



# **HOLMES RUN ACRES POTENTIAL HISTORIC OVERLAY DISTRICT WORK GROUP**

**FAIRFAX COUNTY  
2020**

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# **Holmes Run Acres Potential HOD Working Group County Staff/Work Group Roles and Responsibilities 2020**

## **BACKGROUND**

On January 24, 2020, the Board of Supervisors authorized the consideration of a Comprehensive Plan amendment for Holmes Run Acres in the Jefferson Planning District, Providence Supervisor District.

The Holmes Run Acres neighborhood located east of the intersection of Gallows Road and Interstate-495 (Capital Beltway) was added to the Fairfax County Inventory of Historic Sites in 1977 and listed in the National Register of Historic Places in 2007. The Board requested that staff evaluate the potential establishment of an Historic Overlay District for Holmes Run Acres, which will include analysis and recommendations on the historic and architectural significance, as well as boundaries for the potential creation of a historic overlay district for the subject area. There are no changes to the current planned land use. In addition to a potential Comprehensive Plan Amendment, staff will also be drafting a potential Zoning Ordinance Amendment as well as a rezoning application for the addition of the historic overlay district, if approved by the Board of Supervisors.

As part of the process and to ensure community involvement in the evaluation of a potential Holmes Run Acres HOD, the Supervisor requested that a Work Group (WG) be formed to consult county staff. This WG will consist of approximately six members from the Holmes Run Acres community and one to two members from the Fairfax County History Commission and the Fairfax County Architectural Review Board, respectively. This document identifies the key tasks for the members of the WG and expectations for the process.

To evaluate the potential HOD for the Holmes Run Acres subdivision, staff has begun using the NRHP nomination as its base to work from; specifically using the boundaries of the historic district. Staff began by conducting site visits in the spring of 2020 to take photographs of each property in the neighborhood. Next, they researched to determine what, if any renovations or modifications have taken place since the NRHP nomination in 2007. Research included review of any exterior building permits that have been approved by Fairfax County and have been recorded.

With this information staff will ask the WG to discuss and identify the defining features of a Holmes Run Acres home/property. The WG will also discuss whether structures/properties are evaluated only from the public right-of-way (ROW) or from all sides. Once criteria are determined, staff and WG will discuss those structures that are not obviously determined contributing/non-contributing by staff. Holmes Run Acres Subdivision to determine if the structure is contributing or non-contributing to the potential HOD.

Using the WG analysis and other elements created during the process (such as the zoning ordinance provision, boundaries, etc.), staff will prepare a Staff Report to advise the Planning Commission (PC) and Board of Supervisors (BOS). The Staff Report will follow the requirements stated in Zoning Ordinance 7-203.3. Public hearings will be held for the Plan amendment and any potential Zoning Ordinance amendments before the Planning Commission and Board of Supervisors.

### Roles and Responsibilities

#### County Staff will:

- Be responsible for the logistical aspects of the WG meetings including securing meeting space/setting up a virtual meeting, sending meeting invites, producing agendas, taking notes, and producing meeting summaries maintaining records and maintaining a website and social media presence
- Lead the WG meetings
- Conduct technical work necessary to produce the materials needed for the WG to make determinations about Contributing and Non-contributing structures/properties
- Present technical work to the WG for discussion and input from the group
- Conduct additional public outreach sessions, such as community meetings open to the public as appropriate during the various phases of the effort to receive additional feedback
- Coordinate the technical work with other Fairfax County agencies as necessary such as Archaeology, Park Authority, etc.
- Identify potential issues relating to proposed changes to the language in the Comprehensive Plan and Zoning Ordinance
- Develop refined recommendations for how to implement the HOD following discussions with the WG
- Write a Staff Report that includes recommendations either for or against a Holmes Run Acres HOD. The staff will consider comments and concerns from the WG and community, but ultimately the final recommendation to the BOS is made by the county staff

#### The WG will:

- Appoint a chair (or co-chairs) to the WG to function as the liaison between the WG, Staff and Community members
- Provide specific local and/or subject area expertise and seek to understand and speak for community interests
- Act as a sounding board for the staff and advise the staff on potential community concerns
- Relay information to and solicit broader based input from others in the community
- Provide input on the pros and cons of technical work presented by the staff including alternatives and assist in the development of the “best” solutions

- Assist in community meetings including communicating information on the outreach activities to the public
- Attend and participate in public outreach activities
- Respond in a timely manner to staff requests and comments
- To streamline requests to staff, WG members will forward questions and requests for information to the chair, who will then prioritize and then submit questions to staff. These requests can also be discussed at WG meetings

#### The Public:

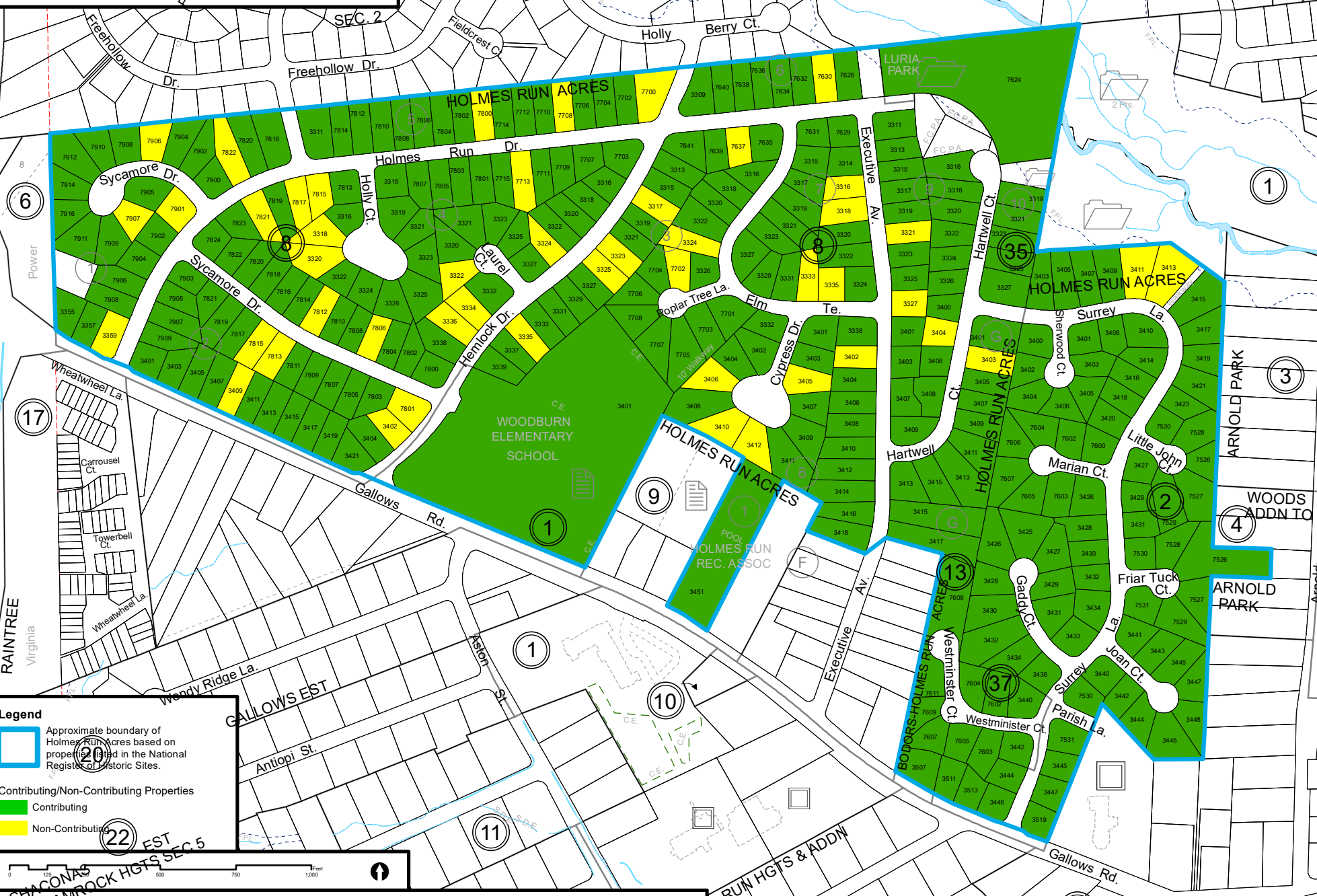
- The public is welcome to attend (either virtually or in person depending on the situation due to COVID-19) any WG meetings as observers. Staff will decide when time allows, when there is an opportunity for the public to comment or ask questions at meetings. Some meeting agendas may be too full and public comment and questions may not be possible at every meeting.
- County staff will take comments at any time from the public either via e-mail or phone conversations as appropriate.

#### TIME COMMITMENT

It is envisioned that the time commitment for the WG will be approximately 5-6 months but may extend further into the winter of 2021. While it is not possible to anticipate an exact meeting schedule for the WG, it is presumed that the WG will meet regularly, generally once a month, and more often as needed, to meet its goals. Meeting times will be established by the WG in consultation with staff and will be evening meetings held virtually and in person, if it is deemed safe by both staff and members of the WG. Staff will submit items for the WG to review prior to and at meetings and requests prompt and succinct comments.

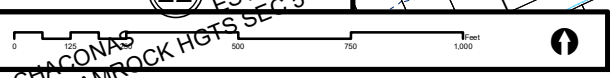
**Contributing and Non-Contributing  
Properties in Potential  
Holmes Run Acres Historic Overlay District**  
Fairfax County, Virginia

**DRAFT**



**Legend**

- Approximate boundary of Holmes Run Acres based on properties listed in the National Register of Historic Sites.
- Contributing/Non-Contributing Properties
  - Contributing
  - Non-Contributing



## OVERLAY AND COMMERCIAL REVITALIZATION DISTRICT REGULATIONS

### **PART 2      7-200   HISTORIC OVERLAY DISTRICTS**

#### **7-201      Purpose and Intent**

Historic Overlay Districts are created for the purpose of promoting the general welfare, education, economic prosperity, and recreational pleasure of the public, through the identification, preservation, and enhancement of those buildings, structures, neighborhoods, landscapes, places, and areas that have special historical, cultural, architectural, or archaeological significance as provided by Sect. 15.2-2306 of the Code of Virginia, as amended and which have been officially designated by the Board of Supervisors.

Regulations within such districts are intended to protect against destruction of or encroachment upon such areas, structures, and premises; to encourage uses which will lead to their continuance, conservation and improvement in accordance with the following purposes:

1. To preserve and improve the quality of life for residents of the County by protecting and preserving familiar visual elements in the district.
2. To promote tourism by protecting heritage resources attractive to visitors to the County and thereby supporting local business and industry.
3. To promote the upkeep and rehabilitation of significant older structures and encourage appropriate land use planning and development that will enhance both the economic viability and historic character of the district.
4. To educate residents of the County about the heritage resources within the district and to foster a sense of pride in this heritage.
5. To foster local heritage resource identification and preservation efforts and to encourage the nomination by their owners of qualified properties for listing on the National Register of Historic Places and the Virginia Landmarks Register.
6. To prevent, within the district, the encroachment of new buildings or structures, and additions or attachments, which are architecturally incongruous with the visual and historic character of the district.
7. To ensure that new development within the district is appropriate and that new structures are well designed.

#### **7-202      District Boundaries**

1. The boundaries of a Historic Overlay District approved after December 6, 1994 shall be based on an analysis that determines and describes the characteristics of the area that is to be preserved and enhanced and shall in general be drawn to include, as appropriate:
  - A. One or more properties that form the district core and can be characterized as follows:
    - (1) A property or properties within or about which historic events have occurred,  
or

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- (2) A property or properties that are themselves heritage resources or contain noted heritage resources, or
  - (3) A property or properties that have special cultural or associational value to the public, or
  - (4) A property or properties that have been identified as having particular archaeological significance.
- B. One or more properties that are peripheral to the district core which may or may not possess significant historic merit individually and which are characterized as follows:
- (1) A property or properties that are visually or historically related to the district core identified in Par. 1A above, or
  - (2) A property or properties that reflect the historic pattern of development of the district, or
  - (3) A property or properties that relate to the social or economic character or architectural or archaeological interest of the district.
- C. Lands closely related to and bearing upon the visual character of the district core and that contribute to the historic context of the district.

### 7-203

#### **Establishment of Districts**

1. To establish a Historic Overlay District, the Board of Supervisors shall determine that such district possesses historic, architectural, archaeological, or cultural significance. Such significance may be present in districts, sites, structures, or objects that possess integrity of location, design, setting, materials, workmanship, and association. To be determined as having such significance the property or properties comprising a Historic Overlay District must meet one or more of the following criteria:
  - A. Have significant character, interest, or value as part of the development, heritage, or cultural characteristics of the County, State, or Nation.
  - B. Be the site of a significant historical event.
  - C. Be identified with a person or group of persons who influenced society.
  - D. Exemplify the cultural, economic, social, political, or historic heritage of the County or its communities.
  - E. Embody the distinctive characteristics of a type, period, or method of design or construction.
  - F. Represent the work of a master craftsman, architect, designer, or builder.



## OVERLAY AND COMMERCIAL REVITALIZATION DISTRICT REGULATIONS

- G. Possess high artistic values.
  - H. Represent a significant and distinguishable entity whose components may lack individual distinction.
  - I. Represent an established and familiar visual feature of the neighborhood, community or County due to its singular man-made or natural characteristics or features.
  - J. Have yielded, or may be likely to yield, archaeological information important in history or prehistory.
2. A request to establish or revise a Historic Overlay District may be proposed in accordance with Sect. 18-201 or by the Architectural Review Board (ARB), as established by the provisions of Article 19, and/or the Fairfax County History Commission and shall be generally subject to the provisions of Part 2 of Article 18. A request by the ARB or the History Commission shall be forwarded to the Planning Commission or the Board of Supervisors and, upon receipt, the Planning Commission or Board of Supervisors may initiate an amendment to the Ordinance.
3. The Department of Planning and Zoning, in cooperation with the ARB and the Fairfax County History Commission, shall prepare and submit a report to the Planning Commission and Board of Supervisors evaluating the proposal to establish or amend a Historic Overlay District. Such report shall identify the Historic Overlay District boundaries as well as the historic, architectural, archaeological, or cultural significance of buildings, structures, or sites to be protected, and describe present trends, conditions and desirable public objectives for preservation. In addition, such report shall include the following specific information:
- A. An analysis of current conditions including ownership, existing and planned land use, existing zoning, access and existing structures by period of construction, architectural style, condition and matters relating to site conditions, such as building location, location of yards and other open spaces, access to interior of lots, and off-street parking provided.
  - B. A description of individual structures and premises of substantial public interest, with maps, photographs and other data indicating the public importance of their preservation and the particular features to be preserved. These shall be identified as historic or contributing properties and noted as such in the report.
  - C. A description of existing structures, premises, and uses likely to have an adverse effect on the desired character of the district, including those near and visually related to the district, with maps, photographs and other data indicating the reasons for such an effect.
  - D. An analysis of the extent and historic significance of identified archaeological sites including general location maps, photographs and other data indicating the public importance of a particular site.

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- E. The boundaries of the proposed Historic Overlay District and the location of the district core and all historic and contributing properties shall be shown on current Fairfax County Zoning Map Section Sheets at a scale of one inch equals five hundred feet (1" = 500') and a listing of the related tax map reference numbers shall be provided.
- F. Recommendations concerning detailed regulations to be applied within the district, to supplement or modify general regulations set forth in this Ordinance, which detailed regulations may include those pertaining to permitted and prohibited principal and accessory uses and structures, use limitations, bulk regulations, lot size requirements, performance standards, off-street parking and loading requirements, control of signs and exterior illumination, landscaping and screening, control of exterior character of buildings and sites when visible from a public way only, and control of, additions to, or removal of existing buildings where said controls and regulations are only for the express purpose of preventing changes which are architecturally incompatible with the buildings, structures or sites to be preserved.

The report for a request to revise an existing Historic Overlay District may contain all or part of the information set forth above as deemed appropriate by the Department of Planning and Zoning in conjunction with the ARB and the Fairfax County History Commission.

- 4. If the Board of Supervisors establishes a Historic Overlay District by adoption of an amendment to this Ordinance, its action shall include a declaration that the buildings, structures, or sites to be preserved are in fact of historical, architectural, archaeological, or cultural significance requiring protection against destruction and encroachment. Such action shall amend the Zoning Map by placing said historic district thereon, overlaying the existing zoning district(s). In taking such action, the Board shall identify, where applicable, historic and contributing properties. Such action shall also include adoption, in the manner provided by general law, of such regulations and development policies as may be deemed necessary by the Board of Supervisors. Upon adoption, such regulations for a given historic district, which shall supplement or modify the regulations for the underlying district(s), shall be presented as an appendix to the Zoning Ordinance. Such appendix shall be incorporated as part of this Ordinance by reference as if it were completely presented herein.

### 7-204

#### **Administration of Historic Overlay District Regulations**

Once established, Historic Overlay Districts shall be subject to administrative procedures for the enforcement of such regulations as provided in this Section.

- 1. All applications for rezoning, special exception, special permit, variance, sign permits, building permits, as qualified below, and all site plans, subdivision plats, grading plans, and small cell facility permits, as qualified below, shall be referred to the ARB for its review and recommendation or decision in accordance with the provisions of this Part.

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2. The ARB review and recommendation on applications for a rezoning, special exception, special permit, variance and for site plans, subdivision plats and grading plans shall include consideration of the potential impact of the proposal on the historical, architectural, or archaeological significance of the district and, but not limited to, the following:
  - A. The impact of the proposed use, regarding the intensity, density, or scale of development on existing conditions in the district;
  - B. Any change to the visual character of the district including views to and from historic and contributing properties;
  - C. The location of buildings or structures, streets or parking areas, and planting or landscape features;
  - D. Any change to existing grades, drainage patterns, landscaping or similar features as a result of permanent or temporary site construction activities;
  - E. Any change to non-structural site elements, such as vehicular access, yard requirements or utility easements, that may affect the historic character of the district.
3. ARB approval shall be required prior to the issuance of Building Permits by the Director and approval of sign or small cell facility permits by the Zoning Administrator for the following:
  - A. Building Permits for the erection, construction, reconstruction, or exterior rehabilitation, remodeling, alteration or restoration of any building or structure in a Historic Overlay District, except as qualified in Par. 4 below;
  - B. Building Permits for the demolition, razing, relocation, or moving of any building or structure in a Historic Overlay District; and
  - C. Sign Permits for the erection, alteration, refacing or relocation of any sign in a Historic Overlay District.
  - D. Small Cell Facility Permits for the installation of any small cell facility, as defined in Sect. 2-519, on an existing structure located on, adjacent to, or visible from a major thoroughfare, historic byway, road listed or determined to be eligible for listing in the National Register, or a contributing or historic property in a Historic Overlay District. The ARB will recommend approval or denial of any such small cell facility permit application no later than forty-five (45) days after it is filed with the Department of Planning and Zoning. If such recommendation is not rendered within forty-five (45) days, the Zoning Administrator will make the decision without a recommendation from the ARB.
4. ARB approval shall not be required prior to issuance of Building Permits by the Director for the following:

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- A. Building Permits for the interior alteration of any building or structure; or
  - B. Building Permits for additions to buildings and structures or for accessory structures when such proposed development is neither adjacent to nor visible from a major thoroughfare, historic byway, road listed or determined to be eligible for listing in the National Register, or a contributing or historic property; or
  - C. Building Permits for re-roofing and re-siding of non-contributing buildings or structures, when the replacement roofing or siding is similar in color, material and texture to that which is being replaced; or
  - D. Building Permits for signs which have been previously approved by the ARB during review of the sign permit application.
5. ARB procedures for the review of Building Permits, sign permits, and small cell facility permits, as required by Par. 3 above, shall be in accordance with the following:
- A. The applicant shall forward to the ARB copies of the Building Permit, sign or small cell facility permit application, including any accompanying materials filed with such application;
  - B. The ARB may request any or all of the information set forth in Par. 6 below to assist in its review of an application;
  - C. In reviewing applications, the ARB shall not make any requirements except for the purpose of preventing developments architecturally incompatible with the historic aspects of the Historic Overlay District. The ARB shall consider the following in determining the appropriateness of architectural features:
    - (1) The exterior architectural features, including all signs, which are visible from a public right-of-way or contributing or historic property;
    - (2) The general design, size, arrangement, texture, material, color and fenestration of the proposed building, structure, or small cell facility and the relation of such factors to similar features of historic or contributing buildings or structures within the Historic Overlay District;
    - (3) The extent to which the building, structure, small cell facility, or sign would be harmonious with or architecturally incompatible with historic or contributing buildings or structures within the district;
    - (4) The extent to which the building or structure will preserve or protect historic places and areas of historic significance in the County;
    - (5) The extent to which the building or structure will promote the general welfare of the County and all citizens by the preservation and protection of historic places and areas of historic interest in the County.

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- D. In reviewing an application for a Building Permit to raze or demolish a building or structure, the ARB shall review the circumstances and the condition of the structure or part proposed for demolition and make its determination based on consideration of any or all of the following criteria:
  - (1) Is the building of such architectural or historical interest that its removal would be to the detriment of the public interest?
  - (2) Is the building of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?
  - (3) Would retention of the building help preserve and protect a historic place or area of historic interest in the County?
  - (4) Does the building or structure contribute to the significance of the district?
- E. In reviewing an application for a Building Permit to move or relocate a building or structure, the ARB shall consider the following criteria:
  - (1) Would the proposed relocation have a detrimental effect on the structural soundness of the building or structure?
  - (2) Would the proposed relocation have a detrimental effect on the historical aspects of other historic or contributing properties in the Historic Overlay District?
  - (3) Would relocation provide new surroundings that would be harmonious with or incongruous to the historical and architectural aspects of the structure or building?
  - (4) Would relocation of the building help preserve and protect a historic place or area of historic interest in the County?
  - (5) Does the building or structure contribute to the significance of the district?
- F. The ARB, on the basis of the information received from the applicant and from its general background and knowledge, and upon application of the appropriate criteria set forth in this Par. 5 and Par. 7 below shall approve, approve with modifications, or disapprove the application. If the ARB approves or approves with modification the application, it shall authorize the Director to issue the Building Permit or the Zoning Administrator to approve the sign permit. If the ARB disapproves the application, it shall so notify the applicant and the Director or the Zoning Administrator. With respect to small cell facility permit applications, the ARB will make its recommendation of approval or disapproval to the Zoning Administrator, who will then decide whether to issue the permit based on the application as a whole and including the ARB's recommendation.



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6. For all applications and plans subject to ARB review, the ARB may require the submission of any or all of the following information and any other materials as may be deemed necessary for its review.
  - A. Statement of proposed use, name of proposed user;
  - B. Statement of estimated time of construction;
  - C. Maps relating proposed use to surrounding property, zoning, and the historic district;
  - D. A plan showing building configuration, topography, grading and paving;
  - E. Architectural schematic drawings showing floor plans, all exterior elevations (principal one in color);
  - F. Color photographs of the property to be changed, adjacent properties, and similar properties within or near the district that clearly show the visual character of the surrounding area;
  - G. A plan and section drawings of the site showing the relationship between new construction and existing structures indicating building heights, ground elevations, and the general location of existing and proposed plant materials;
  - H. A landscaping plan showing the location and identification of existing and proposed plantings, landscape features such as fences, gates, retaining walls, and paving, a listing indicating the name and size of proposed plantings, and the limits of clearing;
  - I. A plan showing exterior signs, graphics, and lighting to establish location, size, color, and type of materials; and
  - J. Samples, descriptive literature, or photographs showing the type and color of fixtures to be installed and primary building materials including foundation, cladding, trim, and roofing.
  - K. With respect to small cell facility permit applications, the ARB may request submission of photographic simulations of the proposed facility as it would appear on the existing structure; schematic drawings showing the color, proposed material, and scale of the proposed facility relative to the existing structure; or other similar materials that will assist the ARB in timely reviewing such permit applications.
7. To facilitate the review of applications, the ARB shall formulate and adopt guidelines for the installation of small cell facilities on existing structures or the new construction and the exterior alteration of existing buildings, structures, and sites located within Historic Overlay Districts based on the following standards:

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- A. A property should be used for its historic purpose or be adapted for a new use that requires minimal change to the defining characteristics of the building, its site, and its environs.
- B. The historic character of a property should be retained and preserved; the removal of historic materials or alteration of features and spaces that characterize a property should be avoided.
- C. Changes that create a false sense of historical development should not be undertaken.
- D. Most properties change over time and those changes that have acquired historic significance in their own right should be retained and preserved.
- E. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property should be preserved.
- F.. Deteriorated historic features should be repaired rather than replaced unless the severity of deterioration requires replacement of a distinctive feature; the new feature should match the old in design, color, texture, and other visual qualities, and, where possible, materials; replacement of missing features should be substantiated by documentary, physical, or pictorial evidence.
- G. Harsh chemical or abrasive treatments that cause damage to historic materials should not be used; the surface cleaning of structures, if appropriate, should be undertaken using the gentlest means possible.
- H. Significant archaeological resources affected by a project should be protected and preserved; if such resources must be disturbed, mitigation measures should be undertaken.
- I. New additions, exterior alterations, or related new construction should not destroy historic materials that characterize the property; new work should be differentiated from the old and should be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environs.
- J. New additions or related new construction should be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environs would be unimpaired.
- K. Site design, including the placement of structures, shaping of landforms, and use of plant materials should be undertaken in such a manner that the visual characteristics and physical integrity of a historic property and its environs is preserved and enhanced.
- L. New construction associated with new development should be undertaken in a manner that is compatible and complimentary to the existing character of the historic district.

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8. Approval authorizing issuance of a Building Permit or a sign permit by the ARB, or Board of Supervisors on appeal as provided for below, shall be valid for two (2) years or for such longer period as may be deemed appropriate by the approving body from the date of approval or from December 6, 1994 whichever occurs later, and shall continue for the life of the Building Permit or sign permit. Approval of a small cell facility shall remain valid unless it is subject to removal under Sect. 2-519 or is otherwise required to be removed by state or federal law.

However, if no Building Permit or sign permit has been issued within the initial approval period, the ARB may grant an extension of the approval for a period not to exceed one (1) year provided the applicant requests an extension prior to the original expiration date and the ARB finds that the proposed project and conditions within the Historic Overlay District are essentially the same as when the approval was first granted.

9. Any person aggrieved by any decision of the ARB may appeal such decision to the Board of Supervisors, provided such appeal, which specifies the grounds for appeal, is filed in writing with the Clerk to the Board of Supervisors within thirty (30) days of the ARB's decision.
10. The Board shall review the action of the ARB and shall decide the appeal. The Board may affirm, reverse, or modify the decision of the ARB, and its determination shall be forwarded to the Director.
11. Any person or persons jointly or severally aggrieved by any decision of the Board of Supervisors, or any officer, department, board or agency of the County, may appeal such decision to the Circuit Court of Fairfax County for review by filing a petition at law setting forth the alleged illegality of the action of the Board of Supervisors, provided such petition is filed within thirty (30) days after the final decision is rendered by the Board. The filing of said petition shall stay the decision of the Board pending the outcome of the appeal to the Court, except that the filing of such petition shall not stay the decision of the Board if such decision denies the right to raze or demolish any building, or structure. The Court may reverse or modify the decision of the Board, in whole or in part, if it finds upon review that the decision is arbitrary and constitutes an abuse of discretion, or it may affirm the decision of the Board.
12. In addition to the right of appeal set forth in Par. 9, 10, and 11 above, the owner of a building or structure, the razing or demolition of which is subject to the provisions of Par. 2 of Sect. 206 below, shall, as a matter of right, be entitled to raze or demolish such building or structure, provided that:
  - A. The owner has applied to the ARB and Board of Supervisors for such right;
  - B. The owner has for the period of time set forth in the time schedule below and at a price reasonably related to its fair market value, made a bona fide offer to sell such building or structure, and the land pertaining thereto, to the County or to any department, officer, agency, board or government entity thereof, or political subdivision or agency thereof, which gives reasonable assurance that it is willing to preserve and restore such building or structure and the land pertaining thereto; and

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C. That no bona fide contract, binding upon all parties thereto, shall have been executed for the sale of any such building or structure, and the land pertaining thereto, prior to the expiration of the applicable time period set forth in the time schedule below. Any appeal which may be taken to the Court from the decision of the Board of Supervisors, whether instituted by the owner or by any other proper party, notwithstanding the provisions heretofore stated relating to a stay of the decision appealed from, shall not affect the right of the owner to make the bona fide offer to sell referred to above. No offer to sell shall be made more than one (1) year after a final decision by the Board of Supervisors, but thereafter the owner may renew the request to the Board to approve the razing or demolition of the building or structure. The time schedule for offers to sell shall be as follows:

- (1) Three (3) months when the offering price is less than twenty-five thousand dollars (\$25,000).
- (2) Four (4) months when the offering price is twenty-five thousand dollars (\$25,000) or more, but less than forty thousand dollars (\$40,000).
- (3) Five (5) months when the offering price is forty thousand dollars (\$40,000) or more, but less than fifty-five thousand dollars (\$55,000).
- (4) Six (6) months when the offering price is fifty-five thousand dollars (\$55,000) or more, but less than seventy-five thousand dollars (\$75,000).
- (5) Seven (7) months when the offering price is seventy-five thousand dollars (\$75,000) or more, but less than ninety thousand dollars (\$90,000).
- (6) Twelve (12) months when the offering price is ninety thousand dollars (\$90,000) or more.

### **7-205 Permitted Uses**

Within an adopted Historic Overlay District, all uses shall be permitted pursuant to the district regulations of the zoning district(s) in which such Historic Overlay District is located; except as may be expressly modified by the regulations adopted for a particular Historic Overlay District. The ARB shall review and recommend on any application for a special permit or special exception use located in any Historic Overlay District. No use permitted by right, special permit or special exception shall be permitted where the operational characteristics of the use would tend to destroy, degrade or encroach upon the character of the Historic Overlay District as established.

### **7-206 Use Limitations**

In addition to the use limitations presented for the zoning districts in which a Historic Overlay District is located, the following use limitations shall apply:

1. No building or structure, as provided for in Sect. 204 above and no signs shall be erected, constructed, reconstructed, moved, externally remodeled or altered within any Historic

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Overlay District unless the same is approved by the ARB as being architecturally compatible with the historical, architectural, or cultural aspects of the district.

2. No building or structure within any Historic Overlay District shall be razed, demolished, moved or relocated until such action is approved by the ARB and/or by the Board of Supervisors as provided in Sect. 204 above.
3. Signs shall be permitted in accordance with the provisions of Article 12, and in accordance with any additional provisions that may be adopted for a particular Historic Overlay District; provided, however, that no such sign otherwise conforming as to structural type, size, design and location under the applicable provisions of Article 12 shall be permitted if the ARB finds such sign to be architecturally incompatible with the historical, architectural, or cultural character of the Historic Overlay District.
4. Off-street parking and loading requirements shall be in accordance with the provisions of Article 11 and any additional regulations that may be adopted for a particular Historic Overlay District, except that no off-street parking space shall be located in any minimum required front yard without the specific approval of the ARB, or BZA, Planning Commission or Board of Supervisors for applications requiring final action by these bodies. Said approval shall be based on a finding that such location would be compatible with the purpose and intent of the district. To that end, additional landscaping for such parking spaces may be required.

In addition, and notwithstanding the provisions of Article 11, off-street parking and loading areas shall be permitted and encouraged to locate on adjacent properties where it is determined that such facilities would otherwise have an adverse effect on the appearance of the property or the district in general. Off-street parking and loading areas shall be encouraged to group facilities in interior parking lots, courts, or at other appropriate locations which will be convenient for users, reduce interference with pedestrian and vehicular traffic and generally promote public safety.
5. Development of lands within a Historic Overlay District shall be in general conformance with the policies and recommendations set forth in the adopted comprehensive plan.

### **7-207 Lot Size Requirements**

Lot size requirements shall be as specified by the district regulations of the zoning district in which such Historic Overlay District is located.

### **7-208 Bulk Regulations**

Bulk regulations shall be as specified by the district regulations of the zoning district in which such Historic Overlay District is located, except as may be expressly modified by the regulations adopted for a particular Historic Overlay District.

### **7-209 Open Space**

Open space shall be provided in accordance with the district regulations of the zoning district in which such Historic Overlay District is located, except as may be expressly modified by the regulations adopted for a particular Historic Overlay District.



## OVERLAY AND COMMERCIAL REVITALIZATION DISTRICT REGULATIONS

### **7-210 Archaeological Survey Requirements**

To further the purpose and intent of the Historic Overlay Districts and to aid in the identification and protection of historic and/or archaeological resources located within or in the vicinity of any Historic Overlay District, the following shall be required:

1. The Fairfax County Park Authority shall be consulted concerning the probability of a rezoning, development plan, special exception, special permit or variance application property to yield significant archaeological resources when such property involves 2500 square feet or more of land disturbing activity and is located wholly or partially within or contiguous to a Historic Overlay District.
2. At the time of consultation with the Fairfax County Park Authority, the following information shall be submitted on the Archaeological Survey Data Form provided by the County:
  - A. Tax map, parcel number, street address and Magisterial District of the site.
  - B. One (1) copy of the current Fairfax County Zoning Section Sheet(s) at a scale of one inch equals five hundred feet (1" = 500'), covering the area within at least a 500 foot radius of the proposed use, showing the existing zoning classification for all land appearing on the map. If more than one (1) Zoning Section Sheet is required to cover the area, such sheets shall be attached so as to create an intelligible map. The boundaries of the subject site shall be outlined in red thereon.
  - C. Description of the proposal to include type of application and proposed use, and a graphic drawn to scale showing the dimensions of all existing buildings and the distances of buildings from property lines.
3. The Fairfax County Park Authority shall respond to the applicant in writing within fifteen (15) business days from the date of receipt of the required information set forth in Par. 2 above as to the probability for the property to yield no, low, or medium to high archaeological resources and whether a Phase I Archaeological Survey shall be performed and a report of the survey results submitted to the County for review as part of the submission requirements for a rezoning, development plan, special exception, special permit or variance application. If required, the Phase I Archaeological Survey results shall include the information contained in Par. 6 below.
4. If the Fairfax County Park Authority determines that the application property has no potential to yield significant archaeological resources, then the applicant shall submit the Archaeological Survey Data Form with comments from the Fairfax County Park Authority in conjunction with the submission of the rezoning, development plan, special exception, special permit or variance application.
5. If the Fairfax County Park Authority determines that the application property has a low probability or a medium to high probability to yield significant archaeological resources, then the following shall be required:

## FAIRFAX COUNTY ZONING ORDINANCE

- A. A Phase I Archaeological Survey shall be conducted by a qualified archaeological consultant meeting the Professional Qualification Standards established by the Secretary of the Interior and shall include the following:
  - (1) For suspected military sites, a walkover survey with shovel testing and/or remote sensing and ground truthing.
  - (2) For suspected cemetery sites, remote sensing and ground truthing
  - (3) For all other sites, a walkover survey with shovel testing.
  - (4) When shovel testing is conducted on property with low probability to yield significant archaeological resources, the shovel testing shall be performed every fifty (50) feet. When shovel testing is conducted on property with medium to high probability to yield archaeological resources, the shovel testing shall be performed every twenty (20) feet.

The applicant shall notify the Fairfax County Park Authority at least five (5) working days prior to the time the field work is to be done.

- B. A report of the survey results from Par. A above shall be provided to the Fairfax County Park Authority prior to any rezoning, development plan, special exception, special permit or variance application acceptance. The report of the survey results shall include the information contained in Par. 6 below along with the Archaeological Survey Data Form with comments from the Fairfax County Park Authority.
6. Two (2) copies of the survey results for the Phase I Archaeological Survey shall be provided to the Fairfax County Park Authority in a report which shall include:
- A. Name and location of the project to include tax map number, street address and Magisterial District.
  - B. Name, address, phone number, organizational affiliation and professional qualifications of the person preparing the report.
  - C. One (1) copy of a topographic map at a scale of one inch equals five hundred feet (1" = 500'), covering the area within at least a 500 foot radius of the proposed use. The boundaries of the subject site shall be outlined in red thereon.
  - D. Project description to include the proposed use, the existing and proposed structures and parking, identification of the existing structures that are to remain, the limits of clearing and grading and vehicular access into the site.
  - E. A concise history of the area surrounding the property to provide a historic context and a more specific history of the property. This history shall include historic photographs, if available, and historic maps with the project area outlined.

## OVERLAY AND COMMERCIAL REVITALIZATION DISTRICT REGULATIONS

- F. Description of any previous archaeological studies that have been conducted in the vicinity of the project to include any such studies contained in the Fairfax County Park Authority files.
  - G. A listing of all books, maps, manuscripts, websites, personal communication and other resources cited in the study, including the title, author, date, place of publication and publisher.
  - H. A site map illustrating the project boundaries and the boundaries of where all archaeological survey work was performed, location of all shovel tests where artifacts were found (positive shovel tests), location of all shovel tests where artifacts were not found (negative shovel tests) and the area where the archaeological survey work was conducted in either square feet or in acres.
  - I. Profile drawings of selected representative shovel test pits. One (1) profile shall be required for each change of stratigraphy.
  - J. A written description of the survey findings shall include:
    - (1) The date of site work;
    - (2) Staff involved in the site work, including professional certifications and college degrees;
    - (3) Methodology used in the archaeological survey work;
    - (4) The number of archaeological sites that were recorded according to the resource type (Native American, Civil War, etc.) with trinomial site numbers obtained from the Virginia Department of Historic Resources;
    - (5) List of artifacts recovered;
    - (6) If there were any areas of the application property that were not tested, an explanation as to why those areas were not tested; and
    - (7) Identification of areas with the potential to contain intact archaeological resources.
  - K. Recommendations for additional archaeological work or recommendations that no further work is required shall be made and such recommendations shall be supported by archaeological evidence.
  - L. An Executive Summary statement which includes information from Paragraphs 6J(1), 6J(2), 6J(4) and 6J(6) above, and the recommendations from Par. 6K above.
7. When determined by the Fairfax County Park Authority that the report meets the submission requirements, the Fairfax County Park Authority shall indicate such on the Archaeological Survey Data Form and such Form shall be submitted by the applicant in

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conjunction with the rezoning, development plan, special exception, special permit or variance application.

## 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



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### **A1-1108      Additional Regulations**

As specified in the underlying zoning districts

## F--LAKE ANNE VILLAGE CENTER HISTORIC OVERLAY DISTRICT DESIGN GUIDELINES

The Lake Anne Village Center Historic Overlay District was established in 1983 to recognize and preserve the special quality of this section of Reston, a renowned example of mid-20th-Century new town planning.

### GENERAL CHARACTERISTICS

- o Lake Anne Village Center is a concentration of residential, commercial, and public uses around a plaza and a narrow, man-made lake.
- o The design separates pedestrian and vehicular uses, relegating the automobiles to a recessed and landscaped parking lot north of the plaza.
- o The plaza and buildings around it have an urban character of density and scale.
- o The buildings have a unity of design and materials with a non-derivative architecture of intersecting right-angled planes executed in brown brick, concrete, and glass.
- o Planned landscape elements and sculpture are incorporated into the entire site design.

### HISTORICAL BACKGROUND

Reston occupies the former 7000-acre Bowman Farm, which by the mid-20th century was the largest single tract of land in the area. The Bowmans first tried to develop a town themselves, but eventually sold the land. Robert E. Simon purchased it in 1961 and began immediately to plan and build the new town of Reston (Simon's initials combined with the English suffix for town are the source of the name). Ironically, this had been the site of another planned town, Wiehle, conceived of by Dr. C.A. Wiehle in the 1890s, but which never grew to more than a handful of buildings.

Unlike Wiehle, Reston, home now to 60,000 people, was phenomenally successful. From the beginning, critics hailed Reston, with its concept of village centers surrounded by greenbelts, as a significant planning and architectural achievement. Lake Anne Village Center, designed by the New York firm of Whittlesey and Conklin, was the first of the village centers built. The centers were to be designed at a pedestrian scale with a mix of residences, offices, and retail stores gathered around lakes and plazas, creating urban spaces in the suburbs. Lake Anne Village Center, opened in 1965, best embodies the vision for the town of Reston. As a 1981 Washington Post article observed, "No piece of Northern Virginia real estate was more praised and honored in the 1960s than Reston's Lake Anne Plaza." In recognition of its historic significance as a recognized symbol of Reston, pioneer of the 1960's "new town" movement, and its architectural quality, the County designated the village center an historic district. Once it passes the requirement that properties are at least fifty years old, much of Reston will be eligible for the National Register of Historic Places.

## CONTRIBUTING FEATURES OF THE DISTRICT

- o ARCHITECTURE: Lake Anne Village Center was designed and built as a whole with each individual element fitting into the entire scheme. Buildings line the lake and paved plaza and range in height from two to four stories, with one eighteen-story high-rise apartment building as a focal point at the end of the plaza. A horseshoe-shaped row of shops topped by apartments encloses the wide plaza and crowns the northern tip of the lake. The buildings share a common vocabulary of design and materials--the modern, straight-edged, architecture is executed in medium brown brick, dark brown wood trim, gray concrete, and glass. The buildings are complex compositions of solid and void, with many balconies, sheer brick walls, and expanses of glass. Concrete sculptures are located throughout the plaza.

HISTORIC AND CONTRIBUTING PROPERTIES: In the report substantiating the zoning amendment that established the Lake Anne Village Center Historic Overlay District, all structures facing onto the lake are listed as historic properties. All other structures located within the district are considered as contributing.

- o LANDSCAPE AND SITE FEATURES: Like the architecture, the site design and landscape elements of the Lake Anne Village Center are crucial to the character of the whole. Every part of the plaza complex contributes to encouraging people to gather and enjoy the planned spaces. Landscaping screens the recessed parking areas from the roads leading to Lake Anne; within the parking lots are planted islands. The red brick plaza, with a concrete design echoing the layout of the buildings, opens between the first two buildings as a visitor enters from the parking lot. The north edge of Lake Anne, a man-made lake, laps at the bottom of steps leading from the plaza and walkways extend from the central plaza along the east and west edges of the lake. Throughout the plaza area trees and shrubs soften building edges and, together with the lake, bring an element of nature into the brick, concrete, and glass complex.

- o ARCHAEOLOGY: No known archaeological resources exist within the district.

## DISTRICT GOAL

The goal of the historic district is to protect the architectural and environmental character of the area and to ensure that future development is compatible with the existing design.

## STANDARDS AND GUIDELINES

The following section presents standards which should be maintained and promoted in order to achieve the goals of the district. Specific guidelines then suggest ways in which those standards may be maintained.

This historic district is unique among Fairfax County districts. Instead of being a composition of landmarks which have evolved over time, Lake Anne Village Center was designed and built at one time; instead of having large sections of open space with great potential for new development, Lake Anne Village Center is "built-out." Thus, the standards and guidelines are concerned with preserving the as-built character of the existing structures, urban design relationships, and landscape design rather than compatible new construction.

**STANDARD 1--Preserve the spatial quality of the district.**

#### **GUIDELINES**

- 1.1 Retain the separation of pedestrians and automobiles.
- 1.2 Maintain alignment of building heights on all structures as seen from the plaza. The continuous edge of the roof lines is an important element in defining the space around the plaza.
- 1.3 Maintain orientation of buildings toward the plaza and the lake.
- 1.4 No structure or plantings should obscure the view of or access to Lake Anne from the plaza.
- 1.4 Do not block or fill the pedestrian walkways between the structures which connect the plaza to the paths and areas beyond it.
- 1.6 Maintain parking areas as recessed lots arranged around the periphery of the district.
- 1.7 Maintain alignment of building facades on plaza edges.

**STANDARD 2--Protect the integrity of the historic structures by respecting their original design.**

#### **GUIDELINES**

- 2.1 Follow the Secretary of the Interior's Standards for all preservation, restoration, and rehabilitation.
- 2.2 Repair deteriorated material; if repair is not possible, replace with the same material.
- 2.3 Do not obscure original material or forms by covering or infilling any of the storefronts, balconies, or other designed spaces.
- 2.4 Maintain original finishes; do not paint unpainted surfaces.
- 2.5 Maintain the pattern created by windows and wall.
- 2.6 Do not alter the original shape of openings.
- 2.7 Building components should be similar in size, shape, and material to those already in use.

2.8 Maintain original condition and location of sculptures.

**STANDARD 3--Maintain existing landscaping.**

**GUIDELINES**

3.1 Maintain screening along edges of parking lots.

3.2 Do not remove existing healthy trees or shrubs, except in an effort to recreate a documented aspect of the original site plan.

**STANDARD 4--Necessary service and mechanical structures should be compatible with the existing design.**

**GUIDELINES**

4.1 Use materials and colors similar to existing materials and colors.

4.2 Install mechanical systems with as little disruption of the original structures and design as possible.

4.3 Locate new mechanical features in inconspicuous places.

**STANDARD 5--Signs should contribute to the overall character of the design.**

**GUIDELINES**

5.1 Maintain the original large white emblems of services located within the storefronts (knife and fork for a restaurant, pharmaceutical symbols for the drugstore).

5.2 Promote a variety of signs, not a monotonous sameness, as a reflection of the busy commercial area this is intended to be.

5.3 Signs should never overwhelm the building.

5.4 Limit the number of signs for each business to the minimum necessary.

5.5 Do not allow commercial signs to intrude into the space of the residential units above them.

**STANDARE 6--All light fixtures and outdoor furniture should be compatible with the architectural character of Lake Anne Plaza.**

**GUIDELINES**

6.1 Maintain the simple, brown metal street lights along the lake.

6.2 Install simple benches of compatible materials, such as wood with a natural finish.



## **Fairfax County Resources**

Heritage Resources Homepage for Fairfax County

<https://www.fairfaxcounty.gov/planning-development/historic>

Holmes Run Acres Homepage

<https://www.fairfaxcounty.gov/planning-development/plan-amendments/holmes-acres-run-hod>

Historic Overlay District Homepage

<https://www.fairfaxcounty.gov/planning-development/historic-overlay-districts>

Architectural Review Board Homepage

<https://www.fairfaxcounty.gov/planning-development/architectural-review-board>

Department of Planning and Development Homepage

<https://www.fairfaxcounty.gov/planning-development/>

Zoning Ordinance Homepage

<https://www.fairfaxcounty.gov/planning-development/zoning-ordinance>

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Washington Department of Archaeology and Historic Preservation. "Architectural Style Guide." N.D. Accessed 3/25/2019. <https://dahp.wa.gov/historic-preservation/historic-buildings/architectural-style-guide>.

### **Work Examples:**

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Volume 1: <https://www.dhr.virginia.gov/wp-content/uploads/2019/01/VB-185-VA-Beach-AH-Survey-Update-NorthernHalf-2018-CRAI-report-Part-1.pdf>

Volume 2: <https://www.dhr.virginia.gov/wp-content/uploads/2019/01/VB-185-VA-Beach-AH-Survey-Update-NorthernHalf-2018-CRAI-report-Part-2.pdf>

Ritson, Kathryn. "Unitarian Universalist Church of Arlington," DHR File No. 000-3424. National Register of Historic Places Registration Form, June 24, 2014.

[https://www.dhr.virginia.gov/VLR to transfer/PDFNoms/000-3424 Unitarian Universalist Church Arlington 2014 NRHP FINAL.pdf](https://www.dhr.virginia.gov/VLR%20to%20transfer/PDFNoms/000-3424-Unitarian-Universalist-Church-Arlington-2014-NRHP-FINAL.pdf)

Green, Bryan Clark, and Matthew R. Laird. "Dancing Point." DHR File No. 018-5108. National Register of Historic Places Registration Form, September 10, 2015.

[https://www.dhr.virginia.gov/VLR to transfer/PDFNoms/018-5108 DancingPoint 2015 NRHP FINAL Redacted.pdf](https://www.dhr.virginia.gov/VLR%20to%20transfer/PDFNoms/018-5108-DancingPoint-2015-NRHP-FINAL-Redacted.pdf)

Blanton, Alison S., and Katherine C. Gutshall. Roanoke City Health Center. DHR File No. 128-0049-1666. National Register of Historic Places Registration Form, November 2015.

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