

# Centreville Historic Overlay District Design Guidelines

Fairfax County, Virginia

*Revised Draft  
April 2024*



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## TABLE OF CONTENTS

### *Chapter 01*

#### **Introduction to the District-Specific Design Guidelines 1**

Introduction to the District-Specific Design Guidelines	2
Historic Overlay District Regulations and Project Review Summary	5
Using the Design Guidelines	6

### *Chapter 02*

#### **History and Significance 9**

Statement of Significance	10
Development History	11

### *Chapter 03*

#### **Historic Overlay District Overview 17**

Overview of Centreville HOD	18
HOD Boundary	22
Resource Inventory - Historic, Contributing, and Non-Contributing Resources	22
Summary of District Character	28

### *Chapter 04*

#### **Design Guidelines 33**

Centreville Historic Overlay District Design Guidelines	34
Guidelines for Preserving Setting: Topography, Landscape, and Archaeological Resources	38
Guidelines for Preserving Architectural Character: Preservation and Rehabilitation of Existing Historic and Contributing Resources	42
Guidelines for Architectural Compatibility: New Construction and Additions	44

### *Chapter 05*

#### **Appendix 49**

Appendix A – Glossary of Terms & Acronyms	50
Appendix B – Additional Resources	53
Appendix C – Inventory of Properties within the HOD	54







# 01

## **Introduction to the District-Specific Design Guidelines**

## INTRODUCTION TO THE DISTRICT-SPECIFIC DESIGN GUIDELINES

Located in the western portion of Fairfax County, Centreville was established by the General Assembly in 1792 and grew during the early nineteenth century as a transportation hub at the intersection of many farm-to-market routes. The town derived its name, according to an 1835 gazetteer, “from its central position, being about equidistant from Leesburg, Middleburg, Warrenton, Washington, Georgetown, and Alexandria.” During the Civil War, Centreville’s advantageous siting on high ground and proximity to Washington, DC made it an ideal staging area with easy access to transportation routes. The town continued to grow in the twentieth century through the post-WWII period with new suburban developments centered around Route 29.

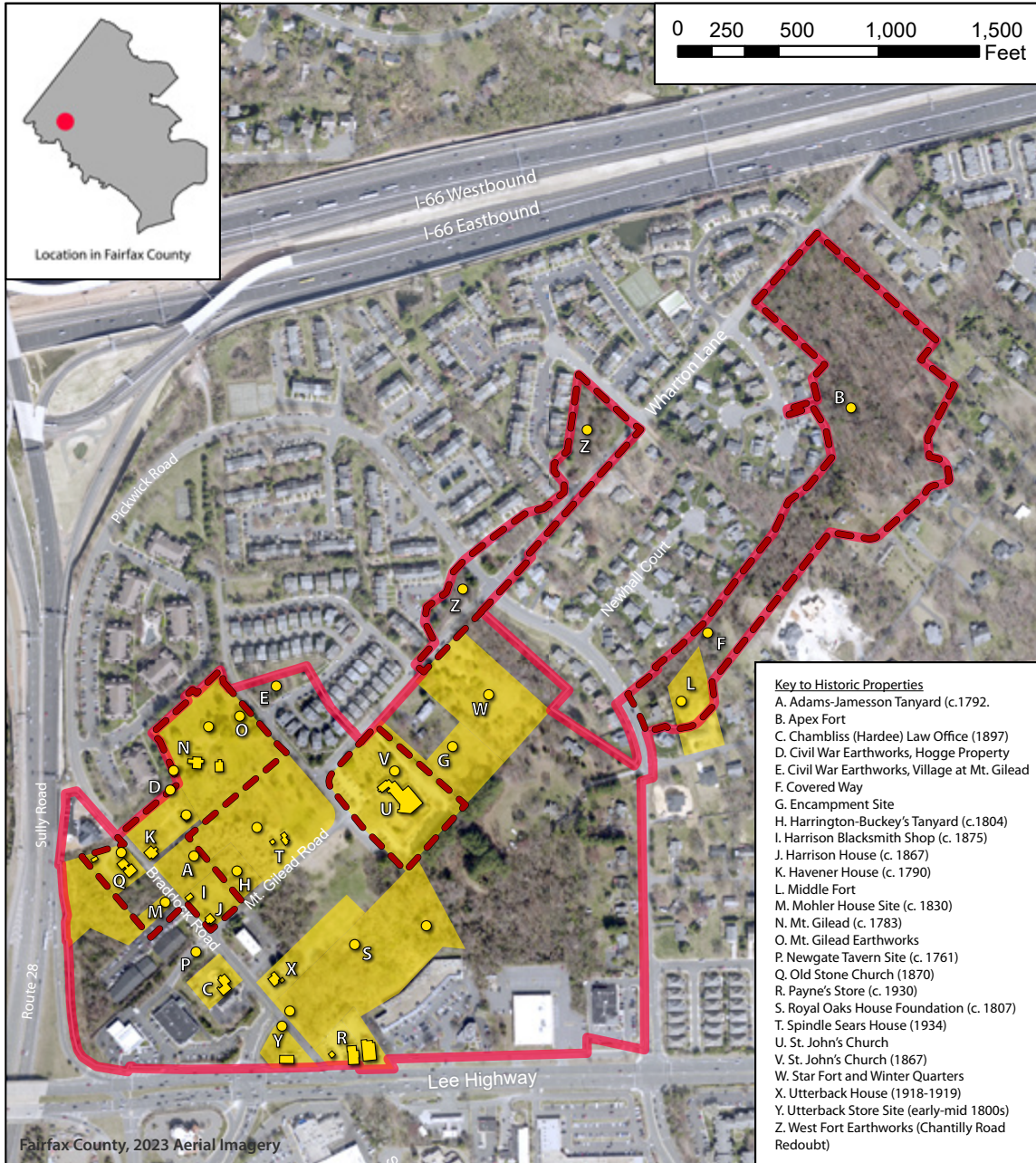
The Centreville HOD was established as a Fairfax County Historic Overlay District (HOD) in 1986 in recognition of its historic significance as a late-eighteenth century crossroads village later occupied by both Union and Confederate troops during the Civil War. The boundaries of the HOD were expanded in 2007, increasing the size from 17 acres to 84 acres. The expanded district included Civil War earthen fortifications; properties within the platted Town of Centreville as created by an 1792 Act of the General Assembly; the eighteenth-century Royal Oaks Farm site; architecturally or culturally significant early- to mid-twentieth century properties; and archaeological sites.

As described in Article 3, Section 3101.1 of the Fairfax County Zoning Ordinance, a HOD is a comprehensive planning and zoning tool that helps promote the identification, preservation,



St. John's Church, constructed in 1867.





**Centreville**  
 Historic Overlay District  
 Fairfax County, VA

Prepared by EHT Tracerics for the Fairfax County  
 Department of Planning and Development  
 April 2024

**Legend**

- District Boundary
- - - District Core Boundary
- Historic Property
- Contributing Property
- Non-Contributing Property



Aerial Map, Centreville HOD.



and enhancement of buildings, structures, neighborhoods, landscapes, places, and areas that have historical, cultural, architectural, or archaeological significance. The creation of HODs was authorized by the Fairfax County Board of Supervisors to protect and enhance the County's historic and architectural landmarks – sites deemed both valuable and vulnerable.

The content within this document is meant to help project applicants and the broader community understand the history of the HOD and its character-defining features, and to foster design solutions that protect and enhance Centreville while retaining the historic character of the HOD as a whole. Applicants should also reference the Historic Overlay District General Design Guidelines which outlines the ARB review process, standards of review, as well as design principles and general guidance applied to all HODs. The Design Guidelines offer practical and flexible guidance for property owners, architects, contractors, and other professionals undertaking work within the HOD. They are meant to be referenced early in the planning phase of a proposed project. The intent of the Design Guidelines is to guide sensitive new development and compatible additions, and to limit demolition and inappropriate exterior alterations.

This document incorporates findings and information included in the following: the Centreville Historic District Preliminary Report prepared for the Fairfax County Office of Comprehensive Planning (1984); the Fairfax County Park Authority Historic Centreville Park Master Plan (2008); and the memorandum prepared for the County, titled: "Contributing Properties within the Historic Districts" (1991). This updated Design Guidelines document incorporates and replaces the prior Centreville HOD Design Guidelines approved by the ARB in 2010.



Historical marker located at the head of Centreville's Covered Way Trail, describing Civil War-era activity in Centreville.



## HISTORIC OVERLAY DISTRICT REGULATIONS AND PROJECT REVIEW SUMMARY

Proposed projects within the Centreville HOD are reviewed by the Fairfax County ARB. As described in the Zoning Ordinance Article 3, Section 3101.6: “Administration of Historic Overlay Districts,” the term “project” applies primarily to exterior renovations, construction, demolition, or any uses that require a building permit, site plan, or rezoning application in accordance with the Zoning Ordinance. Fairfax County staff and the ARB will use the HOD Design Guidelines in their review and approval of County permit, site plan, and rezoning determinations and recommendations. Consistent with current practice, ARB review is only required for exterior work that requires a permit.

For additional information on what work requires a building permit, reference the Fairfax County Land Development Services website [here](#).

### Projects That Require Review and 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
- New exterior stairs or stoops

### Projects That Require Review and Recommendation by the ARB:

- Rezonings
- Special exceptions
- Special permits, including encroachment into minimum yard requirements/setbacks and 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
- Residential window and door replacements
- Gutters
- Playground equipment
- On-grade patios
- Driveways
- Interior alterations

## USING THE DESIGN GUIDELINES

The Centreville HOD Design Guidelines were developed as a resource to give contextual historical background and detailed guidance to project applicants, property owners, the building industry, and the community, and to facilitate ARB consideration of project applications. The Design Guidelines are not an amendment to, or part of, the County's Zoning Ordinance, which continues to regulate land use types and the intensity of development within Historic Overlay Districts throughout the County. The Zoning Ordinance regulates measurable items such as heights, setbacks, siting, and sizes of structures.

This document includes information about the district's history and significance in **Chapter 2. History and Significance**. The following chapter, **Chapter 3. Historic Overlay District Overview**, describes the boundaries of the HOD and also includes a Resource Inventory, or list of historic, contributing, and non-contributing properties. Chapter 3 also includes a description of the physical character and character-defining features of the HOD. **Chapter 4. District-Specific Design Guidelines** includes guidance based on the *Secretary of the Interior's Standards for Rehabilitation* that are in keeping with the provisions of Article 3, Section 3101 of the Fairfax County Zoning Ordinance. The guidelines within Chapter 4 are organized by:

1. Guidelines for Preserving Setting: Topography, Landscape, and Archaeological Resources;
2. Guidelines for Preserving Architectural Character: Preservation and Rehabilitation of Existing Historic and Contributing Resources; and
3. Guidelines for Architectural Compatibility: New Construction and New Additions.

The guidelines emphasize flexibility and encourage site-specific solutions rather than a one-size-fits-all approach. They are guidelines, not requirements. The guidelines are not meant to discourage change or growth; rather, they have been developed with the specific intent to:

- Preserve, complement, and reinforce the historic character of the HOD;
- Reinforce the existing scale; and,
- Encourage the consistent use of materials compatible with the character of the historic district.

The **Appendix** includes a glossary of terms and acronyms, a list of additional resources, and a full inventory of properties located within the HOD.





Star Fort and Winter Quarters Civil War-era archaeological site.



Utterback House, constructed in 1918-1919.







# 02

## **History and Significance**

## STATEMENT OF SIGNIFICANCE

The Centreville HOD encompasses archaeological sites, buildings, accessory buildings, objects, and structures that date to the district's period of significance (c.1730-1956) and have been identified as historic and contributing to the district. The HOD includes numerous masonry and frame buildings sited within the original platted Town of Centreville, which was created in 1792 by an act of the Virginia General Assembly. The HOD also includes remnants of the historic roadbed that was once part of Centreville's Main Street; properties once part of Royal Oaks farm; cemeteries; and Civil War-era sites of drill and campgrounds and earthen fortifications. The district reflects early settlement patterns and the industrial and mercantile development of western Fairfax County. It is recognized as an important eighteenth-century transportation crossroads and a strategically prominent site to both the Union and Confederate armies during the Civil War.

The period of significance for the Centreville HOD spans from c.1730 to 1956, which begins and ends with dates associated with important local road improvements. The c.1730 date was chosen as an approximate date for when Walter Griffin's "Rowling Road" was extended across Little Rocky Run all the way to the future site of Centreville. While the road was extended in the direction of Centreville by 1727, is unclear if the road reached Centreville by that date. The earliest known map of the road through what is now Centreville is a 1739 survey of Willoughby Newton's land by James Thomas, which depicts the road as "Mountain Road." The end date for the Centreville HOD's period of significance is 1956, the year the Federal Highway Act was signed. This legislation ushered in a new period of suburban development; I-66 was eventually built just north of the district.



Confederate winter quarters in Centreville, photographed in 1862. *Library of Congress.*



## DEVELOPMENT HISTORY

The Centreville HOD traces its roots to c.1730, when Walter Griffin’s “Rowling Road” was extended, and the area began its transition from an agrarian economy to a transportation-centered economy. Mount Gilead, a roadside inn constructed c.1785, is the only building to survive from what was then the village of Newgate. Mount Gilead was a competitor tavern to the Newgate Tavern, and set itself apart with a ban on card-playing. Newgate became the town of Centreville when it was chartered in 1792. Centreville was platted c.1800, with present-day Braddock Road serving as the “Main Street” through town. Before being renamed to honor General Edward Braddock of the French and Indian War, the road was known as “Mountain Road” and “Turnpike Road” because it was part of a route to the Shenandoah Valley and the Northwest Territory. The c. 1800 town plat of Centreville shows the alignment of this road with a width of 60 feet. By the early- to mid-nineteenth century, Braddock Road had been developed with two taverns, two commercial stores, a blacksmith, a tanyard, a house of entertainment, a saddler’s shop, and a stable, along with several residential dwellings and a schoolhouse. Travelers (some on stagecoach) would stop at the local taverns for food and rest.

Today, Braddock Road (State Route 620) remains a major east-west thoroughfare south of I-66, diverting within the HOD to form a distinct historic enclave. In addition to the concentrated development along Braddock Road, the original Centreville town plat also depicted Keen Street (the present-day Mount Gilead Road) with a width of 40 feet. Two tanyards along Mount Gilead Road operated in the early 1800s. Centreville continued to develop into a transportation hub with many intersecting farm-to-market routes. Its connectivity made it a particularly strategic location for both Union and Confederate forces during the Civil War.



Undated photo of Mount Gilead (also known as the Malcolm Jamesson House).  
*Historic American Buildings Survey (HABS).*



Plan of works erected in Centreville by Union forces during the Civil War. *Library of Congress.*

Access to transportation routes, close proximity to Washington, DC, and high ground made Centreville an ideal wartime base. Centreville was occupied and used as a staging ground first by Confederate forces and later by Union troops. In mid-October, 1861, Confederate General Joseph E. Johnston made Centreville his headquarters and the site of the winter encampment of the Army of Northern Virginia. Centreville was strategic in the battles of First and Second Manassas, the Bristoe Campaign, and the defense of Washington. Fortifications, earthworks, and encampment housing for up to 37,000 soldiers were constructed over the course of the war. St. John's Episcopal Church was reputedly used as a hospital during the war but was burned, and reconstructed in 1867. The Methodist Episcopal Stone Church was also used as a Union hospital during the war, but was destroyed and later rebuilt in 1870. The wartime impact on Centreville was staggering; the town was left decimated in the post-war era in terms of its infrastructure and economy.

Unlike nearby Herndon and Manassas, Centreville lacked a railroad station to assist with recovery in the post-war era, and subsequently saw very little growth until the second decade of the twentieth century. Construction after the war was focused mainly on rebuilding efforts. Buildings of note that were reconstructed include: the Stone Church; the St. James Church; the Harrison House and the Utterback house.



Stone Church, photographed in 1862 by Barnard and Gibson. The church was later destroyed in the war and rebuilt in 1870 by the Centreville Methodist Episcopal congregation. *Library of Congress.*



## THE BRENTWOOD . . .

▲ FOUR ROOMS AND BATH



THE attractive plan shown here, was recently illustrated by a large national magazine as an ideal low cost home. The floor plan is the same for both exteriors and consists of four livable rooms—living room, kitchen, two bedrooms and bath. Three closets, linen and broom storage are located where they can be used to best advantage.

Our famous labor saving method of furnishing all framing material cut to fit, enables considerable work to be done by the owner. Thousands of home builders have saved money by this method and our low cash prices and quantity paying.

The Brentwood No. 13394C is planned with clear bevel siding for exterior walls while the "D" plan is shown with wide shingles.

MODERN HOME  
No. 13394C  
ALREADY CUT AND FIT  
PRICE \$26,990

As the price quoted above, guarantee to furnish all the material to build this beautiful little home—lumber, bath, millwork, plumbing, building paper, hardware and painting materials plus plans and instructions for a



MODERN HOME  
No. 13394D  
ALREADY CUT AND FITTED  
PRICE \$22,990

These homes can be built on a 30 ft. lot. Height of ceiling 8 ft. 3 in. Cellar stairs lead to full basement providing space for furnace, fuel, fire storage and laundry.

We will include with your order, complete heating, lighting and plumbing with all necessary plans for installation at our low cash optional.



Sears Modern Homes Brentwood Model. *Sears Archive.*

The 1920s saw a resurgence largely due to the newly paved Lee Highway (which included portions of the previously existing Warrenton-Fairfax Turnpike) and the redirection of automobile traffic from Braddock Road to Route 29. Payne's Store, constructed c.1930, represents the period after the Lee Highway turnpike was paved in 1925.

Additionally, the use of modern materials led to the development of inexpensive kit homes that were available to the middle class family. The most famous distributor of these kit homes was Sears, Roebuck & Company. The Spindle Sears House, constructed in 1935, utilized a Sears "Brentwood Home." The kit homes became a modern solution to Depression Era housing needs.

Post World War II, the growth of the federal government resulted in the continued suburbanization of Centreville, with increased density, subdivided farms, and new highways. The Federal Highway Act was signed in 1956 and I-66 was subsequently built just north of the district.

Today, Centreville is flanked by highways and faces encroaching development. While the two-lane Braddock Road is the dominant, defining road in the HOD, the district is bordered by Route 29, Sully Road (Route 28), Pickwick Road, and Wharton Lane. Late-twentieth century residential and commercial developments have been constructed within the HOD boundaries, concentrated along Route 29 and Pickwick Road. Despite the new development, the district retains underdeveloped pockets with historic buildings, roadways with a wooded edge and adjacent open space, and Fairfax County Park Authority-owned parcels, which all contribute to the HOD's historic character.



Route 29 in Centreville, c. 1930. *Fairfax County Park Authority.*



## Timeline

**c.1730**

Walter Griffin's "Rowling Road" (today, Braddock Road) is extended to present-day Centreville, beginning the area's transition from an agrarian economy to a transportation-centered economy.

**1792**

Centreville (formerly the village of Newgate) is chartered via an act by the Virginia General Assembly.

**c.1800**

Town of Centreville is platted and Braddock Road realigned as the main thoroughfare.

**1861-1865**

Centreville is a highly strategic wartime location, first occupied by Confederate troops and later by Union troops. Following occupation by 37,000 soldiers, Centreville is left decimated post-war.

**1925**

Route 29 (Lee Highway) is paved and automobile traffic is redirected from Braddock Road; Centreville experiences an economic recovery.

**1956**

The Federal Highway Act is passed, ushering in a new era of suburbanization (increased density and subdivided farms) and the subsequent development of I-66, which opened between US-29 at Gainesville to US-29 at Centreville in 1961.

**1986**

The Fairfax County Board of Supervisors designates Centreville as a Historic Overlay District .

**2007**

The Fairfax County Board of Supervisors approves the expansion of the Centreville HOD from 17 to 84 acres.



Confederate graves in Centreville, 1861. *Library of Congress.*



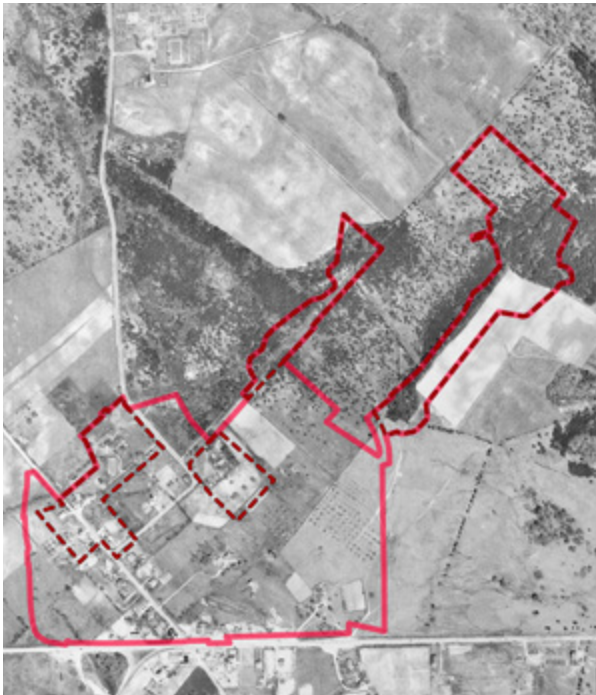
Grigsby's House in Centreville, 1861 (no longer extant). *Library of Congress.*



Centreville street scene, c.1904. *Library of Congress.*



Route 29, looking east, 1950s. *Pinterest.*



Aerial images of the Centreville HOD (clockwise): 1937, 1980, 1990, and 2023.  
*Fairfax County Aerial Imagery Collection.*







# 03

## **Historic Overlay District Overview**

## OVERVIEW OF CENTREVILLE HOD

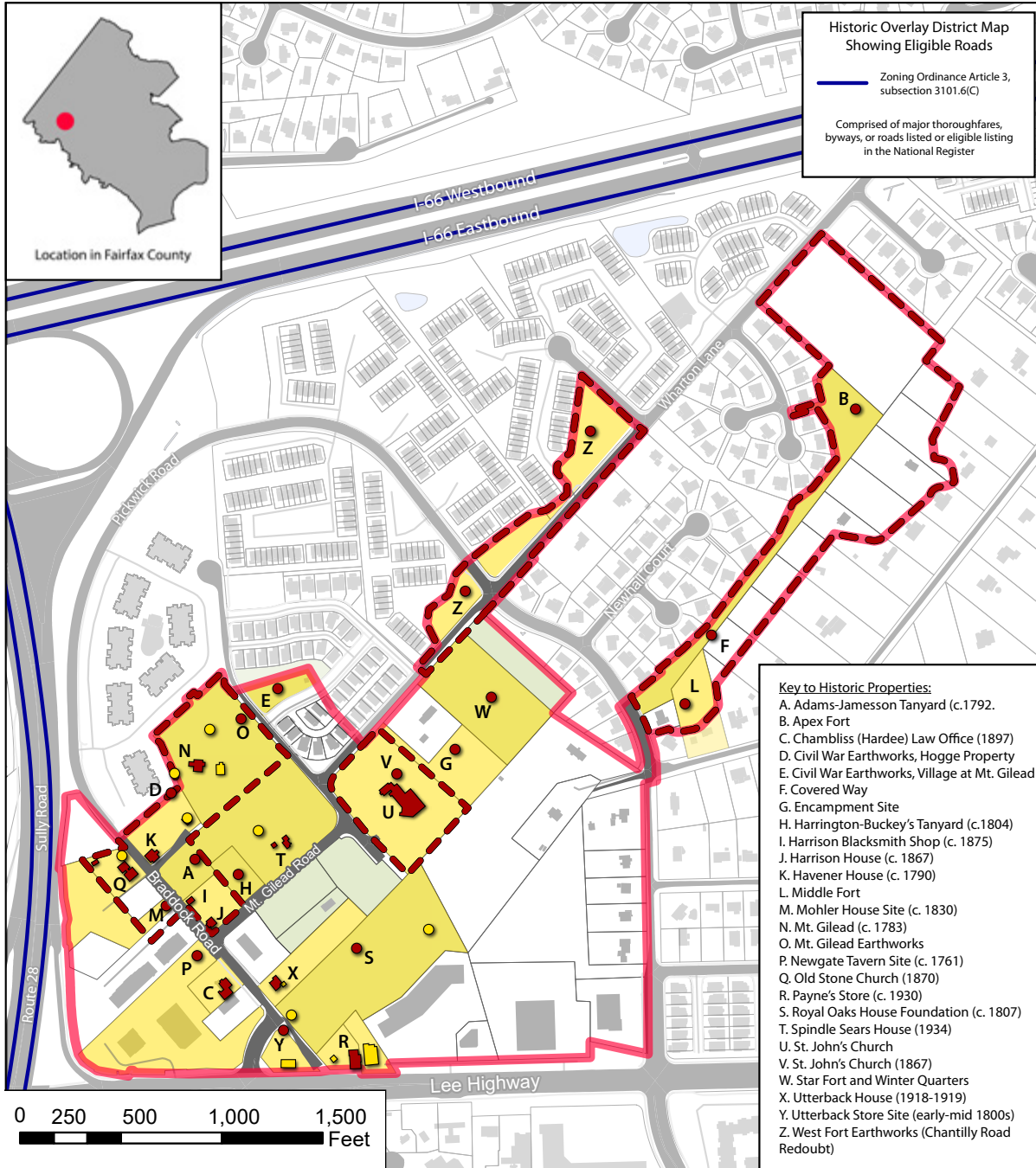
The Centreville HOD encompasses historic and contributing buildings, structures, public spaces, and distinctive landscape and circulation features dating to the eighteenth, nineteenth, and twentieth centuries. The buildings within the district are primarily residential, ecclesiastical, commercial, or mixed-use. The HOD contains a discontinuous district core as well as a district periphery. The HOD's immediate surroundings presently include dense residential development primarily dating to the late twentieth century.

By establishing the Centreville HOD in 1986, the Fairfax County Board of Supervisors sought to preserve the character of the historic district by means of Architectural Review Board oversight and proposed project approval. The HOD was created to protect against destruction of the historic, archaeological, and architectural quality of the structures and landmarks; to encourage uses which will lead to their 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.



Former Royal Oaks plantation property, looking southwest along Mount Gilead Road.





**Centreville**  
Historic Overlay District  
Fairfax County, VA

Prepared by EHT Tracerics for the Fairfax County  
Department of Planning and Development  
April 2024

- Legend**
- District Boundary
  - - - District Core Boundary
  - Historic Property
  - Contributing Property
  - Non-Contributing Property



Resource Map, Centreville HOD.

## Zoning in the HOD

The County’s Zoning Ordinance regulates land use types and the allowable intensity of development within HODs and throughout the County. The Zoning Ordinance guides measurable items such as heights, setbacks, siting, and sizes of structures. Properties within the Centreville HOD belong to varied zoning districts, ranging from R-1 (Residential District, One Dwelling Unit/Acre) to C-8 (Highway Commercial); additionally, some properties are public-owned land. Regulations of the Centreville Historic Overlay District Overlay Zone also apply.

### Centreville Overlay Zone

The Centreville Historic Overlay District regulations are codified in Section 3101.8 of the County Zoning Ordinance. According to the regulations, all uses permitted by right, special permit and special exception are permissible, except as follows:

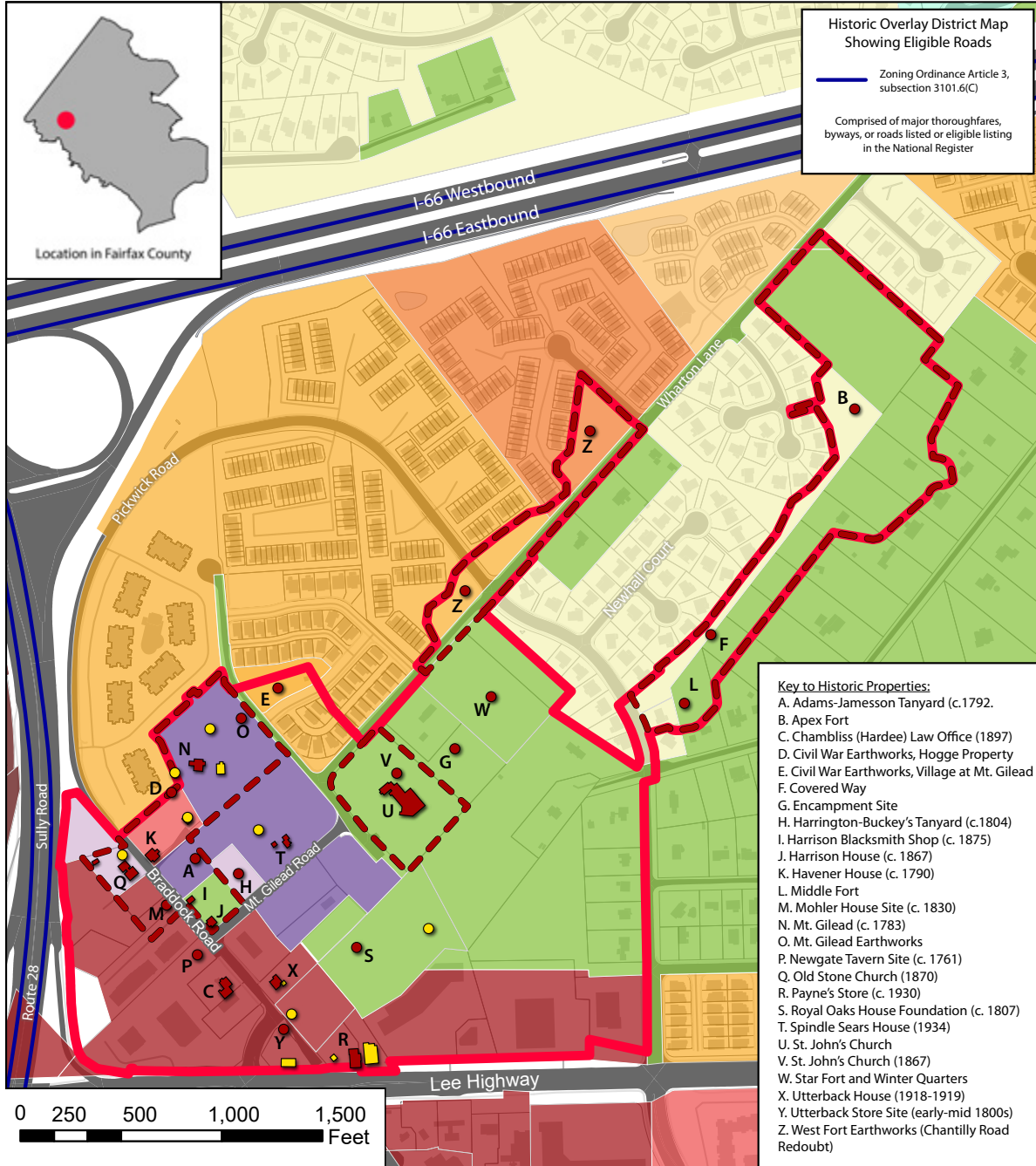
1. Kennels, new vehicle storage, warehousing establishments and wholesale trade establishments shall not be permitted.
2. Automobile-oriented uses, car washes, drive-in financial institutions, drive-through pharmacies, restaurants with drive-through, service stations, service station/mini-marts, vehicle light service establishments and vehicle transportation service establishments are not permitted for properties not contiguous to Route 29.

Use limitations are as follows:

1. The provisions of Part 2 of Article 3 shall apply to all lands within the district.
2. All uses and development within this district shall be in strict conformance with the development policies and recommendations set forth in the adopted comprehensive plan.
3. Any new improvements, to include structures, signs, fences, street furniture, outdoor graphics, and public and private utilities shall be designed and installed to be compatible with the historic landmarks.
4. Any new improvements shall be designed to be sensitive to archaeological resources, as well as the historical character of the area.
5. Freestanding signs shall not exceed a height of ten (10) feet.
6. Any type of outdoor lighting shall be subject to the approval of the ARB.

<b>Centreville HOD</b>				
Lot Size Requirements and Bulk Regulations				
Min Lot Area	Max Density	Max Floor Area Ratio	Min Yard Req.	Max Height
Specified in the underlying zoning districts.	Specified in the underlying zoning districts.	Specified in the underlying zoning districts.	As specified in the underlying zoning districts, provided the location and arrangement of structures shall not be detrimental to existing uses or prospective adjacent uses.	35 feet.





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**Legend**

- |      |       |                           |
|------|-------|---------------------------|
| R-1  | C-2   | District Boundary         |
| R-3  | C-6   | District Core Boundary    |
| R-8  | C-8   | Historic Property         |
| R-12 | PDH-8 | Contributing Property     |
| PDC  |       | Non-Contributing Property |



Zoning Map, Centreville HOD.

## HOD BOUNDARY

The Centreville HOD is located in the western portion of Fairfax County, Virginia, approximately 25 miles west of Washington, DC. The 84-acre district is sited in the northeast corner of the intersection of Sully Road (Route 28) and Route 29 (formerly Lee Highway). Since the early 1800s, Centreville was laid out much like a wagon wheel, as the convergent point of multiple transportation routes leading in all directions. The historic district encompasses the nucleus of the colonial village of Newgate- the area chartered as the Town of Centreville in 1792. The district additionally includes properties once a part of the Royal Oaks estate, a large plantation that adjoined Centreville. The HOD also includes Centreville Park, a discontinuous, approximately 14-acre undeveloped park owned by the Fairfax County Park Authority. The HOD boundary follows an irregular district footprint that encompasses a discontinuous district core and a district periphery.

## RESOURCE INVENTORY - HISTORIC, CONTRIBUTING, AND NON-CONTRIBUTING RESOURCES

Properties in the HOD are classified as historic, contributing, or non-contributing. The label “historic” indicates that the resource is a central component of the HOD and is named in the historic district ordinance which created the district. The label “contributing” indicates that the resource is one of several that defines the historic character and significance of the district. Historic resources are also considered contributing resources. They are distinct from “non-contributing” resources, which may be located within a historic district (and subject to certain restrictions as a result) but are not character-defining because they have been altered or were constructed outside the district’s significant period of development.

The Centreville HOD includes a total of 34 historic or contributing resources including thirteen historic archaeological sites; two contributing archaeological sites; ten historic buildings; five contributing buildings; two contributing accessory buildings; and two contributing structures.

There remains a high potential for discovery of additional archaeological sites and features of significance throughout the HOD. Additional sites, for which there is insufficient evidence to justify listing currently, may be identified in the future and could be included in the list of historic and contributing resources at a future time.

A selection of historic and contributing buildings within the HOD are described on the following pages. A full list of the properties located within the HOD, and their classification is included within “Appendix C – Inventory of Properties within the HOD” on page 54.





Mount Gilead.

## Mount Gilead

*Historic (Contributing)*

Mount Gilead was constructed as a tavern in the village of Newgate c.1783, likely by Joel Beach. The one-and-one-half-story, frame, side-gabled building is clad in beveled wood siding and features exterior gable-end stone chimneys. The roof slope features three gabled dormer windows at the façade and rear elevations, and extends to shelter front and rear porches in a manner typical of vernacular Potomac River architecture. The building was restored and reoriented in the 1930s, so that the original back of the building is now the front. Additions have since been made at both gable ends.



Havener House.

## Havener House

*Historic (Contributing)*

The Havener House was constructed c.1790 on Lot 19 of the original Centreville plat. The building was leased as a store and dwelling to Charles Tyler in 1803 and as a tavern to John Hening in 1820. The two-and-one-half-story, frame, clapboard-clad, side-gabled building sits on a raised stone foundation. The building features an exterior gable-end stone chimney, an interior brick chimney, and an exterior brick chimney. A rear lean-to addition was constructed between 1815 and 1850. The building was purchased in 1921 by the Havener family, who resided there for more than 50 years.



Old Stone Church.

## Old Stone Church

*Historic (Contributing)*

The Old Stone Church was constructed in 1870 by the Centreville Methodist Episcopal congregation to replace their original church (built 1854) which was used as a Union hospital and was destroyed during the Civil War. The one-story extant building is built of Centreville's ochre-colored sandstone, with a gable end facing Braddock Road.

## Stone Church 1-1/2 Story Addition

### *Contributing*

The addition to the Stone Church was constructed in 1945 to provide space for Sunday School; it was built with similar massing and design and is joined to the original 1870 section of the church via a breezeway. The addition is also constructed of Centreville's ochre-colored sandstone, but the stones are more varied and irregular in shape and are smaller in size than those of the 1870 church. The building features an exposed basement level.



Stone Church Addition.

## St. John's Church

### *Historic (Contributing)*

St. John's Church was constructed in 1867 at a prominent location at the turn in Mt. Gilead Road. The extant church was built to replace a previous church, built c.1850 and burned during the Civil War. The one-story Gothic Revival-style building features arched windows and horizontal weatherboard cladding. The front gable roof and the gabled entry vestibule are both trimmed with sawn dog-tooth-patterned bargeboard. The church cemetery located adjacent to Wharton Lane includes historic tombstones dating back to 1850.



St. John's Church.

## Harrison House

### *Historic (Contributing)*

The Harrison House was constructed c.1867 at the northeast corner of Braddock and Mt. Gilead roads. The two-story, frame, side-gabled building was owned by the Harrison family from 1875 to 1949. Thomas D. Harrison, blacksmith and farmer, served as the elected Centreville District constable following the Civil War. The building features a stone walk-in basement and foundation of Centreville's ochre-colored sandstone. Both gable ends feature chimneys: one exterior stone chimney at the northwest elevation and one interior brick chimney at the southeast elevation. Raised porches are located at both the façade and rear elevation.



Harrison House.





Harrison Blacksmith Shop.

## Harrison Blacksmith Shop

*Historic (Contributing)*

The Harrison Blacksmith Shop is thought to have been constructed c.1875, based on an increase in the property's sale price between 1866 and 1875, when it was purchased by the Harrison family. The Harrisons operated a blacksmith shop in the two-story, frame, gabled building, which features an earthen floor on one side of the interior, with a double-height volume above. The dirt floor is thought to have protected the building from sparks from the blacksmith's forge.



Chambliss (Hardee) Law Office.

## Chambliss (Hardee) Law Office

*Historic (Contributing)*

The Chambliss (Hardee) Law Office was constructed in 1897 by Robert Utterback, uncle to Enos Utterback. The Utterbacks were a prominent Centreville family. The two-story, three-bay frame vernacular I-house with rear ell was purchased by Chambliss in 1961. Architect Edgar Jenkinson implemented extensive changes, including a set-back side addition.



Utterback House.

## Utterback House

*Historic (Contributing)*

The Utterback House was constructed in 1918-1919 by local merchant Enos Utterback, who owned a store on Braddock Road that he inherited from his uncle. Enos died in 1918 of influenza, widowing his new bride of two months. The house was finished soon after Enos' death. The two-and-one-half-story, three-bay, frame building features some ornamental Victorian elements, interior brick chimneys, a rear two-story ell, and a wrap-around porch.



Payne's Store.

## Payne's Store

*Historic (Contributing)*

Payne's Store was constructed c.1930 as a vernacular, two-and-one-half-story, front-gabled frame building with a one-story hipped-roof wrap-around porch. Proprietors James and Bernice Payne lived in the second-floor apartment and operated a grocery and general merchandise store on the first floor. Gas pumps were added later, and the store closed in 1973. The building is last remaining of three Payne's stores that were located in Fairfax County.



Spindle Sears House.

## Spindle Sears House

*Historic (Contributing)*

Roger and Wilma Spindle purchased four-and-one-half-acres in 1933 and built a Sears Brentwood model home on their lot in 1934. The Spindles obtained a loan for the home through the Emergency Farm Mortgage Act, a Depression-era New Deal program. The one-story frame bungalow is clad in wooden shingles. A masonry porch clad in stone veneer was added in 1953. The home was sold out of the Spindle family in 1986, but the dwelling has remained little altered.



Centreville Restaurant.

## Centreville Restaurant

*Contributing*

The Centreville Restaurant was constructed in 1926-1937 and was relocated c.1945 from its original location on Route 29 to a site directly east of Payne's Store. The restaurant was owned and operated by the Payne family and also served as a bus depot and truck stop. The one-story frame building is capped with a flat roof and parapet.





Stone Filling Station.

## Stone Filling Station

### *Contributing*

The Stone Filling Station dates to 1937, when property owner Carroll Carter acquired stones from Centreville's Four Chimneys House (in ruins by the early twentieth century and no longer extant) to construct the station; local stonemasons Pinkney McWhorter and Will Crouch are credited with the stonework. The building served as the first stand-alone filling station in Centreville, and was relocated in 1986 from Route 29 to its present location.



Merchants Tire Store.

## Merchants Tire Store

### *Contributing*

The Merchants Tire Store was constructed in 1946. The company was founded in Manassas in 1943, and the Centreville location was the second of the Merchants Tire chain. By 1972, the number of Merchants Tire outlet locations had grown to 12. The façade of the one-story building features storefront windows and is clad with large smooth metal squares. Two-bay garage doors have been replaced.



Payne's Restaurant.

## Payne's Restaurant

### *Contributing*

Payne's Restaurant was constructed c.1949 by Irvin Payne. The one-story concrete block building features a brick veneer front and is capped with a flat roof. The building sits on the former site of the Centreville Restaurant, relocated c.1945.

## SUMMARY OF DISTRICT CHARACTER

Centreville developed into a transportation hub in the early nineteenth century and became an important stronghold for both Confederate and Union forces during the Civil War. Although there have been changes over time, including demolition and alteration of resources and replacement of original building materials, the Centreville HOD retains representative architectural, landscape, and archaeological resources from throughout its period of significance (c.1730-1956).

### Character-Defining Features

Character-defining features are those features that distinguish the historic district and help identify the properties as part of its unique setting. They include the overall shape, materials, craftsmanship, decorative details, and features of buildings, as well as various aspects of site and environment. Defining characteristics of Centreville and its historic and contributing resources include the following:

#### Architectural Features

Centreville's historic architectural resources date from c.1783 (Mount Gilead) to the 1930s, with contributing resources constructed in the 1930s and 1940s. The buildings primarily front Route 29, Braddock Road, and Mount Gilead Road, and are typically constructed of wood or stone, ranging in height from one to two-and-one-half stories. Most buildings are rectilinear in form with simple massing, few projections, generally symmetrical fenestration patterns, and gable roofs. The buildings share a similar character in terms of size, scale, and use (residential, commercial, ecclesiastical, or mixed-use).

#### Landscape and Site Features

Like the architecture, the landscape elements of Centreville are essential to the character of the HOD. The landscape setting in the HOD is generally semi-rural and natural in character, with open fields and wooded areas representing Centreville's agrarian roots. Mature trees remain at the Mount Gilead and former Royal Oaks farm properties. The earthwork structures and fortification remains throughout the district represent Centreville's significant role in the Civil War. Today, Braddock Road is a two-lane asphalt street with some sidewalks, curb, and gutters at the south end of the street. As Braddock Road exits the HOD, its rural character becomes overshadowed by noise barrier walls. Mount Gilead Road is a two-lane asphalt road with sidewalks, curbs, and gutters only on the parcel in the southeast corner of its intersection with Braddock Road. Route 29, in contrast, is a six-lane highway, and as such is not included within the HOD boundaries.



## Archaeological Features

There are fifteen designated archaeological resources present throughout the HOD, including tanyards; cemeteries; a former tavern site; house and store sites; multiple earthworks and other Civil sites; and Civil War-era encampments. There remains a high probability for the discovery of additional archaeological sites and features of significance within the HOD boundaries. Additional sites, which have yet to be discovered, may be identified, and included in the future. The HOD also has potential for Pre-Contact archaeological sites.



Approximate site of the Adams-Jamesson Tanyard, a historic archaeological resource.



Approximate site of the Apex Fort, a significant Civil War fortification and historic archaeological resource.





Braddock Road, with modestly set-back buildings.



Stone construction and symmetrical fenestration pattern of Old Stone Church.



Standing seam metal roof with stone and brick chimneys and a front porch.

*BUILDING SITING*

- Buildings typically oriented towards the road, with varying setbacks
- Buildings sited on large lots, surrounded by landscape and natural features
- Secondary structures (garages, outbuildings) sited in generally close proximity to the primary building, so they appear related

*MASSING AND FOOTPRINT*

- Rectilinear massing with few projecting forms
- Generally rectilinear, angular footprints

*BUILDING HEIGHT*

- One to two-and-one-half stories

*WINDOWS*

- Generally symmetrical fenestration patterns
- Rectilinear, standard-size window openings
- Original wood-frame windows
- Primarily double-hung sash windows

*DOORS*

- Wood entry doors, sometimes paneled or comprised of vertical boards
- Single-leaf or double-leaf entry doors

*DESIGN FEATURES AND MATERIALS*

- Exposed stone foundations (sandstone or fieldstone)
- Frame or stone construction
- Wood cladding, typically horizontal clapboard or wood shingles
- Porches (front and/or rear) or wrap-around porches
- Gable ends can either face the street as part of the façade, or remain as side elevations

*ROOF SHAPES AND ROOF ELEMENTS*

- Standing seam metal roofs or wood shingle roofs (asphalt shingle replacement roofs are now common)
- Gabled roofs (front or side-gabled)
- Some instances of dormer windows
- Brick or stone chimneys (interior or exterior)



## STREETSCAPE, LANDSCAPE, AND SITE FEATURES

- Civil War-era earthworks
- Braddock Road as the dominant “main street” in the district
- Mount Gilead Road bound by a wooded edge, open space, and park-owned parcels, contributing to a rural agricultural character
- Low traffic volume
- Pedestrian linkages throughout district, via trails
- Split wood or picket fences and infrequent stone walls
- Stone gateposts and metal fences
- Brick or stone walkways, and unpaved driveways
- Mature specimen trees, shrubs, and groundcover throughout



Trail at Apex Fort.



Approach to St. John's Church via Mount Gilead Road.



Harrison House and Blacksmith Shop property.



Split rail fence bordering St. John's Church and Cemetery along Wharton Lane.



Civil War-era earthworks at the Village at Mount Gilead.







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# 04

## **Design Guidelines**

## CENTREVILLE HISTORIC OVERLAY DISTRICT DESIGN GUIDELINES

The intent of the HOD and these guidelines is not to recreate Centreville's eighteenth, nineteenth, or early twentieth century landscape, but to protect and enhance a significant and important district in Fairfax County. As stated in Section 3101.6 (G) of the Fairfax County Zoning Ordinance, these guidelines are designed to preserve the historic integrity of the district. They offer practical guidance for property owners, the design community, County staff, and the ARB when determining the appropriateness of proposed work during the project planning and review process. To limit changes that are out of character with the district, the guidelines are meant to encompass the entire HOD, inclusive of historic, contributing, and non-contributing properties. These guidelines do allow for more non-conformity when applied to non-contributing properties; however, changes made to non-contributing buildings may still affect the character of the district and are subject to review by the ARB.

For more information on what work requires and does not require ARB review, see "Historic Overlay District Regulations and Project Review Summary" on page 5.

### Preservation Objectives

The Centreville HOD designation report (1984) outlines the following goals and objectives for protecting the district. The design guidelines are intended to provide guidance for meeting these goals and objectives.

#### Goals

- To protect the historic and aesthetic integrity of the historic and contributing resources.
- To ensure that both the immediate and the secondary surroundings provide this protection.

#### Objectives

- Create a visually identifiable historic district.
- Protect the feeling of calm and spaciousness in the historic district and its environs.
- Create a stable land use pattern as a form of protection.
- Encourage design compatible with the aesthetic quality and the historic association of the structures.
- Reorient heavy commercial traffic and excessive passenger traffic away from the immediate environs of the district.
- Encourage tourists to notice and visit the district.
- Retain a maximum amount of open space and natural tree cover.



## What Design Guidelines Can and Cannot Do

The HOD Design Guidelines publication is a Fairfax County Department of Planning and Development policy document that expands upon the requirements outlined in the Zoning Ordinance. The intent of the guidelines is not to stunt innovative design nor preserve the HOD as a snapshot in time. The guidelines are not meant to be absolute, give case-specific advice, or address exceptions or unusual conditions. Sometimes a creative, thoughtful design solution—one that does not neatly fit the written guidelines but may result in a better project and remains compliant with zoning law—will be approved by the ARB. Or there may be constraints inherent to a specific property that will preclude the “ideal” solution. They will help in that “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 in better understanding 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 a 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 a 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).
- Require owners to change existing conditions or reverse past alterations to meet the Design Guidelines.
- 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.

## Organization of Guidelines

These District-Specific Guidelines are organized based on three general treatment approaches and project types:

1. Guidelines for Preserving Setting: Topography, Landscape, and Archaeological Resources;
2. Guidelines for Preserving Architectural Character: Preservation and Rehabilitation of Existing Historic and Contributing Resources; and
3. Guidelines for Architectural Compatibility: New Construction and New Additions.

Within each section, guidelines are shown as either “Recommended” or “Not Recommended.” Work treatments and techniques that are consistent with the *Secretary of the Interior’s Standards for Rehabilitation* are “Recommended” and those that are inconsistent with the Standards are “Not Recommended.” The *Secretary of the Interior’s Standards for Rehabilitation* (36 CFR 67) are published by the National Park Service and are the benchmark for appropriate preservation practice nationwide. They are used by the Fairfax County ARB and staff during review of proposed projects in the HOD. While the Standards provide a general framework and the key principles that should be considered as part of a proposed project, exceptions to these guidelines may be permitted in consultation with the ARB on a case-by-case basis depending on project- and site-specific considerations.



Spindle Sears House along Mount Gilead Road.



## 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 a 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 SETTING: TOPOGRAPHY, LANDSCAPE, AND ARCHAEOLOGICAL RESOURCES

### Streetscape, Topography, and Landscape

Roadways within the Centreville HOD follow the natural, gently rolling topography of the district. Route 29, Sully Road (Route 28) and Pickwick Road border the district, while Braddock Road serves as the dominant road within the district. The district's mixed eras of development have resulted in roads of varied character and vehicular traffic, with either full, partial, or absence of sidewalks, curbs, and gutters. Mount Gilead Road, Peterson Way, and Wharton Lane are also primary circulation routes. The district character is best reflected by roadways bound with a wooded edge, open space, and/or park-owned land. The landscape retains a high degree of rural agricultural integrity. Though the roadways themselves are not particularly pedestrian-friendly, there are pedestrian linkages within the district via trail systems.

Properties with a historically residential use are characterized by large lots with mature trees, infrequent stone walls or wood picket fences, possible brick or stone walkways, unpaved driveways, and, occasionally, one or more outbuildings. Mature evergreen plantings often form a green edge along developed lots, while undeveloped, formerly agricultural parcels typically retain a greater sense of openness. Commercial and ecclesiastical properties have been altered to include asphalt-paved parking areas, while still retaining a green edge. Buildings feature varied street setbacks, depending on their location within the district and their use.

#### Guidelines

##### *Recommended*

- Retaining historic fence and wall materials; use plant material rather than installing new fences and walls to provide any necessary sense of enclosure for front yards.
- Identifying, retaining, and preserving existing landscape and topography features, such as vegetation and natural land contours (grade changes) that reflect a rural farm/village identity.
- Maintaining existing plant materials and tree cover; where tree removal is necessary due to damage, health, or hazards, replace with like species.
- Maintaining screening along edges of parking lots with existing mature indigenous trees.
- Preserving road character by not extending curbs and gutters beyond what is currently in place, especially on parcels that contain historic structures.
- Keeping new paved areas to a minimum. Using gravel or other pervious paving for new driveways or parking areas, where necessary, and ensure that parking areas are located to the side/rear of the street elevation of the primary structure.
- Placing accessory structures (garages, sheds, etc.) to the rear of residential parcels.





**Centreville**  
Historic Overlay District  
Fairfax County, VA

Prepared by EHT Tracerics for the Fairfax County  
Department of Planning and Development  
April 2024

- Legend**
- District Boundary
  - - - District Core Boundary
  - Historic Property
  - Contributing Property
  - Non-Contributing Property



Topography map, Centreville HOD.





Retain historic fence and gatepost materials (recommended).



Refrain from adding driveways, gutters, curbs, or sidewalks where not currently present (recommended).



Maintain existing roadways and bounding vegetation (recommended).



Protect existing stone walls (recommended).



Protect mature trees, vegetation, and open areas (recommended).



If necessary and vegetative screening is not an option, install wood picket fences (recommended).

***Not Recommended***

- Removing existing healthy trees or other landscape features.
- Constructing excessive new roadways, sidewalks, or parking areas, or widening existing.
- Extending curbs and gutters beyond existing.
- Adding structures or plantings that would obscure views of or access to historic or contributing properties.
- Installing split rail fences on non-park owned properties, or chain link fences or other incompatible fence types.
- Constructing large gated entries that detract from the streetscape and landscape.



## Archaeological Resources

There are numerous known archaeological resources within the HOD, and the potential for additional, yet-identified resources is very high. To aid in the identification and protection of historic or archaeological resources located within or in the vicinity of an HOD, the Fairfax County Park Authority Archaeology and Collections Branch archaeologists must be consulted concerning a rezoning, development plan, special exception, special permit, or variance application on a property that is located wholly, partially within, or contiguous to an HOD and when the application involves 2,500 square feet or more of land disturbing activity. The applicant should submit an Archaeological Survey Data Form when the above criteria are met, or as requested by the ARB.

If you think you may have archaeological resources or remnants of a previous structure on your property, please consult the Fairfax County Park Authority, Archaeology and Collections Branch before you continue with your project. The Archaeology and Collections Branch can be reached at 703-534-3881, TTY 711 or [fcpa-archaeology@fairfaxcounty.gov](mailto:fcpa-archaeology@fairfaxcounty.gov).

### Guidelines

#### *Recommended*

- Considering the potential for archaeological resources early in planning and development. Submit an Archaeological Survey Data Form as required by the Zoning Ordinance and consult the Fairfax County Park Authority, Archaeology and Collections Branch staff to determine appropriateness for archaeological investigations.
- Minimizing disturbance of terrain, thus reducing the possibility of destroying unknown archaeological features or materials.
- Locating new construction away from any known archaeological resources.
- Informing the Fairfax County Park Authority, Archaeology and Collections Branch if archaeological resources are discovered.
- Where disturbance of the site is unavoidable, the site should be properly documented by a qualified archaeologist.

#### *Not Recommended*

- Siting new landscape, construction, or other work on or near a known archaeological resource.
- Altering, damaging, or destroying character-defining (including archaeological) features, while making modifications to a cultural landscape.

## GUIDELINES FOR PRESERVING ARCHITECTURAL CHARACTER: PRESERVATION AND REHABILITATION OF EXISTING HISTORIC AND CONTRIBUTING RESOURCES

The Centreville HOD is a collection of historic resources which have evolved and developed over time. The physical and design integrity of historic and contributing resources throughout the HOD should be maintained.

### Guidelines

#### *Recommended*

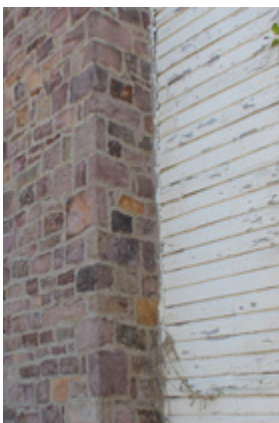
- Following the *Secretary of the Interior’s Standards* for all preservation, rehabilitation, and/or restoration of historic and contributing buildings, structures, and objects.
- Retaining the rural character, density, and scale of buildings.
- Retaining historic relationships between primary buildings, any ancillary buildings, and the surrounding landscape.
- Maintaining the generally symmetrical void-to-solid pattern created by windows, doors, and walls.
- Preserving original materials and finishes.
- Maintaining building heights not to exceed two-and-one-half stories.
- If necessary due to deterioration or damage, replacing features in-kind or in a manner that matches the historic material and appearance.



Retain historic door and window openings (recommended).



Retain original features, such as porches (recommended).



Maintain original foundations and chimneys (recommended).



Preserve original materials, such as wood cladding (recommended).



When necessary, replace original features in-kind (recommended).



***Not Recommended***

- Removing or altering historic elements, features, and materials throughout the HOD.
- Replacing windows in a manner inconsistent with the nineteenth and early twentieth century aesthetic of the HOD, where new windows do not match the visual characteristics, design, or operability of the original windows.
- Altering the shape, size, or placement of original door and window openings.
- Utilizing maintenance or cleaning practices that are harsh, abrasive, or unproven.
- Painting exposed and unpainted stone or wood surfaces.



Removing original site features, such as headstones (not recommended).



Removing original features, such as shutters (not recommended).



Introducing incompatible new features (not recommended).

## GUIDELINES FOR ARCHITECTURAL COMPATIBILITY: NEW CONSTRUCTION AND ADDITIONS

In addition to historic and contributing resources (many of which have been altered with additions over the years), the district does include examples of more recent new development. Although the HOD lacks one cohesive architectural style, all historic and contributing buildings were constructed of traditional materials like stone and wood and share a similar human scale and modest size (typically two stories and rectangular in plan). Where new construction and new additions are implemented within the HOD, they should respect and protect the historic character of the district and be as unobtrusive as possible. Contemporary design of new structures that is sensitive to its historic surroundings through compatible scale, massing, materials, siting, and design details design may be suitable in the areas outside the historic core. Successful examples of new construction within the district boundaries include the church near the southwest corner of the re-aligned Braddock Road (Centreville Church of Christ) and the detached single-family residences at the intersection of Mount Gilead Road and Wharton Lane; these examples are guided by the design and materials of the historic buildings.

### Site Design and Streetscape

#### Guidelines

##### *Recommended*

- Minimizing the impact of new construction on natural resources, topographical contours, and distinctive land patterns.
- Respecting the site lines to and from historic and contributing resources when siting new structures.
- Maintaining the historic setback and spacing of buildings and adjacent structures so that new construction does not sit closer to the road and disrupt the rhythm of the historic streetscape.
- Designing and installing new developments within the HOD in a manner that is compatible with the preservation of the historic character of the landscape.

##### *Not Recommended*

- Constructing new additions or buildings that require substantial alteration of topography or landscape features.
- Inserting new roadways, driveways, or parking lots in the HOD in a manner that disrupts existing spatial arrangements.
- Locating new improvements that would be directly visible from the historic resources within the HOD.



## Architectural Mass and Scale

### Guidelines

#### *Recommended*

- Ensuring that new construction is deferential in character and subordinate to the existing resource and broader district character.
- Placing new additions on a side or rear elevation to retain the original orientation of the building.
- Attaching new additions to historic and contributing buildings in such a manner that, if such additions were to be removed in the future, the essential form and integrity of the original building would be unimpaired.
- Designing new buildings of low scale, rather than monumental scale, with simple rectilinear forms and massing consistent with those throughout the district core.



Additions to historic resources that are compatible with and deferential to the original building in terms of scale, mass, and materials, and are sited- typically at the rear of the building (recommended).

#### *Not Recommended*

- Constructing unsympathetic new additions or buildings that visually and/or physically dominates views and experiences within the HOD.
- Building above three stories in height.
- Topping additions or new buildings with complex roof forms.

## Architectural Design, Style, and Materials

### Guidelines

#### *Recommended*

- Using rooflines seen on existing buildings, such as front or side-gabled roofs.
- Selecting materials (wood, stone) and details (chimneys, porches) like existing, that are sensitive to historic and contributing resources.
- Designing new additions and buildings in a compatible but not imitative manner.



New, non-contributing single-family residences and a church that are compatible with the district aesthetic (recommended).

#### *Not Recommended*

- Attempting to match new additions or buildings in a way that replicates historic designs and results in false historicism (appearing to date to an earlier era)
- Introducing new additions or buildings that are visually incompatible with the surrounding character in terms of mass, scale, form, features, materials, or texture.
- Employing design themes or motifs unrelated to the local context.



## Fencing, Walls, Signage, and Lighting

Addition of new fencing, walls, signage, and lighting into the landscape should not detract from or overwhelm the buildings or the natural landscape of the HOD.

### Guidelines

#### *Recommended*

- Designing fences to be low, open, horizontal, and constructed of wood.
- Keeping signs to the minimum number and size necessary for identification of the historic site and highway safety; use natural materials, such as wood.
- Using minimal outdoor lighting that doesn't impinge on the historic character of the HOD. New lighting should minimize skyglow, glare, and light trespass, per the Outdoor Lighting Standards found on the County's Zoning Administration Division website [here](#).

#### *Not Recommended*

- Situating new elements that are visually incompatible with the surrounding character in terms of mass, scale, form, features, materials, texture, or color.
- Constructing large gated entries that detract from the streetscape and landscape.
- Installing multiple signs that detract from the historic site, views, and wayfinding, due to bright color, internal lighting, or height that exceeds ten feet.
- Introducing lighting that does not comply with the County's Outdoor Lighting Standards.



Design new walls to be stone in materiality, similar to historic walls pictured above (recommended).



New fencing should be low, open, horizontal, and wood in materiality (recommended).







# 05

## Appendix

## APPENDIX A – GLOSSARY OF TERMS & ACRONYMS

**Adaptive Reuse:** A new use for a building other than its historic use, usually involving some modifications.

**Addition:** Any occupiable space outside the building’s original walls, including porch, wing, or ell, which has at least partial solid walls and requires a continuous foundation.

**Alteration:** Any change made to a building’s original structure or systems.

**Architectural Review Board (ARB):** The Fairfax County ARB is responsible for public interest(s) as embodied in the Historic Overlay District Ordinance. Its job is to protect and enhance the resources that give a district its historic, architectural, cultural, or archaeological significance.

**Bay:** Any number of principal divisions of a wall, roof, or other parts of a building marked off by vertical or transverse supports. Usually refers to the width or depth of a building.

**Cornice:** Any projecting ornamental molding that finishes or crowns the top of a building, wall, or arch.

**Elevation:** A synonym for façade, though used to reference secondary (side and rear) façades.

**Façade:** The primary elevation of a building often distinguished by its architectural ornament and/or the presence of a primary entrance.

**Fenestration:** The design, proportioning, and disposition of windows, doors, and other exterior openings of a building.

**Fixed Window:** A window that does not move or open.

**Header:** A brick laid in a wall so that only its end appears on the face of the wall. To add a varied appearance to brickwork, headers are alternated with “stretchers,” bricks laid full length on their sides.

**Historic Character:** The physical appearance of a property as it has evolved over time, i.e., the original configuration, together with losses and later changes. The qualities of a property conveyed by its materials, features, spaces, and finishes are referred to as character defining.

**Historicist Architecture:** Architecture that is heavily influenced by past movements, sometimes freely interpreted.

**Historic Overlay Districts:** Historic Overlay Districts (HODs) provide regulations over and above the regular zoning protection to better protect those unique areas, sites, and buildings that are of special architectural, historic, cultural, or archaeological value to local residents and visitors.

**History Commission:** The Fairfax County History Commission, established in 1969, helps identify, document, record, and preserve our county’s history.

**Infill:** A new structure erected within a block or existing row of buildings.

**Integrity:** Authenticity of a property’s historic identity, evidenced by the survival of physical



characteristics that existed during the property's historic period.

***Inventory of Historic Sites:*** A catalog of historically significant sites within Fairfax County.

***Landscape:*** The physical and aesthetic setting of a place, including natural and man-made features, spatial relationships, views, and circulation routes.

***Light:*** A piece of glass located within a window.

***Massing:*** The distribution of a building's volume through space; the perception of the general shape, form, and size of a building.

***Non-contributing resource:*** A building, site or structure that does not add to the historic significance of a property or district, often determined by date of construction or level of integrity.

***NPS:*** National Park Service.

***NRHP:*** National Register of Historic Places. The NRHP is the nation's most comprehensive inventory of historic resources; it is administered by the National Park Service and includes buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level.

***Phase I Archaeological Survey:*** An archaeological investigation in which the goal is to determine the presence or absence of archaeological resources. Phase I archaeological survey may include shovel testing at regular intervals; examination of plowed fields or erosional zones; or the excavation of backhoe trenches in deeply buried contexts to remove fill that overlays the ground surface from the past.

***Rehabilitation:*** The act or process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions or features which are significant to its historical or cultural values.

***Repoint:*** To remove old mortar from a brick wall and replace it with new mortar.

***Resource:*** Any building, structure, site, or object that is part of or constitutes a historic property.

***Resource Protection Areas (RPAs):*** Regulated waterbodies and associated corridors of environmentally-sensitive land that lie alongside or near the shorelines of streams, rivers and other waterways which drain into the Potomac River and eventually into the Chesapeake Bay.

***Restoration:*** The act or process of accurately recovering the form, features, and details of a historic property as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work.

***SOI Standards:*** Secretary of the Interior's Standards for the Treatment of Historic Properties.

***Setback:*** The distance between a building and the street.

***Sidelights:*** Narrow, vertical windows flanking a door.

***Siding:*** A weatherproof material used as cladding or sheathing the external walls of a wood

frame building.

**Sill:** The lower horizontal part of a window or door frame. Materials vary widely, from wood to marble.

**Soffit:** The underside of any architectural element (as of an overhang or staircase).

**Transom:** A small, usually rectangular window over a door. Some transoms open to cross-ventilate a building, while others are only decorative.

**Trim:** The framing or edging of openings and other features on the façade of a building or indoors. Trim is often a different color or material than the adjacent wall.

**Vernacular:** Local architecture that generally is not designed by an architect and is characteristic of a particular area, often an interpretation of more high-style building traditions.



## APPENDIX B – ADDITIONAL RESOURCES

### Centreville Documentation

Frazier Associates. “Centreville Design Guidelines.” Prepared for the Fairfax County Architectural Review Board. Approved 2010. Accessed June 2021. [https://www.fairfaxcounty.gov/planning-development/sites/planning-development/files/assets/documents/historic/centreville\\_dg.pdf](https://www.fairfaxcounty.gov/planning-development/sites/planning-development/files/assets/documents/historic/centreville_dg.pdf)

Fairfax County Office of Comprehensive Planning. “Centreville Historic District.” September 1984. Accessed June 2021. <https://www.fairfaxcounty.gov/planning-development/sites/planning-development/files/assets/documents/historic/centreville.pdf>

Cannan, Deborah. “Contributing Properties within Historic Districts.” Deborah Cannan to Bruce Kriviskey, Fairfax County, Virginia. April 15, 1991.

### National Park Service

*Secretary of the Interior’s Standards and Guidelines for the Treatment of Historic Properties.* <https://www.nps.gov/orgs/1739/secretary-standards-treatment-historic-properties.htm>

“The Secretary of the Interior’s Standards for the Treatment of Historic Properties + Guidelines for the Treatment of Cultural Landscapes.” <https://www.nps.gov/crps/tps/landscape-guidelines/index.htm>

“The Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, & Reconstructing Historic Buildings” <https://www.nps.gov/orgs/1739/upload/treatment-guidelines-2017-part1-preservation-rehabilitation.pdf>

National Park Service Technical Preservation Services – Sustainability. <https://www.nps.gov/orgs/1739/sustainability-energy-efficiency-resilience-historic-buildings.htm>

### *Preservation Briefs*

The National Park Service Preservation Briefs and other relevant publications provide additional guidance and technical recommendations to supplement the information provided in these design guidelines. The following Preservation Briefs (found here: <https://www.nps.gov/orgs/1739/preservation-briefs.htm>) should be referenced to inform project planning.

“Preservation Brief 14: New Exterior Additions to Historic Buildings: Preservation Concerns.” National Park Service.

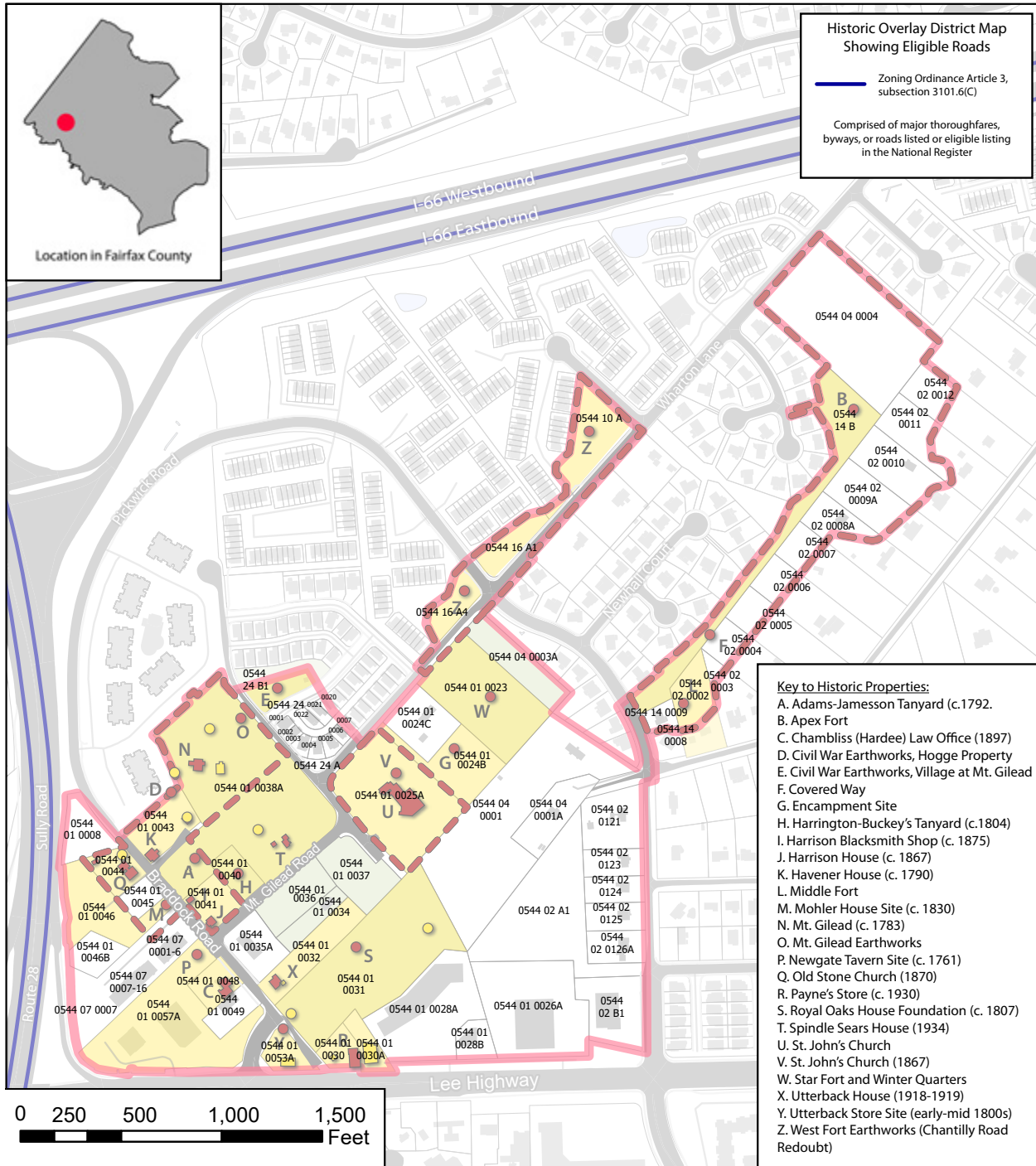
“Preservation Brief 32: Making Historic Properties Accessible.” National Park Service.

### Fairfax County Links

Fairfax County Land Development Services Webpage. <https://www.fairfaxcounty.gov/landdevelopment/>

Article 3, Section 3101.1 of the Fairfax County Zoning Ordinance. <https://online.encodeplus.com/reg/fairfaxcounty-va/doc-viewer.aspx?tocid=001.004.002>

# APPENDIX C – INVENTORY OF PROPERTIES WITHIN THE HOD



## Centreville Historic Overlay District Fairfax County, VA

Prepared by EHT Tracerics for the Fairfax County  
Department of Planning and Development  
April 2024

### Legend

- District Boundary
- - - - District Core Boundary
- Historic Property
- Contributing Property
- Non-Contributing Property





### Inventory of Properties Located within the Centreville HOD<sup>1</sup>

<i>Parcel ID</i>	<i>Description</i>	<i>Classification</i>	<i>Parcel ID</i>	<i>Description</i>	<i>Classification</i>
0544-01-0008		Non-Contributing	0544-01-0053A	Utterback Store Site	Contributing
0544-01-0023	Star Fort and Winter Quarters	Historic/ Contributing	0544-01-0057A	Newgate Tavern Site	Historic/ Contributing
0544-01-0024B	Encampment Site	Historic/ Contributing	0544-02-0002	Middle Fort	Historic/ Contributing
0544-01-0024C		Non-Contributing	0544-02-0003		Non-Contributing
0544-01-0025A	St. John's Church	Historic/ Contributing	0544-02-0004		Non-Contributing
0544-01-0026A		Non-Contributing	0544-02-0005		Non-Contributing
0544-01-0028A		Non-Contributing	0544-02-0006		Non-Contributing
0544-01-0028B		Non-Contributing	0544-02-0007		Non-Contributing
0544-01-0030	Payne's Store	Historic/ Contributing	0544-02-0008A		Non-Contributing
0544-01-0030A	Payne's Store	Contributing	0544-02-0009A		Non-Contributing
0544-01-0031	Royal Oaks House Foundation	Historic/ Contributing	0544-02-0010		Non-Contributing
0544-01-0032	Utterback House	Historic/ Contributing	0544-02-0011		Non-Contributing
0544-01-0034		Non-Contributing	0544-02-0012		Non-Contributing
0544-01-0035A		Non-Contributing	0544-02-0121		Non-Contributing
0544-01-0036		Non-Contributing	0544-02-0123		Non-Contributing
0544-01-0037		Non-Contributing	0544-02-0124		Non-Contributing
0544-01-0038A	Mt. Gilead / Spindle Sears House / Adams-Jamesson Tanyard	Historic/ Contributing	0544-02-0125		Non-Contributing
0544-01-0040	Harrington-Buckey's Tanyard	Historic/ Contributing	0544-02-0126A		Non-Contributing
0544-01-0041	Harrison House and Harrison Blacksmith Shop	Historic/ Contributing	0544-02-A1		Non-Contributing
0544-01-0043	Havener House / Civil War Earthworks, Hogge Property	Historic/ Contributing	0544-02-B1		Non-Contributing
0544-01-0044	Old Stone Church	Historic/ Contributing	0544-04-0001		Non-Contributing
0544-01-0045		Non-Contributing	0544-04-0001A		Non-Contributing
0544-01-0046	Mohler House Site	Historic/ Contributing	0544-04-0003A		Non-Contributing
0544-01-0046B		Non-Contributing	0544-04-0004		Non-Contributing
0544-01-0048	Chambliss (Hardee) Law Office	Historic/ Contributing	0544-07-0001		Non-Contributing
0544-01-0049		Non-Contributing	0544-07-0002		Non-Contributing
			0544-07-0003		Non-Contributing
			0544-07-0004		Non-Contributing
			0544-07-0005		Non-Contributing
			0544-07-0006		Non-Contributing
			0544-07-0007		Non-Contributing
			0544-07-0008		Non-Contributing
			0544-07-0009		Non-Contributing
			0544-07-0010		Non-Contributing
			0544-07-0011		Non-Contributing

<sup>1</sup> There is potential for significant archaeological resources on all parcels within the HOD, and thus the potential for additional contributing properties.

Parcel ID	Description	Classification
0544-07-0012		Non-Contributing
0544-07-0013		Non-Contributing
0544-07-0014		Non-Contributing
0544-07-0015		Non-Contributing
0544-07-0016		Non-Contributing
0544-10-A	West Fort Earthworks (Chantilly Road Redoubt)	Historic/Contributing
0544-14-0009		Non-Contributing
0544-14-B	Apex Fort	Historic/Contributing
0544-16-A1	West Fort Earthworks (Chantilly Road Redoubt)	Historic/Contributing

Parcel ID	Description	Classification
0544-16-A4	West Fort Earthworks (Chantilly Road Redoubt)	Historic/Contributing
0544-24-0001		Non-Contributing
0544-24-0002		Non-Contributing
0544-24-0003		Non-Contributing
0544-24-0004		Non-Contributing
0544-24-0005		Non-Contributing
0544-24-0006		Non-Contributing
0544-24-0021		Non-Contributing
0544-24-0022		Non-Contributing
0544-24-A		Non-Contributing
0544-24-B1	Civil War Earthworks, Village at Mt. Gilead	Historic/Contributing

Archaeological Sites/Features

1. Adams-Jamesson Tanyard, 054-4((1)) 38A, c. 1792, 44FX2334. By 1803 Francis Adams was a major property developer along Main St. (Braddock Rd.). Holdings included a “tan and currying house”. The tanning industry may have been introduced by Joel Beach at this site about 1785 or about 1800, or possibly by Adams. The VDHR site form notes that deed records indicate ownership varied throughout the 19th century. Phase III excavations were completed in 1996. At that time, it was noted that no above-ground structural remains were present but archaeological deposits were present and exhibited subsurface integrity and intact stratified cultural levels. (H)
2. Jamesson cemetery (Mount Gilead property), 54-4((1))38A, c.1844, 44FX1097. Jamesson family at Mount Gilead from 1837 – 1904. Graveyard set aside in Malcolm Jamesson’s will for the interment of family members. At least six members of the family were buried in the cemetery, 1844-1904. It was surveyed in 1969, 1987, 1994 and 1997. A black granite obelisk and several fieldstone markers stand within an iron fence surrounding the cemetery. Possible other burials may lie outside the fence. (C)
3. Mount Gilead earthworks (Mount Gilead property), 54-4((1)) 38A, 44FX1097 and 44FX2611. Civil War fortifications constructed by Confederate troops. At least two sets of Civil War earthworks cross the Mount

- Gilead property. Surveys were conducted in 2001 and 2009. (H)
4. Civil War earthworks, Village at Mount Gilead development, 54-4 ((24)) B1, 44FX2611. Civil War fortifications constructed by Confederate troops. These earthworks cross The Village at Mount Gilead development and Mount Gilead Road and extend onto the Mount Gilead property. Surveys were conducted in 2001 and 2009. Some sections of the earthworks were demolished by the road and The Village at Mount Gilead development, but the sections under control of the FCPA appear intact. (H)
5. Civil War earthworks, Hogge property, 54-4 ((1)) 43 44FX3029. Civil War fortifications constructed by Confederate troops. The FCPA archaeology files note these earthworks are an extension of the ditch and berm at Mount Gilead, extending to Old Braddock Road. A reconnaissance survey in 2004 noted the presence of surface features and an unknown portion of the site as destroyed. (H)
6. Harrington-Buckey’s Tanyard, 54-4((1)) 40, c. 1804, 44FX2333. Adjoined Adams-Jamesson tanyard (tanyards grouped along banks of River Thames) The site was surveyed in 1991 and Phase III excavations were completed in 1992. At that time, it was noted that surface and subsurface deposits were present with subsurface integrity and intact stratified cultural levels. (H)



7. Newgate Tavern (Eagle Tavern) site, 54-4 ((1)) 47A & 48, c.1761, 44FX3244. Site of 1st tavern in Centreville. Site was surveyed and tested in 2007. At that time, it was noted that no surface remains were present but archaeological deposits were present and exhibited subsurface integrity and intact stratified cultural levels. Between 25 to 49 percent of the site has been destroyed but what remains has been buried deliberately for preservation. The FCPA archaeology file says the site is being recommended as eligible for the NRHP. (H)
8. Mohler house site, 54-4 ((1)) 46 & ((7)) 1-6, c.1830, 44FX0053. Used as a Confederate jail, appears in 1862 photograph looking east from the Stone Church on Braddock; fronted onto Keene Street. Occupied by Mohler family, 1869 – 1966. Listed on the county Inventory as a demolished site in 1969. Recorded for the HABS Inventory. It is probable that there are subsurface and intact cultural remains. (H)
9. Royal Oaks cemetery, 54-4 ((1)) 31, Roberdeau Family cemetery 1832, 44FX1224. The unmarked graves of James Roberdeau (d. 1832), his wife Martha Denny Roberdeau, and three unidentified persons are located 30' northwest of the Royal Oaks house foundation. It was recorded in the 1994 publication *Cemeteries of Fairfax County, Virginia: A Report to the Board of Supervisors* by Brian A. Conley, Fairfax County Public Library. In 1997, the Fairfax Genealogical Society published information about family cemeteries in its series entitled *Fairfax County, Virginia Gravestones*. Volume IV includes an entry for the Roberdeau Family Cemetery at Royal Oaks. (C)
10. Royal Oaks house foundation, 54-4 ((1)) 31, c.1807, 44FX1224. The house was the landmark at the east end of Main Street (Braddock Rd.) There are several local traditions about activities at the property during the Civil War. It was dismantled in 1959. It had been surveyed in 1937 and 1938, Works Progress Administration of Virginia Historical Survey. The house's foundations remain and probably are intact. Recorded in the FCPA archaeology files in 1987. (H)
11. Utterback Store site (potential), 54-4 ((1)) 50, c. early - late 1800s, 44FX1985. The store was on Braddock Road on lot 50. This lot corresponds to lot 26 on the c. 1800 plat. It is reported that Fewell Perry's tavern previously was located on lot 26. In 1869, William Utterback purchased the land at this location and operated a store, post office, and blacksmith shop. In 1992, archaeologists surveyed the lot, which was vacant and slated for development. They recorded stone building foundations and artifacts from c. early - late 1800s and later. Today, remains of the Utterback Store lie either adjacent to or beneath the re-aligned intersection of Braddock Road and Lee Highway. (H)
12. Star Fort and Winter Quarters, 54-4 ((1)) 23, 44FX2896. The site contains the remains of a Civil War period fortified position feature (Star Fort) and Winter Quarters encampment. The site has been documented by archaeologists using metal detection, shovel tests, and manual trenching. The intact cultural remains coincide with the footprint of a star-shaped fort shown on a 1937 aerial photograph. The archaeological consultant says the site is possibly eligible for listing in the NRHP. (H)

### Buildings 1870 – Mid-20th Century

16. Mount Gilead, 54-4 ((1)) 38A, c.1783. Sole survivor of the village of Newgate. Possibly built and named by Joel Beach. One-and-a-half story, timber framed, side gable house with exterior gable-end stone chimneys. Sloping roof covering porches on both front and rear elevations is typical of local Potomac River architecture. (H)
17. Havener House, 54-4 ((1)) 43, c.1790. Located on Lot #19 on the plat of the Town of Centreville. Two-and-a half story over raised stone foundations, clapboard siding, with standing seam metal roof and exterior gable-end stone chimneys. Rear lean-to added after 1815, before 1850. Purchased in 1921 by the Havener family, remained in residency more than 50 years.(H)
18. Old Stone Church, 54-4 ((1)) 44, 1870. Originally home of the Centreville Methodist Episcopal Church. Built by the congregation to replace their original church destroyed during the Civil War. One story with stone walls constructed of Centreville's ochre-colored sandstone; gable end facing the road. Some stones appear to have been salvaged from the original 1854 building. (H)
19. Stone church 1-1/2 story addition, 54-4 ((1)) 44, 1945. Joined to the 1870 section by a breezeway to provide space for Sunday school. Full basement above grade, built with

similar massing and design as the 1870 church. Walls of Centreville's ochre-colored sandstone; stones more varied and irregular in shape and smaller in size than those of the 1870 church. (C)

20. St. John's Church, 54-4 ((4)) 25A, 1867. Focal point at the turn in Mt. Gilead Road. The one-story Gothic revival-style building with arched windows and projecting vestibule at the end gable faces the road. The horizontal weatherboard and sawn bargeboard in a dog tooth pattern is painted white. The cemetery is located adjacent to Wharton Lane. The oldest tombstone is 1850. (H)

21. Harrison House, 54-4 ((1)) 41, c. 1867. Owned by the Harrison family from 1875-1949, the two-story frame building with a stone walk-in basement is located at the northeast corner of Braddock and Mt. Gilead Roads. Foundation is of local reddish-ochre hue sandstone. Gable end chimneys, one stone at the exterior of the northwest wall and one brick interior chimney at the southeast wall. There are raised porches at both the front and rear facades. (H)

22. Harrison blacksmith shop, 54-4 ((1)) 41, c. 1875. Sale price of property in 1875 compared to sale price in 1866 suggests that property improvement may have included construction of this building. Interior layout suggests that it served as the owner's blacksmith shop; one side earthen floored, open to the roof. (H)

23. Chambliss (Hardee) Law Office, 54-4 ((1)) 48, 1897. Turn of the century, two-story, three-bay frame vernacular I-house with rear ell. Built by Robert Utterback, member of prominent Centreville family. Chambliss purchased in 1961; architect Edgar Jenkinson extensive changes. Listed on the county Inventory in 1970. (H)

24. Utterback house, 54-4 ((1)) 32, 1918 -19. Two-story, three-bay frame vernacular with wrap-around porch and some Victorian elements and a rear two-story ell. Built by local merchant Enos Utterback; Utterback owned store on Braddock inherited from his uncle, B.C. Utterback. Listed on the county Inventory in 2009. (H)

### Accessory Buildings

31. Mount Gilead garage, 054-4 ((1)) 38A, 1935/1936. Mount Gilead purchased by Alvin Detwiler in 1935. Credited for saving the property from falling into ruin. Colonial Revival 1 1/2 story frame building designed by James W. Adams of Washington, a Detwiler friend

25. Payne's Store, 54-4 ((1)) 30, c. 1930. Vernacular, two-story, gable-front with one story hip roof porch. Housed a grocery and general merchandise store serving Centreville area farming; gas pumps added later; the Paynes lived in 2nd floor apartment. Store closed in 1973; building is last remaining of the three Payne's stores located in Fairfax County. Listed on the county Inventory in 2009. (H)

26. Centreville Restaurant, 054-4 ((1)) 30, c.1930. Relocated c.1945 from Lee Highway adjacent to and east of Payne's Store. Restaurant owned by Payne family; served also as a bus depot. Built as a one-story flat roof, frame structure with hipped parapet. (C)

27. Spindle Sears house, 54-4 ((1)) 38A, 1934. Roger and Wilma Spindle purchased

4.5 acres in 1933. Built a Sears Brentwood model on their lot. One story, wood frame, bungalow clad in wooden shingles. Masonry porch clad in stone veneer was added in 1953. Sold out of family in 1986. Dwelling has been little altered. Listed on the county Inventory in 2007. (H)

28. Stone filling station, 54-4 ((1)) 43, 1937. Relocated 1986 from Lee Highway. Pinkney McWhorter and Will Crouch, local stone masons, did stone work. Owner Carroll Carter had stones from the Four Chimneys house, in ruins by the early 20th century, removed and used to construct the station. First stand alone station in Centreville. Listed on the county Inventory in 2009. (C)

29. Merchants Tire store, 54-4 ((1)) 53A, 1946. Company founded and opened in Manassas in 1943, the Centreville location was the second of the Merchants Tire store chain. By 1972, the company's outlets had grown to 12. The façade of the one-story building is large smooth metal squares with storefront window. The two bay garage doors have been replaced. (C)

30. Payne's Restaurant, 54-4 ((1)) 30A, c.1949. Irvin Payne acquired a building permit in 1949 to construct a restaurant. One-story, flat roof, concrete block with brick veneer front. Built on site of previously relocated Centreville Restaurant. (C)

and known at the time as an authority on 18th century restorations. (C)

32. Mount Gilead garden houses, 54-4 ((1)) 38A, 1935/1936. Mount Gilead purchased by Alvin Detwiler



in 1935. Credited for saving the property from falling into ruin. Designed by James W. Adams of Washington, a

Detwiler friend: known at the time as an authority on 18th century restorations. (C)

### Object & Structure

33. Royal Oaks stone wall, 54-4 ((1)) 31, c.1940. Constructed by Pinkney McWhorter and Will Crouch, local stone masons, of Centreville sandstone. Wall marked the entrance and served as entrance gate to Royal Oaks. (C)

34. Spindle spring house structure, 54-4 ((1)) 38A, 1953. Roger Spindle constructed the spring house structure in 1953 using stones from Whaley house ruin situated on the property. Roof replaced. Protects a spring head which is a source for the River Thames. (C)

