

Sully

Historic Overlay District Design Guidelines

Fairfax County, Virginia



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01

Introduction to the District-Specific Design Guidelines

INTRODUCTION

The Sully Historic Overlay District encompasses approximately 450 acres surrounding the Sully Historic Site, located along Route 28 (Sully Road) near the intersection with U.S. Route 50 and nearby Dulles International Airport and the Smithsonian National Air and Space Museum Udvar-Hazy Center. The Sully Historic Site is a cultural landscape comprising the eighteenth-century house, support buildings, and farmland originally developed by Richard Brand Lee, grandson of Henry Lee. Saved from demolition as part of the development of Dulles Airport in 1959, the Sully Historic Site is owned and operated as a museum by the Fairfax County Park Authority (FCPA). The Sully Historic Overlay District (HOD) was established in 1971 to protect the landmark from destruction, to encourage uses that will enhance its conservation, and to encourage new uses and structures in keeping with the character of the site.

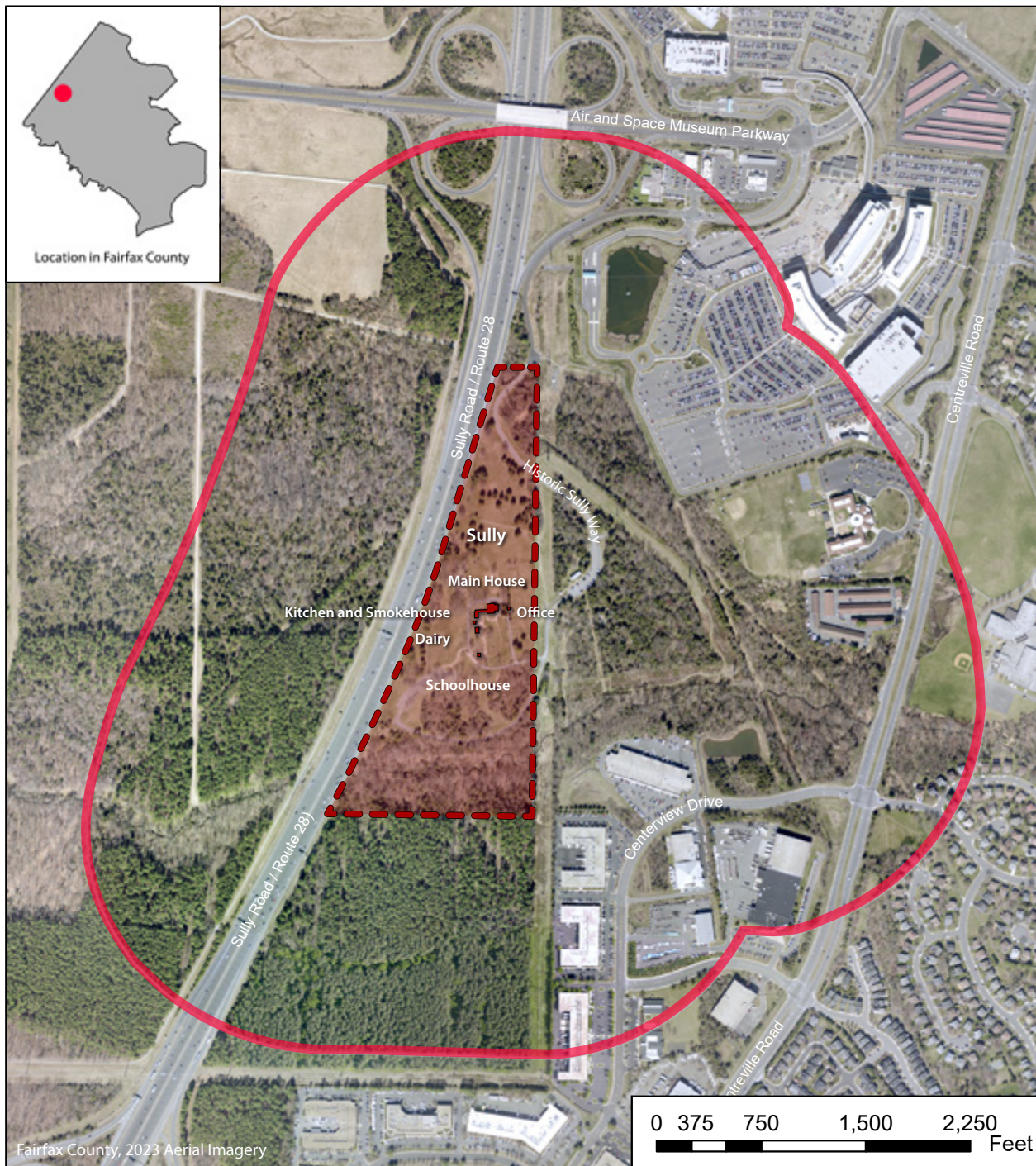
As described in Article 3, subsection 3101.1 of the Fairfax County Zoning Ordinance, a HOD is a comprehensive planning and zoning tool that helps promote the identification, preservation, and enhancement of buildings, structures, neighborhoods, landscapes, places and areas that have historical, cultural,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

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

The Design Guidelines offer practical and flexible guidance for property owners, architects, contractors, and other professionals undertaking work within the Sully HOD. The guidelines provide helpful information and can be used as a tool early in the planning phase of a proposed project. The intent of the Design Guidelines is to guide sensitive new development and compatible additions, and limit demolition and inappropriate exterior alterations. The Design Guidelines will also be utilized by Fairfax County staff and the Architectural Review Board (ARB) as an aid during the project review and permitting process. For more information on the project review



Sully Historic Site. *Fairfax County Parks Authority*



Sully
 Historic Overlay District
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 Department of Planning and Development
 April 2024

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



process, applicants should also reference the *Historic Overlay District General Design Guidelines* which outlines the ARB review process, standards of review, as well as design principles and general guidance applied to all HODs.

This document incorporates findings and information included in the following: Historic American Buildings Survey (HABS) documentation (1961), Sully National Register documentation (1970), Sully Historic District Preliminary Report prepared for the Fairfax County Office of Comprehensive Planning (1971), Sully Historic Site Master Plan Revision by the Fairfax County Park Authority (2005), 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 Sully HOD Design Guidelines approved by the ARB in 1992.



Sully in 1961. *Historic American Buildings Survey.*

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 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 THESE DESIGN GUIDELINES

The Sully 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 a 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. The Zoning Ordinance guides measurable items such as heights, setbacks, siting, and sizes of structures.

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

1. Guidelines for Preserving Setting: Topography, Landscape, and Archaeology;
2. Guidelines for Preserving Architectural Character: Preservation and Rehabilitation of the Sully Historic Site; 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;
- Guide sensitive new development and compatible additions; 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.



South façade of Sully, 1939. *Fairfax County Virginia Room.*



South façade of Sully in 2020.



02

History and Significance

STATEMENT OF SIGNIFICANCE

Located near the intersection of two major state highways, Route 28 (Sully Road) and U.S. Route 50, Sully, built in 1794, was originally the country home of Richard Bland Lee and his wife, Elizabeth Collins Lee. The Sully plantation house and surrounding land was inherited by Richard's father, Henry Lee II from his father Henry Lee I. The house was situated on, what was originally, a 3,111-acre tract spanning both Fairfax and Loudoun Counties.

The Sully Historic Site is significant as a notable example of a late-eighteenth century plantation property consisting of the main house and supporting outbuildings developed by Richard Bland Lee. Lee is an important historical figure as Northern Virginia's first representative to Congress and for his role establishing Washington, DC as the national capital. Lee constructed and inhabited the buildings on the site and made significant changes to the property and its landscape to support its agricultural use with the labor of 29 enslaved African Americans inherited from his father, Henry Lee II. The preservation of Sully is also significant instance of cooperation between the Federal Government and concerned private citizens. In 1959, after the property was slated for destruction following the property's acquisition by the Federal Aviation Administration for development of Dulles Airport, the property was acquired by the Fairfax County Park Authority for use as a public museum. The historic and architectural significance of Sully was formally recognized when it was placed on the Virginia Landmarks Register and listed in the National Register of Historic Places (National Register) in 1970 and its designation as a Fairfax County HOD in 1971. The period of significance for the site, also the period of interpretation for the museum, is the Richard Bland Lee Period from 1787-1811.

When the Sully HOD was initially designated, the historic site and surrounding area was rural in nature with low-scale residential, agricultural, and some industrial uses. The County noted one of the objectives of establishing the HOD was to preserve the rural atmosphere of the historic site and the surrounding area; however, since 1971, the surrounding context has changed dramatically due to the opening and growth of Dulles International Airport (1962), the Udvar-Hazy Center, improved access to utilities in the area, development and changes of roadways and circulation, and residential subdivision. Despite these changes, the Sully Historic Site remains as a rural respite and an intact remnant of Fairfax County's early history because of the land that buffers the site from the surrounding development.

DEVELOPMENT HISTORY

In 1725, Captain Henry Lee (1691–1747), a powerful landholder related to the Lee family of the southern Tidewater area, patented a 3,111-acre tract of land, known as the Salisbury Plain tract, spanning Fairfax and Loudoun Counties. The acquisition of the Lee's property into Fairfax and Loudoun Counties marked the northern extent of the family's plantation economy. Lee was brother of Virginia Governor Thomas Lee, grandfather of Revolutionary War hero Henry Lee III (also known as "Light Horse Harry"), and great-grandfather of Confederate general Robert E. Lee.

In 1787, Richard Bland Lee inherited the land including and surrounding Sully, livestock, and

ownership of 29 slaves from his father Henry Lee II and was the first to live on the land. Richard Bland Lee was a member of the Virginia Legislature and in 1789 was elected to represent Northern Virginia in the first Congress of the United States. In 1790, Lee was instrumental in brokering a political agreement between Thomas Jefferson and Alexander Hamilton to locate the Federal capital in present-day Washington, DC.

In late 1793, Lee began construction of the main house on a small ridge overlooking the surrounding landscape, ordering necessary supplies and forwarding building instructions to an agent in Virginia while working in Philadelphia. In 1794, Lee returned to Sully with his new wife, Elizabeth Collins of Philadelphia, daughter of a prosperous Quaker merchant Stephen Collins. The newlyweds occupied a small log structure on the site while supervising completion of the new house. In a 1794 visit by Mrs. Lee's father, he described the residence as a "neat, handsome house." When completed, it consisted of a square plan two-and-a-half story frame structure with brick nogging resting on a stone foundation enclosing a two-room cellar. A one-story piazza extended across the south façade, decorated with scrollwork.



Richard Bland Lee and Elizabeth Collins Lee. *Fairfax County Park Authority.*

Between 1794 and 1811, the Lees occupied Sully and operated the surrounding land as a commercial orchard maintained by enslaved labor. The land was planted with apple trees, peach trees, wheat, rye, timothy, clover, and other fruit trees. The house was expanded in 1799 when the Lees added a one-and-a-half story wing to the east side of the house. Between 1794 and 1811 the Lees also erected a cluster of outbuildings including a stone dairy, smokehouse, and an office.

In 1811, Lee sold the property to his cousin Frances Lightfoot Lee, who owned the property until 1838. Between 1838 and 1958 the property was owned by several families who are listed below with the manner in which they used and occupied the property. On at least two occasions during the Civil War, Sully was the site of Confederate and Union encampments. The house exterior largely retained its original appearance as constructed by Lee, with only a few changes including a kitchen wing added in the mid-nineteenth century, that has since been removed.

- William Swartwort, 1838 - 1842, Speculator
- Jacob and Amy Haight, 1842-1845
- Alexander Haight (with sister, Marie, and brother-in law, James Barlow), 1845-1870
- Stephen and Conrad Shear 1870 - 1910
- William Eads Miller 1910 - 1919, Real Estate Agent
- King and Rebecca Poston, 1919 - 1939, Dairy Farmers
- Walter Thurston, 1939 - 1946, United States Diplomat
- Frederick E. Nolting, Jr., 1946 - 1958, United States Diplomat

In 1959, after the property was slated for destruction following the property's acquisition by the Federal Aviation Administration for development of Dulles Airport, then owner Frederick Nolting, with help of Eleanor Lee Templement of the Society of the Lees of Virginia, helped save the property from demolition. That year, Congress passed a law (Public Law 86-220) to prevent its demolition, encouraging its preservation "for the use and benefit of the public." The Fairfax County Park Authority acquired the property from the federal government, restored it to its appearance during Richard Bland Lee's occupancy, and has operated it as a public museum since that time. In 1961, the house was documented as part of the Historic American Buildings Survey (HABS).

Interpretation of the site has focused on the Federal Period, more specifically the time of Richard Bland Lee's ownership. Additional changes made following acquisition by the Fairfax County Park Authority to support its use as a museum include relocation of a nineteenth century schoolhouse originally from Haymarket, Virginia; relocation of a pre-Civil War gazebo from the grounds of the Fairfax County Courthouse now used as a visitor orientation kiosk; and construction of a representative quarter for enslaved workers in 2000 on the archaeological footprint of an original cabin. Three interpretive gardens, including a vegetable garden, flower garden, and a garden for the enslaved workers, were also established on the site to represent plantings appropriate to the Federal time period. A cemetery, not original to Sully, was added in 1970 and the remains of Richard Bland Lee and Elizabeth Collins were re-interred from Congressional Cemetery.

Archaeological investigations conducted on the site have found both Pre-Contact and historical archaeological resources in multiple locations within the boundaries of the historic site, particularly along Cain's Branch, southeast of the Sully house.



Sully in 1961. *Historic American Buildings Survey.*

Today, Sully Historic Site is located at the intersection of two major state highways, Route 28 (Sully Road) and U.S. Route 50. It is 4.5 miles south of Dulles Airport and 0.125 miles from the National Air and Space Museum Steven F. Udvar-Hazy Center. The Fairfax County Park Authority property contains approximately 61 acres with an additional 66 acres occupied by the Metropolitan Washington Airports Authority (MWAA).

The entrance to Sully was re-oriented from the north as part of Route 28 road improvements beginning in 2005. As part of the new approach, a large surface parking lot was added to accommodate museum visitors. Landscaped berms have also been constructed along Sully Road to help shield the views and noise of traffic from Route 28.

The surrounding area changed dramatically with the establishment and widening of Route 28 and construction of Dulles Airport, which stimulated the economic pressures for industrial uses surrounding the Sully Historic Site. Once open and relatively undeveloped, the vicinity of Sully has experienced increased industrial, commercial, and residential development over the last 25 years.



Aerial of the Sully HOD in 1937 (top), 1972 (middle) and 2023 (bottom). *Historic aerials sourced from Fairfax County Aerial Imagery Collection.*



Sully at an unknown date. *Library of Congress*



Artist's depiction of Sully c. 1801. *Fairfax County Parks Authority.*



North elevation of Sully in 1961. *Historic American Buildings Survey.*

Timeline

1725 - 1788

In 1725, Henry Lee patents tract known as "Salisbury Plain" including 3,111 acres. Henry Lee and son (also Henry Lee) planted the land with tobacco harvested by enslaved labor.

1793-1794

After inheriting the property in 1787, Richard Bland Lee (son of Henry Lee II) moves into a log cabin on the property with his new wife, Elizabeth Collins. Lee begins construction of the plantation house. Lee renames the property "Sully."

1794-1811

Lee adds a one-and-a-half story wing addition to the east side of the house (1799) and constructs several free-standing support structures on the property including a kitchen, stone dairy, smokehouse, and office.

1811

Richard Bland Lee and Elizabeth Collins Lee sell Sully to Lee's cousin Frances Lightfoot Lee,

1838-1959

Sully ownership outside the Lee family and operated for various uses.

1959

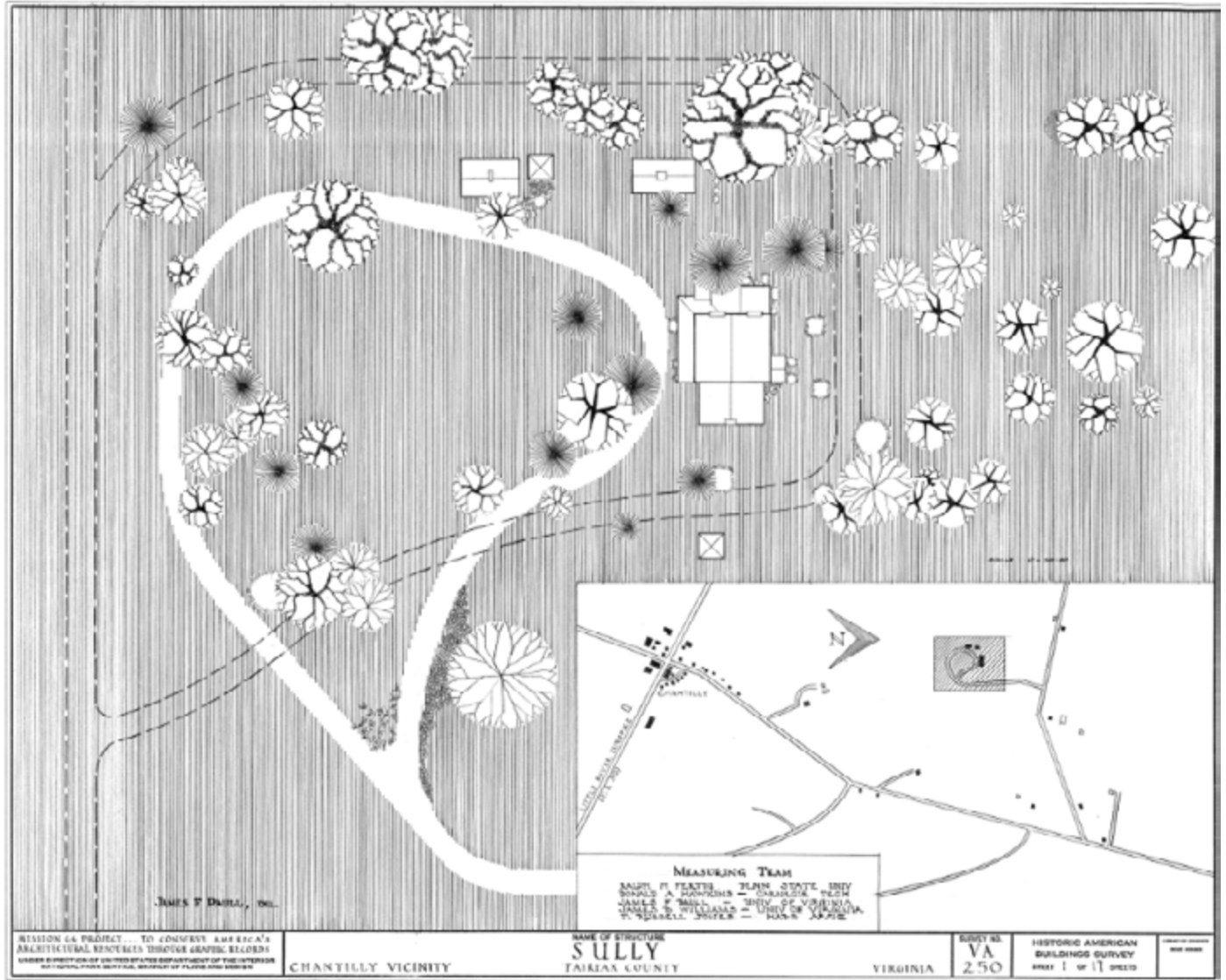
Congress passes Public Law 86-220 preventing the destruction of Sully for development of Dulles Airport. Fairfax County Park Authority obtains property.

1970-1971

Sully Historic Site listed in the National Register and Sully Historic Overlay District established.

1959-Today

Fairfax County Park Authority operates Sully Historic Site as a museum focusing on interpretation of the Federal Period, and more specifically, the time of Richard Bland Lee's ownership (1787-1811).



Site plan of Sully in 1961. *Historic American Buildings Survey.*



03

Historic Overlay District Overview

OVERVIEW OF THE SULLY HOD

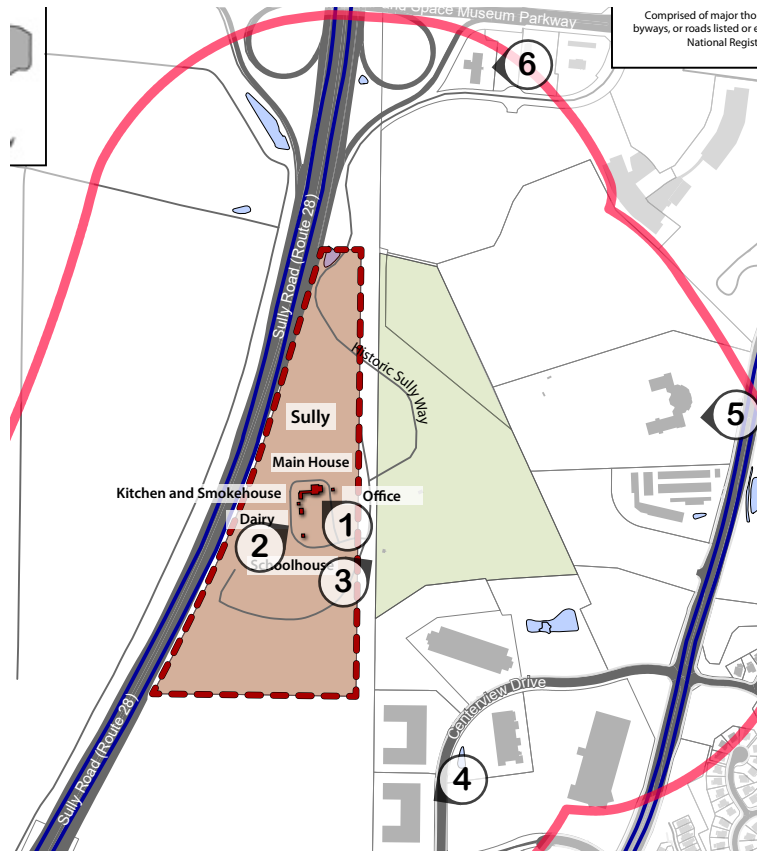
The Sully Historic Site is an important cultural landscape and was designated as a Fairfax County Historic Overlay District (HOD) in 1971 to encompass about 450 acres, or a one-quarter mile radius surrounding the Sully Historic Site. The Sully Historic Site is comprised of the historic house and outbuildings set within an open landscape. It is surrounded by heavily forested areas buffering the historic site from adjacent development and Dulles Airport.

By establishing the Historic Overlay District, the Fairfax County Board of Supervisors sought to protect Sully and its associated structures and cultural landscape from destruction; to encourage uses that would lead to its continuance, conservation and improvement; to prevent creation of adverse environmental influences; and to assure that new structures and uses within the district would be in keeping with the character of the HOD.

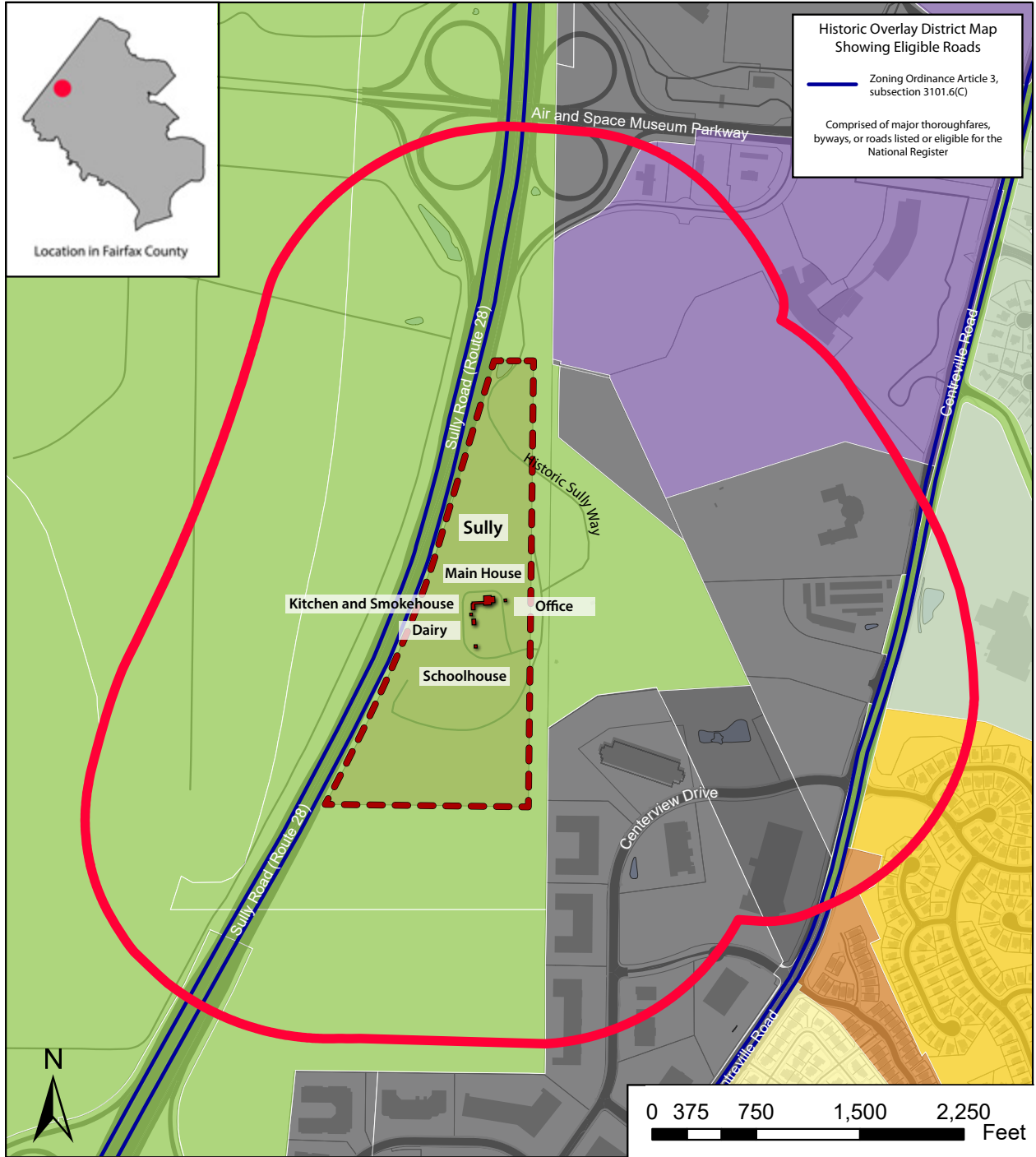
Beginning in 2005, the entrance to the site was reoriented and is now accessed via a long drive known as Historic Sully Way from Air and Space Museum Parkway. In addition to forested areas, Sully Road, and Dulles Airport, the parcels surrounding the historic site within the HOD boundary include industrial and office parks, storage facilities, and Saint Veronica Catholic Church along Centreville Road. A recent commercial development has been constructed at the intersection of Air and Space Museum Parkway at its intersection with Historic Sully Way within the HOD. While not within the boundaries of the HOD, some recent residential subdivisions are located at the periphery.



Sully Historic Site looking west.



Views within the Sully HOD, July 2020.



Sully
Historic Overlay District
Fairfax County, VA

Prepared by EHT Tracerics for the Fairfax County
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April 2024

Legend

- | | | |
|--|--|--|
| R-1 | PDH-3 | District Boundary |
| I-6 | PDH-5 | District Core Boundary |
| I-5 | PDC | Historic Property |
| PDH-2 | | Contributing Property |
| R-5 | | Non-Contributing Property |

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 uses and building types in the surrounding area. Regulations of the Sully Historic Overlay District Overlay Zone also apply. Relevant zones include:

- R-1 (Residential District, One Dwelling Unit/Acre)
- R-5 (Residential District, Five Dwelling Units/Acre)
- I-5 (General Industrial District)
- I-6 (Heavy Industrial District)
- PDH (Planned Development Housing District)
- PDC (Planned Development Commercial District)

Sully HOD Overlay Zone

The Sully Historic Overlay District regulations are codified in Subsection 3101.19 of the County Zoning Ordinance. According to the regulations, the permitted uses of the associated underlying zones apply with the following exceptions: in residential developments, commercial uses are limited to those uses permitted by right, special permit, special exception or as either an accessory service use or home occupation; industrial uses are limited to those uses permitted by right, special permit or special exception in the I-4 District; and except as allowed above, no commercial uses shall be permitted.

Additionally, the regulations require a minimum 200-foot planted buffer along all lot lines which are contiguous to the Sully property. Building heights are limited to 35 feet; however, heights up to 60 feet may be allowable by the Board of Supervisors. 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 Sully historic site in terms of mass, scale, color, and visual impact.

Sully 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; parcels contiguous to Sully property must maintain 200-foot planted buffer.	35 ft with possibility to increase to 60 ft; not to exceed 65 ft.

Use Limitations within the HOD

1. The provisions of Part 2 of Article 7 shall apply to all lands within this district.
2. All development within this district shall be in strict accordance with the development policies and recommendations set forth in the adopted comprehensive plan.
3. All improvements, to include structures, signs, fences, street furniture, outdoor graphics, and public and private utilities, shall be designed and installed to be compatible with the Sully complex in terms of mass, scale, color and visual impact.
4. Freestanding signs shall not exceed ten (10) feet in height.
5. A planted buffer having a 200 foot minimum width shall be provided along all lot lines which are contiguous to the Sully property, as defined by Tax Map Parcels 34-2 ((1)) 13 and 14. If the Park Authority acquires additional land area for the Sully property, the 200 foot wide planted buffer requirement shall only be applicable along those lot lines contiguous to the Tax Map Parcels identified above and shall not be altered by such acquisition. The minimum planting shall be in accordance with standards established by the ARB.
6. The Board of Supervisors may approve a special exception in accordance with the provisions of Article 9 to allow outdoor storage in association with a warehousing establishment in the I-5 and I-6 Districts if the Board determines that such storage would not be visible from the Sully complex or the approaches to the Sully complex and would not be incompatible with the purpose of this district. To this end, the Board may impose conditions regarding the size, location and screening of such outdoor storage area

HOD BOUNDARY

The Sully HOD is located at the intersection of Route 28 and Route 50 in the northeastern part of Fairfax County, Virginia. The HOD Boundary encompasses approximately 450 acres within a radius of one-quarter mile surrounding the Sully Historic Site within Fairfax County. The HOD also includes a “District Core,” which encompasses land immediately surrounding the Sully house and associated outbuildings owned by the FCPA. The boundaries were delineated to protect the land directly related to and having bearing upon the character of the historic site.

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

Properties in the HOD are classified as historic, contributing, or non-contributing. The label “historic” indicates that the resource is a central component of the HOD and is named in the historic district ordinance which created the district. The label “contributing” indicates that the resource is one of several that defines the historic character and significance of the district. 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.

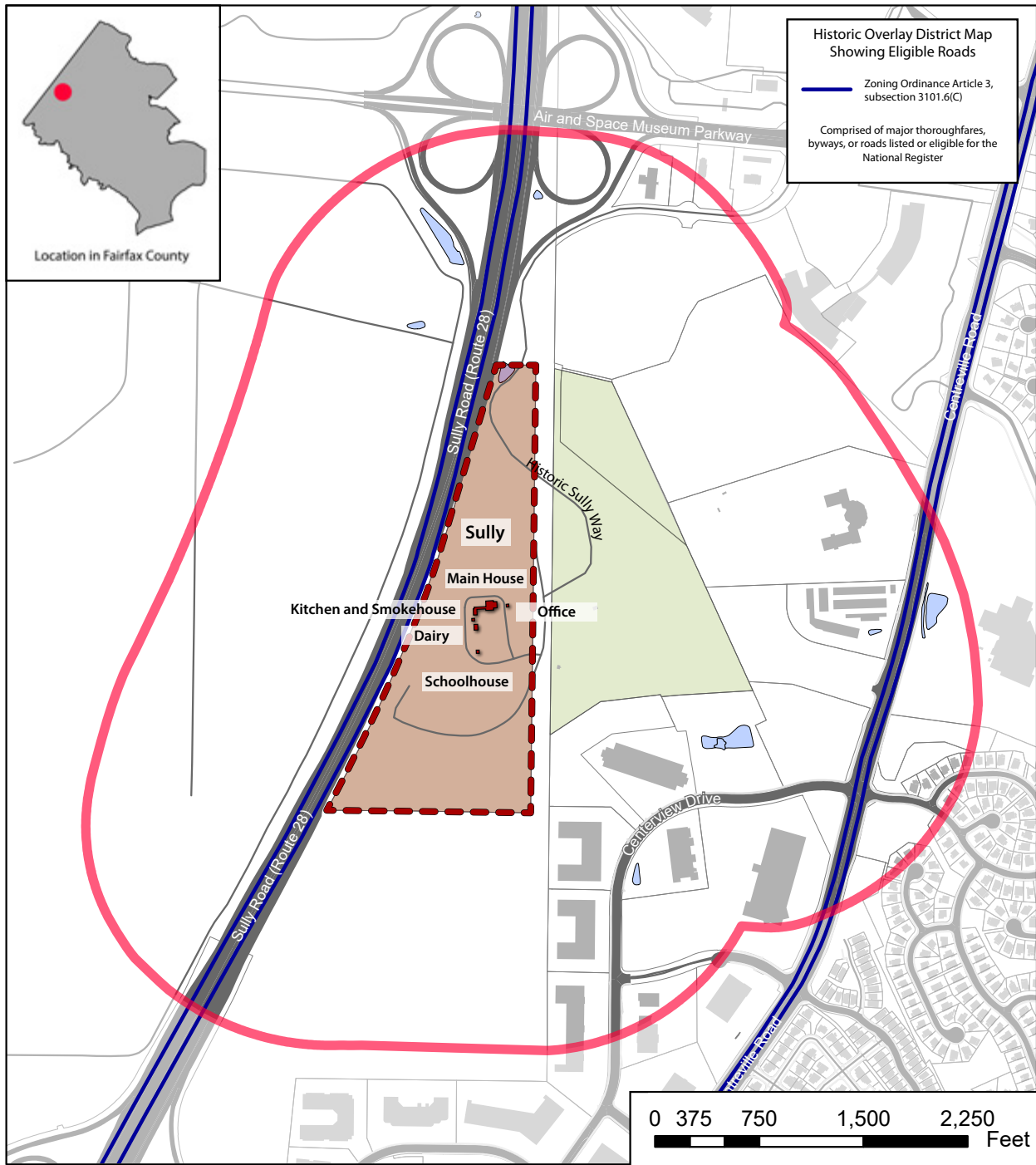
In the report substantiating the zoning amendment that established the Sully Historic Overlay District, only the Sully property itself (3601 Sully Road, Parcel number 34-2-001-13)--including the house, dependencies (including the kitchen-laundry, smokehouse, dairy, and office), and grounds--is listed as historic/contributing. No additional contributing properties are identified. The resources added following its acquisition by the FCPA, including the visitor’s center, schoolhouse, gazebo, garden, and cemetery are noncontributing.

Surrounding commercial, industrial, and residential development are also classified as noncontributing.

While the other properties and buildings are not identified as contributing because they were constructed outside the period of significance, the remaining rural character and landscape features described on the following pages do contribute to the overall feeling and significance of the HOD. As such, these features and the overall character of these properties should be preserved to protect the rural, scenic, and historic character of the District.

In addition, the HOD contains numerous known and potentially significant prehistoric and historic archaeological resources within the HOD. 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.

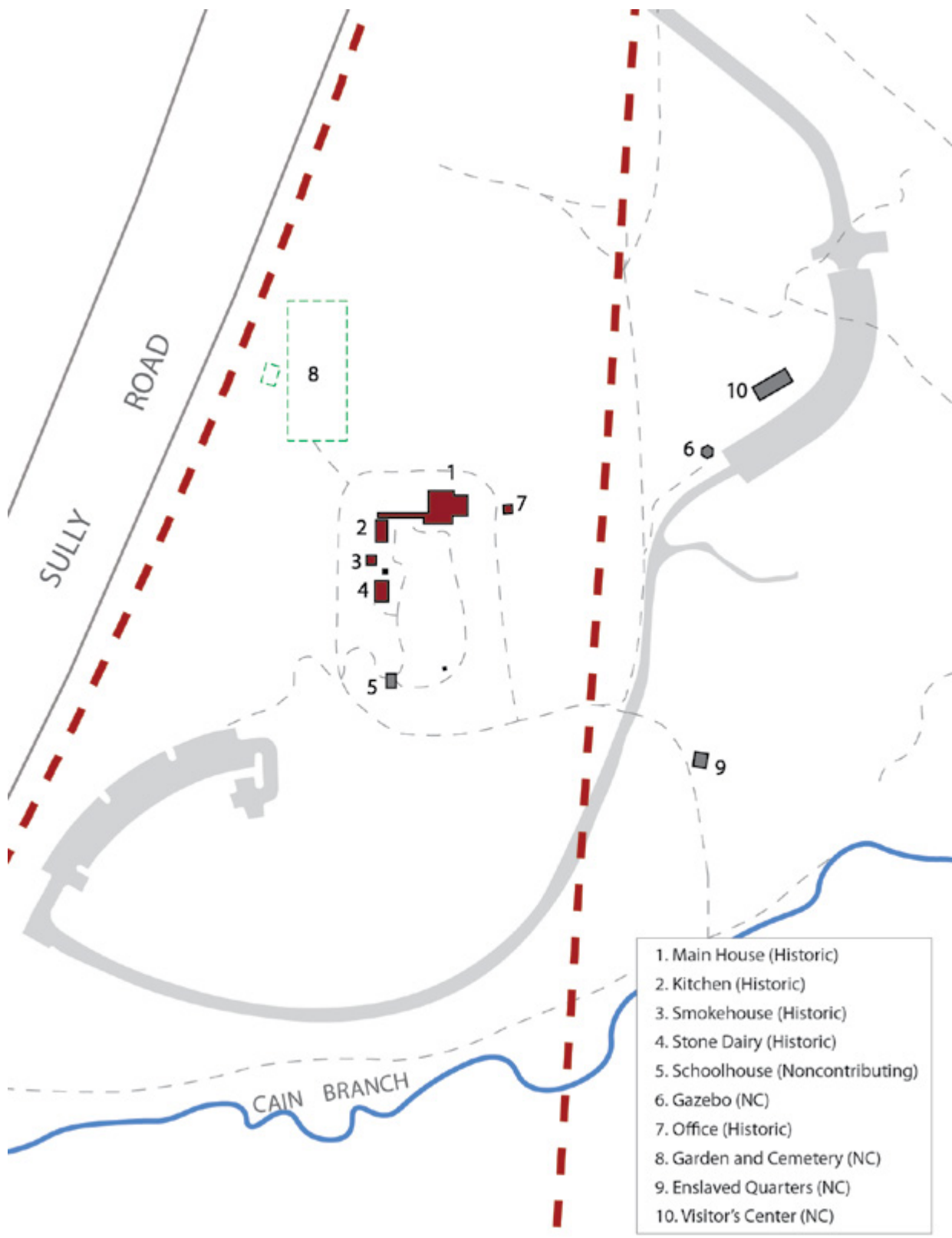


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- Legend**
- District Boundary
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 - Non-Contributing Property





Detailed site plan of Sully Historic Site identifying historic, contributing, and noncontributing resources.

SUMMARY OF DISTRICT CHARACTER

Located on a high point of a gently rolling site, the Sully Historic Site forms the district core and is characterized by its rural nature that corresponds to its original function as a Federal Period working plantation. The surrounding areas of the HOD are characterized by suburban and industrial development that was spurred following the establishment of Dulles Airport nearby. The HOD exemplifies the evolution of Fairfax County from a near wilderness, with scattered home lots and farmland, to its current suburban state. The character of the historic core is largely protected by large swaths of forested areas that limit views of surrounding development.

Character-Defining Features

Character-Defining Features are those features that distinguish the historic district and help identify the properties as part of its unique setting. Defining characteristics of the Sully HOD include the following.

Architectural Features

The Sully house and outbuildings dominate the immediate surroundings of the historic site. The house is a two-and-a-half story gable-roofed, three-bay house marked by large brick chimneys on the gable ends and a piazza across the south facade. While neither grand nor imposing, Sully is an elegantly crafted provincial plantation house.

Several of Sully's original dependencies survive, including a siding-covered log kitchen-laundry, frame smokehouse, large stone dairy, and frame office. A covered walkway connects the kitchen with the house.

Landscape and Site Features

The open landscape provides a crucial context for Sully which preserves its character as an eighteenth- and early-nineteenth-century plantation. Located on a knoll north of Cain's Branch, open fields and woods surround Sully. In the immediate vicinity of the house is a non-historic formal landscape and cemetery. Several mature trees dot the landscape. Various hardscaping has been added within the historic site to support its use as a museum. Hardscaping materials include asphalt, gravel, concrete, and brick. Contemporary parking areas are located to the northeast and southwest of the main house. Non-historic split-rail fencing has also been added surrounding the historic site.

Archaeological Features

Archaeological excavations have been undertaken on various sections of the Sully property. The FCPA has investigated the remains of a tenant house, various farm structures, a cistern, a well, a drainage system, trash pits, and walkways. They have also uncovered evidence of Pre-Contact activity, particularly around Cain's Branch. The property has a high potential for other intact below ground resources connected to its agricultural operation as well as Pre-Contact activity.



Sully house and covered walkway, looking north.



Kitchen house, looking west.



Office, looking northeast.



Detail of beaded weatherboard siding featured on the main house, kitchen, office, and smokehouse.



Scrolled ornamentation on piazza.



Detail of the red sandstone found on the Stone Dairy.



Sully Historic Site, looking northwest.



Stone dairy with regularly spaced window openings filled by double-hung wood-sash windows.



Piazza on south façade of Sully.

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

BUILDING SITING AND MASSING

- Generally rectangular masses sited orthogonally
- Rectilinear, square, and L-shaped footprints

BUILDING HEIGHT

- Primarily one- to two-story buildings on flat or low-sloped landscapes

WINDOWS

- Symmetrical or regularly-spaced fenestration patterns
- Multi-light, double-hung, wood-sash windows
- Louvered wood shutters
- Traditional ornamentation such as moldings/trim

DOORS

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

DESIGN FEATURES AND MATERIALS

- Beaded clapboard siding;
- Sandstone (foundation walls and stone dairy)
- Red brick (foundations, chimneys)
- One-story piazza on the south façade of the main house featuring decorative wood scroll work beneath the eaves supported by square columns on a brick foundation
- North elevation entry porch
- Covered wood walkway connecting the main house with the kitchen to the west

ROOF SHAPES AND ROOF ELEMENTS

- Gable and hipped roofs
- Scalloped wood shingle cladding
- Wood shake cladding



Schoolhouse (noncontributing), looking southeast.



View north toward Sully and associated outbuildings.



View east towards reconstructed slave cabin.



Formal garden (noncontributing), looking north.



Cemetery, looking west.



Relocated gazebo (noncontributing) and newly added hardscaping.



Smokehouse (historic), stone dairy (historic), and well (noncontributing), looking southwest.



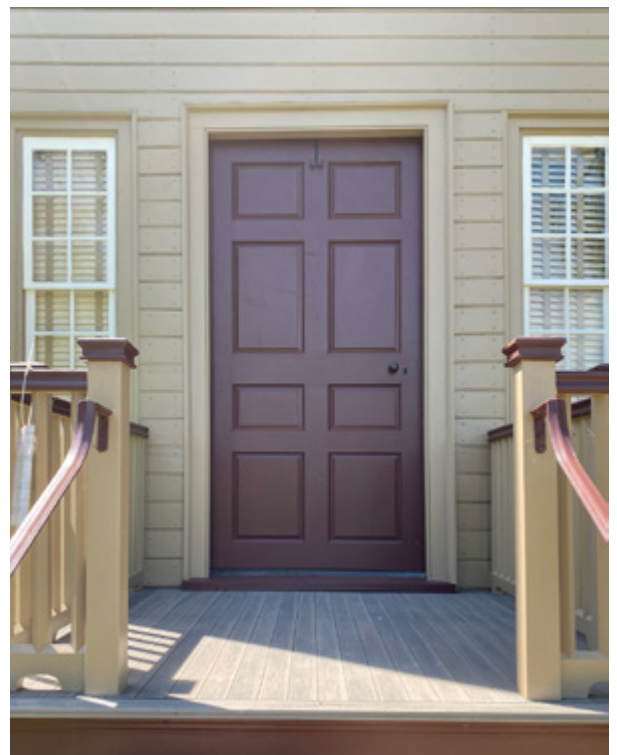
View west toward Sully house and outbuildings (office at left).



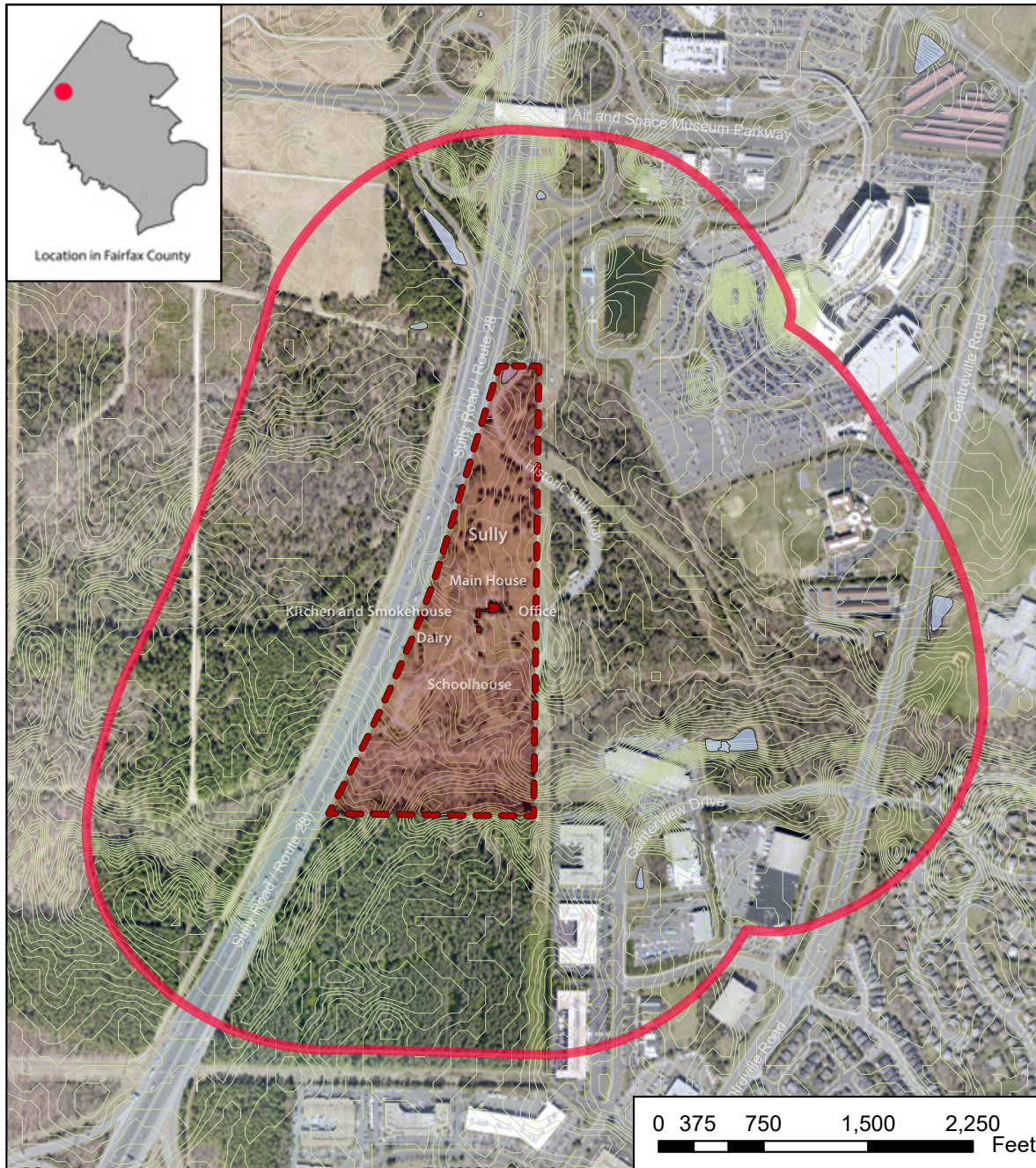
Forested buffer areas shielding roadways and parking from view from Sully.

LANDSCAPES AND STREETSCAPES

- Rural atmosphere enhanced by surrounding open and forested areas
- Gently rolling topography
- Open landscape surrounding the house and outbuildings
- Mature trees that dot the landscape
- Forested buffer areas to the south and east of the historic site.



Paneled wood door and wood porch at north elevation entrance.



Sully
 Historic Overlay District
 Fairfax County, VA

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

Legend

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



Topographical Map, Sully HOD.



04

Design Guidelines

SULLY HISTORIC OVERLAY DISTRICT DESIGN GUIDELINES

The intent of the HOD and these guidelines is not to recreate the eighteenth and nineteenth century appearance of the area, but to protect and enhance the Sully historic site, its associated buildings, and this important cultural landscape. As stated in Subsection 3101.1 of the Fairfax County Zoning Ordinance, these guidelines are designed to preserve the historic integrity of the district. They offer practical guidance for property owners, the design community, County staff, and the ARB when determining the appropriateness of proposed work during the project planning and review process.

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 Sully HOD designation report (1971) outlines the following goals and objectives for protecting the landmark and its surroundings. The design guidelines are intended to provide guidance for meeting these goals and objectives.

Goals

- To acknowledge the continuing importance of Sully in Northern Virginia life and history and to further its enjoyment by the public.
- To preserve and enhance the historic and aesthetic integrity of Sully.
- To establish a specific area in which development controls can be exercised to protect and enhance the historic landmark.

Objectives

- To preserve the rural atmosphere of the landmark’s site and the surrounding area.
- To retain the visual environment of the present highway approaches to the property.
- To maintain and augment the natural tree cover in the immediate environs.
- To regulate the scale (density, height, and mass) of development within the vicinity of Sully.
- To provide sufficient natural and/or artificial screening between Sully and adjacent properties to maintain visual separation.

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 Archaeology;
2. Guidelines for Preserving Architectural Character: Preservation and Rehabilitation of Existing Historic and Contributing Buildings; and,
3. Guidelines for Architectural Compatibility & Neighborhood Cohesion: New Construction and New Additions.

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



Sully Historic site and surrounding landscape.

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 & ARCHAEOLOGY

Landscape and Topography

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

Guidelines

Recommended

- When planning a project, identify, retain, and preserve historic materials and landscape features such as topography, vegetation, and materials.
- Retain natural land contours.
- Retain Cain's Branch in its natural state.
- Preserve the rural atmosphere around the Sully site.
- Maintain and enhance tree cover and forested buffers surrounding the district core.
- Maintain traditional plant materials and tree cover. Where tree removal is necessary due to damage, health, or hazards, replace with like species.
- Preserve views of the north facade of Sully from Route 28.
- Preserve the historic landscape as much as possible. Recreations of the historic landscape should be based on material or documentary evidence.
- Minimize new hardscaping and coordinate hardscaping materials on the site.

Not Recommended

- Additions or alterations that would obscure or dominate the views surrounding the district core.
- Introducing new landscape features based on conjecture without material or documentary evidence.
- Addition of further pavement or hardscaping that would alter the natural landscape and character of the HOD.
- Removal of existing healthy trees.



Existing mature trees and open lawn within the Sully Historic Site.



Open berm and signage along Sully Road.

Archaeology

Archaeological investigations within the HOD have uncovered both Pre-Contact and historical archaeological resources. Per the Upper Potomac Planning District, Fairfax County Comprehensive Plan (Amended 10-16-2018), 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 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 a HOD, in accordance with subsection 3101.6(F) of the Fairfax County Zoning Ordinance. The applicant should submit an Archaeological Survey Data Form when the above criteria are met, or as requested by the ARB. The Fairfax County Park Authority Archaeology and Collections Branch will review applications for the probability of the property to yield no, low, medium, or high levels of archaeological resources and decide whether or not a Phase I Archaeological Survey is warranted.

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

Guidelines

Recommended

- Consider 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.
- Minimize disturbance of terrain, thus reducing the possibility of destroying unknown archaeological features or materials.
- Locate new construction away from any known archaeological resources.
- Inform the Fairfax County Park Authority Archaeology and Collections Branch if any archaeological resources are discovered.
- Where disturbance of the site is unavoidable, the site should be properly documented by a qualified archaeologist before it is disturbed.

Not Recommended

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

GUIDELINES FOR PRESERVING ARCHITECTURAL CHARACTER: EXISTING HISTORIC AND CONTRIBUTING BUILDINGS

The physical and design integrity of Sully and its dependencies - including the kitchen, smokehouse, stone dairy, and office - should be maintained and preserved.

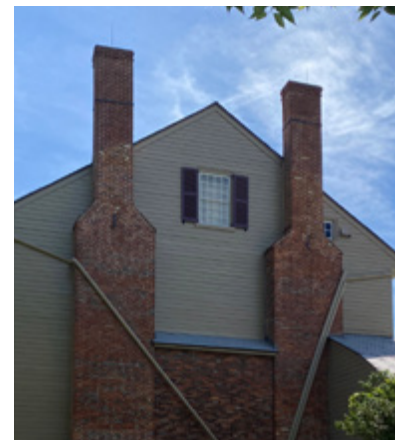
Guidelines

Recommended

- Follow the *Secretary of the Interior's Standards* for all preservation, rehabilitation, and restoration of Sully and its outbuildings.
- Retain historic relationships between Sully, its dependencies, and the surrounding landscape.
- If necessary due to deterioration or damage, replace elements matching the historic material and appearance.

Not Recommended

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



Various materials and features of Sully and its dependencies.

GUIDELINES FOR ARCHITECTURAL COMPATIBILITY: NEW CONSTRUCTION & NEW ADDITIONS

New development should not detract from either the view from the grounds of Sully or the approach to Sully.

Site Design

New construction within the HOD should respect and protect the cultural landscape and the dominance of Sully 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.

Guidelines

Recommended

- Consolidate access to the historic site into shared, well-defined entries.
- Maintain and enhance tree cover. Use vegetative screening around loading areas and other support services.
- Avoid large expanses of parking lots by breaking them into smaller units and including landscaped screening surrounding lots.
- Site new construction not related to the agricultural landscape to avoid visibility from the Sully house.
- Site new development adjacent to the Sully property at least 200 feet from the common property line and maintain planted buffers as required.
- Site new structures necessary for site interpretation away from the concentration of historic structures.
- Design and install new developments within the HOD in a manner that is compatible with the preservation of the historic character of the landscape, most notably its rural character and low-scale buildings in the surrounding area.
- Design new subdivision lot configurations in a manner that follows the natural topography.

Not Recommended

- Addition of new roadways, driveways, or other vehicular features such as parking lots through the HOD that may not be necessary.
- Locating new improvements that would be directly visible from Sully and the cluster of historic buildings.
- Substantially altering topography or landscape features to alter the rural character of the area.
- Situating new development on the highest point of a property to enhance views of new construction from Sully.
- Orientation of rear elevations facing Historic Sully Way and negatively impacting the approach to the historic site.



Clearly marked entrance to Sully Historic Site along Historic Sully Way (recommended).



Typical fencing within the Sully property (recommended).



Landscape screening along parking areas within the HOD (recommended).



Use of limited hardscaping and signage within the Sully property (recommended).



Wooded buffer between Sully and industrial development along Centreville Road (recommended).



Use of tall chain-link fencing to delineate property lines (not recommended).

Architectural Mass and Scale

Guidelines

Recommended

- Buildings of low scale, rather than monumental scale.
- Simple rectilinear forms and massing consistent with those found on the historic Sully property.
- Orientation of new buildings along Historic Sully Way to face the approach to the historic site.
- New construction that is deferential in character and should be subordinate to the historic Sully site. The house should remain the dominant feature and focus within the landscape.
- Use of simple roof forms such as gable, hipped, or flat roofs.

Not Recommended

- Unsympathetic new construction that visually and/or physically dominates views and experiences within the HOD.
- Tall buildings (over 60 feet) that are visible from the historic site or are inconsistent with the character of the HOD.
- Use of complex roof forms.



Low-scale and simple roof forms and massing of Sully.



Simple massing and roof forms on new construction within the HOD (recommended).



Large scale and monumental office buildings outside the HOD (not recommended).



New construction that is large in scale and not in keeping with the historic character of the HOD (not recommended).



Use of design and materials compatible with the Sully historic site (recommended).



Use of materials that draw inspiration from the Sully historic site (recommended).



Use of design and materials that are incompatible with the HOD (not recommended).

Architectural Design and Style

Guidelines

Recommended

- Compatibly designed but not imitative new structures necessary for site interpretation.
- Unified treatment of facades visible from public roadway in terms of materiality and design.
- Orientation of new buildings to face onto Historic Sully Way with clear entrances.
- Use of materials and design features associated with Sully such as brick, sandstone, and wood.
- Use of muted color schemes and low-intensity colors.
- Use of minimal outdoor lighting that does not impinge on the historic site.

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.
- Use of design themes or motifs unrelated to the local context.
- Light fixtures that exceed 15 feet in height.
- New construction or additions that 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.

Signage, Lighting, and Fencing

Addition of new signage, lighting, and fencing into the landscape should not detract from or overwhelm the visual character of the site and natural landscape.

Signage should not overwhelm the approaches to the historic site or the site itself.

Guidelines

Recommended

- Define the edges between the road and the property with landscaping or low fences, such as split-rail fences found on the site. Design fences to be low, open, horizontal, and constructed of wood.
- Keep signs, especially on the Sully property, to the minimum number and size necessary for identification of the historic site and highway safety.
- Use of natural materials, such as wood.
- Coordinate signs on the Sully property to be of simple and unified design.
- Integrate new commercial signage as part of the total building design.
- Use minimal outdoor lighting that does not impinge on the historic character of the district. New lighting, where required, should minimize skyglow, glare, and light trespass, and should follow Fairfax County's Outdoor Lighting Standards found on the County's Zoning Administration Division website [here](#).

Not Recommended

- Installation of new signage, lighting, or fencing that is visually incompatible with the HOD character in terms of in mass, scale, form, features, texture.
- Installation of multiple signs that detract from the historic site, views, and wayfinding.
- Signage designs that use bright colors or internal lighting.
- Signage that exceed ten feet in height.
- Use of freestanding commercial signs are discouraged; use them only when essential.



Low-scale signage with compatible materials (recommended).



Tall, free standing commercial signage (not recommended).



Coordinated interpretive signage with-in the landscape (recommended).



SULLY
HISTORIC SITE

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, cultural, architectural, or archaeological significance.

ARB: Architectural Review Board (Fairfax County).

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

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

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

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

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

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

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

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

Capital: The head or crowning feature of a column.

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

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

CMU: Concrete masonry unit.

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

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

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

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

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

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

Eaves: The overhanging under-edge of a roof.

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

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

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

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

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

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

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

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

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

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

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

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

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

GIS: Geographic information system.

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

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

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

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

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

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

HOD: Historic Overlay District.

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

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

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

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

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

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

Light: A piece of glass located within a window.

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

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

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

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

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

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

NPS: National Park Service.

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

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

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

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

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

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

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

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

Pitch: The degree of a roof's slope.

Porch: The roofed entrance to a house.

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

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

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

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

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

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

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

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

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

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

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

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

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

Setback: The distance between a building and the street.

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

Sidelights: Narrow, vertical windows flanking a door.

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

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

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

Stucco: A type of plaster used on exterior walls

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

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

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

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

APPENDIX B – ADDITIONAL RESOURCES

Sully Documentation

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

Fairfax County Park Authority. Sully Historic Site Master Plan Revision. Fairfax County, Approved July 27, 2005. <https://www.fairfaxcounty.gov/sites/parks/files/assets/documents/plandev/master-plans/sullygmp.pdf>

Fairfax County Parks Authority: <https://www.fairfaxcounty.gov/parks/sully-historic-site>

Fairfax County. Sully Historic District Proposal. Fairfax County: 1971. Accessed October 2020. <https://www.fairfaxcounty.gov/planning-development/sites/planning-development/files/Assets/documents/historic/sully.pdf>

Fairfax County Architectural Review Board. “Sully Historic Overlay District Design Guidelines,” Approved 1992. Accessed August 2020. https://www.fairfaxcounty.gov/planning-development/sites/planning-development/files/Assets/documents/historic/sully_dg.pdf

National Register of Historic Places, Sully, Chantilly vic., Fairfax County, Virginia, National Register #70000793. <https://catalog.archives.gov/id/41680510>.

Sansbury, Beth. *Sully Historic Site: The Story of the House and the People Who Called It Home*. Lulu.com, 2017.

Virginia Landmarks Register: <https://www.dhr.virginia.gov/historic-registers/029-0037/>

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.

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 – RESOURCE INVENTORY

INVENTORY OF PROPERTIES LOCATED WITHIN THE SULLY HOD ¹		
Parcel ID	Description	Classification
0243 01 0001	14360 FLIGHT LINE RD, CHANTILLY VA 20151; UNITED STATES OF AMERICA; DULLES AIRPORT AND UDVAR HAZY CENTER	Noncontributing
0342 01 0001E	3454 HISTORIC SULLY WAY, CHANTILLY VA 20151; CHICK-FIL-A	Noncontributing
0342 01 0002C2	3453 HISTORIC SULLY WAY, CHANTILLY VA 20151; DD SOUTH 4 LC	Noncontributing
0342 01 0010B	3460 CENTREVILLE RD, CHANTILLY VA 20151; ST. VERONICA'S CATHOLIC CHURCH	Noncontributing
0342 01 0012	VACANT LAND; PARK AUTHORITY FAIRFAX COUNTY	Noncontributing
0342 01 0016A	VACANT LAND; FERGUSON ENTERPRISES, OF VIRGINIA INC	Noncontributing
0342 01 0017D	DEERWOOD; FERGUSON ENTERPRISES INC,	Noncontributing
0342 01 0017E	13890 LOWE ST, CHANTILLY VA 20151; FERGUSON DISTRB/WHSE	Noncontributing
0342 01 0023D	VACANT LAND; NATIONAL ASSOCIATION OF, SCHOOLS OF MUSIC	Noncontributing
0342 01 0032	DETENTION POND; DULLES BUSINESS PARK OWNERS ASSOCIATION	Noncontributing
0342 01 0001C	3460 HISTORIC SULLY WAY, CHANTILLY VA 20151; PRIMROSE SCHOOL	Noncontributing
0342 01 0002E1	3407 HISTORIC SULLY WAY, CHANTILLY VA 20151; VACANT LAND	Noncontributing
0342 01 0013	3650 HISTORIC SULLY WAY, CHANTILLY VA 20151; SULLY HISTORIC SITE; PARK AUTHORITY FAIRFAX COUNTY	Contributing
0342 01 0014	3642 HISTORIC SULLY WAY, CHANTILLY VA 20151; SULLY HISTORIC SITE; PARK AUTHORITY FAIRFAX COUNTY	Noncontributing
0342 01 0023C	3484 CENTREVILLE RD, CHANTILLY VA 20151; EXTRA SPACE STORAGE	Noncontributing
0342 01 0029	3300 LEES CORNER RD, CHANTILLY VA 20151; FRANKLIN MIDDLE SCHOOL	Noncontributing
0342 01 0030	3680 CENTERVIEW DR, CHANTILLY VA 20151; COLEMAN BUILDING	Noncontributing
0342 05 F	ARMFIELD FARMS HOA	Noncontributing
0342 05 J1	ARMFIELD FARMS HOA	Noncontributing
0342 05 W	ARMFIELD FARMS HOA	Noncontributing
0342 05 0001A	ARMFIELD FARMS; 3501 ARMFIELD FARM DR, CHANTILLY VA 20151	Noncontributing
0342 05 0002A	ARMFIELD FARMS; 13630 CLARY SAGE DR, CHANTILLY VA 20151	Noncontributing
0342 05 0003A	ARMFIELD FARMS; 3507 ARMFIELD FARM DR, CHANTILLY VA 20151	Noncontributing
0342 05 0028A	ARMFIELD FARMS; 13625 CLARY SAGE DR, CHANTILLY VA 20151	Noncontributing
0342 05 0029A	ARMFIELD FARMS; 13628 CLARY SAGE DR, CHANTILLY VA 20151	Noncontributing
0342 05 0030A	ARMFIELD FARMS; 13626 CLARY SAGE DR, CHANTILLY VA 20151	Noncontributing
0342 05 0031A	ARMFIELD FARMS; 13624 CLARY SAGE DR, CHANTILLY VA 20151	Noncontributing
0342 05 0032A	ARMFIELD FARMS; 13622 CLARY SAGE DR, CHANTILLY VA 20151	Noncontributing
0342 05 0096A	ARMFIELD FARMS; 3512 ARMFIELD FARM DR, CHANTILLY VA 20151	Noncontributing
0342 05 0472	ARMFIELD FARMS; 3602 WINDMOORE CT, CHANTILLY VA 20151	Noncontributing
0342 05 0473	ARMFIELD FARMS; 3600 WINDMOORE CT, CHANTILLY VA 20151	Noncontributing
0342 05 0474	ARMFIELD FARMS; 3601 WINDMOORE CT, CHANTILLY VA 20151	Noncontributing

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

0342 05 0471	ARMFIELD FARMS; 3604 WINDMOORE CT, CHANTILLY VA 20151	Noncontributing
0342 07 0001	3656 CENTERVIEW DR STE 1, CHANTILLY VA 20151; CHANTILLY CORPORATE CENTER II A CONDOMINIUM	Noncontributing
0342 01 0001D	3456 HISTORIC SULLY WAY, CHANTILLY VA 20151; CARENOW URGENT CARE	Noncontributing
0344 01 0001F	3684 CENTERVIEW DR, CHANTILLY VA 20151; POWERS BUILDING	Noncontributing
0344 12 0001	3700 CENTREVILLE RD, CHANTILLY VA 20151; DULLES BUSINESS PARK; EZ STORAGE	Noncontributing
0344 12 0009	3750 CENTERVIEW DR, CHANTILLY VA 20151; DULLES BUSINESS PARK BLDG 4	Noncontributing
0344 12 0013A	3751 CENTERVIEW DR, CHANTILLY VA 20151; DULLES BUSINESS PARK; CHESTERBROOK ACADEMY	Noncontributing
0344 24 A	ARMFIELD FARMS, CENTREVILLE ROAD PROPERTIES HOA	Noncontributing

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