



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

BOARD MATTER

January 14, 2020

Study Authorization for Potential Establishment of a Holmes Run Acres Historic Overlay District

BACKGROUND:

Mr. Chairman, the Holmes Run Acres Subdivision in the Providence District is approximately 140 acres and comprised of over 300 modern style suburban single-family dwellings constructed between 1951 and 1958. The developers, Gerald and Eli Luria, designed the dwellings to be affordable, quick to construct and sited in harmony with the natural topography and landscaping. The modern design of the dwellings includes large windows on the primary façade, shed or gable roofs and brick chimneys. The dwellings were sited to provide maximum privacy for the homeowner by being angled on the lots. The subdivision was listed on the Fairfax County Inventory of Historic Sites on February 2, 1977. Further, the Holmes Run Acres subdivision was listed as a district on the National Register of Historic Places on March 22, 2007.

Over seventy percent of residents of the neighborhood have expressed interest in the consideration of the establishment of a Historic Overlay District for Holmes Run Acres and I agree that it is appropriate for the County to consider this, due to its historic, architectural and design significance to the character of Fairfax County. I have included with my motion a map of the properties to be analyzed for inclusion within the potential Holmes Run Acres Historic Overlay District. The potential boundary consists of the entirety of the existing National Register Historic District, which includes Woodburn Elementary School, the Holmes Run Acres Recreation Center and Luria Park

Both a map and text amendment to the Zoning Ordinance will be required to establish a Holmes Run Acres Historic Overlay District. As part of the establishment of the overlay district, it will also be necessary to develop design guidelines. These guidelines will enable the Architectural Review Board to effectively review and make recommendations on any proposed development or land disturbance within the potential historic overlay district, if adopted.

As set forth in Section 7-203 of the Zoning Ordinance, to establish a Historic Overlay District, the Board must determine that the district possesses historic, architectural, archaeological or cultural significance and meets certain criteria such as "have significant character, interest or value as part of the development, heritage, or cultural characteristics of the County, State or Nation and/or embody the distinctive characteristics of a type, period, or method of construction, among other criteria.

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MOTION:

Therefore, Mr. Chairman, I move that the Board direct staff to evaluate the potential establishment of a Historic Overlay District for Holmes Run Acres, which will include, but is not limited to the following:

- Preparation of a written report that will analyze and provide recommendations on the historic and architectural significance, as well as the boundaries for the potential creation of a historic overlay district. This report will be coordinated with all appropriate Boards, Authorities, and Commissions.
- Initiate an amendment to the Zoning Ordinance to establish the Historic Overlay District, if recommended by the report. This Zoning Ordinance amendment should be added to the Zoning Ordinance Amendment Work Program with timing to be determined as part of the Work Program update in late Spring 2020.
- Prepare an amendment to the Comprehensive Plan for any map and text changes that may result from this process.
- Initiate a Board's own rezoning to create the boundaries of the district, if such is recommended by the report.
- Identify and allocate funding for the creation of any proposed historic overlay district design guidelines.

This motion should not be construed as a favorable recommendation by the Board or the Planning Commission for the establishment of the proposed Historic Overlay District.



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