

Robey's Mill Historic Overlay District Design Guidelines

Fairfax County, Virginia

*Draft
April 2024*



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01

Introduction to the District-Specific Design Guidelines

INTRODUCTION TO THE HISTORIC OVERLAY DISTRICT DESIGN GUIDELINES

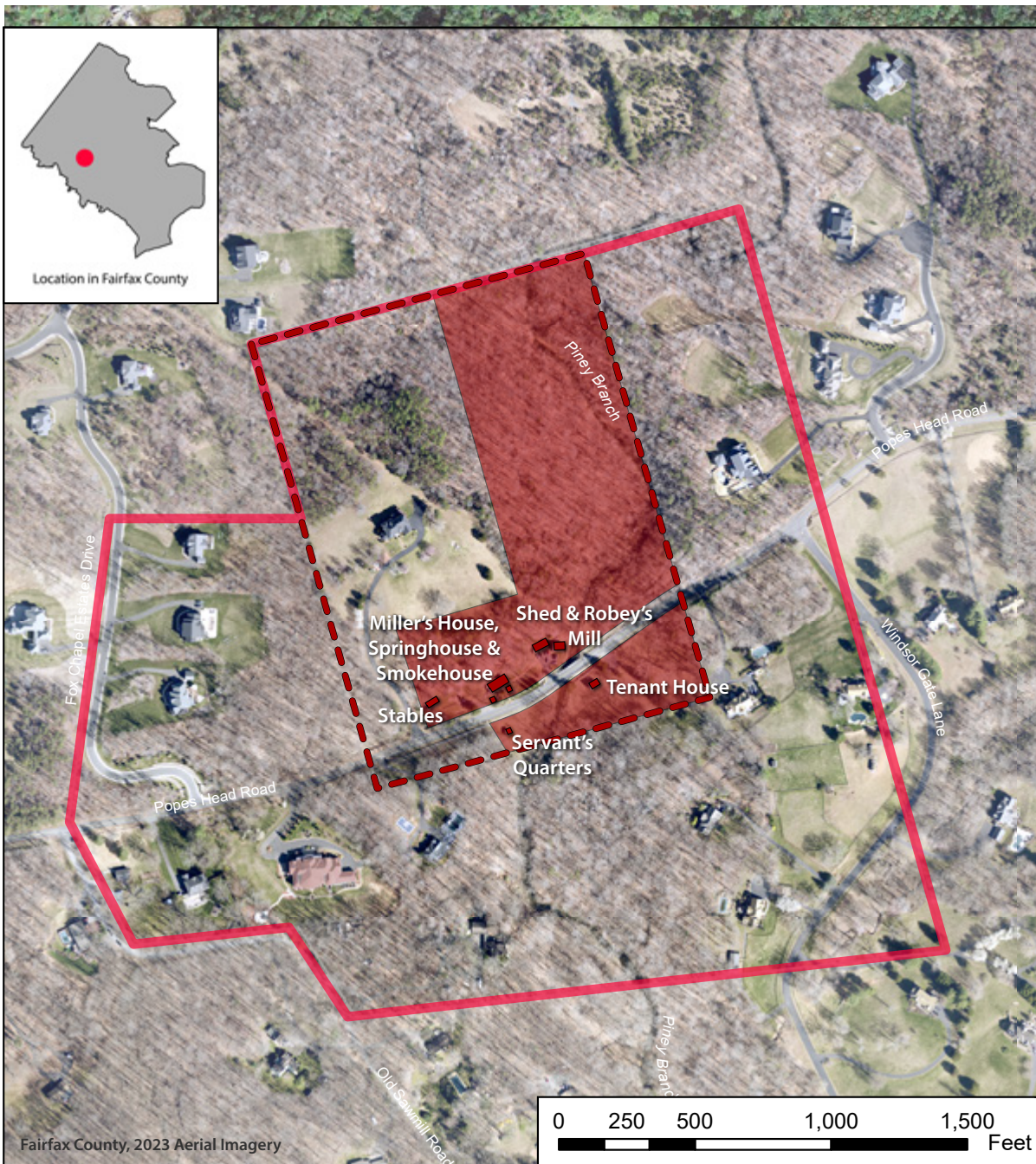
Robey's Mill was erected c.1800 on the bank of Piney Branch stream to serve the needs of the Hope Park plantation and other nearby plantations. The wood-frame grist mill and its associated miller's house, springhouse, smokehouse, and servants quarters collectively reflect nineteenth-century rural life in Fairfax County. A tenant house, shed/garage, and stable constructed in the twentieth-century additionally contribute to the site's significance. In 1980, Robey's Mill was established as a Fairfax County Historic Overlay District (HOD) because of its significance as a historic mill complex. The HOD was created to protect the architectural and environmental character of the area, to ensure that any future development or changes would be compatible with the historic buildings, and to recognize the special quality of the site. The property was placed on the Fairfax County Inventory of Historic Sites in 1969; on the Virginia Landmarks Register (VLR) on November 16, 1976; and the National Register of Historic Places (NRHP) on August 15, 1977. The site is listed on the inventory and both registers as "Hope Park Mill and Miller's House."

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

The content within this document is meant to help project applicants and the broader community understand the history of the HOD and its character-defining features and to foster design solutions that protect and enhance Robey's Mill while retaining the historic character of the HOD. The Design Guidelines offer practical and flexible guidance for property owners, architects, contractors, and other professionals undertaking work within the HOD. They are meant to be referenced early in the planning phase of a proposed project. The intent of the Design Guidelines is to guide sensitive new development and compatible additions, and to limit demolition and inappropriate exterior alterations.

This document incorporates findings and information included in the Robey's Mill Rezoning Staff Report (1980) prepared for the Fairfax County Planning Commission and Board of Supervisors, and the Hope Park Mill and Miller's House (Robey's Mill) National Register nomination. These Design Guidelines incorporate and replace the original Robey's Mill Design Guidelines, approved by the Architectural Review Board (ARB) in 1992.

For more information on the project review process, applicants should also reference the [Historic Overlay District General Design Guidelines](#) which outlines the ARB review process, standards of review, as well as design principles and general guidance applied to all HODs.



Robey's Mill
 Historic Overlay District
 Fairfax County, VA

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

Aerial Map, Robey's Mill HOD.

Legend

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



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 Require Review and Permit Approval by the ARB:

- Demolition of buildings and structures
- New buildings, additions, and structures
- Decks and screened-in porches (including alterations to existing)
- Sheds and playhouses over 256 square feet
- Swimming pools
- Retaining walls over three feet
- New exterior stairs or stoops

Projects That Require Review and Recommendation by the ARB:

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

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

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

USING THE DESIGN GUIDELINES

The Robey's Mill HOD Design Guidelines were developed as a resource to give 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 historic and non-contributing properties. Chapter 3 also includes a description of the physical character and character-defining features of the HOD. **Chapter 4. District-Specific Design Guidelines** includes guidance based on the *Secretary of the Interior's Standards for Rehabilitation* that are in keeping with the provisions of Article 3, Section 3101 of the Fairfax County Zoning Ordinance. The guidelines within Chapter 4 are organized by:

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



02

History and Significance

STATEMENT OF SIGNIFICANCE

Robey's Mill is a small, frame grist mill on the west bank of Piney Branch, believed to have been erected c.1800 under Dr. David Stuart's ownership of the Hope Park plantation. The mill provided flour for the plantation and later served neighboring plantations in Fairfax County. Because of the mill's limited service range during its years of operation, it is classified as a "neighborhood" mill, rather than a commercial mill. In the winter of 1861-1862, the mill served as Post No. 3 for Confederate units; carvings survive on the interior walls of the mill from this period. After the Civil War, the mill complex changed hands and was separated from the Hope Park plantation before it was purchased by Frank Robey, who operated the mill and ran a small on-site general store. The mill functioned as the social and commercial center of the area until Robey's passing in 1919. Today, Robey's Mill is a particularly valuable historic site because it is a nearly intact complex that includes a historic miller's house, springhouse, smokehouse, slave/servant quarters, and tenant house, along with a mid-twentieth century shed/garage and stables. As one of the last surviving neighborhood mills in Fairfax County, Robey's Mill is significant as a rare extant example of a c.1800 rural mill complex.



Robey's Mill (1936). *Historic American Buildings Survey (HABS)*.

DEVELOPMENT HISTORY

The Hope Park plantation was founded in the 1750s by Edward Payne, a justice of the Fairfax County Court from 1764 to 1785 who also served with George Washington and George Mason on the Truro Parish vestry. Payne is known to have built a small grist mill (no longer extant) on Piney Branch of Pope's Head Creek, which initially serviced just the Hope Park plantation but later was utilized by neighboring plantations as well. Hope Park was purchased in 1785 by Dr. David Stuart, an Alexandrian physician who in 1783 married George Washington's step-daughter-in-law, Eleanor Calvert Custis. In 1789, Stuart served as a justice for the Fairfax County Court, and in 1791, Stuart was appointed by then-President Washington to represent Virginia on the first Board of Commissioners of the Federal City, a role he served in for almost four years. The Virginia General Assembly named Stuart as a trustee for the town of Centreville in 1792 and Providence (later known as Fairfax Court House, and then Fairfax) in 1805. Stuart began planting wheat as a major crop at Hope Park in 1790.

Although a precise construction date is not available, the extant grist mill, located at 12124 Pope's Head Road, is believed to have been built under Stuart's ownership of Hope Park, around 1800. The first known documentation of Stuart's mill dates from 1815, when it was listed for sale following Stuart's death. The mill was described at that time as "an excellent grist mill with a great fall on a never failing stream of water." The mill was additionally recorded as being "in complete repair." While relatively little is known about the Hope Park milling operations under the Payne and Stuart eras, such neighborhood mills commonly served prosperous plantations in colonial Virginia.



Robey's Mill (1936). *HABS*.

The extant mill is based on a design by engineer Oliver Evans, who invented an automated system to mill grain and flour by mechanical means with no need for manual labor. Patented in 1790 and illustrated in *The Young Mill-Wright and Millers' Guide*, which Evans self-published in 1795, the Evans system produced flour of improved quality and quantity. At Hope Creek (today called Robey's Mill), the original milldam was a crib dam constructed of 15-foot pine logs, infilled with natural rock. The 12-spoke overshot water wheel spanned 18 feet in diameter, and the 70-foot millrace (channel) fed water into a flume some 20 feet above the ground. A sluice, or sliding gate, was used to control the flow of water.

In c.1837-1838, the mill was purchased by John Barnes, Sr., a miller by trade. Barnes initially bought just the mill complex, before purchasing the entire Hope Park plantation a few months later. Some theorize that Barnes wanted to "test" the productivity of the mill before committing to purchase the full plantation. The Barnes family were the first known occupants of the miller's house, located west of the mill and constructed sometime prior to 1815. In 1853, following John Barnes Sr.'s death, Hope Park (then some 1,000 acres) was divided amongst his heirs. John Barnes, Sr.'s eldest son, Jack H. Barnes ("Young Jack") and his wife, Mary Fox Barnes, inherited the mill and the miller's house, which they called "Huntley."



Robey's Mill (background) and Miller's House (foreground), with the smokehouse and springhouse along Pope's Head Road (1977). *Virginia Landmarks Register*.

The mill ceased operation during the Civil War, when the area became contested by Union and Confederate armies. Jack Barnes enlisted in the Confederate "Fairfax Rifles," the 17th Regiment of the Virginia Volunteer Infantry. Two months later, he was captured and sent to the old Capital Prison in Washington, D.C., his first of three federal incarcerations. Barnes' mill served as Confederate "Post No. 3" during the winter of 1861-1862, as evidenced by preserved carvings etched on the beaded vertical board walls of the mill's second-story interior. The carvings indicate the presence of troops from Virginia, North and South Carolina, and Mississippi. The last of the Confederate pickets left the Hope Park area in March 1862, and the area was subsequently controlled by Union forces. Barnes' family history tells of Union soldiers raiding the mill property and confiscating a pig that was a beloved pet of one of Barnes' daughters. The child and one of Barnes' enslaved servants reportedly went to the nearby Union camp and successfully pleaded for the safe return of the pig.

Jack Barnes, meanwhile, was paroled from prison and joined "Mosby's Rangers," taking part in Mosby's 1863 raid on Fairfax and the capture of General Stoughton. He was again captured and paroled and once again joined Mosby. Captured the third time, he was sent to a federal prison in Albany, New York, where the end of the war found him under sentence of death for stealing a horse. Barnes was spared following a pardon from President Andrew Johnson in response to the pleas of his wife, Mary, who spent six days outside Johnson's office trying to see him.

In 1869, due to outstanding debt, the mill property was sold at public auction to James Fox. It was sold again in 1884 to a Mr. Summers, and sold again in 1896 to Frank (Gabe) Robey. By 1900, under Robey's operation, the mill prospered and reached the height of its commercial success. Robey operated the mill daily except Sunday and also housed a general store on the ground floor. At capacity, the mill could produce 16



Image from an 1864 map by J. Paul Hoffmann and Samuel Howell Brown of Fairfax County showing the location of Barnes Mill. *Library of Congress.*



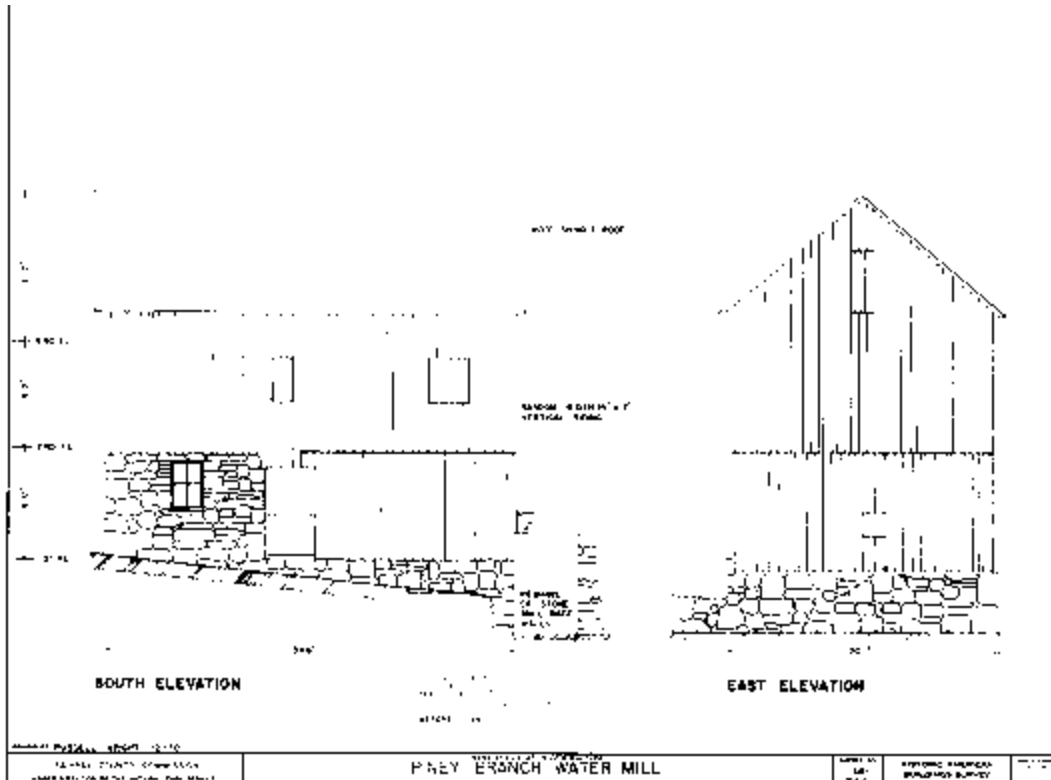
Remnant of Civil War-era carvings on the interior of the mill (1977). *National Register of Historic Places Registration Form.*

bushels of fine stone ground flour daily. Robey ground the standard flours of the day as well as more obscure flours, such as graham and buckwheat. Robey's brother, George, was the mill's stone dresser. George's son, Major Robey, took over mill operations from 1904 to 1905 before he married and moved away. Frank Robey died in 1919, bringing the mill's era of commercial production to a halt. Small "family flour" mills faced new challenges during the twentieth century, including increased competition from large-scale commercial baking operations; the expiration of the Wheat Price Guarantee Act in 1920 and resulting plummet of wheat prices; a miller's tax of 30 cents per bushel passed by Congress in 1933 (later declared unconstitutional in 1936); and stricter flour mill inspection requirements authorized by the Federal Food, Drug, and Cosmetic Act of 1938. Increased competition and varied government intervention prohibited Robey's Mill from resuming profitable operations. Robey's widow, Appolonia, held the property for 11 years before selling it to A. LeGrand Stafford in 1930.

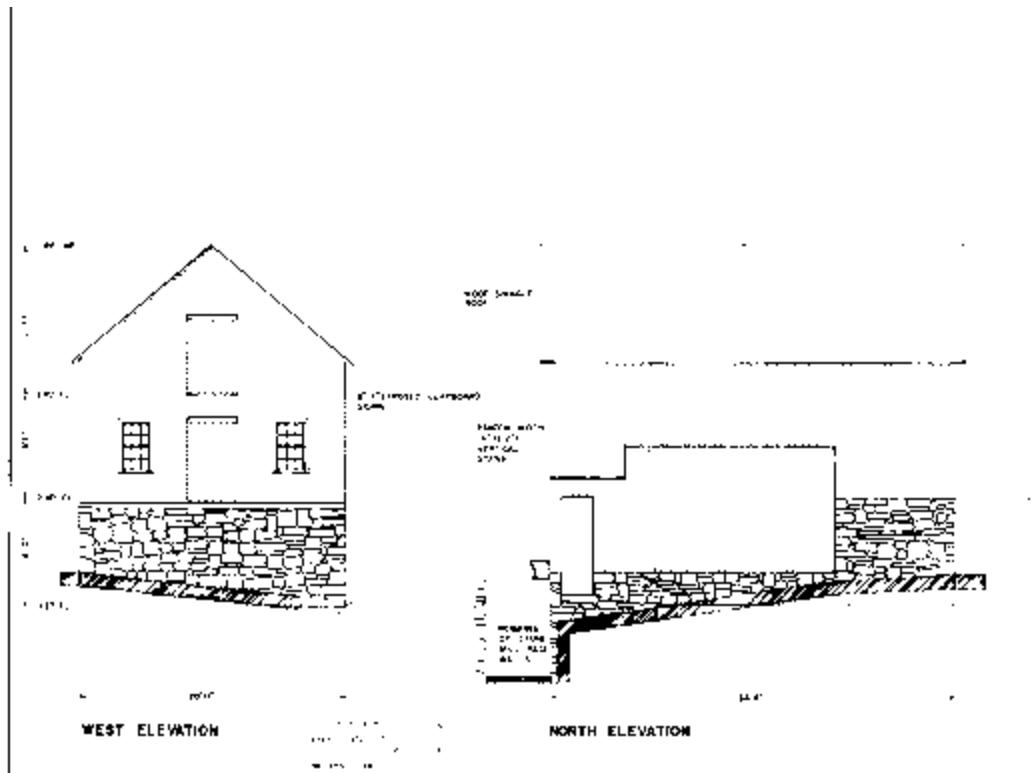
A. LeGrand Stafford is known to have carried out some renovations to the mill and associated buildings. The overshot water wheel was rebuilt by Barney Hall in 1935 and was occasionally used for demonstration purposes. Historic photographs taken by the Historic American Buildings Survey (HABS) in 1936 depict a one-story, frame shed addition attached to the front of the mill (at the east end of the south elevation), and a two-story, frame storage addition at the rear of the mill, at the north wall. The water wheel and the additions have since been removed, along with the sluice.



Robey's Mill (nd). *Northern Virginia Heritage* (1966), p.84.



Robey's Mill, south elevation (left) and east elevation (right).
Historic American Buildings Survey (survey no. VA-741).



Robey's Mill, west elevation (left) and north elevation (right).
Historic American Buildings Survey (survey no. VA-741).

c.1800

Grist mill erected under the ownership of Dr. David Stuart to serve the Hope Mill Plantation and nearby plantations.

Winter 1861-1862

Mill, then owned by the Barnes family, serves as Post No. 3 for the Confederate Army.

Post-Civil War:

Mill complex changes hands before being sold to Frank Robey, who ran the mill and a small store on the property. The mill was the social and commercial center of the area c.1900.

1906

Frank Robey dies and the mill property enters a period of decline, no longer used in a commercial capacity.

1930-1963

The mill property changes hands multiple times and is renovated and altered; the overshot water wheel is removed along with some machinery parts and attached frame structures.

1969-1977

The property is placed on the Fairfax County Inventory of Historic Sites (1969); on the Virginia Landmarks Register (1976); and on the National Register of Historic Places (1977), as the Hope Park Mill and Miller's House.

1980

Robey's Mill is designated as a Fairfax County HOD.



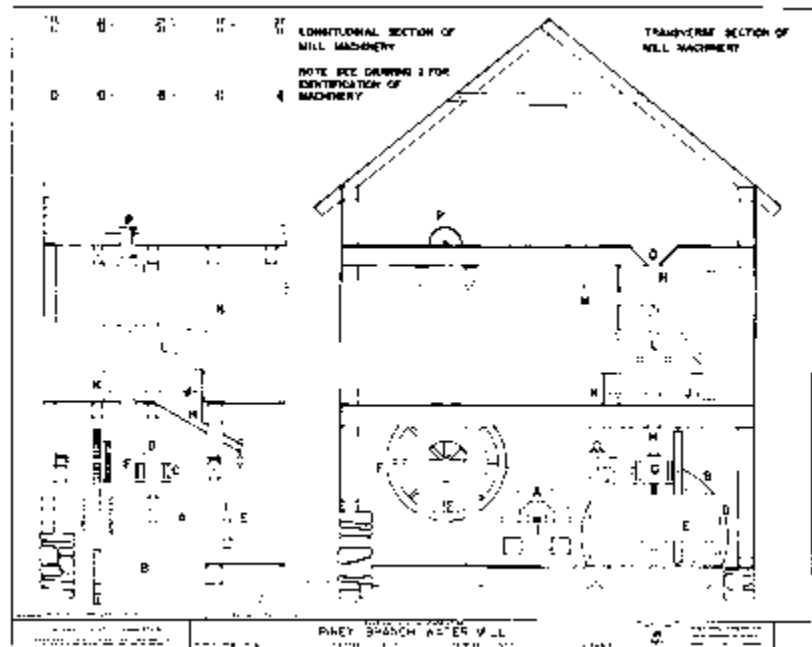
Aerial images of Robey's Mill HOD (from top): 1937, 1980, and 2023.

Fairfax County Aerial Imagery Collection.

In 1951, Harold M. Wilcox purchased the property and made some repairs to the mill and associated mill buildings. David and Sally McGrath purchased the property in 1963 and replaced the mill's original board and batten siding with compatible siding. It is possible the overshot water wheel, sluice, hopper shoe, and damsel were also removed at this time.

Because the mill itself and most of the interior mill mechanisms remain intact, Robey's Mill (listed as Hope Park Mill and Miller's House) was placed on the Fairfax County Inventory of Historic Sites in 1969, the Virginia Landmarks Register (VLR) on November 16, 1976, and the National Register of Historic Places (NRHP) on August 15, 1977. It was designated as a Fairfax County HOD in 1980.

The listed historic property includes not only the mill itself, but also the extant miller's house, log springhouse, smokehouse, log servant's cabin, and tenant house. The miller's house is a three-and-one-half-story frame building typical of mid-nineteenth century rural vernacular residential buildings. Although the exact construction date is unknown, the home was mentioned in a sales notice published in 1815. The building features a center hall plan with two exterior end chimneys of fieldstone and brick, and a full-length, two-story open porch along the front (south) elevation. The springhouse is located immediately in front of the miller's house, sited directly over a small stream (which also runs beneath the living room of the house). The one-story smokehouse is located just west of the springhouse. The slave quarters cabin is located across Pope's Head Road from the miller's house.



Robey's Mill, longitudinal and transverse sections of mill machinery.
HABS VA-741.



Servant's Quarters, pictured in 1977.
National Register of Historic Places Registration Form.

The HOD additionally includes three twentieth-century frame buildings that contribute to the significance of the property. These buildings include a two-and-one-half-story, side-gabled tenant house located south of Pope's Head Road, believed to have been constructed in the early-twentieth century; a storage shed/garage, located just west of the mill; and a stable located west of the miller's house. The storage shed/garage and the stables are both one-and-one-half-stories and date to the mid-twentieth century. Beyond the mill property, the nearby vicinity has been modestly developed with single-family homes constructed in the late-twentieth and early-twenty-first century. These large residential buildings are sited on spacious lots, set back from the roadways with generous front and side-yards. While the area's wooded character remains largely intact, most of the nearby residential properties feature sprawling grass lawns.



Miller's House, with springhouse in foreground, pictured in 1977.
National Register of Historic Places Registration Form.



Springhouse, pictured in 1977.
National Register of Historic Places Registration Form.



Mill, shed, and Miller's House, pictured in 1977.
National Register of Historic Places Registration Form.

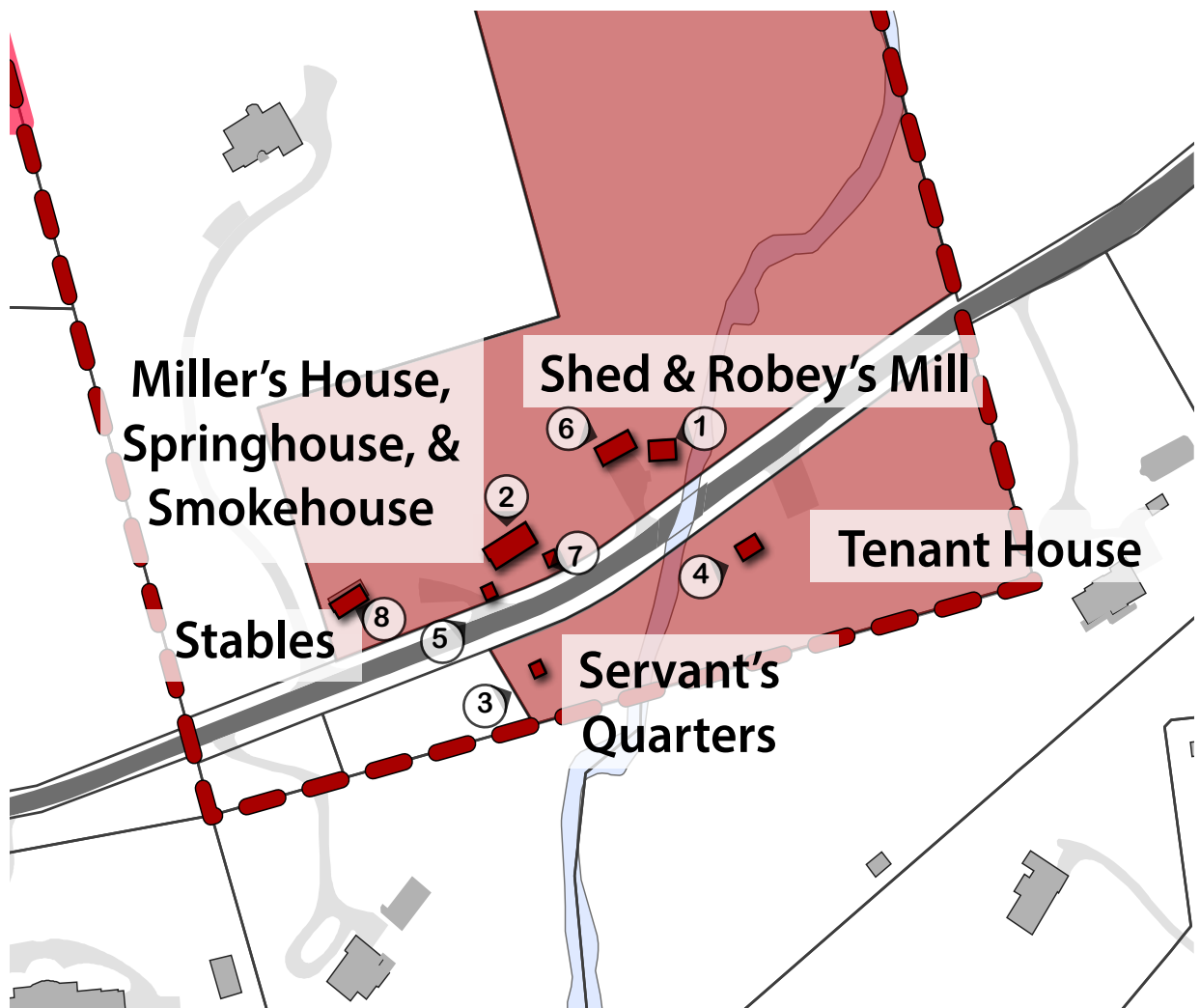


03

Historic Overlay District Overview

OVERVIEW OF ROBEY'S MILL HOD

By establishing the Robey's Mill Historic Overlay District, the Fairfax County Board of Supervisors sought to preserve the character of the historic district by means of review and approval of project plans by the Architectural Review Board. The 92-acre Robey's Mill HOD encompasses a c.1800 grist mill, miller's house, springhouse, smokehouse, servant's quarters, and associated buildings sited along the west bank of the Piney Branch stream. The mill property is privately owned and not publicly accessible. The district core of the HOD includes the historic mill, all associated mill buildings, and their natural surroundings. The district core additionally includes a private residence northwest of the mill complex, built c.2000 on a separate parcel at 12126 State Route 654. The district periphery includes several single-family residences located west, south, and east of the mill property, constructed in the late-twentieth century and early-twenty-first century. The nearby residences are sited on one to five-acre lots. The entire HOD is zoned as R-C (Residential Conservation).



Resource Map (detail view), Robey's Mill HOD.



Views within Robey's Mill HOD, September 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. Robey’s Mill HOD is part of Fairfax County’s R-C (Residential-Conservation) District Zoning. Regulations of the Robey’s Mill Historic Overlay District Overlay Zone also apply.

Residential-Conservation (R-C) District Zoning

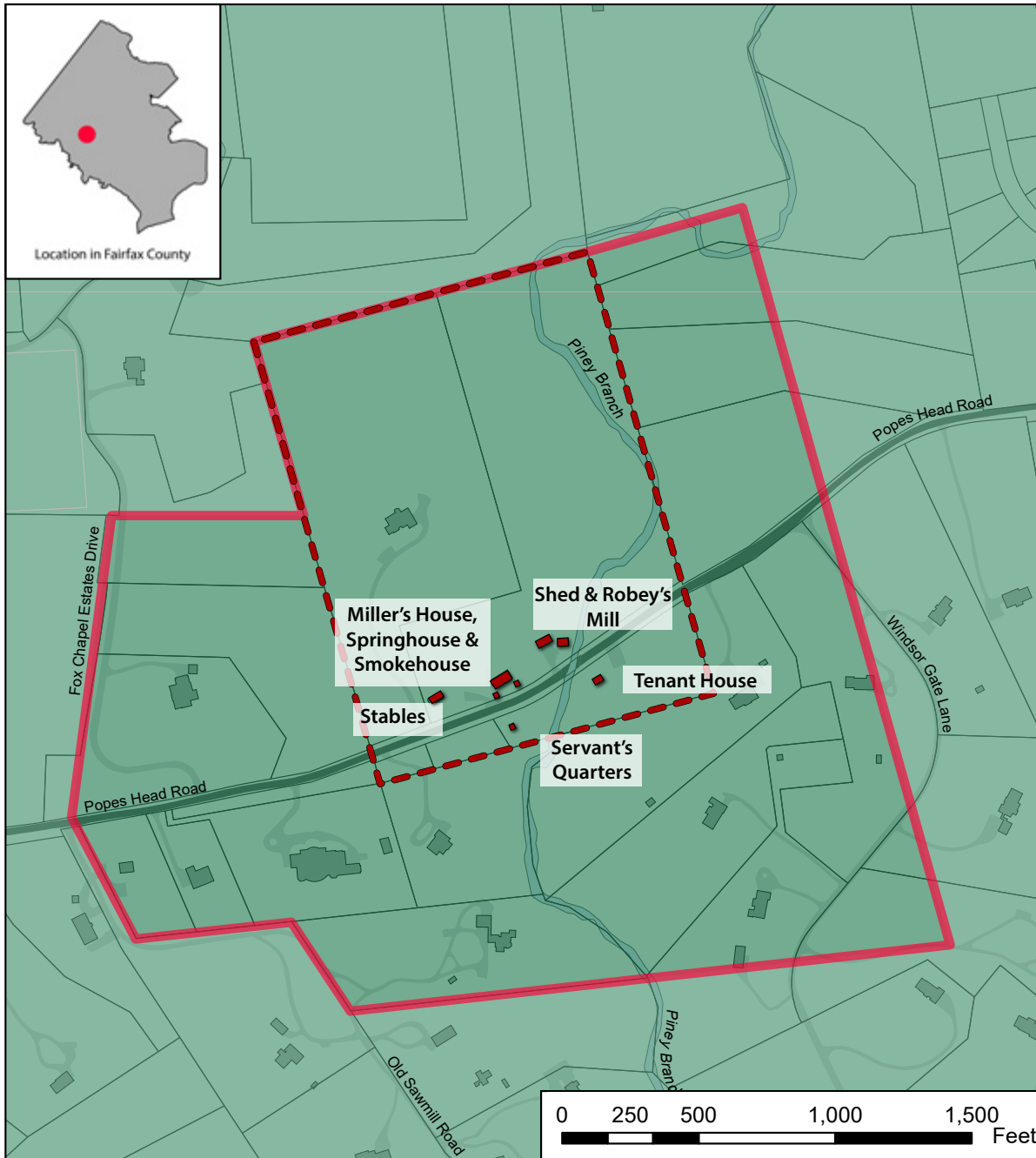
The R-C District was established to protect water courses, stream valleys, marshes, forest cover in watersheds, aquifer recharge areas, rare ecological areas, and areas of natural scenic vistas; to minimize impervious surface and to protect the quality of water in public water supply watersheds by encouraging open areas for agriculture and large lot single-family subdivisions (See Zoning Ordinance subsection 2101.2, R-C Residential Conservation District). Permitted uses include accessory uses and home occupations as permitted by Article 4; Agriculture as defined in Article 9; single-family detached dwellings; and public uses.

Robey’s Mill Overlay Zone

The Robey’s Mill Historic Overlay District regulations are codified in Article 3, Subsection 3101.17 of the County Zoning Ordinance. According to the regulations, all uses permitted by right, special permit and special exception R-C District are permissible, except as follows:

1. Residential dwellings should be limited to single-family detached units.
2. No commercial uses shall be permitted, with the exception of the use of the mill itself.
3. No industrial uses shall be permitted.

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



Robey's Mill
 Historic Overlay District
 Fairfax County, VA

R-C

Legend

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



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

Zoning Map, Robey's Mill HOD.

HOD BOUNDARY

Robey's Mill HOD is located at 12124 Pope's Head Road, in the west-central portion of Fairfax County, Virginia. The mill and associated historic mill buildings sit within the district core, which loosely follows Piney Branch along the east boundary; abuts the rear lot lines of adjacent residential properties to the west; and encompasses one separate parcel at 12126 State Route 654 to the north. Popes Head Road extends across the south portion of the district core; a narrow portion of land just south of the road comprises the south boundary of the district core. The district periphery extends beyond the district core to the east (to Windsor Gate Lane), west (to Fox Chapel Estates Drive and Old Sawmill Road), and south. The Robey's Mill HOD district core includes historic buildings related to the milling operation, while the district periphery includes single-family homes that are non-contributing resources. The irregularly-shaped Robey's Mill HOD district boundary, inclusive of the district core and the district periphery, extends approximately one quarter mile from Robey's Mill in all directions.

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

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

In the report substantiating the zoning amendment that established the Robey's Mill HOD, the mill property (12124 Pope's Head Road, parcel number 67-3-001-10) and all mill-associated buildings (millers' house, springhouse, smokehouse, servant's quarters, tenant house) are identified as historic. All other buildings located within the district boundaries are considered non-contributing resources. The district does not include any resources categorized as contributing; however, the rural character and landscape features within the HOD do contribute to the overall feeling and significance of the HOD. As such, the overall character of these properties should be preserved to protect the rural, scenic, and historic character of the HOD.

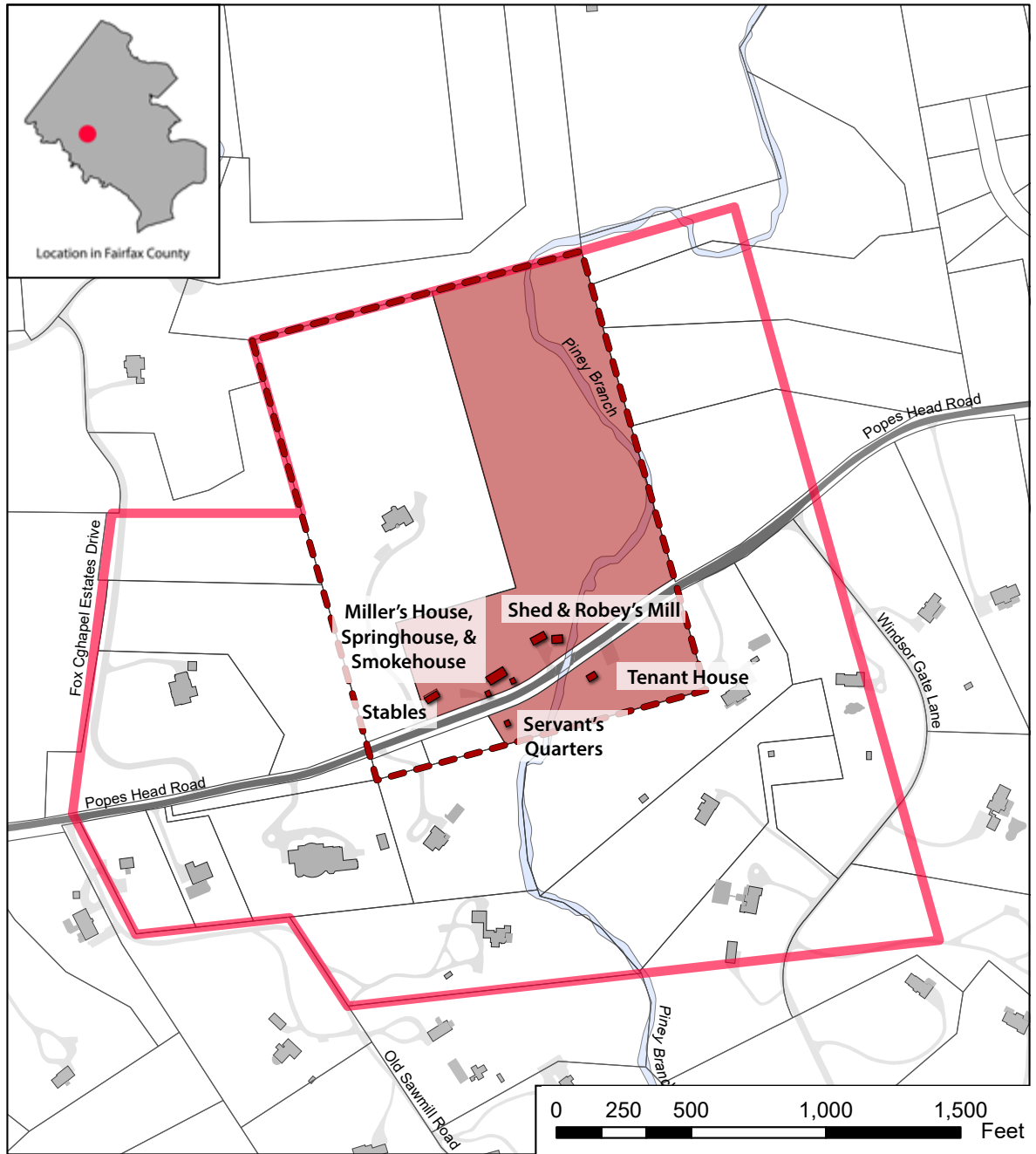
The buildings and structures within the HOD are described on the following pages. A full list of the properties located within the HOD and their classification is included within "Appendix C – Inventory of Properties within the HOD" on page 55.



Private drive near the west boundary of the district core, with the stables at image right.



Windsor Gate Lane, near the east boundary of the district periphery.



Robey's Mill
 Historic Overlay District
 Fairfax County, VA

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

- ▬ District Boundary
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Resource Map, Robey's Mill HOD.



Robey's Mill, looking northeast.

Robey's Mill

Historic (Contributing)

Robey's Mill is a two-and-one-half story, frame, side-gabled building constructed c.1800. The rectangular-plan (34'6" x 20' 11") building sits atop a fieldstone foundation and is clad in vertical wood siding. The mill is located on the north side of Pope's Head Road, immediately west of Piney Branch. The rear (north) elevation is slightly banked into the hillside. A one-story, frame addition formerly attached to the south elevation and a two-story, frame addition formerly attached to the north elevation have since been removed, along with the mill's water wheel and sluice.



Robey's Mill, looking west, with the Miller's House at image left. The shed is partially pictured at image right.



Miller's House, looking southwest.



Miller's House, looking northwest.

Miller's House

Historic (Contributing)

The miller's house is a three-and-one-half story, frame, side-gabled residence constructed sometime before 1815. The miller's house is located west of the mill, on the north side of Pope's Head Road. The building features two exterior end chimneys of stone and brick, and a two-story front porch. The rear (north) elevation is banked into the hillside. The building appears to retain several original windows. An addition was constructed at the west elevation in 1951, and expanded in c.1960.

Springhouse

Historic (Contributing)

The small, partial-height springhouse is located directly in front of the miller's house, over a small stream that also runs beneath the living room of the house. It likely was constructed at the same time as the miller's house. The south and north walls are log construction, while the west elevation features vertical wood siding and a small door opening. Both gable ends are clad in horizontal wood siding, and the gable roof is clad in rolled tin with raised seams.



Springhouse.

Smokehouse

Historic (Contributing)

The smokehouse is also located in front of the miller's house, west of the springhouse. It likely was constructed at the same time as the miller's house. The one-story whitewashed building sits upon a fieldstone foundation and is constructed of v-notched logs chinked with clay, stones, and cement. The gable ends feature wide horizontal clapboards, 8" to the weather, and tapered cornice boards. The roof is clad in rolled tin with raised seams.



Smokehouse.

Servant's (Slave) Quarters

Historic (Contributing)

The cabin located across Pope's Head Road from the miller's house was likely constructed as slave quarters prior to the Civil War. The small, side-gabled, one-room cabin is constructed of 6" v-notched logs and measures 12.5' by 14.5'. The east (front) elevation contains a single-leaf entry door, and the west (rear) elevation features a single window opening. The gable ends are clad in clapboard and each feature a small window, and the roof is clad in wood shingles. The cabin was repaired sometime in the mid-twentieth century.



Servant's Quarters.



Tenant House.

Tenant House

Historic (Contributing)

The tenant house is located south of the mill, on the south side of Pope's Head Road. Piney Branch runs to the west of the two-and-one-half-story, frame, side-gabled building, believed to date to the early twentieth century. It is possible the building was constructed prior to 1906, when the mill was operating at peak production under Robey's ownership. The tenant house may have housed a hired miller or miller's assistant.



Stables.

Stables

Non-Contributing

The stables are located west of the miller's house, on the north side of Pope's Head Road. The one-and-one-half story, frame, side-gabled building was constructed in the mid-twentieth century. The front (south) elevation features an overhang with simple wood post supports that shelters three stall doors. A one-story shed-roofed volume is attached to the west elevation. The roof is clad in composite shingle.



Shed/Garage.

Shed/Garage

Non-Contributing

The storage shed/garage is located east of the miller's house and directly west of the mill. The one-and-one-half-story, frame, side-gabled building was constructed in the mid-twentieth century. The front (south) elevation features three vehicular bays with double-leaf swinging doors, as well as a single-leaf entry door and two wood-frame, double-hung, six-over-six windows. A wood exterior stair at the east elevation leads to a door opening at the upper half-story. The front elevation features horizontal wood siding while the secondary elevations feature board-and-batten siding. The roof is clad in composite shingle.



Tenant House (image left) and Robey's Mill (image right) oriented to Pope's Head Road and clustered around Piney Branch.



Two-and-one-half-story mill building.



Miller's house porch and balcony.

Additional character-defining features of the HOD include the following:

BUILDING SITING

- Historic buildings sited along Piney Branch, on the north and south sides of Pope's Head Road
- Buildings sited in close proximity to each other, creating a cohesive visual character
- Buildings surrounded by natural, informal landscape of deciduous trees, grassy open areas, and Piney Branch stream

MASSING AND FOOTPRINT

- Rectilinear massing
- Rectilinear footprints

BUILDING HEIGHT

- One to three-and-one-half stories (except for the springhouse, which is partial-height)

WINDOWS

- Symmetrical fenestration patterns
- Wood-frame, multi-light windows, typically of double-hung configuration

DOORS

- Single-leaf, wood entry doors

DESIGN FEATURES AND MATERIALS

- Exposed fieldstone foundations
- Frame or V-notched log construction (whitewashed or painted white, except for the mill with natural wood)
- Front balcony (miller's house only)

ROOF SHAPES AND ROOF ELEMENTS

- Consistent pattern of gable and side-gable roofs
- Upper half-stories created by windows in gable ends
- Lack of ornamentation such as cornices or parapets
- Stone and/or brick exterior chimneys (miller's house and tenant house)

LANDSCAPE AND SITE FEATURES

- Piney Branch stream, which runs north to south, directly east of the mill and west of the tenant house
- Pope's Head Road, which bisects the district from east to west and crosses Piney Branch via a narrow bridge
- Densely wooded deciduous trees along hillsides and the perimeter of the mill complex
- Open grassy areas, particularly along the south side of Pope's Head Road
- Varied topography inclusive of flat and steeped areas
- Wood board fencing along Pope's Head Road



Wood board fencing along Pope's Head Road.



Pope's Head Road bridge crossing Piney Branch.



Open grassy area west of the tenant house.



Pope's Head Road.



Piney Branch stream, directly east of the mill.

SUMMARY OF DISTRICT CHARACTER

Robey's Mill is a two-and-one-half-story frame grist mill erected c.1800. The mill complex includes the mill itself as well as a miller's house, springhouse, smokehouse, servant's quarters, tenant house, shed/garage, and stables. The natural surroundings provide a sloped, densely wooded, rural setting. Piney Branch stream runs through the middle of the district, from north to south, and the narrow, two-lane, Pope's Head Road bisects the district from east to west. The historic buildings within the HOD are clustered near Piney Branch stream and are characterized by their use of natural materials, including stone, log, and wood. Except for the mill itself, the mill buildings and the board fence along the mill property are painted white, creating a sense of visual cohesiveness. Although there have been changes over time, and loss of historic features of the mill, the HOD retains a high level of historic integrity.

Character-Defining Features

Character-defining features are those features that distinguish the historic district and its unique setting. They include the overall shape, materials, craftsmanship, decorative details, and features of buildings, as well as various aspects of site and environment. Defining characteristics of Robey's Mill and its historic associated resources are described on the following pages.

Architectural Features

The buildings throughout the HOD district core are unified by their common siting along Pope's Head Road and Piney Branch stream. They also share a material palette, and architectural elements characteristic of rural vernacular design, including simple, rectilinear forms with largely symmetrical compositions of solid and void. The buildings are of unified character while still reflecting individual designs. Robey's Mill is a two-and-one-half-story frame building with unpainted, random-width vertical siding and a gable roof. The three-and-one-half-story miller's house and two-and-one-half-story tenant house are frame buildings with side-gabled roofs. Remaining buildings are small in scale, of either frame or log construction, with gable or side-gable roofs. Except for the mill, other historic mill buildings are whitewashed or painted white for visual cohesiveness.

Landscape and Site Features

Like the architecture, the landscape and site features of Robey's Mill are essential to the character of the HOD. The landform and its mill use are directly associated; the steep slope down to Piney Branch made this an ideal mill site. As the water source for the mill, Piney Branch is historically important both visually and practically.

The area retains a strong rural feeling, in large part due to the dense woods of deciduous trees that surround the mill complex. This is not the historic landscape, which likely featured agricultural and livestock areas, but instead is the result of twentieth-century land uses. While the hillsides are wooded, the banks of Piney Branch near the mill feature a small open area. The topography is steep and slopes sharply down to Piney Branch, which runs through the middle of the district from north to south. Pope's Head Road, a narrow, two-lane road, bisects the district from east to west, following a dip between the crests of the land north and south of the road. It

slopes down towards a low, narrow, simple concrete bridge that crosses over Piney Branch and then rises on the other side. The mill buildings are clustered at the lowest point in the district, near the stream. White wood horizontal board fences have been erected along Pope's Head Road, fronting the mill complex. While not original to the mill property, the fencing is a historic fence type and its placement aids in distinguishing the property. The natural landscape features greatly contribute to the historic rural character of the district core despite the inclusion of parking areas south of the mill and northeast of the tenant house.

Most buildings in the district periphery are not visible from the mill complex, due to a wooded buffer. The residential single-family homes generally feature large expanses of manicured grassy lawns, which break the pattern in the district core of informal wooded landscaping.

Archaeological Features

There are no designated archaeological resources within the HOD. However, the HOD has potential for Pre-Contact and historic resources connected to the mill's operation and use during the Civil War. A Phase I archaeological survey conducted in 2014 by Thunderbird Archeology uncovered transfer printed white wares, grey stonewares (nineteenth century), and buttons (eighteenth and nineteenth century) in the vicinity of the mill property. While no additional archaeological resources are known to exist within the HOD, subsurface features and artifact scatters are likely to be found throughout the developed area. Such deposits would increase our knowledge about early milling and the lives of the site occupants and may possibly allow for a more precise assessment of the construction dates and alteration chronology of many of the site's buildings.



Piney Branch, with the Servant's Quarters in the background and Pope's Head Road at image right.



04

Design Guidelines

ROBEY'S MILL HISTORIC OVERLAY DISTRICT DESIGN GUIDELINES

The intent of the HOD and these guidelines is not to recreate the nineteenth-century landscape, but to protect and enhance a significant and important site in Fairfax County. As stated in Section 3101.6(G) of the Fairfax County Zoning Ordinance, these guidelines are designed to preserve the historic integrity of the district. They offer practical guidance for property owners, the design community, County staff, and the ARB when determining the appropriateness of proposed work during the project planning and review process. To limit changes that are out of character with the district, the guidelines are meant to encompass the entire HOD, inclusive of historic, contributing, and non-contributing properties. These guidelines do allow for more flexibility when applied to non-contributing properties; however, changes made to non-contributing buildings may still affect the character of the district and are subject to ARB 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 4.

Preservation Objectives

The Robey's Mill HOD Staff Report (1980) outlines the following goals and objectives for protecting the landmark mill property and its surroundings. The design guidelines are intended to provide guidance for meeting these goals and objectives.

Goals

The goal for the Robey's Mill Historic District is the preservation and protection of the mill and associated structures and the scenic rural character of the area.

Objectives

- To protect against the destruction of the landmarks.
- To encourage uses which will lead to their continuance, conservation, and improvement.
- To assure that new structures and uses within the district will be in keeping with the character to be preserved and enhanced.

What Design Guidelines Can and Cannot Do

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

Guidelines Do:

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

Guidelines Don’t:

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

Organization of Guidelines

These District-Specific Design 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 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 review, 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.



Pope’s Head Road with white-painted board fencing.

Secretary of the Interior's Standards for Rehabilitation

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

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

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

GUIDELINES FOR PRESERVING SETTING: TOPOGRAPHY, LANDSCAPE, AND ARCHAEOLOGICAL RESOURCES

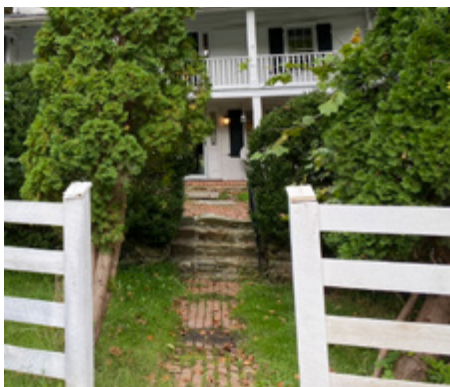
The natural topography and landscape features within the district and the rural character along Pope's Head Road contribute to the character of the district and should be preserved and enhanced.

Recommended

- Retaining historic spatial qualities of the HOD, with the mill buildings clustered together around Pope's Head Road, separate from surrounding non-contributing resources.
- Minimizing disruption of natural drainage, topography, and tree cover.
- Protecting historic views of Robey's Mill from Pope's Head Road and views between the mill buildings and structures.
- Preserving the alignment and rural character of Pope's Head Road, a two-lane curving road without curbs, gutters, sidewalks, or shoulders.
- Maintaining the simple, narrow bridge over Piney Branch stream.
- Identifying, retaining, and preserving existing landscape and topography features, including vegetation, natural land contours (grade changes), open space, and densely wooded hillsides; where tree removal is necessary due to damage, health, or hazards, replace with like species.
- Protecting Piney Branch and surrounding floodplain from adverse environmental influences.
- Adding screening to parking areas to make them as unobtrusive as possible.

Not Recommended

- Adding structures or plantings that would obscure views of the mill complex.
- Changing the natural water route of Piney Branch, or the historic thoroughfare of Pope's Head Road.
- Installing expansive parking areas or hardscaping without adequate screening.
- Removing existing healthy trees or other landscape features.
- Replacing natural landscape features with large expanses of manicured lawn or formal plantings.



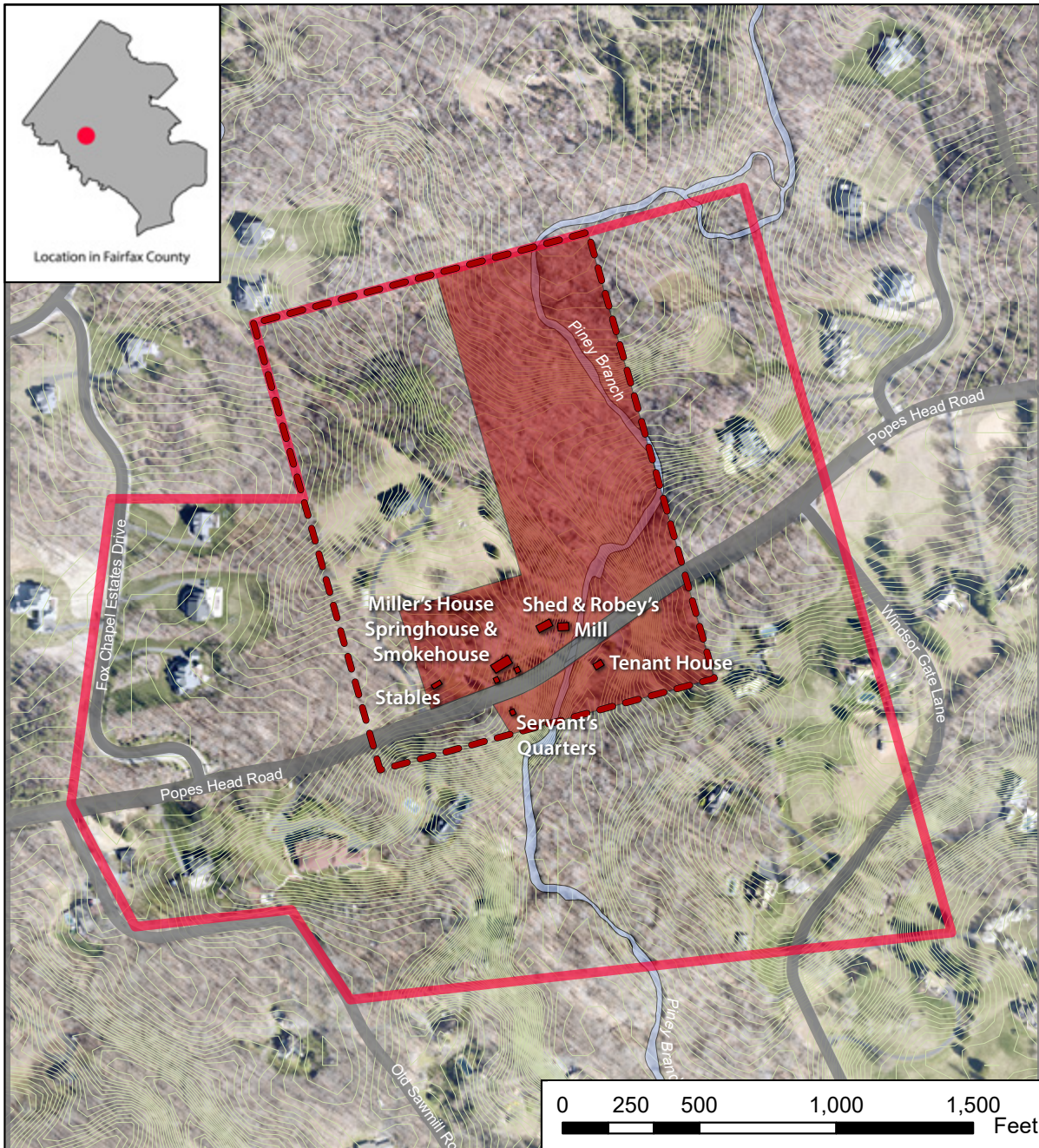
Preserve walkways leading to/from miller's house (recommended).



Refrain from expanding existing parking areas (recommended).



Maintain natural waterway and grassy banks (recommended).



Robey's Mill
 Historic Overlay District
 Fairfax County, VA

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

Legend

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



Topography map, Robey's Mill HOD.

Archaeological Resources

There are no designated archaeological resources within the HOD. However, the HOD has potential for historic and Pre-Contact resources in the vicinity of the mill property. To aid in the identification and protection of historic or archaeological resources located within or in the vicinity of a HOD, the Fairfax County Park Authority archaeologists must be consulted concerning a rezoning, development plan, special exception, special permit, or variance application on a property that is located wholly within, partially within, or contiguous to a HOD and when the application involves 2,500 square feet or more of land disturbing activity. The applicant should submit an Archaeological Survey Data Form when the above criteria are met, or as requested by the ARB. 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.



Piney Branch, directly east of Robey's Mill.

Not Recommended

- Siting new landscape, construction, or other work without consulting with Fairfax County Park Authority archaeologists.
- Altering, damaging, or destroying character-defining (including archaeological) features while making modifications to a cultural landscape.

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

The rural vernacular design and historic materials throughout the district core (stone, wood, log, and original windows) should be retained and preserved.

Guidelines

Recommended

- Following the *Secretary of the Interior's Standards* for all preservation, rehabilitation, and/or restoration of historic buildings.
- Retaining the rural character, density, and scale of historic buildings, and their historic relationship with Pope's Head Road and Piney Branch stream.
- Maintaining historic building heights and rectilinear massing.
- Retaining unity of design, materials, and finishes.
- 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 Robey's Mill and the associated historic buildings and their historic elements, features, and materials.
- Replacing original windows with incompatible replacements in terms of design, operability, or materiality.
- Inserting new openings or altering the shapes and sizes of existing door and window openings.
- Using harsh, abrasive, or unproven cleaning methods and treatments that may harm original materials.



Retain original v-notched log construction (recommended).



Retain architectural features including wood cladding and wood windows (recommended).



Retain architectural elements including chimneys (recommended).

GUIDELINES FOR ARCHITECTURAL COMPATIBILITY: NEW CONSTRUCTION AND ADDITIONS

New Construction and Additions

In instances where new construction and new additions are implemented within the HOD, they should respect and protect the historic character of Robey's Mill. When new residences are constructed within the district periphery, they should be sited sufficiently away from the mill complex and designed to not detract from or overwhelm the historic mill complex.

Guidelines

Recommended

- Designing and constructing new construction and additions that fit into, rather than dominate the landscape.
- Orienting new construction towards the road to obscure views of rear elevations.
- Utilizing setbacks from the roadway to retain the open character and rural feel of the area.
- Using materials and colors similar to and sensitive to contributing resources.
- Incorporating natural screening such as landscaping or natural topography to maintain the semi-rural character and the view along Pope's Head Road, and to provide a visual buffer between new construction and historic resources.



5800 Fox Chapel Estates Drive, a non-contributing resource in the district periphery that is not visible from Robey's Mill (recommended).



5700 Windsor Gate Lane, a non-contributing resource in the district periphery that is not visible from Robey's Mill (recommended).



Residence and stables at 5710 Windsor Gate Lane, a non-contributing resource in the district periphery that uses compatible materials, roof forms, and a rural vernacular aesthetic complementary to Robey's Mill (recommended).



Buildings in the district periphery that are appropriately set back from Pope Head's Road or obscured by vegetation (recommended).

Not Recommended

- Constructing new buildings or additions in the district core that detract from or overwhelm the historic mill complex.
- Paving new roadways, parking lots, or obtrusive driveways within the HOD boundaries in a manner disruptive to existing spatial arrangements or the natural landscape.
- Constructing new buildings in the district periphery that are visually incompatible with the HOD in terms of in mass, scale, form, features, materials, texture, or color.
- Siting new construction along Pope's Head Road, without appropriate setbacks.

Fencing, Signage, and Lighting

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

Guidelines

Recommended

- Maintaining the white horizontal board fence along the mill property which visually distinguishes the historic property from its surroundings.
- Designing fences to be low, open, horizontal, and constructed of wood.
- Designing entry gate posts that are modestly sized and of stone construction.
- Keeping signs to the minimum number and size necessary for identification of the historic site and highway safety; use natural materials, such as wood.
- Using minimal outdoor lighting that doesn't impinge on the historic character of the HOD. New lighting should minimize skyglow, glare, and light trespass, per the Outdoor Lighting Standards found on the County's Zoning Administration Division website [here](#).



Clockwise from top: stone entry posts, wood plank fencing, concrete bridge with low metal railing; and low metal guard rail in the district core (recommended).



Low, appropriately scaled, wood signage in the district periphery (recommended).



Low wood fencing in the district periphery (recommended).



Modestly sized stone entry posts in the district periphery (recommended).



Open plank wood fencing in the district periphery (recommended).

Not Recommended

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



05

Appendix

APPENDIX A – GLOSSARY OF TERMS & ACRONYMS

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

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

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

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

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

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

Crib Dam: A wooden (or reinforced concrete) water-retaining structure with basic load-bearing crib elements, sometimes filled with ballast of earth and stones.

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

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

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

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

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

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

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

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

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

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

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

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

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

Light: A piece of glass located within a window.

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

Mill: A building with machinery for grinding grain into flour.

Milldam: A dam built across a stream to raise the level of the water so that it will turn the wheel of a water mill.

Millrace: The channel carrying the swift current of water that drives a mill wheel.

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

NPS: National Park Service.

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

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

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

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

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

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

Restoration: The act or process of accurately recovering the form, features, and details of a

historic property as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work.

Sluice: A sliding gate or other device for controlling the flow of water, especially one in a lock gate.

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

Setback: The distance between a building and the street.

Sidelights: Narrow, vertical windows flanking a door.

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

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

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

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

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

APPENDIX B – ADDITIONAL RESOURCES

Robey's Mill Documentation

National Register of Historic Places Registration Form, Hope Park Mill and Miller's House (Robey's Mill) Fairfax County, Virginia. National Register #77001486. Listed on NRHP 08/15/1977. <https://catalog.archives.gov/id/41680535>

Virginia Landmarks Register. Hope Park Mill and Miller's House (Robey's Mill) Fairfax County, Virginia. Virginia Landmarks Register File #029-0064. Listed on VLR 11/16/1976. <https://www.dhr.virginia.gov/historic-registers/029-0064/>

Fairfax County Staff. "Robey's Mill HOD Rezoning Application." October 6, 1980.

Fairfax County Architectural Review Board. "Robey's Mill Design Guidelines," Approved 1992. Accessed June 2021. https://www.fairfaxcounty.gov/planning-development/sites/planning-development/files/assets/documents/historic/robeyes_mill_dg.pdf

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

Martin Petersilia and Russell Wright. "Hope Park and the Hope Park Mill." Fairfax County Office of Comprehensive Planning. September 1978.

Thunderbird Archeology/WSSI. "Phase I/Reconnaissance Survey: Fox Chapel Estates (Popes Head Road) Property." 2014.

Wright, Russell, for Historic American Buildings Survey. VA-741. *Piney Branch Water Mill, 12124 Pope's Head Road (changed from 1212 Pope's Head Road), Fairfax County, Virginia*. Photos compiled after 1933; drawings dated 1970. <https://www.loc.gov/item/va0412/>

Historic American Buildings Survey. VA-107. *Hope Park, 11807 Pope's Head Road, Fairfax County, Virginia*. <https://www.loc.gov/pictures/item/va0411.>

Lundegard, Marjorie. *Mills and Mill Sites in Fairfax County, Virginia and Washington, DC*. Fairfax, Virginia. Friends of Colvin Run Mill, 2009.

Williamson, James J.. *Mosby's Ranger's: A record of the operations of the 43rd Battalion of Virginia Cavalry*. Edition 2nd. New York, New York. Sturgis & Walton, 1909.

National Park Service

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

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

"The Secretary of the Interior's Standards for the Treatment of Historic Properties with

Guidelines for Preserving, Rehabilitating, & Reconstructing Historic Buildings” <https://www.nps.gov/orgs/1739/upload/treatment-guidelines-2017-part1-preservation-rehabilitation.pdf>

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

Preservation Briefs

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

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

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

Fairfax County Links

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

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

APPENDIX C – INVENTORY OF PROPERTIES WITHIN THE HOD

INVENTORY OF PROPERTIES LOCATED WITHIN THE ROBEY'S MILL HOD ¹		
<i>Parcel ID</i>	<i>Description</i>	<i>Classification</i>
0673-01-0010B	Robey's Mill Property (Mill, Shed, Miller's House, Springhouse, Smokehouse, Stables, Servent's Quarters, Tenant House)	Historic (Contributing)
0673-01-0010A		Non-Contributing
0673-01-0028		Non-Contributing
0673-01-0029		Non-Contributing
0673-01-0030		Non-Contributing
0673-01-0031		Non-Contributing
0673-01-0032		Non-Contributing
0673-01-0042		Non-Contributing
0673-02-0001A		Non-Contributing
0673-13-0003A		Non-Contributing
0673-13-0004A		Non-Contributing
0673-13-0012A		Non-Contributing
0673-13-0012B		Non-Contributing
0673-13-0013A		Non-Contributing
0673-13-0014		Non-Contributing
0673-17-0002A		Non-Contributing
0673-17-0003		Non-Contributing
0673-18-0001		Non-Contributing
0673-18-0002		Non-Contributing
0673-18-0003		Non-Contributing
0673-18-0004		Non-Contributing

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

