

Fairfax County, Virginia Historic Overlay District General Design Guidelines

A property owner's guide to preserving and enhancing Fairfax County's Historic Overlay Districts

*Revised Draft
April 2024*



PLANNING & DEVELOPMENT
FAIRFAX COUNTY

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Produced by EHT Tracerics for:

Fairfax County Planning & Development

12055 Government Center Parkway, Suite 730

Fairfax, VA 22035

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

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PLAN OF VIENNA.

Scale, 640 Feet to One Inch.



PLAN OF FALLS CHURCH.

Scale: 800 ft. to One Inch.

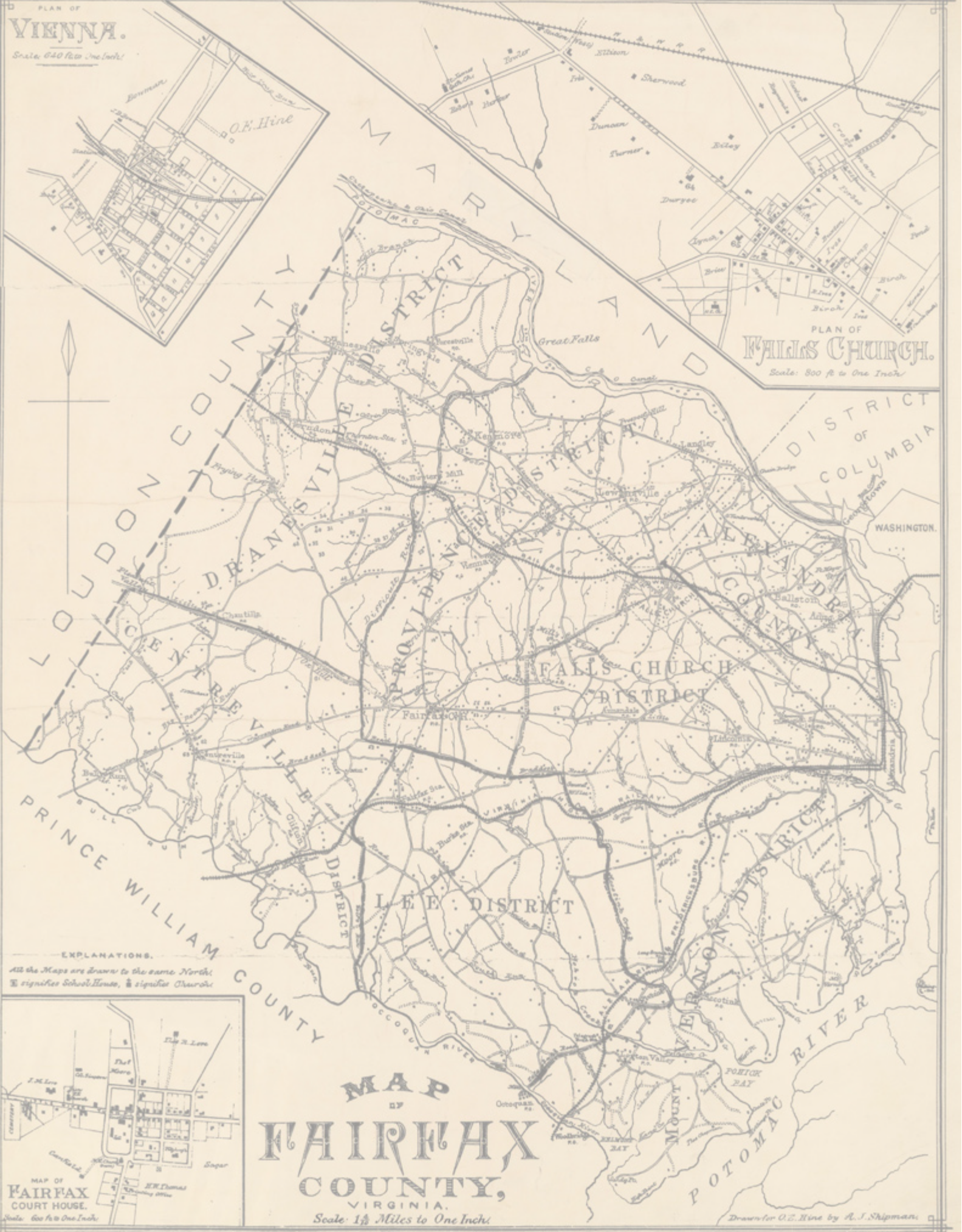


MAP OF FAIRFAX COUNTY, VIRGINIA.

Scale: 1 1/2 Miles to One Inch.

Drawn for O.E. Hine by A. J. Shipman.

A.O. Oring, Lith.



EXPLANATIONS.

All the Maps are drawn to the same North.
S signifies School House, C signifies Church.



MAP OF FAIRFAX COURT HOUSE.

Scale: 600 Feet to One Inch.

PURPOSE OF THE DESIGN GUIDELINES

Fairfax County's designated Historic Overlay Districts (HODs) are designed to recognize and preserve historically important buildings, structures, sites, and landscapes. Each HOD is unique and reflects special architectural, historic, cultural or archaeological value to residents and visitors. The goal of these Historic Overlay District General Design Guidelines is to maintain and enhance the historic and architectural character of each HOD, and to promote continued conservation and improvements in a manner appropriate to the preservation of all significant resources in a HOD. Many of the historic resources within HODs are privately owned, and at times require maintenance, alteration, rehabilitation, or modernization. In some cases, new development may be appropriate. These overall guidelines assure that these changes, including new structures and uses within individual HODs, will be in keeping with the character to be preserved and enhanced.

These General Design Guidelines are intended to serve as a reference for project applicants, homeowners, designers, developers, and those responsible for the stewardship of Fairfax County's historic resources, including members of the Fairfax County Architectural Review Board (ARB) and regulatory officials such as Fairfax County preservation planning staff. It is important to note that the General Design Guidelines provide general guidance and information that can be applied to all HODs. Additional guidance tailored to each individual HOD in Fairfax County is provided within supplementary addendum, each of which include a summary of the history, significance, and goals of the individual district, along with appropriate district-specific design guidelines.



01

Introduction to Fairfax County Historic Overlay Districts

INTRODUCTION

Fairfax County, Virginia, is a populous suburb of Washington, DC, covering approximately 400 square miles. First settled along the Potomac River by the Algonquian-speaking Taux, also known as the Doeg or Dogue, the County was officially formed in 1742 and named after Thomas Fairfax, Sixth Lord Fairfax of Cameron and proprietor of the Northern Neck. George Washington settled in Fairfax County and built his home, Mount Vernon, in 1758 along the banks of the Potomac River. The county originally included present-day Loudoun and Arlington Counties and the City of Alexandria, as well as Falls Church and Fairfax, which became independent cities in 1948 and 1961, respectively. Fairfax County is well-recognized for its importance during the pre-colonial, colonial, and Civil War eras, but is also notable for its twentieth-century suburban growth.

Today, Fairfax County's long and rich history is exemplified by its diverse collection of historically significant sites ranging from prehistoric archaeological resources, to historic sites and structures from the Colonial period through the twentieth century. These resources represent a wide range of historical periods, associations, and architectural styles. Many of these sites are recognized in the Fairfax County Inventory of Historic Sites and/or have been designated as Historic Overlay Districts.

While listing on the Fairfax Inventory is honorary in nature, historic properties within the County's Historic Overlay Districts (HODs) are protected by additional zoning regulations tailored to protect the specific character of the individual HOD. Certain projects within these districts are overseen and reviewed by the County's Architectural Review Board (ARB) with assistance from the Department of Planning and Development (DPD) staff.

PURPOSE OF FAIRFAX COUNTY HISTORIC OVERLAY DISTRICTS

As stated in Fairfax County Zoning Ordinance Article 3, Section 3101.1 (Purpose), HODs are “created to promote the general welfare, education, economic prosperity, and recreational pleasure of the public through the identification, preservation, and enhancement of those buildings, structures, neighborhoods, landscapes, places, and areas that have special historical, cultural, architectural, or archaeological significance.”

Regulations within HODs are intended to protect against destruction of historic resources, inappropriate additions or exterior changes, and encroaching development. Regulations are also intended to encourage the preservation and improvement of these historic resources in accordance with the following:

- A. To preserve and improve the quality of life for residents of the County by protecting and preserving familiar visual elements in the district.
- B. To promote heritage tourism by protecting heritage resources for visitors to the County that may support local business and industry.
- C. To promote the rehabilitation and upkeep of significant structures and encourage appropriate land use planning and development that will enhance both the economic viability and historic character of the district.
- D. To educate residents of the County about heritage resources and to encourage a sense of appreciation of this heritage.
- E. To encourage local heritage resource identification and preservation efforts and the nomination of qualified properties for listing in the Fairfax County Inventory of Historic Sites, the Virginia Landmarks Register, and the National Register of Historic Places.
- F. To prevent the encroachment of new buildings or structures and additions or attachments to existing structures that are architecturally incongruous with the visual and historic character of the district.
- G. To ensure that new development and structures within the district are appropriate.

BACKGROUND ON HISTORIC OVERLAY DISTRICTS

In 1969, the Virginia Legislature enabled Fairfax County to amend its Zoning Ordinance to better protect areas, sites, and buildings that meet recognized standards of architectural and historic significance (Code of Virginia §15.2-2306). Subsequent Zoning Ordinance amendments established Historic Overlay Districts (HODs) that provide protections over and above the regular zoning regulations for such areas. Article 3 of the Fairfax County Zoning Ordinance addresses Overlay and Commercial Revitalization District Regulations in general, and Article 3, Section 3101 addresses HODs.

To administer the HOD provisions, Fairfax County created a local Architectural Review Board (ARB). As described in the ARB bylaws, the ARB is responsible for the public interest(s) as embodied in the HOD Ordinance. The job of the ARB is to protect the resources that reflect the historic, architectural, cultural and archaeological heritage of the HODs.

Fairfax County currently has 15 HODs that were designated by the Fairfax County Board of Supervisors between 1970 and 2022. These districts contain a wide range of resource types including mills, churches, historic homes, Civil War fortifications, archaeological sites, and planned communities. Additionally, since 2001, the former Lorton Prison has been treated as an HOD under a Memorandum of Agreement. There is potential for the designation of additional HODs in the future.

List of Current and Proposed Historic Overlay Districts

| Name | Year Established |
|---|---------------------|
| Bull Run Stone Bridge | 1972 |
| Centreville | 1986; expanded 2007 |
| Colvin Run Mill | 1972 |
| Dranesville Tavern | 1972 |
| Huntley | 1976 |
| Lake Anne | 1984 |
| Langley Fork | 1980 |
| Mount Air | 1984 |
| Pohick Church | 1970 |
| Robey's Mill | 1980 |
| St. Mary's Church | 1972 |
| Sully | 1971 |
| Woodlawn Plantation, Pope-Leighey House | 1971 |
| Former Lorton Prison (treated as HOD) | 2001 |
| Wellington at River Farm | 2021 |
| Hollin Hills | 2022 |



Bull Run Stone Bridge



Centreville



Colvin Run Mill



Dranesville Tavern



Huntley



Lake Anne



Langley Fork



Mount Air



Pohick Church



Robeys Mill



St. Mary's



Sully



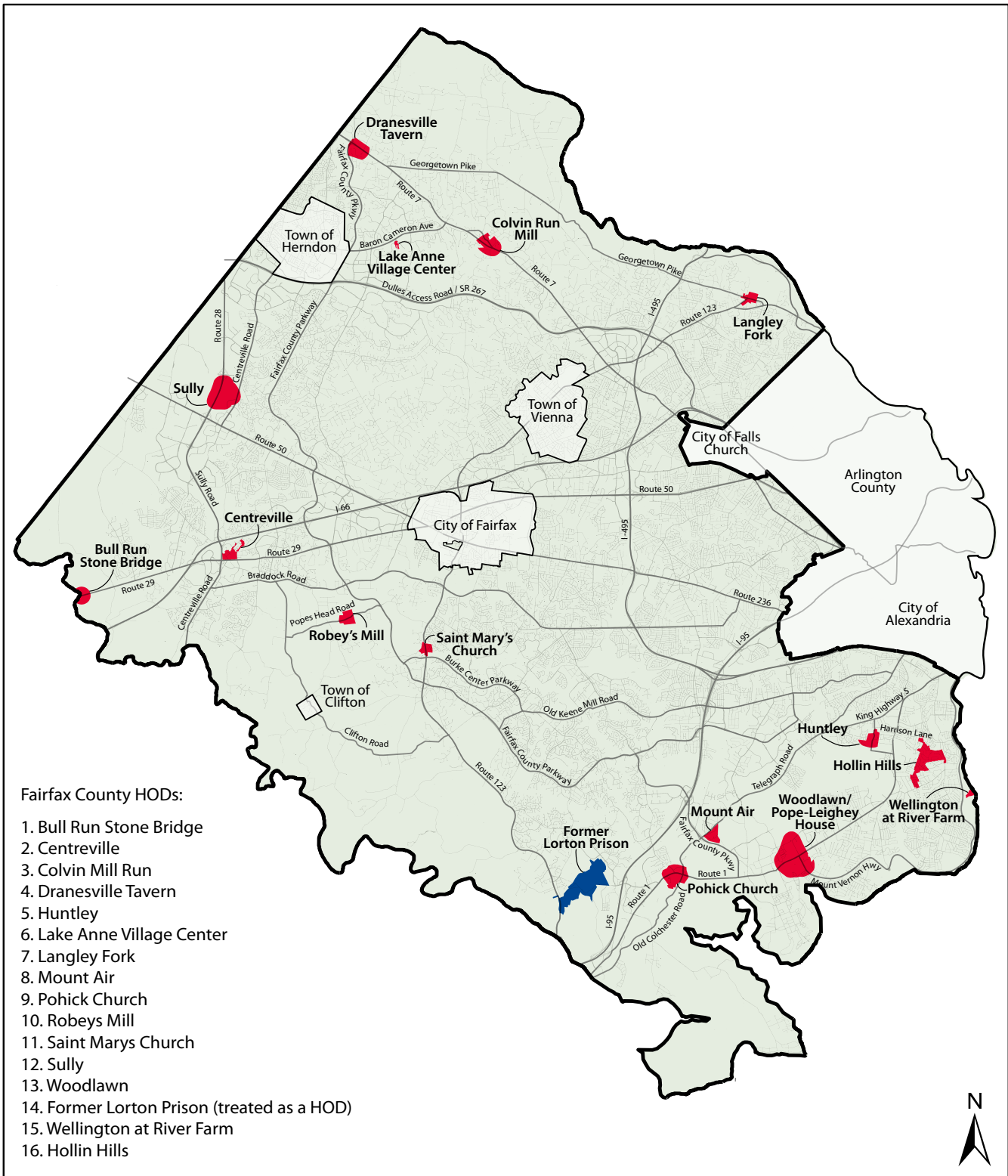
Wellington at River Farm



Hollin Hills



Lorton Prison



Fairfax County HODs:

1. Bull Run Stone Bridge
2. Centreville
3. Colvin Mill Run
4. Dranesville Tavern
5. Huntley
6. Lake Anne Village Center
7. Langley Fork
8. Mount Air
9. Pohick Church
10. Robeys Mill
11. Saint Marys Church
12. Sully
13. Woodlawn
14. Former Lorton Prison (treated as a HOD)
15. Wellington at River Farm
16. Hollin Hills

Historic Overlay Districts - 2024

Fairfax County, VA

Prepared by EHT Tracerics for the
Fairfax County Park Authority
April 2024

Legend

- Historic Overlay District
- Former Lorton Prison (treated as HOD)



HISTORIC OVERLAY DISTRICT BASICS

Establishment/Designation

The process to establish and designate a HOD involves the community, the ARB, the Department of Planning and Development (DPD), the History Commission, the Planning Commission, and the Board of Supervisors. Public meetings take place throughout the process giving community members and members of the public opportunities to provide input on the establishment.

As a first step, the Board of Supervisors determines whether a proposed district possesses historic, architectural, archaeological, or cultural significance. Per subsection 3101.3.A, the property or properties comprising a HOD must meet one or more of the following criteria:

1. Be associated with events that have made a significant contribution to the broad patterns of our history;
2. Be associated with the lives of persons significant in our past;
3. 3. Embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction;
4. Yield, or may be likely to yield, information important in prehistory or history;
5. Possess information on, or represents any aspect of heritage considered important by a discrete population, ethnic group, or community;
6. Serve, or have the potential to serve, as a focus of community identity and pride;
7. Retain characteristics that are potentially useful in educating the public about the past and how it is studied; or
8. Enable the exhibit and display of objects, ruins, or stabilized restored structures for public education and enjoyment.

Following the ARB determination, the DPD (in cooperation with the ARB and the History Commission), prepares and submits a report to the Planning Commission and Board of Supervisors. The report identifies the proposed boundaries of the HOD; explains the historic, architectural, archaeological, or cultural significance of the district; identifies the buildings, structures, or sites that contribute to the district's significance; and describes present trends, conditions, and objectives for preservation. The report also outlines proposed zoning regulations tailored to the HOD to protect the character of the district. A similar report is prepared in the event of a proposed amendment to an existing HOD.

As part of the process, design guidelines are prepared for the HOD. Standards for the adoption of design guidelines can be found in subsection 3101.6.G. of the zoning ordinance. The design guidelines are not part of the zoning amendment, but provide guidance for future preservation treatments, additions, or new construction within a HOD beyond what is prescribed in the

zoning ordinance. The design guidelines, as discussed within this document, are utilized by the ARB in evaluating the compatibility of proposed projects within the HOD.

As part of the final step, the Fairfax County Board of Supervisors adopts an amendment to the County's Zoning Ordinance, officially establishing the HOD.

District Boundaries

HOD Boundaries are delineated based on an analysis of the characteristics of the area that are to be preserved and enhanced. Boundaries encompass all historic and contributing resources and in some cases may include peripheral areas that contribute to the overall character of the district. While all HODs have a clearly delineated boundary, some HODs also contain a "historic core" boundary as well. More information on how the boundaries are determined can be found in subsection 3101.3(B) of the Zoning Ordinance.

Historic Core Boundary

The Historic Core, also referred to as District Core, typically includes the essential historic properties that demonstrate the HOD's character and significance. The historic or district core boundary may be drawn to include at least one of the following:

- A property or properties associated with historic events, or
- A property or properties containing heritage resources (listed in the Fairfax County Inventory of Historic Sites, Virginia Landmarks Register, or National Register of Historic Places), or
- A property or properties that have special cultural or associational value to the public, or
- A property or properties that have been identified as having particular archaeological significance.

HOD Boundary

The HOD Boundary is typically delineated to encompass the Historic Core (if present) and peripheral properties that contribute to the historic character or significance of the HOD. These properties may or may not possess significant historic merit individually. HOD Boundaries may also be drawn to encompass peripheral land that closely relates to and contributes to the visual character of the HOD. Per the Zoning Ordinance, properties within the overall HOD Boundary are characterized as follows:

- A property or properties that are visually or historically related to the district core, or
- A property or properties that reflect the historic pattern of development of the HOD, or
- A property or properties that relate to the social or economic character or architectural or archaeological interest of the HOD, or
- Lands closely related to and bearing upon the visual character of the district core and that contribute to the historic context of the HOD.

Property Classifications

Properties within HODs are classified as “historic,” “contributing,” or “non-contributing”. Most HODs contain a mixture of all three.

The classification of properties as historic, contributing, or non-contributing is determined by the ARB. The classification is subject to change based on additional historic or archaeological investigations, or changes in property conditions, such as demolition or incompatible alterations.

Historic Properties

Properties classified as “historic” may include buildings, landscape features, or archaeological features that are a central component of the HOD. These properties were named in the zoning ordinance when the district was created.

Contributing Properties

Properties classified as “contributing” are those that add to the historic character and significance of the HOD and maintain character-defining features related to the historic, architectural or archaeological significance of the district. All “historic” properties are also considered contributing to the HOD.

Non-Contributing Properties

Properties classified as “non-contributing” may be located within a HOD (and subject to certain restrictions as a result) but are not character-defining resources because they were constructed outside the district’s period of significance, they have been extensively altered, or they have been determined to not have significance to the HOD.

Character-Defining Features

Historic and contributing properties within HODs retain character-defining features that reflect the significance of the building, structure, or landscape. Character-defining features may include (but are not limited to): the overall shape of a building, its materials, craftsmanship, decorative details, interior spaces and features, and various site and landscape characteristics. Whenever possible, modifications to buildings or site features should aim to preserve all identified character-defining features.



St. Mary's Church, a "historic" property in the St. Mary's Church HOD.



Two "contributing" properties in the St. Mary's Church HOD.



Two "noncontributing" properties in the St. Mary's Church HOD.



02

Project Review in Historic Overlay Districts

INTRODUCTION TO THE ARCHITECTURAL REVIEW BOARD

The Architectural Review Board (ARB) is charged with overseeing and administering County regulations concerning certain physical changes and uses within the HODs under Section 3101.6 (Administration of Historic Overlay District Regulations), of the Zoning Ordinance. The ARB is also responsible for advising and assisting the Board of Supervisors in its efforts to preserve and protect historic, architectural, cultural, and archaeological resources in the County.

The ARB is comprised of 11 voting members who are residents of the County. Ten members are appointed by the Board of Supervisors and have various backgrounds including licensed architects, licensed landscape architects, lawyers, archaeologists, historians, architectural historians, and other related professional groups. The eleventh member consists of one ex officio member chosen by the County History Commission. DPD Staff administers the work of the ARB and is the first point of contact and resource for applicants proposing work within a HOD.

The ARB holds monthly meetings at 6:30 PM on the second Thursday of each month at the Fairfax County Government Center. For more information on ARB Meetings, visit the DPD website here: <https://www.fairfaxcounty.gov/planning-development/architectural-review-board/meetings>.

TYPES OF PROJECTS THAT REQUIRE DESIGN REVIEW

All property owners or developers intending to embark on a project within a HOD are encouraged to contact DPD Staff early in the planning process. All exterior work requiring a permit within a HOD requires ARB review and approval or recommendation of approval prior to the initiation of work. Examples of projects that require ARB approval include additions, partial/total demolition, decks/porches, major exterior alterations, signage, landscaping changes such as retaining walls, and exterior stairs and stoops. ARB review and recommendation is also required for work requiring rezonings, special exceptions, special permits, variances, site plans, subdivision plats, grading plans, and small cell facility permits.

ARB approval does not replace the need to acquire construction permits, sign permits, or other required permits and licenses. Information about the ARB review process and procedure is provided in the section below, and additional details regarding application submission requirements and the scheduling of ARB hearings is available at the Department of Planning and Development website: (<https://www.fairfaxcounty.gov/planning-development/architectural-review-board/application-procedure>).

For a complete list of projects that require a building permit and thus review by the ARB visit: <https://www.fairfaxcounty.gov/landdevelopment/when-permit-required>

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:

- Rezoning
- 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
- Small cell facility permits

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



Sully HOD.



New construction within the Sully HOD reviewed and approved by the ARB.

ARCHITECTURAL REVIEW BOARD PROJECT REVIEW PROCESS

The ARB conducts two types of review: informal (workshop) and formal (action item). During informal workshop sessions, the ARB provides applicants with general guidance. Workshop sessions are recommended but are not required. During formal review hearings, the ARB will issue a determination of project approval, approval with modifications, or disapproval.

Early in the project planning process and prior to starting work, all project applicants should consult with a Historic Preservation Planner at the Fairfax County Department of Planning and Development (DPD). The Preservation Planners serve the ARB in an administrative capacity and are responsible for scheduling items for the ARB's meeting agenda. Preservation Planners can answer questions and provide guidance on submission requirements, proposed projects, the ARB application and review process, and permitting.

For more information on the ARB's review standards for projects within HODs, see **Chapter 03: Architectural and Planning Principals for Projects within a HOD**.

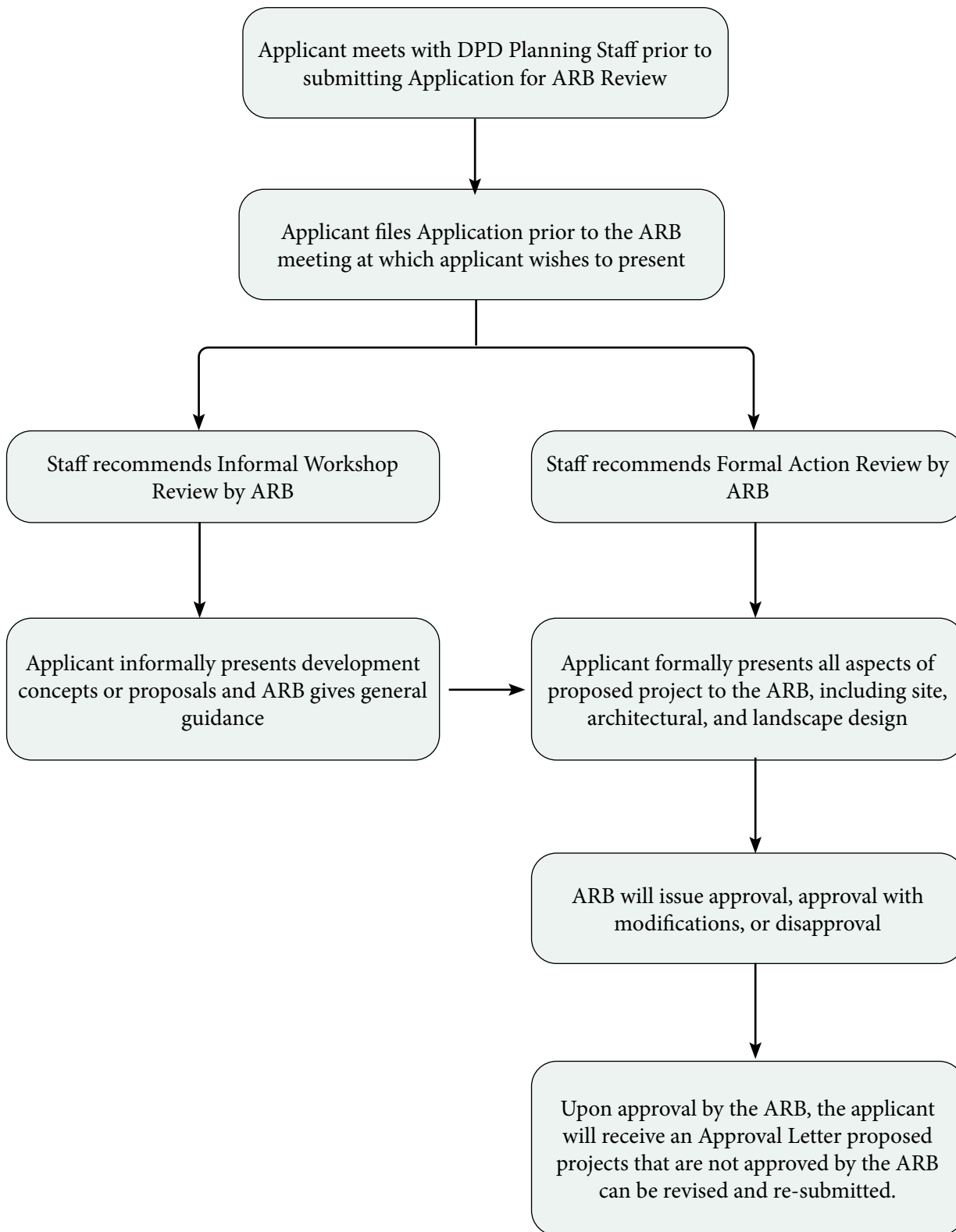
Informal Review

At informal workshop sessions, the ARB reviews development concepts or proposals and gives general guidance. Informal workshop sessions do not result in formal recommendations made by the ARB. The only requirement to participate in an informal review is to provide supporting materials that clearly present the project idea, whether in written form, drawings, or other graphic form. Ideally, supporting documentation is sent to ARB members prior to the meeting, but this is not a requirement for a workshop session.

Formal Review

During a formal (action item) review, the applicant presents a fully developed and detailed proposal and the ARB evaluates the proposed project for compatibility with the HOD. Successful projects protect the historic and contributing properties and the overall historic character of the HOD. In addition to exterior architectural design elements—such as scale, form, material, texture, and color—the ARB reviews plans for site design, grading, clearing, parking, travelways, access points, landscaping, outdoor lighting, signage, and other site features. As a practical matter, all elements of a proposal need not be reviewed at the same time. It is the choice of the applicant whether to prepare a single presentation, or present in multiple phases. When the formal review of each element (ie. site design, architectural design, and landscape design) is completed, the ARB will issue a determination of either approval, approval with modifications, or disapproval for building permits, and a recommendation for approval, approval with modifications, or disapproval for site permits. The ARB determination and comments are recorded in the minutes of the meeting(s) at which the review takes place.

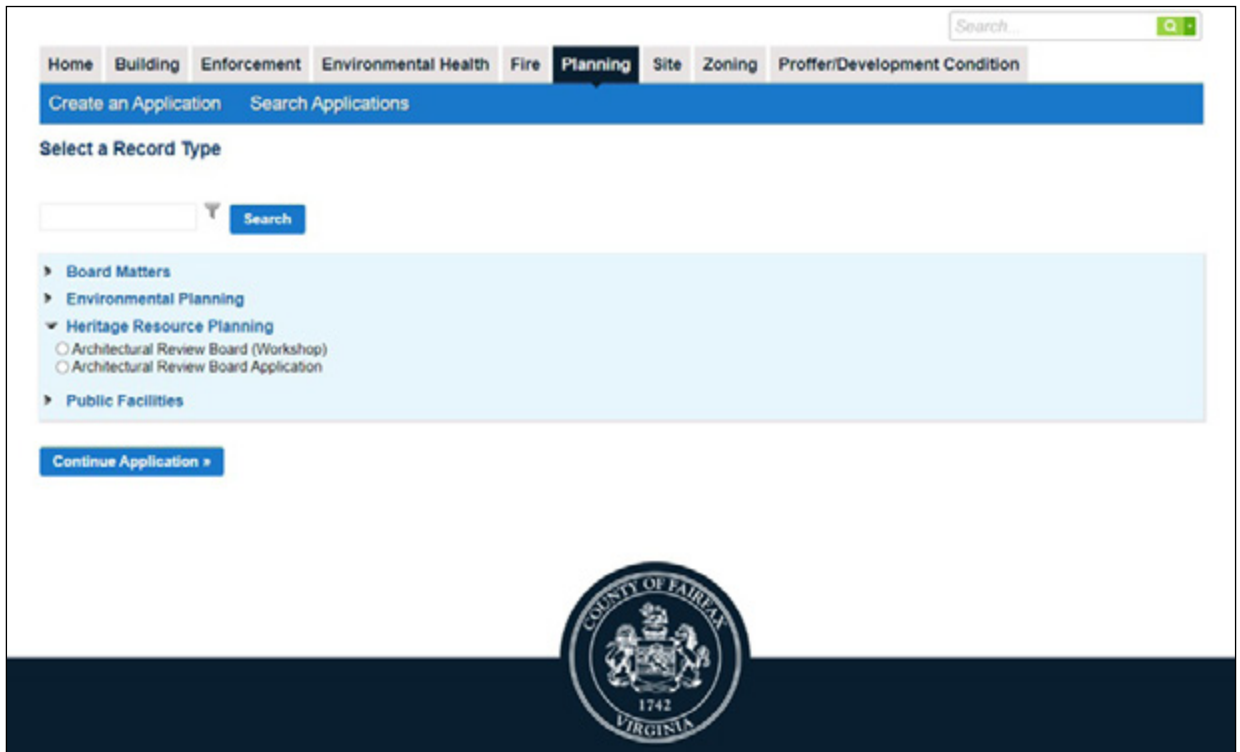
ARB Review Procedure



PROJECT REVIEW SUBMISSION REQUIREMENTS

The project review submission requirements can be found on the ARB website. The level of detail may vary according to the size and scope of the proposed project. It is important to note that DPD Staff or the ARB may request additional information or materials based on the specific conditions of the project to assist in their evaluation.

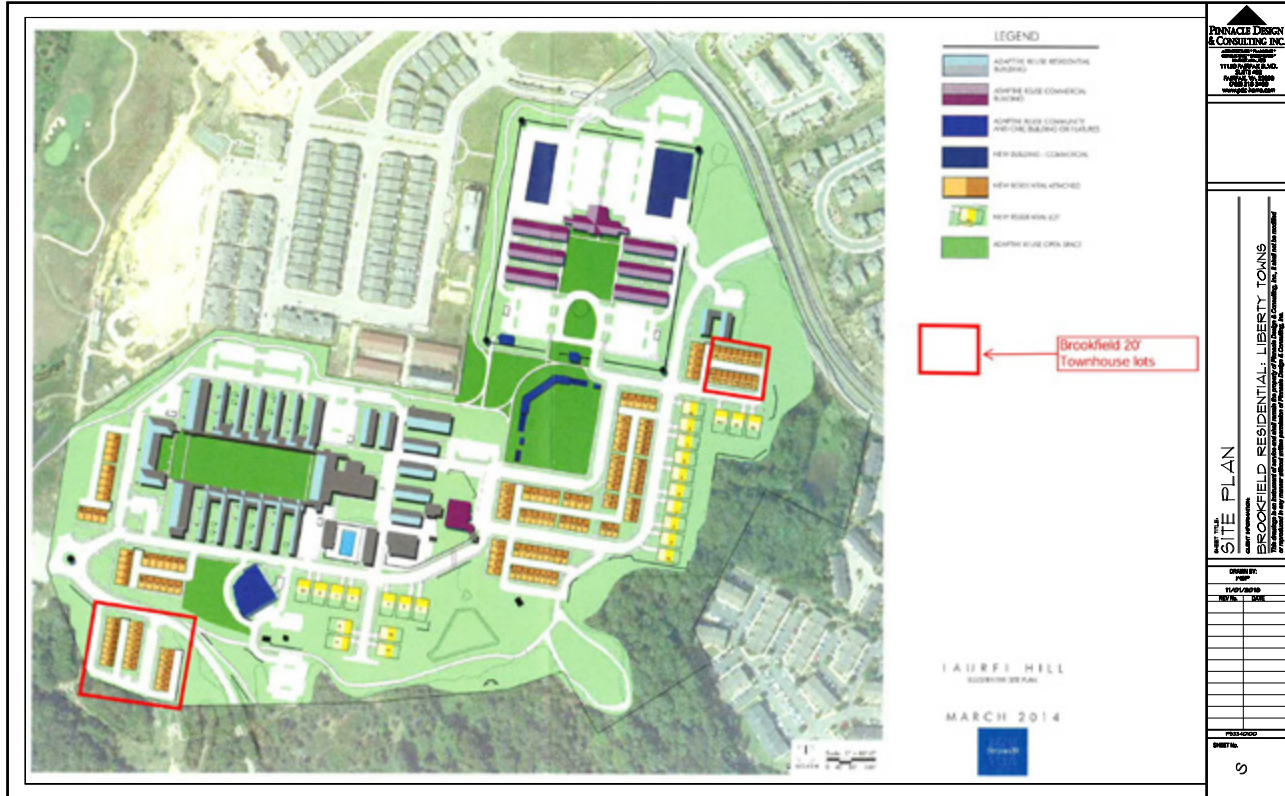
ARB applications for both workshop and action are only accepted through the County's Planning and Land Use System (PLUS). DPD Staff may be consulted with questions regarding the ARB application process and the submission requirements.



Fairfax County PLUS application portal.

Example Submission Materials

Project review submission requirements vary depending on the type of project. However, regardless of the project type, all submitted site plans and drawings should reflect an appropriately high level of detail to effectively depict the scope of the project. Excerpt sheets from a successful submission have been included below for reference. These sheets are good examples of a site plan, rendering, elevation, and section. Additional information regarding submission requirements can be found at this link: <https://www.fairfaxcounty.gov/planning-development/architectural-review-board/application-procedure>.



Example site plan (above) and elevation drawing (below) depicting proposed new development at the former Lorton Prison.





Havener House, a historic property in the Centreville HOD.



Hickory Hill, a historic property in the Langley Fork HOD.



03

ARB Standards and Design Principles for Projects within a HOD

INTRODUCTION TO PROJECT REVIEW STANDARDS AND DESIGN PRINCIPLES

This chapter provides information on the standards and general design principles that the ARB considers when evaluating a project within a HOD. The intent of the HOD review standards, design guidelines, and associated district-specific design guidelines are not to preserve the HOD as a snapshot in time but instead to support its continued evolution while protecting its historic features and aspects that contribute to its significance. District-specific guidelines should be referenced along with the standards and design principles presented in this chapter.

PROJECT REVIEW STANDARDS

The Secretary of the Interior provides nationally recognized standards and guidelines for the treatment of historic properties. The *Secretary of the Interior's Standards for the Treatment of Historic Properties (Standards)* outlines four treatment approaches to managing cultural resources: preservation, rehabilitation, restoration, and reconstruction. Within each treatment approach, the standards present a series of concepts about maintaining, repairing, and replacing historic materials, as well as designing new additions or making alterations based on these four treatment approaches.

The Fairfax County ARB uses the *Standards for Rehabilitation* as the basis for evaluating the appropriateness of proposed changes to properties within the County HODs. The Standards for Rehabilitation offer the most flexible approach, allowing alterations or new construction to encourage the continued or a new use in a historic building, while also retaining character-defining features. The Standards for Rehabilitation are also the basis for the district-specific guidelines. In some instances, the Preservation or Restoration standards may be more appropriate in consideration of the property type (such as a house museum) or level of significance. More information on the four treatment approaches can be found on page 32.



New construction within the Centreville HOD.

Secretary of the Interior's Standards for Rehabilitation

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.



Huntley Plantation, now a historic house museum.



Former Lorton Prison, now residential community.



The restored Bull Run Stone Bridge.



A reconstructed slave cabin in the Sully HOD.

Secretary of the Interior's Standards - Treatment Approaches

Preservation is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of a historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code required work to make properties functional is appropriate within a preservation project. New exterior additions are not within the scope of this treatment.

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values. The Rehabilitation treatment approach acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character. As part of this approach, historically significant materials, features, or finishes should be protected and preserved. Where features or materials are missing, damaged, or are deteriorated beyond repair, they should be replaced in-kind to match the original feature in material and general appearance; however, substitute materials may be acceptable depending on how successfully they replicate the historic appearance. Any changes should be compatible with the building and its context.

Restoration is defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.

Reconstruction is defined as the act or process of depicting, through new construction, the form, features, and detailing of a non-surviving site, landscape, building, or structure in order to replicate its appearance at a specific period and in its historic location.

GENERAL APPROACH TO PLANNING A PROJECT

Consistent with the Standards for Rehabilitation, when planning a project in a HOD the first step involves **identifying, retaining, and preserving** features of the property that are important in defining the historic, architectural, cultural, or archaeological significance of the HOD. These features are generally identified in the district-specific design guidelines or designation report associated with the individual HOD. When the property contains a historic or contributing building, structure, or site, character-defining features may include overall shapes, site relationships, materials, or other architectural features. If the property is part of a larger cultural landscape, character-defining may include various aspects of its site and environment, archaeological resources, or viewsheds. It is important to preserve these physical and visual characteristics that contribute to the property's significance.

After identifying the important character-defining features, applicants should consider how the project will **protect and maintain** these elements while also achieving project goals.

If the project involves a historic or contributing building or structure, **repair of any deteriorated or damaged materials or features** should be prioritized to avoid further deterioration or damage. This may include patching, piecing-in, splicing, consolidating, or reinforcing deteriorated or missing materials or features. Some materials or features may require partial or limited replacement in kind. When the original feature is entirely beyond repair, replication and replacement may be appropriate. **Replication and replacement** may also be recommended if the original feature is missing and its original form can be referenced through drawings, photographs, or other historical records and documentation. Applicants should reference the design guidelines for the specific HOD for more guidance on treatment of individual materials.

When **alterations**, such as code-required work, **or new additions** are necessary for continued use of a property, it is important that such alterations do not radically change, obscure, or destroy character-defining features of the property or the HOD. New additions or new construction within HODs should be designed in a way so that the character-defining features of the building and the HOD are not negatively impacted. Successful additions within a HOD should provide additional living space while also complementing the existing neighborhood character. For both new additions and new construction, designs should be compatible with the historic yet differentiated enough so that it is not confused as historic or original. Applicants should consider the impact of alterations or additions on existing historic buildings, their sites, and the overall setting of the HOD.

Applying appropriate techniques is key to preserving the visual character and physical integrity of historic properties. While most projects involving repair and rehabilitation can be successfully carried out by the average homeowner, more challenging projects may benefit from the involvement of qualified and experienced preservation professionals, such as architects with preservation experience, architectural historians, and architectural conservators.

PRESERVATION INCENTIVES – REHABILITATION TAX CREDITS

State or Federal Rehabilitation Tax Credits are dollar-for-dollar reductions in income tax liability for taxpayers who rehabilitate historic buildings. The amount of the credit is based on total rehabilitation costs. Interior and exterior work proposed for a historic property must meet the criteria outlined in the *Secretary of the Interior's Standards for Rehabilitation* in order to qualify for tax credits or other incentives.

The Federal credit is 20 percent of qualifying expenses for the rehabilitation of income-producing properties and requires that the property be listed on the National Register of Historic Places either individually or as a contributing building in a listed historic district.

The state credit is 25 percent of qualifying expenses for the rehabilitation of an owner-occupied or an income-producing property and requires that the property be listed on the Virginia Landmarks Register either individually or as a contributing building in a listed historic district. In some cases, taxpayers can qualify under both programs, allowing them to claim credits of 45% of their eligible rehabilitation expenses.

For more information on tax incentives, visit the Virginia Department of Historic Resources Website here: <https://www.dhr.virginia.gov/tax-credits/> and/or the National Park Service website here: www.nps.gov/history/hps/tps/tax/.

Note that review and approval of any proposed work by the ARB does not constitute meeting the requirements for the State or Federal tax credit program. If the historic rehabilitation tax credits are being used, it is necessary to fully photograph the interior and exterior of the building and apply for the tax credits *before* work commences on the building.



Tenant House in the Robey's Mill HOD.

DESIGN PRINCIPLES AND GUIDELINES

In addition to using the *Secretary of the Interior's Standards for Rehabilitation*, the ARB references a set of principles of design to review new work within a HOD.

The goal is to design a new building, addition, or feature that is compatible with and does not detract from the character of a historic building or the HOD. As such, the ARB review is intended to achieve compatibility or a “harmonious contrast” so that any new construction, additions, features or materials are compatible with yet differentiated from its surroundings and/or the historic building.

The below design principles are discussed in greater detail on the following pages along with associated guidelines. These principles and guidelines should be considered when planning work within a HOD in conjunction with the HOD-specific design guidelines:

- Setbacks and Site Relationships
- Orientation
- Height and Scale
- Proportion
- Rhythm
- Symmetry and Balance
- Massing and Building Form
- Roof Form and Materials
- Door and Window Types and Patterns
- Materials, Textures, and Colors
- Details and Ornamentation



Residential units in the Lake Anne HOD.

Setback and Site Relationships

The building site, for the purposes of these guidelines, refers to the entire lot, as well as the spatial relationship between the buildings, landscape features, and the setback from the street.

Setback is the distance a building must be located inside the property lines. Allowable setbacks are prescribed in the zoning regulations for each HOD. The purpose of a setback is to establish and maintain uniformity of building siting and to ensure adequate light and air for freestanding buildings. In a more urban setting, buildings may be built right up to the property lines, which is called a zero setback. Alternatively, in a more rural or suburban setting, larger setbacks may be allowed for the fronts and rears of buildings, or, all sides of a building. It is important to respect historic setback patterns within the specific HOD. Similarly, any existing site relationships should be taken into consideration, such as the physical space and visual relationship between a primary building and any outbuildings, or between various landscape elements.

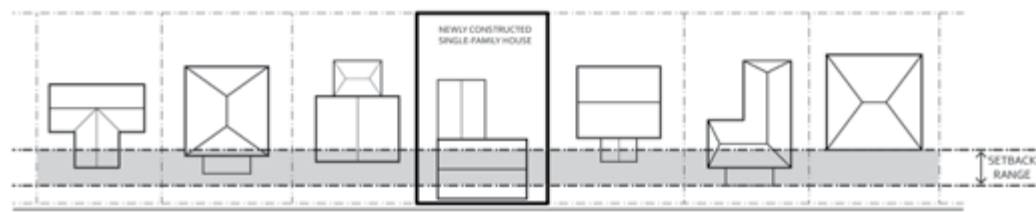
Guidelines

Recommended

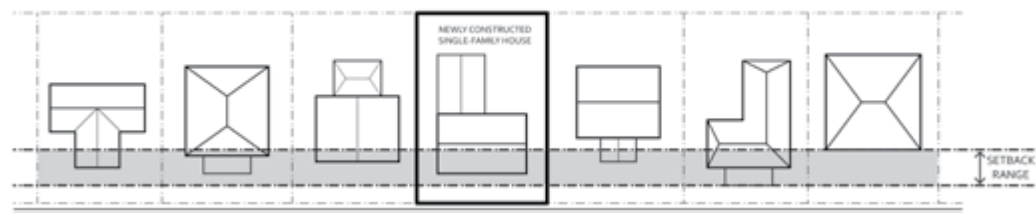
- Reinforcing existing setback patterns within the HOD and following setback requirements prescribed in the HOD zoning regulations.

Not Recommended

- New construction that ignores the prevailing site characteristics such as physical and visual relationships between buildings or between a primary building and outbuilding.
- Locating walls, fences, or new additions in a manner that detracts from the prevailing site relationships within the HOD.



NEWLY CONSTRUCTED SINGLE-FAMILY HOUSE BUILT OUTSIDE EXISTING SETBACK RANGE (INAPPROPRIATE)



NEWLY CONSTRUCTED SINGLE-FAMILY HOUSE BUILT WITHIN EXISTING SETBACK RANGE (APPROPRIATE)

Illustration of a house that is not consistent with the prevailing setback (top) versus a house that is consistent with the prevailing setback (bottom) of a streetscape.

Orientation

Orientation is the direction a building faces. Most historic buildings face a street, with their primary elevation, or a façade, and principal entrance in full view. Sometimes a building is oriented to a side yard or placed at an angle to a street. A new building should respect the primary orientation of its neighbors. An addition to a historic building should typically maintain the same orientation as the building to which it is attached.

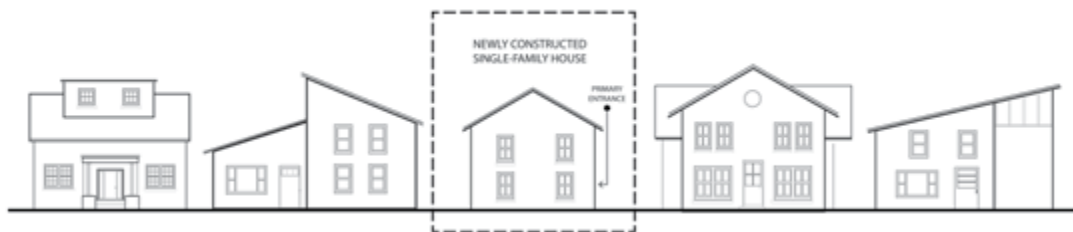
Guidelines

Recommended

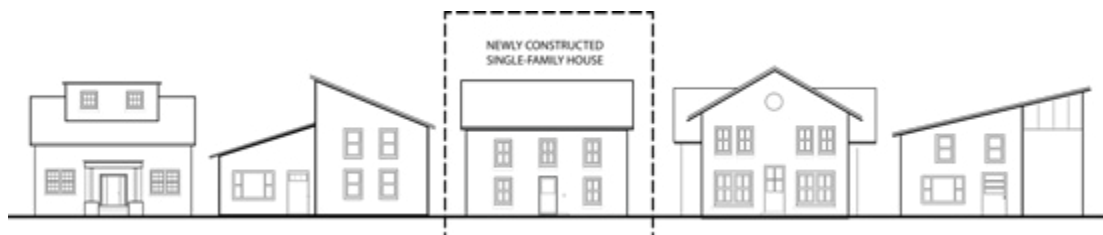
- Orienting new construction that is consistent and responds to the orientation of adjacent and nearby buildings within the HOD, deferring to historic and contributing properties as examples.
- Orienting an addition so that it is compatible with the orientation of the contributing or non-contributing building to which it is attached.

Not Recommended

- Dramatically changing the orientation of a contributing or non-contributing building within an established streetscape.
- New construction or additions that depart from the established orientation pattern and streetscape.



ORIENTATION OF NEWLY CONSTRUCTED SINGLE-FAMILY HOUSE (INAPPROPRIATE)



ORIENTATION OF NEWLY CONSTRUCTED SINGLE-FAMILY HOUSE (APPROPRIATE)

Illustration of a house that does not follow the prevailing orientation pattern (top) versus a house that is consistent with the orientation pattern (bottom) of a streetscape.

Massing and Building Form

Massing refers to the general shape, form, and size of a building. Massing is highly influenced by how the building is situated on its site, and its directional expression. Form is related to a combination of shape, massing, and proportions. A building's form can be simple or complex. Simple forms are generally rectilinear in shape, whereas complex forms are comprised of a combination of elements, often with projections or indentations.

Guidelines

Recommended

- New construction or additions that are in keeping with the size of existing and adjacent buildings or structures, using historic or contributing properties as examples.
- Massing an addition to a historic or contributing building in a manner that is subservient or deferential to the historic building form.
- New construction that respects the general form of adjacent contributing and non-contributing buildings and echoes the pattern established by the streetscape.

Not Recommended

- Drastically altering the massing of an existing building or streetscape with an oversized addition or new building.
- Alterations, additions, or new construction that changes the form of a historic or contributing building or prevailing character of the streetscape.



EXISTING SINGLE-FAMILY HOUSE



EXISTING SINGLE-FAMILY HOUSE AND ADDITION WITH COMPATIBLE MASSING



EXISTING SINGLE-FAMILY HOUSE AND ADDITION WITH INCOMPATIBLE MASSING

Illustration of additions that are compatible and incompatible with an existing house.

Height and Scale

A building's height is the vertical distance between the grade and the highest point of the building, often described in stories or floors. Buildings can also be multi-level, meaning they have multiple stories. Scale is often used to describe the comparative size of a building relative to neighboring buildings, and/or the size of a building as compared to the size of a human. Additionally, scale can also be understood as the relative size of building elements (windows, doors, cornices, etc.) to each other and to the building. The architectural features of a building can reinforce human scale or can create a monumental scale.

Scale of new construction or additions should be considered in relation to surrounding buildings in the HOD both in height and width, and their proportion to one another.

Guidelines

Recommended

- New construction that respects the general scale of adjacent and nearby buildings within the HOD, deferring to historic and contributing properties as examples.
- Use of detailing and architectural features on new construction and additions that reinforce the scale of the surrounding buildings in the HOD. Elements such as porches, entrances, carports, decorative features, and landscapes should all reinforce the predominant scale.

Not Recommended

- New construction that is inconsistent with its context.
- New construction that is of monumental or overbearing scale within the human scale of a residential neighborhood or that competes with the monumental scale of a historic or contributing property that is essential to the HOD.



Illustration of a house that is out of scale (top) versus consistent with the predominant scale (bottom) of a streetscape.

Proportion

Proportion is the relationship of one architectural dimension to another, such as a building’s height to its width, or the size of a window opening in comparison to the façade size. When executed thoughtfully, proportions provide balance and order.

Proportions are often expressed as geometric ratios. Among the most popular is the “Golden Ratio.” Dating from Ancient Greece, the Golden Ratio, or Golden Section, is considered the most aesthetically pleasing proportion in art and architecture.

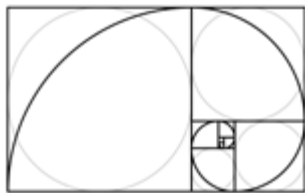
Guidelines

Recommended

- Alterations to existing buildings that respect the existing proportions.
- New additions, exterior alterations, or related new construction that is compatible with the proportions of the historic or contributing building or prevailing character of the HOD.

Not Recommended

- New construction that is inconsistent with its context and the prevailing proportions of historic and contributing buildings within the HOD.



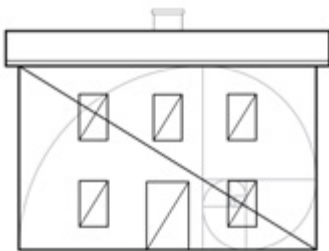
EXISTING HOUSE



NEW CONSTRUCTION WITH INCOMPATIBLE PROPORTIONS



EXISTING HOUSE AND ADDITION WITH INCOMPATIBLE PROPORTIONS



EXISTING HOUSE



NEW CONSTRUCTION WITH COMPATIBLE PROPORTIONS



EXISTING HOUSE AND ADDITION WITH COMPATIBLE PROPORTIONS

Illustration of the Golden Section, considered the most pleasing proportion in art and architecture for over 2000 years.

Illustration of a new construction house and addition that is out of proportion (top) versus new construction or addition that is consistent with the proportions (bottom) of an existing house or streetscape .

Rhythm

Architectural rhythm refers to the spacing or pattern of elements that comprise a building façade (such as bays or window openings). On some buildings, bays or windows openings and/or solid wall surfaces are arranged in an ordered and regular pattern, denoting the rhythm of a building. The rhythm of a grouping of buildings or a street is defined by the space or lack thereof between buildings, and the consistent or varied height of roofs, cornices, or other roof projections.

Guidelines

Recommended

- Alterations to existing buildings that respect the existing rhythm of a building.
- New construction or additions that respect the rhythm of a related or adjacent existing building or the prevailing character of the HOD.

Not Recommended

- New construction that is inconsistent with its context and the prevailing character of historic and contributing buildings.

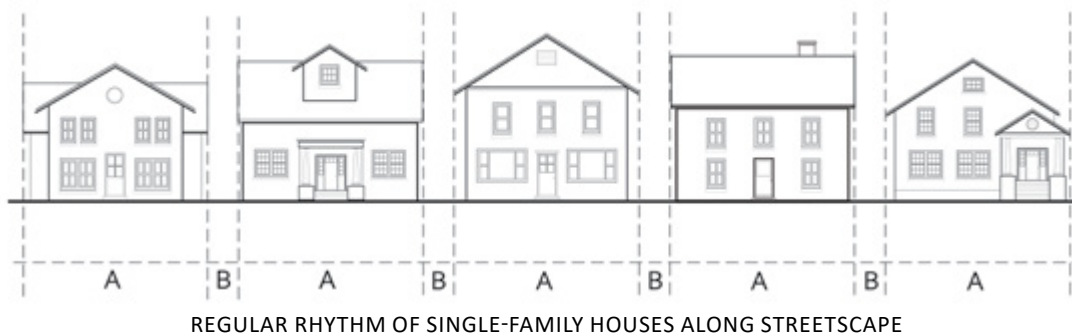
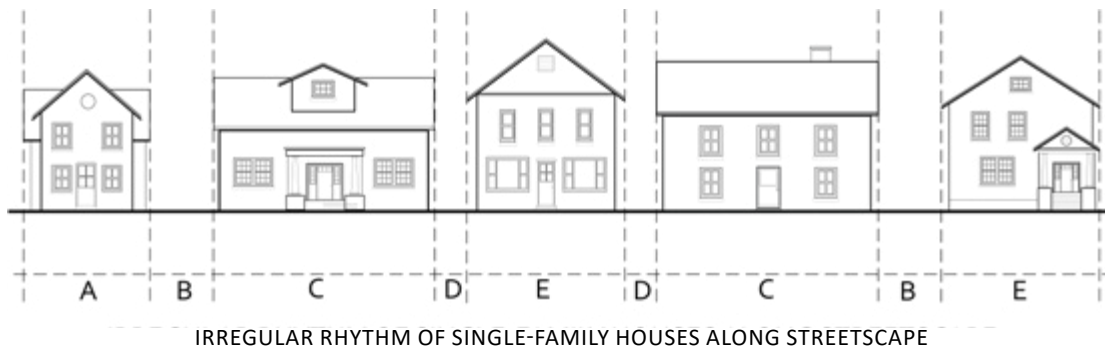


Illustration of a streetscape with an irregular rhythm (top) versus a streetscape with a regular rhythm (bottom).

Symmetry and Balance

Symmetry is when elements of a building are arranged in the same way on both sides of an axis. A symmetrical façade typically has a central door and the same number of windows on either side of the door. In contrast, asymmetry consists of elements that have been arranged unevenly around a central point or axis.

Symmetry is an ordered approach to design and often is indicative of the building's architectural style. For instance, Colonial Revival and more traditional styles of architecture are usually symmetric in design while Midcentury Modern or other modernist styles may have asymmetrical designs.

Architectural balance is achieved when the point of focus is ideally located to support a building's sense of order. On a symmetrical façade, balance is relatively simple to attain with the careful arrangement of window and door openings. Balance on an asymmetrical façade is achieved through the thoughtful siting of an off-centered entrance, countered with sufficient visual weight opposite the door.

Guidelines

Recommended

- Alterations to existing buildings that respect the balance and symmetry or asymmetry.
- New construction or additions that respect the existing character and balance of an existing building or the prevailing character of the HOD. For instance, where the designs of historic or contributing buildings within a HOD are predominantly asymmetrical, employ a design that continues the pattern.

Not Recommended

- New construction that is inconsistent with its context and the prevailing character of historic and contributing buildings.



Illustration of symmetrical façades.



Illustration of asymmetrical façades.



Example of a symmetrical façade on the Pohick Church in the Pohick Church HOD.



Example of an asymmetrical façade in the Hollin Hills HOD.



Side-gabled roof covered in standing seam metal in the St. Mary's Church HOD.



Pyramidal-hipped roof covered in wooden shingles in the Woodlawn HOD.



Low-slope butterfly roof in the Hollin Hills HOD.

Roof Forms and Materials

The roof is one of the most important elements of any building or structure. It physically protects the building from the elements and provides visual character. The roof form, materials, textures, and features such as eaves, gutters, and chimneys all collectively contribute to the building's architecture. Examples of roof forms found throughout the various HODs include but are not limited to flat, gabled, hipped, and shed roofs. Examples of common materials include but are not limited to slate shingle, wood shingle, metal shingle, composition shingles or contemporary built-up roofs of tar and gravel.

New designs should incorporate roof shapes and materials that are compatible with the historic patterns. For example, on a street of front facing gable roofs clad in slate shingles, a new building should probably have a compatibly designed gable roof form with shingle cladding (not necessarily of slate). Introducing new or incompatible roof shapes or materials, would not be in keeping with the existing character of the street.

Guidelines

Recommended

- For historic or contributing properties, preserve the original shape, line, pitch, and overhang of the historic roof, as well as any character-defining features.
- For historic or contributing resources, preserve historic roofing materials or replace in-kind. If in-kind replacement is not possible, replace with new roofing that matches the historic material in composition, size, shape, color, pattern, and texture.

Not Recommended

- Replacement of historic roofing with asphalt shingles as it may dramatically alter the historic appearance of a historic or contributing property.
- Addition of large elements such as mechanical equipment or satellite dishes on prominently visible elevations
- Introduction of new roof features, such as skylights, vents, or dormers, that would diminish the original design of the roof or damage historic roofing materials.

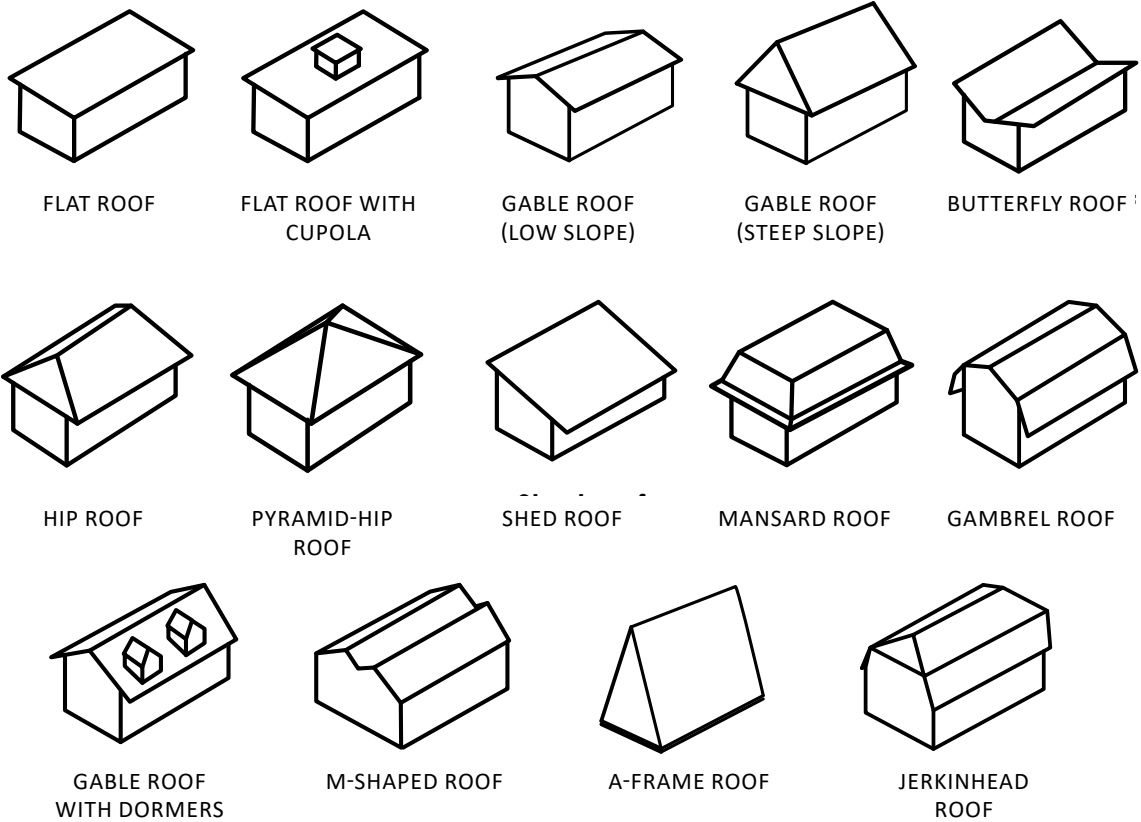
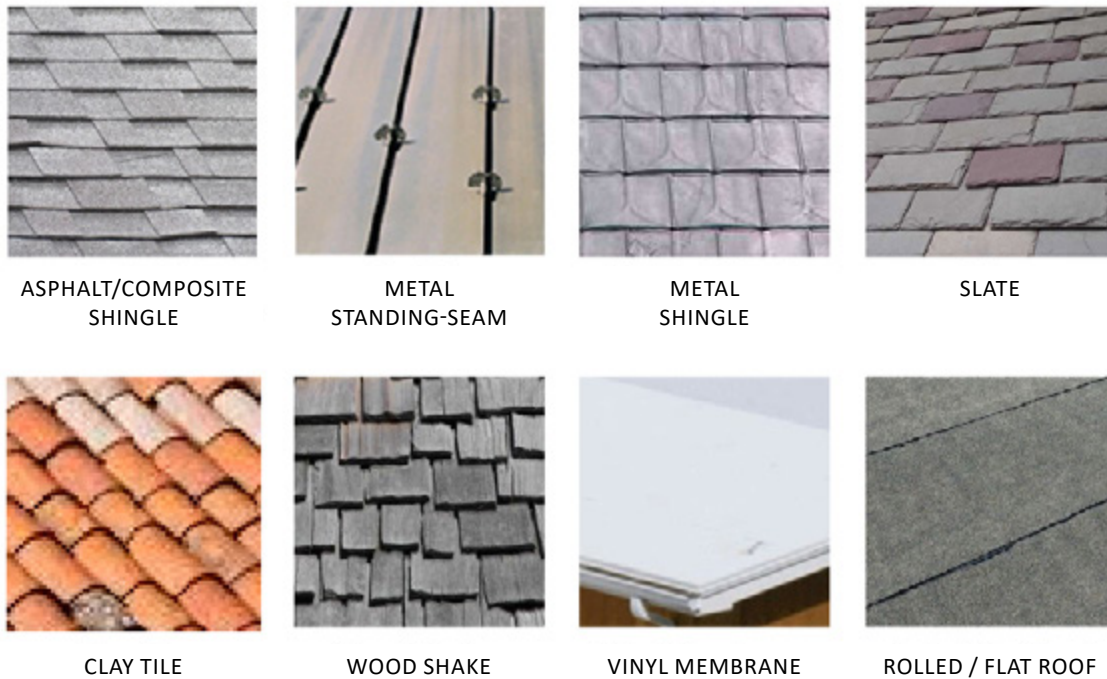


Illustration of common roof forms.



Common roofing materials.

Door and Window Types and Patterns

Doors and windows are consistently among a building's most important character-defining features. Their placement, configuration, materiality and detailing play a major part in defining the style and character of any building. Examples of door types found throughout the various HODs include single-leaf doors, double-leaf doors, and sliding doors. Examples of window types found throughout the various HODs include single and double-hung windows, fixed windows, and casement, awning, clerestory, and transom windows. Window patterns can be symmetrical or asymmetrical and can be ordered/regular or informal.

Guidelines

Recommended

- For historic or contributing properties, preserve and repair historic windows and doors. Where replacement is required, install new windows or doors that fit within the original opening and match the original in dimensions, configuration, material, and detail to the greatest extent possible.
- Retention of historic wood shutters and repair as necessary. If replacement shutters are necessary, they should match the original shutters in dimensions, style, and material.
- Installation of interior storm windows to improve energy efficiency of existing windows.
- New construction or additions should use the existing pattern and appearance of surrounding windows and doors to guide new selections.
- Concentrating necessary door or window modifications on secondary elevations with limited visibility.

Not Recommended

- Modification of original window or door openings in a manner that negatively impacts the overall design of a historic or contributing building.
- Replacement of historic windows on historic or contributing buildings where repair is possible.
- Installation of new windows or doors that do not properly fit the existing openings or replicate the historic appearance in terms of size, configuration, profiles, material, and general design.
- Use of windows or doors that are inconsistent with the prevailing character of windows or doors within the HOD.



Single-leaf partially-glazed wood door in the Centreville HOD.



Double-leaf paneled wood door framed by engaged columns and topped with a pediment at Pohick Church.



Gothic Revival-style transom window above a paneled wood door in the Langley Fork HOD.



Sliding glass doors with fixed and awning windows in the Lake Anne HOD.



Steel-sash windows at the Lorton Prison.



Double-hung wood-sash window in the Woodlawn HOD.

Materials, Textures, and Colors

Materials, textures, and colors are characteristics of all buildings. Materials such as stone, wood, metal, glass, or other manufactured products can offer a variety of textures and colors.

Guidelines

Recommended

- For historic or contributing properties, preserve and maintain original materials, textures, and colors. Where replacement of original materials is required, match the original in dimensions, configuration, texture, and color as closely as possible.

Not Recommended

- Replacement of historic materials, textures, and colors on historic or contributing buildings where repair is possible.
- Use of materials, textures, and colors that are inconsistent with the prevailing character within the HOD.



Gray and red sandstone at the Bull Run Stone Bridge HOD.



Beaded weatherboard siding at the Dranesville Tavern HOD.



Consistently colored and sized modern pressed brick at the Pope-Leighy House in the Woodlawn HOD.



Variegated hand-molded brick in the Sully HOD.

Details and Ornamentation

Details and ornamentation contribute significantly to a building's style. Most examples in Fairfax HODs are applied ornamentation that include decorative cornices, columns, pilasters, porches, or trim. Materials such as wood, brick, and glass can be used to create interesting details that are either exuberant, modest, or quite minimal in character. Details and ornamentation are often primary identifiers of a building's age and architectural style.

Guidelines

Recommended

- For historic or contributing properties, preserve and repair historic details and ornamentation.
- Where replacement is required, install new details and ornamentation in kind, matching the original in design, dimensions, configuration, and material to the greatest extent possible.

Not Recommended

- Removal of a building's original details or ornamentation.
- Replacement of historic details or ornamentation where repair is possible.
- Introduction of new details or ornamentation that are inconsistent with the prevailing character within the HOD.



A Gothic-style window with pointed shutters in the St. Mary's HOD.



Blind transom with decorative wood panel and keystone arch in the Woodlawn-Pope Leighey HOD



A porch with ornamental trim in the Sully HOD.



Grooved concrete site wall in the Lake Anne HOD.



Quoining detailing at the corners of the Pohick Church in the Pohick Church HOD.



Cornice brackets and applied decorative stickwork in the Centreville HOD.



An outbuilding with decorative brick detailing in the Huntley HOD.



Decorative window pediment in the Langley Fork HOD.

ADDITIONAL CONSIDERATIONS

Primary vs. Secondary Elevations

Building elevations refer to the exterior walls that make up a building. Buildings generally feature a primary elevation, or a façade, and secondary elevations. Primary elevations are those that face a street or public open space, or possess significant architectural composition or features. Secondary elevations are generally those that do not face public spaces and do not possess significant architectural elements. Alterations to primary building elevations are more likely to affect a property's character than those undertaken on secondary elevations.



Primary elevation or façade of the Spindle Sears House in the Centreville HOD.



Side secondary elevation of the Spindle Sears House with limited visibility.

Streetscapes

Streetscapes refer to the visual elements of a street or roadway. These elements can include the streets themselves, as well as flanking buildings, sidewalks, medians, plantings, public art, and open spaces that collectively form the streetscape. Streetscapes are often (but not always) most relevant for urban and suburban environments. At other times, properties may not be constructed within immediate proximity of a street or roadway, or may be intentionally designed to minimize exposure to a nearby roadway. Many of the HODs in Fairfax County feature buildings that were constructed prior to the primacy of the automobile and paved roadways, and therefore enjoy natural, less developed environs.



Brick and concrete paving in the Lake Anne HOD.

Hierarchy

The term “hierarchy” in architecture is typically understood to mean the dominance of primary over secondary buildings, volumes, or features. When applied to a collection of buildings, a primary building may possess hierarchy over an outbuilding, such as a shed. When a single building is comprised of a number of volumes, hierarchy should be given to the original volume that possesses the bulk of the building’s character-defining features, rather than an addition. Even features within a single building can be hierarchical; prominent features such as a large cornice may hold hierarchy over simple window trim.



Main historic building volume and secondary wing on Sully.



House in Langley Fork with hierarchy of windows that reduce in size at upper floor levels.

Ratio of Openings to Solid Surfaces

This ratio can also be understood as the void to solid ratio, or the ratio between windows (and doors) to walls. It is the measure of the balance between negative openings (doors and windows) against the positive walls. Lots of openings give a sense of lightness and openness, whereas a façade that has few openings can reflect a sense of heaviness and opacity.



Building in the Sully HOD with a single door opening resulting in a high solid-to-void ratio.



Building in the Hollin Hills HOD with a high proportion of windows resulting in a low solid-to-void ratio.

Historic Landscapes

Historic landscapes can be urban, suburban, semi-rural, or rural in character. They may include buildings, structures (such as bridges or gazebos), water features, roads, or may be undeveloped altogether. In Fairfax County, examples of historic landscapes include cemeteries, battlefields, and plantation lands.



Historic gardens and garden structures at Wellington at River Farm.



St. Mary's Church graveyard.

Viewsheds

A viewshed is a geographical area visible from a certain location, including everything within the line of sight (360 degrees) from that location. A viewshed does not include any views beyond the horizon or obscured from sight due to buildings, trees, land masses etc. Preservation of historic viewsheds to and from historic resources should be prioritized.



Slightly obscured viewshed from Woodlawn towards Mount Vernon and the Potomac River.



Historic light fixture in the Lake Anne Village Center HOD.

Lighting

Addition of new lighting into a suburban, semi-rural, or rural landscape should not detract from or overwhelm the visual character of the HOD and its natural landscape. New outdoor lighting should be compatible with the historic character and period of the HOD and the individual property. Lighting should be designed so as not to impinge on the historic character of the HOD. New lighting, where required, should follow [Fairfax County's Outdoor Lighting Standards](#) found on the County's Zoning Administration Division.



Archaeological site in the Mount Air HOD.

Archaeological Resources

Though not readily visible, archaeological features within an HOD also contribute to its historic character and significance. Many HODs have potential for Pre-Contact or historical archaeological resources.

The county may require archaeological investigations for rezoning, development plan, special exception, special permit, or variance applications on a property that is located wholly, partially within, or contiguous to an HOD and when the application involves 2,500 square feet or more of land disturbing activity, 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 a Phase I Archaeological Survey is warranted.



Archaeological remnant in the Mount Air HOD.

If you think you may have archaeological resources or remnants of a previous structure on your property, please consult the Archaeology and Collections Branch of the Fairfax County Park Authority before you continue with your project.



Wellington at River Farm HOD.



Piney Branch and Robey's Mill in the Robey's Mill HOD.



04

Design Guidelines

GUIDELINES FOR PRESERVING ARCHITECTURAL CHARACTER: PRESERVATION AND REHABILITATION OF EXISTING BUILDINGS

This section contains guidelines that address general treatment issues for resources in HODs. As a general best practice in historic preservation, retention and repair of original features is always preferred, but in cases where a material or system has aged or deteriorated such that it requires replacement, it should be replaced in kind. In kind replacement refers to the replacement of an original feature with a new feature of the same material, design, and scale. Preservation and rehabilitation projects should follow a treatment hierarchy that begins with minimally invasive actions such as repair and, when appropriate, progresses to replacement of original features in kind. If features have already been altered, then restoration to an original appearance based on historic documentation is encouraged but not required. When thoughtfully carried out, preservation, rehabilitation, and maintenance of buildings in HODs can be successfully implemented without negatively impacting the historic character of the HOD.

Building Elements and Features

The following sections address recommended and not recommended treatments for the below building elements and features:

- Foundations
- Walls and Exterior Cladding
- Roofs, Roof Features, and Roof Materials
- Entrances, Porches, and Decks
- Windows, Window Features, and Glazing Materials
- Details and Ornamentation
- Mechanical Systems and Plumbing
- Garages, Carports, and Non-Attached Structures



Wellington at River Farm HOD.



Hollin Hills HOD.

Foundations

The foundation forms the base of a building and is extremely important to the overall stability of the entire structure and can be constructed of concrete, stone, brick, or stuccoed masonry. As a building element, above grade foundation walls contribute to the architectural character of the HOD.

Guidelines

Recommended

- Retaining, preserving, and repairing above grade foundation walls.
- When above grade foundation walls cannot be repaired, replacing them in-kind.
- Ensuring that water flows away from the foundation.
- Preventing tree roots or other vegetation from causing structural disturbance to the foundation (transplant smaller plantings away from the foundation and avoid planting new vegetation close to the building).

Not Recommended:

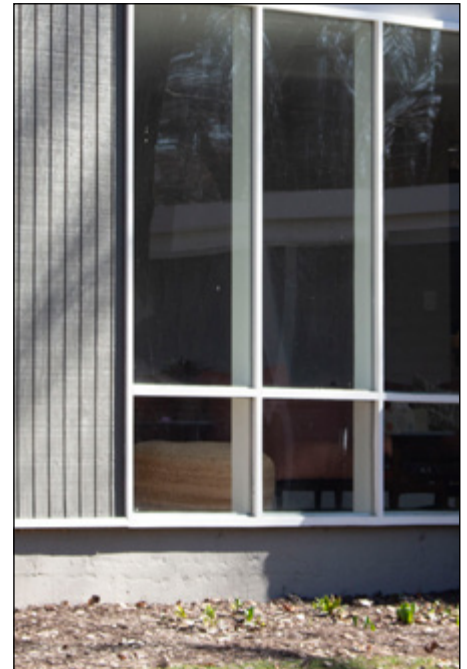
- Using non-original materials for cladding of visible foundation walls.
- Altering the original height of the foundation above grade.



Stone foundation in the Centreville HOD.



Brick foundation at the Pohick Church.



Low profile concrete slab foundation in the Hollin Hills HOD.



Stucco coating on walls on Wellington at River Farm.



Beaded clapboard siding at Huntley.



Brick wall cladding laid in an American bond at Lorton Prison.

Walls and Exterior Cladding

Buildings in a HOD can be clad in wood siding, brick, brick veneer, concrete, stone, stucco, Hardboard or Masonite panels. Glazing can also be a prominent feature of walls. Original or in-kind exterior cladding materials, along with supporting architectural elements, strongly influence the aesthetic of a home and the surrounding neighborhood.

Guidelines

Recommended

- Performing basic maintenance to maintain and prolong the life of original cladding materials.
- If necessary, repairing, and replacing damaged or deteriorated structure or cladding, based on documented precedent, or designed to be compatible with the size, scale, style, and color of the building and existing materials.
- Taking efforts to match historic exterior materials, keeping in mind the color, texture, profile, dimensions, and overall appearance of the original material.
- For wood, Hardboard, or Masonite cladding:
 - Retaining existing cladding and maintaining finishes.
 - Where necessary, repairing rotted or missing sections rather than replacing the entire element.
 - Where necessary, replace in-kind with new cladding that matches the historic material, dimensions, profile, texture, detailing and overall appearance.
- For masonry cladding:
 - Retaining original or historic masonry features such as walls, cornices, window surrounds, steps, flooring, and columns, which are important in defining the overall character of the building.
 - When necessary, repairing or replacing damaged or deteriorated masonry units in-kind with units that match the size, texture, color, pattern, and physical properties of the historic unit, as well as mortar joint size and tooling.
 - Repointing deteriorated mortar with historically compatible mortar that matches the original material in color, texture, physical properties such as strength and porosity, detailing, and tooling.

- For stucco coatings:
 - Retaining the historic stucco on the main building and regularly maintaining the exterior coating to deter or slow down deterioration.
 - Repairing stucco by removing loose material and patching with a new material that matches the historic in composition, color, tint, and texture.
 - Painting stucco as necessary with a compatible paint or lime wash that will not damage the surface coating.

Not Recommended:

- Introducing new or substitute materials where not originally present, or materials that do not match the original in scale, texture, and form.
- Applying inappropriate ornamentation such as trim or stringcourses.
- Using potentially damaging masonry treatments such as sandblasting, surface grinding, high pressure cleaning, or chemical cleaning.
- Applying paint or other coatings to masonry that has been historically unpainted.
- For wood cladding:
 - Replacing existing wood siding with cement fiberboard or other synthetic or alternative materials if it is architecturally incompatible with the historic materials.
 - Using mastic paint or other incompatible coatings and finishes that trap moisture and cause rotting/deterioration of the underlying wood.
- For masonry cladding:
 - Use of waterproof or water repellent coatings on uncoated masonry that can worsen moisture problems.
 - Application of paint or other coatings to masonry that were historically unpainted or not coated in stucco.
 - Potentially damaging masonry treatments such as sandblasting, surface grinding, high pressure cleaning, or use of chemicals as these methods can cause irreparable damage to the historic masonry.
 - Use of incompatible mortar, concrete, or caulking compounds that could damage historic masonry.
- For stucco coatings
 - Use of stucco coatings that are stronger than the historic or do not match the historic appearance.
 - Use of commercial caulks or other compounds to patch stucco.
 - Use of incompatible mortar, concrete, or caulking compounds that could damage remaining historic stucco or the underlying masonry.

Windows, Window Features, and Glazing Materials

Windows are one of a building's most important character-defining features. Their placement, configuration, materiality, and detailing play a major part in defining the style and character of any building. Examples of window types found throughout the various HODs include single and double-hung, fixed, casement, awning, hopper, clerestory, transom, and fanlight windows. Window patterns can be symmetrical or asymmetrical and can be ordered/ regular or informal. Maintenance and repair of original windows should always be a first course of action, followed by retrofitting windows for better energy efficiency.

Guidelines

Recommended

- Retaining and repairing original window openings, sashes, features, and materials through cleaning and repainting or refinishing.
- When possible, repair deteriorated or damaged portions of a window rather than the entire window unit. This includes removal and repair of sash, including reglazing where necessary, and making repairs to the frame.
- For wood windows, partially decayed sections of wood can be dried, treated, and waterproofed, patched, or filled, and repainted to extend the life of the unit.
- For steel units, bent, heavily corroded, or other damaged frames should be repaired in place when possible or removed and repaired if the damage is extensive.
- Avoiding interior changes that would require removal or alteration of a window opening on a primary or visible elevation.
- If necessary, due to extensive or irreparable deterioration or damage, replacing original windows with new windows that match the visual characteristics of the original, including configuration, operability, dimension, profile, and material (where feasible)
- Replacing in kind, following the design, finish and visual qualities of the historic window including the operability, pane configuration, dimensions, profiles, and framing elements (small variations in profile may be acceptable if those variations do not significantly impact the visual character of the historic window design).
- Selecting appropriate wood or steel to match the original window material; alternatives to the original steel casement window inserts (such as aluminum or aluminum-clad wood windows) may be acceptable if it closely matches the visual characteristics of the original window.
- Replacing non-original windows with new windows that match the remaining original windows on the structure. If no original windows remain, new windows should match the historic appearance of windows seen elsewhere in the HOD.
- Fitting new windows properly within the original openings.

Not Recommended:

- Inserting new window penetrations at primary or visible elevations
- Removing (infilling) or altering original window openings on primary or visible elevations
- Introducing non-original materials, such as vinyl windows (though alternative materials may be acceptable for high-moisture areas, such as bathrooms)
- Changing the design or operability of the original window such as dividing a large, glazed opening into smaller units
- Installing a window type not seen elsewhere in the HOD
- Replacing clear glass with non-clear heavily tinted or highly reflective glass (low emissivity coating is acceptable due to minimal tint)
- Adding thick window frames, shutters, exterior blinds, or non-original window features
- Adding new replacement windows that are not consistent with the aesthetic of the HOD.
- Replacing ornamented units with simple and clean modern window features and frames.



Double-hung windows and paired casement windows on a building in the Wellington at River Farm HOD.



Wall of grouped windows in the Hollin Hills HOD.



Gothic arch windows at the St. Mary's Church.



Corner window in the Lake Anne HOD.

Details and Ornamentation

Details and ornamentation are often main signifiers of a building's age and architectural style. Examples of decorative elements in county HODs include door surrounds, columns, pilasters, cornices, moldings, trim, balustrades, cupolas. Details can be constructed of a variety of material, including wood, brick, stucco, and glass, and can be complex or minimal in nature. The absence of decorative elements can also contribute to a building's style.

Guidelines

Recommended

- Retain any original decorative features that help define the architectural character of the building.
- Repair and maintain decorative elements by ensuring that historic drainage features (such as roof overhangs, gutters, and downspouts) divert rainwater away from their surfaces.
- Repair and maintain decorative features through non-abrasive and non-corrosive cleaning methods, and stripping and repainting or refinishing materials—where applicable—with compatible paints and historically appropriate colors.
- Where replacement is necessary, match the original or historic profiles, materials, and details in-kind.

Not Recommended:

- Alterations to the primary building or ancillary buildings would require the removal or alteration of any decorative features or ornamentation.
- Introducing new details or ornamentation that is not based on historical documentation.



Ionic columns and dentil molding, Wellington at River Farm HOD.



Decorative bargeboard in the Langley Fork HOD.



Decorative brick screen wall, Hollin Hills HOD.

Mechanical Systems and Plumbing

Modification and repairs of heating, cooling, plumbing, electrical, and other building systems in historic structures can pose significant challenges. When systems are beyond repair and replacement becomes necessary, efforts should be made to install new systems in a manner that limits modification to the building exterior. Incompatible replacement of systems (impacting the walls, fenestration, or roof form) has the potential to adversely affect the historic materials and aesthetic of the HOD.

Guidelines

Recommended

- Conducting regular maintenance to extend the life of existing systems.
- Replacing or installing new exterior equipment at ground level to the rear or side of the building, obscured from view with appropriate screening
- When replacing, considering systems that do not require highly visible rooftop equipment, or placing new roof-mounted mechanical equipment in a setback location away on a non-primary roof slope or side elevations with limited visibility.

Not Recommended:

- Placing new systems in a conspicuous location highly visible from the street or neighboring properties (for example, window-mounted air conditioning units at façades).
- Mounting rooftop equipment, such as satellite dishes, antennae, chillers, ductwork, conduit, piping, etc., in highly visible, prominent locations (unless alternatives do not exist)
- Physically mounting mechanical equipment on a historic structure using an invasive method which might damage significant architectural features.



Ductwork installed in crawl space to minimize alteration of historic fabric.



Equipment located on secondary elevation with screening.

Garages, Carports, and Non-Attached Structures

Detached garages, carports and other accessory structures make an important contribution to the character of a historic district. In addition to garages, historic accessory structures found in HODs include sheds, stables, smokehouses, dairies, springhouses, schoolhouses, and residential structures built to house tenants, servants, and enslaved people.

Guidelines

Recommended

- Retaining existing carports, detached garages, sheds, and other accessory structures dating from the HOD's period of significance.
- Maintaining significant architectural details on accessory structures.
- If necessary due to deterioration or damage, replacing accessory structure features in a manner that matches the historic material and appearance.

Not Recommended:

- Constructing new garages, sheds, and other accessory structures that are not compatible with the HOD aesthetic or overwhelm the existing building or site.



Examples of the non-attached structures, garages, and carports found throughout Fairfax County's HODs.

Adaptation

Instances requiring adaptation of historic resources need not conflict with preservation practices. Health, safety, accessibility, and sustainability concerns are all justifiable reasons to modify a building and alterations that follow the *Secretary of the Interior's Standards* are encouraged.

Health, Safety, and Accessibility

It is understood that modifications to historic resources may be necessary to meet current needs and standards. County staff are available to discuss ways in which necessary health and safety modifications can be implemented in a manner that is compatible with the existing building and the HOD. Design discussions with staff are encouraged. Whenever possible, health, safety, and accessibility modifications should aim to preserve character-defining features while simultaneously providing the required level of accessibility and safety.

Guidelines

Recommended

- Installing American with Disabilities Act (ADA)-compliant ramps that are simple in design and maintain character-defining features and materials to the greatest extent possible.
- If necessary due to terrain or steps, installing a lift or elevator of compact size.
- Implementing accessibility modifications of appropriate scale that are visually compatible with the aesthetic of the HOD.
- If possible or desired, implement modifications on secondary or less visible elevations rather than the building's façade.
- If a new door is necessary, consider utilizing the location of an existing door or modifying an existing window opening rather than creating a new opening.

Not Recommended:

- Implementing changes that cause irreversible damage to character-defining features in instances where alternatives exist that satisfy both health/safety/ADA standards and preservation standards.
- Extensive or excessive re-grading (leveling) of land to accommodate new ramps, etc.



Examples of sensitive alterations and additions to improve accessibility.

Sustainability

Projects to improve sustainability or energy efficiency should take a holistic and comprehensive approach. The preservation and rehabilitation of an existing building means saving the embodied energy used in the manufacturing of its materials and the labor of its construction. Sustainability upgrades should update existing features and systems while limiting impacts on the historic character of the building and the HOD.

Note that while ARB review will only apply to the building exterior, the following information also deals with the interior, since many adaptation strategies involve interior spaces. Additionally, note that much of this guidance would also apply to New Construction and Additions, to be discussed in the following section.

Guidelines

Recommended

- Completing an energy audit to evaluate thermal performance and identify deficiencies in the building's envelope and in its systems.
- When planning retrofits, retaining character-defining elements and materials to the extent possible and attempting to minimize any negative impacts on them.
- Properly insulating the building envelope from air leaks, and insulating windows, ducts, water heaters, and hot water pipes to improve energy efficiency and comfort.
 - Limiting heat loss through walls by exploring insulation solutions that do not require removal or alteration of exterior cladding.
 - Installing interior removable storm windows over single-glazed opening windows (note that interior storm windows over well-sealed fixed windows will cause excess condensation between the panes).
 - Replacing weather stripping on opening windows or applying clear window film.
 - Keeping fireplace dampers closed when not in use and install them where needed.
- Exploring heating and cooling systems upgrades that improve energy performance and conservation.
- Installing low-profile solar (photovoltaic) panels; solar shingles; a green roof; or cool roof products on flat roofs, non-visible elevations, or in a non-visibly obtrusive manner whenever possible.
 - Taking efforts to minimize the visual presence of solar panels, solar shingles, solar modules, mechanical and electrical connections, and mountings wherever possible.
 - Using solar products and mounting systems that complement historic roof materials.
 - If possible, consider placing solar products on an existing non-historic addition, or on a garage, or shed structure.

Not Recommended:

- Installing solar panels and associated equipment in a manner that severely interrupts the original roof form as viewed from the street or that rises substantially higher than the existing roof.
- Incompatible replacement of window glazing, sashes, and/or frames with heavily tinted glazing or vinyl frames.
- Removing roofing structure, materials, or features to accommodate new systems.

DESIGN GUIDELINES

GUIDELINES FOR ARCHITECTURAL COMPATIBILITY AND NEIGHBORHOOD COHESION: NEW CONSTRUCTION AND NEW ADDITIONS

This section provides guidelines related to the design and construction of new buildings and new additions in HODs. New additions are often necessary to increase living space and square footage. The design of new additions can dramatically alter the appearance of a historic building and the HOD. Successful additions provide additional living space while also complementing the existing neighborhood character. Opportunities for new construction in HODs are possible and unforeseen circumstances, such as fire or flood, could necessitate new construction within the HOD.

Additions and new construction should be thoughtfully designed to be compatible with the existing building in terms of scale, material selection, and design. Guidance outlined in the Secretary of the Interior's Standards directs that additions should be compatible yet differentiated from the original building, to avoid being mistaken as part of the original architecture. It is important to note that differentiation does not mean inharmonious. Ultimately, new construction and new additions should take cues from the HOD's architecture and should complement the historic character of the HOD's existing resources.

The following guidelines are intended to help project applicants design compatible new construction and additions.

Site Design (New Construction and Additions)

New construction and additions should embrace the visual clues of the building siting and placement in the landscape to reflect the individual property conditions of each site. For the purposes of these guidelines, site design includes the physical placement and positioning of the building or addition and its visual impact. Regarding building siting of new construction and additions, it is important to follow the historic precedent throughout the HOD. This can be accomplished by considering if buildings are consistently set back from the street or close to the street, sited at an angle or head-on, whether they are compatible with the natural topography and fit into rather than dominate the landscape, and, in rural HODs, whether they maintain sufficient open space. For guidelines focused on site and landscape features (parking, outbuildings, plantings, and fences), please see "Guidelines For Preserving Setting: Landscape, Streetscape, and Archaeology Guidelines" on page 78.

Guidelines

Recommended

- Siting new construction and additions in a way that maintains spatial relationships to the street, the original building, the lot, and any neighboring buildings.
- Designing new construction and additions to be set back from the street, aligned with neighboring frontages, and sited with respect to site-specific long views, shared views, and privacy.



Lake
Anne
Village
Center.

- Determining appropriate building size and scale based on lot character and surroundings.
- Locating new additions to existing buildings on rear or side elevations – not the front façade or on highly visible elevations.
- Maintaining the original orientation of the existing buildings. If the primary entrance is located on the south-facing facade it should remain in that location. Designing new construction to follow the prevailing orientation and building patterns.

Not Recommended:

- Designing new additions that contrast with the character of the historic building; require significant grading of land; or impose upon neighboring buildings or the streetscape.
- New additions that are attached in a manner that obscures, damages, or destroys character-defining features of the contributing buildings.
- New construction or additions that require significant grading of land in a deviation from its natural contours.

Size, Scale, and Massing

The size of a building reflects its height, width, and square footage. The scale of a building describes the comparative size of a building relative to a neighboring building or in relation to a human. Buildings can range from a “human” or residential scale or one or two-stories to high or mid-rise buildings of several stories. The term massing refers to a building’s three-dimensional geometric composition or visual “bulk,” and is highly influenced by how the building is situated on its site.

New construction should consider the size, scale, and massing throughout the surrounding HOD and the proportion and relationship of nearby buildings.

Guidelines

Recommended

- Where appropriate, incorporating a simple, recessed, small-scale hyphen (connection) to separate the addition physically and visually from the historic building.
- Reinforcing the human scale by including appropriate decorative and functional elements that reinforce the character of the HOD.
- Differentiating between the addition and the existing building by using different wall planes, rooflines, or cornice levels.
- Designing a new addition to be compatible with and respectful of the existing building. The new work should be differentiated from the old and should be compatible with its massing, size, scale, and architectural features to protect the historic integrity of the property and the HOD.
- Locating and designing additions in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building would be unimpaired.
- Considering one-story additions before pursuing second story additions.
- Designing new construction and additions that are respectful to neighbors in terms of shared views, privacy, and access to sunlight.

Not Recommended:

- Building unsympathetic new construction or additions that:
 - Visually and/or physically dominate the lot or the primacy of the original building.
 - Appear to date to an earlier era (appearing historicist).
 - Are out of scale with neighboring buildings.
 - Require leveling of land or tree removal.
 - Feature irregular, non-linear building footprints and/or complex massing with façade projections.
 - Appear modern, monolithic, or out of scale with the HOD's buildings.
 - Have expansive footprints that are not in keeping with the historic development patterns.
 - Require extensive disturbance of the surrounding landscape or mature trees (land leveling or tree removal).
 - Have irregular, non-linear building footprints and massing.
 - Disrupt identified viewsheds.



New construction is appropriately massed and takes design cues from surrounding historic buildings.

Proportion and Symmetry

Proportion and symmetry are closely related architectural principles that should be considered in the design of new construction or additions. New construction and additions should look to the proportion and symmetry throughout the HOD and on neighboring buildings.

Guidelines

Recommended

- Ensuring appropriate height-to-width ratios and proportionate fenestration openings
- Placing doors in a centered or off-centered location, counterbalanced with sufficient visual weight (i.e. windows) opposite the door.

Not Recommended:

- Designing disproportionately tall or wide buildings or fenestration openings.

Building Elements and Features

The following building elements and features have been previously defined and illustrated within the “Guidelines for Preserving Architectural Character: Preservation and Rehabilitation of Existing Buildings.” Please refer to those guidelines for definitions of foundations; walls and exterior cladding; roofs; entrances, porches, decks; windows; details and ornamentation; mechanical systems and plumbing; and garages, carports, and sheds and for additional guidance. Applicable guidelines that are specific to new construction and additions have been provided below.

Foundations

Guidelines

Recommended

- Ensuring that water flows away from the foundation.
- Respecting the height, contrast of materials, and textures of foundations on existing buildings within the HOD.

Not Recommended:

- Using inappropriate materials for foundations or foundation veneer.
- Foundations that visually contrast or compete visually with the walls above.

Walls and Exterior Cladding

Guidelines

Recommended

- Limiting the number of different cladding materials used for a single building
- Adding exterior cladding that matches or is compatible with the original building (for additions) or with other buildings in the HOD (for new construction)

Not Recommended:

- Using synthetic cladding materials, such as vinyl or aluminum
- Selecting highly textured materials of complicated visual character that are inconsistent with the materials found in the HOD
- Adding inappropriate wall ornamentation.

Roofs, Roof Features, and Roof Materials

Guidelines

Recommended

- Incorporating roof types, slopes, materials, textures, and features consistent with existing examples in the HOD
- Selecting roofing materials and colors that are compatible with the historic character of the HOD.
- Rooflines for additions to existing buildings should be compatible in pitch and form with the original roof and the style of the building. They should be secondary to those of the existing structure.
- Designing new additions so that they do not destroy historic materials or character-defining features.



Compatibly designed new construction that utilizes building features prevalent in their respective HODs.

- For new construction, integrating any rooftop-mounted equipment with adequate screening into the overall design.

Not Recommended:

- Removing an original chimney to accommodate a new addition.
- Inserting highly visible roof penetrations such as dormer windows or pyramid skylights
- Installing roof-mounted mechanical or other equipment that is highly visible and disrupts or alters the historic roof form.
- Cladding a visible roof slope with incompatible materials

Entrances, Porches, and Decks

Guidelines

Recommended

- Choosing hardware and lighting in keeping with the stylistic identity of the district.
- When designing new construction, relating doors to the door styles found on existing buildings within the HOD.
- Constructing porches or decks of matching style and materials found on existing buildings within the HOD.

Windows, Window Features, and Glazing Materials

Guidelines

Recommended

- When designing new construction or additions, looking to the original windows on existing historic buildings for examples of appropriate window types.

- Ensuring that placement, proportion, alignment, configuration, materiality, size, and detailing of windows are in keeping with the historic building and precedent throughout the HOD.
- Using high-quality materials for compatibility and longevity.

Not Recommended:

- Introducing fenestration proportions, patterns, or types without precedent in the HOD
- Using vinyl windows that do not replicate historic profiles and their frame width, profile, color, and sheen are significantly different than wood or steel.
- Using simulated divided-light windows with faux muntins.
- Using highly reflective or tinted glass.

Details and Ornamentation

Guidelines

Recommended

- Designing new additions that result in the least possible loss of historic materials so that character-defining features are not obscured, damaged, or destroyed
- Use of high-quality materials throughout.
- Use of architectural details and decoration that are consistent with the architectural styles found on contributing properties elsewhere in the HOD.
- Size details and related features so that their scale respects classical proportions as exhibited on existing buildings within the HOD.

Not Recommended:

- Designing new additions that obscure, damage, or destroy character-defining features, or that contrast with the character of the historic building.
- Incompatible detailing, particularly around door and window frames.

Mechanical Systems and Plumbing

Guidelines

Recommended

- Selecting systems that do not require rooftop equipment.
- Installing necessary systems and exterior equipment at ground level to the rear or side of the building, obscured from view with appropriate screening.
- Roof-mounted mechanical equipment (if absolutely necessary) placed on a flat roof section in a setback location away from the edge of the roof, painted to match or closely resemble the roof material.

Not Recommended:

- Placing new systems in conspicuous locations highly visible from the street or neighboring properties (for example, window-mounted air conditioning units at façades).
- Rooftop equipment such as satellite dishes, antenna, chillers, ductwork, conduit, piping, etc., that is visually prominent.

Garages, Carports, and Non-Attached Structures

Guidelines

Recommended

- Incorporating new structures that complement the aesthetic of the building, site, and surroundings - achieved via compatible massing, materials, and details.
- Ensuring that accessory structures are subordinate to the primary structure.

Not Recommended:

- Constructing attached or detached garages, carports, sheds, or other accessory structures that overwhelm the main building or visually interrupt the landscape.



Garage addition that is subordinate to the historic building.

GUIDELINES FOR PRESERVING SETTING: LANDSCAPE, STREETScape, AND ARCHAEOLOGY GUIDELINES

Landscape and streetscape are inclusive of woodlands, water courses, designed residential landscapes, circulation, and street patterns, shared public spaces, and the relationship between buildings and their surroundings - all of which can strongly contribute to the setting and distinct character of a HOD. The streets, sidewalks, and parks in HODs are maintained by the state, county, and the surrounding community. Property landscaping, fences and screens, driveways and parking pads, and other site considerations also contribute to the landscape and streetscape of HODs. The following guidelines provide guidance for preserving landscape and streetscape, and also how to appropriately approach any archaeological resources within HODs.



Site Design (Landscape)

Site design provides the context for how each individual property interacts with the surrounding built and natural landscape. Compelling site design is a defining characteristic that sets the HOD apart from surrounding contemporary residential developments. Site relationships between the building and the street, neighboring buildings, and woodlands are considered in order to preserve views and vistas.

Guidelines

Recommended

- Maintaining neighborhood network of vistas and viewsheds.
- Retaining original patios, retaining walls, or planting beds.
- Designing pathways or walkways with a minimal, understated profile.
- Protecting any existing free-flowing spaces and woodland character.
- Ensuring that grading and drainage systems cause minimal impact to landscape and views.
- Installing minimal outdoor lighting that doesn't impinge on the historic character of the HOD. New lighting should minimize glare, and light trespass, per the Outdoor Lighting

Standards found on the County's Zoning Administration Division website.

Not Recommended:

- Disturbing the natural landscape (removal of mature trees, leveling of land, etc.).
- Adding patios that diminish the primacy and scale of the building.
- Constructing retaining walls that visually overwhelm or obscure the landscape.
- Placing mechanical equipment and utilities in highly visible locations.
- Introducing exterior lighting of high lumen emittance or that does not comply with the County's Outdoor Lighting Standards.

Fencing and Walls

Fences and free-standing walls were originally built in several HODs to demarcate property boundaries and are important landscape design elements.

Guidelines

Recommended

- Retaining historic fences and walls and avoiding any changes that would require their removal or alteration.
- Performing basic maintenance to maintain and prolong the life of historic fences and walls.
- If necessary, repairing and replacing damaged or deteriorated fencing or walls based on documented precedent or designed to be compatible with the size, scale, style, and color of the existing materials.
- Using low plantings or hedges instead of new fencing or walls.
- For masonry walls:
 - When necessary, repairing or replacing damaged or deteriorated masonry units in-kind with units that match the size, texture, color, pattern, and physical properties of the historic unit, as well as mortar joint size and tooling.
 - Repointing deteriorated mortar with historically compatible mortar that matches the original material in color, texture, physical properties such as strength and porosity, detailing, and tooling.
- For wood fencing
 - Repairing rotted or missing sections of wood members rather than replacing the entire fence.
 - Taking efforts to match historic fencing appearance, keeping in mind the type of wood and rail size.
 - Where necessary due to extensive damage or deterioration, replacing wood

fencing in-kind with new members matching the original type of wood, dimensions, detailing and overall appearance.

Not Recommended:

- Installing new, tall, or visibly impenetrable fences or walls installed across historically open areas or vistas that would alter the relationship between the existing buildings and landscape.
- Installing tall or visibly impenetrable fences or walls that disrupt the visibility of historic structures, reinforce property lines, or extend parallel to the street frontage
- Planting hedges or other plantings that fully block visibility of the building as well as shared vistas and viewsheds.
- Using new or substitute materials that are not compatible with the original, such as chain link, chicken wire or vinyl.
- For masonry walls:
 - Applying paint or other coatings to historically unpainted masonry walls; using waterproof or repellent coatings on uncoated masonry that can worsen moisture problems.
 - Potentially damaging masonry treatments such as sandblasting, surface grinding, high pressure cleaning, or use of chemicals as these methods can cause irreparable damage to the historic masonry.
 - Using incompatible mortar, concrete, or caulking compounds that could damage the historic masonry.
- For wood fencing:
 - Using mastic paint or other incompatible coatings and finishes that trap moisture and cause rotting/deterioration of the underlying wood.

Signage

Addition of new signage should not detract from or overwhelm the historic buildings, surrounding natural landscape, or the overall visual character of the HOD or its approaches. Guidance more specific to each HOD may be found in district-specific guidelines.

Guidelines

Recommended

- Keeping signs to the minimum number and size necessary for identification of historic structures and road safety.
- Coordinating signs to be of simple and unified design.
- Using appropriately scaled and detailed signage.
- Using natural or historically compatible materials, such as wood, stone, or brick.
- Integrating new commercial signage as part of the total building design.

- When installing signage on a historic structure, locating signage in front of the structure rather than attached to it, to minimize damage to historic material.
- When attachment to a historic structure is necessary, minimizing potential damage. For example, signage attached to historic masonry structures (signage anchors, canopy support bolts, etc.) should be drilled into mortar joints, not to the face of masonry. Epoxy anchors or expansion anchors can be used. If anchors are removed, holes are to be filled with mortar that matches in color and composition to existing mortar.
- Installing minimal sign lighting that doesn't impinge on the historic character of the HOD. New sign lighting should minimize glare, and light trespass, per the Outdoor Lighting Standards found on the County's Zoning Administration Division website.

Not Recommended:

- Situating new signage that is visually incompatible with the surrounding character in mass, scale, form, features, materials, texture, or color.
- Installing multiple signs that detract from the historic site and views and wayfinding.
- Installing signage on a historic structure in a manner that damages historic material.
- Introducing sign lighting of high lumen emittance or that does not comply with the County's Outdoor Lighting Standards.

Driveways and Parking Pads

Hardscape features such as driveways and parking pads reflect the progression of a historic property's public to private spaces, illustrating the pattern of development of individual HODs and helping define the character of the property and district. Care should be taken to preserve these features, maintaining their original dimensions and materials.

Guidelines

Recommended

- Maintaining and repairing existing driveways to accommodate circulation.
- If deterioration makes replacement necessary, replacing in-kind, replicating the original footprint, materials and scoring pattern.
- Minimizing new roads and/or paving unless absolutely necessary and limit the use of paving materials to that best suited to site specific topography and soil limitations, and to the historic HOD materials.

Not Recommended:

- Introducing oversized driveways or parking lots that encroach upon the landscape or overshadow the buildings themselves.
- Vastly expanding existing driveways requiring encroachment on the landscape.
- Installing paving up to the building foundations with impermeable surfaces as this can increase building temperature, cause damage to the foundation, and trap moisture.

Landscape Design

The landscape design of a historic property includes its topography, as well as natural features such as trees, shrubs, and ground covering; and manmade features including walls, gates, and stairways. Preservation of these features is essential to maintaining the historic character of individual properties and the district as a whole.

Guidelines

Recommended

- Retaining and maintaining existing mature and specimen trees and shrubs
- Preserving character-defining features within the landscape, including historic walls, walkways, stairways, plantings, fences, gates, etc.
- Placing new trees and landscaping away from foundations or basement walls to avoid moisture infiltration from watering or damage from roots. Selecting new plant and tree species according to their mature size to account for the long-term impact of mature growth.
- Maintaining traditional plant materials and tree cover. Where tree removal is necessary due to damage, health, or hazards, replace with like species.
- Replacing significant trees and plants that die with the same species.
- Developing an invasive plant species management plan to control and remove invasive plants such as bamboo from the landscape.
- Incorporating landscape design that respects existing open spaces and wooded boundary areas.

Not Recommended:

- Removing original landscaping, such as mature trees, unless dead or diseased.
- Planting dense or tall vegetation that disrupts the view from the street, blocks neighborhood views and vistas, or clutters the landscape
- Introducing new features that are visually incompatible with the existing landscape features in size, scale, design, materials, color, and texture.
- Undertaking work that would impact the natural topography of the site. Document and evaluate topographic variation such as shape, slope, elevation, aspect, and contour before undertaking work.
- Using vines, ivy, or other growing plants directly on building or site walls, as they can cause damage to underlying materials.

Archaeological Resources

The Fairfax County Park Authority Archaeology and Collections Branch must be consulted when a project involves 2,500 square feet or more of land disturbing activity as part of a rezoning, development plan, special exception, special permit, or variance application on a property that is wholly, partially within, or contiguous to an HOD. The applicant should submit an Archaeological Survey Data Form when the above criteria are met, or as requested by the ARB. Archaeology and Collections Branch staff are available to provide guidance regarding archaeological resources or concerns.

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.



Appendix

APPENDIX A – CONTACT INFORMATION

Fairfax County:

Architectural Review Board

12055 Government Center Parkway

Fairfax, VA, 22035

Phone: 703-324-1380; TTY 711

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

Department of Planning and Development

Heritage Resources and Plan Development Branch

12055 Government Center Parkway

Fairfax, VA 22035

Phone: 703-324-1380; TTY 711

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

Fairfax County Park Authority Archaeology and Collections Branch

2855 Annandale Road

Falls Church, VA 22042

Phone: 703-534-3881; TTY 711

Website: <https://www.fairfaxcounty.gov/parks/archaeology>

History Commission

The City of Fairfax Regional Library

10360 North Street, Fairfax, VA 22030

Website: <https://www.fairfaxcounty.gov/history-commission/>

Commonwealth of Virginia

Virginia Department of Historic Resources

2801 Kensington Avenue, Richmond, VA 23221

Phone: (804) 482-6446

Website: <https://www.dhr.virginia.gov/>

National Park Service:

Technical Preservation Services

PO Box 37127 Washington, DC 20013-7127

(202) 343-9573

Website: <https://www.nps.gov/tps/>

APPENDIX B – 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.

Awning window: A top-hinged window that swings the bottom edge outward; designed to admit air while excluding rain.

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.

Bay, bow and oriel windows: These windows project out from the front or side of a house. Oriel windows generally project from an upper story, supported by a bracket. Bay windows are angled projections that rise up from the ground on the first floor. Bow windows are rounded projections, often formed of the window glass itself.

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.

Cantilever: A horizontal projection from a building, such as a step, balcony, beam or canopy, that is without external bracing and is supported only at one end, appearing to be self-supporting.

Caseament window: A window attached to its frame by one of more side hinges on the jamb (vertical side member).

Capital: The head or crowning feature of a column.

Caseament window: A metal or wooden window that opens outward or inward on hinges fixed to its vertical edge.

Castellated: Decorated with battlements (a parapet with alternating indentations and raised portions); also called crenellation. Buildings with battlements are usually brick or stone.

Ceramic tile: Any of a wide range of sturdy floor and wall tiles made from fired clay and set with grout. May be glazed or unglazed. Colors and finishes vary. May be used indoors or out.

Chair-rail molding: A wooden molding placed along the lower part of the wall to prevent chairs, when pushed back, from damaging the wall. Also used as decoration.

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 cylindrical 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.

Coping: The top course of a wall or parapet which covers and protects the wall from water damage.

Corinthian column: In classical architecture, a column decorated at the top with a mixed bag of decorative details, including acanthus leaves, scrolls and other lavish ornamentation.

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

Cupola: A dome, especially a small dome on a circular or polygonal base crowning a roof or turret. Usually only decorative in modern homes. Older cupolas can be reached by stairs.

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

Doric column: A Greek-style column with only a simple decoration around the top, usually a smooth or slightly rounded band of wood, stone or plaster.

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.

Fluting: Shallow, concave grooves running vertically on the shaft of a column, pilaster or other surface.

Foyer: The entrance hall of a house.

French door: A tall casement window-like door with full-length panes of glass. It is a popular accent that brings more light into a home.

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.

Gambrel Roof: A roof with one low, steep slope and an upper, less-steep one on each of its two sides, giving the look of a traditional American hay barn.

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.

Ionic column: A Greek-style column topped by a single scroll just below the top.

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.

Leaded window: A window with leaded lights.

Light: A piece of glass located within a window.

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

Mansard Roof: The roof type is flat on top, sloping steeply down on all four sides, thus appearing to sheath the entire top story of a house or other building. Popular on Second Empire style buildings.

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.

Palladian window: A window with three openings, the central one arched and wider than the others.

Parapet: A low wall placed to protect any spot where there's a sudden drop, such as at the edge of a roof, terrace or porch.

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.

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

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

Picture window: A large, fixed, single-pane window.

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.

Skylight: A window set into a roof or ceiling to provide extra lighting. Sizes, shapes and placement vary widely.

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

Stucco: A type of plaster used on exterior walls

Terracotta: Fired but unglazed clay, used mainly for floor and roof tiles. Can be fired in molds to produce a wide range of shapes. Usually red in color.

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 façade of a building or indoors. Trim is often a different color or material than the adjacent wall.

Turret: A very small, slender tower. In modern homes, usually only ornamental.

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 C – ADDITIONAL RESOURCES

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 links should be referenced to inform project planning.

National Park Service Preservation Briefs

<https://www.nps.gov/orgs/1739/preservation-briefs.htm>

The National Park Service’s Preservation Briefs provide useful information on a variety of topics related to preserving, rehabilitating, and restoring historic buildings. The following Preservation Briefs, accessible at the link above, are useful reference documents when planning a proposed project.

1. “Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings.”
2. “Repointing Mortar Joints in Historic Masonry Buildings.”
3. “Improving Energy Efficiency in Historic Buildings.” National Park Service. ‘
4. “Roofing for Historic Buildings.”
9. “The Repair of Historic Wooden Windows.”
10. “Exterior Paint Problems on Historic Woodwork.”
11. “Rehabilitating Historic Storefronts.”
13. “The Repair and Thermal Upgrading of Historic Steel Windows.”
14. “New Exterior Additions to Historic Buildings: Preservation Concerns.”
15. “Preservation of Historic Concrete.”
16. “The Use of Substitute Materials on Historic Building Exteriors.”
17. “Architectural Character—Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character.”
22. “The Preservation and Repair of Historic Stucco.”
24. “Heating, Ventilating, and Cooling Historic Buildings.”
29. “The Repair, Replacement, and Maintenance of Slate Roofs.”
32. “Making Historic Properties Accessible.”
36. “Protecting Cultural Landscapes: Planning, Treatment, and Management of Historic Landscapes.”
39. “Holding the Line: Controlling Unwanted Moisture in Historic Buildings.”
42. “The Maintenance, Repair, and Replacement of Historic Cast Stone.”
44. “The Use of Awnings on Historic Buildings: Repair, Replacement and New Design.”
45. “Preserving Historic Wooden Porches.”
47. “Maintaining the Exterior of Small and Medium Size Historic Buildings.”
48. “Preserving Grave Markers in Historic Cemeteries.”
50. “Lightning Protection for Historic Structures.”

Other Resources

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

Section 7-201 of the Fairfax County Zoning Ordinance. <https://www.fairfaxcounty.gov/parks/sites/parks/files/assets/documents/naturalcultural/zoning%20ordinance%20art07.pdf>

Secretary of the Interior's Standards for Rehabilitation: <https://www.nps.gov/crps/tps/rehab-guidelines/index.htm>

National Park Service, "The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings." <https://www.nps.gov/crps/tps/sustainability-guidelines/index.htm>

National Park Service, "National Register Bulletin Number 15: How to Apply the National Register Criteria for Evaluation." National Park Service. https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf

National Park Service, "Replacement Windows that Meet the Standards": <https://www.nps.gov/subjects/taxincentives/windows-replacement-meet-standards.htm>

National Trust for Historic Preservation, Preservation Green Lab, "Saving Windows, Saving Money": <https://windowpreservationalliance.org/resources/Documents/Library/Evaluating%20the%20Energy%20Performance%20of%20Window%20Retrofit%20and%20Replacement.pdf>

