

Colvin Run Mill Historic Overlay District Design Guidelines

Fairfax County, Virginia

*Draft
April 2024*



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01

Introduction to the District-Specific Design Guidelines

INTRODUCTION

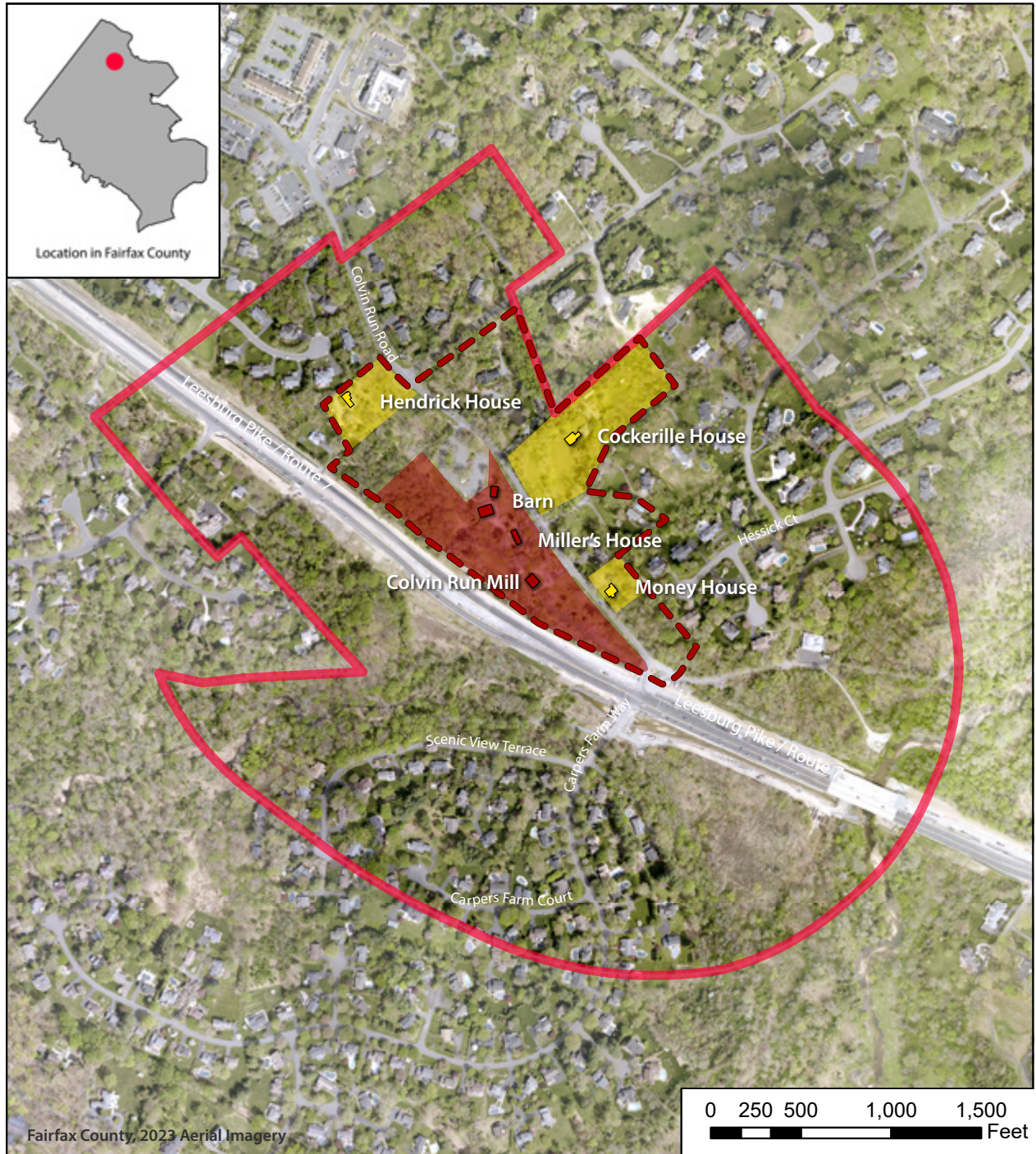
The Colvin Run Mill, located along Colvin Run on a parcel of land between Leesburg Pike and Colvin Run Road in Great Falls in northern Fairfax County, was built between 1810 and 1820. The imposing brick mill structure is an important survivor from the hundreds of early gristmills that once dotted Virginia's countryside and were essential to the state's agricultural economy.

Colvin Run Mill was constructed according to designs by Oliver Evans who revolutionized mechanized milling. Serving as a merchant mill, Colvin Run Mill ground grain for local farmers and merchants to allow easier transport to markets and to serve the local community. The mill was accessed by the Alexandria-Leesburg Turnpike which was constructed between 1813 and 1838 to link the Shenandoah and Potomac River Valleys beyond Leesburg to the market and port at Alexandria. In the late-nineteenth century, the railroad started to draw commerce and traffic away from the turnpike, and by the twentieth century, residential subdivisions started to replace farms. Colvin Run Mill, however, continued to operate through the mid-twentieth century, serving as the focal point of the small Colvin Run village which included a general store and post office. In 1941, the turnpike was realigned to the southwest of the mill, creating State Route 7 and bypassing the bend in the turnpike now known as Colvin Run Road. The relocation of the road restricted the flow of water to the mill which negatively impacted its ability to operate and contributed to its ultimate abandonment.

To save Colvin Run Mill from further deterioration or demolition, the Fairfax County Park Authority purchased the mill and its associated buildings in 1965 to preserve them for public use. In 1972, the County established a Historic Overlay District (HOD) to protect Colvin Run Mill, the miller's house, barn, and other associated outbuildings, as well as the semi-rural character of the surroundings from incompatible development. Colvin Run Mill was added to the Fairfax County Inventory of Historic Sites in 1969, the Virginia Landmarks Registry in 1976, and the National Register of Historic Places in 1977.



The Miller's House at the Colvin Run Mill Historic Site.



Colvin Run Mill
 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



As described in subsection 3101.1 of the Fairfax County Zoning Ordinance, a HOD is a comprehensive planning and zoning tool that helps promote the identification, preservation, 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 Colvin Run Mill while retaining the historic character of the HOD. 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. Applicants should also reference the Historic Overlay District General Design Guidelines which outlines the Architectural Review Board (ARB) review process, standards of review, as well as design principles and general guidance applied to all HODs.

This document incorporates findings and information included in the Colvin Run Mill National Register nomination (1977), Colvin Run Mill Historic District Preliminary Report prepared by the Fairfax County Office of Planning (1972), and the list of historic and contributing resources identified in a memorandum prepared for the County in 1991 titled: "Contributing Properties within the Historic Districts." The Design Guidelines document incorporates and replaces the prior Colvin Run Mill Historic Overlay District Design Guidelines approved by the ARB in 1992.



Earliest known photo of Colvin Run Mill c. 1890. *Fairfax County Park Authority.*

HISTORIC OVERLAY DISTRICT REGULATIONS AND PROJECT REVIEW SUMMARY

Proposed projects within the Historic Overlay District will be reviewed by the Fairfax County ARB. As described in the Zoning Ordinance Article 3, subsection 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 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 THESE DESIGN GUIDELINES

The Colvin Run Mill 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 and 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 boundaries of the HOD are outlined in **Chapter 3. Historic Overlay District Overview**, which also includes the HOD's Resource Inventory, or list of 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 subsection 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 the Colvin Run Mill; and
3. Guidelines for Architectural Compatibility & Neighborhood Cohesion: 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 an inventory of properties located within the HOD.



The barn and general store at the Colvin Run Mill Historic Site.



Colvin Run Mill.



02

History and Significance

STATEMENT OF SIGNIFICANCE

Constructed between 1810 and 1820, Colvin Run Mill is an important survivor from the hundreds of early gristmills that once dotted Virginia’s countryside and were essential to the state’s agricultural economy. A representative example of the pioneering work of inventor and mill engineer, Oliver Evans, Colvin Run Mill functioned as a merchant mill that produced flour for a larger market as opposed to the smaller neighborhood or local mills. The miller ground wheat and corn in return for a fixed percentage of the total grain and would also purchase grain to store until the market was favorable before grinding, packing, and hauling it to market where it could be used by local bakers or shipped. Operating through the mid-twentieth century, Colvin Run Mill was the epicenter of the small Colvin Run village until the realignment of the turnpike (Route 7) in 1941 disrupted its water supply. Unable to adequately operate, the mill fell into disuse before it and the surrounding buildings were purchased by the Fairfax County Park Authority in 1965. Restored and open to the public, Colvin Run Mill survives as a rare example of early-nineteenth century grist mill and provides a tangible and visible connection to the early agricultural and industrial technology of the county’s past.



Image from Hopkins’ 1878 atlas showing the location of Colvin Run Mill along the Alexandria-Leesburg Turnpike. The turnpike (Route 7) was realigned southwest of the mill in 1941. *Library of Congress.*

DEVELOPMENT HISTORY

Colvin Run Mill, owned and maintained by the Fairfax County Park Authority and restored as a working grist mill, is a highly visible landmark on Leesburg Pike (Route 7). The first recorded survey of the site on which Colvin Run Mill stands is dated June 8, 1739, shortly before the land was granted to John Colvill. Colvill later sold the land to William Fairfax who, in turn, willed it to Bryan Fairfax, from whom George Washington purchased it in 1763. Washington kept this tract until his death, and letters written during the Revolutionary War speak of his intention to build a mill on Difficult Run, the stream valley flowing through the land. There is no further documentation, however, to confirm that Washington had the Colvin Run Mill site in mind, or that he carried through with his plan.

The Colvin Run Mill was built between 1810 and 1820. In 1811, Philip Carper had purchased 20 acres of land on “Colvill’s branch” of Difficult Run; he held the land until 1842 and most likely was the first owner and miller of Colvin Run Mill. Grain

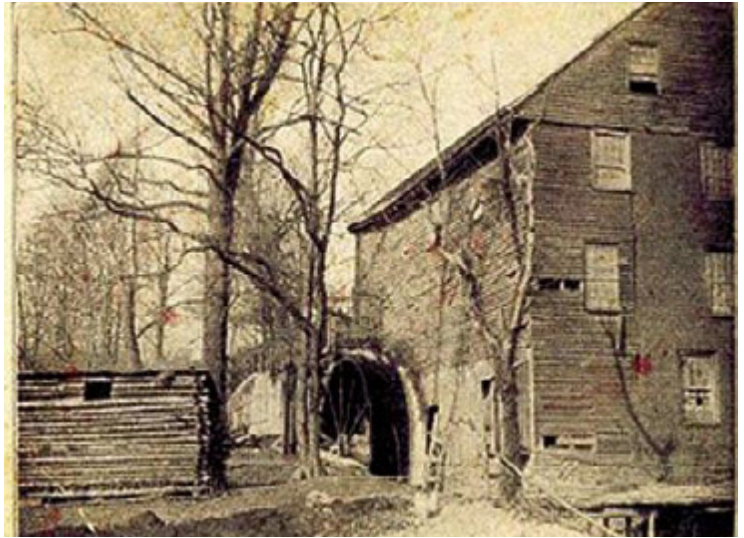


Plat of Colvin Run Mill, 1903. *Old Mills in the United States.*

milling was one of the most important industries in colonial and early nineteenth-century Virginia, and most people depended on one of the many water-powered grist mills scattered along the watercourses like Difficult Run. Colvin Run Mill is a four-story brick and frame mill, quite similar to other mills designed by Oliver Evans, who is credited with revolutionizing mechanized flour milling. Evans' book *The Young Mill-wright and Miller's Guide* (1794) first demonstrated that grain could be transformed into meal by a single, continuous, automated process.

Grain was ground at the Colvin Run merchant mill for both local needs and for transport to larger markets. Farmers and merchants reached the mill via the Alexandria-Leesburg Turnpike (also called the Middle Turnpike), which followed approximately the route of an old ridge road. Built between 1813 and 1838, the turnpike linked the farmers of the Shenandoah and Potomac Valleys beyond Leesburg to the merchants of the Alexandria ports. The turnpike was part of a transportation boom in the early-nineteenth century that sought to tie western lands to the east coast.

The next owner of Colvin Run Mill, John Powell, held the property from 1842 to 1883, a time of great change in Northern Virginia. Agricultural prosperity came to an end when the Civil War interfered with farming and milling production. As a result of the postwar economic depression in Northern Virginia, Powell was forced to declare bankruptcy. Addison Millard purchased the mill in 1883 and ushered in its most prosperous era. During this time, a small settlement with neighborhood services including a blacksmith shop, several sawmills, a general store and post office were constructed across the old road from the mill, and the mill area became the center of the community's social activities and a focal point where residents exchanged local news. The Millard family operated the mill until 1934 and turned it into one of the earliest roller (cylindrical) mills of the area.



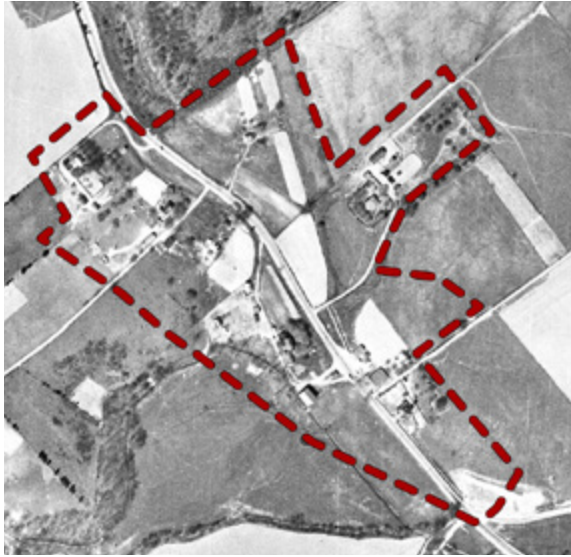
Colvin Run Mill as it appeared in 1910. *Library of Virginia.*



People standing in front of the mill in 1938. *Old Mills in the United States.*



The mill as it appeared in 1960 before it was purchased and restored by Fairfax County. *FCPL, Virginia Room.*



The mill, known at various times as Carper’s, Powell’s, Millard’s, Millard Brothers’, and The Brick Mill, remained in operation through the 1930s. In 1941, during the ownership of Bernard Bailey (who owned the property from 1934-1965), the old turnpike was realigned to the southwest of the mill, creating State Highway Route 7 and bypassing the bend in the Middle Turnpike now known as Colvin Run Road. The realignment disrupted the water supply, and the mill fell into disuse and disrepair. In 1968, Route 7 was widened to its current four-lane configuration. Cut off from its water source by the road changes, and in near ruinous condition, Colvin Run Mill and its accompanying structures were purchased by the Fairfax County Park Authority in 1965 to preserve them for public benefit.



Painstakingly repaired and restored between 1969 and 1975, with its machinery patterned after the principles of the nineteenth-century mill engineer Oliver Evans, Colvin Run Mill now is a museum of early milling design and practices. The large brick mill is a tangible reminder, in the County’s suburban present, of the people and technology which played so important a role in its rural past.



The Colvin Run Historic Overlay District was established in 1972 to protect the mill complex and its environs – including the visual character of Colvin Run Road. The successful rehabilitation of the Colvin Run Mill has received both local and national recognition. In 1973, the Washington Metropolitan Chapter of the American Institute of Architects presented an award to Colvin Run Mill for achievement of excellence in historic preservation and architectural design. In 1975, the American Institute of Architects presented a Honor Award for Craftsmanship to the Fairfax County Park Authority, in recognition of the distinguished accomplishment in preservation of craft technology in the program of restoration (1973) of the Colvin Run Mill. Colvin Run Mill was added to the Virginia Landmarks Registry in 1976, and listed in the National Register of Historic Places in 1977.

Aerial of the Colvin Run Mill HOD in 1937 (top), 1976 (middle) and 2023 (bottom). *Historic aerials sourced from Fairfax County Aerial Imagery Collection.*

Timeline

1811-1842

Philip Carper purchases 20-acres of the Colvill tract along Difficult Run in 1811. Carper likely built the mill over the following decade and operated the mill until 1842.

1842-1883

Colvin Run Mill is owned and operated by John Powell.

1883-1934

Addison Millard purchased the property in 1883. The mill is owned and operated by the Millard family until 1934.

1934

Bernard Bailey purchased Colvin Run Mill.

1941

The Alexandria Leesburg Pike (Route 7) is realigned to the southwest of the mill, impacting the flow of water to the mill.

1965

Fairfax County Park Authority purchased Colvin Run Mill from Bernard Bailey.

1969-1975

Fairfax County restored Colvin Run Mill and surrounding associated buildings.



The old mill wheel and trail race at Colvin Run Mill as it appeared in 1920. *Library of Congress.*



Colvin Run Mill as it appears today, looking north.



The trail race leading up to Colvin Mill to power its water wheel, looking southeast.



03

Historic Overlay District Overview

OVERVIEW OF THE COLVIN RUN MILL HOD

The Colvin Run Mill was designated as a Fairfax County Historic Overlay District (HOD) in 1972 and encompasses approximately 185 acres in Great Falls, Virginia. At the center of the property is the Colvin Run Mill — an early-nineteenth-century merchant mill. The property also contains the miller’s house, as well as a barn and a general store, all located on the triangular parcel formed by the convergence of Route 7 and Colvin Mill Road. This parcel, which forms the district core, features a mixed open and wooded landscape with forested areas serving as buffers between the historic buildings and Route 7 along the southwest boundary, and residential development to the northwest and northeast. A gravel drive at the southeast end of the property provides vehicular access to the mill from Colvin Mill Road. At the northwest end of the property, a paved drive and parking lot provide public access to the property. Paths lead from the parking lot to the barn, general store, house and mill, following the downward slope to the southwest and southeast toward Difficult Run.

By establishing the Historic Overlay District, the Fairfax County Board of Supervisors sought to encourage compatible land uses, preserve the historic mill, its associated buildings and surrounding landscape, and maintain the rural, low-density character of the area.



View of Colvin Run Mill with Colvin Run Road at right; looking northwest.

Zoning in the HOD

The County’s Zoning Ordinance regulates land use types and the allowable intensity of development within Historic Overlay Districts and throughout the County. The Zoning Ordinance guides measurable items such as heights, setbacks, siting, and sizes of structures.

Properties within the Colvin Run Mill HOD are part of Fairfax County’s R-1 Zoning District (Residential District, One Dwelling Unit (DU)/Acre(AC)). Regulations of the Colvin Run Mill Historic Overlay District Overlay Zone also apply.

Residential District (R-1) Zone

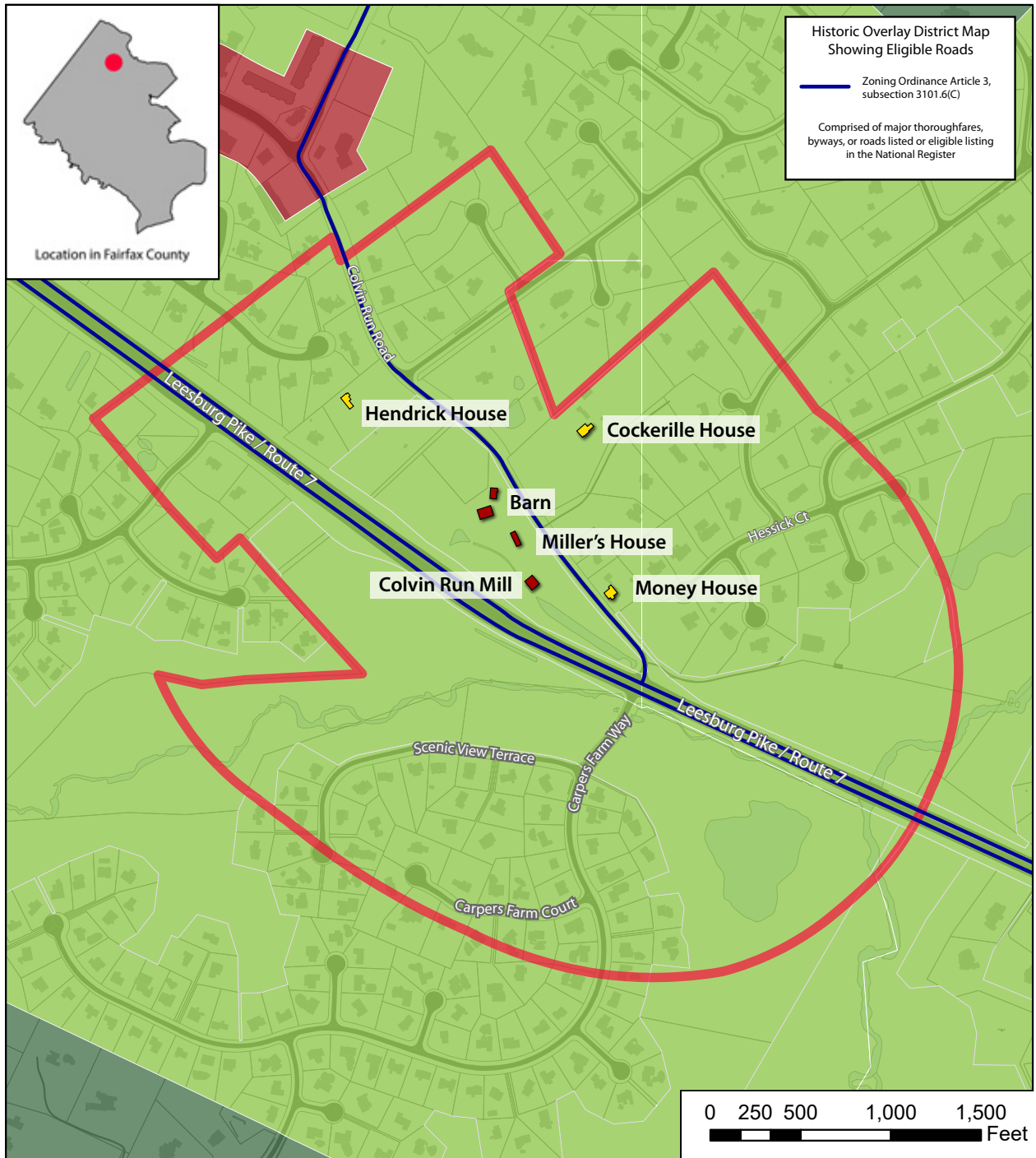
The R-1 Zone was established to provide for single-family detached dwellings on large lots and allows other uses that are compatible with the low-density residential character of the district.” (See Zoning Ordinance subsection 2102.4, R-1 Residential District).

Permitted uses include accessory uses and home occupations as permitted by Article 4, Agriculture as defined in Article 9, single family detached dwellings, and public uses. The following chart provides a summary of lot size requirements and bulk regulations within the R-1 Zone.

Colvin Run Mill Overlay Zone

The Colvin Run Mill Historic Overlay District regulations are codified in subsection 3101.9 of the County Zoning Ordinance. According to the regulations, the permitted uses of the R-1 Zone apply with the following exceptions: residential dwellings are limited to single family detached units; commercial uses shall be permitted only on the Colvin Run Mill site and shall be limited to those uses deemed appropriate by the ARB; no industrial uses are permitted. Additionally, the regulations limit building heights to a maximum 35-feet. All improvements, including structures, signs, fences, street furniture, outdoor graphics, and public and private utilities, must be designed and installed to be compatible with the Colvin Run Mill Complex in terms of mass, scale, color, and visual impact.

Residential District (R-1) and Colvin Run Mill HOD							
Lot Size Requirements and Bulk Regulations							
	Min Lot Area	Max Density	Max Floor Area Ratio	Min Front Yard	Min Side Yard	Min Rear Yard	Max Height
Single Family Dwellings:	Conventional Subdivision Lot: 36,000 sq ft Cluster Subdivision Lot: 25,000 sq ft	Conventional Subdivision: 1 DU/5 Acres (0.2 DU/1 Acres)	0.10 for uses other than residential or public	40 ft	20 ft	25 ft	35 ft
All other structures:		Cluster Subdivision: 0.22 DU/1 Acre or 0.2 DU / 1 acre	0.15 for public uses	Controlled by a 50° angle of ABP but not less than 40 ft.	Controlled by a 45° angle of ABP but not less than 20 ft.	Controlled by a 45° angle of ABP but not less than 25 ft.	
ABP: Angle of Bulk Plane DU: Dwelling Unit							



Colvin Run Mill
 Historic Overlay District
 Fairfax County, VA

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

Legend

- R-1
- C-8
- R-E
- District Boundary
- District Core Boundary
- Historic Property
- Contributing Property
- Non-Contributing Property



HOD BOUNDARY

The HOD Boundary encompasses approximately 195 acres surrounding the Colvin Run Mill and associated buildings. Within the HOD is a 30-acre “District Core,” which encompasses the mill site as well as the Hendrick House property immediately to the northwest, and land on the northeast side of Colvin Run Road across from the mill which includes the Money House and Cockerille House. The historic core, located northeast of Route 7, is bisected by Colvin Run Road. The land within the District Core boundary is directly related to, and has bearing upon, the character of the historic site.

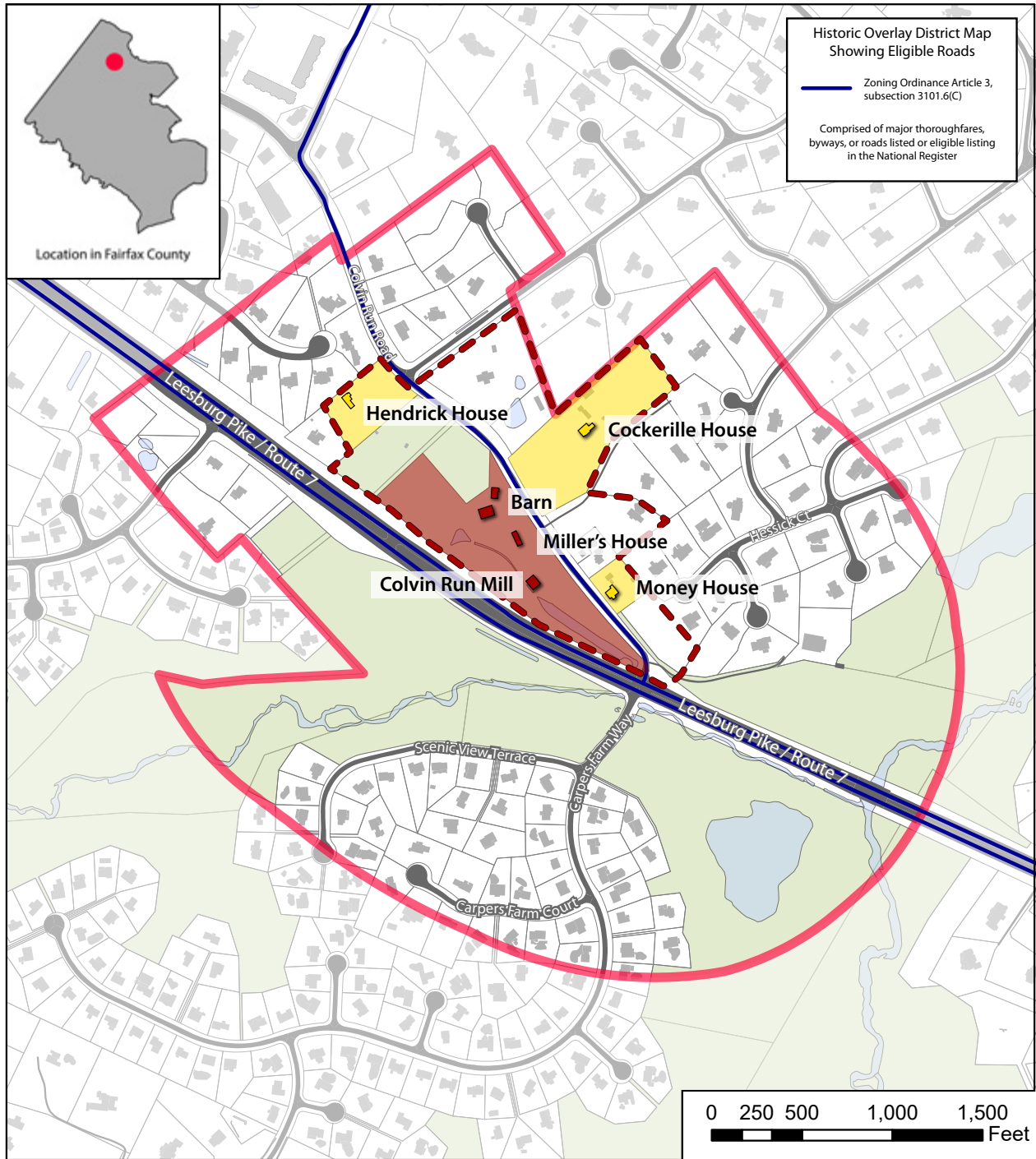
The overall boundary surrounds the District Core, delineated to protect the contours of the rural landscape and character of the land in the immediate vicinity of the Mill. It includes portions of Colvin Run Mill Park and Difficult Run Stream Park as well as nearby residential subdivisions. The boundary was delineated to protect against the destruction of the mill and to encourage compatible uses which will lead to its continuance, conservation, and improvement. The boundaries also assure that new structures and uses within the district will be in keeping with the character of the mill complex which is to be preserved and enhanced.

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 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 or development.

In the report substantiating the zoning amendment that established the Colvin Run Mill Historic Overlay District, the Colvin Run Mill, as well as the miller’s house and barn, are specifically listed as historic/contributing resources. Secondary contributing resources, which include the Money House, Cockerille House, and Hendrick House, were identified in 1991 and included in the HOD in 1992. These buildings and their associated landscapes contribute to the overall feeling and significance of the district. Both the historic and the contributing resources should continue to be maintained and protected from destruction and adverse environmental impacts to help maintain the rural and low-density residential character of the surrounding area. Brief descriptions of historic and contributing resources are found on the following pages.

The HOD contains one recorded archaeological site associated with the mill race, and has the potential to contain other archaeological sites of significance, both prehistoric and historic. In addition, there is potential for additional resources to be identified as contributing. A full list of the properties located within the HOD and their classification is included in “Appendix C – Inventory of Properties within the HOD” on page 51.



Colvin Run Mill
Historic Overlay District
Fairfax County, VA

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Legend

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





Colvin Run Mill.

Colvin Run Mill

Historic (Contributing)

The Colvin Run Mill is the primary historic/contributing resource within the HOD. Located in the triangle of land formed by Leesburg Pike and Colvin Run Road, Colvin Run Mill was built in the 1810s as a merchant mill based on the designs of Oliver Evans. In 1976, Colvin Run Mill was added to the Virginia Landmarks Registry, and a year later to the National Register of Historic Places. The site is significant for its association with the turnpike trade and as one of the last surviving examples of an early-nineteenth-century merchant mill in Northern Virginia.



Millers House.

Miller's House

Historic (Contributing)

The Miller's House is also located on the Colvin Run Mill site directly northwest of the mill. Built in the early-nineteenth century, this two-story brick house built in the federal style served as the residence for the millers and their families.



Barn.

Barn

Historic (Contributing)

The dairy barn/shed is located at the northwest end of the mill site adjacent to the parking lot. Built c. 1940 as a dairy shed, the building was adapted for re-use as a carpentry shop and interpretive center after the mill site was acquired by Fairfax County in 1965. Today, the barn functions as an education center.



General Store.

General Store

The general store was constructed c. 1890, serving local residents as a store and post office until the 1940s. The general store was originally located on the north side of Colvin Run Road across from mill and was purchased and moved to the mill complex by Fairfax County in 1973.

Money House

Contributing

The Money House, located to the east of the mill across Colvin Run Road, is a single-family residence constructed c. 1900. The house has several additions, including one completed in 2019. Two adjacent outbuildings clad in wood siding with gable roofs are located on the property. The early-twentieth-century house contributes to the rural character of the historic site and its immediate environs.



Money House.

Cockerille House

Contributing

The Cockerille House is located across Colvin Run Road to the northeast of the mill. Built in the late-nineteenth century, the Cockerille House is a two-story, single family house with a hipped roof. Two adjacent outbuildings are located on the property to the rear of the house. The late-nineteenth-century house contributes to the rural character of the historic site and its immediate environs.



Cockerille House.

Hendrick House

Contributing

Built c. 1900, the Hendrick House is located to the northwest of the mill site on the same side of Colvin Run Road. The house has a large contemporary addition that was added in the 1980s. A free-standing garage was added to the rear of the house by 2013. The early-twentieth-century house contributes to the rural character of the historic site and its immediate environs.



Hendrick House.

SUMMARY OF DISTRICT CHARACTER

The HOD is characterized by its rural and open nature dominated by a mix of open and wooded areas with few buildings in the immediate vicinity. The district core is visually separated from the surrounding twentieth-century development by wooded buffers around the Colvin Mill Run site, primarily to the north and east. Tree lines also provide a visual buffer against Leesburg Pike to the southwest. The topography of the landscape slopes down to the south and west of the mill toward Colvin Run before it feeds into Difficult Run. The surrounding land rises to the north and west following Colvin Run Road. Leesburg Pike, a four-lane highway, runs southeast-northwest through the center of the HOD.

Colvin Run Mill is located on the northeast side of Leesburg Pike on a triangle of land formed by the junction of the pike with Colvin Run Road. The mill, miller's house, dairy barn/shed, and general store are all located on the mill site. Aside from Leesburg Pike and Colvin Run Road, the only man-made structures readily visible from the Colvin Run Mill site are the residences—including the Money and Cockerille houses—located on the northeast side of Colvin Run Road. These nineteenth- and twentieth-century residences contribute to the rural character of the historic site and its immediate environs. Non-contributing resources within the HOD include residential subdivisions and houses to the southwest of the mill on the opposite side of Leesburg Pike which bisects the HOD. Additional non-contributing residential development is located to the northeast and northwest of the district core off Colvin Run Road and Robindale Drive. These suburban residential developments were constructed over several decades starting in the 1970s and extending to the present, and therefore fall outside the HOD period of significance. Nearly all of the non-contributing buildings are not visible from the mill site; those that are have limited visibility and are generally set back 50 feet or more from the road they face.

Character-Defining Features

Character-Defining Features are those features that distinguish the historic district and help identify the properties that make up its unique setting. Character-defining features can include the overall shape of a building, its materials, craftsmanship, decorative details, interior spaces and features, as well as various aspects of site and environment. Defining characteristics of the Colvin Run Mill and contributing buildings within the HOD include the following:



Elevation detail showing typical fenestration (double-hung sash windows and board and batten doors) of the mill.



Detail of the mill wheel at Colvin Run Mill.

Architectural Features

The mill is the pivotal structure in the district. This three-and-a-half-story building is constructed primarily of red brick masonry laid in a common bond, with the upper half-story of timber framing with weatherboard siding. The mill is capped by a side gable roof clad with split wood shingles. Additional character defining features include double-hung wood sash windows with wood frames and lintels, board and batten wood doors, uncoursed stone foundation, and a large corbelled brick chimney at the north corner of the building that projects above the roofline. The timber mill wheel and mill chase are also significant character defining features to the mill building and the mill complex as a whole.

Other contributing buildings within the mill complex includes the millers house and the barn. The two-story millers house is an early nineteenth century federal style building with a symmetrical facade covered by a side gabled roof. Additional character defining features include double-hung wood sash windows, louvered shutters, paneled wood doors, and corbelled chimneys. A one-story wood frame addition with weatherboard siding projects from the northwest side elevation. The barn is a front gable building constructed c. 1940. The wood frame building, clad with German Novelty siding, was slightly altered in the 1970s with shed roof additions on each side. Character defining features include the exterior siding and wood window and door surrounds.

Other contributing buildings within the Colvin Run Mill HOD include the Money House, the Cockerille House, and the Hendrick House. Character defining features of these resources include wood weatherboard siding, louvered shutters, double-hung sash windows with wood surrounds, wood paneled doors, and brick chimneys placed on the side and rear elevations.



Exterior detail of the dairy barn/shed showing the German Novelty wood cladding and metal roofing.



Detail of the stone foundation and brick exterior walls of the Colvin Run Mill.



Mix of open landscape and wooded areas of the HOD district core looking south from the mill.

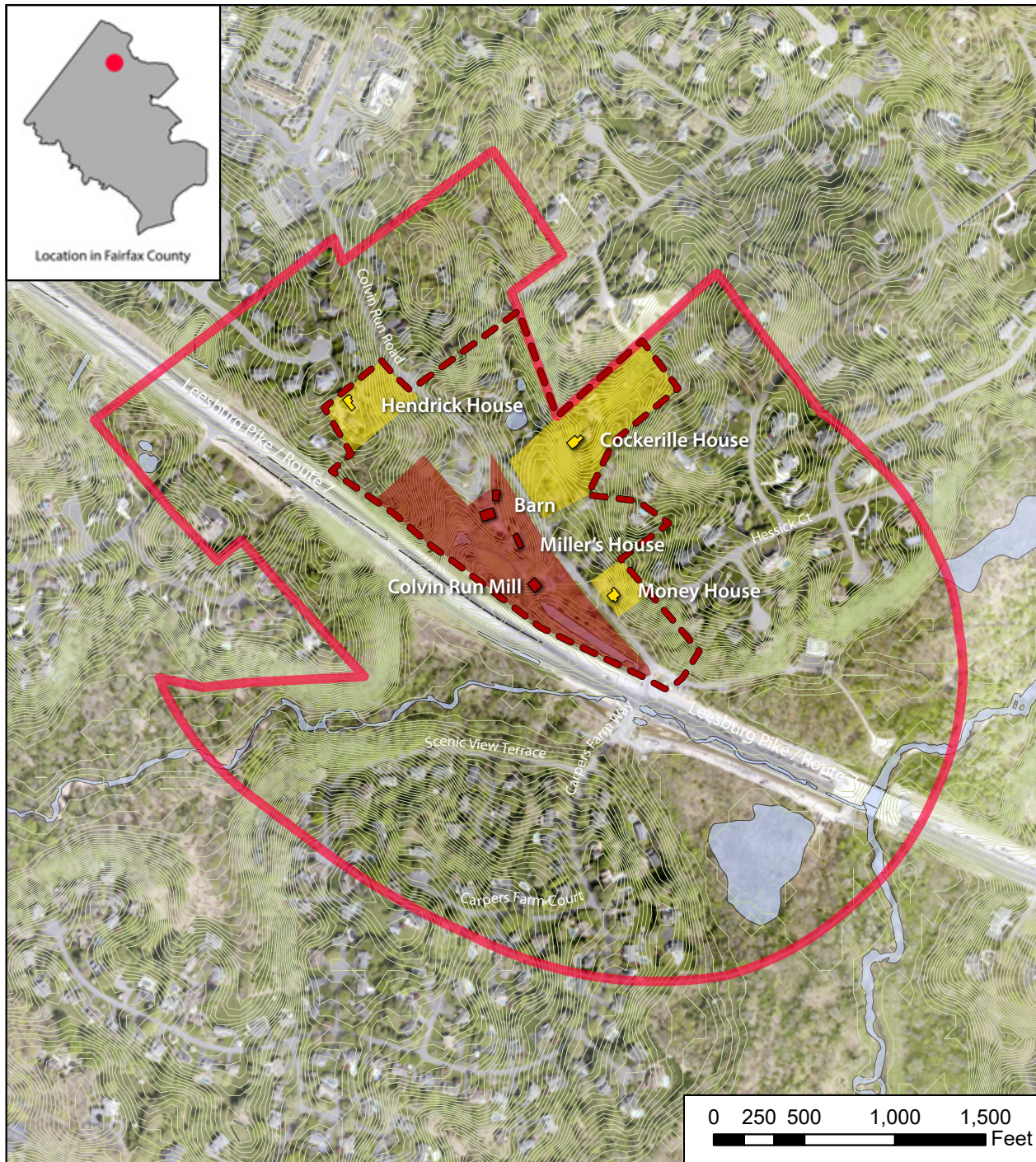
Landscape and Site Features

While the mill is the dominant feature of the historic district, the surrounding landscape is critical to maintaining a sense of place. The mill site is partially wooded, with trees dotting the landscape and wooded buffers lining Leesburg Pike and the periphery of the complex. The area immediately surrounding the mill is primarily open and interspersed with trees. Northeast and northwest of the mill site are scattered residences and wooded areas that obscure the dense new development beyond from view. This is not the historic landscape, which during the nineteenth century was primarily agricultural fields largely void of trees, but instead, is the result of twentieth century land uses. Fairfax County has erected a split-rail fence along the edge of the mill property fronting Colvin Run Road. While the fence does not date from the height of the turnpike era, the use of a historic fence type and its placement aid in distinguishing the property.

Despite the inclusion of a parking area northwest of the mill complex and a gravel drive that approaches the mill itself, the limited number of contemporary buildings and hardscape, in conjunction with the landscaping, greatly contribute to retaining the historic rural character of the site.

Archaeological Features

Though not readily visible, archaeological features within the HOD also contribute to its historic character and significance. The district core has potential for historic archaeological resources associated with the milling operations. While the only recorded archaeological site within the district is the mill race, it is possible that additional archaeological resources remain on the mill complex site, particularly in the area immediately surrounding the mill and the miller's house. The mill site and Colvin Run Road are likely sites of subsurface features and artifact scatters associated with nineteenth-century milling and turnpike activity. The land along Colvin Run Road may have subsurface evidence of structures associated with Colvin Run village. It is also possible that Pre-Contact sites are located within the vicinity.



Colvin Run Mill
 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





Colvin Run Mill, looking southeast.



Colvin Run Mill, looking northwest.



Dairy barn/shed, looking northwest.

Additional character-defining features of historic and contributing buildings include the following:

BUILDING SITING

- Houses generally set back from and oriented toward the roadway

MASSING AND FOOTPRINT

- Generally rectangular shapes
- Rectilinear, square, and L-shaped footprints

BUILDING HEIGHT

- Dominant three-and-one-half story mill
- Ancillary two- and one-story buildings on flat or low-sloped portions of the landscape

WINDOWS

- Symmetrical or regularly spaced fenestration patterns
- Double-hung wood sash windows with multiple lights
- Wood frame awning or hopper windows
- Wood, louvered and board and batten window shutters
- Traditional ornamentation such as brick jack arches, wood surrounds, sills, moldings and trim

DOORS

- Single-leaf, board and batten wood door at main and secondary entrances
- Single-leaf and double-leaf paneled wood, main entry doors at ancillary buildings
- Entrances with multi-light transoms
- Doors with porches or entry stoops

DESIGN FEATURES AND MATERIALS

- Stone or brick masonry foundations and walls
- Painted wood cladding (weatherboard and German Novelty siding)
- Red brick masonry exteriors
- Brick chimneys at gable ends, on side elevations, or at building corners

ROOF SHAPES AND ROOF ELEMENTS

- Side and front gable roofs, typically with shallow eaves
- Hip and shed roofs
- Roofs covered with varied materials including wood and asphalt shingle, and metal cladding
- Exterior and interior brick chimneys that rise above the roofline

LANDSCAPES AND STREETSCAPES

- Varied topography including open and wooded areas
- Wooded areas obscure new development from view
- Split rail fencing and trees interspersed along Colvin Run Road
- Houses set back from the street with generous yards/surrounds
- Gravel or dirt driveways and walkways
- Asphalt parking surface lots



General store, looking north.



Miller's house, looking east.



Landscape surrounding the Colvin Run Mill site.



04

Design Guidelines

COLVIN RUN MILL HISTORIC OVERLAY DISTRICT DESIGN GUIDELINES

The intent of the HOD and these guidelines is not to recreate the nineteenth-century landscape, but to protect and enhance a significant and important historic site in Fairfax County that reflects the history and architecture associated with the evolution of the milling industry in the early nineteenth century, and its connection to the development of the turnpike. As stated in Article 3, subsection 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 are still likely to affect the character of the district and are thus subject to review.

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 Colvin Run Mill HOD designation report (1972) outlines the following goals and objectives for protecting the landmark and its surroundings. The design guidelines are intended to provide guidance for meeting these goals and objectives.

Goals

To protect the Colvin Run Mill complex, a unique historic resource with statewide significance, and to preserve and enhance the remaining low-density, rural character of its environs.

Objectives

- To protect the structures from destruction and adverse environmental impact; and
- to maintain the rural and low-density residential character of the surrounding area.

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).
- 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 and Neighborhood Cohesion: 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 considered to be 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.



View of the Miller's house with the barn and store in the background, looking northwest from the path leading up from the mill.

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 & ARCHAEOLOGICAL RESOURCES

Landscape and Topography

The natural topography and landscape features within the district and the rural character along Colvin Run Road all contribute to the character of the HOD and should be preserved and enhanced.

Guidelines

Recommended

- Identifying, retaining, and preserving historic materials and landscape features such as topography, vegetation, and materials.
- Retaining natural land contours.
- Encouraging retention of open space along Colvin Run Road to provide an open and semi-rural vista to the mill and other contributing resources at the mill site.
- Siting new development no closer than 100 feet from the road to retain the rural character along Colvin Run Road and Leesburg Pike.
- Maintaining existing plant materials and tree cover, particularly behind and around the mill complex site. Where tree removal is necessary due to damage, health, or hazards, replacing with like species.

Not Recommended

- Designing additions or alterations that would obscure or dominate the views of the mill from Colvin Run Road and Leesburg Pike.
- Adding vegetative screening or fencing surrounding the mill or other historic resources in a way that would alter their relationship to one another and Colvin Run Road
- Adding extensive pavement or hardscaping that would alter the landscape and character of the HOD.
- Removing existing healthy trees.



Extensive hardscaping within the HOD (not recommended)



Preserve land contours, open space, and natural landscape (recommended)



Protect Colvin Run Mill and its surroundings (recommended)

Archaeological Resources

Archaeological resources within the HOD likely include nineteenth and early-twentieth-century features dating from the mill's years of operation. The HOD also has potential for Pre-Contact sites.

The county may require archaeological investigation for a rezoning, development plan, special exception, special permit, or variance application involving land disturbing activity of 2,500 square feet or more located wholly, partially within or contiguous to an HOD, in accordance with subsection 3101.6(F) of the Fairfax County Zoning Ordinance. The applicant should submit an Archaeological Survey Data Form when the above criteria are met, or as requested by the ARB. The Fairfax County Park Authority, Archaeology and Collections Branch will review applications that have the potential to yield no, low, medium, or high levels of archaeological resources and decide whether or not a Phase I Archaeological Survey is warranted.

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.

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 any archaeological resources are discovered.
- Where disturbance of the site is unavoidable, the site should be properly documented by a qualified archaeologist before it is disturbed.

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 physical and design integrity of Colvin Run Mill and its site, as well as other contributing resources within the HOD should be maintained.

Guidelines

Recommended

- Following the *Secretary of the Interior's Standards for Preservation* for all projects involving the Colvin Run Mill complex, the miller's house, barn, and all other contributing resources.
- Retaining historic relationships between the mill, the miller's house, the barn, and the surrounding landscape.
- If necessary due to deterioration or damage, replacing elements in a manner that matches the historic material and appearance.

Not Recommended

- Undertaking work that would require removal or alteration of the Colvin Run Mill, miller's house, barn, and other contributing structures and their historic materials.
- Utilizing maintenance practices and materials that are harsh, abrasive, or unproven.



View and details of Colvin Run Mill.

GUIDELINES FOR ARCHITECTURAL COMPATIBILITY: NEW CONSTRUCTION & NEW ADDITIONS

New Construction

New construction within the HOD should respect and protect the cultural landscape and the dominance of Colvin Run Mill within the landscape of the mill complex. New construction and additions should be designed to be as unobtrusive to the mill site as possible.

Guidelines

Recommended

- Providing landscape buffering between new construction and historic and contributing resources.
- Utilizing large setbacks from Colvin Run Road (no less than 50 feet) to retain the open character and rural feel of the area.
- Incorporating natural screening such as landscaping or natural topography to maintain the semi-rural character and the view along Colvin Run Road.
- Designing and installing new improvements in a manner that is compatible with the preservation of the historic character of the landscape, most notably its semi-rural character and low-scale buildings in the surrounding area.
- Designing lot configurations of new development projects to be compatible with the natural topography.
- Utilizing split-rail fencing where fencing is necessary.

Not Recommended

- Adding new roadways, driveways, or other vehicular features such as parking lots through the HOD.
- Locating new improvements that would be visible directly adjacent to Colvin Run Road, Leesburg Pike or the Colvin Run Mill complex.
- Substantially altering topography or landscape features to alter the semi-rural character of the area or the natural topography of the land.
- Situating new development on the highest point of a property to enhance views of new construction from the mill and Colvin Run Road or Leesburg Pike.
- Introducing a new structure, furnishing or object that is visually incompatible with the surrounding character in terms of in mass, scale, form, features, materials, texture, or color.

Signage and Fencing

Addition of new signage and fencing into the landscape should not detract from or overwhelm the visual character of the mill and other buildings at the mill complex, and the natural landscape.

Guidelines

Recommended

- Designing fences to be low, open, horizontal, and constructed of wood; consider use of split-rail fencing where fencing is required. Entrance gates should be simple posts.
- Keeping signs to the minimum number and size necessary for identification of the historic site and highway safety.
- Using of natural materials, such as wood.
- Designing appropriately scaled and detailed signage.

Not Recommended

- Situating new signage or fencing that is visually incompatible with the surrounding character in terms of in mass, scale, form, features, materials, texture, or color.
- Installing multiple signs that detract from the historic site and views and wayfinding.
- Designing signage that uses bright colors or internal lighting.
- Signage that exceeds ten feet in height.



Fencing and existing signage within the HOD.



Colvin Run Mill in 1939. *Fairfax County Public Library, Virginia Room.*



1950s drawing of Colvin Run Mill prior to its restoration. *Fairfax County Public Library, Virginia Room.*



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 living space outside the house’s original walls, including porch, wing, or ell, which has at least partial solid walls and requires a continuous foundation.

Agricultural and Forestal (A&F) District: A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

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

Architectural Review Board (ARB): The 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.

Arch: The curved or pointed top on a wall, door or open entryway. Arches come in many different shapes and styles, often supported by columns or piers.

Awning: A roof-like cover of metal or canvas extending over a window or doorway to provide environmental protection.

Baluster: A short post or pillar in a series that supports a rail, forming a balustrade.

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.

Bead molding: A small, cylindrical molding enriched with ornaments resembling a string of beads.

Bracket: A small supporting piece of wood or stone, often formed of scrolls or other decorative shapes, designed to bear a projected weight, such as a window.

Capital: The head or crowning feature of a column.

Clapboard: Overlapping horizontal boards that cover the wood-framed wall of a building, also called weatherboard.

Clerestory window: A window above eye level (usually at or near the ceiling or roof line) designed to admit light, fresh air, or both.

CMU: Concrete masonry unit.

Column: A vertical support, usually supporting weight from above.

Concrete: Cement mixed with coarse and fine aggregates (pebbles, crushed stone, or brick), sand and water in specific proportions. There are three types of concrete: pre-cast, reinforced and pre-stressed.

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

Cultural Landscape: A geographic area, including both cultural and natural resources and the wildlife or domestic animals therein, associated with a historic event, activity, or person, or exhibiting other cultural or aesthetic values.

Dentils: A series of small decorative blocks forming a molding in an entablature.

Dormer window: A window placed vertically in a sloping roof that has a roof of its own, often gabled, hipped or shed.

Double-hung window: A window having two vertically sliding sashes, each in separate grooves or tracks closing a different portion of the window.

Eaves: The overhanging under-edge of a roof.

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

Ell: A perpendicular addition of a building that historically contained a kitchen.

Façade: The primary elevation of a building often distinguished by its architectural ornament.

Facing: A covering applied to the outer surface of a building, also called sheathing or cladding.

Fanlight: A window, often semicircular or semi-elliptical, with decorative tracery suggesting a fan that is often placed over a door.

Fascia: A horizontal piece (such as a board) covering the joint between the top of a wall and the projecting eaves; also called fascia board.

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

Fieldstone: Rough, irregularly shaped pieces of rock that can be used to cover the surface of a building, make a walkway, line a garden bed, etc.

Finial: A formal ornament at the top of a canopy, gable, pinnacle, etc., usually in the general shape of a fleur-de-lis.

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

Frieze: A decorative horizontal band located just below the cornice.

Gable Roof: A pitched roof form where two angled flat roof surfaces meet at a straight ridge.

Gazebo: A small lookout tower or summerhouse with a view, usually in a garden or park, but sometimes on the porch or roof of a house; also called a belvedere.

German Novelty Siding: A type of siding, which unlike clapboard siding is non-beveled and not lapped in installation. Instead, it is edge-matched with a shiplap or, less often, tongue-and-groove so that it installs flat on wall framing.

GIS: Geographic information system.

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.

Hipped Roof: A roof form where all sides slope between the roof ridge and eaves (no gables).

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 District (HOD): Historic Overlay Districts 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 built in 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.

Lattice: A structure of crossed strips, often wood, creating a grid pattern of open spaces.

Light: A piece of glass located within a window.

Lintel: A horizontal beam or stone bridging an opening, most often a door.

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

Molding: Horizontal bands having either rectangular or curved profiles, or both, used for transition or decorative relief.

Mullion: A large vertical member separating two or more windows or doors.

Muntin: The members used to create the smaller window panes in a window.

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.

Patio: Paved recreation area, usually at the rear of a home.

Pedestal: In classical architecture, the base supporting a column or colonnade.

Pediment: A low-pitched gable above a portico; also a similar feature above doors, particularly in Colonial Revival style buildings.

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.

Piazza: A large porch on a house; veranda; an arcade or covered walk or gallery, as around a public square or in front of a building.

Pier: An upright, freestanding masonry support. Often used to support porches.

Pilaster: A shallow post or a rectangular column-like projection. Primarily decorative.

Pitch: The degree of a roof's slope.

Porch: The roofed entrance to a house.

Portico: A roofed entrance to a house that is often columned with a gable roof. It is smaller than a porch.

Prefabrication: The manufacturing of whole buildings or components cast in a factory or on site before being placed in position.

Preservation Easements: Conserving open space and historic resources through easements.

Quoins: The dressed stones at the corners of buildings, usually laid so their faces are alternately large and small.

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.

Reinforced concrete: Steel rods are inserted in concrete beams to help them withstand longitudinal stress without collapsing. This development has allowed the construction of very large structures using concrete beams.

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.

Retrofit: To refit original parts of a building with new parts.

Sash window: A window formed with sashes, or sliding frames running in vertical grooves.

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

Setback: The distance between a building and the street.

Shutters: Window or door screens featuring horizontal slats that may be articulated, allowing control over air and light transmission. The styles include louvered and paneled. They were historically made of wood, although metal and vinyl non-functioning shutters now exist.

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).

Stucco: A type of plaster used on exterior walls

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

Trim: The framing or edging of openings and other features on the facade 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.

Weatherboard: Overlapping horizontal boards that cover the wood-framed wall of a building, also called clapboard sheathing or cladding.

APPENDIX B – ADDITIONAL RESOURCES

Colvin Run Mill Documentation

National Register of Historic Places, Colvin Run Mill, Fairfax County, Virginia, National Register #77001487. <https://catalog.archives.gov/id/41680475>

Virginia Landmarks Register listing: <https://www.dhr.virginia.gov/historic-registers/029-0008/>

Historic American Buildings Survey (HABS). “Colvin Run Mill, 10017 Colvin Run Road, Great Falls, Fairfax county, VA.” <https://www.loc.gov/pictures/item/va0428/>

Fairfax County Architectural Review Board. “Colvin Run Mill Design Guidelines.” Approved 1992. Accessed January 2021. https://www.fairfaxcounty.gov/planning-development/sites/planning-development/files/assets/documents/historic/colvin_run_mill_dg.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/regs/fairfaxcounty-va/doc-viewer.aspx?tocid=001.004.002>

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/regs/fairfaxcounty-va/doc-viewer.aspx?tocid=001.004.002>

APPENDIX C – INVENTORY OF PROPERTIES WITHIN THE HOD

INVENTORY OF PROPERTIES LOCATED WITHIN THE COLVIN RUN HOD			
<i>Key #</i>	<i>Parcel ID</i>	<i>Description</i>	<i>Classification</i>
1	0182-01-0024	Colvin Run Mill	Historic/Contributing
2	0182-01-0024	Miller's House	Historic/Contributing
3	0182-01-0024	Dairy Barn/Shed	Historic/Contributing
4	0182-01-0024	General Store	TBD
5	0182-01-0023	Money House	Contributing
6	0182-01-0020	Cockerille House	Contributing
7	0182-01-0015	Hendrick House	Contributing
8	0182-01-0017	Colvin Run Mill Park	Non-Contributing
9	0182-01-0016	Colvin Run Mill Park	Non-Contributing
10	0182-01-0016A	Colvin Run Mill Park	Non-Contributing
11	0182-22-0099	Colvin Meadows Subdivision	Non-Contributing
12	0182-22-0011	Colvin Meadows Subdivision	Non-Contributing
13	0182-22-0010	Colvin Meadows Subdivision	Non-Contributing
14	0182-22-0008	Colvin Meadows Subdivision	Non-Contributing
15	0182-22-0007	Colvin Meadows Subdivision	Non-Contributing
16	0182-22-0006	Colvin Meadows Subdivision	Non-Contributing
17	0182-22-0005	Colvin Meadows Subdivision	Non-Contributing
18	0182-22-0004A	Colvin Meadows Subdivision	Non-Contributing
19	0182-22-0003A	Colvin Meadows Subdivision	Non-Contributing
20	0182-22-B1	Colvin Meadows Subdivision	Non-Contributing
21	0182-01-0014	10124 Leesburg Pike	Non-Contributing
22	0124-18-0001	Brick Mill Manor Subdivision	Non-Contributing
23	0124-18-0002	Brick Mill Manor Subdivision	Non-Contributing
24	0124-18-0003	Brick Mill Manor Subdivision	Non-Contributing
25	0124-18-0004	Brick Mill Manor Subdivision	Non-Contributing
26	0124-18-0005	Brick Mill Manor Subdivision	Non-Contributing
27	0124-18-0006	Brick Mill Manor Subdivision	Non-Contributing
28	0124-18-0007	Brick Mill Manor Subdivision	Non-Contributing
29	0124-18-0008	Brick Mill Manor Subdivision	Non-Contributing
30	0124-18-0009	Brick Mill Manor Subdivision	Non-Contributing
31	0124-18-0010	Brick Mill Manor Subdivision	Non-Contributing
32	0182-01-0019	10026 Colvin Run Road	Non-Contributing
33	0182-01-0019A	10030 Colvin Run Road	Non-Contributing
34	0182-01-0021A	10018 Colvin Run Road	Non-Contributing
35	0182-01-0022	10014 Colvin Run Road	Non-Contributing
36	0182-01-0022A	N/A	Non-Contributing

INVENTORY OF PROPERTIES LOCATED WITHIN THE COLVIN RUN HOD			
<i>Key #</i>	<i>Parcel ID</i>	<i>Description</i>	<i>Classification</i>
37	0191-13-0005A	Colvin Mill Run Subdivision	Non-Contributing
38	0191-13-B	Colvin Mill Run Subdivision	Non-Contributing
39	0182-01-0021B	10024 Colvin Run Road	Non-Contributing
40	0191-01-0001A	10022 Colvin Run Road	Non-Contributing
41	0191-04-0005	Hill Crest Acres Subdivision	Non-Contributing
42	0191-04-0004	Hill Crest Acres Subdivision	Non-Contributing
43	0191-04-0003	Hill Crest Acres Subdivision	Non-Contributing
44	0191-04-0002	Hill Crest Acres Subdivision	Non-Contributing
45	0191-04-0001	Hill Crest Acres Subdivision	Non-Contributing
46	0191-13-0001	Colvin Mill Run Subdivision	Non-Contributing
47	0191-13-0002	Colvin Mill Run Subdivision	Non-Contributing
48	0191-13-0003	Colvin Mill Run Subdivision	Non-Contributing
49	0191-13-0004	Colvin Mill Run Subdivision	Non-Contributing
50	0191-13-0006A	Colvin Mill Run Subdivision	Non-Contributing
51	0191-13-0007A	Colvin Mill Run Subdivision	Non-Contributing
52	0191-13-0008	Colvin Mill Run Subdivision	Non-Contributing
53	0191-13-0009	Colvin Mill Run Subdivision	Non-Contributing
54	0191-13-0010	Colvin Mill Run Subdivision	Non-Contributing
55	0191-13-0011	Colvin Mill Run Subdivision	Non-Contributing
56	0191-13-0012	Colvin Mill Run Subdivision	Non-Contributing
57	0191-13-0013A	Colvin Mill Run Subdivision	Non-Contributing
58	0191-13-0014A	Colvin Mill Run Subdivision	Non-Contributing
59	0191-13-0015	Colvin Mill Run Subdivision	Non-Contributing
60	0191-13-0037	Colvin Mill Run Subdivision	Non-Contributing
61	0191-13-0038	Colvin Mill Run Subdivision	Non-Contributing
62	0191-13-0039	Colvin Mill Run Subdivision	Non-Contributing
63	0191-13-0040	Colvin Mill Run Subdivision	Non-Contributing
64	0191-01-0002B	Difficult Run Pump Station	Non-Contributing
65	0191-10-0001	Carper's Farm Subdivision	Non-Contributing
66	0182-09-0002	Carper's Farm Subdivision	Non-Contributing
67	0182-09-0003	Carper's Farm Subdivision	Non-Contributing
68	0182-09-0004	Carper's Farm Subdivision	Non-Contributing
69	0182-09-0005A	Carper's Farm Subdivision	Non-Contributing
70	0182-09-0006A	Carper's Farm Subdivision	Non-Contributing
71	0182-09-0007	Carper's Farm Subdivision	Non-Contributing
72	0182-09-0008	Carper's Farm Subdivision	Non-Contributing
73	0191-10-0009	Carper's Farm Subdivision	Non-Contributing
74	0191-10-0010	Carper's Farm Subdivision	Non-Contributing

INVENTORY OF PROPERTIES LOCATED WITHIN THE COLVIN RUN HOD			
<i>Key #</i>	<i>Parcel ID</i>	<i>Description</i>	<i>Classification</i>
75	0182-09-0011	Carper's Farm Subdivision	Non-Contributing
76	0182-09-0012	Carper's Farm Subdivision	Non-Contributing
77	0182-09-0015	Carper's Farm Subdivision	Non-Contributing
78	0182-09-0016	Carper's Farm Subdivision	Non-Contributing
79	0182-09-0017	Carper's Farm Subdivision	Non-Contributing
80	0182-09-0018	Carper's Farm Subdivision	Non-Contributing
81	0182-09-0019	Carper's Farm Subdivision	Non-Contributing
82	0182-09-0020	Carper's Farm Subdivision	Non-Contributing
82	0182-09-0021	Carper's Farm Subdivision	Non-Contributing
84	0182-16-0005	Carper's Farm Subdivision	Non-Contributing
85	0182-16-0004	Carper's Farm Subdivision	Non-Contributing
86	0182-16-0003	Carper's Farm Subdivision	Non-Contributing
87	0182-16-0002	Carper's Farm Subdivision	Non-Contributing
88	0182-16-0001	Carper's Farm Subdivision	Non-Contributing
89	0182-09-0022	Carper's Farm Subdivision	Non-Contributing
90	0182-09-0023	Carper's Farm Subdivision	Non-Contributing
91	0182-09-0024	Carper's Farm Subdivision	Non-Contributing
92	0182-09-0025	Carper's Farm Subdivision	Non-Contributing
93	0182-09-0026	Carper's Farm Subdivision	Non-Contributing
94	0182-09-0027	Carper's Farm Subdivision	Non-Contributing
95	0182-09-0028	Carper's Farm Subdivision	Non-Contributing
96	0182-09-0029	Carper's Farm Subdivision	Non-Contributing
97	0182-09-0030	Carper's Farm Subdivision	Non-Contributing
98	0182-09-0031	Carper's Farm Subdivision	Non-Contributing
99	0182-09-0032	Carper's Farm Subdivision	Non-Contributing
100	0182-09-0033	Carper's Farm Subdivision	Non-Contributing
101	0182-09-0034	Carper's Farm Subdivision	Non-Contributing
102	0182-09-0114	Carper's Farm Subdivision	Non-Contributing
103	0182-09-0115	Carper's Farm Subdivision	Non-Contributing
104	0182-09-0116	Carper's Farm Subdivision	Non-Contributing
105	0182-09-0117	Carper's Farm Subdivision	Non-Contributing
106	0182-09-0118A	Carper's Farm Subdivision	Non-Contributing
107	0182-09-0119A	Carper's Farm Subdivision	Non-Contributing
108	0182-09-0120	Carper's Farm Subdivision	Non-Contributing
109	0182-09-0121	Carper's Farm Subdivision	Non-Contributing
110	0182-09-0125	Carper's Farm Subdivision	Non-Contributing
111	0182-09-0126	Carper's Farm Subdivision	Non-Contributing

INVENTORY OF PROPERTIES LOCATED WITHIN THE COLVIN RUN HOD			
<i>Key #</i>	<i>Parcel ID</i>	<i>Description</i>	<i>Classification</i>
112	0182-09-0127	Carper's Farm Subdivision	Non-Contributing
113	0182-09-0128	Carper's Farm Subdivision	Non-Contributing
114	0182-09-0129	Carper's Farm Subdivision	Non-Contributing
115	0182-09-0130	Carper's Farm Subdivision	Non-Contributing
116	0182-08-F	Colvin's Glen Subdivision	Non-Contributing
117	0182-08-C3	Colvin's Glen Subdivision	Non-Contributing
118	0182-08-C2	Colvin's Glen Subdivision	Non-Contributing
119	0182-08-C1	Colvin's Glen Subdivision	Non-Contributing
120	0182-08-E2	Colvin's Glen Subdivision	Non-Contributing
121	0182-08-D	Colvin's Glen Subdivision	Non-Contributing
122	0182-08-0025A	Colvin's Glen Subdivision	Non-Contributing
123	0182-13-0022C	Colvin's Forest Subdivision	Non-Contributing
124	0182-13-B	Colvin's Forest Subdivision	Non-Contributing
125	0191-10-B	Wolf Trap Stream Valley Park	Non-Contributing
126	0191-11-B	Wolf Trap Stream Valley Park	Non-Contributing
127	0191-01-0003	Difficult Run Stream Valley Park	Non-Contributing
128	0191-13-A	Difficult Run Stream Valley Park	Non-Contributing
129	0191-13-B1	Difficult Run Stream Valley Park	Non-Contributing
130	0191-0002A	Difficult Run Stream Valley Park	Non-Contributing
131	0191-11-C	Difficult Run Stream Valley Park	Non-Contributing

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