

Huntley Historic Overlay District Design Guidelines

Fairfax County, Virginia

*Draft
April 2024*



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01

Introduction to the District-Specific Design Guidelines

INTRODUCTION TO THE DISTRICT-SPECIFIC DESIGN GUIDELINES

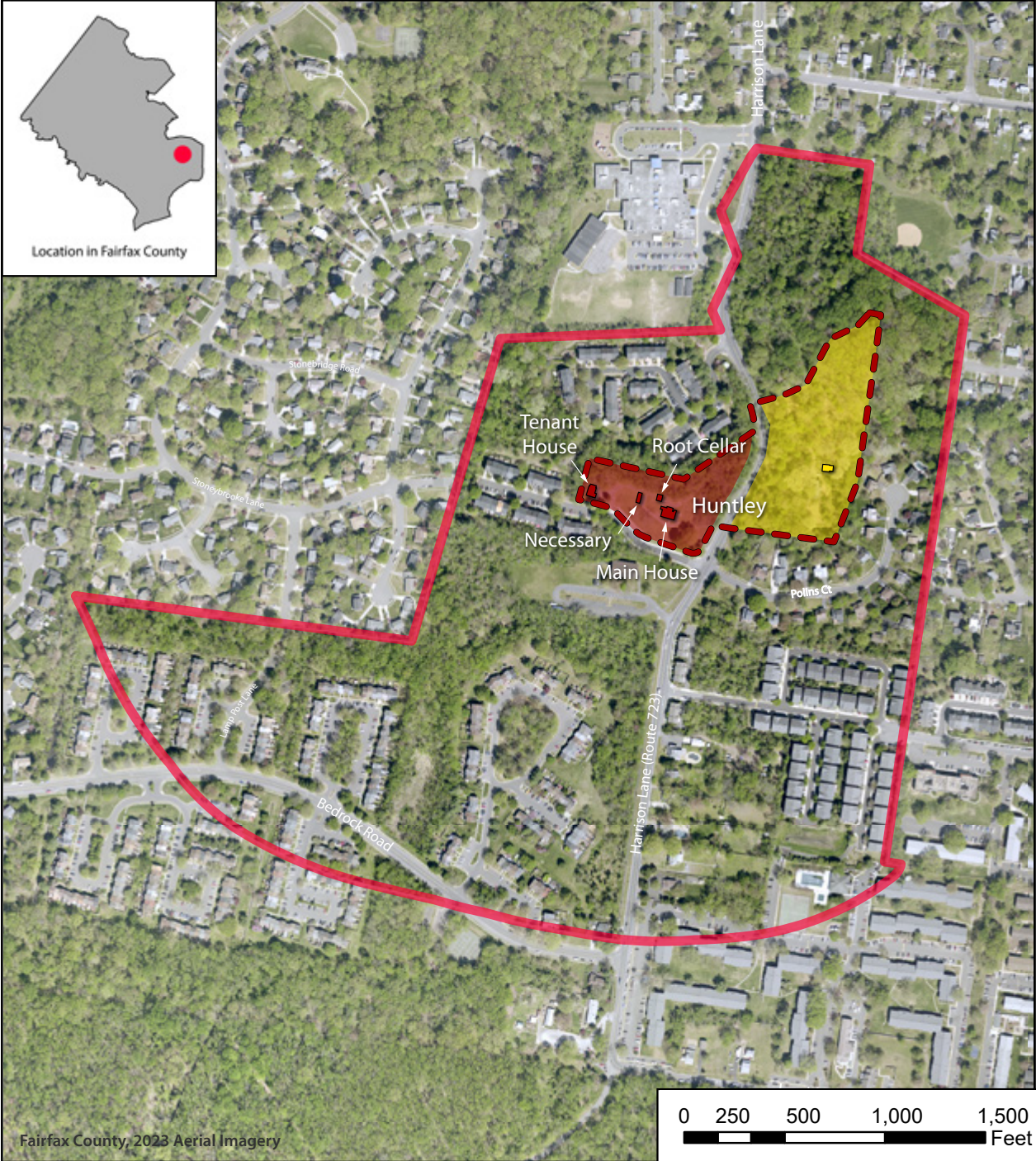
The Huntley Historic Overlay District encompasses 111 acres surrounding Huntley, an early nineteenth-century Federal-style plantation house, located on Harrison Lane in the Hybla Valley area of Alexandria. Huntley was built c. 1825 as the summer home of Thomson Francis Mason, a grandson of George Mason IV. Thomson Mason was a Fairfax County Justice of the Peace and the Mayor of Alexandria. While the architect of Huntley is unknown, its plan and design recalls the work of Benjamin Latrobe and George Hadfield, prominent architects of the period. The entire site was designed with symmetrically-arranged dependencies balancing the design and elaborate terracing climbing the sloping lot up to the house from the south. The historic site's original 1,000-acre property adjacent to George Washington's Mt. Vernon property was gradually subdivided and parceled off during the nineteenth and twentieth centuries until it reached its present size of approximately three acres. The Huntley property contains a remarkable collection of buildings which provide an example of local nineteenth-century plantation life. It remained under private ownership until it was purchased by the Fairfax County Park Authority (FCPA) in 1989.

In 1969, Huntley was listed in the Fairfax County Inventory of Historic Sites and in 1972, it was added to the Virginia Landmarks Register and the National Register of Historic Places. In 1976, the Huntley Historic Overlay District (HOD) was established to protect the house, its ancillary buildings, historic landscape and environs—including views to and from the house—from incompatible development.

As described in Article 3, subsection 3101.1 of the Fairfax County Zoning Ordinance, a HOD is a comprehensive planning and zoning tool that helps promote the identification, preservation, and enhancement of buildings, structures, neighborhoods, landscapes, places and areas that have historical, cultural, architectural or archaeological significance. The creation of HODs was authorized by the Fairfax County Board of Supervisors to protect and enhance the county's historic and architectural landmarks – sites deemed both valuable and vulnerable.



Perspective view of Huntley, looking northwest.



Huntley
 Historic Overlay District
 Fairfax County, VA

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

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



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

This document incorporates findings and information included in the Huntley National Register documentation (1972), the Huntley Historic District Report prepared by the Fairfax County Office of Comprehensive Planning (1976), and the list of historic and contributing resources identified in a memorandum prepared for the County in 1991 titled: "Contributing Properties within the Historic Districts." The Design Guidelines document incorporates and replaces the prior Huntley Historic Overlay District Design Guidelines approved by the ARB in 1992.



Undated photo of the south elevation of Huntley from the Joan Gibbs Lyon collection. *Fairfax County Public Library, Virginia Room.*

HISTORIC OVERLAY DISTRICT REGULATIONS AND PROJECT REVIEW SUMMARY

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

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

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

- Rezonings
- Special exceptions
- Special permits including encroachment into minimum yard requirements/setbacks and ground disturbance over 2500 square feet, such as septic fields
- Variances and site plans including subdivision plats and grading plans

Projects That Do Not Require Review and Permit Approval by the ARB:

- Fences
- Residential window and door replacements
- Gutters
- Playground equipment
- On-grade patios
- Driveways
- Interior alterations

USING THESE DESIGN GUIDELINES

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

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

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

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

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

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



View of the Huntley site with the necessary at center-right, the root cellar at left, and the house in the background, looking east.



View of Huntley looking west from Harrison Lane.



02

History and Significance

STATEMENT OF SIGNIFICANCE

Located in the northwest quadrant of the intersection of Harrison and Huntley Meadows Lanes in southeast Fairfax County, Huntley was built c. 1825 as a secondary home for Thomson Francis Mason. Huntley, developed as a functioning plantation, is significant for its intact collection of ancillary buildings—including a necessary (outdoor privy), tenant house, icehouse, and ruins of the former brick dairy or springhouse—which provide a visual example of plantation life in Northern Virginia during the nineteenth century. Additionally, Huntley has architectural significance as a unique surviving example of federal style architecture with an uncommon “H” shape plan, featuring similar stylistic elements to dwellings designed by Benjamin Latrobe, George Hadfield, and others. Huntley is also important for its association with the Mason family, specifically Thomson Francis Mason, the plantation’s first owner.

DEVELOPMENT HISTORY

The Mason Family

Located on a tract of land southwest of Alexandria, Virginia, Huntley was built c. 1825 as a secondary house for Thomson Francis Mason, grandson of George Mason IV. The house, built against a hillside overlooking the Hybla Valley and Potomac River, is the focal point of a farm complex which includes an icehouse, tenant house, root cellar, necessary, and springhouse ruins. Huntley was constructed in a manner very much in keeping with the Mason family’s building tradition, although the house was never permanently inhabited by Thomson F. Mason, who owned a number of houses in Alexandria, including his primary residence Colross.

The first George Mason emigrated from England to the area around Norfolk, Virginia during the mid-seventeenth century. Over the following decades, the Mason family gradually moved northward, first to Stafford and Prince William Counties in Virginia, then across the Potomac



Undated photograph of Huntley’s north elevation. *Fairfax County Public Library, Virginia Room.*

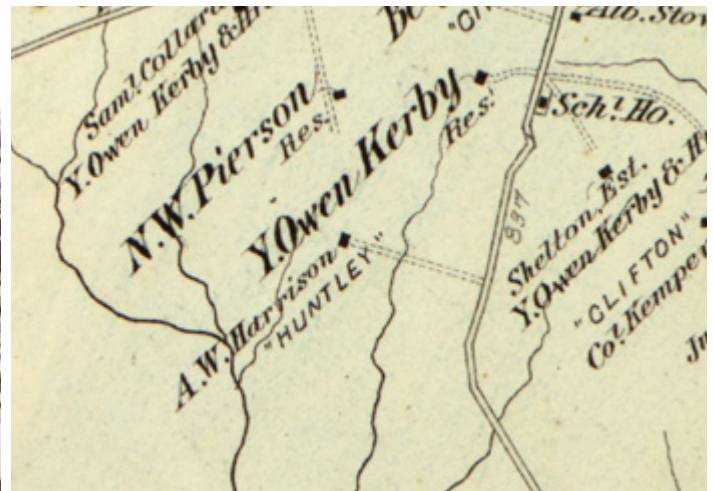


Image from Hopkins’ 1878 atlas showing the location of Huntley west of Richmond Highway (Route 1) prior to the laying of Harrison Lane. *Library of Congress.*

River to Charles County, Maryland, and finally back to Fairfax County, Virginia, where in 1758, George Mason IV built Gunston Hall. Born in 1725, George Mason IV was grandson of the first George Mason to arrive in America and was a founding father of the United States.

George Mason IV was the author of the Fairfax Resolves, the first Constitution of Virginia, and the Virginia Declaration of Rights. Adopted by the Virginia House of Burgesses in Williamsburg on June 12, 1776, Mason's Declaration of Rights was the major source for the Federal Bill of Rights, adopted in 1791. Though a delegate to the Constitutional Convention of 1787, Mason refused to sign the Constitution because it did not provide for the abolition of slavery, nor did it, in his views, sufficiently safeguard the rights of the individual. George Washington, Thomas Jefferson, and other early American leaders were friends of George Mason and regularly met with him at his home at Gunston Hall located along the Potomac River in Lorton, Virginia. Jefferson, who called George Mason "the wisest man of his generation," was his last recorded visitor at Gunston Hall on September 30, 1792. One week later, on October 7th, Mason died.

The Huntley tract was originally part of the estate bequeathed by George Mason IV to his son, General Thomson Mason of Hollin Hall (also in Alexandria), who in turn bequeathed the land to his son, Thomson F. Mason. General Thomson Mason served as an officer of the militia in the American Revolution, held numerous state and local offices, and was active in organizing banks and transportation companies before his death in 1820. It was General Thomson Mason's son, Thomson Francis Mason, born in 1785 at Gunston Hall, who built Huntley.

Thomson Francis Mason grew up at Hollin Hall, built by his father General Thomson Mason. After graduating from Princeton in 1807, Thomson F. Mason returned to Fairfax County to practice law and later entered public service. On November 24, 1817, the Alexandria Gazette announced the marriage of Thomson F. Mason and Elizabeth Clapham Price of Leesburg. Mason was likely already established as a lawyer by the time of his marriage, and by the mid-1820s was a prominent individual in Alexandria. In 1824, the legal fight to remove Alexandria from the District of Columbia and return it to the Commonwealth of Virginia was initiated,



Drawing of Huntley, c. 1970. Fairfax County.



Huntley as it appeared c. 1890. North Virginia History Notes.



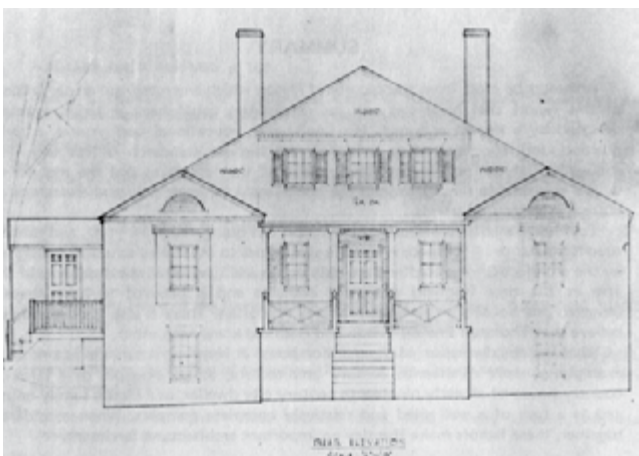
Photo of the rear (south) side of Huntley in 1969. William Barrett, photographer.



The north side of Huntley as it appeared in 1969.
Huntley: A Mason Family Country Home.



1969 photograph of the necessary and tenant house.
Huntley: A Mason Family Country Home.



1946 drawing of Huntley's south elevation by Edward Pitt.
Huntley: A Mason Family Country Home.

though it was not settled by Congress until 1846. As part of the District, Alexandria's economy started to languish, and citizens of Alexandria attempted to have the city retroceded to Virginia. A meeting, in which Thomson F. Mason served as Chairman, was held on March 9, 1824, for the purpose of preparing a memorandum to Congress on the subject.

Later serving as a judge, Mason's political activities gave him enough local standing to lead to his election as Mayor of Alexandria in 1827 and again in 1836. As a Justice of the Peace, he received his first appointment in February 1828, and was reappointed in 1833. In 1838, he was reappointed to serve the newly organized Criminal Court of the District of Columbia. He was the first judge appointed to that court, and its only judge during its formative period. Less than six months later, however, Thomson F. Mason died on December 21, 1838.

Huntley

While Mason's primary estate was at Colross in Alexandria, known later as "The Mason Mansion", he commissioned the design and construction of Huntley completed c. 1825 as a secondary residence. The first known use of "Huntley" as a place name for the house and property appears in an 1859 deed of the property by Betsey C. Mason, widow of Thomson F. Mason, to her sons, John Francis Mason and A. Pendleton Mason. The deed describes the property as: "all that certain tract of land in the County of Fairfax and state of Virginia called "Huntley" and containing about one thousand acres". The plantation was likely named Huntley prior to the death of Thomson F. Mason in 1838, although his will made no specific mention of real estate or personal property.

Following Mason family tradition, the house was likely named after an ancestral home in England or Scotland, as Gunston Hall was named. Thomson F. Mason's mother was Sarah McCarty Chichester, daughter of Richard McCarty Chichester, whose first wife was Ann Gordon. The ancestral Gordon home in Scotland was called "Huntly."

Despite not being his primary home, the high quality of Huntley's architectural design and detail suggests at least

some reference to a trained architect. Sited to address the irregular grade of the site, the design of the house, with its use of a versatile full-basement, compensates for the decline of the hill. Because the various components of the building come together to form an integral whole, it is unlikely that the design was simply derived from an assemblage of style manual motifs. The sophistication of design can be seen from the front and rear of the house where the main gable, once clipped, rises from a solid base created by two gabled pavilions, the outside roofs of which are skillfully merged into the design of the main roof. On the interior the use of the corner block as a vital part of the design of several of the rooms was stylistically up to date with some of the most advanced architecture of the times.

While there is no direct evidence, the unusually sophisticated Federal design and plan of Huntley is very similar to the work of architects George Hadfield and Benjamin Latrobe. The similarities between Huntley's design and other residences designed by these architects is striking. Huntley is also similar in appearance to Analostan, the house of Thomson's uncle John Mason, built on what is now Roosevelt Island on the Potomac River. Additionally, the terraced landscape is reminiscent of Gunston Hall.

Throughout the nineteenth century, Huntley was operated as a farm by its various inhabitants and owners. In the twenty years following Thomson F. Mason's death in 1839, the house and property remained in the possession of Mason's wife. In 1859, the estate was transferred to Mason's sons, John Frances Mason and A. Pendleton Mason, to be held as security on a debt to a family friend, Benjamin King. King officially acquired the property at public auction in 1862.

During the Civil War, Huntley was utilized as an encampment for Union soldiers during



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



1794 drawing of a cottage by architect John Plaw. *Northern Virginia History Notes.*



1798 design of a house by architect James Morton. *Northern Virginia History Notes.*



An 1823 painting of a house by architect Robert Luger. *Northern Virginia History Notes.*

the Fall of 1861 and the winter of 1862. At that time, over 20,000 Union troops occupied various forts, encampments, and properties throughout Northern Virginia.

In 1871, Albert W. Harrison and Nathan W. Pierson took over the title and split their claim. Showing great interest in community affairs as well as farming, Harrison was a regular participant in the monthly meeting of the Woodlawn Farmers Club. In 1871, Harrison is recorded as sole owner of the farm. A correspondent for the Syracuse Journal who traveled through the area in 1875 provided a description of the Huntley property, saying, “The house stands boldly on a hill spur, looking over broad acres of corn, rye, wheat, oats, and fertile meadow—a site to see. Beyond, in plain vision, rolls the Potomac. Vessels of many kinds—by sail and by steam—are going to and from the city of Washington.”

Following Albert Harrison’s death in 1911, the property passed to his heirs. In 1946, the last member of the Harrison family to own Huntley died, and the house and land were sold to August W. and Eleanor S. Nagel. During the short time that the Nagels owned the house, they had the Arlington architect Edward M. Pitt prepare drawings of the building. Less than three years later, in 1949, the house was sold to Colonel Ransom G. Amlong and his wife. In 1976, the Huntley Historic Overlay District was established to protect the house and its surroundings.

The Fairfax County Park Authority started its bid to acquire and save Huntley in the 1970s, first making an offer on the property in 1974 and again in 1979, both of which were unsuccessful. In 1982, Huntley’s owners filed for rezoning approval which the County approved in 1984 with the requirement that the house and property be restored. In 1989, thirteen years after the HOD was established, the FCPA acquired the two-and-a-half acres of property that held the historic Huntley buildings. In 1990, the County stabilized and secured the property and mothballed the buildings. That same year, Friends

1785

Birth of Thomson Francis Mason, son of General Thomson Mason and grandson of George Mason IV.

1825 c.

Thomson F. Mason had Huntley built as a secondary home for himself and his family

1838

Thomson F. Mason died, leaving the Huntley estate to his wife, Elizabeth (Betsey) Mason

1859

Mason's widow, Betsey, grants Huntley to her sons, John Francis Mason and A. Pendleton Mason

1862

Benjamin King purchases Huntley at public auction

1871

Albert W. Harrison and Nathan W. Pierson acquire the tract from King and split the land; Harrison's share includes the house and outbuildings

1946

Huntley purchased from the Harrison family by August W. Nagel and Eleanor S. Nagel

1949

Huntley was sold to Colonel Ransom G. Amlong and Marguerite K. Amlong

1976

The Huntley HOD was established by Fairfax County

1989

Fairfax County Park Authority purchased Huntley from the Amlongs

of Historic Huntley (FOHH) was established.

Beginning in 1992, FOHH, with the support of the FCPA and Huntley Meadows Park Staff, initiated semi-annual open houses for the public. Interpretation of the house and grounds focused on early-nineteenth-century plantation life, and lectures were given on the history of Huntley. Archaeological investigations conducted on the site have found both prehistoric and historic archaeological resources in multiple locations within the boundaries of the historic site, particularly in the vicinity of the main house as well as the tenant house near the west end of the site.

In 1998, the Fairfax County Park Bond allocated \$1 million for the stabilization and development of Huntley as an educational center based on its historic resources. However, the restoration of the property did not occur until over a decade later. The restoration of Huntley began in 2010. A contemporary addition on the west side of the main house was removed, bricked in window and door openings were reopened, and the main house was fully restored, as were the root cellar and necessary. Parking spaces were added along the north side of Huntley Meadows Lane, and concrete curbed and brick paved pathways were laid throughout the grounds leading from the parking areas to the various buildings to accommodate visitors. The restoration process took two years to complete, and the property opened fully to the public in 2012. An archaeological investigation was completed around the tenant house in 2015 in the lead up to its restoration which was completed the following year.

The surrounding area changed dramatically due to increased development pressure that began in the 1940s, primarily centered around Route 1 to the east of Huntley. By

the 1970s, however, Huntley was under threat due to additional development of multi-family housing to the west and southeast. The Amlongs started to sell off portions of the property for development which led to efforts to protect and preserve Huntley, including listing in the Fairfax County Inventory of Historic Sites in 1969, in the National Register in 1972, and the establishment of the HOD in 1976, culminating with the FCPA acquiring the Huntley property in 1989. Once open and relatively undeveloped, the vicinity of Huntley has experienced increased residential development over the last 40 years, including the construction of additional multi-family housing to the south and west, and single-family housing to the east.



New roof framing of the south porch in 2011 during the restoration. *FCPA.*



View of Huntley and the root cellar, looking north.



Views of Huntley as the property appeared in 1969. *Huntley: A Mason Family Country Home; National Register.*



03

Historic Overlay District Overview

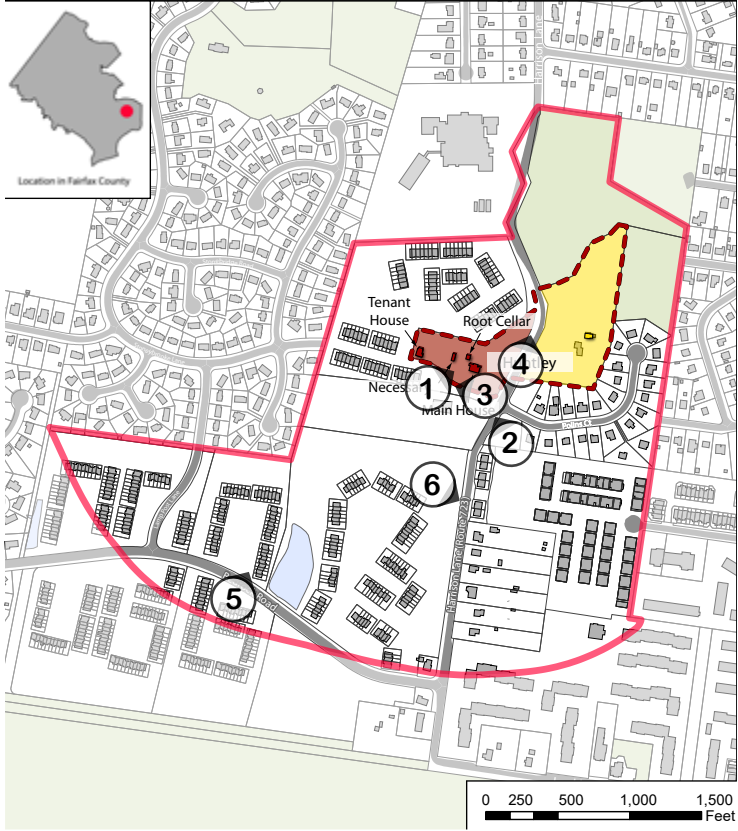
OVERVIEW OF THE HUNTLEY HOD

Huntley is an important historic site that was designated as a Fairfax County Historic Overlay District (HOD) in 1976. The HOD encompasses approximately 111 acres within a quarter-mile radius of the 2.88-acre Huntley property in order to protect the house known as Huntley, its outbuildings and environs. The Huntley property contains the main house as well as three ancillary buildings—the tenant house, necessary, and root cellar—located west of the main house. The ruins of a brick dairy or springhouse are also located on the property. The north and west boundaries of the property, as well as a portion of the east boundary along Harrison Lane, are partially wooded with a mix of mature trees and other vegetation which help buffer the historic character of the property from adjacent residential development. A paved parking area off Huntley Meadows Lane is located along the south side of the property, centered along the road in the area between the main house and tenant house. A brick lined path leads up from the parking lot to provide pedestrian access to the main house and the adjacent necessary and root cellar, while a brick-lined path leads to the tenant house located at the west end of the property.

The Huntley HOD includes a district core and a district periphery. The core includes the Huntley complex and one contributing residence, Oakwold, located east of Huntley on an adjacent parcel at 6919 Harrison Lane. The core is bisected north-south by Harrison Lane, a gently curving two-lane road of rural character. The periphery includes multi-family residential subdivisions to the north, west, and south, and a single-family subdivision to the east.

According to the zoning report that established the HOD, properties included in the proposed historic district are either clearly visible from Huntley and on sloping terrain to the south or on parcels which are directly adjacent to Huntley. The surrounding residential areas have homes oriented toward the road. The Woodlawn-Faith United Methodist Church is located immediately south of the Huntley property in the southwest quadrant of the intersection of Huntley Meadows Lane and Harrison Lane. The church, as well as the single-family and multi-family residential subdivisions surrounding Huntley, have no relationship to the core of the Huntley HOD.

By establishing the Historic Overlay District, the Fairfax County Board of Supervisors sought to protect the historic site and buildings, encourage compatible land uses, maintain the character of surrounding properties in a manner which is visually compatible with the main house, and to ensure that the site will be preserved for future archaeological exploration.



Views within the Huntley HOD, January 2020.

Zoning in the HOD

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

There are numerous zones within the HOD reflecting the variety of residential building types in the surrounding area. Properties within the District Core Boundary are part of Fairfax County’s R-8 (Residential District, Eight Dwelling Units/Acre) zone. Regulations of the Huntley Historic Overlay District Zone also apply. Other relevant zones include:

- R-2 (Residential District, Two Dwelling Units/Acre)
- R-5 (Residential District, Five Dwelling Units/Acre)
- R-20 (Residential District, Twenty Dwelling Units/Acre)

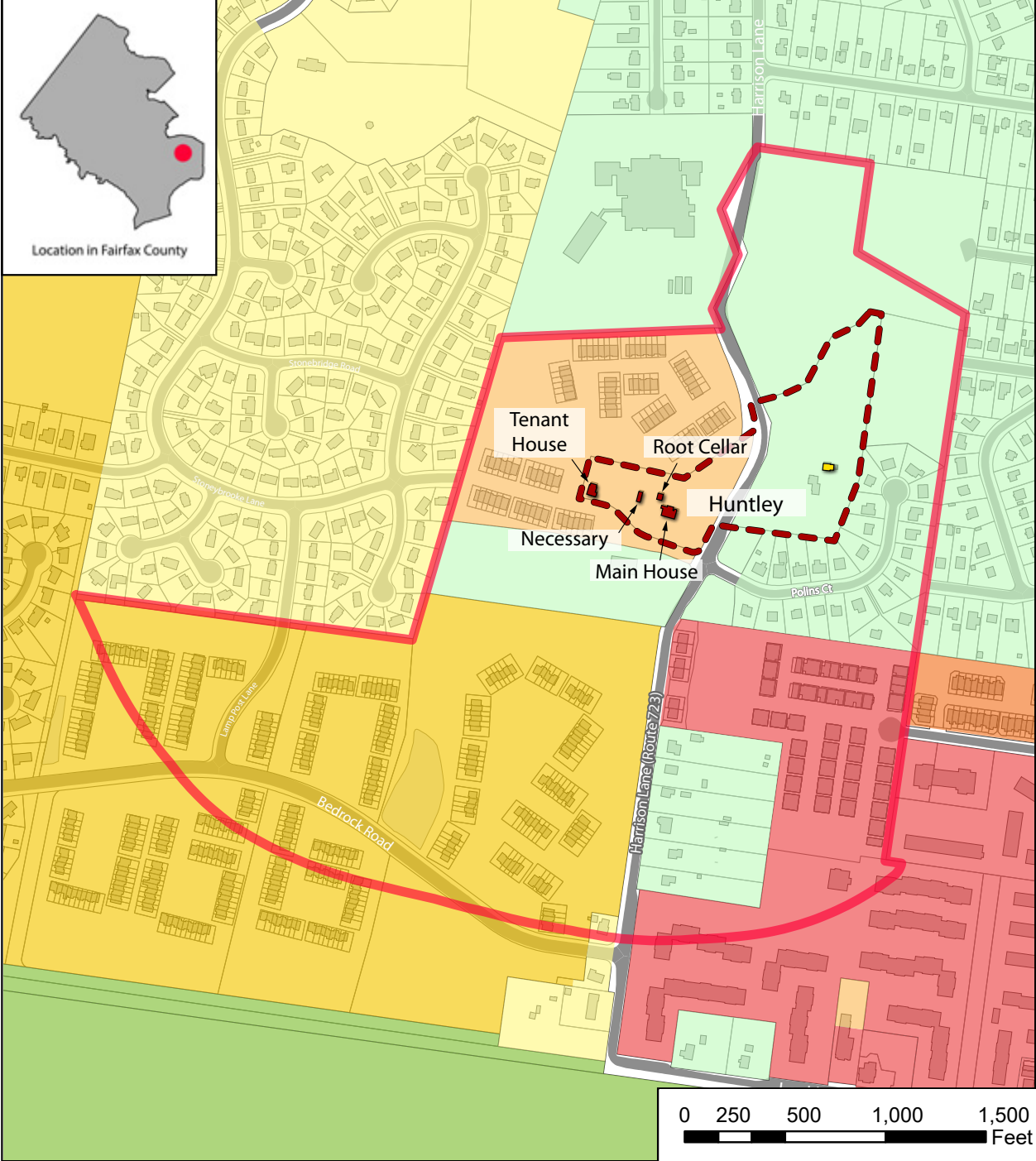
Huntley Overlay Zone

The Huntley Historic Overlay District regulations are codified in Article 3, Section 3101.11 of the County Zoning Ordinance. According to the regulations, the permitted uses of the underlying zoning districts apply with the following exceptions:

- No commercial or industrial uses are permitted. However, certain commercial and industrial uses may be permitted in any location if approved as an Alternative Use of Historic Buildings special exception.

Additionally, the regulations limit building heights to a maximum of 35-feet. All improvements, including structures, signs, fences, street furniture, outdoor graphics, and public and private utilities, must be designed and installed to be compatible with the Huntley complex in terms of mass, scale, height, color, type of material and visual impact.

Huntley HOD				
Lot Size Requirements and Bulk Regulations				
Min Lot Area	Max Density	Max Floor Area Ratio	Min Yard Req.	Max Height
Specified in the underlying zoning districts.	Specified in the underlying zoning districts.	Specified in the underlying zoning districts.	Specified in the underlying zoning districts	35 feet



Huntley
 Historic Overlay District
 Fairfax County, VA

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

Legend

- R-1
- R-2
- R-3
- R-5
- R-8
- R-12
- R-20
- District Boundary
- District Core Boundary
- Historic Property
- Contributing Property
- Non-Contributing Property



HOD BOUNDARY

The Huntley HOD Boundary encompasses approximately 111 acres within an area including and surrounding the 2.88-acre Huntley property within Fairfax County. The HOD also contains a “District Core,” which encompasses the Huntley property—including the main house, tenant house, root cellar, and necessary, as well as a single parcel east of the Huntley property on the opposite side of Harrison Lane.

The overall boundary extends beyond the District Core in all directions. The boundaries of the HOD were delineated along property lines and in consideration of the area’s topography and the viewshed looking south from the main house. Because of the configuration of land in the area and the elevation of the house (220 feet), any structure built on a lower elevation to the south of the house could have a visual impact on the viewshed. Accordingly, all abutting properties and any parcel within the surrounding quarter mile radius to the south of Huntley were included in the boundary.

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

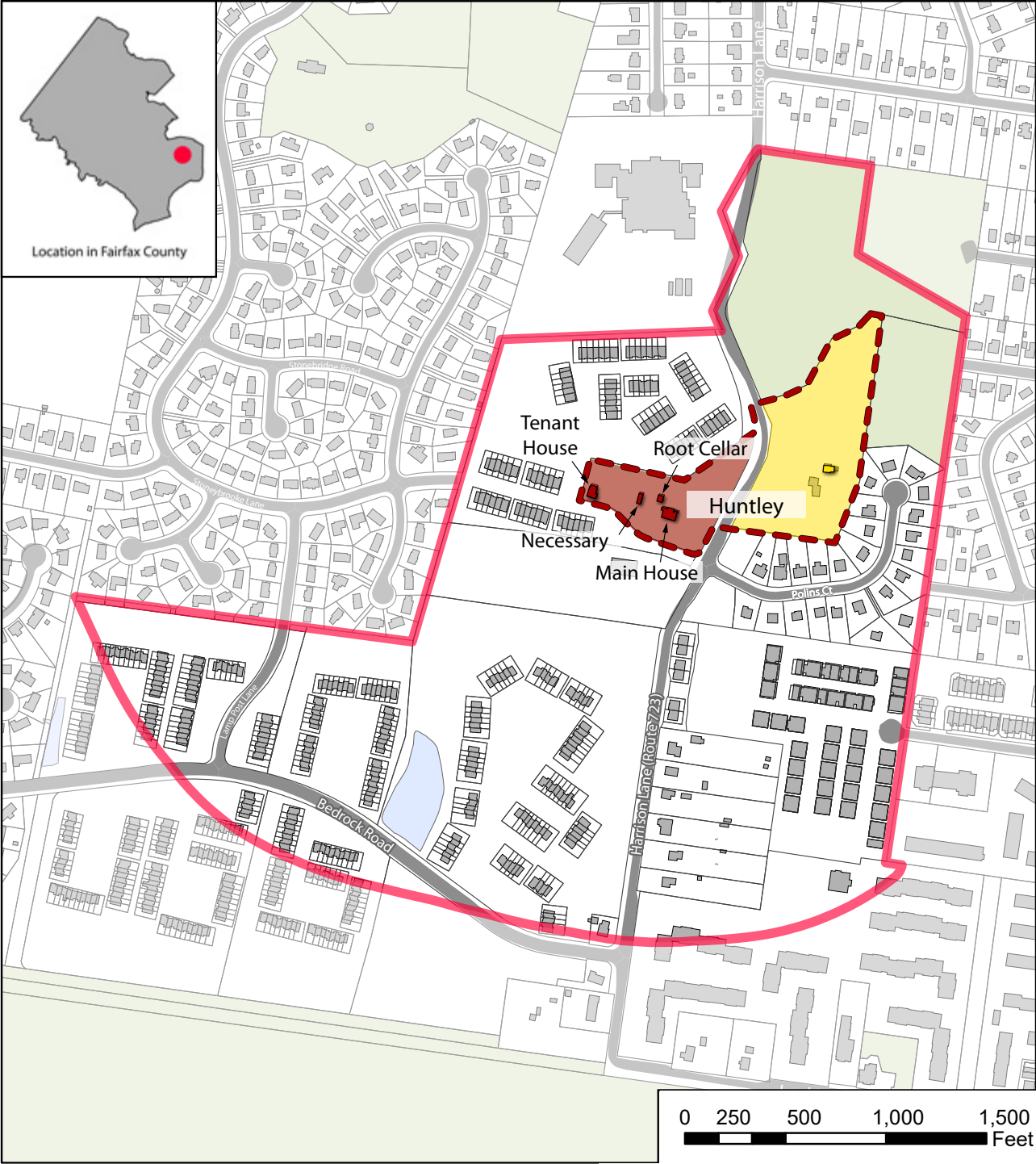
Properties in the HOD are classified as historic, contributing, or non-contributing. The label “historic” indicates that the resource is a central component of the HOD and is named in the historic district ordinance which created the district. The label “contributing” indicates that the resource is one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

In the report substantiating the zoning amendment that established the Huntley Historic Overlay District, only the Huntley complex—including the main house, tenant house, necessary, root cellar, and icehouse -- are identified as historic/contributing. Oakwold, a c. 1873 house constructed by Nathan Pierson (then part owner of Huntley), located at 6919 Harrison Lane, was identified as a contributing property within the district in 1991.¹ All other properties within the Huntley HOD are non-contributing. Brief descriptions of the historic and contributing buildings within the HOD are described on the following pages.

In addition, the HOD contains numerous known and potentially significant prehistoric and historic archaeological resources. Thus, there is potential for additional properties within the HOD to be identified as contributing.

A full list of the properties located within the HOD and their classification is included within **“Appendix C – Resource Inventory”** on page 55.

¹ Deborah Cannan to Bruce Kriviskey, “Contributing Properties within Historic Districts,” Fairfax County, Virginia, 15 April 1991.



Huntley
 Historic Overlay District
 Fairfax County, VA

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

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





Main House.

Main House

Historic (Contributing)

The main house at Huntley is the primary historic and contributing resource within the HOD. Located in the northwest quadrant of the intersection of Harrison and Huntley Meadows Lanes, the house was built c. 1825. The H-plan, one-and-one-half-story brick building features a dogs-tooth brick cornice and is capped by a composite roof form, hip and gable, clad with wood shingles. The brick is laid in a five-over-one common bond. In 1972, Huntley was added to the VLR and the National Register. The house is significant as a unique example of federal style architecture and for its association with the Mason family.



Necessary.

Necessary

Historic (Contributing)

The necessary, located immediately west of the main house, was built c. 1825. This one-story, side-gabled brick structure has three small rooms. The outer rooms have unfinished floors and bays. Aside from board and batten doors, fenestration includes open window bays protected by iron bars and diamond shaped vents laid in the brickwork. It is likely that these outer rooms were used as storage spaces. The necessary—a privy or outdoor toilet—occupies the central room, and includes separate sections for men and women. The building features a dentilled cornice and wood shingled roof.



Root Cellar.

Root Cellar

Historic (Contributing)

The root cellar, located immediately northwest of the main house, was built c. 1825. This one-story structure with cellar is built of brick laid in a common bond and is topped by a square, pyramidal hipped roof. Each side elevation contains a single bay, all located within slightly recessed blind-arc openings. This small building also features a mouse tooth brick cornice. The architectural elements and detailing complement the main house. Though known as the root cellar, there is no direct evidence of its use.

Tenant House

Historic (Contributing)

The Huntley tenant house is a historic and contributing resource within the HOD. Located downslope approximately 270 feet west of the main house, this two-story, side-gabled brick building was originally constructed around the same time as the main house, c. 1825. Three bays wide, the tenant house burned in 1947, leaving only the original exterior walls intact. However, it was subsequently restored. The brick is laid in a five-course common bond. A small addition was added to the north elevation during the twentieth century.



Tenant House.

6919 Harrison Lane (Oakwold)

Contributing

Located on an adjacent property northeast of Huntley, on the opposite side of Harrison Lane, the house located at 6919 Harrison Lane is privately owned and sited far back from the road on a heavily wooded lot. While the house is not designated as a “historic” resource within the Huntley HOD, it is a contributing structure. Known historically as Oakwold, the house was built by Nathan W. Pierson in 1873. Pierson was the co-owner of Huntley at the time and was also a direct descendant of a founder of Yale College. Pierson went on to represent Fairfax County in the Virginia state legislature from 1875-1877. The house is a one-and-one-half-story framed building with a gable roof. A one-story porch is located along the south and east sides of the building. The house was heavily renovated in 1942.



6919 Harrison Lane.

SUMMARY OF DISTRICT CHARACTER

The HOD is characterized by the historic Huntley complex, including the main house and its ancillary buildings, partially surrounded by wooded areas and buffers. The district core, comprised of the Huntley property and the property at 6919 Harrison Lane, is bisected by Harrison Lane which runs north-south through the HOD. The eastern section of the district core (6919 Harrison Lane) is almost entirely wooded. Additional buffers are located along the north, east, and west boundaries of the Huntley property, as well as to the south across Huntley Meadows Lane, partially shielding the main house and ancillary buildings from the primary thoroughfares and surrounding twentieth-century development. Paved sidewalks run along the west side of Harrison Lane and both the north and south sides of Huntley Meadows Lane. A brick retaining wall, located along the north side of Huntley Meadows Lane at the bottom of the terraced hillside leading down from the main house, physically separates the property from the road but does not obscure the view of the house and grounds. The topography of the landscape slopes down to the south, east, and west of the main house over the formal lawn toward Harrison and Huntley Meadows lanes.

Character-Defining Features

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

Architectural Features

The main house at Huntley is the pivotal structure in the district. This Federal style, three-bay house is a one-and-one-half-story building capped by a composite hip and gable roof finished with wood shingles. Constructed of brick laid in common bond, the house features a dog-tooth brick cornice on the central block of the house and wood trim cornice on the gable ends, Tuscan



South elevation detail showing the main entrance with transom and sidelights.



Detail of the dog-tooth cornice.

columns and pilasters on the south porch, and towering interior brick chimneys projecting above the roofline. Additional character defining features of the house include jack arched windows—several located within recessed blind openings—with double-hung multi-light wood sashes, louvered shutters, louvered lunettes within the tympanums, and a fanlight transoms and sidelights.

Several of Huntley’s original dependencies survive, including a small brick root cellar, necessary, and a tenant house. These buildings were designed to be compatible with the main house at Huntley, and they exhibit the same palette of materials. Together, these buildings—in conjunction with the paths, and terraced lawn—combine to create a unified complex which complements the historic design of the house.

Landscape and Site Features

While the house is the dominant feature of the historic district, the surrounding landscape is critical to preserving its character as an early nineteenth-century plantation. Located on a small hill that slopes down from the north, Huntley is buffered by wooded areas that partially shield the property from portions of Harrison Lane, as well as residential developments to the north, east and west, and the Woodlawn-Faith United Methodist Church to the south. The area immediately surrounding the main house and its ancillary buildings is largely open, though several mature trees dot the landscape. Brick paved walkways have been added within the historic site to support public visitation. Contemporary parking is located southwest of the main house along Huntley Meadows Lane.



Brick pavers showing the location of the foundation of a former ancillary building.



View southeast over the terraced south lawn with a brick path in the foreground.



View of the Huntley complex from Huntley Meadows Lane.

A low brick wall lines the north side of Huntley Meadows Lane where the graded road cuts into the slope of the terraced lawn, but does not obscure the house or the surrounding landscape from view.

Archaeological Resources

Archaeological investigations have been undertaken on various sections of the Huntley property. The FCPA and several cultural resource groups have conducted Phase I and Phase II investigations at Huntley that have yielded a variety of artifacts dating from the eighteenth, nineteenth, and twentieth centuries, as well as Pre-Contact resources from the Late Archaic period. Artifacts and other identified archaeological resources include the foundations of structures on the property dating to Thomson Mason's ownership, and resources from the Civil War era when Huntley was occupied by Union forces during the fall of 1861 and the winter of 1862. In addition to those resources already identified by past archaeological surveys, the property has a high potential for additional intact archaeological resources connected to its agricultural operation as well as Pre-Contact activity. Archaeological features within the HOD—while not readily visible—contribute to its historic character and significance.



View of Huntley, looking north.



Necessary and top of root cellar visible at right, looking northeast.



North elevation of Huntley, looking southeast.



Tenant house, looking southwest.

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

BUILDING SITING

- Buildings generally set back from Harrison and Huntley Meadows Lanes and oriented based on the topography of the site
- Significant viewsheds looking south from Huntley

MASSING AND FOOTPRINT

- Generally rectangular shapes that show off traditional materials

BUILDING HEIGHT

- Dominant one-and-one-half story historic house
- Ancillary one- and two-story buildings on low-sloped portions of the landscape

WINDOWS

- Symmetrical or regularly-spaced fenestration patterns
- Double-hung wood sash windows with multiple lights
- Brick and wood sills
- Traditional ornamentation such as moldings/trim

DOORS

- Paneled single-leaf wood doors at main and secondary entrances of main house
- Single-leaf board and batten doors or open doorways at ancillary buildings
- Entrances with fanlights or transoms
- Doors with porches or entry stoops

DESIGN FEATURES AND MATERIALS

- Stone and brick masonry foundations and walls
- Painted brick masonry exteriors
- North and south elevation entry porches
- Clapboard siding on north elevation's central block
- Decorative brick elements including windows set within recessed blind arch openings, jack arch lintels, and elaborate dog-toothed cornice

ROOF SHAPES AND ROOF ELEMENTS

- Hipped and gable roof forms
- Pyramidal hipped roofs
- Roofs covered with varied materials including wood shingles and metal roofing.
- Interior brick chimneys that pierce the roofline

LANDSCAPES AND STREETSCAPES

- Varied topography including open areas interspersed with trees and expansive wooded buffers
- Wooded areas obscure most new development from view
- Low brick walls and trees lining Huntley Meadows Lane and Harrison Lane
- Brick paved walkways
- Paved asphalt parking area along Huntley Meadows Lane
- Buildings primarily arranged around the main house



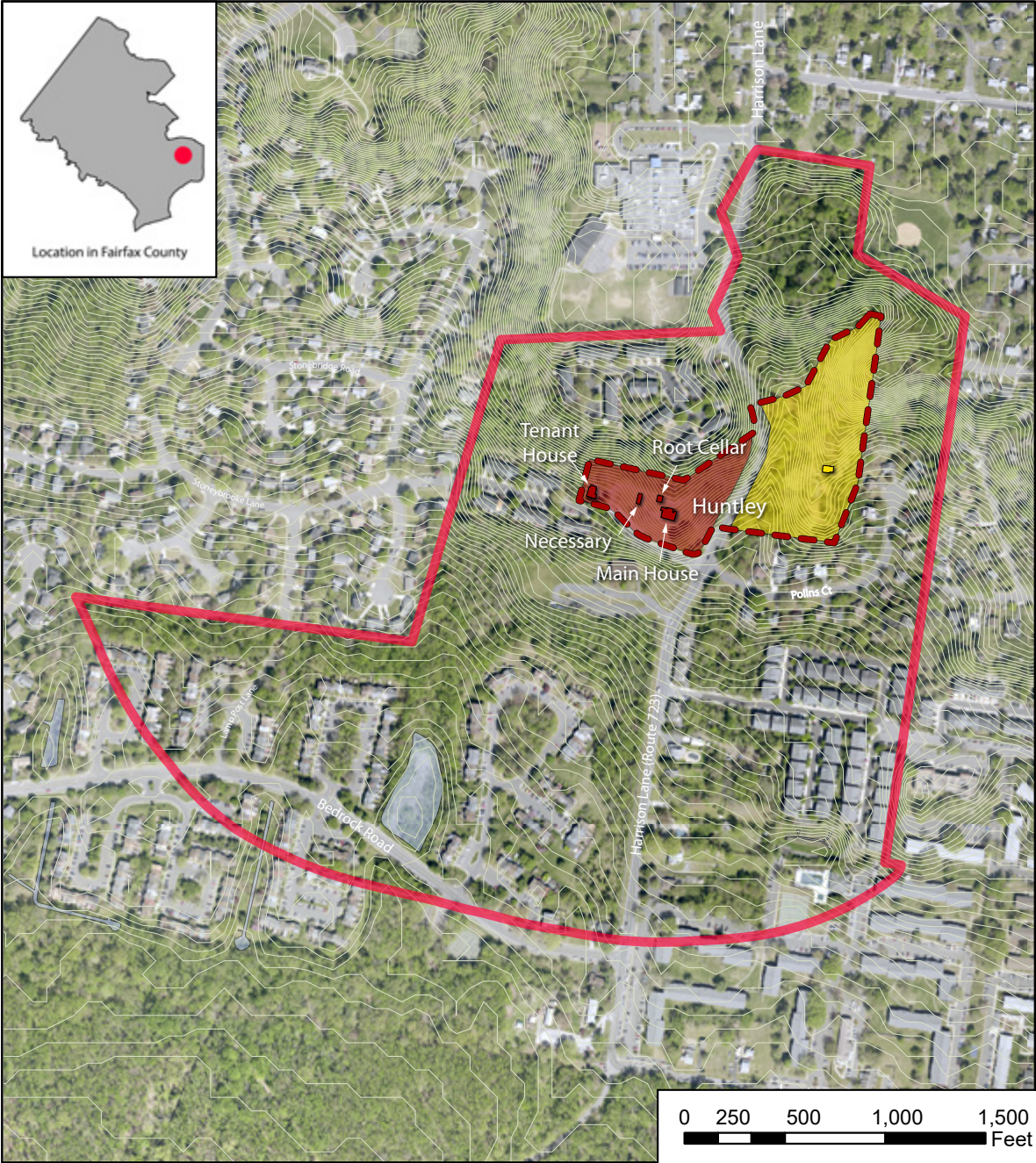
Root cellar. View looking northeast.



West elevation of Huntley; view looking east.



View east along Huntley Meadows Lane with the brick retaining wall and terraced hillside of the Huntley site at left.



Huntley
 Historic Overlay District
 Fairfax County, VA

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 April 2024

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Topographical Map, Huntley HOD.



04

Design Guidelines

HUNTLEY HISTORIC OVERLAY DISTRICT DESIGN GUIDELINES

The intent of the HOD and these guidelines is not to recreate the nineteenth-century landscape, but to protect and enhance a significant and important historic site in Fairfax County that reflects the history and architecture associated with federal style plantation houses in early-nineteenth century America. As stated in Section 3101.6(G) of the Fairfax County Zoning Ordinance, these guidelines are designed to preserve the historic integrity of the district. They offer practical guidance for property owners, the design community, County staff, and the ARB when determining the appropriateness of proposed work during the project planning and review process.

To limit changes that are out of character with the district, the guidelines are meant to encompass the entire HOD, inclusive of historic, contributing, and non-contributing properties. These guidelines do allow for more non-conformity when applied to non-contributing properties; however, changes made to non-contributing buildings are still likely to affect the character of the district and are thus subject to review.

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

Preservation Objectives

The Huntley HOD designation report (1976) outlines the following goals and objectives for protecting the landmark and its surroundings. The design guidelines are intended to provide guidance for meeting these goals and objectives.

Goals

The goal of the historic district is the preservation of Huntley, its outbuildings, and the archaeological integrity of its site. The district also seeks to promote compatible residential land uses and retention of as much tree cover as possible.

Objectives

- Ensuring that the historic structures and their surroundings are protected from destruction and adverse environmental impact.
- Encouraging residential development that is compatible with Huntley in architecture and function.
- Retaining the wooded buffers on the site and surrounding properties that help maintain the historic character of the property.
- Ensuring that the site will be preserved for future archaeological exploration.
- In summary, encouraging a stable land use pattern, compatible design for future development, and a maximum amount of open space and natural tree cover as a protection for the Huntley Historic District.

What Design Guidelines Can and Cannot Do

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

Guidelines Do:

- Aid citizens, property owners, and design professionals in better understanding the ARB’s review process and meet ARB Standards, which are based on the *Secretary of the Interior’s Standards for Rehabilitation*.
- Provide objective criteria the ARB can use to better protect and preserve the unique and valuable historic resources of Fairfax County.
- Provide a better understanding of a HOD’s physical and historic character.
- Assist the evolution of HODs in a sensitive manner that meets contemporary needs while retaining characteristic features.
- Outline a degree of adaptability appropriate within HODs that is well-aligned with preservation standards.

Guidelines Don’t:

- Dictate that all historic buildings must remain as they were originally.
- Resolve all design challenges and concerns within a HOD.
- Give case-specific advice, or address exceptions or unusual conditions.
- Give absolute direction as to specific standards or requirements, such as square footage.
- Regulate interior design.
- Regulate or increase new construction or rehabilitation activities (that is the role of the private market).
- Improve maintenance of existing properties (locally adopted maintenance codes contain those requirements).
- Become part of, nor an amendment to, the County’s Zoning Ordinance which continues to regulate land use types and the intensity of development within Historic Overlay Districts and throughout the County.

Organization of Guidelines

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

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

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



View of the Huntley complex, looking east.

Secretary of the Interior's Standards for Rehabilitation

The *Secretary of the Interior's Standards for Rehabilitation* are used by Fairfax County ARB and staff in their review of proposed projects in the HOD. The *Secretary of the Interior's Standards* (36 CFR Part 67), developed by the National Park Service and used by many local jurisdictions, offer four distinct approaches to the treatment of historic properties—preservation, rehabilitation, restoration, and reconstruction—with accompanying Guidelines for each. They apply to historic buildings of all periods, styles, types, materials, and sizes.

The *Standards for Rehabilitation* provide the basis for the HOD Design Guidelines and include ten basic principles created to help preserve the distinctive character of a historic building and its site, while allowing for reasonable change to meet new needs. The *Standards for Rehabilitation* are as follows:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials.
7. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

GUIDELINES FOR PRESERVING SETTING: TOPOGRAPHY, LANDSCAPE & ARCHAEOLOGICAL RESOURCES

DESIGN GUIDELINES



Use of brick paved paths at the Huntley site and limiting hardscaping (recommended).



Preserve land contours, open and wooded spaces, and natural landscape (recommended).



Protect views across open portions of the landscape (recommended).

Landscape and Topography

The natural topographic characteristics and natural landscape features of the district contribute to the character of the HOD and should be preserved and enhanced.

Guidelines

Recommended

- Preserving and enhancing natural landscape and topographic features of the HOD. When planning a project, identify, retain, and preserve historic materials and landscape features such as topography, vegetation, and materials.
- Retaining natural land contours.
- Maintaining and enhancing wooded buffers along the north and western boundaries of the Huntley property, as well as along Harrison and Huntley Meadows lanes to protect the site from surrounding development and to maintain limited vistas into the Huntley property.
- Maintaining traditional plant materials and tree cover; where tree removal is necessary due to damage, health, or hazards, replace with like species.
- Preserving views of the south elevation of Huntley from Huntley Meadows Lane.
- Protecting and enhancing views to and from Huntley.
- Preserving the historic landscape as much as possible. Any recreations or enhancement of the historic landscape should be based on material or documentary evidence.
- Maintaining brick site walls within the district core.

Not Recommended

- Designing or constructing additions or alterations that would obscure or dominate the views within the district core.
- Introducing new landscape features based on conjecture without material or documentary evidence.
- Adding extensive pavement, hardscaping, or fencing that would alter the landscape and character of the HOD.
- Removing existing healthy trees.

Streetscape

Recommended

- Designing streets and highways within the district to be attractive routes of access both to and through the historic core.
- Maintaining the existing alignment and modest scale of existing roads within the district core. Locate new roads away from the Huntley complex, repeating the scale, materials, and edge treatments of the existing roads.
- Preserving the limited land buffer between Huntley and Harrison Lane.
- Providing attractive built or landscaped edges along all streets and highways within the district.

Not Recommended

- Encroaching upon the Huntley property for any necessary road widening or intersection realignments.
- Installing multiple signs that detract from the historic site, views, and wayfinding.
- Installing solid walls or fences along Harrison Lane.



Minimize new roadways within the district core (recommended).



Line roads with trees and vegetation leading to buffer view of new development (recommended).



Paving of wide roads or future widening of existing roads that encroach on Huntley (not recommended).



Protect Huntley and its surroundings; preserve limited vistas into the property from surrounding roads and development (recommended).

Archaeological Resources

Archaeological investigations within the HOD have recovered both Pre-Contact and historical archaeological resources. Per the Rose Hill Planning District, Fairfax County Comprehensive Plan (Amended 2-23-2021), any development or ground disturbances within the area, both on private and public land, should be preceded by heritage resource studies, and alternatives should be explored for the avoidance, preservation, or recovery of significant heritage resources that are found. Where heritage resources have been documented, efforts should be made to preserve them; however, where preservation is not feasible, the threatened resources should be thoroughly recorded and in the case of archaeological resources, the artifacts recovered.

The county may require archaeological investigation for a rezoning, development plan, special exception, special permit, or variance application involving land disturbing activity of 2,500 square feet or more located wholly, partially within or contiguous to an HOD, in accordance with subsection 3101.6(F) of the Fairfax County Zoning Ordinance. The 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.

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



Guidelines

Recommended

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

Not Recommended

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



Building foundation and necessary.

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

The physical and design integrity of Huntley, its ancillary buildings, and its site should be maintained.

Guidelines

Recommended

- Following the *Secretary of the Interior's Standards for Preservation* for all preservation, rehabilitation, and restoration of Huntley and its outbuildings.
- Retaining historic relationships between Huntley, its dependencies, and the surrounding landscape.
- If necessary due to deterioration or damage, replacing features in-kind or in a manner that matches the historic material and appearance.

Not Recommended

- Undertaking work that would require removal or alteration of Huntley or its ancillary buildings and their historic materials.
- Utilizing maintenance practices and materials that are harsh, abrasive, or unproven.



View and details of Huntley.

GUIDELINES FOR ARCHITECTURAL COMPATIBILITY: NEW CONSTRUCTION & NEW ADDITIONS

Site Design

New construction within the HOD should respect and protect the cultural landscape and the dominance of Huntley within the landscape. New additions within the district core should be designed to be as unobtrusive as possible. New additions on the periphery and within the boundaries of the HOD should look to the historic site and its features for design and material inspiration. Additionally, new development should not detract from either the view toward or from the grounds of Huntley.

Guidelines

Recommended

- Preserving as much open space and tree cover as possible when considering additional development on the Huntley property itself.
- Maintaining and enhancing tree cover; providing adequate landscaping to screen new construction from historic and contributing resources outside the district core.
- Considering the potential for archaeological resources early in all construction plans and mitigate actions that would cause their loss.
- Limiting the number and width of driveways onto Harrison Lane.
- Screening service areas, rear elevations, rear yards, and off-street parking from public view and screen them with plant materials if necessary.
- Designing and constructing new developments within the HOD in a manner that is compatible with the preservation of the historic character of the landscape. Most notably, its semi-rural character and low-scale buildings in the surrounding area.
- Siting new development adjacent to the Huntley property at least 200 feet from the common property line and maintain planted buffers.
- Designing lot configurations for new development projects to be compatible with the natural topography.
- Defining the edges between the roadway and new development with plantings and low walls. As an example, see how the existing Huntley property is differentiated from the roadway.

Not Recommended

- Locating new improvements that would be visible directly from Huntley adjacent to Harrison Lane, Huntley Meadows Lane, or from the Huntley property.
- Substantially altering topography or landscape features to alter the semi-rural character of the area.
- Situating new development on the highest point of a property that would enhance views of new construction from Huntley and its immediate vicinity.
- Installing large expanses of pavement or parking lots.

Architectural Mass and Scale

Recommended

- Designing and constructing buildings of low scale, rather than monumental scale.
- Using simple rectilinear forms and massing consistent with those found on the historic Huntley property.
- Designing new construction within the HOD to complement the historic architecture and cultural landscape of Huntley.
- Designing new construction in a way that is deferential in character and subordinate to the historic Huntley site. The house should remain the dominant feature and focus within the landscape.
- Using simple roof forms such as gable, hipped, or flat roofs

Not Recommended

- Introducing a new structure, furnishing or object that is visually incompatible with the surrounding character in terms of in mass, scale, form, features, materials, texture, or color.
- Introducing a new structure that appears substantially larger than the mass and scale of Huntley.
- Designing unsympathetic new construction that visually and/or physically dominates views and experiences within the HOD.



Introducing large and unsympathetic buildings within historic viewsheds or vistas without adequate screening (not recommended).



New construction that is dense and close to the street (not recommended).



New construction that is compatible and deferential to the Huntley complex (recommended).



New construction that does not overwhelm or dominate Huntley (recommended).

Architectural Design, Style, and Materials

Recommended

- Unified treatment of elevations visible from public roadways in terms of materiality and design.
- Orientation of new construction to face the road with clear entrances.
- Use of materials and design features associated with Huntley, such as brick and wood.
- Use of neutral, muted colors for new structures that complement rather than contrast with those of existing structures.
- Use of minimal outdoor lighting that does not infringe on the historic site.

Not Recommended

- Introduction of a new structure, furnishing or object that is visually incompatible with the surrounding character in terms of in mass, scale, form, features, materials, texture, or color.
- Use of design themes or motifs unrelated to the local context.
- New construction or additions that mimic historic architecture and appear historicist (appearing to date to an earlier era), monolithic, or out of scale with the HOD, unless a reconstruction project based on physical or historical documentation.
- Use of large expanses of blank walls.



Design new construction within the HOD to complement the historic architecture (recommended).



Use of materials, design features, and color palettes that are compatible with the Huntley complex (recommended).



Large expanses of blank walls visible from public streets or sidewalks (not recommended).

Signage, Fencing, and Lighting

Addition of new signage and fencing into the landscape should not detract from or overwhelm the visual character of Huntley and its surrounding landscape. Signage should not overwhelm the approaches to the historic site or the historic site itself.

Guidelines

Recommended

- Keeping signs, especially on the Huntley property, to the minimum number and size necessary for identification of the historic site and highway safety.
- Using historically compatible materials, such as brick and wood.
- Designing new appropriately scaled and detailed signage.
- Utilizing low brick masonry walls to delineate property boundaries or where walls or fencing is necessary.
- Using minimal outdoor lighting that does not impinge on the historic character of the district. New lighting, where required, should follow Fairfax County's Outdoor Lighting Standards found on the County's Zoning Administration Division website [here](#).
- Using light fixtures that minimize skyglow, glare and light trespass.

Not Recommended

- Situating new signage, walls, or fencing that is visually incompatible with the surrounding character in terms of mass, scale, form, features, materials, texture, or color.
- Installing multiple signs that detract from the historic site and views and wayfinding.
- Designing signage with bright colors or internal lighting, including flashing LED lighting.
- Installing free-standing signage that exceeds five feet in height.
- Installing excessive exterior lighting that impinges on the character of the HOD and results in light trespass and light pollution.



Existing signage and fencing within the HOD.



05

Appendix

APPENDIX A – GLOSSARY OF TERMS & ACRONYMS

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

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

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

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

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

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

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

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

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

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

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

Capital: The head or crowning feature of a column.

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

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

CMU: Concrete masonry unit.

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

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

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

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

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

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

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

Eaves: The overhanging under-edge of a roof.

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

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

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

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

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

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

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

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

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

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

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

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

GIS: Geographic information system.

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

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

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

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

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

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

Infill: A new structure built in a block or existing row of buildings.

Integrity: Authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic period.

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

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

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

Light: A piece of glass located within a window.

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

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

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

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

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

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

NPS: National Park Service.

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

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

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

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

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

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

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

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

Pitch: The degree of a roof's slope.

Porch: The roofed entrance to a house.

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

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

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

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

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

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

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

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

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

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

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

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

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

Setback: The distance between a building and the street.

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

Sidelights: Narrow, vertical windows flanking a door.

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

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

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

Stucco: A type of plaster used on exterior walls

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

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

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

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

APPENDIX B – ADDITIONAL RESOURCES

Huntley Documentation

National Register of Historic Places, Huntley, Fairfax County, Virginia, National Register #72001392. <https://npgallery.nps.gov/NRHP/AssetDetail?assetID=b9f8f974-01ef-4e29-929d-1e1ac080f8fb>

Virginia Landmarks Register listing: <https://www.dhr.virginia.gov/historic-registers/029-0117/>

Fairfax County Architectural Review Board. “Huntley Design Guidelines.” Approved 1992. Accessed January 2021. https://www.fairfaxcounty.gov/planning-development/sites/planning-development/files/assets/documents/historic/huntley_dg.pdf

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

Wrenn, Tony P. *Huntley: A Mason Family Country House*. Fairfax, VA: Fairfax County, 1971.

National Park Service

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

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

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

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

Preservation Briefs

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

“Preservation Brief 9: The Repair of Historic Wooden Windows.”

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

“Preservation Brief 24: Heating, Ventilating, and Cooling Historic Buildings.”

“Preservation Brief 29: The Repair, Replacement and Maintenance of Historic Slate roofs.”

“Preservation Brief 32: Making Historic Properties Accessible.”

“Preservation Brief 36: Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes.”

Fairfax County Links

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

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

APPENDIX C – INVENTORY OF PROPERTIES WITHIN THE HOD

INVENTORY OF PROPERTIES LOCATED WITHIN THE HUNTLEY HOD ¹		
Parcel ID	Description	Classification
0922 01 0008C	Huntley house and outbuildings	Historic (Contributing)
0922 01 0010A	6917-19 Harrison Lane	Contributing
0922-01-0008B		Non-Contributing
0922-01-0009		Non-Contributing
0922-27-0001		Non-Contributing
0922-27-0002		Non-Contributing
0922-27-0003		Non-Contributing
0922-27-0004		Non-Contributing
0922-27-0005		Non-Contributing
0922-27-0006		Non-Contributing
0922-27-0007		Non-Contributing
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0922-27-0025		Non-Contributing
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0922-30-0050A		Non-Contributing
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0922-30-0052A		Non-Contributing
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0922-30-0146		Non-Contributing
0922-30-0147		Non-Contributing
0922-30-0148		Non-Contributing
0922-30-0167		Non-Contributing

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

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0922-30-0169		Non-Contributing
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