved

☒ Approved with Modifications
(Notes) see letter dated 5/13/19

Administrator L. Arseneau

Meeting Date May 9, 2019



STEP 6: ISSUANCE OF PERMIT/SITE PLAN

- Building permit issued
- Site plan issued

ARB PROCESS CASE STUDY

- ARB 19-CTV-02
- Location: Centreville Historic Overlay District, Contributing Structure to HOD
- Proposal: Replace Exterior wood deck flooring on the historic Utterback House
- Current Use: Child Care Center



CASE STUDY

- 1. Applicant Submitted permit request to the county building permit process
- 2. Their staff contacted us to determine if they needed to go to ARB.
 - Yes, because was an exterior modification to a contributing structure
 - Examples for admin only review- general maintenance, repairs for exterior not visible from a roadway or other historic structure



Porch view from NW side of house (Tree of Life)

CASE STUDY- APPLICANT SUBMISSION/ APPLICABLE DESIGN GUIDELINES

1. Secretary of Interior Standards 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.”

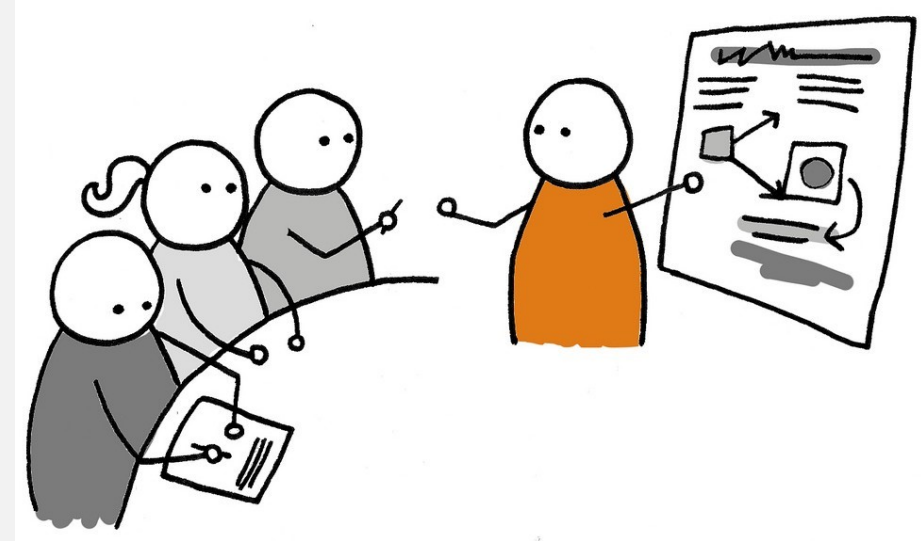
2. Elements and Materials Guidelines for new construction: Use local materials to harmonize with existing construction and landscape. The district's early historic structures used irregular sandstone or fieldstone for foundations and chimneys. Brick was also used for chimneys and later for walkways. Wood was used for clapboard or board-and batten clad exterior walls throughout the nineteenth and early-twentieth century. Avoid using materials and elements that are incompatible with the historic district.

Source: https://www.fairfaxcounty.gov/planning-development/sites/planning-development/files/assets/documents/historic/centreville_dg.pdf



CASE STUDY: ARB DISCUSSION/COMMENTS

- Proposed wood or Trex materials for deck replacement
- ARB asked if the existing framing of the deck could be used with Trex material
- ARB guidelines recommend traditional construction material be preferred; however it would be hard to replicate what was there with same pattern, width and span
- Trex only comes in one size
- Porch was a newer addition to historic house- circa 1976
- Motion: approval-w/ condition that edge of decking material (trex or wood) would not be visible to the public



CASE STUDY – BUILDING PERMIT ISSUANCE

- Applicant submitted ARB approval letter to building permit review group
- Heritage Resources Staff notified of submission
- Heritage Resources staff checked the new submission for conformance with ARB approval
- Heritage Resources staff signed off on historic review
- Building permit issued

**FAIRFAX COUNTY
ARCHITECTURAL REVIEW BOARD**
Board Action

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Administrator L. Arseneau

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HOUSE TYPES:
ONE-STORY
LURIA



TWO-STORY LURIA



GADDY



BODOR

