

Dranesville Tavern 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 Dranesville Tavern, located along Leesburg Pike (Route 7) at the western edge of Fairfax County before its border with Loudoun County, is one of the few remaining examples of a rural Virginia inn or ordinary which served the traveling public during the eighteenth and nineteenth centuries.

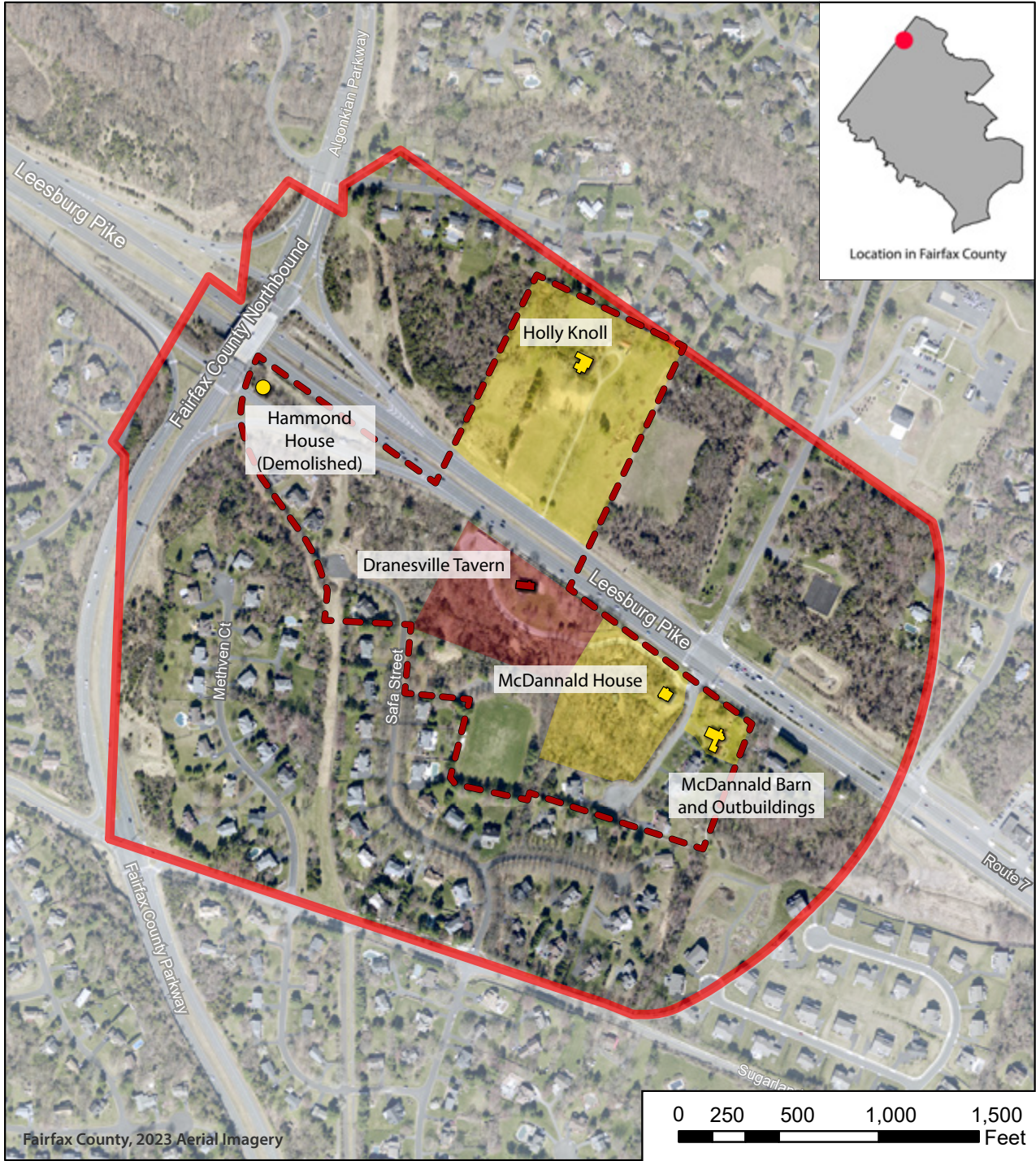
In the early 1800s, rivalry between Alexandria and Georgetown merchants for western trade led to the construction of two turnpikes, the Georgetown-Leesburg Turnpike and the Alexandria-Leesburg Turnpike (also called Middle Turnpike), which bisected in Dranesville and continued to the Shenandoah and Potomac River Valleys. During its heyday, Dranesville was a convenient overnight stopping point and had as many as five taverns. Incorporated in 1840, the linear town of Dranesville stretched from the intersection of the turnpikes almost to the Loudoun/Fairfax County line. By the 1970s, little of the town of Dranesville remained. In the late nineteenth century, the railroad drew commerce and traffic away from the turnpike and supporting businesses and, in the twentieth century, subdivisions replaced farms. The Dranesville Tavern, though, continued as a hotel and later a boarding house. The widening of Route 7 in 1968 threatened its demolition, but due to public outcry it was purchased by the Fairfax County Park Authority which relocated the tavern back from the expanded roadway, maintaining the structure's historic orientation to the road. Few other structures from Dranesville's past as a town have survived.

In 1972, the Dranesville Tavern was added to the Virginia Landmarks Registry, the National Register of Historic Places, and was established as a Fairfax County Historic Overlay District (HOD). The HOD was created to protect the circa 1830 tavern and its surroundings from incompatible development. By establishing the HOD, the County Board of Supervisors sought to encourage compatible land uses, and maintain the open, rural, low-density character of the area to protect the tavern's setting.

As described in Article 3, 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



Macdannald House and entry to Dranesville Tavern Historic Site.



Dranesville Tavern
 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

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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 will help project applicants and the broader community understand the history of the HOD, identify its character-defining features, and foster design solutions that protect and enhance the historic resource and retain the historic character of the historic district.

The design guidelines offer practical and flexible guidance for property owners, architects, contractors, and other professionals undertaking work within the HOD. The guidelines provide helpful information and can be used as a tool 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 limit demolition and inappropriate exterior alterations. The Design Guidelines will also be utilized by Fairfax County staff and the Architectural Review Board (ARB) as an aid during the project review and permitting process. For more information on the project review process, 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.

This document incorporates findings and information included in the Dranesville Tavern Historic District Proposal prepared by the Office of Comprehensive Planning and forwarded to the Board of Supervisors in 1972, the Dranesville Tavern National Register nomination, the Feasibility Study for the Adaptive Reuse of Dranesville Tavern prepared for the Fairfax County Park Authority in April 1975, 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 Dranesville Tavern Historic Overlay District Design Guidelines approved by the ARB in 1992.



Dranesville Tavern in 1918. *Fairfax County Public Library Virginia Room.*

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 Dranesville Tavern 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 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 the Dranesville Tavern; 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 within the HOD.



Dranesville Tavern.



Holly Knoll in 2011. *VCRIS.*



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History and Significance

STATEMENT OF SIGNIFICANCE

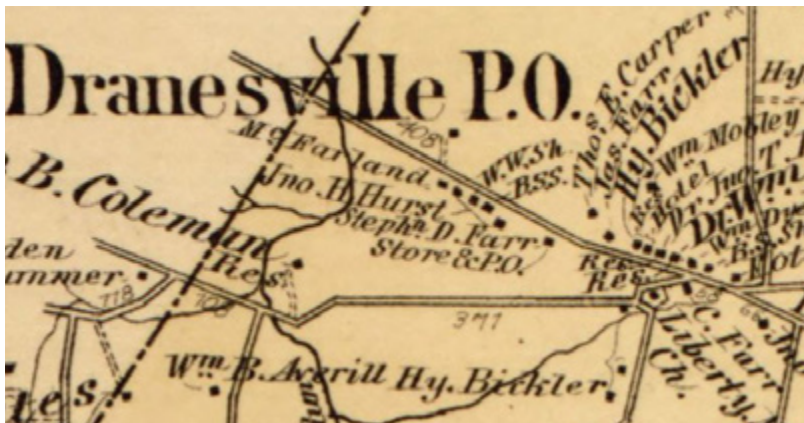
Located along Leesburg Pike (Route 7) in northern Fairfax County, Dranesville Tavern was originally built c. 1830. This purpose-built tavern is important for its place in the development of the turnpike systems connecting the Piedmont Region of Northern Virginia to the ports of Georgetown and Alexandria during the early nineteenth century. The turnpike trade was vital to the development of the area around Dranesville—allowing the village to become a turnpike hub—and to the Piedmont beyond. The turnpikes, which developed largely as a result of federal promotion during the War of 1812, helped to stabilize the important lifeline of trade connecting the eastern markets with those settlers working to open the West. The rapid growth of these roads in the general area of Dranesville was spurred on by the rivalry between the cities of Georgetown and Alexandria for the valuable resources of the Shenandoah Valley.

Dranesville Tavern in particular was frequented by those who traveled between Georgetown, Alexandria and Leesburg. It was during the tavern's first phase of construction that western Virginia was evolving from a remote frontier into settled farmland. Washington Drane purchased land in the vicinity in 1818 with the goal of opening a "new tavern on Leesburg Road." He purposely chose that particular site for his "house of entertainment" due to its location near the junction of both the Georgetown Pike and the Alexandria-Leesburg Pike, a prime location

to appeal to travelers and tradesmen. The location was perfect for anyone traveling from Georgetown to Leesburg as it is approximately fifteen miles from each.

Over the next several years, a church, post office, store, doctor's office, residences, and four additional taverns were built in the surrounding area which quickly became known as Dranesville. The tavern stands as a significant vestige of the social and cultural history of the region, and as an important example of a nineteenth century tavern that served travelers along the turnpike for over 100 years.

In addition to its importance for its association with the turnpike trade, Dranesville Tavern also serves as one of the last surviving vernacular examples of the rural Virginia inn or ordinary which served the traveling public. As it stands today, the tavern is the product of three distinct phases of construction and offers significant insight into the evolution of nineteenth century local vernacular architectural forms in the region.



Map of Dranesville as it appeared in 1878. At that time, Dranesville Tavern was owned by William T. McFarland, whose name is visible beneath "Dranesville P.O." next to a structure which is likely the tavern. *Library of Congress.*



Earliest known photograph of the tavern as it appeared in 1918. *Fairfax County Public Library (FCPL), Virginia Room.*

DEVELOPMENT HISTORY

Initially built around 1830, Dranesville Tavern was modified first in the 1850s and again during the 1890s. These historic adaptations of the original property add to the significance of the building which represents the various styles and building techniques that were common during the three periods of construction.

As originally built, the tavern incorporated a two-story dog trot style building connected to a one-story log kitchen by a post-and-beam enclosure. During the 1850s, the tavern was enlarged and modernized. The most drastic structural change was the addition of a second floor above the kitchen and frame enclosure. The height of the kitchen chimney was increased at this time to compensate for the addition of the second floor.

Additional changes made during the 1850s included the cladding of the exterior in beaded weatherboard. The exposed hand-hewn logs of the interior were lathed and finished with plaster. A two-story porch was added to the north elevation while a one-story porch extended across the three eastern bays on the south side of the building. New windows and louvered shutters were also added during the mid-nineteenth century renovations. Through these alterations, the tavern evolved from a two-story dogtrot type of dwelling with an open center passage, to a vernacular example of the Greek Revival style.

The last construction phase was undertaken in 1893 when a portion of the rear porch was enclosed. The one-story front porch was also altered at this time to keep up with the architectural trends of the times. The Greek Revival elements were removed and replaced with Queen Anne style elements that included turned posts and scroll-work brackets.

In 1968, the tavern was relocated over one hundred feet to the south of its original location to accommodate the widening of Leesburg Pike. Despite being moved approximately 135 feet south



Dranesville Tavern as it appeared in 1968. *Historic American Buildings Survey (HABS).*



The front of the tavern in 1968, two years before it was relocated to the south. *FCPL, Virginia Room.*



Exposed hand-hewn log structure beneath the weatherboard siding as it appeared during the 1968 move. *FCPL, Virginia Room.*



of its original location, the building is still located within the bounds of the tavern property where various outbuildings and ancillary structures once stood. Importantly, the tavern was already relocated when it was listed in the National Register in 1972.

Between 1976 and 1979, Fairfax County restored Dranesville Tavern to its c. 1850 appearance. During the restoration, the Queen Anne architectural elements were removed from the tavern as they did not conform with the 1850s appearance to which the building was being restored. Although some of the historic fabric — such as windows, floorboards and floor framing — was repaired or removed and replaced-in-kind during the renovations, much of the original materials remain, and evidence of the workmanship that went into the tavern is still clear through the vernacular construction methods of the hand-hewn logs.



At the time the HOD was designated in 1972, much of the land in the vicinity of the tavern remained largely undeveloped and continued with agricultural use. Starting in the late-1980s, land to the south of the tavern was redeveloped for residential suburban use which encroached on the tavern. Despite this adjacent development, mature trees and vegetation along the southern and western boundaries of the site obfuscate most evidence of modern development. The present surface parking area was added west of the tavern for visitors as part of the 1970s restoration. The paved drive leading to the parking lot from Dranesville Manor Drive was added in the 1990s.



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

Timeline

Circa 1830

Original construction of two-story dogtrot style hand-hewn log house joined to a one-story kitchen by a post and beam enclosure.

Circa 1850

Phase II construction includes a southwest addition, enclosure of the dogtrot breezeway, addition of a two-story porch along the north side, and exterior siding.

1893

Phase III construction including the partial enclosure of the rear porch and the addition of Queen Anne style elements to the front porch.

1968

Tavern is relocated approximately 135 feet south of its original location to accommodate the widening of Leesburg Pike.

1972

Fairfax County Dranesville Tavern Historic Overlay District established.

1976-1979

Restoration of Dranesville Tavern completed by Fairfax County.



Dranesville Tavern as it appears today, looking southwest.



Dranesville Tavern as it appears today, looking north.



Two aerial schematics showing the building chronology of Dranesville Tavern. *EHT Traceries*.



03

Historic Overlay District Overview

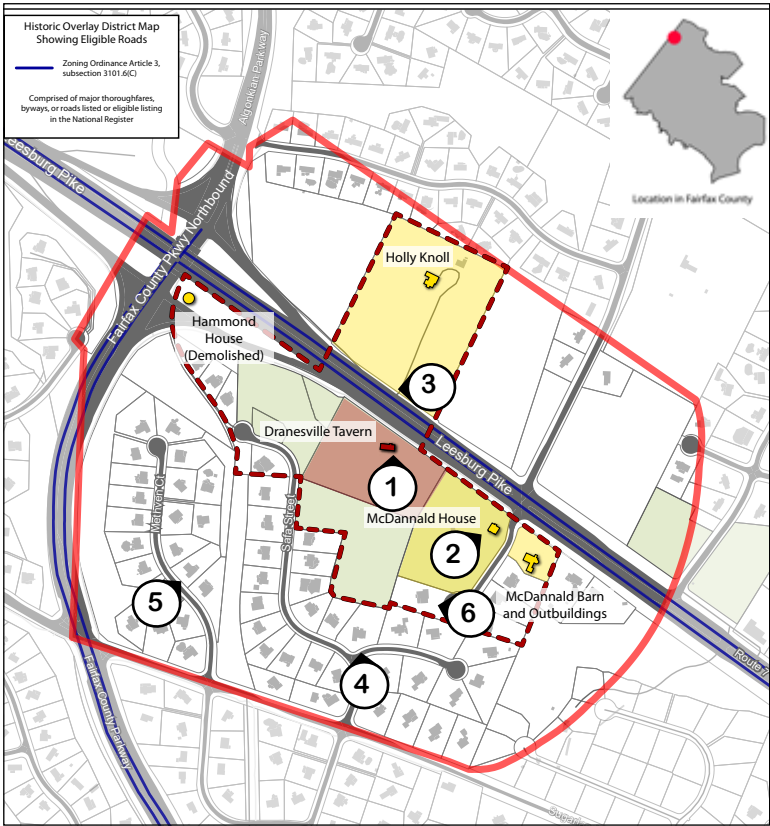
OVERVIEW OF THE DRANESVILLE TAVERN HOD

The Dranesville Tavern is an important historic site and was designated as a Fairfax County Historic Overlay District (HOD) in 1972 and encompasses approximately 167 acres. Much of the HOD core contains a mix of open and wooded landscape with forested areas serving as buffers between the core of the district and residential development to the south and north. The tavern is located along the south side of Leesburg Pike. A paved access drive and parking lot are located along the south and west sides of the tavern. Interpretive signage with information about both Dranesville Tavern and the Civil War Battle of Dranesville is located at the eastern edge of the parking lot adjacent to the path leading up to the tavern.

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



Dranesville Tavern, looking south.



Views within the Dranesville Tavern HOD, December 2019.



Dranesville Tavern
 Historic Overlay District
 Fairfax County, VA

Legend

- R-1
- C-8
- PDH-1

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



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

Zoning Map, Dranesville Tavern HOD.

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 Dranesville Tavern HOD are part of Fairfax County’s R-1 Zoning District (Residential District, One Dwelling Unit (DU)/Acre(AC)). Regulations of the Dranesville Tavern 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.

Dranesville Tavern Overlay Zone

The Dranesville Tavern Historic Overlay District regulations are codified in Section 3101.10 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 are limited to those deemed appropriate by the ARB on the Dranesville Tavern site and Category 5 special exception uses, subject to approval of a special exception by the Board; 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, shall be designed and installed to be compatible with the Dranesville Tavern in terms of mass, scale, color, and visual impact.

HOD BOUNDARY

Residential District (R-1) and Dranesville Tavern 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							

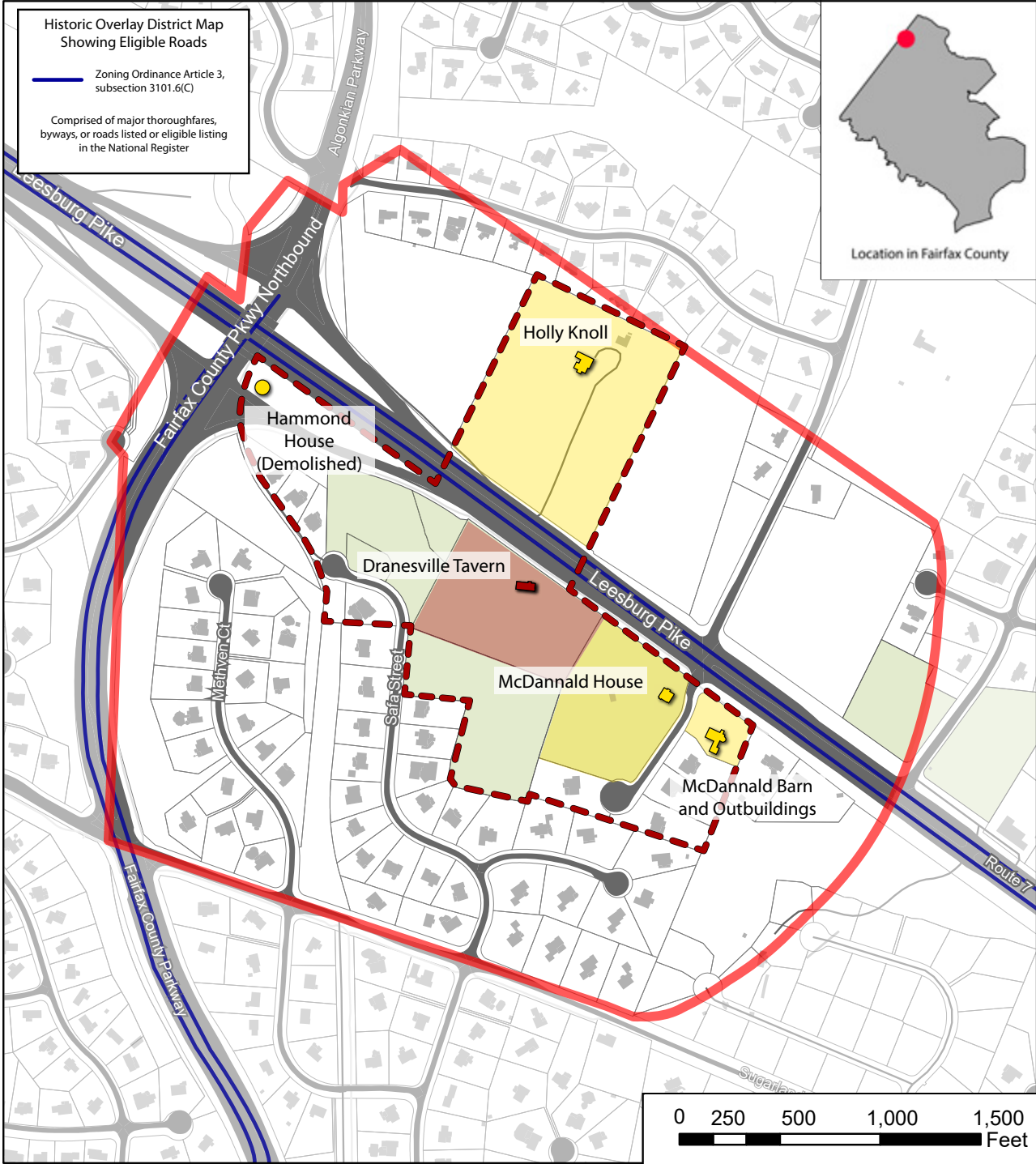
The HOD Boundary encompass approximately 167 acres surrounding Dranesville Tavern within Fairfax County. The HOD also includes a “District Core,” which encompasses the tavern site as well as the Holly Knoll property immediately to the north of the tavern on the opposite side of Leesburg Pike, the McDannald House, Barn, and Outbuildings to the southeast, and the former site of the Hammond House (demolished) to the northwest. The boundaries were delineated to protect the contours of the landscape and the semi-rural character of the land in the immediate vicinity of Dranesville Tavern. The land within the boundary is directly related to and has bearing upon the character of the historic site.

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. All historic resources are also considered contributing. 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 Dranesville Tavern Historic Overlay District, only the Dranesville Tavern (parcel number 0063-01-0019) is identified as a historic resource. The HOD’s four contributing properties, which include Holly Knoll (parcel number 0063-01-0006), McDannald House (parcel number 0063-01-0031C), the McDannald Barn and Outbuildings (parcel number 0063-01-0031D), and Hammond House (demolished), were identified in 1991 by a memo to Bruce Kriviskey from Deborah Cannan. While the Hammond House has been demolished, the remaining buildings and their associated landscapes contribute to the overall feeling and significance of the HOD. As such, these historic resources and the overall character of the properties should continue to be preserved to protect the semi-rural and historic character of the District. Brief descriptions of historic and contributing resources are found on the following pages.

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.



Dranesville Tavern
 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

N



Dranesville Tavern.

Dranesville Tavern

Historic (Contributing)

The Dranesville Tavern is the primary historic/contributing resource within the HOD. Located on the south side of Leesburg Pike, the Tavern was originally built in circa 1830 and was frequented by those who traveled between Georgetown, Alexandria, and Leesburg. The Tavern was expanded in the 1850s and 1890s. In 1968, the tavern was relocated to the south of its original location to accommodate the widening of Leesburg Pike. In 1972, the Dranesville Tavern was added to the Virginia Landmarks Registry and the National Register of Historic Places. The site is significant for its association with turnpike trade and is one of the last surviving examples of a vernacular rural inn or ordinary in Virginia.

Holly Knoll, 2011. *VCRIS*.

Holly Knoll

Contributing

Holly Knoll, also known as Bloomfield, consists of an 11.35-acre property located on the north side of Leesburg Pike across from Dranesville Tavern. The two-story brick house was built around 1858 and features Federal and Greek Revival-style architectural details. The property is significant as one of the last remaining late-period pre-Civil War brick farmhouses in northwestern Fairfax County. During the Civil War, both Union and Confederate soldiers camped on the property at various times. A non-contributing four-car frame garage and shed built in the 1950s are located northeast of the house. The property was listed in the Virginia Landmarks Registry in 2012 and the National Register in 2013.

McDannald House and Outbuildings

Contributing

The McDannald House, located south of Leesburg Pike and east of the Dranesville Tavern is an early twentieth-century farmhouse. Two adjacent outbuildings clad in wood siding with gable roofs are located on the property. The property contributes to the rural residential character of the area surrounding the tavern.



Dranesville Tavern.

McDannald Barn

Contributing

The McDannald Barn, located across Dranesville Manor Drive east of the McDannald House, was once a barn and has since been adapted for residential use. The property contributes to the rural residential character of the area surrounding the tavern.



McDannald Barn and Outbuildings

SUMMARY OF DISTRICT CHARACTER

The HOD is characterized by its semi-rural character 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 a wooded buffer surrounding Dranesville Tavern and Holly Knoll to the north. The topography of the landscape slopes down to the south of the tavern toward a small stream, and to the west toward the Fairfax County Parkway interchange. Leesburg Pike, a six-lane highway, runs east-west through the center of the HOD.

Dranesville Tavern is located on the south side of Leesburg Pike, approximately one quarter mile southeast of its junction with Fairfax County Parkway. Other than Leesburg Pike and Holly Knoll to the north, no man-made structures are readily visible from the Dranesville Tavern site. Non-contributing resources within the HOD include residential buildings off Sugarland Road to the south of the tavern and along the northern boundary of the HOD. These suburban residential developments were constructed over the last forty years and fall outside the HOD period of significance. The buildings have limited visibility from Leesburg Pike and are generally set back 100 feet or more from the road.

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 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 Dranesville Tavern and Contributing buildings within the HOD include the following:

Architectural Features

The tavern is the pivotal structure in the district. This vernacular building is constructed primarily of hand-hewn logs clad with wood beaded weatherboard siding. The tavern is capped by a side gable roof clad with split wood shingles. Additional character defining features include double-



Detail of the tavern's sandstone foundations and beaded weatherboard siding.



Detail of the tavern's front porch and main entrance.

hung wood sash windows with two-panel, louvered shutters; paneled wood doors; porches; sandstone foundations; and sandstone chimneys on the east and west sides, as well as one in the middle of the building that pierces the roofline.

Another contributing building within the HOD is Holly Knoll, located directly to the north of the tavern on the opposite side of Leesburg Pike. The building, built in 1858, is a two-story, side-gabled I-house constructed of brick. Character defining features of the building include double-hung wood sash windows, sandstone lintels, paneled wood door with sidelights and transom, one-story flat roof porch, and gable end chimneys.

Other contributing buildings within the HOD include the MacDannald House and Barn. The house is an early twentieth century farmhouse with a central entrance that features a pedimented gable porch. Additional features include a hipped roof with hipped gables on the front and rear elevations, double-hung sash, brick chimney along the west elevation, and a stuccoed masonry foundation. The barn, heavily altered, retains a gambrel roof, but features modern stuccoed and composite siding as well as contemporary windows and doors.

There are no character defining features for the Hammond House as it has since been demolished.

Landscape and Site Features

While the tavern is the dominant feature of the historic district, the surrounding landscape is critical to maintaining a sense of place. Trees intermittently line Leesburg Pike. The area immediately surrounding the tavern is primarily open, and interspersed with trees. South and west of the tavern are wooded areas that obscure new development from view. Fairfax County



Open landscape and wooded areas directly north of Dranesville tavern looking toward Holly Knoll. While the tree lined allee likely existed during the nineteenth century, the surrounding landscape would have been open agricultural fields.



View of the parking lot and gravel drive to the west of the tavern.



View east along Leesburg Pike from the tavern. The split-rail fence installed by Fairfax County is similar to one visible in a 1918 photograph (see page 10).

has erected a split-rail fence along the road north of the tavern. 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. To the north, across Leesburg Pike, is the Holly Knoll property, which is approached by a tree-lined allée flanked by open fields surrounded by woods. This is not the historic landscape, which during the nineteenth century was primarily agricultural fields largely void of trees, but instead, it is the result of twentieth century land uses.

Despite the inclusion of a parking area west of the tavern and a gravel drive to the south, the limited number of buildings and hard scape, in conjunction with the landscaping, greatly contribute to the semi-rural character of the historic site.

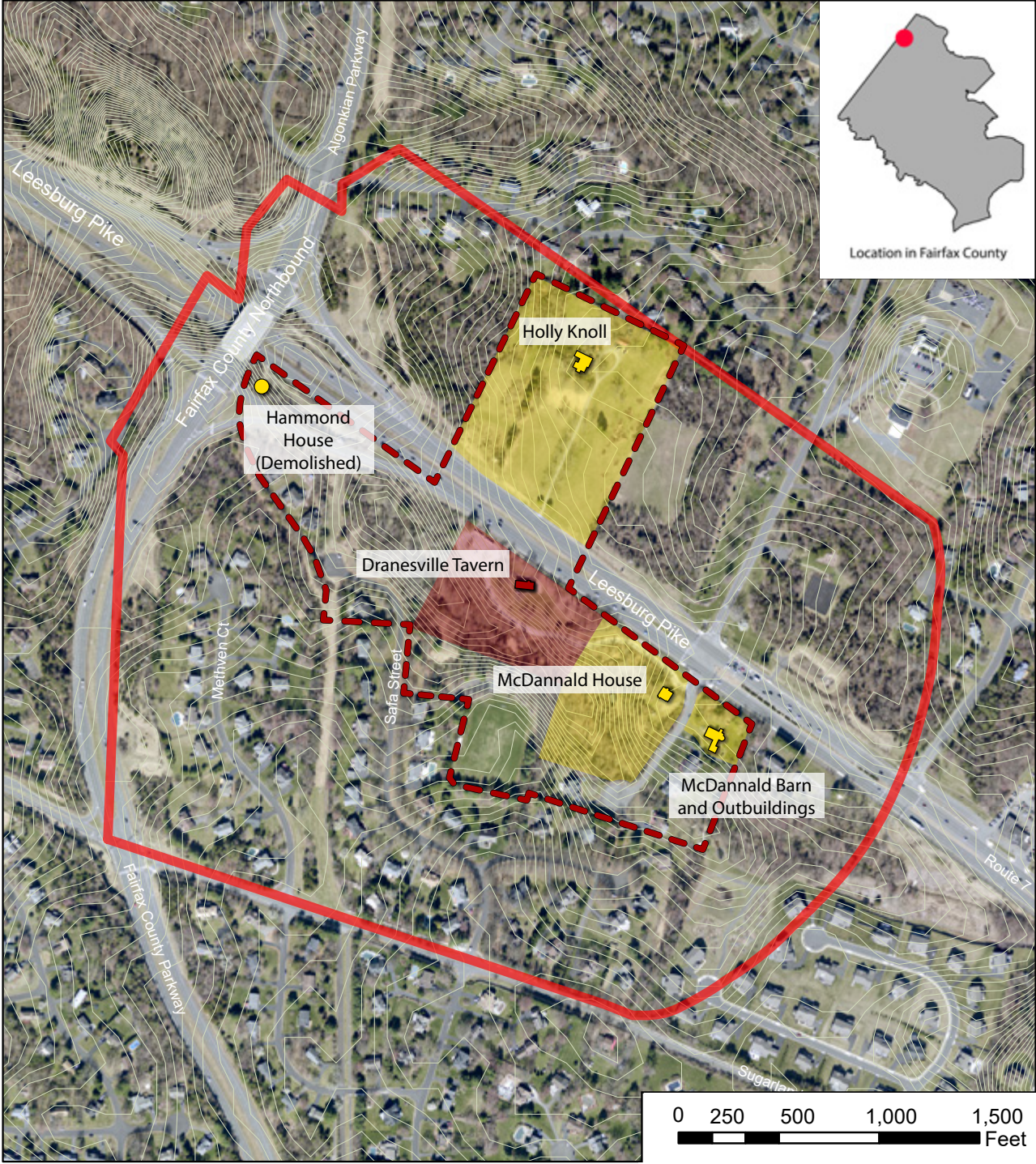
Residential development is located within the HOD to the south and west of Dranesville Tavern, beyond which Sugarland Road and Fairfax County Parkway serve as the southern and western boundaries of the HOD. The northern boundary runs beyond the Holly Knoll property line, while the eastern boundary extends beyond the McDannald property to provide a visual buffer for the tavern.

Archaeological Features

Though not readily visible, archaeological features within the HOD also contribute to its historic character and significance. The entire district has potential for historical archaeological resources as it encompasses an area within the range of the Battle of Dranesville and various troop movements and encampments. It is possible that additional archaeological resources remain on the property. It is also possible that Pre-Contact sites are located within the vicinity.



Dranesville Tavern, looking southeast.



Dranesville Tavern
 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

N



Dranesville Tavern, looking northwest.



Dranesville Tavern, looking south.



MacDannald House, looking southwest.

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

BUILDING SITING

- Houses set back from the Leesburg Pike and oriented towards the roadway.

MASSING AND FOOTPRINT

- Generally rectangular shapes that show off traditional materials
- Rectilinear, square, and L-shaped footprints

BUILDING HEIGHT

- Primarily two-story buildings, and several two-and-a-half story and one-and-a-half story, on flat or low-sloped landscapes

WINDOWS

- Symmetrical or regularly spaced fenestration patterns
- Standard window frames (wood and vinyl for double-hung windows)
- Wood, louvered shutters
- Traditional ornamentation such as moldings/trim
- Double-hung (six-over-six and six-over-one), fixed, and casement windows

DOORS

- Single-leaf, paneled wood, main entry doors, with sidelights and/or transoms
- Entrances with contemporary screen doors
- Doors with porches or entry stoops

DESIGN FEATURES AND MATERIALS

- Stone, brick, or stuccoed masonry foundations and walls
- Painted wood beaded weatherboard cladding
- Red brick masonry exteriors
- Stone and brick chimneys at gable ends, along side elevations, or piercing the rooflines that break up the massing

ROOF SHAPES AND ROOF ELEMENTS

- Side Gable roofs, typically with shallow eaves
- Hip and gambrel 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 fence and trees interspersed along Leesburg Pike
- Houses set back from the street with generous yards/surrounds
- Gravel or dirt driveways and walkways
- Asphalt parking surface lots
- Buildings arranged around the linear flow of Leesburg Pike

New Development and Development Potential within the HOD

Development in the vicinity of Dranesville Tavern and within the HOD is primarily located to the south and west of the historic site off Sugarland Road adjacent to the Fairfax County Parkway. The new development consists of single-family homes.

Outside the HOD, the majority of development in the immediate vicinity is residential, though there are commercial and industrial uses—including a water treatment plant—located along the Fairfax County Parkway and Leesburg Pike. Several shopping centers and multiple standalone businesses are clustered along Leesburg Pike to the west of the Parkway.

The potential for future development within the HOD is limited due to protections afforded to the historic site from its location within a Resource Protection Area (RPA), and a 100-foot stream buffer on land to the south and west of the tavern that limit future development.



MacDannald Barn, looking east.



Holly Knoll, looking north. *VCRIS*.



Landscape surrounding Dranesville Tavern.



04

Design Guidelines

DRANESVILLE TAVERN 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 turnpike trade that was so vital to the transportation network between Leesburg and Alexandria. As stated in Article 3, subsection 3101.1 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.

In order 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 Dranesville Tavern Historic Overlay District design guidelines are intended to provide guidance for meeting the following goals and objectives for protecting the landmark and its surroundings.

Goals

To protect the Dranesville Tavern, a unique historic resource with statewide significance, and to preserve and enhance the remaining low-density, semi-rural character of its setting.

Objectives

- To regulate the type and intensity of new development within the HOD.
- To review new development under powers given to the Architectural Review Board in the Zoning Ordinance.
- To improve the visual approach to the tavern along Leesburg Pike.

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 & 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 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 open area to the east of the tavern with the gravel drive visible at right.

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 topographic characteristics, rural character along this stretch of Leesburg Pike (State Route 7), and natural landscape features of the district, 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 Route 7 to provide an open and semi-rural vista to the tavern and other contributing resources.
- Siting new development no closer than 300 feet from the road to retain the open and rural character along Leesburg Pike.
- Maintaining existing plant materials and tree cover, particularly behind and around the tavern site. Where tree removal is necessary due to damage, health, or hazards, replace with like species.

Not Recommended

- Designing or constructing additions or alterations that would obscure or dominate the views to the north of the tavern.
- Adding vegetative screening or fencing surrounding the tavern or other contributing resources in a way that would alter their relationship to Leesburg Pike.
- 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 Dranesville Tavern and its surroundings (recommended)

Archaeological Resources

Archaeological resources within the HOD include nineteenth century features dating from the height of the turnpike era. 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 for the probability of the property 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 Dranesville Tavern 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 preservation, rehabilitation, and restoration of Dranesville Tavern, Holly Knoll, and all other contributing resources.
- Retaining historic relationships between the tavern, Holly Knoll, 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 Dranesville Tavern or Holly Knoll and their historic materials.
- Utilizing maintenance practices and materials that are harsh, abrasive, or unproven.



View and details of Dranesville Tavern.

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 Dranesville Tavern within the landscape. New additions should be designed to be as unobtrusive as possible.

Guidelines

Recommended

- Providing landscape buffering between new construction and historic and contributing resources.
- Utilizing large setbacks from Leesburg Pike (no less than 300 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 Leesburg Pike.
- 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 Leesburg Pike or Dranesville Tavern.
- Substantially altering topography or landscape features to alter the semi-rural character of the area.
- Situating new development on the highest point of a property to enhance views of new construction from the tavern and 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 tavern and 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 natural materials, such as wood.
- Designing appropriately scaled and detailed signage.
- Lighting should be provided by simple fixtures mounted on the sign or on the ground near the sign.

Not Recommended

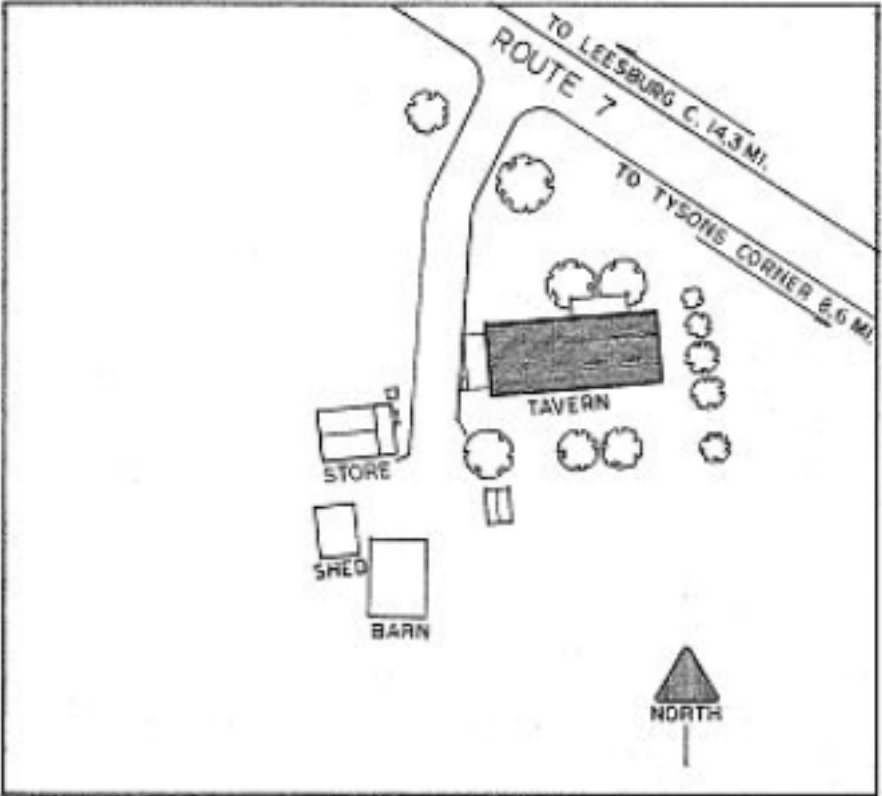
- Situating new signage or fencing that is visually incompatible with the surrounding character in terms of in mass, scale, form, features, materials, texture, or color.
- Installing multiple signs that detracts from the historic site and views and wayfinding.
- Designing signage that uses bright colors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



Fencing and existing signage within the HOD.



Dranesville Tavern in 1968. *Historic American Buildings Survey (HABS).*



Site plan showing Dranesville Tavern and outbuildings in 1968. *Historic American Buildings Survey (HABS).*



05

Appendices

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.

ARB: Architectural Review Board (Fairfax County).

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.

Balcony: A platform projecting from a wall, enclosed by a railing or balustrade, supported on brackets or cantilevered out.

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.

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.

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 Districts: 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.

HOD: Historic Overlay District.

Improvement: All additions, alterations, decks, and major landscaping which alters yard drainage.

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

Dranesville Tavern Documentation

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

Fairfax County Architectural Review Board. “Dranesville Tavern Design Guidelines,” Approved 1992. Accessed August 2020. https://www.fairfaxcounty.gov/planning-development/sites/planning-development/files/assets/documents/historic/dranesville_dg.pdf

Fairfax County Office of Comprehensive Planning. “Dranesville Tavern Historic District,” Staff Proposal. Forwarded to the Fairfax County Board of Supervisors, 13 November 1972.

Historic American Buildings Survey (HABS). “Old Tavern, 11919 Leesburg Pike (moved from orig. location), Herndon, Fairfax Coutny, VA.” <https://www.loc.gov/pictures/item/va0429/>

National Register of Historic Places, Dranesville Tavern, Fairfax County, Virginia, National Register #72001393. <https://npgallery.nps.gov/NRHP/AssetDetail?assetID=f4dca95d-4b6e-4370-b28c-fc624f85653d>

Virginia Landmarks Register listing: <https://www.dhr.virginia.gov/historic-registers/029-0011/>

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>

APPENDIX C – INVENTORY OF PROPERTIES WITHIN THE HOD

INVENTORY OF PROPERTIES LOCATED WITHIN THE DRANESVILLE TAVERN HOD		
<i>Parcel ID</i>	<i>Description</i>	<i>Classification</i>
0063-01-0019	Dranesville Tavern	Contributing
0063-01-0006	Holly Knoll	Contributing
0063-01-0031C	McDannald House	Contributing
0063-01-0031D	McDannald Barn and Outbuildings	Contributing
N/A	Hammond House (demolished)	Contributing
0063-04-B	Undeveloped / Holly Knoll Subdivision	Non-Contributing
0063-04-A	Undeveloped / Holly Knoll Subdivision	Non-Contributing
0063-04-J	Holly Knoll Subdivision	Non-Contributing
0063-04-I	Holly Knoll Subdivision	Non-Contributing
0063-09-E	Holly Knoll Park	Non-Contributing
0063-09-G	Holly Knoll Subdivision	Non-Contributing
0063-09-0096	Holly Knoll Subdivision	Non-Contributing
0063-09-0095A	Holly Knoll Subdivision	Non-Contributing
0063-09-0094A	Holly Knoll Subdivision	Non-Contributing
0063-09-0093A	Holly Knoll Subdivision	Non-Contributing
0063-04-0106	Holly Knoll Subdivision	Non-Contributing
0063-01-005	Telephone and Telegraph Company of VA	Non-Contributing
0063-04-K2	Holly Knoll Subdivision	Non-Contributing
0063-04-0107	Holly Knoll Subdivision	Non-Contributing
0063-04-0108	Holly Knoll Subdivision	Non-Contributing
0063-04-0109	Holly Knoll Subdivision	Non-Contributing
0063-04-0095	Holly Knoll Subdivision	Non-Contributing
0063-04-0096	Holly Knoll Subdivision	Non-Contributing
0063-04-0099	Holly Knoll Subdivision	Non-Contributing
0063-04-0100	Holly Knoll Subdivision	Non-Contributing
0063-04-0101	Holly Knoll Subdivision	Non-Contributing
0063-04-0102	Holly Knoll Subdivision	Non-Contributing
0063-04-0103	Holly Knoll Subdivision	Non-Contributing
0063-04-0104	Holly Knoll Subdivision	Non-Contributing
0063-04-0105	Holly Knoll Subdivision	Non-Contributing
0063-04-0076	Holly Knoll Subdivision	Non-Contributing
0063-04-0077	Holly Knoll Subdivision	Non-Contributing
0063-04-0078	Holly Knoll Subdivision	Non-Contributing
0063-13-C2	Grand Hamptons II	Non-Contributing
0063-14-A	Somerleigh Property	Non-Contributing
0063-14-0001	Laing at Sugarland Subdivision	Non-Contributing

INVENTORY OF PROPERTIES LOCATED WITHIN THE DRANESVILLE TAVERN HOD		
<i>Parcel ID</i>	<i>Description</i>	<i>Classification</i>
0063-14-0002	Laing at Sugarland Subdivision	Non-Contributing
0063-14-0003	Laing at Sugarland Subdivision	Non-Contributing
0063-14-0004	Laing at Sugarland Subdivision	Non-Contributing
0063-14-0005	Laing at Sugarland Subdivision	Non-Contributing
0063-14-0006	Laing at Sugarland Subdivision	Non-Contributing
0063-14-0007	Laing at Sugarland Subdivision	Non-Contributing
0063-14-0008	Laing at Sugarland Subdivision	Non-Contributing
0063-14-0009	Laing at Sugarland Subdivision	Non-Contributing
0063-14-0010	Laing at Sugarland Subdivision	Non-Contributing
0063-14-0011	Laing at Sugarland Subdivision	Non-Contributing
0063-14-0012	Laing at Sugarland Subdivision	Non-Contributing
0063-14-0013	Laing at Sugarland Subdivision	Non-Contributing
0063-14-0014	Laing at Sugarland Subdivision	Non-Contributing
0063-14-0015	Laing at Sugarland Subdivision	Non-Contributing
0063-14-0016	Laing at Sugarland Subdivision	Non-Contributing
0063-14-0017	Laing at Sugarland Subdivision	Non-Contributing
0063-14-0018	Laing at Sugarland Subdivision	Non-Contributing
0063-14-0019	Laing at Sugarland Subdivision	Non-Contributing
0063-14-0020	Laing at Sugarland Subdivision	Non-Contributing
0063-14-0021	Laing at Sugarland Subdivision	Non-Contributing
0063-14-B	Laing at Sugarland Subdivision	Non-Contributing
0063-12-A	Fairfax County Water Authority	Non-Contributing
0063-12-0001	Grand Hamptons Subdivision	Non-Contributing
0063-12-0002	Grand Hamptons Subdivision	Non-Contributing
0063-12-0003	Grand Hamptons Subdivision	Non-Contributing
0063-12-0004	Grand Hamptons Subdivision	Non-Contributing
0063-12-0005	Grand Hamptons Subdivision	Non-Contributing
0063-12-0006	Grand Hamptons Subdivision	Non-Contributing
0063-12-0007	Grand Hamptons Subdivision	Non-Contributing
0063-12-0008	Grand Hamptons Subdivision	Non-Contributing
0063-12-0009	Grand Hamptons Subdivision	Non-Contributing
0063-12-0010	Grand Hamptons Subdivision	Non-Contributing
0063-12-0011	Grand Hamptons Subdivision	Non-Contributing
0063-12-0012	Grand Hamptons Subdivision	Non-Contributing
0063-12-0013	Grand Hamptons Subdivision	Non-Contributing
0063-12-0014	Grand Hamptons Subdivision	Non-Contributing
0063-12-0015	Grand Hamptons Subdivision	Non-Contributing
0063-12-0016	Grand Hamptons Subdivision	Non-Contributing

INVENTORY OF PROPERTIES LOCATED WITHIN THE DRANESVILLE TAVERN HOD		
<i>Parcel ID</i>	<i>Description</i>	<i>Classification</i>
0063-12-0017	Grand Hamptons Subdivision	Non-Contributing
0063-12-0018	Grand Hamptons Subdivision	Non-Contributing
0063-10-0001	Mena Estates Subdivision	Non-Contributing
0063-10-0001	Mena Estates Subdivision	Non-Contributing
0063-10-0002	Mena Estates Subdivision	Non-Contributing
0063-10-0003	Mena Estates Subdivision	Non-Contributing
0063-10-0004	Mena Estates Subdivision	Non-Contributing
0063-10-0005	Mena Estates Subdivision	Non-Contributing
0063-10-0006	Mena Estates Subdivision	Non-Contributing
0063-10-0007	Mena Estates Subdivision	Non-Contributing
0063-10-0008	Mena Estates Subdivision	Non-Contributing
0063-10-0009	Mena Estates Subdivision	Non-Contributing
0063-10-0010	Mena Estates Subdivision	Non-Contributing
0063-10-0011	Mena Estates Subdivision	Non-Contributing
0063-12-B	Grand Hamptons Park	Non-Contributing
0063-01-0031E	Dranesville Manor	Non-Contributing
0063-01-0031F	Dranesville Manor	Non-Contributing
0063-01-0031G	Dranesville Manor	Non-Contributing
0063-01-0031H	Dranesville Manor	Non-Contributing
0063-19-A	Summerhouse Landing Subdivision	Non-Contributing
0063-19-0006	Summerhouse Landing Subdivision	Non-Contributing
0063-19-0007	Summerhouse Landing Subdivision	Non-Contributing
0063-19-0008	Summerhouse Landing Subdivision	Non-Contributing
0063-19-0009	Summerhouse Landing Subdivision	Non-Contributing
0063-19-0019	Summerhouse Landing Subdivision	Non-Contributing
0063-19-0020	Summerhouse Landing Subdivision	Non-Contributing
0063-19-0021	Summerhouse Landing Subdivision	Non-Contributing
0063-01-0017A	Single-Family Residence, Leesburg Pike	Non-Contributing
0063-01-0018A	Single-Family Residence, Leesburg Pike	Non-Contributing

