

Lake Anne Village Center Historic Overlay District Design Guidelines

Fairfax County, Virginia





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01

Introduction to the District-Specific Design Guidelines

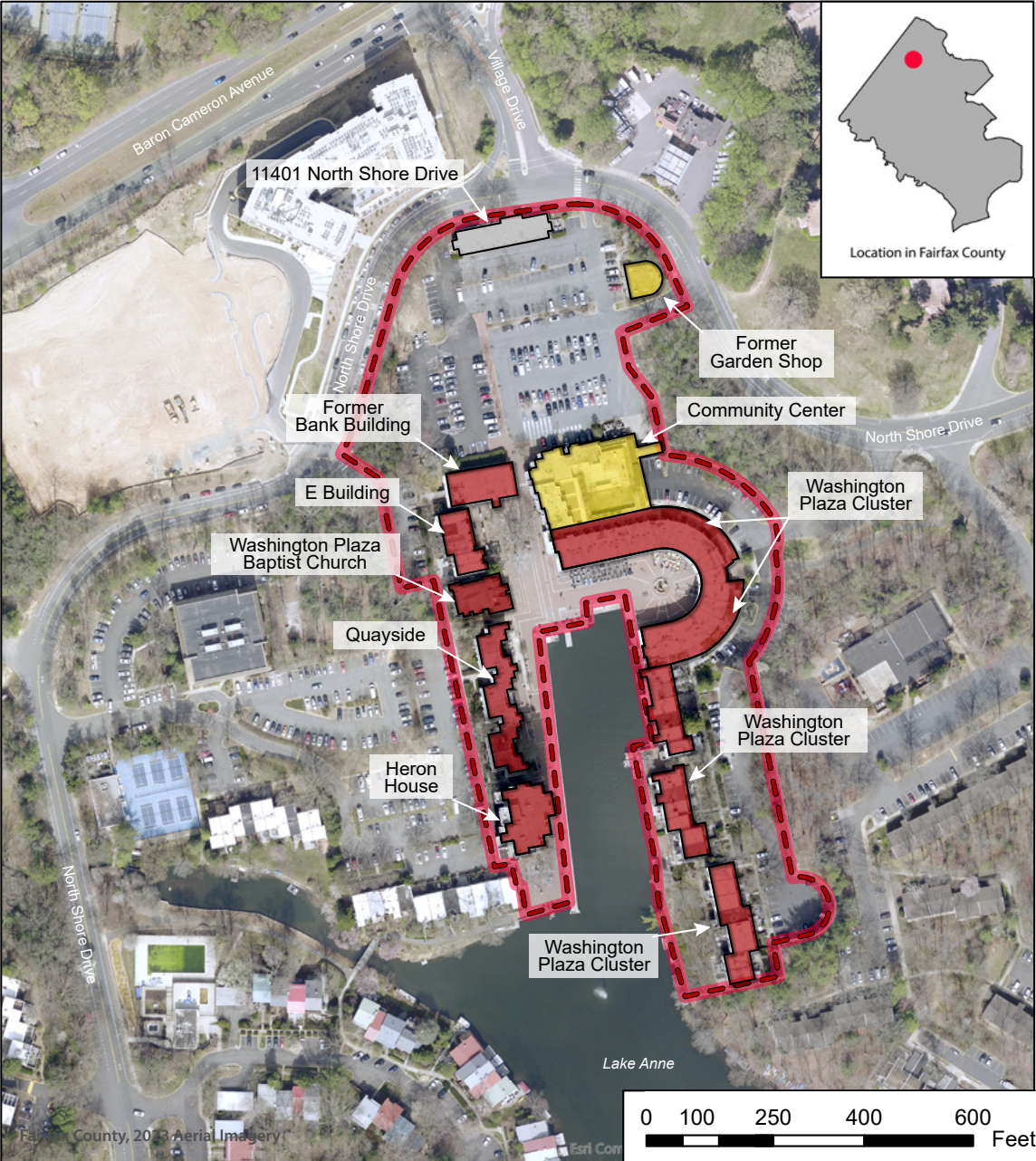
INTRODUCTION

The Lake Anne Village Center, located in Reston, Virginia, was completed in 1965 and developed as part of real estate entrepreneur Robert E. Simon's first village centers. The racially integrated and pedestrian-friendly development featured mixed uses including residences, offices, retail, and public space. Upon completion it was praised by critics as a visionary urban space in the suburbs. In 1983, Lake Anne Village Center was established as a Fairfax County Historic Overlay District (HOD) because of its historic significance as a recognized symbol of Reston (the nation's first zoned planned-unit community), as a pioneer of the 1960s "new town" movement, and for its architectural quality in the Brutalist style. 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 design; and to recognize the special quality of this section of Reston. Lake Anne Village Center was placed on the Virginia Landmarks Register (VLR) on March 16, 2017, and the National Register of Historic Places (NRHP) on June 5, 2017.

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



Washington Plaza at Lake Anne Village Center, looking over Lake Anne.



Lake Anne Village Center
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



Aerial Map, Lake Anne Village Center HOD.

The Design Guidelines offer practical and flexible guidance for property owners, architects, contractors, and other professionals undertaking work within the HOD, and are meant to be referenced early in the planning phase of a proposed project. 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. These district-specific design guidelines supplement the HOD General Design Guidelines, which provide an overview of architectural and design principals applicable to all HODs. With this information, project applicants can use the guidelines to develop design solutions that retain the historic character of the HOD as a whole.

This document incorporates findings and information included in the Lake Anne Village Center Historic District Preliminary Report prepared for the Fairfax County Office of Comprehensive Planning (1983) and the Lake Anne Village Center National Register nomination (2017). These Design Guidelines incorporate and replace the original Lake Anne Village Center Design Guidelines, approved by the Architectural Review Board (ARB) in 1992. The Design Guidelines will be utilized by Fairfax County staff and the ARB as an aid during the project review and permitting process.

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



Washington Plaza at Lake Anne Village Center.

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 subsection 3101.6: “Administration of Historic Overlay Districts,” the term “project” applies primarily to exterior renovations, construction, demolition, or any uses that require a building permit, site plan, or rezoning application in accordance with the Zoning Ordinance. Fairfax County staff and the ARB will use the HOD Design Guidelines in their review and approval of county permit, site plan, and rezoning determinations and recommendations. Consistent with current practice, ARB review is only required for work that requires a permit.

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

Projects That Require Review and Permit Approval by the ARB:

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

Projects That Require Review and Recommendation by the ARB:

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

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

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

USING THE DESIGN GUIDELINES

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

This document includes information about the district's history and significance in **Chapter 2. History and Significance**. The boundaries of the HOD are outlined in **Chapter 3. Historic Overlay District Overview**, which also includes the HOD's Resource Inventory, or list of historic, 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 subsection 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 Lake Anne Village Center; and
3. Guidelines for Architectural Compatibility and Neighborhood Cohesion: New Construction and New Additions.

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

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

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



Washington Plaza Cluster townhomes.



Quayside townhomes with ground-level retail.

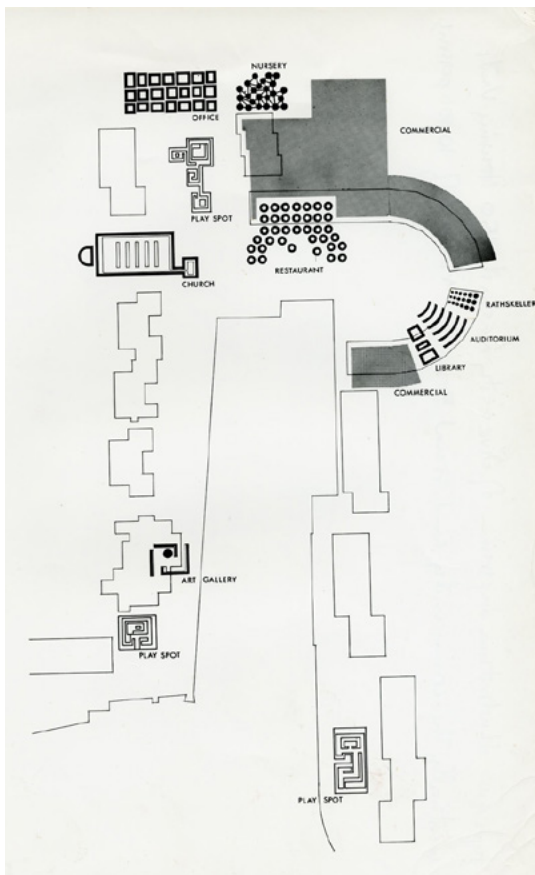


02

History and Significance

STATEMENT OF SIGNIFICANCE

Lake Anne Village Center in Reston, Virginia, was largely constructed between 1963 and 1965, with one additional building completed in 1967. The master plan of the village center is credited to the New York-based firm, Whittlesey & Conklin, and the final design was completed and executed by the successor firm of Conklin & Rossant. The Modern development features Brutalist-style buildings and a public plaza that together form a European-like village center. The forward-thinking development reflects real estate entrepreneur and developer Robert E. Simon Jr.'s vision for a racially integrated, socioeconomically diverse, walkable community with places to work, play, and rest. Simon's insistence on racial integration was notable because it pre-dated the Civil Rights Act of 1964 and because Virginia had generally resisted desegregation. Lake Anne Village Center is additionally significant as a well-recognized symbol of the planned community of Reston, the nation's first zoned planned unit community. Lake Anne Village Center was praised by critics upon its completion and today remains a renowned example of mid-twentieth century "new town" planning, reflecting social, architectural, and land-use development innovations. Lake Anne Village Center displays high architectural quality and is an excellent example of the Brutalist style at a human scale, enhanced with unique medieval-inspired elements.



Conceptual Site Plan by Whittlesey & Conklin. *George Mason University Libraries, Conklin and Rossant Reston Project collection.*



Undated photograph of Washington Plaza while under construction. *George Mason University Libraries, Conklin and Rossant Reston Project collection.*

DEVELOPMENT HISTORY

The land now comprising the City of Reston, Virginia, was owned by Lord Fairfax and his family until 1848. In the 1880s, under the ownership of Dr. C. A. Wiehle, a town was planned along nineteenth-century German models; however, the town never grew to more than a handful of buildings and failed to fully come to fruition. In 1927, the A. Smith Bowman family purchased the land and established a cattle, horse, and grain operation. In the mid-twentieth century, the 7,300-acre Bowman Farm was the largest single tract of land in the area. The Bowmans built a bourbon distillery and manufactured “Virginia Gentleman” and “Fairfax County” bourbons. Like Wiehle, the Bowmans also considered developing a town, intended to function as a satellite city of Washington, D.C. However, they ultimately opted to sell the land instead.

In 1961, Robert E. Simon Jr. purchased the large tract (then named Sunset Hills Farm) with proceeds from the sale of his family’s controlling interest in New York City’s Carnegie Hall building to the City of New York. Simon immediately began to plan the “new town” of Reston, with seven community goals in mind: leisure time; housing for all; diversity; live and work; amenities; beauty; and financial success. He settled on a town name of “Reston,” inspired by Simon’s initials (RES) combined with the English suffix for “town.” Simon was well familiar with the “garden city” planning movement then-active in England and the United States, because his father, Robert Simon Sr., had participated in the development of America’s first garden city: Radburn, New



1974 photograph of Robert E. Simon, real estate visionary and creator of Reston. *The Washington Post*.

Jersey. Embracing garden city principles, Simon envisioned a town comprising of multiple village centers, designed at a pedestrian scale with a mix of residences, offices, and retail stores sited around lakes and plazas. The village centers were intended to function as urban spaces in the suburbs.

Simon's prioritization of establishing a racially integrated community was forward thinking, particularly in the conservative state of Virginia. While the Civil Rights Act of 1964 outlawed discrimination on the basis of race, gender, and religion, de facto discrimination continued as the norm, particularly in housing markets. The passage of Title VIII of the Civil Rights Act of 1968 (Fair Housing Act) prohibited discrimination in the sale, rental, and financing of dwellings based on race, color, religion, sex or national origin, and was made enforceable through administrative and federal legal procedures. Given the cultural environment in the early 1960s, Simon's plan for his diverse "new town" of Reston was visionary.

Lake Anne Village Center was the first village center of Reston to be completed. The master plan was based on Simon's vision but is credited to the New York firm of Whittlesey & Conklin, a firm with experience in imaginative land use. The firm's founders, Julian Whittlesley and Clarence Stein, had planned Radburn, New Jersey, the original "new town" in America. Upon Julian Whittlesey's retirement, the successor firm of Conklin & Rossant executed the completion of Lake Anne Village Center. They hired a number of contributing designers, including landscape designer James Fanning, lighting consultant Seymour Evans, and the New York graphic design firm of Chermayeff & Geismar, who designed most of the plaza storefronts. Massey Engineers



Undated model of Lake Anne Village Center by Whittlesey & Conklin. *George Mason University.*

and Fairfax County engineers designed the man-made Lake Anne as part of Simon's Lake Anne Village Center development. The lake and the village center were named after Simon's then-wife, Anne.

In the spring of 1963, before any buildings were developed at Lake Anne Village Center, work was begun on the Lake Anne dam, allowing the waters of Colvin Run to fill the twenty-seven-acre man-made lake. Master planner and architect James Rossant of Conklin & Rossant assumed responsibility for designing Washington Plaza at the north end of the lake. The European-inspired waterside plaza would serve as the centerpiece of Lake Anne Village Center, with ample public space for gathering. The plaza is framed to the north and east by a crescent-shaped mixed-use retail and residential building, one of four buildings collectively called the Washington Plaza Cluster. Along the east edge of the inlet are the two additional Washington Plaza Cluster buildings, both of which accommodate townhouse units. West of the plaza are three buildings of commercial, mixed-use, and public (religious) use. The west side of the inlet is framed by the Quayside mixed-use townhouse building, and by the Heron House, a high-rise residential building with a ground-level art gallery.

The design of Lake Anne Village Center was rather unusual for the American suburban landscape at that time, which largely embraced single-family homes (in Virginia, primarily in the Colonial Revival style), vehicular circulation routes, parking lots, and garages. Lake Anne Village Center instead featured smaller apartments placed over shops, and heavily prioritized the pedestrian



1963 photograph of Washington Plaza, with Heron House in the background. *Flickr.*

experience. Much of the development was designed as automobile-free, with cars relegated to a parking lot north of the plaza, shielded with landscaping.

Lake Anne Village Center was the first of the Reston village centers to be completed. A day-long celebration was held on December 4, 1965, and a dedication ceremony was held on May 21, 1966. Original stores included a grocery store, pharmacy, restaurants, community center, teen Rathskeller, bank, children's shop, preschool, hairstylist, Scandinavian furniture store, professional offices, dry cleaner, art supply store, barbershop, hardware store, and a branch of the Fairfax County Library. The Washington Plaza Baptist Church, located immediately west of the plaza, was not completed until 1967.

Despite its untraditional character, the response to the Lake Anne Village Center by visitors, residents, and critics was overwhelmingly positive. The *New York Times* architecture critic, Ada Louise Huxtable, praised Simon's achievement, and a 1981 article in *The Washington Post* observed, "No piece of Northern Virginia real estate was more praised and honored in the 1960s than Reston's Lake Anne Plaza." The community and many of its individual buildings have won awards and been honored by the American Institute of Architects, the Metropolitan Washington Board of Trade, the Virginia Museum of Fine Arts, and the Fairfax County Board of Supervisors.



1966 photograph of the Safeway grocery store in Lake Anne Village. <https://pleasantfamilyshopping.blogspot.com/>.

In 1967, Lake Anne Village Center was sold to the Gulf Oil Corporation. In 1978, it was purchased by Mobil Oil Corp., who sold it in 1980 to the Bethesda, Maryland-based investment firm of Donatelli & Klein. By the early 1980s, the community was in need of economic revitalization and rehabilitation. In 1983, Fairfax County established the Lake Anne Village Center Historic Overlay District (HOD) in recognition of its historic significance as a recognized symbol of Reston, the nation's first zoned planned-unit community; as a pioneer of the 1960's "new town" movement; and for its distinguished architectural quality. The designation was put forth to protect the architectural and environmental character of the area; to ensure that any future development would be compatible with the existing, historic design; and to recognize the special quality of this section of Reston. Lake Anne Village Center was placed on the Virginia Landmarks Register (VLR) on March 16, 2017, and the National Register of Historic Places (NRHP) on June 5, 2017.



1996 photograph of Washington Plaza. *George Mason University.*

Timeline

1961: Robert E. Simon Jr. purchases the former Bowman farm tract and begins planning the "new town" of Reston, Virginia, based on garden city principles.

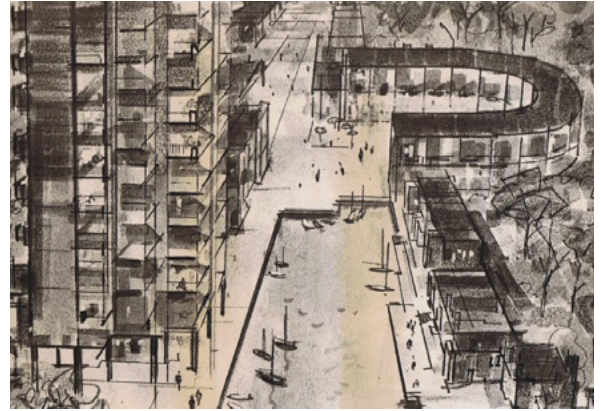
Spring 1963: Engineers begin working on the dam to create Lake Anne, a 27-acre man-made lake supplied by the waters of Colvin Run.

1963-1965: The majority of buildings comprising Lake Anne Village Center are constructed. A completion celebration is held December 4, 1965, and a dedication ceremony is held May 21, 1966.

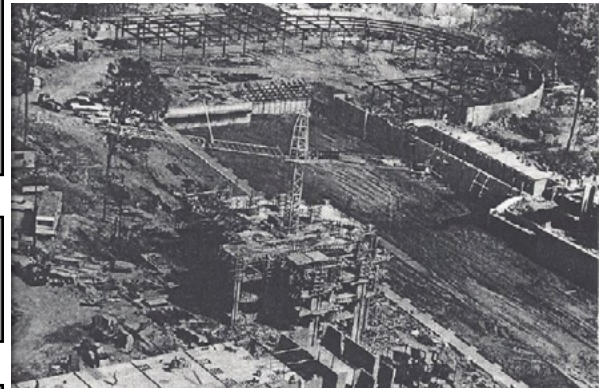
1967: The last building in the Lake Anne Village Center (the Washington Plaza Baptist Church) is completed.

1983: Fairfax County designates Lake Anne Village Center as a Historic Overlay District.

2017: Lake Anne Village Center is listed on the National Register of Historic Places and the Virginia Landmarks Registry.



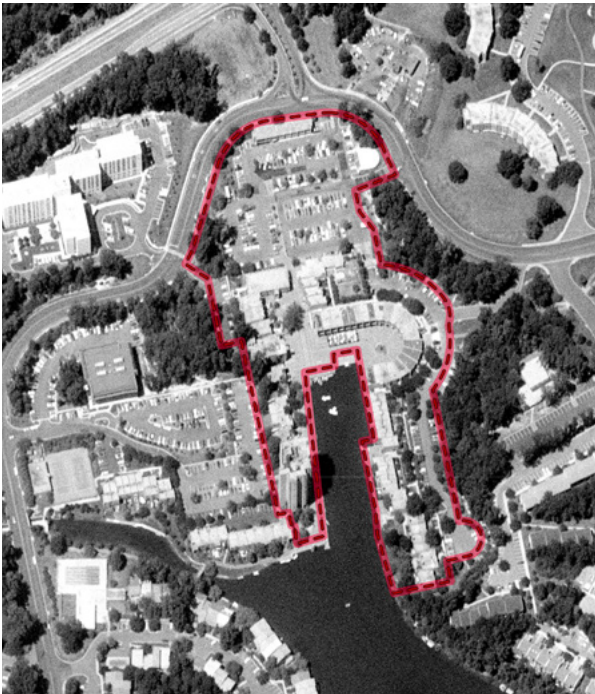
Early sketch of Lake Anne Village Center.
Reston Museum



Lake Anne Village Center under construction, c. 1963. *Reston Museum*



Lake Anne Village Center, 2017.
Virginia Department of Historic Resources.



Aerial images of Lake Anne HOD in 1972 (top), 1980, (bottom left) and 2023 (bottom right).
Fairfax County Aerial Imagery Collection..



03

Historic Overlay District Overview

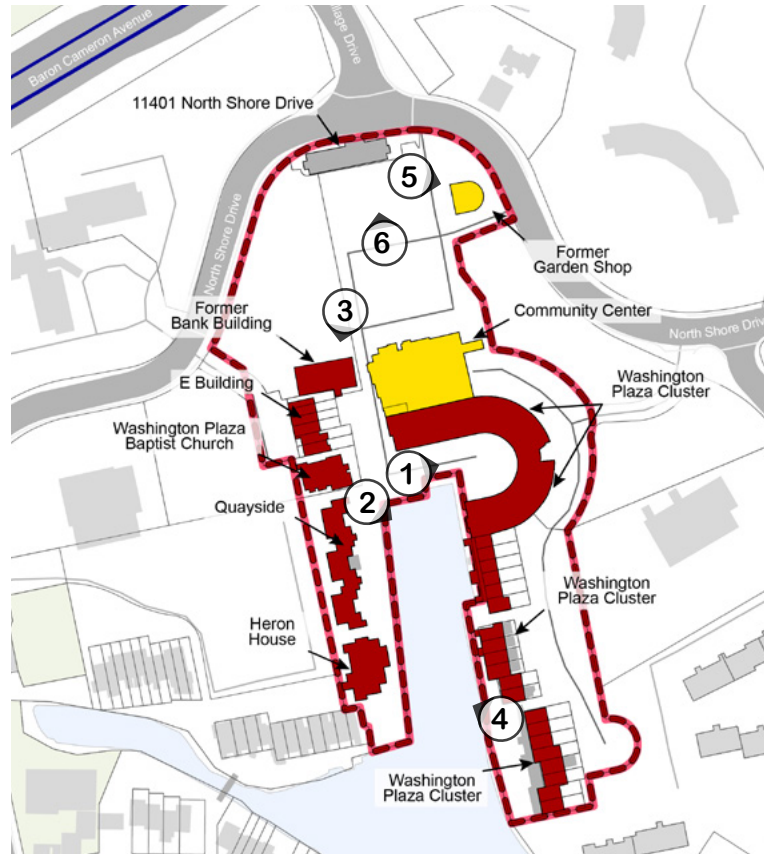
OVERVIEW OF LAKE ANNE VILLAGE CENTER HOD

Reston's Lake Anne Village Center HOD encompasses buildings, public spaces, and distinctive landscape features, clustered around the northern arm of Lake Anne, a man-made lake. The buildings within the district are primarily residential, commercial, or mixed-use, but also include the Washington Plaza Baptist Church and the Reston Community Center building. The district includes nine historic buildings, two contributing buildings, and one non-contributing building within the district core. The HOD does not contain a district periphery. The entire HOD is zoned as a PRC (Planned Residential Community).

By establishing the Historic Overlay District, the Fairfax County Board of Supervisors sought to preserve the character of the historic district by means of Architectural Review Board oversight and proposed project approval. Lake Anne Village Center's inclusion as a Fairfax County Historic Overlay District in 1983 was the first use of an Overlay District to protect an active commercial use and Modern architecturally-significant buildings. Some believed the Village Center was not old enough to be 'historic,' but at that time it already held a place in the history of new town planning in the United States and was also a highly recognized and awarded design of architectural significance.



Plaza fountain by James Rossant of Conklin & Rossant, Architects.



Views within the Lake Anne Village Center HOD, January 2020.

Zoning in the HOD

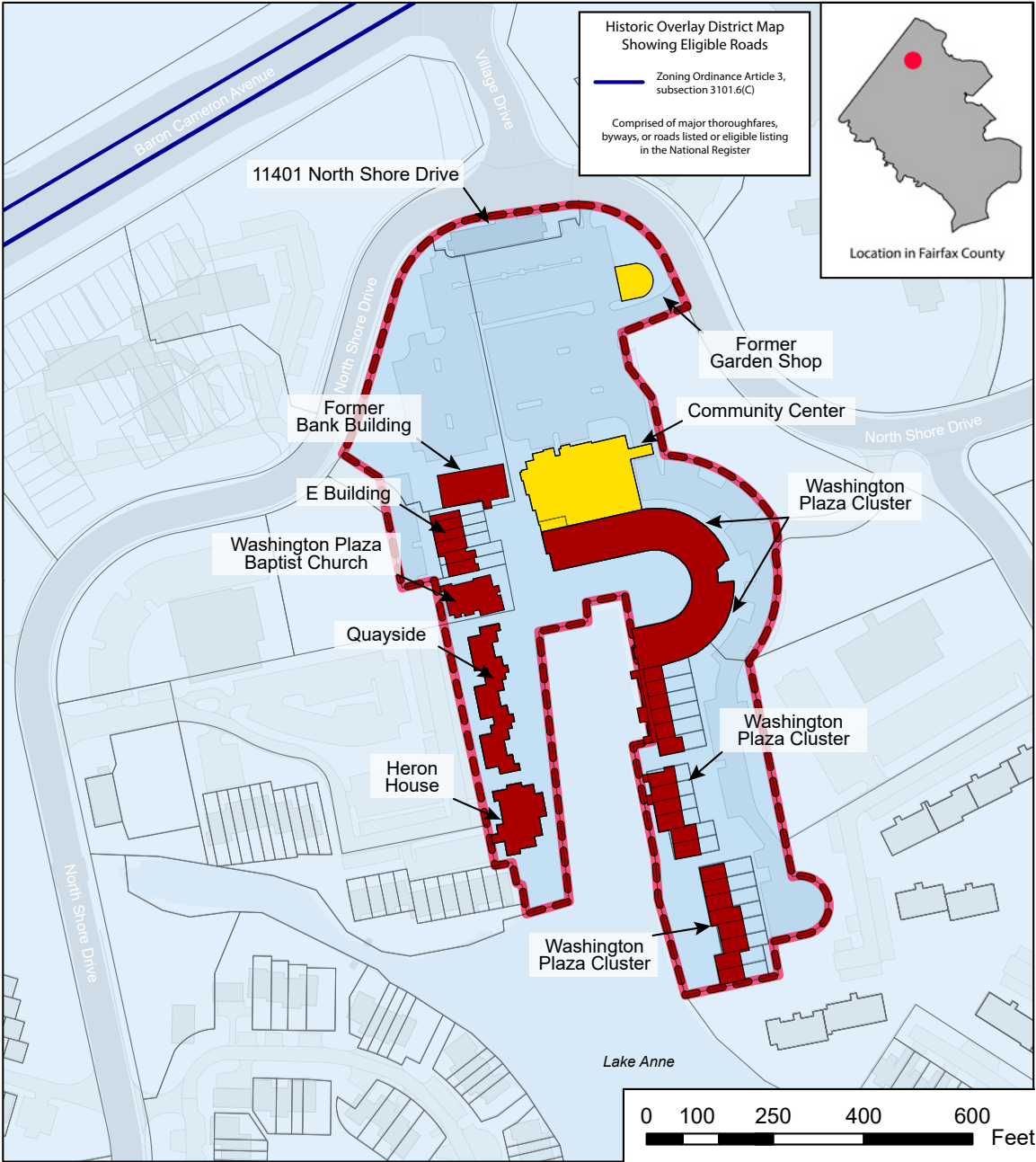
The County's Zoning Ordinance regulates land use types and the allowable intensity of development within Historic Overlay Districts and throughout the County. The Zoning Ordinance guides measurable items such as heights, setbacks, siting, and sizes of structures. Properties within the Lake Anne Village Center HOD are part of Fairfax County's PRC (Planned Residential Community) District Zoning, a zoning designation adopted by the Board of Supervisors in 1978, which evolved from an earlier 1962 designation first suggested by Robert Simon's planners, who worked closely with a local attorney to establish the zoning language and parameters. Regulations of the Lake Anne Village Center Historic Overlay District Overlay Zone also apply.

Reston Planned Residential Community (PRC) District Zoning

The purpose of PRC zoning is to allow for orderly, planned, and controlled growth of large areas (See Zoning Ordinance subsection 2105.3, PRC Planned Residential Community District). The PRC Zone was established to: "permit the development of planned communities on a minimum of 750 contiguous acres of land, which at the time of the initial rezoning to establish a PRC District is owned and/or controlled by a single individual or entity. Such planned communities shall be permitted only in accordance with a comprehensive plan, which plan, when approved, shall constitute a part of the adopted comprehensive plan of the County and shall be subject to review and revision from time to time. The PRC District regulations are designed to permit a greater amount of flexibility to a developer of a planned community by removing many of the restrictions of conventional zoning. This flexibility is intended to provide an opportunity and incentive to the developer to achieve excellence in physical, social, and economic planning. To be granted this zoning district, the developer must demonstrate the achievement of the following specific objectives throughout all of the planning, design and development.

1. A variety of housing types, employment opportunities and commercial services to achieve a balanced community for families of all ages, sizes and levels of income.
2. An orderly and creative arrangement of all land uses with respect to each other and to the entire community.
3. A planned and integrated comprehensive transportation system providing for a separation of pedestrian and vehicular traffic, to include facilities such as mass transportation, roadways, bicycle or equestrian paths and pedestrian walkways.
4. The provision of cultural, educational, medical, and recreational facilities for all segments of the community.
5. The location of structures to take maximum advantage of the natural and man-made environment.
6. The provision of adequate and well-designed open space for the use of all residents.
7. The staging of development in a manner which can be accommodated by the timely provision of public utilities, facilities, and services.

To these ends, rezoning to and development under this district will be permitted only in accordance with a comprehensive plan and development plan prepared and approved in accordance with the provisions of Article 8. Permitted uses are numerous and varied.



Lake Anne Village Center
Historic Overlay District
Fairfax County, VA

PRC

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



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Department of Planning and Development
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Zoning Map, Lake Anne Village Center HOD.

Lake Anne Village Center Overlay Zone

The Lake Anne Village Center Historic Overlay District regulations are codified in Section 3101.13 of the County Zoning Ordinance. According to the regulations, all uses permitted by right, special permit and special exception for a village center in the PRC District are permissible. All improvements, including structures, signs, fences, street furniture, outdoor graphics, and public and private utilities, shall be designed and installed to be compatible with the Lake Anne Village Center in terms of mass, scale, color, and visual impact.

Lake Anne Village Center 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 district.	Specified in the underlying zoning district.	Specified in the underlying zoning districts.	The location and arrangement of structures shall not be detrimental of existing uses or prospective adjacent uses.	Building height shall be compatible with the intent of the district.



Detail of Heron House (built 1966).

HOD BOUNDARY

The Lake Anne Village Center HOD is located in Reston, in the northwestern portion of Fairfax County, Virginia, 18 miles west of Washington, DC. The district encompasses over 41 acres of land with buildings, public spaces, and distinctive landscape features, all sited around the north arm of Lake Anne, a narrow, man-made lake. The brick-paved Washington Plaza, located immediately adjacent to the northern-most tip of the lake, is the district's primary public gathering space.

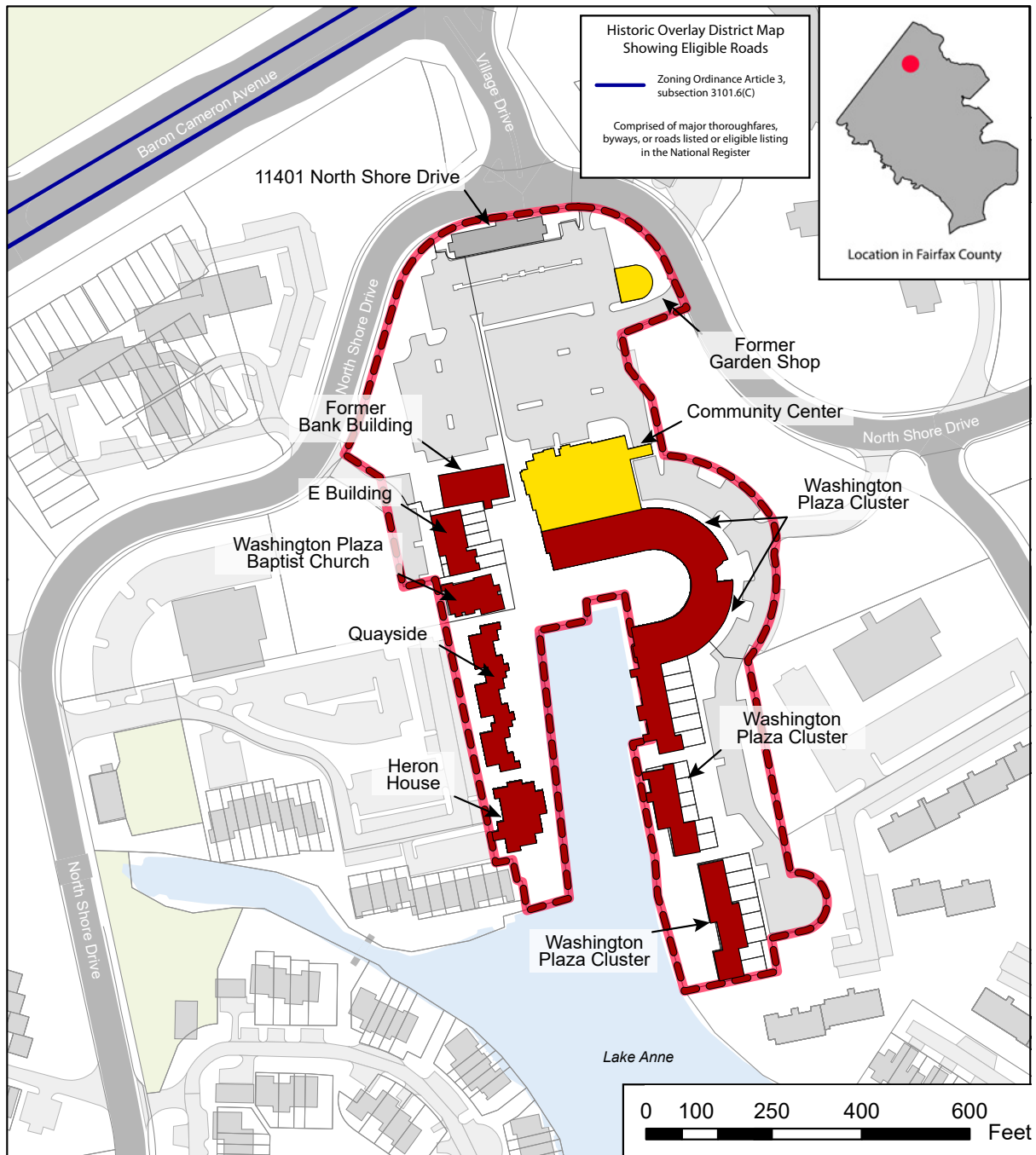
Vehicular access to the district is provided by Village Drive, located just north of the HOD, off of Baron Cameron Avenue. Village Drive splits to become North Shore Drive, a curvilinear road which frames the district's north boundary and provides vehicular access to the Village Center's large northern parking lot. While some of the district's contributing commercial buildings face this parking lot, most buildings look onto Washington Plaza, or directly onto the north arm of the lake. South of the parking lot, the HOD is largely pedestrian in character. The HOD boundary follows the parcel lines at the rear of the buildings and the waterline, resulting in an irregular district footprint. The Lake Anne Village Center HOD does not include any portion of Lake Anne itself, but it is recognized as greatly contributing to the setting of the district. Although other portions of Lake Anne's shores have been extensively developed with residential housing, the HOD boundaries are limited to the concentration of historically and architecturally significant resources clustered around the northern-most inlet. Due to the unified nature of the Village Center's development, there is no distinction between a historic core and a district periphery.

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 also considered contributing resources. They are distinct from "noncontributing" 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 Lake Anne Village Center HOD, all buildings facing onto the lake and plaza within the HOD boundaries are identified as historic properties. All other buildings located within the district (facing the north parking lot) are considered contributing resources. One non-contributing resource (11401 North Shore Drive) was constructed in 1983, and thus outside the period of significance, is located at the far north end of the district.

The buildings 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.



Lake Anne Village Center

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





Washington Plaza Cluster.

Washington Plaza Cluster

Historic (Contributing)

Washington Plaza Cluster includes four separate buildings. A mixed-use crescent-shaped building encloses Washington Plaza on the north and east; retail ground level units are topped with apartments. Three individual townhouse buildings extend along the east side of the inlet. The buildings that comprise this cluster are made up of cubist forms featuring beige brick cladding with contrasting white concrete trim along roof lines and balconies. On the streetside, the townhouses feature small private courtyards, and on the lakeside they feature balconies.



Heron House.

Heron House

Historic (Contributing)

Heron House is a sixteen-story beige brick, concrete, and glass high-rise building. Sculptural in building form, the concrete and glass design is characteristic of the Brutalist style. The ground level accommodates an art gallery space, while the upper floors feature condominium units. All units have views of the lake. Some of the windows are corner glazed. Original steel windows were replaced with aluminum matching the original as closely as possible.



Quayside.

Quayside

Historic (Contributing)

The Quayside building is comprised of a series of 3-story townhouses located between the church and Heron House. Townhouses originally featured sliding glass lower-level entrances and small gardens opening to the lake. The lower levels are now used commercially, with residential units entered from a parking lot behind the Quayside units and Heron House. A handicap access ramp has been added to the original stairs on the lakeside. Like the Washington Plaza Cluster, these townhouses feature buff brick cladding with a contrasting white concrete trim and extensive glazing and a visual emphasis on horizontal and vertical lines that is characteristic of the International Style.

Washington Plaza Baptist Church

Historic (Contributing)

Washington Plaza Baptist Church, located to the north of Quayside, was completed in 1967, as the last building to be constructed in the HOD. It was part of Conklin & Rossant's plan for the plaza, but a local (unidentified) architect was the architect of record. The brick building does not feature fenestration or religious iconography, only a slightly projecting, rectangular, concrete block centered halfway up the façade, and one large concrete column that rises slightly above the roofline that supports a concrete pulpit addressing the plaza. The materials and design are consistent with those used elsewhere in the village.



Washington Plaza Baptist Church.

E Block

Historic (Contributing)

The E Block building is located north of the church. The building was originally designed as residential townhouses in the same style as the Washington Plaza townhouses. Subsequently, lower floors were repurposed for retail space and the upper floors for condominiums or office use accessed from the upper-level parking lot as well as from the plaza area. The materials and design are consistent with those used elsewhere in the village.



E Building.

Former Bank Building

Historic (Contributing)

The former bank is located to the north of the E Block and on the south side of the entrance to the plaza from the north parking lot. The building is separated from the E Block by an outdoor stairway. The building was designed for commercial and office use. The original occupant of the ground floor was a bank, while the second floor was designed for office space. The building features buff brick at the second floor above a white concrete base. The materials and design are consistent with those used elsewhere in the village.



Former Bank Building.



Community Center Building.

Community Center Building (D Block)

Contributing

The Community Center Building, also referred to as D Block, is located directly north of the crescent-shaped Washington Plaza Cluster building and looks onto the north parking lot. Along with the bank building, the Reston Community Center forms the gateway for those entering the Village from the north parking lot. Originally, the 15,000-square-foot Community Center space was occupied by a Safeway grocery store. The upper floor features a cubistic bay window. The materials and design are consistent with those used elsewhere in the village.



Former Garden Shop.

Former Hardware and Garden Shop

Contributing

The former Hardware and Garden Shop building is located on the east side of the north parking lot accessed from North Shore Drive. The small building was constructed in 1966 as part of the Lake Anne Village Center development. The building is clad in tan brick with a wood and metal canopy. According to the National Register of Historic Places documentation, the building originally featured an ornamental oak barrel that extended through the glass façade that was later removed.



11401 North Shore Drive.

11401 North Shore Drive

Non-Contributing

The office building at 11401 North Shore Drive is comprised of two stories constructed of buff brick, concrete, and glass. While the design is consistent with buildings elsewhere in the village, the building was constructed after 1967, outside the HOD's original period of development and is thus non-contributing. It is located at the far north boundary of the HOD, at the intersection of North Shore Drive and Village Road and looks south onto the north parking lot.

SUMMARY OF DISTRICT CHARACTER

Lake Anne Village Center is a modernist, mid-twentieth century development centered around the brick-paved Washington Plaza, located at the northern-most tip of Lake Anne. The buildings that surround the plaza and make up the Lake Anne Village Center HOD are characterized by their unornamented use of manufactured natural materials (brick, concrete, and glass) and their visual emphasis on horizontal and vertical lines that is characteristic of Modernist architecture, including the International Style and Brutalism. Despite the modernist aesthetic, the village center achieves the feeling of a small, European-style port village, with a pedestrian-friendly mix of commercial, residential, and public uses. The setting is both urban and natural in character, due to the concentration of the buildings surrounded by natural landscape features and Lake Anne. Limited changes over time have occurred at Lake Anne, although there have been some changes in use and replacement of materials, but essentially the HOD retains a remarkably high level of historic integrity.

Character-Defining Features

Character-Defining Features are those features that distinguish the historic district and help identify the properties as part of its unique setting. They include the overall shape, materials, craftsmanship, decorative details, and features of buildings, as well as various aspects of site and environment. Defining characteristics of Lake Anne Village Center and its historic and contributing resources include the following:



View of Washington Plaza, with Washington Plaza Baptist Church and Quayside to the west.

Architectural Features

Lake Anne Village Center was designed and built as a whole, with each individual element fitting into the entire scheme. Buildings line the inlet edges and the brick-paved Washington Plaza, ranging in height from two to four stories, with one sixteen-story high-rise apartment building (the Heron House) serving as a focal point at the southwest end of the inlet.

The buildings throughout the HOD employ a complementary material palette and feature elements characteristic of Modern design principles, specifically the International Style and human-scale Brutalism. They are cubistic in form with complex compositions of solid and void, sheer walls, and large expanses of glass. The Washington Plaza shop buildings feature sections of unpainted vertical wood cladding. Most of the buildings throughout the district feature balconies intended to connect the interior uses with the surrounding natural elements. Although the buildings in the HOD reflect varied individual designs, they are clearly of unified character.



Reston Community Center Building at image left, and Washington Plaza Cluster at image right. Note unadorned brick and exposed concrete.



Cubistic forms, extensive use of glass, and balconies found at Quayside townhomes.



Vertical wood cladding at Washington Plaza shops.

Landscape and Site Features

Like the architecture, the site design and landscape elements of the Lake Anne Village Center are essential to the character of the HOD. The 27-acre man-made Lake Anne, which was created by the dam at its eastern end, is the primary site feature of the HOD, followed by the plaza and circulation elements paved in red brick with inlaid concrete pavers. Recessed and landscaped surface parking lots with planted islands and buffers visually screen the district's vehicular realm from the plaza and lake area, and serve to soften building edges. A variety of concrete sculptures adorn the HOD, and a multi-figured concrete fountain designed by James Rossant serves as a visual centerpiece of the plaza. Large street lights, specifically designed for Lake Anne Village Center by lighting consultant Seymour Evans, also contribute to the aesthetic identity of the site.

Archaeological Features

No known archaeological resources exist within the HOD.



James Rossant's *Fountain* sculpture in the center of the Washington Plaza crescent.



James Rossant's *Pyramid* sculpture in front of E Building.



Lake overlook sculptures by James Rossant.



Gonzago Fonseca's *Sun-Boat* sculpture.



Cubistic forms and balconies.



Buff brick with contrasting white concrete.



Covered walkways.



Patterned brick and concrete surface of Washington Plaza.



Bronze Robert E. Simon Jr. statue in Washington Plaza.



Tree in elevated brick planter.



Concrete retaining wall along east edge of inlet.



Concrete stair structure with integrated planters.



Buffered plantings around roads and parking lots.



Cubistic massing with projecting forms.



Wrapped corner windows at Heron House.



Single-leaf door (top) and sliding door (bottom).

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

BUILDING SITING

- Historic buildings oriented towards the lake and/or plaza
- Contributing buildings oriented towards parking and circulation areas
- Buildings sited in close proximity to each other creating a dense urban environment surrounded by landscape and natural features

MASSING AND FOOTPRINT

- Cubistic massing with projecting forms
- Irregular and rectilinear footprints comprising of either rectilinear angles or curved (crescent or elliptical) forms

BUILDING HEIGHT

- Primarily two-to-four stories
- Sixteen-story Heron House

WINDOWS

- Large expanses of glazing
- Original steel-frame windows
- Replacement aluminum-frame windows to closely match the originals
- Primarily fixed windows, some with casement, awning, or hopper lights
- Corner glazed windows at Heron House

DOORS

- Glazed metal-frame entry doors (single-leaf, double-leaf, or sliding) sometimes with sidelights

DESIGN FEATURES AND MATERIALS

- Exposed concrete foundations, walls, and trim
- Concrete with a smooth finish or exposed board forms
- Brick cladding (colors range from buff to brown)
- Wood cladding (unpainted vertical wood boards found at the first story of the Washington Plaza shops)
- Balconies, some supported by cylindrical columns

ROOF SHAPES AND ROOF ELEMENTS

- Consistent pattern of flat roofs
- Brick chimneys
- Lack of ornamentation such as cornices or parapets

LANDSCAPE AND SITE FEATURES

- Red brick plaza and walkways with inlaid concrete pavers
- Brick and concrete steps
- Trees, shrubs, and potted plants throughout
- Sculptural works throughout
- Wood boardwalk and benches
- Light fixtures designed by Seymour Evans featuring a clear globe housing six lamps on a ten-foot metal pole



Original light fixture along Lake Anne.



Wood benches and concrete walls.



Brick cladding with concrete trim; overhanging upper story supported by cylindrical column.



Red brick with concrete pavers.



Exterior steps and retaining wall.



04

Design Guidelines

LAKE ANNE VILLAGE CENTER HISTORIC OVERLAY DISTRICT DESIGN GUIDELINES

The purpose of these HOD-specific guidelines is to maintain, strengthen, and enhance the historic and architectural character of the Lake Anne Village Center. 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.

The guidelines strongly encourage preservation where possible, but also support creative, compatible changes that uphold the district's renowned modernist design legacy. Due to the nature of the mid-twentieth century materials, such as exposed concrete and steel-sash windows, it is well understood that alterations, material replacement, and upgrades are often necessary to ensure the continued preservation of these modernist resources. While repair and retention of historic elements and materials is always the preferred course of action, replacement can also be an appropriate solution. Ideally, elements and materials can be replaced in-kind (meaning a matching replacement); however, new, compatible elements and materials may be harmoniously introduced when replacement in-kind is not feasible.

To limit changes that are out of character with the district, the guidelines are meant to encompass the entire HOD, inclusive of all contributing and non-contributing buildings, structures, and objects. These guidelines do allow for more non-conformity when applied to non-contributing buildings, structures, and objects; however, changes made to non-contributing resources may still 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.



1960s photograph of Reston Bridge, also called Van Gogh Bridge (located just outside the HOD boundaries) with Heron House in the background. *Flickr.*

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 Guidelines are organized based on three general treatment approaches and project types:

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

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



Detail of second- and third-story balconies overlooking Washington Plaza.

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

Spatial Qualities

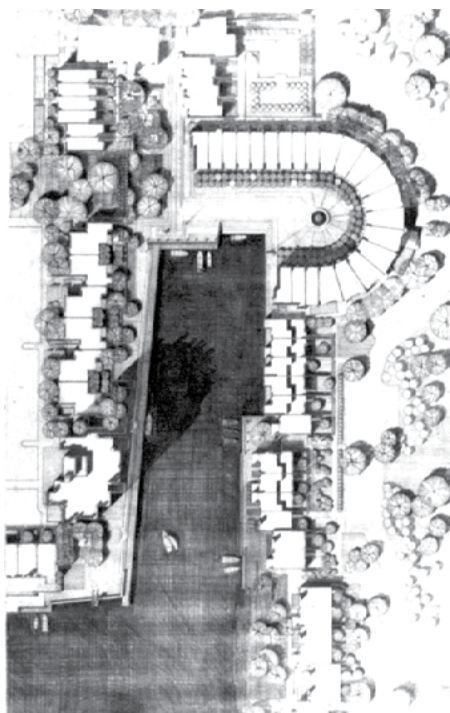
As part of a master planned community, the spatial qualities of the Lake Anne Village Center were specifically designed to achieve the goals set by its founder Robert E. Simon Jr. These spatial qualities should be preserved.

Recommended

- Maintaining the separation of pedestrian and vehicular uses, with automobiles relegated to the recessed and landscaped parking areas on the periphery of the HOD.
- Protecting historic views of Lake Anne and views between buildings and spaces. ‘
- Preserving existing open space, including generous plaza and walkway areas; retain width of the paths from the parking area to the plaza.
- Maintaining the orientation of buildings towards the plaza and lake.

Not Recommended

- Adding structures or plantings that would obscure views of or access to Lake Anne from the plaza or existing historic properties.
- Reconfiguring or infilling pedestrian walkways or between the buildings that provide pedestrian access between the plaza and areas beyond.
- Adding of automobile parking within the plaza or along Lake Anne.



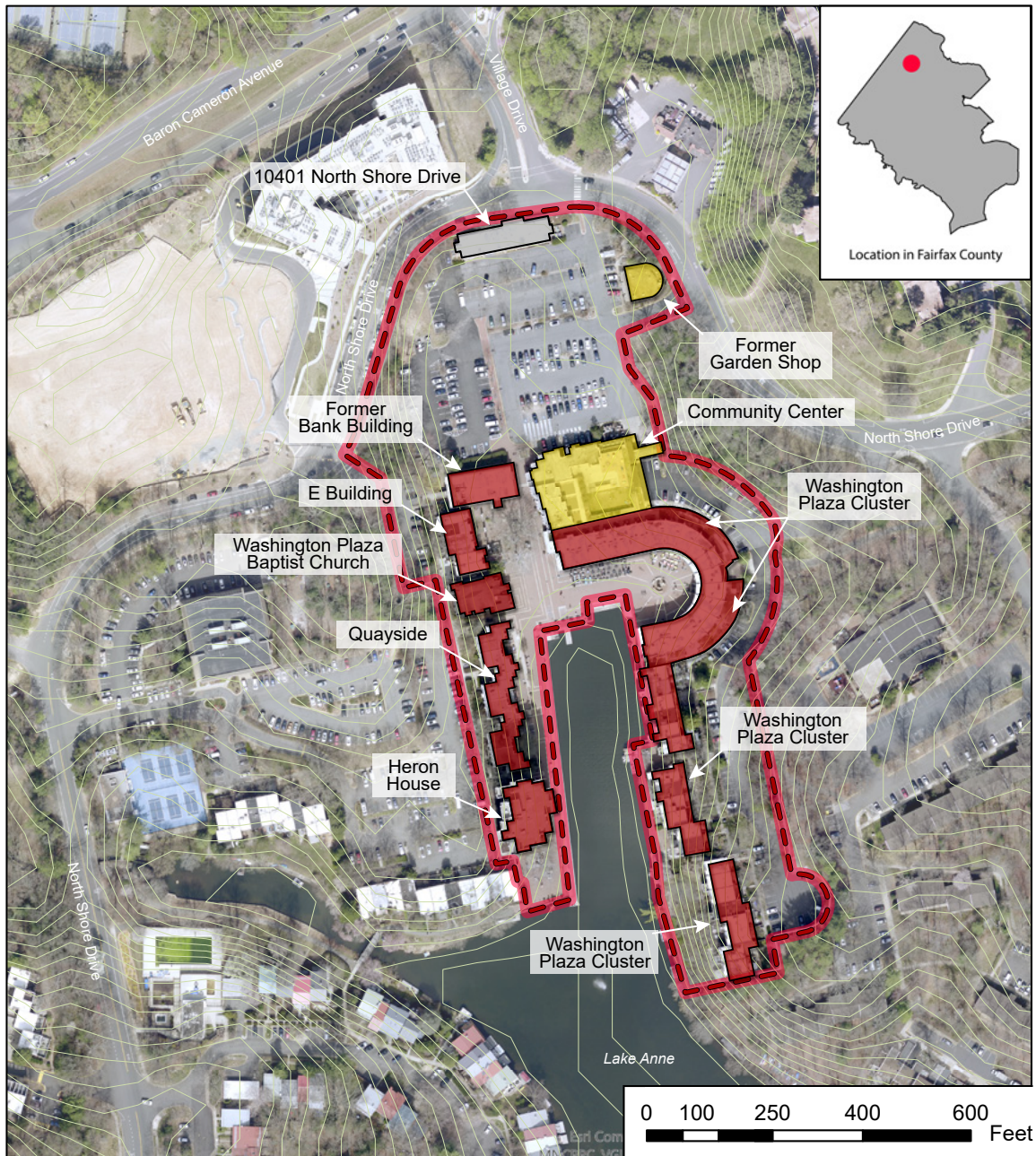
Preserve historic spatial qualities and organization (recommended).



Maintain the separation of automobiles and pedestrians (recommended).



Maintain pathways connecting the plaza and lake to areas outside the HOD (recommended).



Lake Anne Village Center

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 of the Lake Anne Village Center HOD.



Protect existing trees and historic hardscaped areas (recommended).



Protect existing trees and historic hardscaped areas (recommended).

Landscape, Hardscape, and Sculpture

All landscape, hardscape, and sculptural elements of the Lake Anne Village Center HOD contribute to the character of the district and should be preserved and enhanced. While Lake Anne itself is not included within the HOD boundaries, it is an adjacent landscape feature that strongly contributes to the district character and should be protected.

Guidelines

Recommended

- Identifying, retaining, and preserving existing landscape and topography features, such as vegetation and natural land contours (grade changes).
- Maintaining existing plant materials and tree cover; where tree removal is necessary due to damage, health, or hazards, replace with like species.
- Maintaining screening along edges of parking lots.
- Retaining historic hardscape including red brick and concrete pavers. Where hardscaping units are deteriorated or damaged beyond repair, replace in kind matching the historic patterns.
- Retaining and maintaining sculptural elements incorporated throughout the HOD.

Not Recommended

- Altering or infilling pedestrian walkways between the buildings.
- Adding new areas of hardscaping or landscaping in areas historically landscaped to provide landscape buffers or shade within the HOD.
- Removing existing healthy trees or other landscape features.

Archaeology

While there are no known archaeological resources within the HOD, to aid in the identification and protection of historic or archaeological resources located within or in the vicinity of an 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, partially within, or contiguous to an 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 FOR PRESERVING ARCHITECTURAL CHARACTER: PRESERVATION AND REHABILITATION OF EXISTING HISTORIC AND CONTRIBUTING RESOURCES

The modernist design and historic materials including brick, exposed concrete, and metal should be retained and preserved.

Guidelines

Recommended

- Following the *Secretary of the Interior's Standards* for all preservation, rehabilitation, and/or restoration of contributing buildings, structures, and objects.
- Retaining the urban character, density, and scale of the buildings, and the historic relationship with Lake Anne.
- Maintaining alignment of building facades on plaza edges.
- Retaining unity of design and materials with a non-derivative architecture of intersecting right-angled planes executed in buff and brown brick, concrete, and glass.
- Maintaining the void-to-solid pattern created by windows, doors, and walls.
- Maintaining original materials and finishes.
- Maintaining alignment of building heights on all structures as seen from the plaza. The continuous edge of the roof lines is an important element in defining the space around the plaza.
- If necessary due to deterioration or damage, replacing features in-kind or in a manner that matches the historic material and appearance.

Not Recommended

- Removing or altering historic elements, features, and materials throughout the HOD.
- Installing new replacement windows that are not consistent with the modernist aesthetic of the HOD or that do not match visual characteristics such as the design or operability of the original windows.
- Altering original openings including shapes and sizes of door and window openings.
- Obscuring original materials or forms by covering or infilling any storefronts, balconies, or other designed spaces.
- Using treatments that may harm original materials including harsh, abrasive, or unproven cleaning methods.
- Painting exposed and unpainted brick and concrete surfaces.



Retain existing door and window openings (recommended).



Retain architectural features including balconies (recommended).



Retain architectural elements including chimneys (recommended).

GUIDELINES FOR ARCHITECTURAL COMPATIBILITY: NEW CONSTRUCTION AND ADDITIONS

New Construction and Additions

Instead of being a composition of historic resources which have evolved and developed over time, Lake Anne Village Center was designed and built at one time and reflects a cohesive midcentury modern character. As the HOD is largely “built-out,” the standards and guidelines are concerned with preserving the as-built character of the existing structures, urban design relationships, and landscape design rather than compatible new construction. However, where new construction and new additions are implemented within the HOD, they should respect and protect the historic character of the Lake Anne Village Center and should be designed to be as unobtrusive as possible.

Guidelines

Recommended

- Using materials and colors that are similar to the existing and that are sensitive to contributing resources.
- Locating new additions on the periphery of the historic district to maintain and reinforce the original design features and spatial arrangements of the HOD.
- Designing new additions that reinforce the alignment of building heights as seen from the plaza.
- Designing new construction that supports pedestrian flow, directing foot traffic into the district core.
- Placing new mechanical equipment in inconspicuous locations with as little visual disruption as possible.



11401 N. Shore Drive, the sole non-contributing building in the HOD. This building was constructed after Lake Anne Village Center's period of development, but is complementary in style, height, and form.

Not Recommended

- Constructing new additions or buildings that require substantial alteration of topography or landscape features.
- Introducing new roadways or parking lots in the HOD in a manner that would disrupt existing spatial arrangements or diminish the separation of the vehicle realm and the pedestrian realm.
- Introducing a new building, addition, structure, or object that is visually incompatible with the surrounding character in terms of mass, scale, form, features, materials, texture, or color, or that visually or physically restricts pedestrian access and views to central plaza.

Signage and Lighting

Given the retail and commercial character of the village center, the addition of new and well-designed signage is encouraged to retain the active ground-level retail presence. Addition of new signage and lighting should not detract from or overwhelm the visual character of the HOD and should be compatible with existing signage and lighting features.

Guidelines

Recommended

- Keeping signs to the minimum number and size necessary.
- Using a variety of signs to provide visual interest at the street level consistent with the character of the center's commercial use and existing signage.
- Maintaining and preserving the historic light fixtures along the lake and plaza.
- Introducing new lighting and site features such as benches that are compatible with the existing in terms of mass, scale, form, features, materials, texture, or color.
- Referring to Fairfax County's Outdoor Lighting Standards found on the County's Zoning Administration Division website [here](#).
- Where extant, retaining original large, white emblems of services located within the storefronts (knife and fork for a restaurant, pharmaceutical sign for the drugstore, etc).

Not Recommended

- Replacing original signage and lamp post lighting throughout the HOD with new features that are not compatible with the historic design or aesthetic.
- Introducing new signage or lighting that is visually incompatible with the surrounding character in terms of mass, scale, form, features, materials, texture, or color.
- Adding new signage that overwhelms the buildings or intrudes into the space of the residential units above them.
- Installing site features or fixtures that erode the open public space that characterizes the plaza.



Signage and lighting within the HOD and in the immediate vicinity (recommended).



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, architectural, cultural, or archaeological significance.

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

Awning: A roof-like cover (often metal or/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 by brackets, columns, or posts, 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.

Brutalism: An architectural style featuring bold, structurally innovative forms that use raw concrete as their primary material. At once recognizable for their massing and materiality, Brutalist buildings often reveal the means of their construction through unfinished surfaces that bear the imprints of the molds that shaped them.

Column: A vertical support, usually supporting weight from above. Several buildings within the Lake Anne Village Center feature cylindrical columns that support upper levels.

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.

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, historic, cultural, or archaeological value to local residents and visitors.

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

Infill: A new structure 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.

International Style: A mid-twentieth century architectural style characterized by an emphasis on volume over mass, the use of lightweight, mass-produced, industrial materials, rejection of all ornament and color, repetitive modular forms, and the use of flat surfaces, typically alternating with areas of glass.

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.

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.

Plaza: Paved recreation area, public square, marketplace, or similar open space.

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.

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

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.

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).

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 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.

APPENDIX B – ADDITIONAL RESOURCES

Lake Anne Village Center Documentation

National Register of Historic Places, Lake Anne Village Center, Fairfax County, Virginia. NR #SG100001041. 2017. https://www.dhr.virginia.gov/wp-content/uploads/2018/04/029-5652_LakeAnneVillageCenterHD_2017_NRHP_FINAL.pdf

Virginia Landmarks Register. Lake Anne Village Center, Fairfax County, Virginia. VLR # 029-5652. 2017. <https://www.dhr.virginia.gov/historic-registers/029-5652/>

Fairfax County Architectural Review Board. “Lake Anne Village Center Design Guidelines.” Approved 1992. https://www.fairfaxcounty.gov/planning-development/sites/planning-development/files/assets/documents/historic/lake_anne_dg.pdf

Fairfax County Office of Comprehensive Planning. “Lake Anne Village Center Historic District.” October 1983. <https://www.fairfaxcounty.gov/planning-development/sites/planning-development/files/assets/documents/historic/lakeanne.pdf>

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>

Websites

Reston Museum, Reston Historic Trust & Museum Artifact Collection. <https://www.restonmuseum.org/our-collection>.

APPENDIX C – INVENTORY OF PROPERTIES WITHIN THE HOD

INVENTORY OF PROPERTIES LOCATED WITHIN THE LAKE ANNE VILLAGE CENTER HOD			
<i>Parcel ID</i>	<i>Address</i>	<i>Description</i>	<i>Classification</i>
0172 05 0006D	1615 WASHINGTON PLZ W	Washington Plaza Baptist Church	Historic (Contributing)
0172 06 0006E	WASHINGTON PLAZA NORTH	NA - Washington Plaza Cluster Assn. Drive	Non-Contributing
0172 06E 0001	1604 WASHINGTON PLZ N	E Block Grouping	Historic (Contributing)
0172 06E 0002	1606 WASHINGTON PLZ N	E Block Grouping	Historic (Contributing)
0172 06E 0003	1608 WASHINGTON PLZ N	E Block Grouping	Historic (Contributing)
0172 06E 0004	1610 WASHINGTON PLZ N	E Block Grouping	Historic (Contributing)
0172 06E 0005	1612 WASHINGTON PLZ N	E Block Grouping	Historic (Contributing)
0172 06E 0006	1614 WASHINGTON PLZ N	E Block Grouping	Historic (Contributing)
0172 07 0006B2	11401 NORTH SHORE DR	11401 North Shore Drive	Non-Contributing
0172 07 0006B3	NA	Former Banks Building and Reston Association Parking Lot	Historic (Contributing)
0172 08 0006C	NA	NA - Reston Association Landscape	Non-Contributing
0172 09 0006A	NA	Washington Plaza Cluster - Parking and Site	Historic (Contributing)
0172 09A 0001	1698 CHIMNEY HOUSE RD	Washington Plaza Cluster	Historic (Contributing)
0172 09A 0002	1696 CHIMNEY HOUSE RD	Washington Plaza Cluster	Historic (Contributing)
0172 09A 0003	1694 CHIMNEY HOUSE RD	Washington Plaza Cluster	Historic (Contributing)
0172 09A 0004	1692 CHIMNEY HOUSE RD	Washington Plaza Cluster	Historic (Contributing)
0172 09A 0005	1690 CHIMNEY HOUSE RD	Washington Plaza Cluster	Historic (Contributing)
0172 09A 0006	1688 CHIMNEY HOUSE RD	Washington Plaza Cluster	Historic (Contributing)
0172 09A 0007	1686 CHIMNEY HOUSE RD	Washington Plaza Cluster	Historic (Contributing)
0172 09A 0008	1684 CHIMNEY HOUSE RD	Washington Plaza Cluster	Historic (Contributing)
0172 09B 0001	1682 CHIMNEY HOUSE RD	Washington Plaza Cluster	Historic (Contributing)
0172 09B 0002	1680 CHIMNEY HOUSE RD	Washington Plaza Cluster	Historic (Contributing)
0172 09B 0003	1678 CHIMNEY HOUSE RD	Washington Plaza Cluster	Historic (Contributing)
0172 09B 0004	1676 CHIMNEY HOUSE RD	Washington Plaza Cluster	Historic (Contributing)
0172 09B 0005	1674 CHIMNEY HOUSE RD	Washington Plaza Cluster	Historic (Contributing)
0172 09B 0006	1672 CHIMNEY HOUSE RD	Washington Plaza Cluster	Historic (Contributing)
0172 09C 0001	1670 CHIMNEY HOUSE RD	Washington Plaza Cluster	Historic (Contributing)
0172 09C 0002	1668 CHIMNEY HOUSE RD	Washington Plaza Cluster	Historic (Contributing)
0172 09C 0003	1666 CHIMNEY HOUSE RD	Washington Plaza Cluster	Historic (Contributing)
0172 09C 0004	1664 CHIMNEY HOUSE RD	Washington Plaza Cluster	Historic (Contributing)
0172 09C 0005	1662 CHIMNEY HOUSE RD	Washington Plaza Cluster	Historic (Contributing)

0172 09C 0006	1660 CHIMNEY HOUSE RD	Washington Plaza Cluster	Historic (Contributing)
0172 31 0201	11400 WASHINGTON PLZ W	Heron House	Historic (Contributing)
0172 31 1611	1603-1611 WASHINGTON PLZ	Community Center	Contributing
0172 31 1638	1638 CHIMNEY HOUSE RD	Washington Plaza Cluster	Historic (Contributing)
0172 31 1645	1645 WASHINGTON PLZ	Former Garden Shop	Contributing
0172 31110418	11418 WASHINGTON PLZ W	Quayside	Historic (Contributing)

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